



Legislation Text

File #: SUB-05-19-5649, **Version:** 1

Agenda Item Title:

Larson Webster Subdivision No. 2
Amending Lot 2, Larson Webster Subdivision No. 1
3351 E. 9980 S.
[Community #29 - The Dell]

Presenter:

Mike Wilcox

Description/Background:

Mr. Ivan Utrera is requesting to modify Lot 2 of the Larson Webster Subdivision No. 1 plat to formerly amend a 30% slope designation on his property located at 3351 East 9980 South (see map for location). This proposal is to have the Planning Commission re-determine the area of 30% or greater slope and increase the buildable area of the property. An approval will expand the buildable area to allow greater flexibility to construct a proposed single family home. No new lots would be created with this proposal.

For further information, please see the attached staff report.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission determine that preliminary subdivision review and Sensitive Area Overlay Zone review is complete for the proposed amended plat, Larson Webster Subdivision No. 2, located at 3351 East 9980 South, and be subject to the following conditions:

1. That compliance be made with the Sandy City Water Policy, e.g., water line extensions, connections, water rights, and fire protection.
2. That the property comply with all requirements of the R-1-40 zone, Wildland Urban Interface Zone, and Sensitive Area Overlay Zone. That this amended plat be approved with a legal non-conforming approval disclosed on the plat in relation to the minimum lot size due to the previous plat boundary error of the Larson Webster Subdivision No. 1.
3. That the typical minimum setbacks remain unchanged from previous approvals.
4. That dwelling structures be prohibited from any area that is equal to or in excess of a 30% slope. The location of a dwelling or detached structures shall be no closer than an average of 20 feet (no point being closer than 10 feet) of a continuous hillside slope of 30% or greater.
5. That any area equal to or in excess of a 30% slope be indicated (cross-hatched) on the final plat, and that perspective builders and homeowners be apprised of the restrictive nature of the hillside lots.

6. That grading, home placement, and vegetation plans be submitted and approved prior to issuance of a building permit. The grading plan shall include a driveway plan and profile to assure conforming driveway slope.
7. That the home 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 the home.
8. That the previous of conditions of approval of the Larson Webster Subdivision approvals remain in force and are not nullified by this action.