

Proposal

- Amends Title 21, Land Development Code
Chapter 30, *Subdivision Review*
Chapter 36, *Notice Requirements*
 - Update the standards for subdivision review requirements and procedures
 - Address new State Law requirements
 - Match current digital review practices
 - Streamline, reorganize and clarify subdivision review requirements and procedures
 - Public notice consistent with subdivision chapter

New State Legislation SB 174 and HB 406

- Objective of New Legislation:
 - Facilitate residential development by creating a uniform subdivision process statewide
- **May NOT Require Pre-application Meetings**
If requested:
 - Must be conducted within 15 business days
 - Must provide applicable land use regulations, standards, application checklists, and feedback on the concept plan
- City must publish:
 - **List of all application requirements for preliminary and final subdivision review applications**
 - **Must accept applications in a digital, PDF format**

New State Legislation SB 174 and HB 406

- Two-step process for residential subdivision applications with preliminary and final review:
 - Process cannot exceed two steps
 - **Process can be streamlined into a one-step process**
- Must designate an administrative land use authority for reviewing subdivision applications
 - Preliminary Review: Staff or the Planning Commission
 - Final Review: May Not be the Planning Commission
 - City Council prohibited from being Land Use Authority

New State Legislation SB 174 and HB 406

- **No public meeting is required for property line adjustments**
- No more than one public hearing for preliminary subdivision is allowed
 - Public meeting in lieu of a public hearing allowed
- New appeal procedure created for disputes relating to public improvement or engineering standards. Disputes reviewed by panel of three:
 - One engineer chosen by the city
 - One chosen by the applicant
 - One agreed upon by both the city and applicant

New State Legislation SB 174 and HB 406

Review Procedure Established

- Preliminary subdivision review 15 business days
- Final subdivision review 20 business days
- **Review cycles limited to a total of four**
- **Review cycle is not complete until the applicant has addressed all the comments identified by the City**
- City may only add new comments after the first review cycle if:
 - It is in response to changes made by the applicant; or
 - Correction necessary to protect public health or safety, or to enforce state or federal law

Property Line Adjustment Code Amendments

When Recorded Return To:

Debra Buchanan

8045 S. 615 E.

Sandy, UT 84070

13985849 B: 11356 P: 8768 Total Pages:

07/15/2022 02:16 PM By: bmeans Fees: \$40.00

Rashelle Hobbs, Recorder, Salt Lake County, Utah

Return To: FIRST AMERICAN TITLE INSURANCE CO

215 S STATE ST STE 380SALT LAKE CITY, UT 84111

NOTICE OF APPROVAL OF PROPERTY LINE ADJUSTMENT

An exchange of title in accordance with 10-9-808 UCA and 21-30-08 Revised Ordinances of Sandy City, herein referred to as a "property line adjustment", is hereby considered for approval for adjacent parcels of land which are currently described as follows (see also the attached reference map):

Parcel "A":

Parcel Identification No.: 22-31-279-048-0000

described as: See Exhibit A-1 "Old Parcel A Legal Description" attached hereto

(Insert currently recorded legal description of said parcel)

containing 22,547 square feet

AND,

Parcel "B":

Parcel Identification No.: 22-31-279-046-0000 and 22-31-279-047-0000

described as: See Exhibit B-1 "Old Parcel B Legal Description" attached hereto

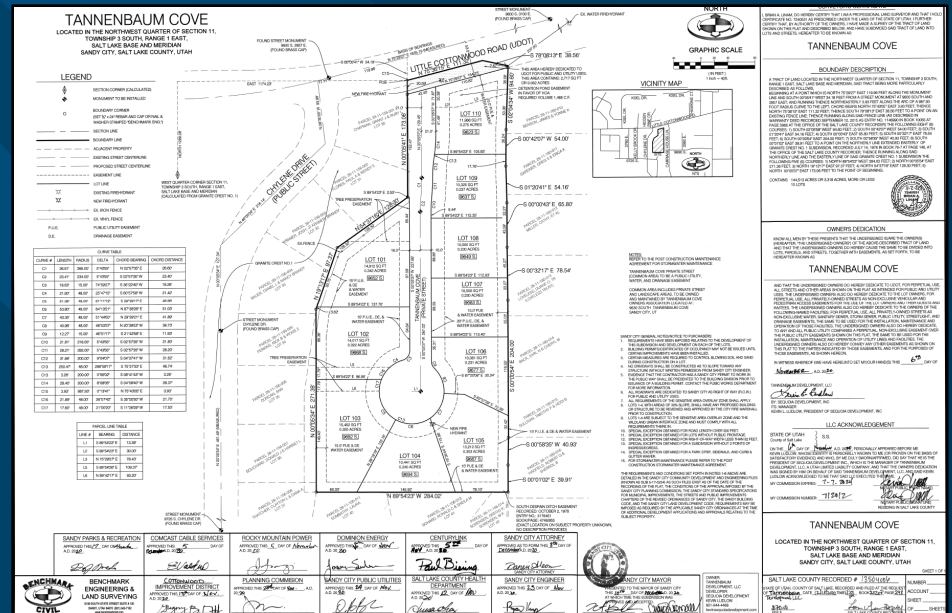
(Insert currently recorded legal description of said parcel)

containing 31,502 square feet

- Applies only to parcels described by metes and bounds
 - Does NOT apply to lots within a subdivision
- Criteria Strengthened
- Process Streamlined
- No Plat - Other Documentation Required

Subdivision Requirements that Remain the Same

- Neighborhood Meeting
- Public Notice
- Public Meeting
- Preliminary Review
- Final Review
 - Director / Mayor Final Approval
- Plat Map with All Signatures



Subdivision Requirements that Changed

- Pre-Application Meeting *Voluntary*
- Information Requirements for Complete Applications Clarified and Strengthened
- Review Cycle Process Consistent with State Law
- Director is the Land Use Authority for Preliminary Approval, unless it is the Planning Commission:
 - More than 10 lots
 - Dedication and improvement of new, or an extension of existing, streets
 - Involves Overlay Zone, Special Exception or Waiver
 - Written public comment with issue or objection
 - Referral by the Director to the Planning Commission

Subdivision Plat Amendment Code Amendments

TANNENBAUM COVE AMENDED
AMENDING LOTS 102 & 103
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 3 SOUTH RANGE 1 EAST,
SANDY CITY, SALT LAKE COUNTY, UTAH

LEGEND

OWNER DESIGNATION

TANNENBAUM COVE AMENDED
AMENDING LOTS 102 & 103

OWNER ACKNOWLEDGEMENT

ACKNOWLEDGEMENT

SANDY ENGINEERING & RECONSTRUCTION Sandy, Utah	CONCRETE LABEL SERVICES Sandy, Utah	SOONER FOUNDATION FORMS Sandy, Utah	DEVELOPMENT ENERGY Sandy, Utah	DESIGN/PLANS Sandy, Utah	SANDY CITY ENGINEER Sandy, Utah	SANDY CITY ENGINEER Sandy, Utah	SANDY CITY ENGINEER Sandy, Utah	SANDY CITY ENGINEER Sandy, Utah	SANDY CITY ENGINEER Sandy, Utah
--	---	---	--	------------------------------------	---	---	---	---	---

- Process Streamlined
 - Preliminary and Final Combined into One Step
- Criteria Strengthened
- Amended plat required, but only adjusted lots
- Number of Signatures Reduced

Planning Commission Recommendation

- Positive recommendation to the City Council to amend Title 21, of the Sandy Municipal Code, relating to Subdivision Review and Notice Requirements based on the analysis and findings in the staff report.
 - No action required at this time
 - Proposal scheduled for decision in January

~End~