

Tom Dolan  
Mayor

Byron Jorgenson  
Chief Administrative Officer

Michael G. Coulam  
Director

## MEMORANDUM

November 18, 2016

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**To:** City Council via Planning Commission  
**From:** Community Development Department  
**Subject:** **Quail Crest Rezone [R-1-20A to R-1-40A & R-1-12]**      ZONE-11-16-5162  
 1861 E, 1885 E, & 1895 East Dimple Dell Road      7.78 Acres  
 [Community #26]

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**HEARING NOTICE:** *This item has been noticed to property owners within 300 feet of the subject area and in the newspaper.*

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PROPERTY CASE HISTORY	
Case Number	Case Summary
ZONE-7-15-4522	This was a previous request by Ivory Development for a PUD(4) for the subject property which would have allowed up to 30 housing units on the subject property. This plan would have concentrated development on the southern half of the development and kept homes away from the sensitive slopes and Dimple Dell Park. It was later revised by the applicant to be a PUD(2.4) for a total of 19 units and added equestrian amenities as part of the proposal. Staff recommended approval of the request. On October 15, 2015, the Planning Commission recommended to the City Council to NOT approve the revised rezoning request of PUD(2.4) with equestrian amenities (5-2 Vote). On November 17, 2015, the Council heard a further revised request by the applicant to rezone the property from the R-1-40A "Single-Family Residential District" to the PUD(2) "Planned Unit Development District." The Council voted to deny the request (5-2 Vote).

### REQUEST

Mr. Boyd Bradshaw of Quail Crest, LLC. He is requesting to rezone approximately 4.56 acres from the R-1-20A "Single Family Residential District" to the R-1-40A "Single Family Residential District" and is requesting to rezone approximately 3.22 acres from the R-1-20A "Single Family Residential District" to the R-1-12 "Single Family Residential District". The subject property is located at approximately 1861 E, 1885 E, & 1895 East Dimple Dell Road. The resulting application of zoning would allow for a 13 lot

subdivision of the subject parcels. Mr. Bradshaw has prepared a letter requesting the zone change (see attached).

### NOTICE

Notices were mailed to property owners beyond a 300 foot radius of the subject parcels as per Sandy City Land Development Code requirements (and others as requested) to notify them of the Planning Commission meeting. Additionally, the applicant held a Community Meeting on November 17, 2016. A full report of the comments voiced at the meetings is attached to this staff report. This meeting was for both the rezoning request as well as the proposed subdivision.

### BACKGROUND

The subject property is bordered by single family homes to the west, a Utah Power substation to the east, and a cemetery to the south all zoned R-1-20A. The property to the north is the Dimple Dell Regional Park zoned SD(OS). (see zoning map)

A year ago, Staff processed a request to rezone the property for a PUD (see the above narrative of Property Case History). Since that time, there have been discussions with staff, the council and community members about how to address development potential of this area and other similar properties all along the Dimple Dell Park area. After much discussion and deliberation, there were several proposals put forward, but no consensus was reached. In the end, no action was taken by the Council. However, Staff has continued to receive inquiries on these parcels and have discussed options and possible design solutions with potential developers.

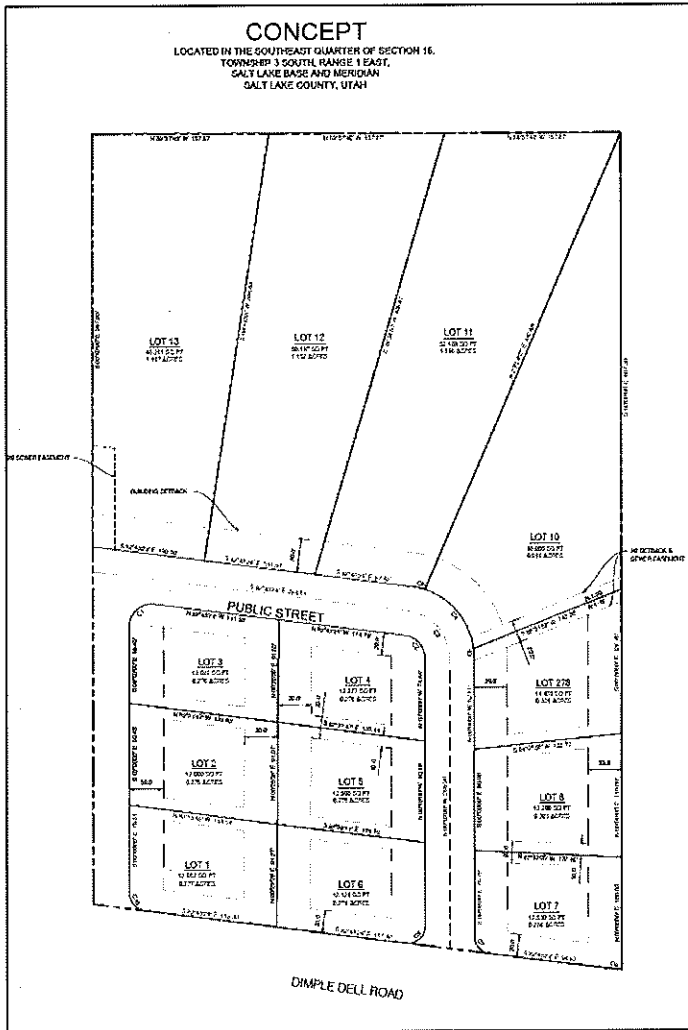
### ANALYSIS

Mr. Bradshaw has submitted a conceptual subdivision layout that will need to be further refined through the review process with City Staff. The subdivision conceptual design is proposed to be a thirteen lot single family development. The intent is to keep the development of homes up the hill and away from the Dimple Dell Park area.



Zoning Map

Based on the concerns expressed through the hearings for the prior rezoning request and the discussions over the Dimple Dell Park area, staff recommends that the current proposal is the best scenario that we've seen which balances the interests of the property owners, the developer, and the concerns of residents from the area at large. This proposal would keep development further away from the sensitive lands, while preserving the rural character of the area and preserving the animal rights of half the land that is directly adjacent to the park. The proposal provides for internal circulation of roads and would lend for this same concept to be extended in the future for properties to the west, should they seek to redevelop their properties over time.



The proposal would split zone the property. The northern half of the property would be “down-zoned” from half acre lot minimum to one acre lot minimums. This would prevent these lots from subdividing further in the future, keep animal rights for these lots, and preserve the character of the Dimple Dell Park area along the upper rim. The southern half of the property would be “up zoned” from the R-1-20A to the R-1-12 zone to allow for smaller lot single-family homes of over one-quarter of an acre (12,000 sq. ft. lot minimum). This scenario would net approximately 13 lots over all.

By comparison, we had reviewed conceptual proposals that showed lot layouts designed following under the existing R-1-20A zoning that would have netted 12-13 lots. In order to achieve that, cuts and fills of the hillside dropping into Dimple Dell would be needed for a road

to access several of the lots. Staff would not prefer to see such a scenario developed, but it could be done in such a way to meet the standards of the Land Development Code. As such, the scenario proposed by the applicant appears to be a much better proposal that achieves a balance of the interests involved.

The requested change is in compliance with the City’s General Plan. Staff believes that the resulting zone change would be compatible with the surrounding area. The following

Goals and Policies are examples of how this rezoning is in compliance with the City's General Plan:

### **Chapter II – Goals and Policies – Housing - Subdivisions**

Goal 2.0 – Discourage Sprawl and excessive consumption of land

- 2.1 Encourage the clustering of housing in selected areas as an alternative to large lot subdivisions.

### **Chapter II – Goals and Policies - Urban Design**

Goal 4.0 – Preserve, enhance, and integrate natural open spaces into the urban fabric of Sandy City

- 4.2 Establish development strategies with minimum impact on natural features such as Dimple Dell, abandoned irrigation canals, natural creeks, stream beds, and wetland areas.

GOAL 7.0 Differentiate districts and Neighborhoods through Urban Design

- 7.1 Create urban design elements and strategies for the identification of distinct neighborhoods and districts via the use of edge treatments, naming the neighborhoods and districts, differentiating through urban design elements, boundaries between uses to mitigate negative impacts, protect and enhance views and vistas to major landmarks.
- 7.2 Enhance view corridors.

### **Chapter II – Goals and Policies - Hillsides**

GOAL 1.0 Provide standards, guidelines and criteria having the effect of minimizing flooding, erosion, and other environmental hazards and to protect the natural scenic character of the hillsides

- 1.1 Provide for the retention of natural topographic features such as drainage channels, streams, ridge lines, rock outcroppings, vistas, trees and other natural plant formations.
- 1.2 Maintain the preservation and enhancement of visual and environmental quality by use of natural vegetation and the prohibition of any excessive excavation and any terracing.
- 1.3 Encourage a variety of development design and concepts that are compatible with the natural terrain of the sensitive areas and which will preserve open space and natural landscape.
- 1.5 Provide for proper location, design, and development of building sites to provide maximum safety and human enjoyment while adapting the development to the best use of the natural terrain.



- 1.6 Provide aesthetic views of the hillside, as well as views from the hillside.

The following Goals and Policies from the adopted Housing Element, are examples of how this rezoning may fulfill the overall objective of the General Plan:

#### 4.1 – Goals – Quality Growth

Goal 1.1 – Develop infill options that complement existing housing stock and neighborhood characteristics.

The proposed rezoning would help allow an infill subdivision in an area with limited room for growth and introduce new housing opportunities in this area. It would also preserve the character of the Dimple Dell Park area along the upper rim, preserve view corridors inside the park, and allow for the protection of hillside areas from development.

#### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone approximately 4.56 acres from the R-1-20A “Single Family Residential District” to the R-1-40A “Single Family Residential District” and to rezone approximately 3.22 acres from the R-1-20A “Single Family Residential District” to the R-1-12 “Single Family Residential District” based on the following findings:

1. That the proposed rezoning is consistent with the Sandy City General Plan.
2. That the proposed rezoning will have no unmitigated negative impacts on the surrounding properties or the area as a whole.

Planner:

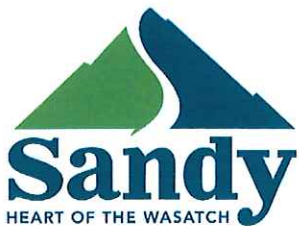
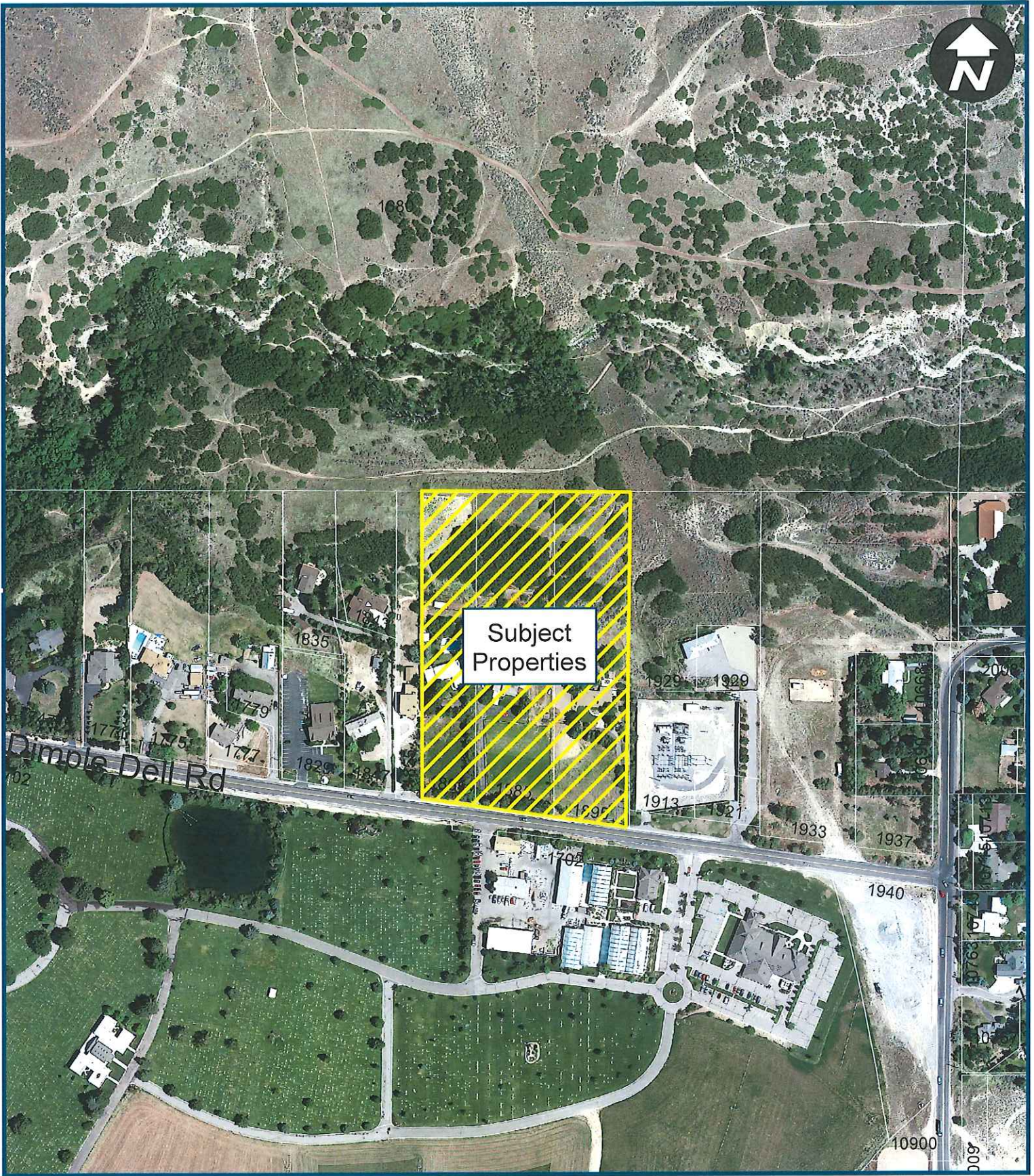


Mike Wilcox  
Long Range Planning Manager

Reviewed by:







# ZONE-11-16-5162 :: Quail Crest Rezone 1861 E, 1885 E, 1895 E. Dimple Dell Rd



PRODUCED BY WADE SANNER  
THE COMMUNITY DEVELOPMENT DEPARTMENT



Sandy City Planning Commission & City Council

I Boyd Bradshaw, on behalf of Quail Crest LLC, and as a representative of the property owners at 1861, 1885, & 1895 East Dimple Dell, am requesting a zone change for two divisions of these properties, as identified in their legal descriptions: one being an "up-zone" from R-1-20 to R-1-40A and the other from R-1-20 to R-1-<sup>BB</sup>10, for the purposes of preserving Dimple Dell Park that abuts the lower part of the 3 parcels (approximately 4.56 acres) while at the same time gaining greater utilization of the upper parts (approximately 3.22 acres) that are accessed off Dimple Dell Road and its future expansion as a major collector road.

Over the course of many months, I have worked with the city staff and been a part of multiple development council meetings to find a best-case scenario for both the property owners and the city in the usability of this land. Many options have been considered and great input has been given and adopted into our intended use of the ground for development purposes, including our initial intent of leaving the current zoning in place and developing the entire property (both upper and lower areas), including the use of the hillside.

The current designs have been an adoption of the preferred ways in which staff recommended preserving the hillside while gaining some additional density with less disturbance of the overall property. Most of these land owners have resided here for 25 plus years and have made many recent attempts to sell for one reason or another, only to be confused by the often misdirection of Sandy City in what they can or can not do with their property. We would like to facilitate a closure of interests to this part of the city, and help some do what others have, with more applicable zoning that fits the extenuating conditions for this property.

Thanks for your consideration,



Boyd Bradshaw

DATE	11/02/2016
BY	FAHREN
CHECKED	
SCALE	AS SHOWN
PROJECT	CONCEPT PLAN
CLIENT	BOYD BRADSHAW
ADDRESS	SANDY, UTAH
DESCRIPTION	

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**BENCHMARK ENGINEERING & LAND SURVEYING**

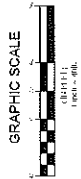
**BENCHMARK CIVIL**

1000 SOUTH 1000 WEST, SUITE 100  
SANDY, UTAH 84084

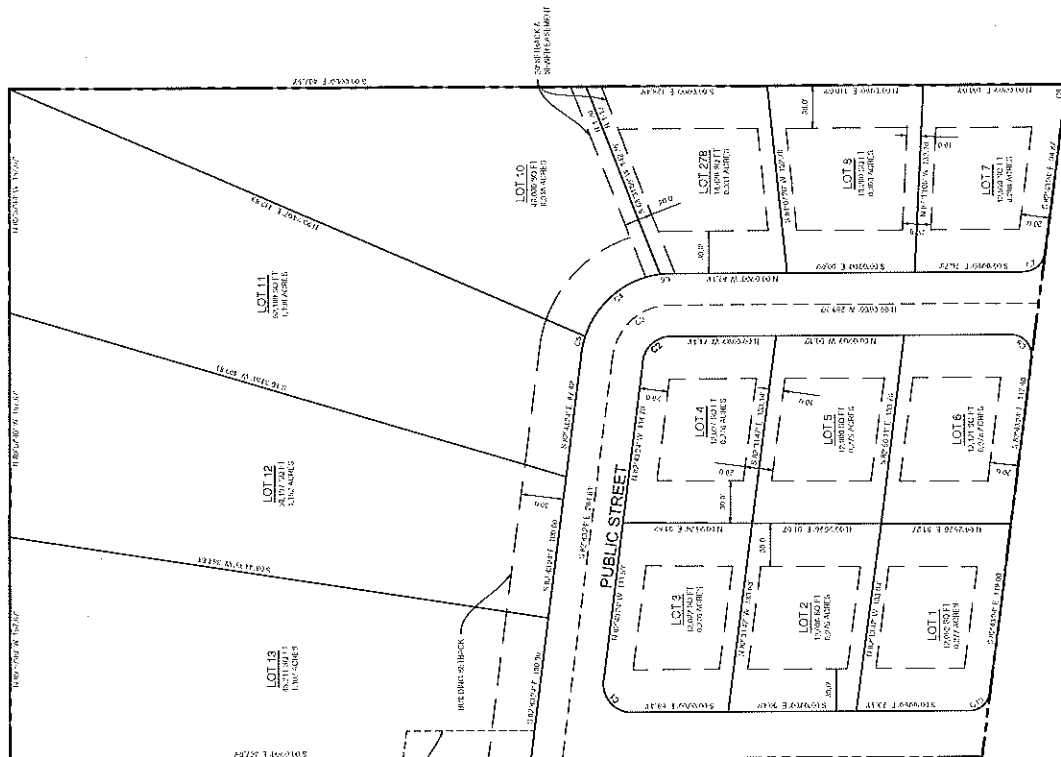
**BOYD BRADSHAW**  
ADDRESS  
SANDY, UTAH

CONCEPT PLAN

SHEET 1 OF 1



**CONCEPT**  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST,  
SALT LAKE MERIDIAN,  
SALT LAKE COUNTY, UTAH



LINE #	LENGTH	BEARING	AREA	PERIMETER	ENCLOSURE
01	100.00	S 00° 00' 00" W	1700.00	100.00	1700.00
02	17.00	S 89° 59' 59" W	1700.00	17.00	1700.00
03	100.00	N 00° 00' 00" E	1700.00	100.00	1700.00
04	17.00	N 89° 59' 59" E	1700.00	17.00	1700.00
05	100.00	S 00° 00' 00" W	1700.00	100.00	1700.00
06	17.00	S 89° 59' 59" W	1700.00	17.00	1700.00
07	100.00	N 00° 00' 00" E	1700.00	100.00	1700.00
08	17.00	N 89° 59' 59" E	1700.00	17.00	1700.00
09	100.00	S 00° 00' 00" W	1700.00	100.00	1700.00
10	17.00	S 89° 59' 59" W	1700.00	17.00	1700.00
11	100.00	N 00° 00' 00" E	1700.00	100.00	1700.00
12	17.00	N 89° 59' 59" E	1700.00	17.00	1700.00



**Michael Wilcox - Quail Quest, Boyd Bradshaw, 1885 East Dimple Dell Road Development**

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**From:** Corey B <coreybodily@gmail.com>  
**To:** Michael Wilcox <mwilcox@sandy.utah.gov>  
**Date:** 11/17/2016 10:00 PM  
**Subject:** Quail Quest, Boyd Bradshaw, 1885 East Dimple Dell Road Development

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Mike,

We held the Community Coordinator Meeting for reviewing the development project at 1885 East Dimple Dell Rd.

Meeting held at Sandy City Hall, 7:00 pm on Thursday, November 17, 2016.

Attending were:

Boyd Bradshaw of Quail Quest, [801-301-7337](tel:801-301-7337)

Kyle Simons of Quail Quest, [801-381-4687](tel:801-381-4687)

Gary Brown, resident and selling property owner at 1885 Dimple Dell Rd.

No other residents attended.

My opinion is that the plan looks like it does not change the nature of the neighborhood, the density looks OK, and the impact on Dimple Dell Park seems minimal.

Regards,

Corey Bodily  
Community Coordinator #26  
[coreybodily@gmail.com](mailto:coreybodily@gmail.com)  
[801-598-5984](tel:801-598-5984)