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# MEMORANDUM

December 2, 2021

**To:** Planning Commission  
**From:** Community Development Department  
**Subject:** The Village at Dimple Dell  
Amend Conditions of Approval  
1500 East 10600 South  
[Community #22]

SPR#04-31  
MU, SAO Zone

**NOTICE:** *This item has been noticed to property owners within 500 feet of the subject area, posted on the property, and on the City and Utah Public Notice websites.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
R#03-13	The Garbett Rezone changed the zone of this subject property and the lands that have been developed to the east, totaling 14.76 acres. The zone changed from Professional Office (PO) to Mixed Use (MU). This was approved in May of 2004.
SPR#04-31	Previous Master Plan and site plan approval for the Village at Dimple Dell project. It consisted of a mixture of townhomes, apartments/condos, retail, and office space. The Planning Commission granted preliminary approval on May 19, 2005. This included a total of 173 residential units and 52,580 sq. ft. of (commercial office/retail). This development was split into 2 phases. Only Phase 1 proceeded to Final approval and built 70 townhomes. The second phase was never constructed.
S#06-18	A plat was recorded for phase 1 of the Village at Dimple Dell development that created 70 units.
SPR08032021-006125	Ridges at Dimple Dell was granted preliminary approval by the Planning Commission on November 18, 2020. This approval consisted of 49 townhome units and 1 commercial building (2,740 sq. ft.) built on approximately 6 acres of land that was originally intended to be phase 2 of the Village at Dimple Dell development.

**REQUEST**

Brad Reynolds Construction has submitted a request to amend the conditions of approval of the Village at Dimple Dell project. The applicant submitted a site plan and updated mixed use master plan review of a proposed development known as the Ridges at Dimple Dell. This proposal did not include shared amenities with the first phase of the Villages at Dimple Dell. Their site plan proposal includes the undeveloped part of the mixed-use master planned development known as the Village at Dimple Dell. They are seeking to be released from some of the requirements of that original site plan approval by altering the conditions imposed by the Planning Commission

**BACKGROUND**

The proposed project is zoned Mixed Use (MU) and is also subject to the Sensitive Area Overlay (SAO) zone. It is bordered by the Village at Dimple Dell townhome project to the east (also zoned MU). To the west is the Lone Peak Market and Canyon View Cleaners (zoned Community Commercial (CC)). On the south side of the project are residential homes in the Bell Canyon Acres subdivision (zoned SD(R-1-30A)). To the north, the property is bordered by the Dimple Dell Regional Park (zoned SD(OS)).

**NOTICE**

Notices were mailed to property owners within a 500-foot radius of the subject parcel and all property owners of the Village at Dimple Dell development to notify them of the Planning Commission meeting.

**ANALYSIS**

The applicant is seeking removal or alteration of condition #10 of the Village at Dimple Dell Mixed Use Development that states the following:

10. That the amenities illustrated on the preliminary plan be a requirement of this development. That the clubhouse and pool area either be put in with Phase I or bonded for with the initial phase of the project. Also, that the developer work with staff to provide sidewalk cross-section drawings for the streetscape/furniture and plaza designs for final approval.

The amenities were not built in phase 1 and a bond was posted by the original developer. Brad Reynolds Construction has proposed to provide a financial contribution to the Village at Dimple Dell HOA instead of providing shared amenities between the developments. The existing Village at Dimple Dell Home Owners Association (HOA) have voted to extinguish the master association agreement between the two projects and release the expectation of a clubhouse and pool being provided to their development. With the approval of the Ridges at Dimple Dell development, there would be no shared amenities between the developments, but would have shared maintenance of certain private roads and allow for cross access for pedestrian and vehicular traffic across their private streets and sidewalks.

**CONCERNS**

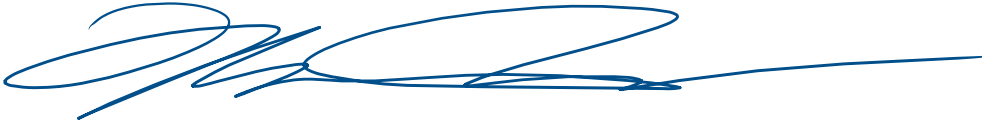
Staff has no concerns regarding this proposal as submitted.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission amend condition #10 of the Villages at Dimple Dell Mixed Use Site and Master Plan, located at approximately 1500 East 10600 South, to read as follows:

10. That the amenities currently constructed in phase 1 be the only required amenities of this development. That phase 2 shall have their own amenities as required by that project development approval.

Planner:



Mike Wilcox  
Zoning Administrator