



Community Development
10000 Centennial Parkway
Sandy, Utah 84070
Telephone # (801) 568-7250
Facsimile # (801) 568-7278

General Development Application

Revised January 2021

For staff use only

File/Case Number: _____ Date Filed: _____
Fee: _____ Receipt# _____ Assigned Planner: _____

Type of Request *(mark all that apply)*

<input type="checkbox"/>	Site Plan Review
<input checked="" type="checkbox"/>	Code Amendment
<input type="checkbox"/>	Annexation
<input type="checkbox"/>	General Plan Amendment
<input type="checkbox"/>	Street Vacation / Closure
<input type="checkbox"/>	Other (Please Specify)

<input type="checkbox"/>	Special Exception
<input type="checkbox"/>	Subdivision
<input type="checkbox"/>	Sign Review / Appeal
<input type="checkbox"/>	Rezoning of Property
<input type="checkbox"/>	Conditional Use Permit
<input type="checkbox"/>	Special Use Permit

Provide a brief summary of the proposed action/development: **In 1989 we had the city zone our 1.5 acre parcel as SD(R-2-A). We built 2 homes on the south end of this property. Now that Ivory Homes has sold us a driveway to access our north area, we wish to amend the SD zone density from 2.0/2.3 to 2.6. This will allow us to build 2 new homes.**

Project Information

Name of Proposed Project: **Park Lane 2.0** Address: **(1771 and) 1775 E. 11400 S. Sandy, Utah 84092**
Parcel Tax ID Numbers: **28-21-252-039, 28-21-252-046, 28-21-252-047, 28-21-252-051** Acreage: **1.56**

Applicant Information

Name: **Laine & Cindi Fluekiger** Company: _____
Address: **1775 E. 11400 S.** City, State, Zip: **Sandy, UT 84092**
Primary Phone #: **801-571-5541** Cell #: **801-571-5541** Fax #: _____
Email: **laine.fluekiger@hotmail.com** Signature: **Laine Fluekiger** Date: **2-22-2022**

Project Contact Information *(if different from applicant)* NOTE: This person will be staff's ONLY contact for the Review Process.

Name: _____ Company: _____
Address: _____ City, State, Zip: _____
Primary Phone #: _____ Cell #: _____ Fax #: _____
Email: _____ Signature: _____ Date: _____

Property Owner Information *(if different than applicant)*

Name: _____
Address: _____ City, State, Zip: _____
Primary Phone #: _____ Cell #: _____ Fax #: _____
Email: _____ Signature: _____ Date: _____

Project Staff/Additional Contacts

Developer:

Name: _____ Email: _____
Address: _____ City, State, Zip: _____

Phone #'s: Primary: _____ Cell: _____ Fax: _____

Engineer:

Name: ENSign Engineering Email: djenkins@ensigneng.com
Address: 45 W 10000 S #500 City, State, Zip: Sandy, UT 84070
Phone #'s: Primary: 801-255-0529 Cell: 801-631-2999 Fax: _____

Planner:

Name: _____ Email: _____
Address: _____ City, State, Zip: _____
Phone #'s: Primary: _____ Cell: _____ Fax: _____

Architect:

Name: _____ Email: _____
Address: _____ City, State, Zip: _____
Phone #'s: Primary: _____ Cell: _____ Fax: _____

Other:

Name: _____ Email: _____
Address: _____ City, State, Zip: _____
Phone #'s: Primary: _____ Cell: _____ Fax: _____

Other:

Name: _____ Email: _____
Address: _____ City, State, Zip: _____
Phone #'s: Primary: _____ Cell: _____ Fax: _____

Note: The Planning Commission normally meets on the first and third Thursdays of the month. Applicants will be notified of changes in meetings and meetings times. The Planning Division will not officially accept a submittal until the conditions and necessary parts of each application procedure are completed.

Records provided to Sandy City are subject to the Utah Government Records Access and Management Act, Utah Code Ann. §63G-2-101 et seq., which may require Sandy City to produce a copy, including in its original form, to any person upon that person's request. Please consult legal counsel prior to submitting or presenting any record (book, letter, document, paper, map, plan, photograph, film, card, tape, recording, electronic data, or other documentary material regardless of physical form or characteristics) to any officer, official, employee, volunteer or agent of Sandy City for any reason including without limitation, in support of an application or for presentation or display in a meeting. Information that is not provided to Sandy City will not be considered when making decisions.

By signing this application, the property owner is allowing Sandy City staff access over and through the property close to the right-of-way to post legal notice requirements and to take photographs and/or drone footage.

13764079
9/3/2021 11:46:00 AM \$40.00
Book - 11233 Pg - 7346
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 1 P.

MAIL TAX NOTICE TO
Grantee:
1775 East 11400 South
Sandy, Utah 84092

QUIT-CLAIM DEED

Ivory Development, LLC, a Utah limited liability company

Grantors

of Salt Lake City County of Salt Lake, State of Utah, hereby QUIT-CLAIMS to

Laine A. Fluekiger and Cindi H. Fluekiger, husband and wife

Grantees

for the sum of TEN DOLLARS and other good and valuable consideration the following tract of land in Salt Lake County, State of UTAH:

Parcel A, Bell Canyon Cove, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

Parcel No. 28-21-252-051

WITNESS, the hand of said grantors, this 2 day of September, A.D., 2021

Ivory Development, LLC, a Utah limited liability company

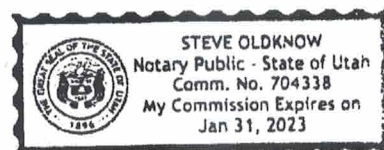
Kevin Anglessey
By: Kevin Anglessey
Its: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On the 2 day of SEPTEMBER, 2021, personally appeared before me KEVIN ANGLESSEY, who acknowledged himself to be the SECRETARY of Ivory Development, LLC, a Utah limited liability company, and that he, as such SECRETARY, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Steve Oldknow
NOTARY PUBLIC



February 22, 2022

Dear Sandy City Planning Staff, City Council, and Mayor:

In 1989 we zoned our 1.5-acre parcel SD(R-2-A). We built two homes on the south end of this property. Ivory Homes has sold us a driveway shown as Parcel A that provides access to our north area. This letter and its attachments are part of the application to amend the present SD zone density from 2.0/2.3(PUD) to 2.6 dwelling units per acre. This will allow us to build two new homes complimenting the new Ivory development to the east.


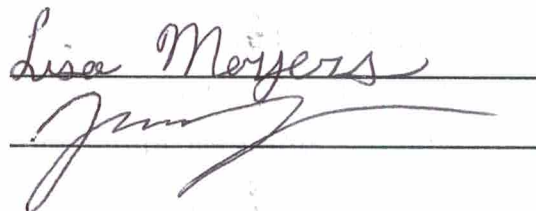
Our land area of about 67,752 sq. ft. when divided into four lots from the two existing lots, will equal a zoning equivalent of SD(R-16,938-A). This lot area of 0.39 acres is quite similar to the 0.46 acres of the Ivory Homes lots along all of our eastern boundary. Furthermore, eight of the 24 lots that front on 11400 South from 1700 East to 2000 E. are in the 0.32 - 0.39-acre range. Also, attached to this letter is a more detailed description of the project improvements and how they will be accommodated in the process.

We believe that our request helps fill a need for providing more homes in Sandy and we are excited to be a part of that opportunity.

Thank you for your consideration of our project,

Laine & Cindi Fluekiger (1775 E)

Lisa (daughter) & Landon Moyers (1771 E)

A handwritten signature in dark ink, appearing to read "Laine & Cindi Fluekiger", written over a horizontal line.A handwritten signature in dark ink, appearing to read "Lisa Moyers", written over a horizontal line.

Additional Fluekiger Project Information:

We realize that the city staff and neighbors worked very hard and put in many tireless hours through a one-year zoning and subdivision process that took place around 2019 for the Ivory project to begin.

To help alleviate the same potential for controversy, we are providing the following for our neighbors:

- We have written assurance that our friend and neighbor, Gerald Anderson will not take legal action to oppose our project.
- We have the support of Ivory Homes (Skylar Tolbert) with eight new homes located to the east of our property.
- The Hogan family with the 4.04-acre property next to Ivory is also in favor of our proposal.
- Across the street to the southeast, we have the support of D. Chytraus, N. Chytraus, Simonich, and Armitage families.
- The 4 families directly north of our boundary are comfortable with the proposed change.
- We also hope to keep the new (2018) Shop and old barn and retain the agriculture zoning status.

While the Ivory development was being constructed, we arranged and paid their Subcontractor, Hadco Construction to:

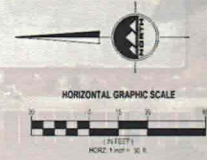
1. Extend the main water line 15' into our property with a valve and blow off.
2. Dig a 4'+ deep trench on the south side of our Parcel A driveway to allow us to bury two 3" electrical conduits with correct fiberglass long sweep 90s, and a feed for cable service, 10' into our property. We will work with city staff to provide recorded easements for these utilities.
3. And to extend the 8" sewer line 65' into our property with 4" laterals to the north and south lot areas. This work was tested and approved by Scott Nielsen of Sandy Suburban Improvement. David Jenkins of Ensign Engineering is designing 2 retention ponds as needed. Street lighting, fire hydrant, and mailbox have also been installed by Ivory Homes. We request the 2 new lot addresses be; 11320 S. and 11330 S. off 1800 E.
4. We have only the Dominion natural gas service to arrange, that will happen as soon as the amendment to the SD zone is approved.

CRESCENT VIEW DR



JOLLY
ACRES CIR

11400 SOUTH



EASEMENT APPROVAL	
CONTRACT/PLAN	DATE
ADJOURNING ADJOURNING	DATE
CONTRACT/PLAN	DATE
CONTRACT/PLAN	DATE



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2563

WWW.ENSGNENG.COM

11400 SOUTH
1771 EAST 11400 SOUTH
SANDY, UTAH
PHONE: 801.571.1344

**PARK LANE SUBDIVISION
PHASE 2**
1771 EAST 11400 SOUTH
SANDY, UTAH

CONCEPT PLAN
OPTION 2

PROJECT NUMBER: 11400 SOUTH
DATE: 10/20/2017
DRAWN BY: NFW
CHECKED BY: RCB
PROJECT MANAGER: RCB

C-100