



G R E A T E R S A L T L A K E
**Municipal Services
District**

Planning and Development Services

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File # SUB2022-000704

Subdivision Summary

Public Body: Salt Lake County Planning Commission

Meeting Date: May 10, 2023

Parcel ID: 32-09-200-012-0000

Current Zone: FA-2.5

Property Address: 14423 S Rose Canyon Road

Request: Ranches at Rose Canyon Subdivision

Applicant Name: Anna Roberts

MSD Planner: Justin Smith

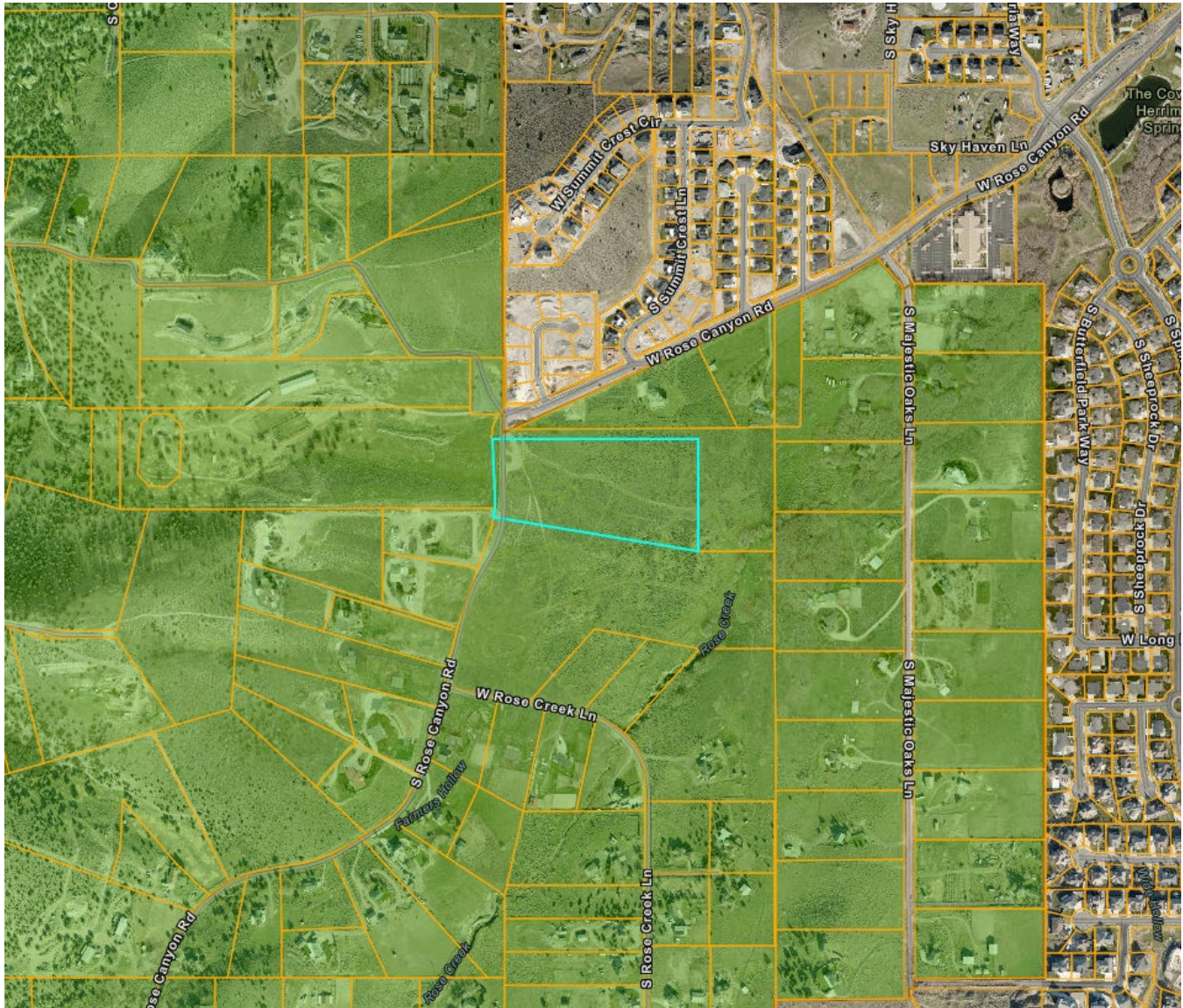
MSD Planning Staff Recommendation: Planning Commission Approval

PROJECT SUMMARY

The applicant, Anna Roberts, is seeking a 4 lot, 10.53 acre subdivision. The lots are to be split for residential and agricultural use.

SITE & ZONE DESCRIPTION

The property is in an FA-2.5 "Foothill Agricultural" zone, and is currently undeveloped and relatively flat for the area. The applicant is looking to subdivide this lot with the intent of developing single family dwellings. There is some drainage towards the southeastern portion of the lot that is located outside of the area of disturbance.



ISSUES OF CONCERN/PROPOSED MITIGATION

No issues of concern are identified at this time

PLANNING STAFF ANALYSIS

The applicant is proposing to subdivide a 10.53 acre lot into 4 roughly equal sized lots. The subdivision includes a private access easement to access the lots and has a turnaround.

Zoning Considerations

Lots in the FA-2.5 zone are required to be a minimum of 2.5 acres and 250 feet wide. Each lot meets the minimum acreage requirement. The lots are laid out in a way to provide them all access to the private access easement as well as ensure that each lot is at least 250 feet wide. The lots are intended to have one dwelling unit each. There are no remnants that have been created as part of this subdivision and the lots are created in a

manner that reduces the likelihood of odd angles or property boundaries. The private access road, Honeywell Cove, is roughly 488 feet from Rose Canyon Road to the midpoint of the turnaround.

Water

There is a future well and gravel access road listed on the plat.

Signage

The applicant has not proposed any signage on the lot.

Review Criteria

The Planning Commission is the decision making body for subdivisions. If approval is granted then the project will advance into the final plat review phase. MSD staff has reviewed the application and has found that the proposal with staff recommendations is consistent with the surrounding land uses. Full compliance with required ordinances and policies will be verified through the subsequent technical review process before the issuance of the Land Use permit, and license inspection process. Staff finds that the application meets, or will meet with conditions, all required standards of the ordinance necessary for preliminary approval by the Planning Commission.

PLANNING STAFF RECOMMENDATION

Based on the findings stated above, the MSD Planning Staff recommends that the Salt Lake County Planning Commission grant approval for the proposed 4-lot subdivision with the following conditions:

- 1. The applicant be required to comply with the requirements of Title 18.**
- 2. The applicant be required to comply with the requirements from all reviewing agencies.**

ATTACHMENTS:

- A. Preliminary Plat
- B. Slope Analysis