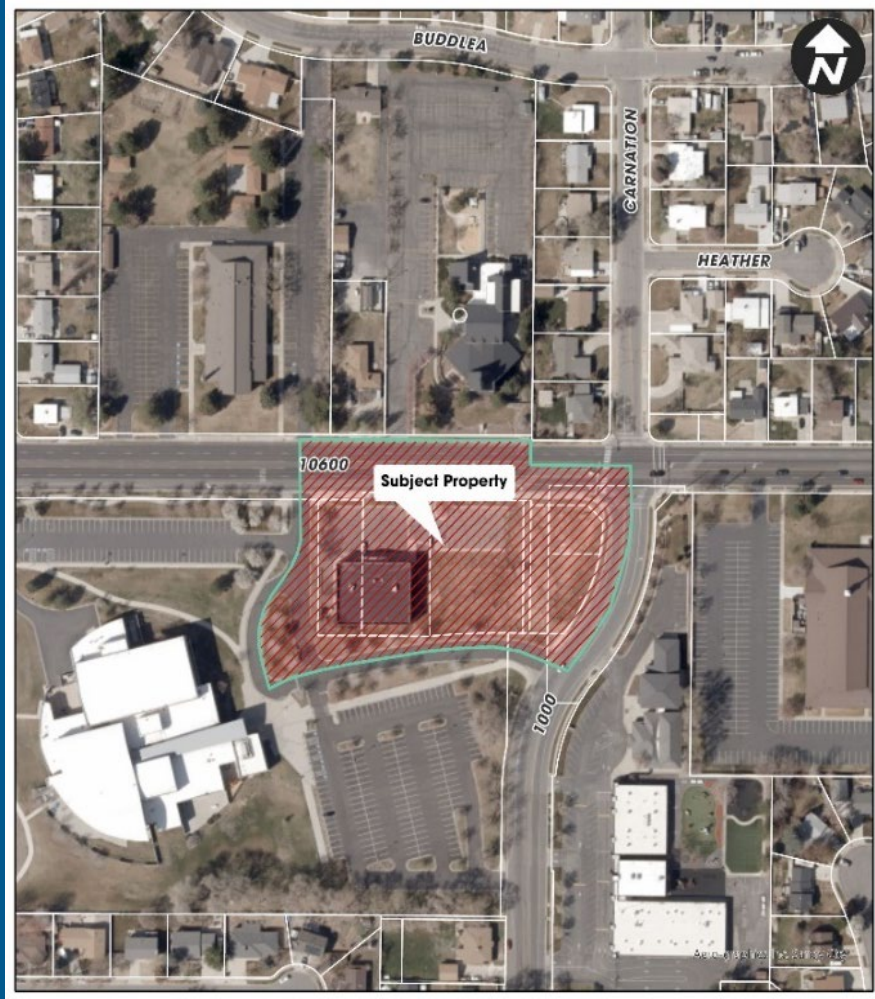


Proposed Amendments to Title 21
Sandy Land Development Code
Section 21-19-20 SD (Carnation) Zone

Applicant: Adam Nash

Case File: CA05252023-0006537

Application for Title 21 Code Amendment



Proposal to permit
Gasoline Service Stations
in the SD-Carnation Zone

Special Development
Carnation Zoning District
10600 S. 1000 E.

Sec. 21-19-20. SD (Carnation)-10600 S. 1000E.

- (a) *Purpose.* The SD(Carnation) Zone is established to provide an area for convenience commercial retail services and professional and business offices with development standards compatible with those of contiguous properties.
- (b) *Uses Allowed.*
 - (1) *Permitted and Conditional Uses.* Permitted or Conditional Uses shall follow the use list for the CvC Zone, as listed in Section 21-8-2, with the following exceptions:
 - a. All alcoholic beverage related land uses shall be not permitted within this district with the exception of alcoholic beverage off-premises beer retailer licenses.
 - ~~b. All automotive related land uses, including repair, oil change, gasoline dispensing, rental and other service activities, shall be not permitted within this district.~~
 - eb. All pharmacy (including ancillary compounding) and medical and health care office uses shall be permitted within this district.
 - ec. Drive-up window (non-food) uses (limited to banks, ATMs, dry cleaners, pharmacy, etc.) shall be permitted within this district.

Proposal would allow gasoline service stations with CUP approval, but all other automotive-related uses would remain prohibited in the SD Carnation zone.

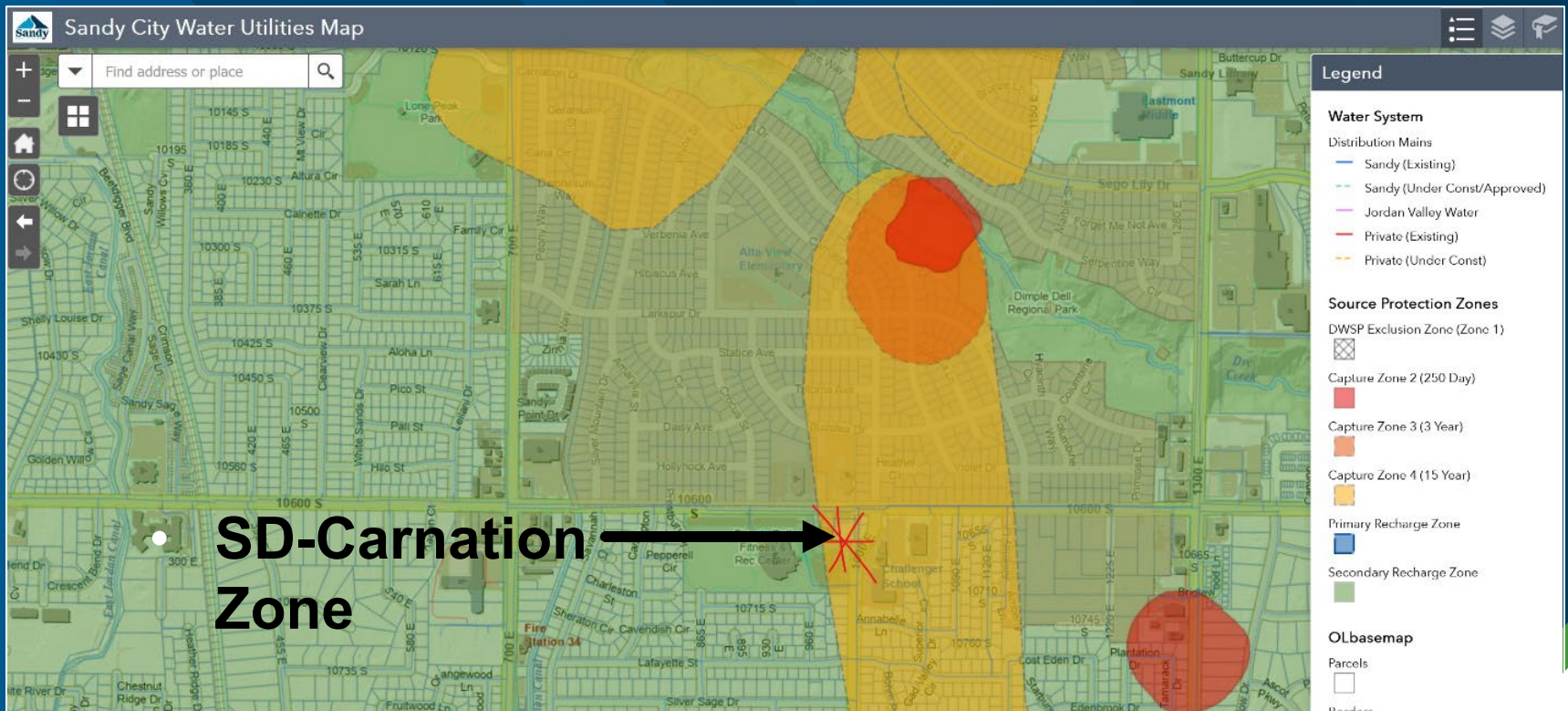


White City Water Improvement District

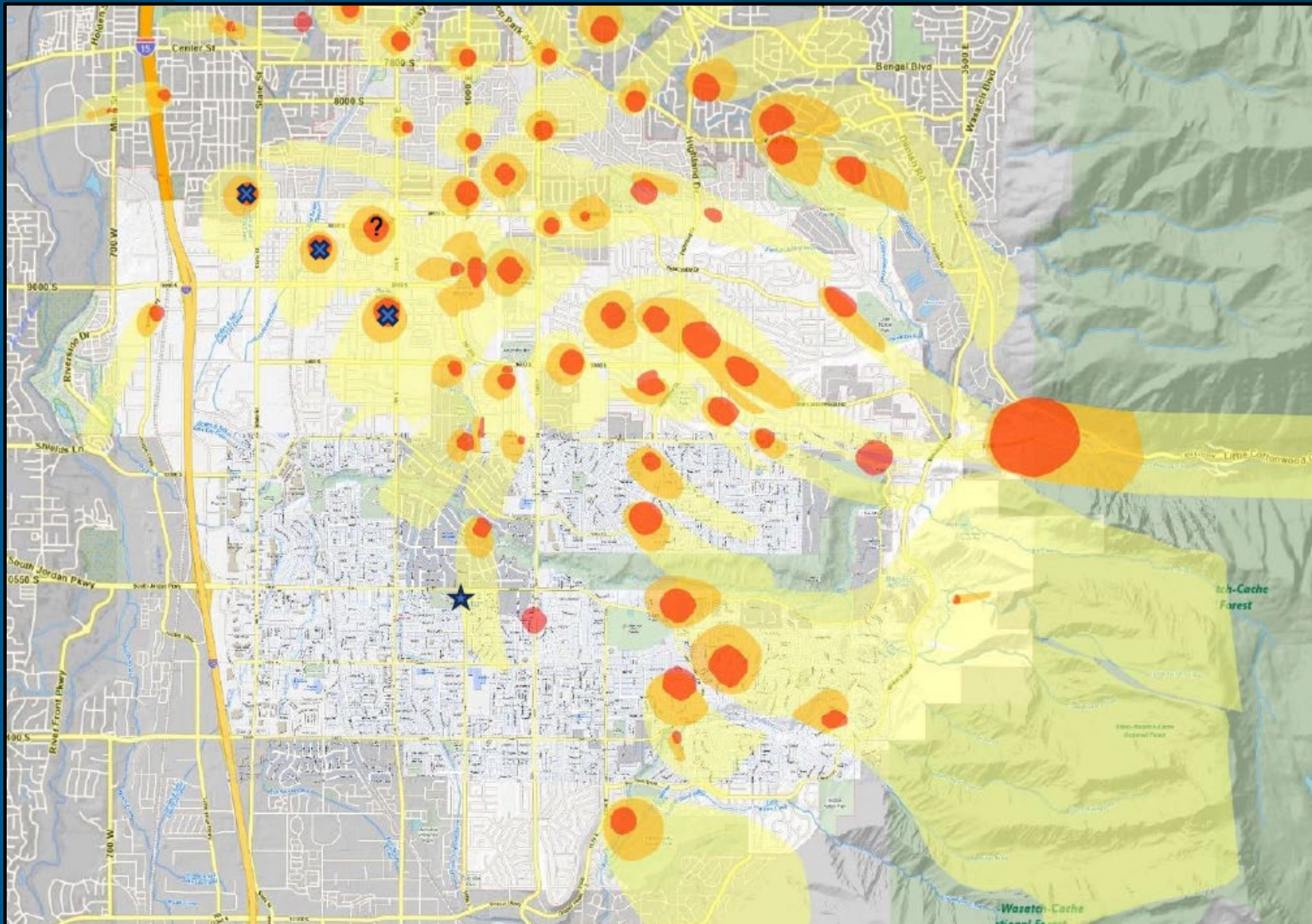
In this situation, the potential consequence of leakage and contamination would be catastrophic to water wells within the area including, but not limited to those owned and run by WCWID, but also wells owned and run by Sandy City and the Jordan Valley Water Conservation District. In that regard, the underground aquifer from which those wells draw pristine drinking water would be severely damaged if petroleum products leak and contaminate the aquifer. The proposed gas station lies directly in groundwater source protection zone 4 of White City Water Improvement District's Well No. 3A. I have brought this matter up to the elected WCWID Board of Trustees and they have instructed us to petition Sandy City to not grant approval for construction of the proposed gas station." -- Mr. Paul Ashton, General Manager/General Counsel (May 15, 2023)

Drinking Water Source Protection Overlay

“Gasoline Service Stations” in Zone #4 require Public Utilities Department approval, and they do NOT grant approval due to the risk of ground-water contamination.



Abandoned Wells





Proposal to permit Gasoline Service Stations in the SD-Carnation Zone

- At the time this special district was established, all automotive-related land uses were intentionally excluded from the zone by the City Council.
- Testimony received from the public oppose the proposal.

Planning Commission Recommendation

- Recommend the City Council deny the application to amend the code to allow gasoline service stations in the SD Carnation zone.
 - No action required at this work session
 - Decision scheduled for August 29th

~End~