



# SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

KURT BRADBURN  
MAYOR

MATTHEW HUISH  
CHIEF ADMINISTRATIVE OFFICER

## MEMORANDUM

October 18, 2018

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To: Planning Commission  
From: Community Development Department  
Subject: Stor-N-Lock Commercial Subdivision Review  
8594 S. Harrison Street

Regional Commercial (RC)  
SUB-09-18-5483

[Northwest Exposure, *Community #1*] 4.42 Acres

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*Public Notice: In addition to the posting of the meeting agenda, this project was noticed for this meeting to property owners within 500 feet of the subject property, by U.S. Mail delivery. A Neighborhood meeting was held on this project on October 3, 2018. No one attended the neighborhood meeting, nor were there any contacts or communications received by staff on this project.*

### DESCRIPTION OF REQUEST

The applicant is requesting that the Planning Commission determine that the preliminary review is complete for a one lot commercial development for the proposed Stor-N-Lock storage building project. The Planning Commission is the land use approval body for subdivision approval, as designated in the Sandy City Development Code.

### BACKGROUND

This approximately 4.5 acre site consists of multiple property parcels, which will be consolidated into this subdivision as a single lot. The subject property is located at 8594 S. Harrison Street, and is zoned Regional Commercial, (RC).

### 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. A comprehensive storm water plan will be implemented as part of this subdivision. All needed subdivision improvements for this site will be required and completed through the site plan application and approval. Some needed street dedication for the widening

of Harrison Street will be accomplished through the subdivision platting. Staff has no concerns about this proposed subdivision.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission determine that preliminary review is complete for the Stor-N-Lock Sandy one-lot commercial subdivision by making the following **two 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.

**CONDITIONS:**

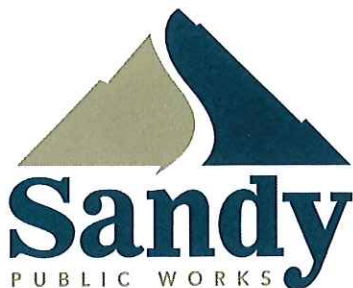
- 1. That the developer proceed through the final subdivision review process with staff prior to the start of any construction (including payment of development fees and posting of an appropriate bond to guarantee completion of all required improvements on and off the site), according to the Subdivision Procedures Handout.
- 2. That the applicant comply with all department requirements as noted in all Preliminary Review letters prior to submittal for final subdivision review.

Planner:

Reviewed by:



Douglas L. Wheelwright  
Development Services Manager



# DEPARTMENT OF PUBLIC WORKS

Kurt Bradburn  
Mayor

Matthew Huish  
Chief Administrative Officer

Michael Gladbach, P.E.  
Director

## READY-FOR-PLANNING-COMMISSION MEMORANDUM

**Date:** September 13, 2018

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

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

*Ryan C. Kump*  
*Britney Ward*  
*David J. Poulsen*

**Project Name:** Stor-N-Lock Sandy  
**Plan Case Number:** SUB-09-18-005483  
**Project Address:** 8620 South Harrison Street

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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.

