

## ***Revised ~ Code Amendment Proposal***

- Amends Title 21, Land Development Code  
Chapter 30, *Subdivision Review*  
~~Chapter 36, *Notice Requirements*~~
  - Update the standards for subdivision review application requirements and procedures to align with new State Law requirements
  - Match current digital review practices
  - ~~Streamline~~, Reorganize and clarify subdivision review requirements and procedures
  - ~~Public notice consistent with subdivision chapter~~
  - Correct errors where appropriate

# Summary of 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

# Summary of 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: Utah Code allows Staff or the Planning Commission
  - Final Review: May Not be the Planning Commission
  - City Council prohibited from being Land Use Authority

# Summary of 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

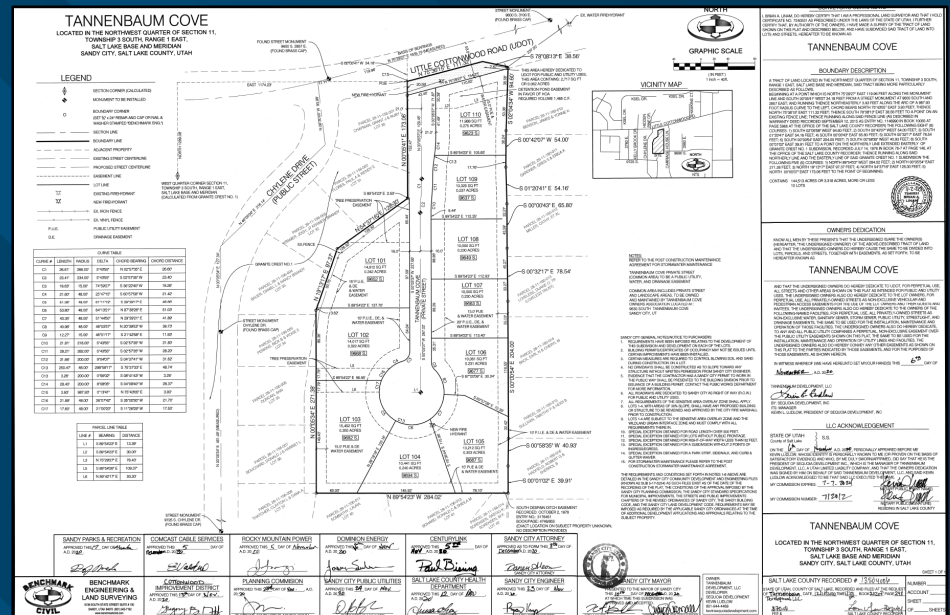
# Summary of New State Legislation SB 174 and HB 406

## 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

# Subdivision Requirements that Remain the Same

- Neighborhood Meeting (**not codified**)
- Public Notice
- Public Meeting
- Preliminary Review
  - Planning Commission
- Final Review
  - Director / Mayor Final Approval
- Plat Map with All Signatures



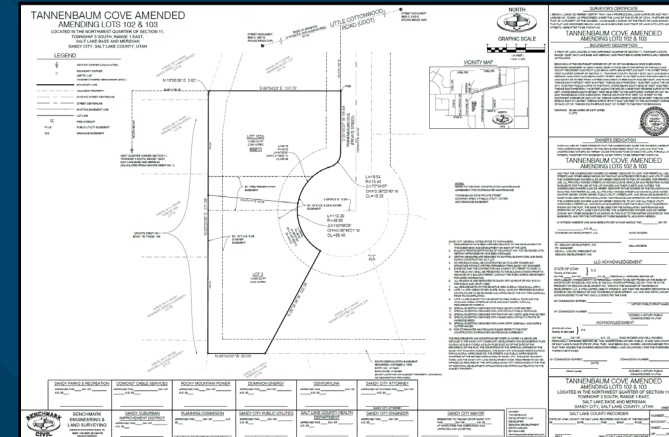
# *Revised* ~ Code Amendments

## Subdivision Requirements that Changed

- Reorganized Sections for Clarity
- Pre-Application Meeting is Voluntary
- Information Requirements for Complete Applications Clarified and Strengthened
- Review Cycle Processes for Preliminary and Final Subdivision Approval Clarified
- ~~Director is the Land Use Authority for Preliminary Approval, unless the Planning Commission is designated as the Land Use Authority for Preliminary Approval.~~

# Subdivision Plat Amendment *Revised ~ Code Amendments*

- *No changes proposed*
- ~~Process Streamlined~~
  - ~~Preliminary and Final Combined into One Step~~
- ~~Criteria Strengthened~~
- ~~Amended plat required, but only adjusted lots~~
- ~~Number of Signatures Reduced~~





# Property Line Adjustment *Revised* ~ Code Amendments

- *No changes proposed*
- ~~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~~

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 380 SALT 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

# Planning Commission Recommendation

- Positive recommendation to the City Council to adopt Ordinance 24-01 and amend Title 21, of the Sandy Municipal Code, relating to Subdivision Review based on the analysis and findings in the staff report.

~End~