



Legislation Text

File #: SUB-12-18-5580(2nd), **Version:** 1

Agenda Item Title:

Firefly Forest Subdivision (Final Review) - 1 New Lot
3392 E. Deer Hollow Circle
[Community #29 - The Dell]

Presenter:

Mike Wilcox

Description/Background:

The applicants, Lance & Robyn Platt, are requesting final subdivision and Sensitive Area Overlay review for a proposed two (2) lot subdivision. The subject property is 3.039 acres in size and consists of one (1) existing lot and two (2) parcels. The proposed subdivision would create one new 1.89 acre lot (Lot 1), where the Platt's would build a new home, out of two parcels that have not been created with a subdivision plat and are not yet considered buildable. It would amend the lot boundaries of an existing home (Lot 2). Lot 2 is included in the plat because the southern half of this lot was never legally split through a subdivision and is being incorporated into Lot 1.

See the attached staff report for the full detail.

Recommended Action and/or Suggested Motion:

That the Planning Commission determines that the final subdivision and Sensitive Area Overlay zone reviews are complete for the Firefly Forest Subdivision, located at approximately 3392 E. Deer Hollow Circle, subject to the following conditions (changes to conditions from Preliminary Review are shown in *italics*):

Conditions:

1. That the applicant comply with each departments' comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.
2. That all City provisions, codes and ordinances are adhered to during the review, construction and operations process of this project, except as otherwise approved by waivers or special exceptions granted by the Planning Commission.
3. That all residential lots comply with all requirements of the R-1-40A zone, Wildland Urban Interface Area, and Sensitive Area Overlay zone.
4. That a vegetation plan be *reviewed and approved by staff prior to final approval*.
5. That any area equal to or in excess of a 30% slope be indicated (crosshatched) on the final plat, and that prospective builders and homeowners be apprised of the restrictive nature of the

hillside lots.

6. That the existing slope ratio be unaltered and that grading and landscaping of any of the hillside areas have approval of the Sandy City Engineering Division in accordance with the Sensitive Area Overlay zone prior to building permits being issued.
7. That grading, home placement, and vegetation plans be submitted and approved for all lots prior to issuance of a building permit. The grading plan shall include a driveway plan and profile to assure conforming driveway slope. Any down sloping driveway will require approval by the City Engineer.
8. That structures comply with the Urban Wildland Interface requirements. This means that all homes and accessory structure be constructed of materials approved with a minimum of a one hour rated fire resistive construction on the exterior side or constructed with approved noncombustible materials. This will be determined on a case-by-case basis at building permit review. Also, that an approved noncombustible or fire treated roof covering be utilized for each home.
9. That homes be placed in a manner that minimizes the removal of vegetation on each property. Where it must be removed to accommodate a house, areas with the least mature vegetation should be prioritized for home locations over areas with more mature vegetation.
10. That compliance be made with the Sandy City Water Policy, e.g., water line extensions, connections, water rights, and fire protection.
11. That a shared maintenance and access agreement for Lots 1 and 2 be recorded with the plat for the shared private road, Firefly Forest Circle.
12. That the private road, Firefly Forest Circle, be installed as part of the subdivision improvements and be bonded as part of the subdivision improvements, and that the engineering and configuration of the driveway be reviewed and approved by the City Engineer.
13. *That all portions of Deer Hollow Circle be further improved (as necessary) to an asphalt width (minimum of twenty feet (20')) or the amount of width required by the Fire Code and that the access be unobstructed.*
14. All requirements of the International Fire Code be met for Deer Hollow Circle and Firefly Forest Circle.