



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

February 20, 2020

To: Planning Commission
From: Community Development Department
Subject: Gailey (Preliminary Subdivision Review) SUB-01-20-5786
657 E. 8680 S. Zone R-1-7.5(HS)
[Community #4 – Historic Sandy] .4 Acres

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

PROPERTY CASE HISTORY	
Case Number	Case Summary
SUB-03-16-5016	Original Two Lot Subdivision Application

DESCRIPTION OF REQUEST

The applicant, Craig Fairbanks, is requesting preliminary subdivision approval for a two lot single-family subdivision. The .4 acre property is proposed to be split in half creating two 7,500+ square foot lots, each fronting 8680 South Street. The applicant is not requesting any exceptions or overlays in association with this application. All provisions of the base zone will be adhered to through the review and approval process.

BACKGROUND & SITE CONDITIONS

An application was originally submitted for this subdivision in 2016. The Planning Commission had determined preliminary review was complete on April 21, 2016. Per ordinance, that Planning Commission determination remains in effect for 2 years, in which time the applicant must either record a plat or request an extension. The Community Development Director is authorized to grant an extension for a period of 1 year, with the maximum number of extensions allowed being two. In this case a plat was never recorded and no extension was requested, so the Planning Commission determination expired. This new application has been submitted for the same subdivision and all of the details of the plans and submittal are the same. The applicant wishes to receive approval again so he can record the plat and move forward with the subdivision.

The proposed subdivision is bordered on all sides by the R-1-7.5 zone. All land uses surrounding the property are single-family homes. Across the street to the east is the back side of a commercial zone and land use. The land is generally flat with very little grade change. The property is located at the bend of 8680 South where it splits to catch the traffic light at 8600 South and 700 East.

NOTICE

Notices were mailed to property owners within a 500 foot radius of the subject parcels as per Sandy City Land Development Code requirements, to notify of the Planning Commission meeting. Because all of the details of this application submittal are the same as the original, a neighborhood meeting was not deemed necessary.

SUBDIVISION ANALYSIS

The R-1-7.5 zone is a traditional single-family zone specific to the Historic Sandy neighborhood. All of the standard requirements (setbacks, building height, lot size, etc.) of the zone are typical when compared to other similar zones. There are however additional design elements required to encourage a more “historic” character for new homes in the zone. These requirements include, but are not limited to required porches, additional garage setbacks and building materials.

All of the design elements, setbacks and building height regulations will be enforced through the building permit process. Both proposed lots conform to the minimum 7,500 square foot lot size and 65 foot lot frontage requirements.

All City departments have given preliminary approval of the project.

STAFF CONCERNS


Currently, the existing home is addressed off of 8680 South. However, the road that the home fronts is actually split off from 8680 South in the northeast direction. The preliminary plat labels this road as 635 East. 635 East does not exist on any other plat, nor in reality in the field. For this reason, staff finds it is advisable for the plat to label the road 8600 South rather than 635 East, and that the two lots in this proposed subdivision be addressed off of 8600 South. The home to the immediate north, which is also owned by the applicant, is already addressed on 8600 South. This will not affect the house numbers and will ensure addressing continuity. Additionally, no other subdivisions will be affected by this modification.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine Preliminary Subdivision review is complete for the Gailey Subdivision located at 657 East 8680 South, subject to the following three conditions:

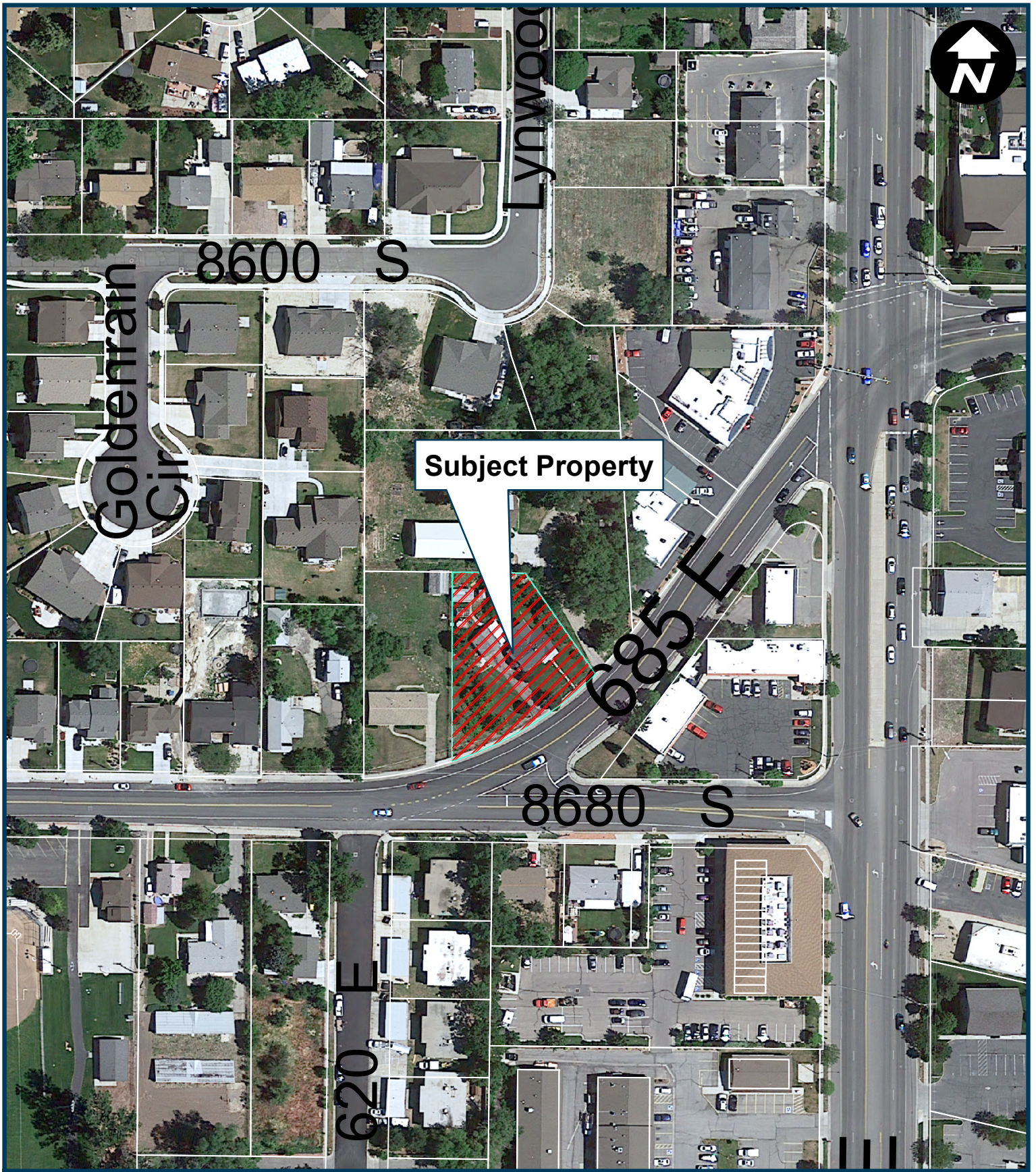
1. That the applicant complies with each department’s comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.
2. That all City provisions, codes and ordinances are adhered to during the review, construction and operations process of this project.

3. Change the street name on the plat from 635 East to 8600 South and address both lots off of this street.

Planner: 
Craig Evans, Planner

Reviewed by: 
Brian McCuiston, Planning Director

File Name: S:\USERS\PLN\STAFF\RPT\2020\SUB-01-20-5786 Gailey Subdivision

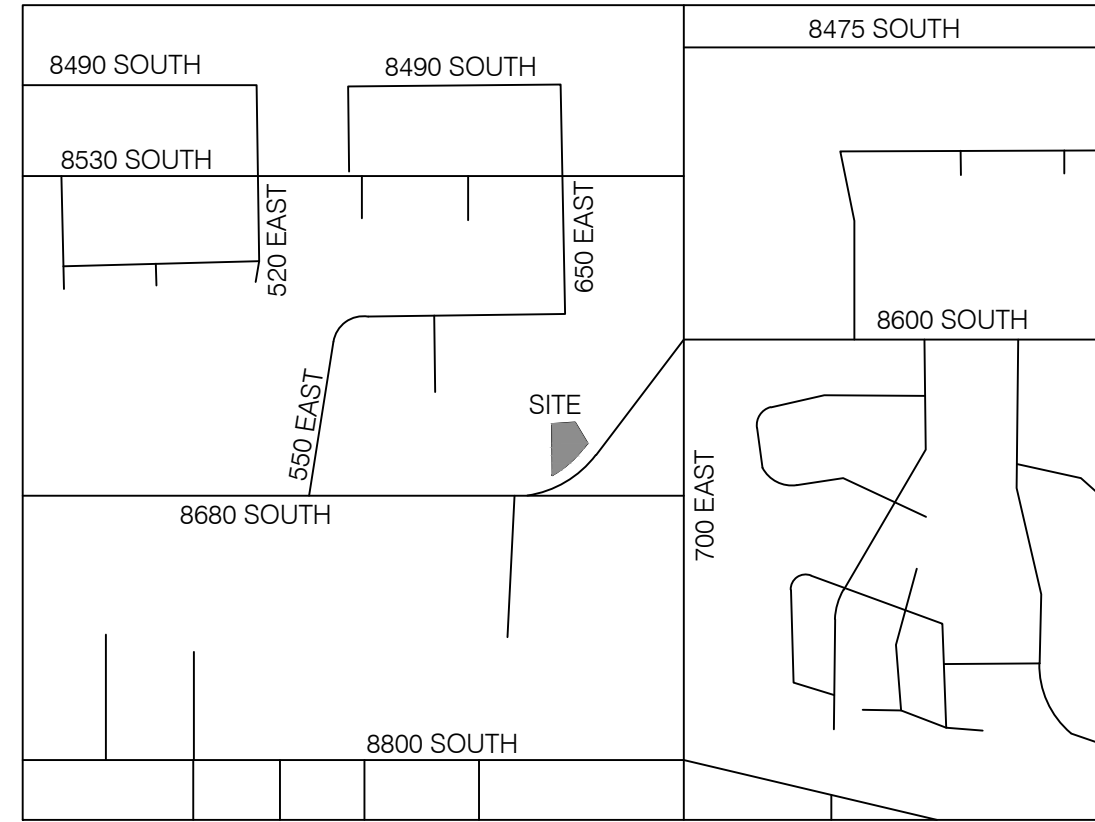


SUB-01-20-5786
Gailey Subdivision
657 E 8680 S

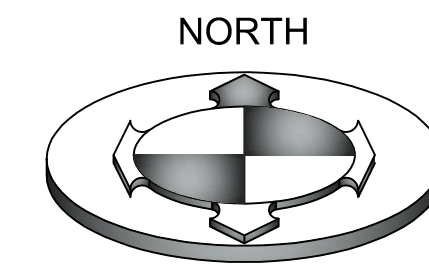
PRODUCED BY CRAIG EVANS
COMMUNITY DEVELOPMENT DEPARTMENT

GAILEY SUBDIVISION

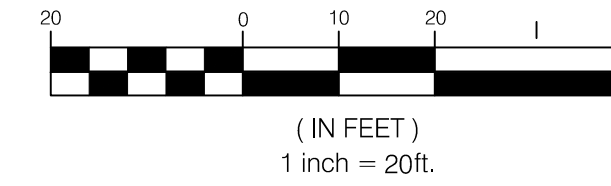
LOCATED IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SALT LAKE COUNTY, UTAH



VICINITY MAP
N.T.S.



GRAPHIC SCALE



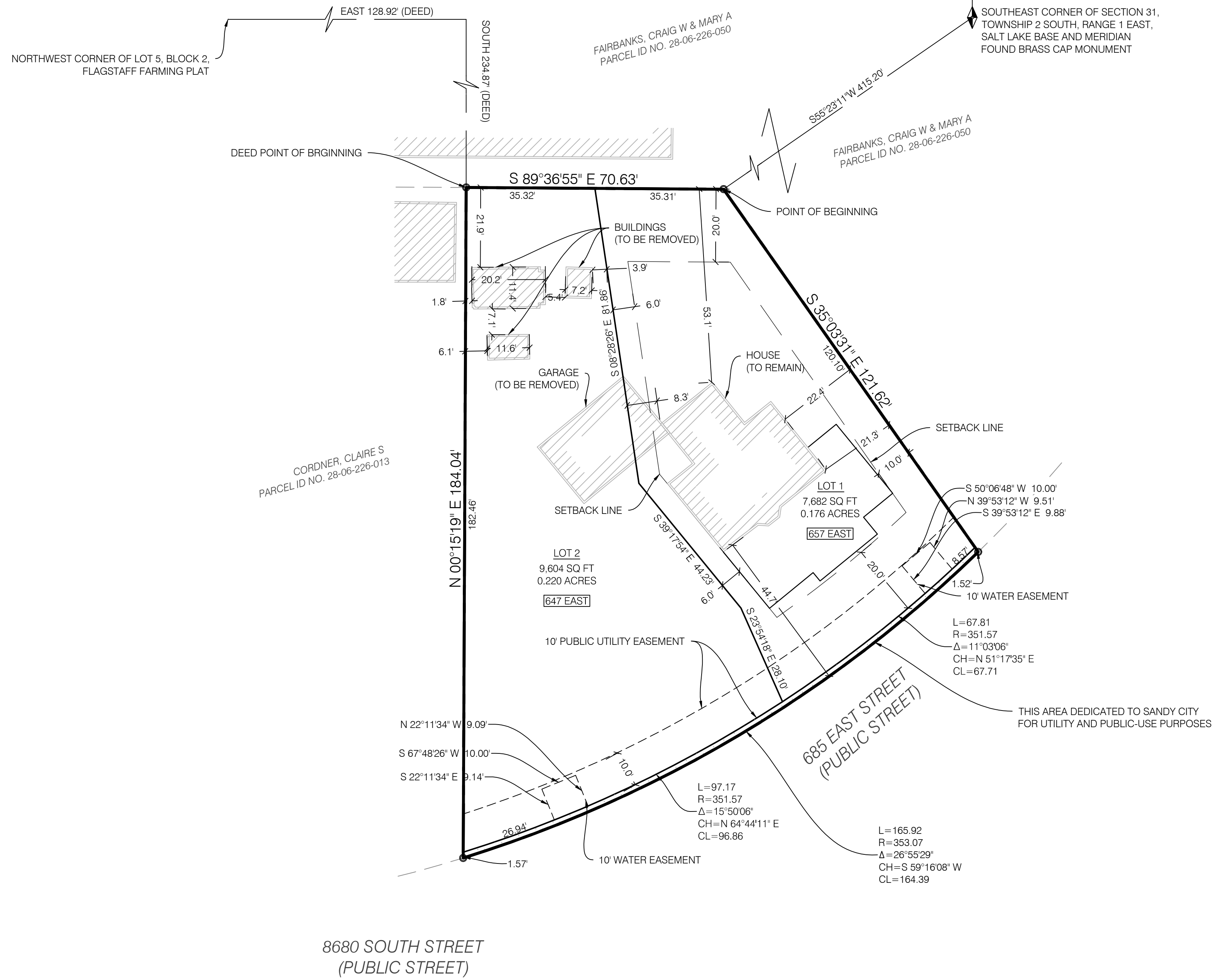
LEGEND

- SECTION CORNER
- FIRE HYDRANT
- BOUNDARY CORNER
(SET 3/8" x 24" REBAR AND CAP OR NAIL & WASHER STAMPED 'BENCHMARK ENG.')
- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- EASEMENT LINE
- LOT LINE
- PU & DE PUBLIC UTILITY AND DRAINAGE EASEMENT

SANDY CITY GENERAL NOTES:

- REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS.
- BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
- CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING CONSTRUCTION ON A LOT.
- NO TREES SHALL BE PLANTED IN THE PUBLIC PARK STRIP LESS THAN 8 FEET WIDE. CENTERLINE OF TREE(S) SHALL BE PLANTED A MINIMUM OF 4 FEET AWAY FROM BACK OF CURB AND EDGE OF SIDEWALK.
- NO DRIVEWAYS SHALL BE CONSTRUCTED AS TO SLOPE TOWARD ANY STRUCTURE WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
- EVIDENCE THAT THE CONTRACTOR HAS A SANDY CITY PERMIT TO WORK IN THE PUBLIC WAY SHALL BE PRESENTED TO THE BUILDING DIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT MONICA PETERSEN, AT THE PUBLIC WORKS DEPARTMENT (801) 566-2960 FOR INFORMATION. TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED.
- ALL ROADWAYS THAT ARE NOT PRIVATE ROADS (IF ANY) ARE DEDICATED TO SANDY CITY AS RIGHT OF WAY (R.O.W.) FOR PUBLIC USE.
- LANDSCAPING BOND IS REQUIRED PRIOR TO ISSUING A BUILDING PERMIT

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-8 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB 3-16-5016) AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THE PLAT. THE CONDITIONS OF THE APPROVAL IMPOSED BY THE SANDY CITY PLANNING COMMISSION, THE SANDY CITY STANDARD SPECIFICATIONS FOR MUNICIPAL IMPROVEMENTS, THE STREETS AND PUBLIC IMPROVEMENTS CHAPTERS OF THE REVISED ORDINANCES OF SANDY CITY, THE SANDY BUILDING CODE, AND THE SANDY CITY LAND DEVELOPMENT CODE. REQUIREMENTS MAY BE IMPOSED AS REQUIRED BY THE APPLICABLE SANDY CITY ORDINANCES AT THE TIME OF ADDITIONAL DEVELOPMENT APPLICATIONS AND APPROVALS RELATING TO THE SUBJECT PROPERTY.



SURVEYOR'S CERTIFICATE:

I, BRIAN A. LINAM, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 7240531 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES.

DESCRIPTION:

BEGINNING AT A POINT SOUTH 55°23'11" WEST 415.20 FEET FROM THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARINGS BEING NORTH 00°01'25" WEST FROM SAID SOUTHEAST CORNER TO THE EAST QUARTER CORNER OF SAID SECTION 31); AND RUNNING THENCE SOUTH 35°03'31" EAST 121.62 FEET; THENCE SOUTHWESTERLY 165.92 FEET ALONG THE ARC OF A 393.07 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 89°16'08" WEST 164.39 FEET; THENCE NORTH 00°15'19" EAST 184.04 FEET; THENCE SOUTH 89°36'55" EAST 70.63 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.403 ACRES, MORE OR LESS
17554 SQ FT
2 LOTS



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, W.E. CRAIG W. FAIRBANKS AND MARY A. FAIRBANKS, THE UNDERSIGNED OWNER(S) FOR THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, TO BE HEREAFTER KNOWN AS

GAILEY SUBDIVISION

DO HEREBY DEDICATE, FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREBY, I HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, 20__ A.D.

CRAIG W. FAIRBANKS, OWNER
MARY A. FAIRBANKS, OWNER

ACKNOWLEDGMENT

State of Utah } S.S.
County of Salt Lake }
ON THE ____ DAY OF _____ A.D., 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNERS DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

COMMISSION NUMBER: _____ PRINT NAME _____
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

ACKNOWLEDGMENT

State of Utah } S.S.
County of Salt Lake }
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COMMISSION NUMBER: _____ PRINT NAME _____
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

GAILEY SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SALT LAKE COUNTY, UTAH

SHEET 1 OF 1

SANDY PARKS & RECREATION APPROVED THIS ____ DAY OF _____, A.D., 20__.	COMCAST CABLE SERVICES APPROVED THIS ____ DAY OF _____, A.D., 20__, BY COMCAST CABLE.	ROCKY MOUNTAIN POWER APPROVED THIS ____ DAY OF _____, A.D., 20__.	QUESTAR GAS APPROVED THIS ____ DAY OF _____, A.D., 20__.	CENTURYLINK APPROVED THIS ____ DAY OF _____, A.D., 20__, BY CENTURYLINK COMMUNICATION.	SANDY CITY ATTORNEY APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 20__.
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DEVELOPER/OWNER:
NAME: CRAIG FAIRBANKS
TELEPHONE: (801) 557-5528
EMAIL: CRAIG@TOOLSBYDELTA.COM

BENCHMARK ENGINEERING & LAND SURVEYING 9130 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkcivil.com	SANDY SUBURBAN IMPROVEMENT DISTRICT APPROVED THIS ____ DAY OF _____, A.D., 20__.	PLANNING COMMISSION APPROVED THIS ____ DAY OF _____, A.D., 20__, BY THE SANDY CITY PLANNING COMMISSION. CHAIRMAN, SANDY CITY PLANNING COMM.	SANDY CITY PUBLIC UTILITIES APPROVED THIS ____ DAY OF _____, A.D., 20__.	SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED THIS ____ DAY OF _____, A.D., 20__.	SANDY CITY ENGINEER APPROVED THIS ____ DAY OF _____, A.D., 20__.	SANDY CITY MAYOR PRESENTED TO THE MAYOR OF SANDY CITY THIS ____ DAY OF _____, A.D., 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. CITY MAYOR _____ ATTEST: SANDY CITY RECORDER _____
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SALT LAKE COUNTY RECORDED # _____	NUMBER _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____	ACCOUNT _____
FEES \$ _____	SHEET _____
_____ SALT LAKE COUNTY RECORDER	OF _____ SHEETS