



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

November 18, 2021

To: City Council via Planning Commission
From: Community Development Department
Subject: Partial Street Vacation of Aspen Ridge Road
(Approximately 4,977 square foot Street Vacation)
[Community #14]

MSC11032021-
006199(PC)
Vacating approx.
4,977 Square Feet or
0.114 Acres

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area, posted on the property, and on the City and Utah Public Notice websites.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
S78-16	Eastridge No. 4 Subdivision Approved June 5, 1978
M-07-02	Aspen Ridge Partial Street Vacation. Ordinance was never approved.

DESCRIPTION OF REQUESTS

Mr. Barry Grzybowski, owner of the property at 1286 East Spring Ridge Drive, has requested that Sandy City close a portion of Aspen Ridge Road south of the junction with Spring Ridge Drive. The subject property is currently a paved and maintained public street that dead-ends into a commercial project located in Draper City.

Sandy City Ordinance requires that the Planning Commission review all requests to modify a public street, and to make a recommendation to the City Council. The City Council is required to hold a public hearing prior to making a final decision.
(See Exhibit 1 – Aspen Ridge Road Partial Street Vacation Exhibit).

NOTICE

Notices were mailed to property owners within a 500-foot radius of the subject parcel to notify of the Planning Commission meeting, as well as being posted on the City and State

public notice websites. The property was also posted with a public notice sign on the property. No neighborhood meeting was required by the Community Development Director.

ANALYSIS

The proposed section of road to be closed is approximately 100 linear feet to the south of Spring Ridge Drive. The right-of-way is approximately 50 feet in width and dead-ends at the Sandy City/Draper City line.

The street was originally stubbed during the development of the Eastridge Subdivision to ensure neighborhood connectivity. In the following years, the property to the south in Draper City was developed as a commercial shopping center and the stub street was effectively blocked off. The street cannot be further developed due to the blockage on the Draper side and the steepness of the slope in that area.

There are public facilities located in the street right-of-way, including an electrical box and City water lines. These facilities will need to be removed, along with the pavement and concrete from the street itself. A previous estimate from 2007, when the applicant first made a request for this street vacation and appeared before the Planning Commission, is included listing the prior costs associated with this removal. The applicant will need to work with the Public Works and Public Utilities Departments to obtain an updated cost estimate, as they will have changed since then.

CONCERNS

Staff has no concerns with this partial street vacation.

REQUIRED DETERMINATIONS AND FINDINGS

There are three determinations that need to be made by the Planning Commission and the City Council in considering a request for street vacation.

1. Consent of the abutters. Sandy City staff have agreed to this vacation. The City has received no objection from any property owner that abuts the existing road segment.
2. If good cause exists for the street vacation. The Public Works Department has determined that this particular portion of property will no longer be needed for right-of-way or public use.
3. That neither the public interest nor any person will be materially injured by the vacation. No injury to the public will occur due to this partial street vacation.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the partial street right-of-way vacation of a portion of Aspen Ridge Road as shown in the attached exhibit, based on the following findings and subject to the following conditions of approval:

FINDINGS

1. Good cause exists for this vacated area as it will be incorporated into the adjacent owners properties for their use and enjoyment and this road is not needed for the movement of traffic.
2. That there is neither material injury to either the public interest nor any person by the requested vacation.
3. Staff has not received any objection from the abutting property owners.
4. The City Engineer has recommended the approval of the partial street vacation.

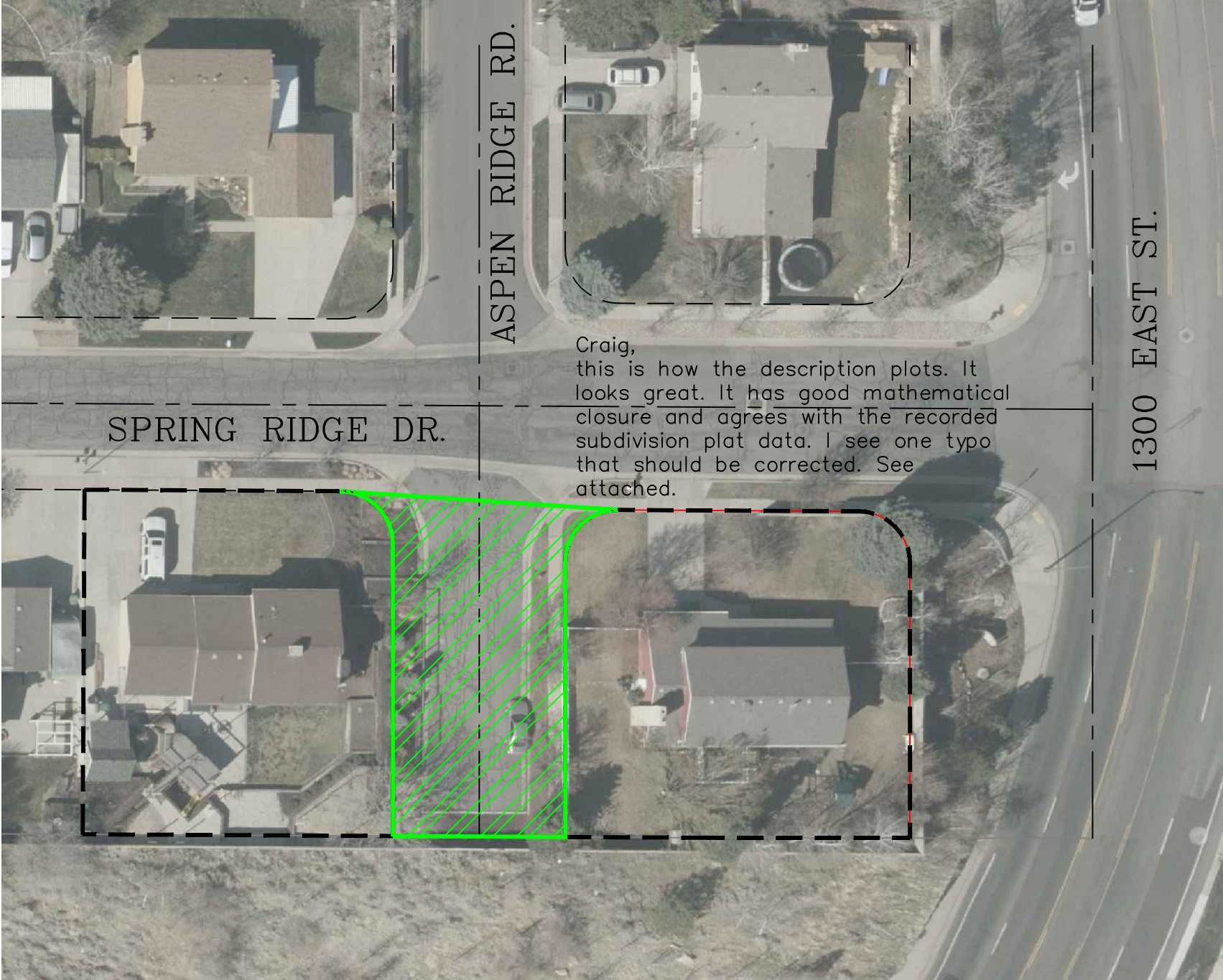
CONDITIONS

1. That the approval is conditioned upon the City proceeding through the vacation process through action by the City Council.
2. That the applicant work with the Public Works and Public Utilities Departments to finalize drawings and cost of improvements associated with this proposed street vacation.
3. That the recording of the street vacation ordinance be done with the Salt Lake County Recorder's Office.

Planner: _____
Craig P. Evans, Planner

Reviewed by: _____
Brian McCuiston, Planning Director

Exhibit #1 – Aspen Ridge Road Partial Street Vacation Exhibit



ASPEN RIDGE RD.

SPRING RIDGE DR.

1300 EAST ST.

Craig,
this is how the description plots. It looks great. It has good mathematical closure and agrees with the recorded subdivision plat data. I see one typo that should be corrected. See attached.

Exhibit #2 – Street Vacation Legal Description

Aspen Ridge Road Vacation Parcel

A parcel of land situate in the Northeast Quarter of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian more particularly described as follows:

Beginning at the Southeast corner of Lot 2, Eastridge No. 4 Subdivision said point being North 89°40'48" West 91.12 feet along the Quarter section from the East Quarter Corner of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running;

thence North 84.64 feet along the east line of said Lot 2;

thence Northwesterly 24.18 feet along the arc of a 15.45 foot radius curve to the left (center bears West and the long chord bears North 44°50'24" West 21.79 feet with a central angle of 89°40'48") along the east line of said Lot 2 to the south line of 12180 South Street;

thence South 86°07'29" East 80.63 feet along the south line of said 12180 South Street to the west line of Lot 1, Eastridge No. 4;

thence Southwesterly 23.65 feet along the arc of a 15.00 foot radius curve to the left (center bears South 0°19'12" West and the long chord bears South 45°09'36" West 21.27 feet with a central angle of 90°19'12") along the west line of said Lot 1

thence South 79.92 feet along the west line of said Lot 1 to the Quarter section line;

thence North 89°40'48" West 50.00 feet along said Quarter section line to the point of beginning.

Contains 4,977 square feet. 0.114 acres