

SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY DEVELOPMENT DIRECTOR

> Monica zoltanski Mayor

SHANE E. PACE CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum July 17, 2025

To: From: Subject: Planning Commission Community Development Department 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.



| 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. |
| SUB07202021-006108 | 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 SPR1112024-006885 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.

<u>Staff Concerns</u>. 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:

onglas & Wheelwight

Douglas L Wheelwright, Development Services Manager

File Name: S:\Users\PLN\STAFFRPT\2021\SUB07202021-006108 Alta View Commercial 1st Amd S:\Users\PLN\STAFFRPT\2024\SPR11112024-006885 - Smiths Fuel Center

(10000000 000 10001 0000) ABLING STI WARTS 318 351 - 91 (1 freed 2 Rearded and Plac of the Roquest - Pape Self Love County Recorder Scale: 1" = 50' රොහැකගල නහුකල භූශල L⁶ Wate Die oof J rod M. Essenni Dole M. 122020 k Book 2000⁶ of R J. wite Reter set item daarmer Gary In. 1233201 G. Seek 10239-37 Pag Book Alcordad # State of Wah, Davaly of Sall Lake, I Trne_ Role 1003 Lot 6 54714 ng R 1075 Safe F with Faliphine Energia Falip No. 3915759 Falip 1255 Fage 1255 1 00 5 MI IN 15" Cos Ecsenari recorded Chly Ilo. 1:01800 in Elooi 273 o Page 412 portici releva recerded Chly Ilo. 120 in Busi 12814 of Pase NUCRISON WANLEN & ASSOCIATES 200 Sate meaned free, for the Da, un MITE 200 Sate meaned free, for the Da, un MITE 6" with Magdane Elements of meaning of No. 2015/25 In Sop 6' ette Ryth-et-War Disenari Amended f' vice Tokyhees Sarrenei Jathy Mc. 2015/25 2004 2016 Paga 1005 16512 South 1207 Earl Lot 4 1,200 m R. Oling East Street 10 Mar. 2021 20° wite Ru MAV Comment EARY MR. 1373201 -In Dear 2020" of Fige 23 1100115 A Part of the Morthwest Quarter of Section 15, 135, RHE, SLEAM, US, Survey 25, 00, 21 (0, 20, 0) (1, 5, 20) (1, 1, 1, 1, 1, 1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, 1, 1) (1, for finened months for linened months for 101200 for foot 1017 of Page Hist FOVOT FUBILE Lot 7 28,155 m, ft Lot 3 359,227 aq. A or 6.37 acres 1300 fer Bulking 1300 unds recorded as Endy HA. 1 Bask Setti at Pros 2656 Alta View Commercial Plat Amended 14.10,80.91 SULAS periode social 5 01459" H N⁴ 405 Sume Downed Dity No. 30293 in Box 347 or Day 4 and 202 has been been a day 6 1.007 LGC 2 We Ant e'11'33" H Paht af Amending Lots 3 and 4 .82 05 3 .10,5+... 2021 Radheul Teres Sector II, -123. NUT 22000, 0.3. Janey 1 0'30'02" N Gas Ecrement read Enhy No. 3 Book 577 of partal release Ao. 1209/331 of Page 3335 1.051.0 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - 0000 1 - "101894 in 8 "age 412 ps "age 412 ps in Book 10544 ct puede-Coverant Addare ------

Exhibit "A"