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COMMUNITY DEVELOPMENT
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MEMORANDUM

May 17, 2018

To: Planning Commission

From: Community Development Department

Subject: Sandy City Storage Amended and Extended (Preliminary Review)
8838 S. 700 E.
[Historic Sandy, Community #4]

SUB-03-18-5369
Zone: BC
1.52 Acres, 1 Lots

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
SPR-2-17-5201	The Planning Commission approved the Preliminary Site Plan for the Sandy Storage Building application to allow for the construction of a new indoor storage facility, on March 16, 2017.
CUP-2-17-5202	The Planning Commission granted conditional use approval to allow for Storage Rental and Extended Business Hours for the Sandy Storage business, on March 16, 2017.
SUB-03-17-5221	Original subdivision application for the Sandy City Storage plat. The application went before the Planning Commission on April 6, 2017 during which the Planning Commission determined that preliminary review was complete with a unanimous vote in favor.

DESCRIPTION OF REQUEST

The applicant, Dave Richards, is requesting preliminary subdivision review from the Planning Commission for a 1-lot commercial subdivision. The applicant has received approval for the construction of indoor storage units on part of the property, but recently acquired more property and would like to consolidate the parcels into a single lot. This application is to amend and extend the previously approved subdivision plat to now include the additional property that has been acquired since the original plat was recorded.

BACKGROUND

The original subdivision plat that was recorded in October 2017 established a single lot on the southeast corner of 8800 S and 700 E. The applicant later acquired a 0.38 acre parcel adjacent to

the west of the lot. The newly-acquired parcel has the same zoning as the original lot and has a narrow access to 8800 S. It has never been through a formal subdivision process and has never had anything more than accessory structures built on it. The applicant also acquired the property to the west of this additional parcel all the way to 630 East, which has a residential zone and will, therefore, be subdivided separately. A large chicken coop that currently encroaches onto the property from the west will be removed as part of this application and the 630 East residential subdivision.

The subject property is bordered by thoroughfares to the north and east. The property borders a residential zone to the west and will have increased setback requirements along that border. Although it is zoned Boulevard Commercial (BC), there is a single-family residence that is located adjacent to the newly acquired part of the subdivision. The property to the south is zoned BC and is used as a United States Post Office.

NOTICE

Notices were mailed to property owners within a 500 foot radius of the subject parcel to notify them of the Planning Commission meeting. A neighborhood meeting for this application was held in conjunction with the 630 East residential Subdivision and the Sandy City Storage Phase II site plan application. This was done because Dave Richards is the applicant for all three applications and they have the same noticing area. The meeting, which was held on April 17, 2018, had four residents that attended in addition to the applicant and staff representatives. A summary of the discussion is attached to this report.

ANALYSIS

It is the City's objective to see all land in the City described with a subdivision plat. This subdivision will take two parcels, one of which has never been platted, and consolidate them into one lot. This practice is relatively common, particularly for commercial properties that often have to combine several parcels in order to develop commercial projects.

Any and all needed improvements for the site will be required and completed through the site plan application and approval – none will be done in association with this subdivision application. There are no minimum lot sizes or frontage requirements associated with the BC zone, other than that the property size be sufficient to accommodate development. This standard has been satisfied. No additional right-of-way dedication was necessary to meet city standards.

Staff has no concerns with the application.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that preliminary review is complete for the **Sandy City Storage Amended and Extended Subdivision** located at 8838 South 700 East, subject to the following conditions:

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.

Planner:

Reviewed by:



Mitch Vance
Planner

Brian McCuiston
Planning Director

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