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MAYOR

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CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum July 18, 2024

To: Planning Commission
From: Community Development Department
Subject: Larkin’s Sunset Gardens Cemetery Expansion Project, Garden of Resurrection Phase (Preliminary Site Plan Review)
1950 E. Dimple Dell Rd.
[Community #26]

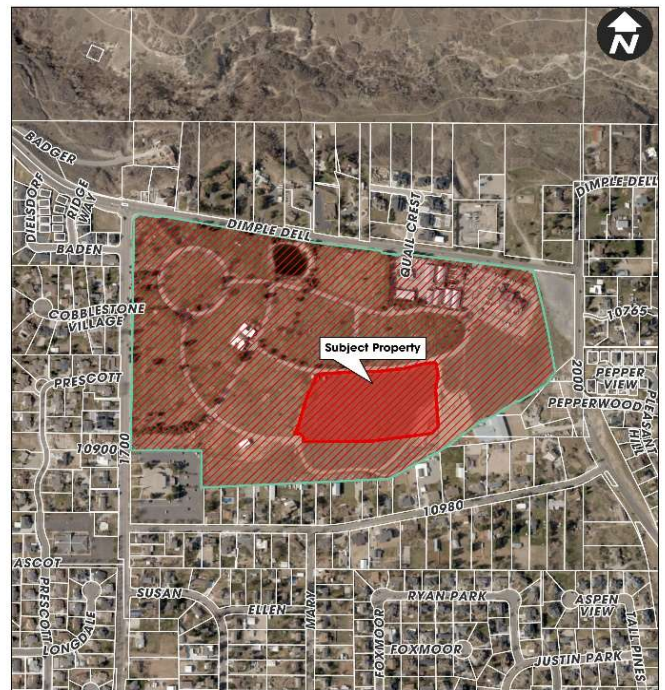
SPR04172024-006752

R-1-20A Zone District
Approx. 7,000 burial plots
on 6.5 acres

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

Request

The applicant, Mr. Rob Larkin, representing Larkin Mortuary Corp., is requesting Site Plan Review (SPR) approval by the Planning Commission of an approximate 6.5-acre, 7,000 burial plot cemetery expansion of the existing Sunset Gardens Cemetery for property located at 1950 E. Dimple Dell Rd. The request is to develop an additional phase of the existing Sunset Gardens cemetery property to be named “Garden of Resurrection.” This phase will be located within the south-central portion of the overall 69-acre cemetery property. The cemetery property is located between 1700 East St. and 2000 East St, and between Dimple Dell Rd. and approximately 10900 South and is zoned R-1-20A. The new phase will be landscaped and an extension of the existing private driveway network will be installed making a loop, to connect to other existing driveways, which will then contain the new phase. Irrigation water and storm drainage infrastructure utilities will be extended into the new phase area. Please see the attached application materials (Exhibit A) and images of the area (Exhibit B).



SPR04172024-006752
Larkin Sunset Gardens
1950 E Dimple Dell Rd

Sandy City, UT
Community Development Department

Staff Concerns:

The planning staff does not have any concerns about this project.

Recommendation

Staff recommends that the Planning Commission find that the proposed Site Plan Review for the Larkin's Sunset Gardens Cemetery Expansion Project, Garden of Resurrection Phase be determined to be complete as proposed, based upon the following three findings and the following two conditions of approval:

Findings:

1. That the proposed project is consistent with the previously approved master development plan for the Sunset Gardens Cemetery facility.
2. That the proposed new phase will provide additional burial plot capacity to the established private cemetery operation.
3. That the application is consistent with the existing conditional use permit.

Conditions:

1. That the developer proceeds through the Final Site Plan Review process with City staff to complete the project plan development process.
2. That the requirements and conditions of the various City Departments and Divisions be met and finalized during the Final Site Plan Review process with staff.

Planner:

Douglas J Wheelwright

Doug Wheelwright
Development Services Manager

File Name: S:\USERS\PLN\STAFFRPT\2024\SPR04172024-006752_LARKIN'S SUNSET GARDENS\LARKIN'S SUNSET GARDEN CEMETERY EXPANSION STAFF REPORT 7-18-2024.DOCX

Exhibit "B"



Exhibit "B" (continued)



Exhibit "C"

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11. **Larkin Sunset Gardens - Expansion**
1950 E. Dimple Dell Road

SPR#04-16

CU#04-18

Rob Larkin, of Larkin Mortuaries, requested Planning Commission approval of the expansion of the Sunset Gardens Cemetery. The applicant is proposing to increase the number of available burial plots and construct a new road to provide better circulation on the site. The proposal will occupy approximately 4 acres of land.

Access to the proposed expansion will be through the existing road networks on the site. The closest site entrance to the area is from Dimple Dell Road at the mortuary entrance and through the roundabout. There is currently only one interior road connection leading from the roundabout to the site interior. During heavy traffic periods, this causes directional conflicts between automobiles entering and exiting the cemetery through this location. The applicant plans to institute one-way traffic circulation through the site with the new road connection to the roundabout. This will mitigate some of the traffic conflicts on the site.

Staff recommends that the Planning Commission grant approval of the preliminary site plan for the expansion of the Larkin Sunset Gardens Cemetery and approval for the expansion of a Conditional Use facility based upon the following findings:

1. The proposed expansion is consistent with existing land use and facilities.
2. The additional road connection will mitigate interior circulation conflicts at the site.
3. There is an ever increasing need for more burial plots.

And be subject to the following conditions:

1. That the developer provide staff with a fully engineered and dimensioned site plan for this project according to the Site Plan Review Procedures Handout that is in compliance with all Development Code requirements and those modifications required by the Planning Commission, and that the development proceed through the Final Site Plan Review Process with staff prior to the start of any construction (including payment of development fees and posting of an appropriate bond to guarantee completion of all required improvements on and off the site).
2. That the development comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
3. That the developer be responsible to meet all provisions of the R-1-20A zone, the Sandy City Development Code and all conditions of approval imposed by the Planning Commission regarding this project prior to issuance of a building permit including but not limited to: compliance with the Sandy City Water Policy which includes providing staff with a specific water efficient landscape and irrigation plan prior to final approval of the site plan.

Exhibit "C" (continued)

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4. All utility boxes, i.e., transformers, switch gear, telephone, cable tv, etc., shall be shown on the site plan and shall be placed underground or moved behind the front setback (minimum of 30 feet from the front property line) and screened from view. Each box shall be shown in its exact location and shall be noted with its exact height, width, and length.
5. That the use be reviewed upon legitimate complaint.

Jason Larkin, representative for Larkin Memorial Estates, agreed to comply with all the conditions listed in the staff report.

Don Milne mentioned that he can support this request as proposed but emphasized the need for a secondary access into this cemetery. He put the applicant on notice that this will be an important issue when future expansions are proposed.

Bruce Steadman agreed with Mr. Milne's comment regarding the need for a second access.

Ken Reber moved that the Planning Commission grant approval of the preliminary site plan for the expansion of the Larkin Sunset Gardens Cemetery and approval for the expansion of a conditional use facility based upon the findings listed in the staff report and be subject to the conditions listed in the staff report.

Monica Collard seconded the motion. The vote was as follows: Ken Reber, yes; Monica Collard, yes; Alan Matheson, yes; Bruce Steadman, yes; Ed Casperson, yes; Don Milne, yes; Max Burdick, yes. The vote was unanimous in favor.

~~12. **Century Theaters @ Union Heights**
7682 S. Union Park Ave.~~

~~SPR#04-15~~

~~Dave Dixon, of Dixon & Associates, has submitted the first phase of development of the Union Heights project which will be the Century Theater building to be located in the middle of the development on the west side of the property.~~

~~The staff report addressed such issues as architectural design, building height, landscape plan, and fencing.~~

~~Staff identified the following concerns with this proposal as follows:~~

- ~~1. More architectural detailing is needed on the south and west wells to break up the massive walls.~~
- ~~2. More and larger trees are needed on the west side of the building to buffer the neighbors.~~