



JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

KURT BRADBURN  
MAYOR

MATTHEW HUISH  
CHIEF ADMINISTRATIVE OFFICER

## MEMORANDUM

May 5, 2020

**Rees Capital Subdivision  
1680 East Dimple Dell Road  
Community #22**

**SUB-02-20-5799  
PO zone  
0.52 Acres**

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### DESCRIPTION OF REQUEST

Mr. Rollin Anderson and MS Amy Rees Anderson, DBA as Rees Capital, representing IPOA, LLC, property owner, are requesting the Planning Commission to determine that preliminary subdivision review is complete, for a one lot commercial subdivision, located at 1680 East Dimple Dell Drive. The zoning is Professional Office (PO). The Planning Commission is the land use approval body for this action, as designated in the Sandy City Development Code.

### NEIGHBORHOOD MEETING

A neighborhood meeting was not required and was not held for this subdivision request. A community meeting was held for the re-zoning of this property on November 13, 2019.

### ANALYSIS

City staff and departments have reviewed and recommend preliminary subdivision plat approval, subject to their normal requirements and specifications. The subdivision meets all the zoning requirements. All needed subdivision improvements for this site will be required and completed through the site plan application and approval. Some street widening and utility easements will be granted through the recording of the subdivision plat. Staff has no concerns about this proposed subdivision.

### STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that preliminary review is complete for the Rees Capital 1-lot commercial subdivision, by making the following **three findings and subject to the following two conditions:**

### FINDINGS:

- A. That the various City Departments and Divisions, including the City Engineer and the Transportation Engineer, have preliminarily approved the proposed subdivision plat.
- B. That the proposed subdivision will be finalized with City Staff, through recording with the County Recorder.

- C. That the proposed subdivision will dedicate required street right-of-way area to Sandy City on 1700 East Street.

**CONDITIONS:**

1. That the developer proceeds through the final subdivision 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), according to the Subdivision Procedures Handout.
2. That the applicant complies with all department requirements as noted in all Preliminary Review letters prior to submittal for final subdivision review with planning staff.

Planner:

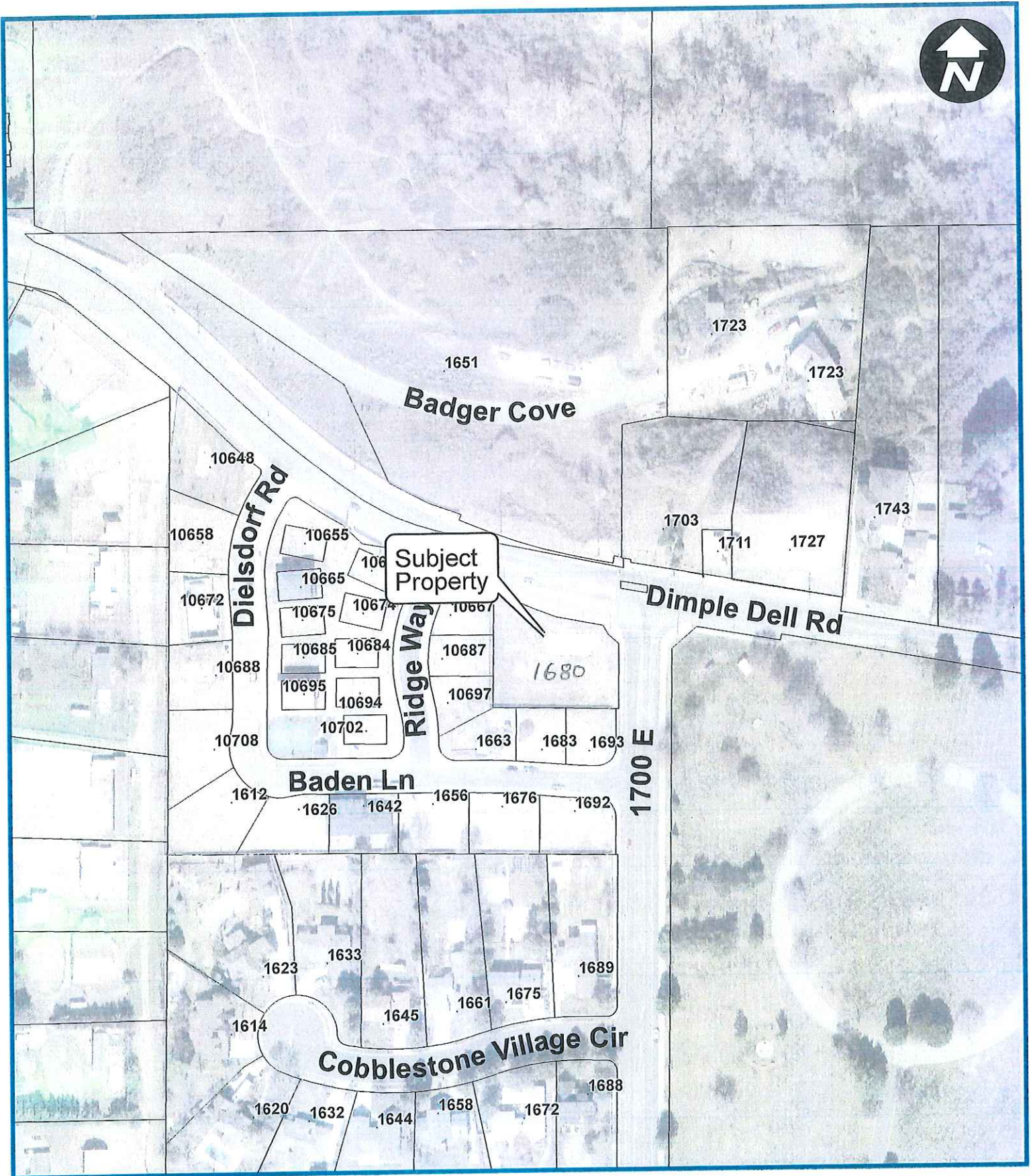


Douglas L. Wheelwright  
Development Services Manager

Reviewed by:





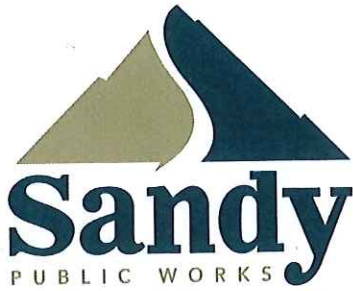


**SPR-02-20-5798**  
**Rees Capital Office**  
**1680 E. Dimple Dell Rd**



PRODUCED BY DAVID RODGERS  
THE COMMUNITY DEVELOPMENT DEPARTMENT





# DEPARTMENT OF PUBLIC WORKS

Kurt Bradburn  
Mayor

Matthew Huish  
Chief Administrative Officer

Michael Gladbach, P.E.  
Director

## READY-FOR-PLANNING-COMMISSION MEMORANDUM

**Date:** February 24, 2020

**To:** Doug Wheelwright, Development Services Manager

**From:** Ryan C. Kump, P.E., City Engineer *Ryan Kump*  
Britney Ward, P.E., City Transportation Engineer *Britney Ward*  
David J. Poulsen, Development Engineering Coordinator *David J. Poulsen*

**Project Name:** Subdivision (Rees Capital Office)  
**Plan Case Number:** SUB-02-20-005799  
**Project Address:** 1680 Dimple Dell Road

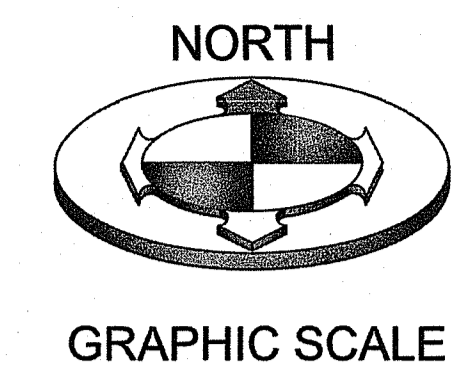
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A review of the above-mentioned project has been made. Following is a list of comments from the Public Works Department:

1. THE PRELIMINARY SUBDIVISION PLAT AND OTHER DOCUMENTS SUBMITTED BY THE DEVELOPER ARE GENERALLY ADEQUATE at this stage of the project with regard to Public Works Department concerns. A number of items will be required prior to final approval, including items mentioned in the drawing redlines, the "Plan Case Comments," and the "City Engineer Requirements" letter, but these items are not required as part of this preliminary submittal.
2. THE PUBLIC WORKS DEPARTMENT RECOMMENDS THAT THE PLANNING COMMISSION DECLARE THAT PLANNING COMMISSION PRELIMINARY SUBDIVISION PLAT REVIEW IS COMPLETE, and that final project documents be prepared by the developer for review by city staff members.
3. PRIOR TO FINAL APPROVAL BY THE PUBLIC WORKS DEPARTMENT, the developer is required to complete all items mentioned in the drawing redlines, the "Plan Case Comments," and the "City Engineer Requirements" letter.

# SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
SANDY CITY, SALT LAKE COUNTY, UTAH



### LEGEND

	SECTION CORNER & SECTION LINE
	STREET MONUMENT AND LINE (FOUND)
	BOUNDARY CORNER (SET % REBAR AND CAP)
	BOUNDARY LINE
	ADJACENT PROPERTY
	STREET CENTERLINE EXISTING
	EXISTING RIGHT-OF-WAY
	EASEMENT (AS NOTED)
	DEDICATION TO SANDY CITY
	PUE = PUBLIC UTILITY EASEMENT

### SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7240531, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AS HARVARD PARK CHURCH SUBDIVISION, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS PLAT.

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT SOUTH 00°14'40" WEST 161.49 FEET FROM THE STREET MONUMENT AT THE INTERSECTION OF 1700 EAST STREET AND DIMPLE DELL ROAD AND NORTH 89°15'20" WEST 32.94 FEET (BASIS OF BEARINGS BEING SOUTH 00°14'40" WEST 281.11 FEET BETWEEN SAID STREET MONUMENT AND THE STREET MONUMENT AT 1700 EAST STREET AND BADEN LANE), AND RUNNING THENCE NORTH 89°15'20" WEST 177.37 FEET ALONG THE NORTHERLY LINE OF VILLAS AT DIMPLE DELL SUBDIVISION RECORDED SEPTEMBER 8, 2016, AS ENTRY NO. 12360756, IN BOOK 2016P, AT PAGE 221, AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH 00°28'00" EAST 162.01 FEET ALONG THE EASTERLY LINE OF SAID SUBDIVISION AND THE EXTENSION THEREOF TO THE SOUTHERLY RIGHT OF WAY LINE OF DIMPLE DELL ROAD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND WESTERLY RIGHT OF WAY LINE OF 1700 EAST STREET AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED APRIL 27, 2011, AS ENTRY NO. 11173293, IN BOOK 9920, AT PAGE 7483, AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER, THE FOLLOWING SEVEN (7) COURSES: 1) SOUTH 72°02'57" EAST 5.21 FEET; 2) SOUTHEASTERLY 91.32 FEET ALONG THE ARC OF A 937.25 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, CHORD BEARS SOUTH 88°00'05" EAST 91.28 FEET; 3) SOUTHEASTERLY 43.32 FEET ALONG THE ARC OF A 949.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, CHORD BEARS SOUTH 78°58'23" EAST 43.32 FEET; 4) SOUTH 80°16'48" EAST 22.19 FEET; 5) SOUTH 31°20'14" EAST 15.35 FEET; 6) SOUTH 49°37'14" EAST 18.98 FEET; 7) SOUTH 00°14'37" WEST 91.07 FEET TO THE POINT OF BEGINNING.

CONTAINS 23,106 SQ FT OR 0.530 ACRES, MORE OR LESS  
1 LOT

SIGNATURE \_\_\_\_\_



### NOTICE TO PURCHASERS & SANDY CITY GENERAL PLAT NOTES

- REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS.
- BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
- CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING CONSTRUCTION ON A LOT.
- ALL ROADWAYS THAT ARE NOT PRIVATE ROADS (IF ANY) ARE DEDICATED TO SANDY CITY AS RIGHT OF WAY (R.O.W.) FOR PUBLIC USE.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-7 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB xxx-xxx-xxxxxx) AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THE PLAT. THE CONDITIONS OF APPROVAL IMPOSED BY THE SANDY CITY PLANNING COMMISSION, THE SANDY CITY STANDARD SPECIFICATIONS FOR MUNICIPAL IMPROVEMENTS, THE STREETS AND PUBLIC IMPROVEMENTS CHAPTERS OF THE REVISED ORDINANCES OF SANDY CITY, THE SANDY CITY BUILDING CODE, AND THE SANDY CITY LAND DEVELOPMENT CODE. REQUIREMENTS MAY BE IMPOSED AS REQUIRED BY THE APPLICABLE SANDY CITY ORDINANCES AT THE TIME OF ADDITIONAL DEVELOPMENT APPLICATIONS AND APPROVALS RELATING TO THE SUBJECT PROPERTY.

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT \_\_\_\_\_, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND PUBLIC ROADS, TO BE HEREAFTER KNOWN AS

## SUBDIVISION

DO HEREBY DEDICATE TO SANDY CITY, FOR PERPETUAL USE OF THE PUBLIC, ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO DOES HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER(S) DOES HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

### ACKNOWLEDGEMENT TO OWNER'S DEDICATION

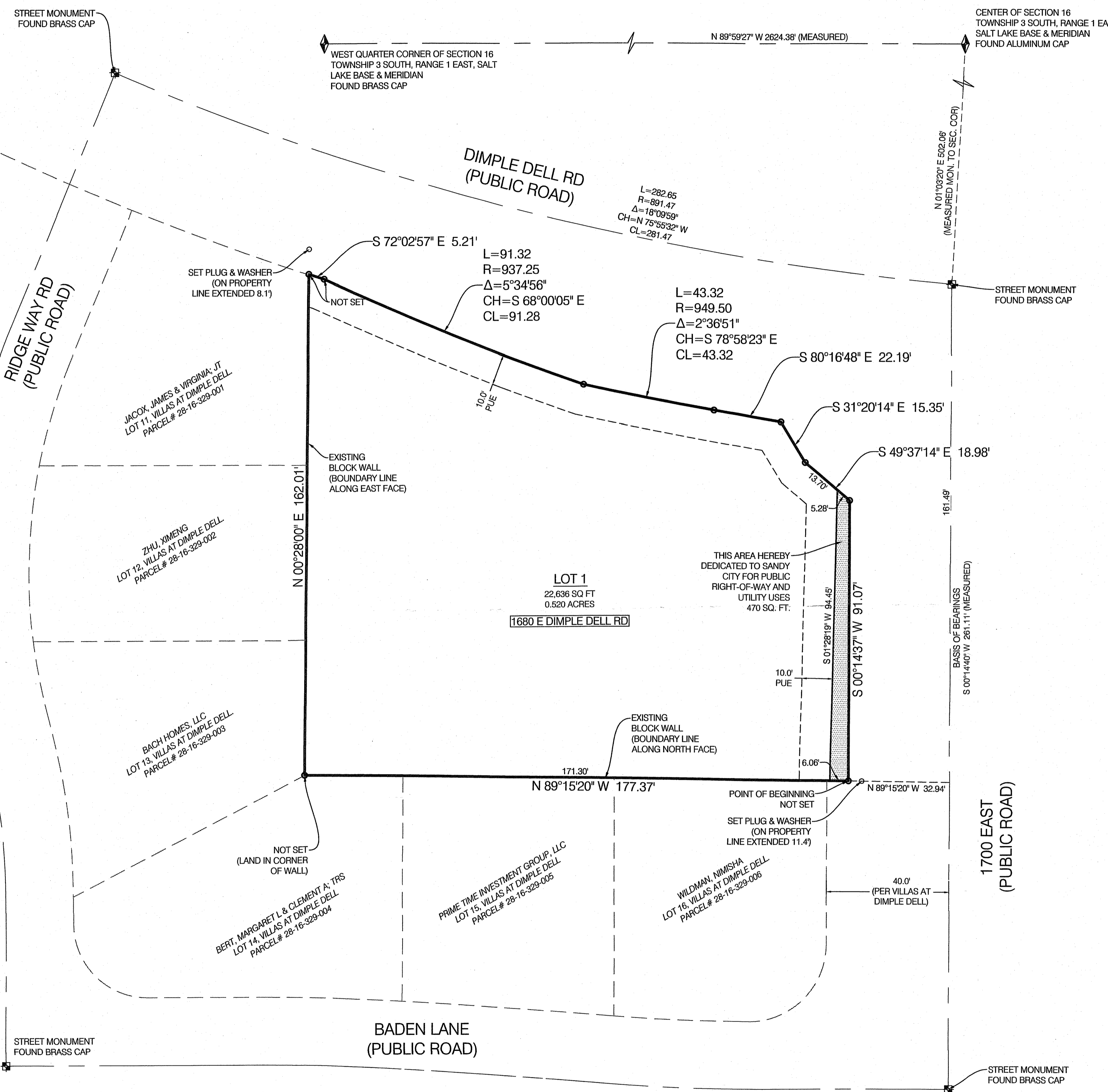
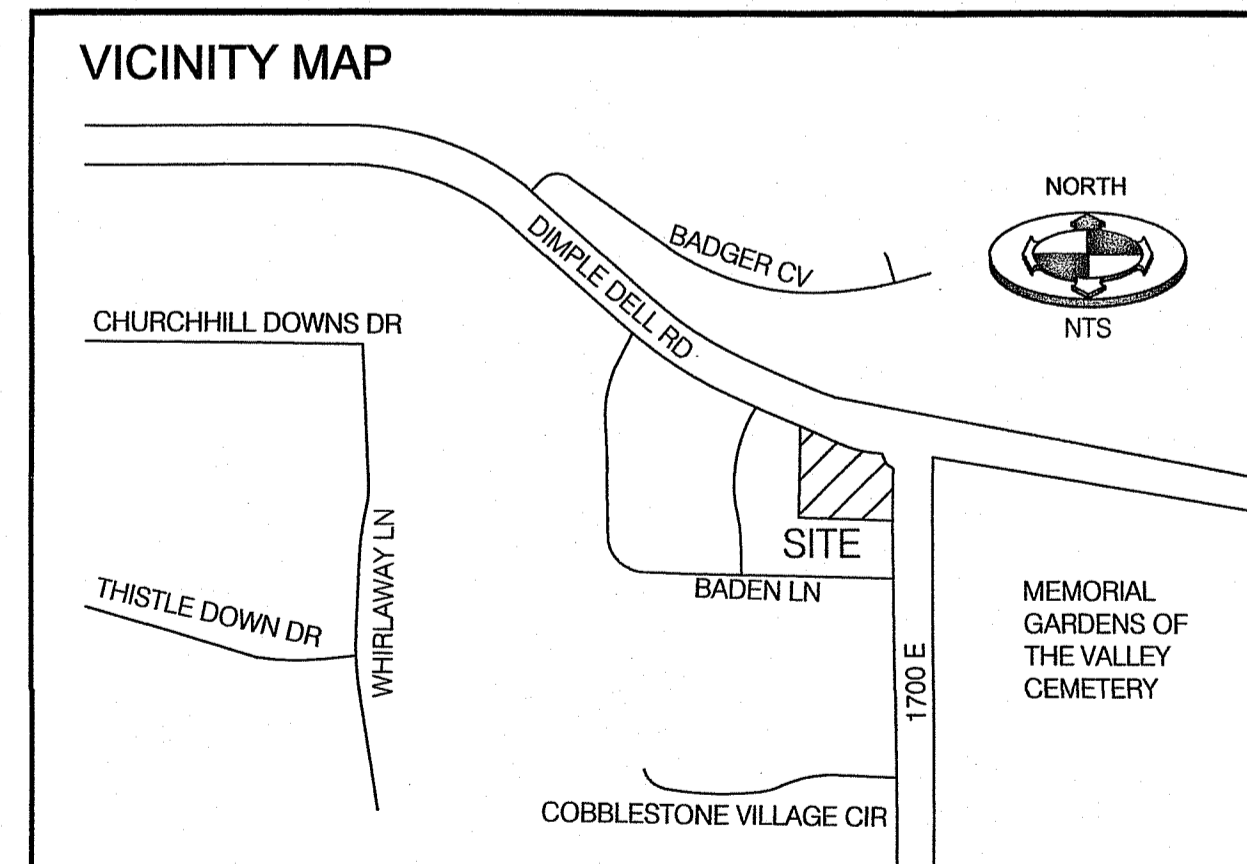
STATE OF \_\_\_\_\_ } :SS  
COUNTY OF \_\_\_\_\_ }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF \_\_\_\_\_ IN SAID STATE OF UTAH, \_\_\_\_\_, WHO, BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF \_\_\_\_\_ AND THAT HE/SHE ACKNOWLEDGED TO ME THAT SAID \_\_\_\_\_ EXECUTED THE SAME.

COMMISSION NUMBER: \_\_\_\_\_ (SIGNATURE) \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_ (PRINTED NAME) \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH

## RECEIVED

FEB 13 2020  
SANDY CITY  
COMMUNITY DEVELOPMENT



DEVELOPER / OWNER:  
REES CAPITAL  
ROLLIN ANDERSON  
63 EAST 11400 SOUTH, SANDY, UTAH  
ROLLING@IPOP.LLC.COM

SURVEYOR NOTE:  
THE BOUNDARY DETERMINATION OF THIS SUBDIVISION IS SHOWN ON THAT RECORD OF SURVEY DATED XXXXXX ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR AS INDEX NO. S20XXXXXXX

<b>DOMINION ENERGY</b> APPROVED THIS _____ DAY OF _____, A.D. 20____.	<b>CENTURYLINK</b> APPROVED THIS _____ DAY OF _____, A.D. 20____.	<b>PARKS AND RECREATION</b> APPROVED THIS _____ DAY OF _____, A.D. 20____.	<b>ROCKY MOUNTAIN POWER</b> APPROVED THIS _____ DAY OF _____, A.D. 20____.	<b>COMCAST CABLE SERVICES</b> APPROVED THIS _____ DAY OF _____, A.D. 20____.
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**BENCHMARK ENGINEERING & LAND SURVEYING**  
9138 SOUTH STATE STREET SUITE # 100  
SANDY, UTAH 84070 (801) 542-7192  
www.benchmarkcivil.com

**SANDY SUBURBAN IMPROVEMENT DISTRICT**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

**SALT LAKE COUNTY HEALTH DEPT.**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.  
DIRECTOR, SALT LAKE COUNTY HEALTH DEPT.

**SANDY CITY PUBLIC UTILITIES**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.  
ENGINEERING MANAGER

**SANDY CITY MAYOR**  
PRESENTED TO THE MAYOR OF SANDY CITY THIS DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
CITY MAYOR SANDY CITY RECORDER SEAL

**CITY ENGINEER**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.  
SANDY CITY ENGINEER

**APPROVAL AS TO FORM**  
APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.  
SANDY CITY ATTORNEY

**PLANNING COMMISSION**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ BY THE SANDY CITY PLANNING COMMISSION.  
CHAIRMAN, SANDY CITY PLANNING COMM.

## SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
SANDY CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_ DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
FEE \$ \_\_\_\_\_ SALT LAKE COUNTY RECORDER

SHEET 1 OF 1