



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

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## **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 southcentral 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

Property Case History	
<b>Case Number</b>	Case Summary
Ord. # 96-19	Annexation of this property and zoning R-1-20A, April 2, 1996
SPR-97-61	Mausoleum construction, Dec. 8, 1997
SPR-00-05	Cemetery expansion and Rose Shop
SPR-04-16	Cemetery expansion and Mausoleum construction, April 9, 2004
CUP-04-18	Conditional Use for expansion of Cemetery operations, April 9, 2004
SPR-01-14-3428	Site Plan Review for addition to existing Mortuary building, Feb. 6, 2014
CUP-01-14-3429	Reconfirming Conditional Use Permit approval for continued Cemetery use and expansion, Feb. 6, 2014

#### **Background**

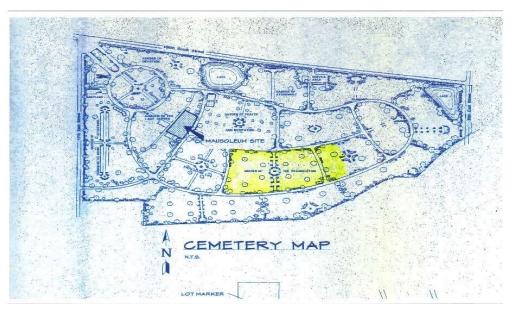
This property was annexed into Sandy City on April 2, 1996, from un-incorporated Salt Lake County jurisdiction. The overall cemetery operation consists of burial plots, mausoleum structures, a mortuary, greenhouses, operations and maintenance buildings and a retail florist shop. The cemetery existed before its annexation into Sandy City. Conditional Use approval was granted for the Cemetery expansion and mausoleum uses in 2004, by the Sandy City Planning Commission (see Exhibit C for CUP Approval). Since then, various expansions and improvements have been made to this operation. Surrounding land uses and zoning is for larger lot single-family residential.

#### **Public Notice and Outreach**

Notices were mailed to property owners within a 500-foot radius of the subject parcel to notify them of the Planning Commission meeting. A neighborhood meeting was not held for this project due to long term use of the property as a cemetery.

#### **Analysis**

This proposed new phase of the continued cemetery operations is consistent with the overall development master plan for the Suset Gardens cemetery project, previously approved by the city in 1997. All reviewing City Departments have preliminarily approved the new phase project, subject to their departmental standards and conditions. The Community Development Department Director has determined that no new impacts, beyond those previously considered in 2004 and again in 2014, are being introduced by this new phase. Therefore, a new conditional use permit was required.



## 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 & Wheelinight

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

NYTHELLIS I VERTIN STURET GARDENS

Exhibit "A" See the attachments for full plans

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).
- 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:

- 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.