



## Legislation Text

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**File #:** SUB-11-20-5940, **Version:** 1

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**Agenda Item Title:**

Wild Goose Estates Subdivision (Preliminary Review and Special Exception Requests)  
2570 E. 10000 S.  
[Community #21 - Falcon Hill]

**Presenter:**

Craig P. Evans

**Description/Background:**

The applicant, KKK Wild Goose, LLC, is requesting preliminary review for a seven-lot single family subdivision. The applicant is also requesting the following five special exceptions:

1. Exception for a road length greater than 500 feet
2. Exception for a right-of-way width less than 52 feet
3. Exception for lots without public frontage
4. Exception for a subdivision with less than two points of ingress/egress
5. Exception for a waiver to the requirement for park strip, curb and gutter, and sidewalk on both sides of the right-of-way

The subject property is approximately 4.27 acres in size and currently contains an existing home and a barn. Both structures are planned to be demolished as part of this new subdivision. It is located in the R-1-20A zone and will be accessed from 10000 S., as there is a 50-foot access easement to the north that runs through the County properties located to the north of this development. In addition to the two lots located in the County to the north, the southern parcel that is part of this development is also currently in the County. All three of these County lots are currently moving forward to annex into Sandy City. The narrow property that abuts this development to the west is owned by the Metropolitan Water District, and beyond that are a number of single-family homes in the R-1-10 zone. Finally, South of this development are single-family homes in the R-1-10 and R-1-20 zones. All homes that border the property to the east are single family homes under the jurisdiction of Salt Lake County as well, but they are not annexing into Sandy City.

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

Staff recommends that the Planning Commission determine that preliminary review is complete and that the following five special exception requests:

1. Exception for a road length greater than 500 feet
2. Exception for a right-of-way width less than 52 feet
3. Exception for lots without public frontage
4. Exception for a subdivision with less than two points of ingress/egress
5. Exception for a waiver to the requirement for park strip, curb and gutter, and sidewalk on both sides of the right-of-way

be approved for the **Wild Goose Estates Subdivision**, located at 2570 E. 10000 S., based on the following findings and subject to the following conditions:

**Findings:**

1. That the proposed subdivision is an infill development.
2. That the proposed lot configuration is an efficient use of the land.
3. That the proposed lot sizes and frontages conform to the requirements of the R-1-20A Zone.
4. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.
5. The City Engineer and other staff have recommended approving the special exceptions that have been requested from the City Development Code requirements for road length over 500 feet, allowing a private road with less than 52 feet of right-of-way, lots without public frontage, a subdivision without two points of access, and a waiver of curb, gutter, sidewalk, and park strip.

**Conditions:**

1. That the applicant complies with each department's 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-1-20A zone.
4. A private homeowners association shall be established to ensure maintenance of the private road and all other common assets or other areas of maintenance for the development. A note shall be included on the plat to provide public notice of said HOA and maintenance requirements. The developer shall provide a capital reserve study and establish a reserve fund for the HOA.
5. That the two existing structures be removed.
6. That this subdivision approval is subject to the review and final approval of the Kasteler Annexation into Sandy City.