



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum April 4, 2024

To: Planning Commission
From: Community Development Department
Subject: The Orchards at Dimple Dell Subdivision
10216 S., 10250 S., and 10254 S. Dimple Dell Road
[Community #29, The Dell]

SUB02212024-006720
R-1-10
11.17 Acres

Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, and a sign posted on site.

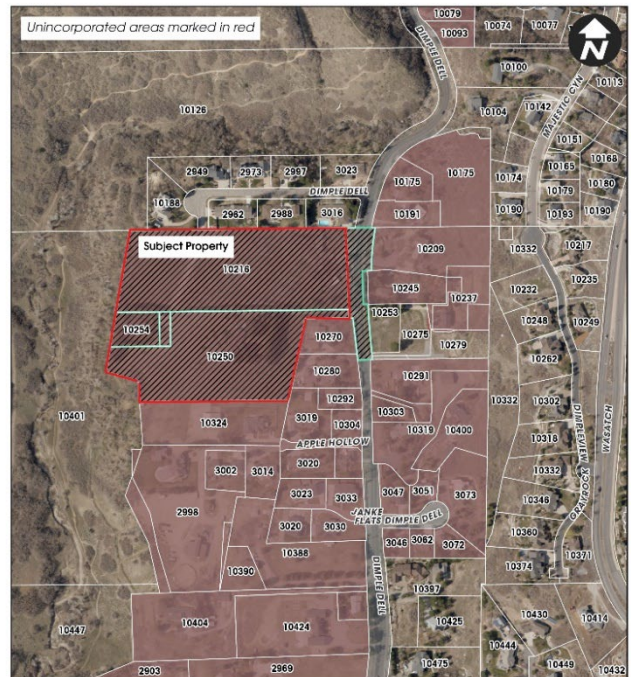
Request

The applicant, Brett Lovell of Lovell Development Group, is requesting preliminary subdivision review for the property located at approximately 10216 S., 10250 S. and 10254 S. Dimple Dell Road on behalf of the property owners Dimple Dell Floral, Inc., Ron and Thoma Lee Olsen Revocable Trust and Olsen Family Orchard, LLC. The proposal consists of subdividing the property into 25 residential lots and dedicating the necessary public streets. (see Exhibit A to review application materials).

Background

The subject property consists of approximately 11.7 acres and is in the R-1-10 Zone. The project is not within any overlay zones. This property was recently annexed from the county into Sandy City and zoned R-1-10. Surrounding properties on the north, east, and south contain single family homes. Those to the east and south still reside in Salt Lake County while homes to the north are within Sandy City and similarly zoned R-1-10. The property directly to the West drops off quickly into Dimple Dell Park.

In 2023, the property was annexed from Salt Lake County into Sandy City. Prior to annexation, the zoning had been R-1-10. This similar zoning has been retained and applied to the property.



0 80 160 320 480 640 800 Feet

Subject Property
SUB02212024-006720
THE ORCHARDS SUBDIVISION
10216 S, 10250 S, and 10254 S.
Dimple Dell Road

Property Case History	
Case Number	Case Summary
ANX08292023-006598	Olsen Farms Annexation (2023)

Public Notice and Outreach

This item was noticed via US mail to all property owners within 500 feet of the proposal, posted on public websites and posted to the property in multiple locations.

Staff held a virtual neighborhood meeting via Zoom on March 11, 2023 (see minutes in Exhibit C). Attendees expressed concerns about the unimproved condition of Dimple Dell Road to the East and its ability to handle the increased traffic. Several residents were also concerned with how the improvements being provided along Dimple Dell Road would transition into adjoining properties that do not have improvements.

Many homeowners who live along Dimple Dell Lane were concerned about increased traffic on their street once it was connected to the new development. This concern was lessened once they were able to view the proposal as most traffic will be directed through the middle of the development and onto Dimple Dell Road. See Exhibit B for additional public comments provided in writing.

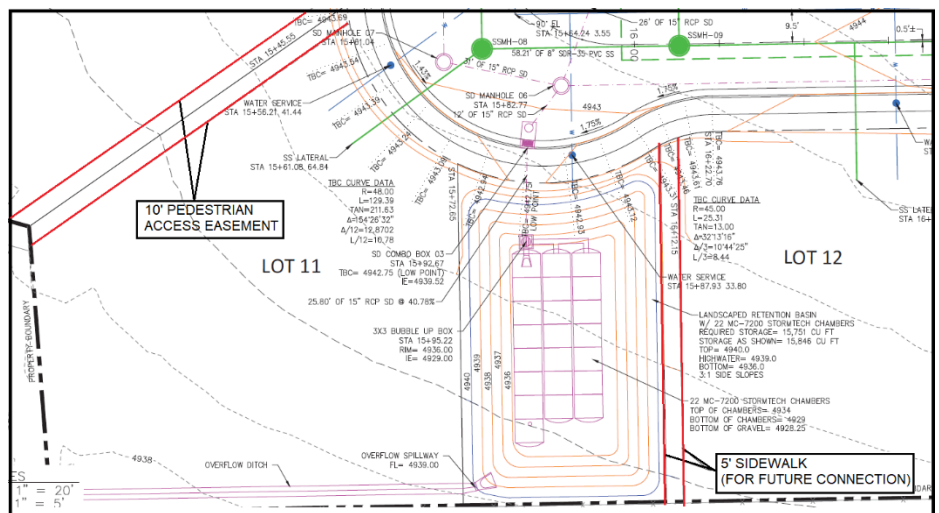
Analysis

The applicant is proposing the creation of a 25-lot single-family residential subdivision on approximately 11.17 acres. This proposal includes one preexisting lot that contains a single-family home that will remain (shown as Lot 9). In 2023, this property was annexed into Sandy City and has been zoned R-1-10. All proposed lots conform with the lot size and frontage requirements of the underlying zoning district. Setbacks and building height regulations will be enforced through the building permit process.

Access

New residential subdivisions require at least two points of ingress/egress. Public street connectivity will be provided to the north onto the existing stubbed street, Dimple Dale Lane. A new access road to the east will provide a connection onto Dimple Dell Road. For a subdivision of this size, it would be preferable to have an additional stub street to the south that could allow for future connectivity. Such a stub street could also be used for utility and pedestrian access.

Instead of a stub street provided to the south for additional street connection, the plans call for a detention parcel between Lots 11 and 12. This parcel will include a public access sidewalk and access easement to the south, which would also have public utility easement to provide a culinary water line stub to allow for future development and improve the water system in the area. An additional 10-foot pedestrian easement is also shown between Lots 10 and 11 which will provide a soft trail community access to Dimple Dell Park.



Staff Concerns

The creation of a non-buildable parcel for the purposes of storm water detention, pedestrian and utility easements will necessitate the creation of a homeowner's association (HOA) to provide long term maintenance of this parcel. Staff is concerned that the HOA would be able to persist long term to maintain these areas when this small area is the only reason for its existence.

A site plan review with staff will be required for this common area parcel, pedestrian pathways, and any other common maintenance areas to ensure that the area is developed in accordance with the land development code.

Proposed pedestrian pathways should provide safety, comfort, and convenience by following crime prevention through environmental design (CPTED) principles. Additionally, there should be a clear separation between this access and adjoining private property. For these reasons, staff recommends a non-opaque fence be constructed along both sides of the pathway between Lots 10 and 11 and along the east side of the pathway between the detention basin and Lot 12. The minimum area between the fences must be at least 10' wide.

Recommendation

Staff recommends that the Planning Commission determine that preliminary subdivision review is complete for the Orchards at Dimple Dell Subdivision located at 10216 S., 10250 S., and 10254 S. Dimple Dell Road based on the following findings and subject to the following conditions:

Findings:

1. That the proposed lot configuration is an efficient use of the land.
2. That the proposed lot sizes and frontages conform to the requirements of the R-1-10 Zone.
3. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.

Conditions:

1. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.
2. That all City provisions, codes, and ordinances are adhered to during the review, construction, and operations process of this project.
3. That all residential lots comply with all requirements of the R-1-10 zone.
4. That all public street improvements be carried out in accordance with the requirements and approvals by the Sandy City Engineering Department through the Subdivision Review process. That street dedication be carried out in accordance with the requirements and approvals by the Sandy City Engineering Department, specifically:
 - a. That the half-width of Dimple Dell Road be dedicated to Sandy City and further improved including curb and gutter, a five-foot parkstrip, and five-foot (5') sidewalk be installed by the developer.
 - b. That all internal streets shown on the preliminary plat be dedicated to Sandy City be improved to the typical residential street width and associated improvements (52' width).
5. That a Homeowners Association (HOA) for the subdivision be established to own and maintain all areas of common maintenance. A set of covenants, conditions, and restrictions (CC&R's) be recorded with the plat to regulate and ensure maintenance of all common area responsibilities.
6. That the property shown as "Detention" on the preliminary plat be labeled as "Parcel 'A' – Non Buildable" and the use thereof be only for common area, storm water detention, public utility easements, and a 10' wide public pedestrian access to future potential developments to the south. That this area be maintained by the HOA.

7. That a 10' wide pedestrian access to Dimple Dell Park be provided and maintained by the HOA.
8. That the applicant complies with all requirements of the site plan review process to create and maintain the detention parcel between Lots 11 and 12, the pedestrian easement between Lots 10 and 11, and any other area of common maintenance responsibility.
9. That a non-opaque fence be provided on both sides of the pedestrian access easement between Lots 10 and 11 and along the east side of the pedestrian access easement adjacent to Lot 12.

Planner:



Thomas Irvin
Senior Planner

File Name: S:\USERS\PLN\STAFFRPT\2024\SUB02212024-006720 - ORCHARDS AT DIMPLE DELL\PLANNING COMMISSION\ORCHARDS AT DIMPLE DELL STAFF REPORT SUB02212024-006720.DOCX

Exhibit "A"

THE ORCHARDS AT DIMPLE DELL

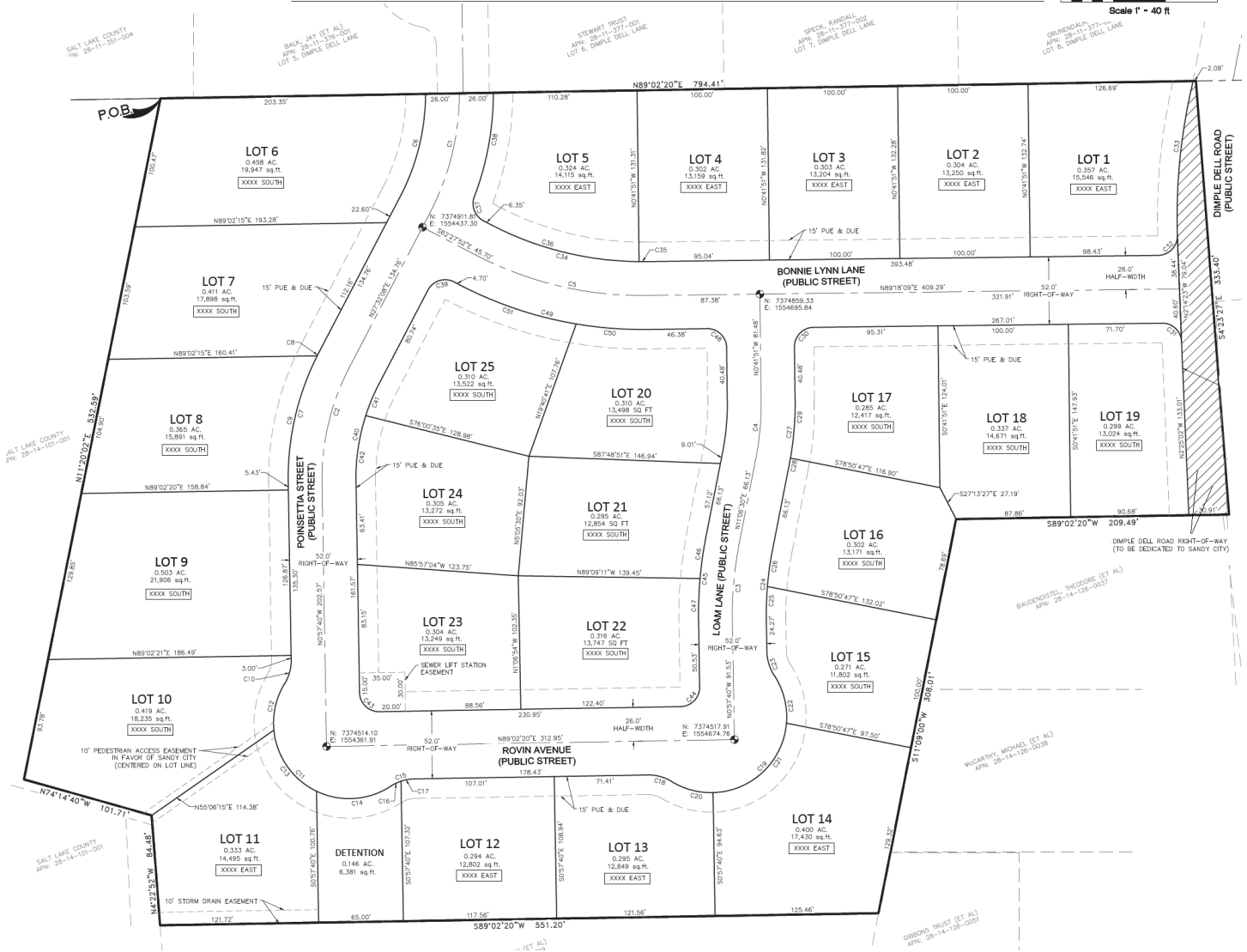
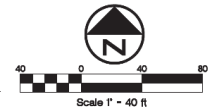


Exhibit "B"

From: mickneel@hotmail.com <mickneel@hotmail.com>
Sent: Monday, March 11, 2024 4:07 PM
To: Thomas Irvin <tirvin@sandy.utah.gov>
Subject: [EXTERNAL] Orchards at Dimple Dell subdivision

Hi Thomas. My name is Michelle Merhi and I reside at 2997 East Dimple Dell Lane. I apologize for the late email regarding tonight's meeting, we just got back into town this morning. We would like to ask that our street not become a through street to the new subdivision. We are requesting that the south side of the property (Orchards at Dimple Dell) be the second road out. We are also requesting that our street not be used as an ingress/egress for construction vehicles. Dimple Dell Lane is already difficult to turn out of and adding another 50 cars a day (25 houses x 2 vehicles, twice a day) would greatly impact those of us on this street.

We are also hoping that there will be some type of continuity as far as lighting in the Dimple Dell area. We love our dark skies at night and hope that it continues.

I greatly appreciate your time and consideration.

Michelle Merhi
801-414-1253

Sent from my iPhone

From: Scott Stewart <scott.stewski@gmail.com>
Sent: Sunday, March 10, 2024 6:15 PM
To: Thomas Irvin <tirvin@sandy.utah.gov>
Subject: [EXTERNAL] Orchard At Dimple Dell project

Thomas,

My name is Scott Stewart. I own the home at 2962 Dimple Dell Ln. My property borders the development to the North. I am deeply concerned with the impact this project will have in my community. It is my understanding that the current plan is to give access to the new development by using Dimple Dell Lane. I am deeply opposed to this plan as our street is a quiet dead-end street. Please do not allow this to happen. There are other access points off of Dimple Dell Road that would allow easy access without disrupting our existing neighborhood. I am also concerned about the amount of construction traffic that this access would bring. I know new development is inevitable but please do not allow this project to destroy what we love about where we live. Thank you in advance.

Scott Stewart

From: Jay Balk <balk5of6family@gmail.com>
Sent: Sunday, March 10, 2024 5:24 PM
To: Thomas Irvin <tirvin@sandy.utah.gov>
Subject: [EXTERNAL] Orchards at Dimple Dell Sub.

Thomas-

Myles name is Jay Balk and I reside at 2945/10188 Dimple Dell Ln. I want to raise my concern about the Orchards at Dimple Dell connecting to Dimple Dell Ln.. one of the reasons we bought our house was because it is at the end of a dead end road. We wanted to reduce the risk for our kids playing in our yard. If this connection happens the roughly 25 houses in the new development have the option to exit to Dimple Dell Rd using the road in front of my house. This drastically increases the traffic in our neighborhood. If half the houses in that neighborhood drive 2-3 cars and uses that road thats 24-36 cars one way. The multiples increase greatly and I may be generous with my numbers. I would like to suggest that the connection to Dimple Dell Ln. be removed and added elsewhere. Thank you for your time and consideration.

Jay Balk
Sent from my iPhone

From: Carolyn Stewart <teamstewartx@gmail.com>
Sent: Saturday, March 9, 2024 3:03 PM
To: Thomas Irvin <tirvin@sandy.utah.gov>
Subject: [EXTERNAL] Access to new subdivision Orchards at Dimple Dell

Mr. Thomas Irvin,

We live on Dimple Dell Lane, which borders the new subdivision on the North side. Our street has no exit and for all general purposes, has been considered a dead end street. There is a dirt lane that leads to one home. The post office, snow plow and trash people have always treated our street as a dead end, giving no service to this home. There are 7 families that live on Dimple Dell Lane; we are very concerned about the builder of Orchards at Dimple Dell subdivision wanting to use our street as one of his ingress and egress to his project. This would turn our neighborhood into a very heavy traffic pattern street. If they are allowed to use our street, they would be taking our daily car traffic from the average of 10 to 12 cars a day to over 40 cars a day. (25 new homes, at least 2 cars per home, that is 50 cars, even if only half of them use our street, that would create 35 - 40 vehicles on our small street.

There is another established road on the South side of this subdivision. It is a dirt road that is used by 2 homes. One of them was included with the land and the other is the same home that our lane goes to. (The Olsen's) The South lane is the normal route that both homes have always used as it also goes straight out to Dimple Dell Road.

It does not seem necessary to disrupt a small established neighborhood when there is another road that would not create a traffic problem to anyone.

I would also like to know what type, if any, street lights this subdivision will install. We are a dark area and hope to keep it that way, for astronomy and environmental concerns.

My last concern is the construction traffic. The builder will have very good access to the property directly from Dimple Dell Road, the South dirt road and the new road in the middle that he has mentioned. We would like to request that construction traffic be banned from Dimple Dell Lane.

Thank you and your committee for looking into our concerns and hope you will understand our fear of losing our quiet street and neighborhood.

Carolyn Stewart
2962 Dimple Dell Lane

801-706-5832

Exhibit "C"

Neighborhood Meeting Summary

Meeting Date: March 11, 2024
Neighborhood: The Dell #29
Project: The Orchards at Dimple Dell Subdivision
Applicant: Brett Lovell

Project Summary

The proposal is a Preliminary Subdivision Review application for a 25-lot subdivision and the dedication of public streets on 11.17 acres of land that was recently annexed into the city.

The property is zoned R-1-10 and is surrounded by single family homes on the north, east, and south and Dimple Dell Park on the west. Many of the surrounding properties reside within the county.

Meeting Minutes

The neighborhood meeting was conducted online, via Zoom, with approximately 30 participants.

Mike and Karen Stillman began the comment period by discussing traffic and vehicle access. They were concerned about the lack of improvements along Dimple Dell Road. No pedestrian path is provided, and vehicles tend to speed on their way down the road. Adding additional vehicle traffic will result in exasperating an already dangerous situation. They were pleased with the proposed layout as the lot sizes were larger than they expected. The Stillman's also wanted to know if a wildlife study could be required.

Ted Baudendistel was the next to speak. He owns the property just south of the development on Dimple Dell Road. He asked if the irrigation lines on the east would be removed or remain. He was also concerned about the proposed street widening and dedications along Dimple Dell Road as the additional width would result in a dead end of this width at his property. Storm water could also be a problem at this location.

Mike and Karen Stillman spoke again. They mentioned that the lack of improvements along the majority of Bell Canyon Road could limit fire department responsiveness to a future wildfire. They also asked if the development would provide low impact street lighting.

The applicant, Brett Lovell, responded at length to citizen comments. He clarified that the current condition of Dimple Dell Road is beyond the scope of his project. He would be improving and dedicating improvements where Dimple Dell Road adjoins his project and would ensure there is a transition provided at the south. He would also be meeting Sandy City requirements for low impact lighting. He also mentioned that the existing irrigation lines across the property would have to be removed during development.

Towards the end of the meeting, several residents who live on Dimple Dell Lane stated that they attended to see if the proposed connection to their street would result in a significant increase in traffic. Based on the layout, most of them felt that, while they preferred no connection, the one proposed would not overburden the lanes' ability to handle traffic.