



# SANDY CITY COMMUNITY DEVELOPMENT

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## Staff Report Memorandum July 17, 2025

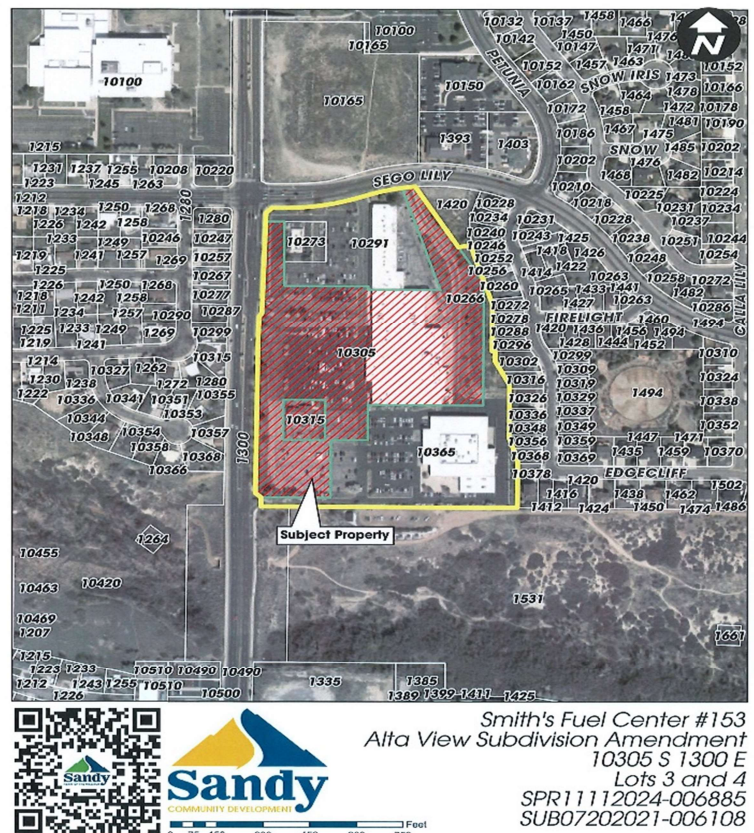
To: Planning Commission  
From: Community Development Department  
Subject: Alta View Commercial Plat Amendment of Lots #3 and #4.  
10305 S. 1300 E. St.  
[Community #17, Willow Canyon]

SUB07202021-006108  
CC Zoning District  
Amending two existing lots  
into four lots, contains  
10.842 Acres.

**Public Meeting Notice:** This item has been noticed to property owners within 500 feet of the subject area, on public websites, at public locations, and a sign posted on site.

### Request

The applicants, Julaine Gibson and James Copeland, P.E., representing Anderson, Wahlen Associates engineers, and Brian Palmer, as the property owner's representative of Smith Food and Drug, Inc. (Kroger), are requesting preliminary commercial subdivision amendment review of a property located at 10305 S. 1300 E. St. The proposed amendment is limited to two of the original 5 lots contained in the initial 2020 commercial subdivision. These two lots (lots # 3 and #4), are proposed to be amended to create two new lots from portions of existing lot #3 and to expand the lot area to the west for existing lot #4. Please see the attached (Exhibit A) to review the proposed subdivision amendment proposal and application materials.



Smith's Fuel Center #153  
Alta View Subdivision Amendment  
10305 S 1300 E  
Lots 3 and 4  
SPR11112024-006885  
SUB07202021-006108

Property Case History	
Case Number	Case Summary
SUB 4-19-5646	Alta View Commercial Subdivision, five lots, 19.855 acres, included entire shopping center site, P.C. approved on Nov. 7, 2019. Plat recorded April 1, 2020.
SUB0702021-006108	Alta View Commercial Plat, Amended, amending lots #3 and #4 to create a total of seven lots, P.C. preliminarily approved the amendment on September 2, 2021. Plat was not finalized by recording to present.

### **Background**

These proposed lot boundary changes are necessary to provide a new lot for the development of a Smith's brand fueling station facility on a separate lot in the existing commercial shopping center subdivision. (See related site plan review item SPR11112024-006885 following on this same agenda.) This amendment will also create a new lot within the existing parking lot field, to allow the hosting of seasonal temporary uses, such as snow cone kiosks or pumpkin sales. Finally, this subdivision amendment will alter the current boundary of lot #4 by expanding its' westward boundary to connect with the 1300 S. St. frontage.

This same proposed subdivision amendment was considered by the planning commission on September 2, 2021, and approved preliminarily. That approval was never finalized as the fuel center proposal was discussed back and forth between the applicant and the city; mostly dealing with the proposed re-grading of the slope on the east side of 1300 E. St. and the location and feasibility of creating a new driveway connection to 1300 E. St. and a possible traffic signal.

The maximum possible extension of a prior planning commission approval action is two years with the possibility of two, one-year extensions, totaling four years. That maximum four-year approval life ends on September 2, 2025. The subdivision plat would need to be recorded before that date to validate the four-year approval from 2021. Since it is doubtful that this subdivision plat can be finalized between today and the expiration date of September 2, 2025, planning staff elected to ask the planning commission for a new approval of the same subdivision amendment from 2021.

### **Public Notice and Outreach**

Notices were mailed to property owner located within 500 feet of the subject shopping center subdivision property. The notice for the planning commission meeting was posted in public places and on various public websites. Additionally, a notice sign was posted on the property, near where the proposed fuel center will be located. No neighborhood meeting was required nor was one held.

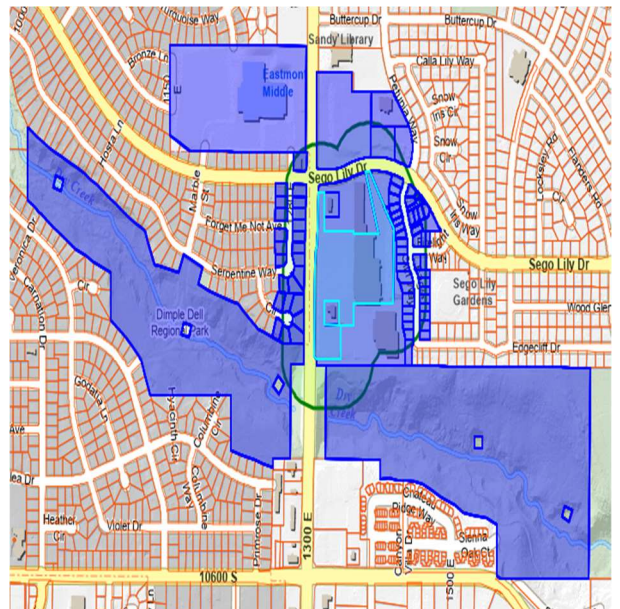
### **Analysis**

None of the subdivision amendment requirements or conditions of city planning commission approval have changed since the original planning commission preliminary approval was given in 2021.

**Staff Concerns.** Planning staff does not have any concerns with the planning commission re-approving of the prior subdivision amendment plat, subject to the usual and customary conditions of approval as follows.

### **Recommendation**

Staff recommends that the planning commission re-approve preliminary subdivision review of this commercial subdivision amendment for the Alta View Commercial Plat subdivision, located at approximately 10305 S. 1300 E. St., as described in this staff report, and based on the following findings and subject to the following conditions:



**Findings:**

1. That the various city departments and divisions have preliminarily approved the proposed subdivision amendment plat.
2. That the proposed subdivision amendment will be finalized with city staff, through recording with the Salt Lake County Recorder's Office.

**Conditions:**

1. That there continues to be a granted reciprocal access and parking easement, across all lots in the subdivision.
2. 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.

Planner:



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Douglas L. Wheelwright,  
Development Services Manager

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