



Legislation Details (With Text)

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**Title:** Cottages on 80th  
620 East 8000 South  
[Community #3, Sandy Woods]

**Sponsors:**

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**Attachments:** 1. Staff Report, 2. Plat, 3. Site Plan, 4. Grading Plan

Date	Ver.	Action By	Action	Result
8/15/2019	1	Planning Commission	tabled	Fail

**Agenda Item Title:**

Cottages on 80th  
620 East 8000 South  
[Community #3, Sandy Woods]

**Presenter:**

Darryll Wolnik

**Description/Background:**

Mr. Troy Ferran of Ferran Construction has submitted an application for preliminary subdivision review for the property located at 620 E. 8000 S. The proposal includes two current lots of record, totalling 1 acre, and calls for the construction of 10 townhome units on pad sites, accessed from 615 E. via private street. These townhome units are 2 and 3 story units.

**Recommended Action and/or Suggested Motion:**

Staff recommends that the Planning Commission determine that the preliminary subdivision review is complete for the **Cottages on 80<sup>th</sup> Subdivision**, located at 620 E. 8000 S., subject to the following conditions:

**Conditions:**

1. That the applicant complies with each department’s comments and redlines throughout the preliminary and final review process and that all issues be resolved before final site plan approval.
2. That all City provisions, codes and ordinances are adhered to during the review, construction and operations process of this building.

3. That the developer submit CC&Rs covering private street access and maintenance, snow removal, trash removal, and common area stewardship.
4. All structures and improvements for individual homes are to be restricted to the pad site, including but not limited to pop-outs, chimneys, porches, patios, decks, stairways, etc., and may not be built in public common area.
5. That the private street be signed “no parking” and displayed in accordance with applicable laws so as not to inhibit access by emergency vehicles.
6. That during all construction activities, the applicant coordinate with Public Works to ensure there is minimal impact to traffic on 615 East and 8000 South.
7. That the private attached garages be used for the storage of vehicles only to ensure there is adequate off-street parking.