



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Meeting Agenda

City Council

Ryan Mecham, District 1
Alison Stroud, District 2
Zach Robinson, District 3
Scott Earl, District 4
Brooke D'Sousa, At-large
Marci Houseman, At-large
Cyndi Sharkey, At-large

Tuesday, August 16, 2022

5:15 PM

City Hall and Online

Business Session

Web address to view complete packet: <http://sandyutah.legistar.com>

The City Council is monitoring the status of COVID-19 and will shift the meeting format as deemed necessary by the Chairperson.

This Council Meeting will be conducted both in-person, in the Sandy City Council Chambers at City Hall, and via Zoom Webinar. Residents may attend and participate in the meeting either in-person or via the webinar link below. Those who attend in-person are encouraged to wear a mask while attending the meeting.

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_en5nJe7bQsG9XsjO4PZoEw

After registering, you will receive a confirmation email containing information about joining the webinar.

Or listen by phone:

US: +12532158782,,86720114596# or +13462487799,,86720114596#

Or dial For higher quality, dial a number based on your current location.

US: +1 253 215 8782 or +1 346 248 7799 or +1 669 444 9171 or +1 669 900 6833 or +1 386 347 5053 or +1 564 217 2000 or +1 646 931 3860 or +1 929 436 2866 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 867 2011 4596

Passcode: 206243

5:15 Council Meeting

Prayer / Pledge of Allegiance

Citizen Comments

1. [22-296](#) General Citizen Comments

Attachments: [Click here to eComment on this item](#)

This is the time set aside for the public to comment on any City business. Each live speaker is allowed three minutes. Citizens wishing to comment live should attend the meeting in person or access the meeting virtually via the Zoom Webinar link. The call-in number is generally for listening only. You may also leave an eComment by following the appropriate link as listed on the meeting agenda, or by emailing CitizenComment@sandy.utah.gov.

Business Session Items

Informational Items

2. [22-301](#) Fire Department Staffing Discussion

Attachments: [Fire Staffing Memo](#)

3. [22-302](#) Capital Facilities Discussion

4. [22-293](#) (Public Works Update: Bulk Waste Program)

Attachments: [Bulk Waste Update to Council \(ekr\)](#)

Consent Calendar

5. [22-286](#) Council considering adoption of Ordinance 22-07, an Ordinance amending Title 2 "Elections" of the Sandy City Code by amending Section 2-1-1 "Filing Fee."

Attachments: [22-07 Ordinance-Election Sec 2-1-1 Filing Fee.pdf](#)

6. [22-300](#) Council to consider the reappointment of new members to the Community Development Block Grant (CDBG) Committee

Attachments: [Reappointment Letter \(8.2.2022\)](#)
 [Resolution #22-39C Wade Greenwood](#)
 [Resolution #22-40C Greg Wilson](#)
 [Resolution #22-41C Rebekah Cowdell](#)
 [Resolution #22-42C Patrick Casaday](#)

Council Voting Items

7. [REZ05042022-6315 \(CC Ord\)](#) Community Development Department presenting, for City Council action, a zone change application (File #REZ05042022, Brand Estates) submitted by Next Level Homes, requesting that 5.0 acres at 267 E. and 285 E. 11000 S. be rezoned to the R-1-10 and R-1-15 Zones.

Attachments: [Planning Commission Staff Report](#)
[Neighborhood Meeting Summary](#)
[Planning Commission Minutes](#)
[Pictures-Notice Sign](#)
[Ordinance 22-08-Brand Estates](#)

Standing Reports

Agenda Planning Calendar Review & Council Office Director's Report

Council Member Business

Mayor's Report

CAO Report

Adjournment



Staff Report

File #: 22-296, **Version:** 1

Date: 8/9/2022

Agenda Item Title:
General Citizen Comments

Description/Background:

This is the time set aside for the public to comment on any City business. Each live speaker is allowed three minutes. Citizens wishing to comment live should attend the meeting in person or access the meeting virtually via the Zoom Webinar link. The call-in number is generally for listening only. You may also leave an eComment by following the appropriate link as listed on the meeting agenda, or by emailing CitizenComment@sandy.utah.gov.



Staff Report

File #: 22-301, **Version:** 1

Date: 8/16/2022

Agenda Item Title:

Fire Department Staffing Discussion

Presenter:

Kim Bell, Deputy Mayor

Description/Background:

Administration and the Fire Department will be providing additional information on the immediate needs for the Fire Department for FY 23. We will also provide an overview of the short-term and long-term strategies to sustain the 3-2 staffing level that was implemented by the Mayor on July 8, 2022.



MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

M E M O R A N D U M

DATE: August 5, 2022

TO: City Council

FROM: Deputy Mayor Kimberly Bell
Fire Chief Bruce Cline

RE: Fire Department Staffing

Background:

Administration and the Fire Department will be providing additional information on the immediate needs for the Fire Department for FY 23. We will also provide an overview of the short-term and long-term strategies to sustain the 3-2 staffing level that was implemented by the Mayor on July 8, 2022.

Next Steps:

Administration and the Fire Department will focus on the following short-term strategies:

1. Recruitment:

- Recruitment strategies to fill existing openings and new positions
- Accelerate recruitment strategies for laterals from comparable communities
- Focus on out of state transfers

Below is a chart referencing the Salt Lake Fire Academy and our proposed training plan for recruits:

SL Fire Academy	Start Date	Completion Date	# of Sandy recruits
	August 8, 2022	November 18, 2022	3
	February 13, 2023	May 26, 2023	12

*The number of recruits sent to the academy may fluctuate based on recruitment efforts



SANDY CITY ADMINISTRATION

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

2. Short-term Revenue strategy (recommended priority)

- Fire Department personnel savings FY 23
- Fire department carryover savings FY 22
- Wildland Fire Special Purpose Fund
- City Council operating contingency
- FY 22 surplus revenue
- Citywide Capital contingency

3. FY 23 One-time Requests

Overtime/Gap to Achieve Staffing Needs	\$387,000
Travel for Fire Marshal, Prevention Staff, and NFA	3,500
Uniforms / PPE	
Existing Staff Needs	
Turnout Gear – second set (81)	265,000
Turnout Gear – replacements (7)	23,000
Turnout Boots (20)	9,000
Station Pants (65)	13,500
Station Boots (30)	10,000
New Recruit Needs (17)	139,400
Sub-total	459,900
Training for 17 Recruits	30,600
Furniture and Equipment	
Smart TV (one per station)	5,000
Laptops (two additional per station)	18,000
Subtotal	23,000
Ambulance Supplies	18,000
Total	922,000



SANDY CITY ADMINISTRATION

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

4. Long term strategy - FY 24 Ongoing Requests (Preliminary Estimates)

Personnel costs (New recruits)	\$712,500
PPE Replacements (5 year replacement cycle)	60,000
Increase Training/Travel	10,000
Increase Station Uniform Replacements	40,000
Increase Ambulance Supplies	18,000
Station Amenities	10,000
Total	\$850,500

5. Long term Revenue Strategy

- a. General revenue growth
- b. Fee increases
- c. Property tax increase
- d. Special public safety assessment
- e. Wildlands deployment

6. Other Ongoing Needs

- Fire Station 31 building replacement
- Specialty training & GAP/OT
 - Wildland
 - Hazmat
 - Leadership
 - Mental health & peer support
 - Create leadership/incentive compensation for specialized training

We plan to continually update the council on Fire Department staffing issues as we move forward with the 3-2 staffing and further discussions with the council. Please let either of us know if you have any questions.

Thank you.



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Staff Report

File #: 22-302, **Version:** 1

Date: 8/16/2022

Agenda Item Title:
Capital Facilities Discussion

Presenter:
Shane Pace, CAO

Description/Background:



Staff Report

File #: 22-293, **Version:** 1

Date: 8/16/2022

Agenda Item Title:
(Public Works Update: Bulk Waste Program)

Presenter: Mike Gladbach

Description/Background: Mike Gladbach presenting an update on the Bulk Waste Program



Bulk Waste Program Update



Spring 2022 Program

1. 2022 Spring Schedule
 - a. March 7 - June 2
 - b. Work four 10-hour days
2. Scheduling is weather/snow dependent
 - a. Spring we collect West to East
 - b. Fall we collect East to West
3. 2,000 trips to landfill
Historical spring average is 2,500



Spring Communications Campaign

1. Postcards mailed
2. Public Works Web Page updates
3. Home Hero Banner linked to web page
4. Communications Channels
 - a. Facebook
 - b. Twitter
 - c. Instagram
 - d. Sandy Journal
 - e. SandyNow! eNews
 - f. Nextdoor
 - g. Marquee



Sandy City's BULK WASTE PROGRAM

The Bulk Waste Program is Changing!

Don't block driveway

Don't block traffic

Bulk Waste Area

Green Waste

Household Appliances

Furniture

Mattresses

Carpet

Fencing

Lawn mowers

BBQ Grills

Scrap Metal/Pipes

BBQ Drums

PILE SIZE LIMIT OF 20' x 6' x 4'
Residents will be responsible for removing excess material!

Items Accepted:

- Boxes / Bundles / Bags (required for small, loose items like leaves and grass clippings)
- Appliances (refrigerant removed and tagged)
- TVs / Household Appliances
- Water Heaters
- Furniture / Cabinets (glass must be removed)
- Tonnies / Sinks / Bathtubs
- Mattresses / Box Springs / Bed Frames
- Carpet / Paddings (rolled)
- Green Waste (max length 4', max diameter 18")
- Fencing / Posts / Lumber (max length 4')
- Lawn mowers / Snowblowers / Other Small, Gas-operated Equipment (oil & gas removed)
- BBQ Grills (propane tanks removed)
- Scrap Metal/Pipes (max length 4', max weight 50 lbs. - no auto parts, no vehicle/trailer with a VIN)
- BBQ Drums (empty and tops removed)

72 hours

Place bulk waste curbside no sooner than 72 hours prior to your scheduled collection date.

Hauling bulk waste to another location is considered illegal dumping. If you see this, please get the license plate number and contact the Police Dept at (801) 799-3000.

Items not listed to the left WILL NOT be picked up!

- Residents must haul away or rent a dumpster for items not listed.
- Residents can be cited for violation.

It is critical that debris and contaminants stay out of our storm water system.

FOR SANDY RESIDENTS ONLY

This service is not available to businesses, apartments, condos, mobile home parks or residents of Salt Lake County.

If you have any questions about the program, please call Sandy Public Works at (801) 565-2959.

If you are interested in our year-round dumpster program for remodeling projects, visit sandy Utah.gov.



Ruth Boerger-Schnelle

Thanks for letting us know. So glad they are keeping this service



Spring Communications Campaign

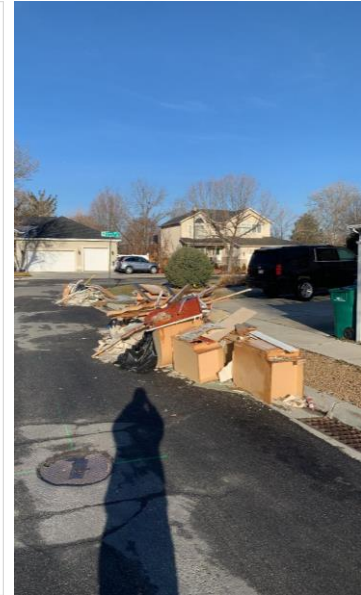
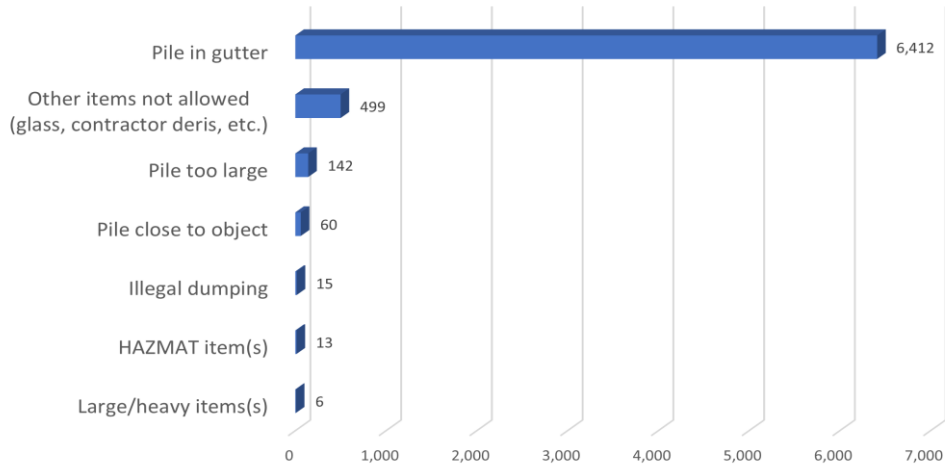
5. Initial e-Blast (SandyNow! text and email) Week Feb 14-18
6. SandyNow! My Alert Pulse and Nextdoor Pulse (geo-targeted message weekly to next designated areas)
7. Mr. Do Right videos



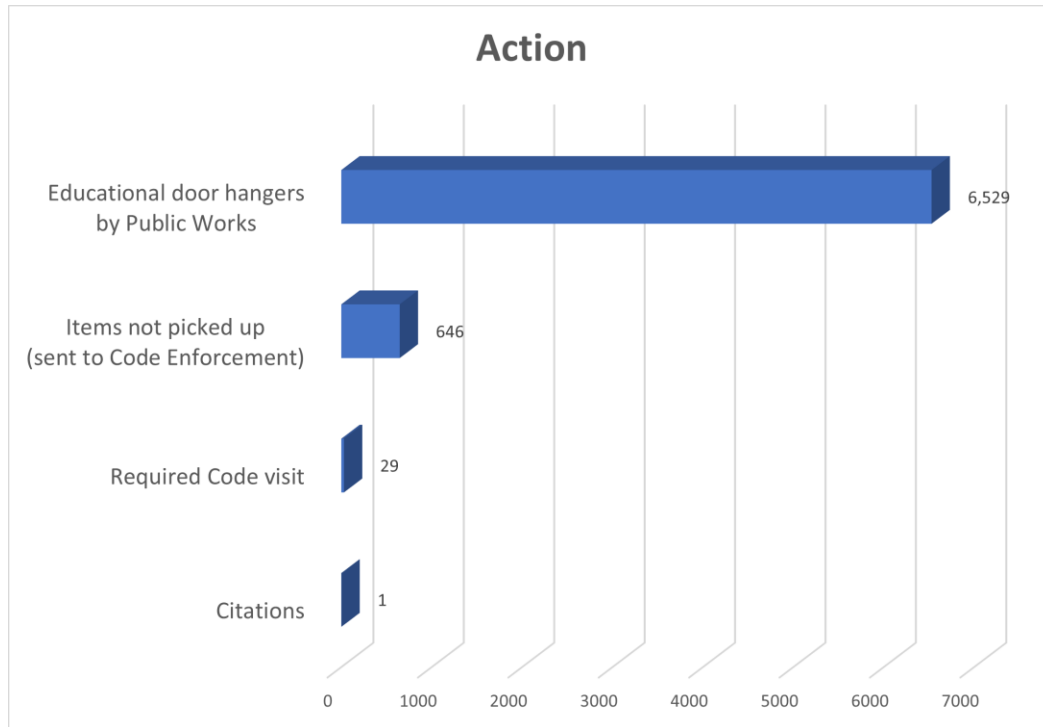
Bulk Waste By The Numbers

Follow-up Needed

(Total homes that participated: 14,000-15,000)

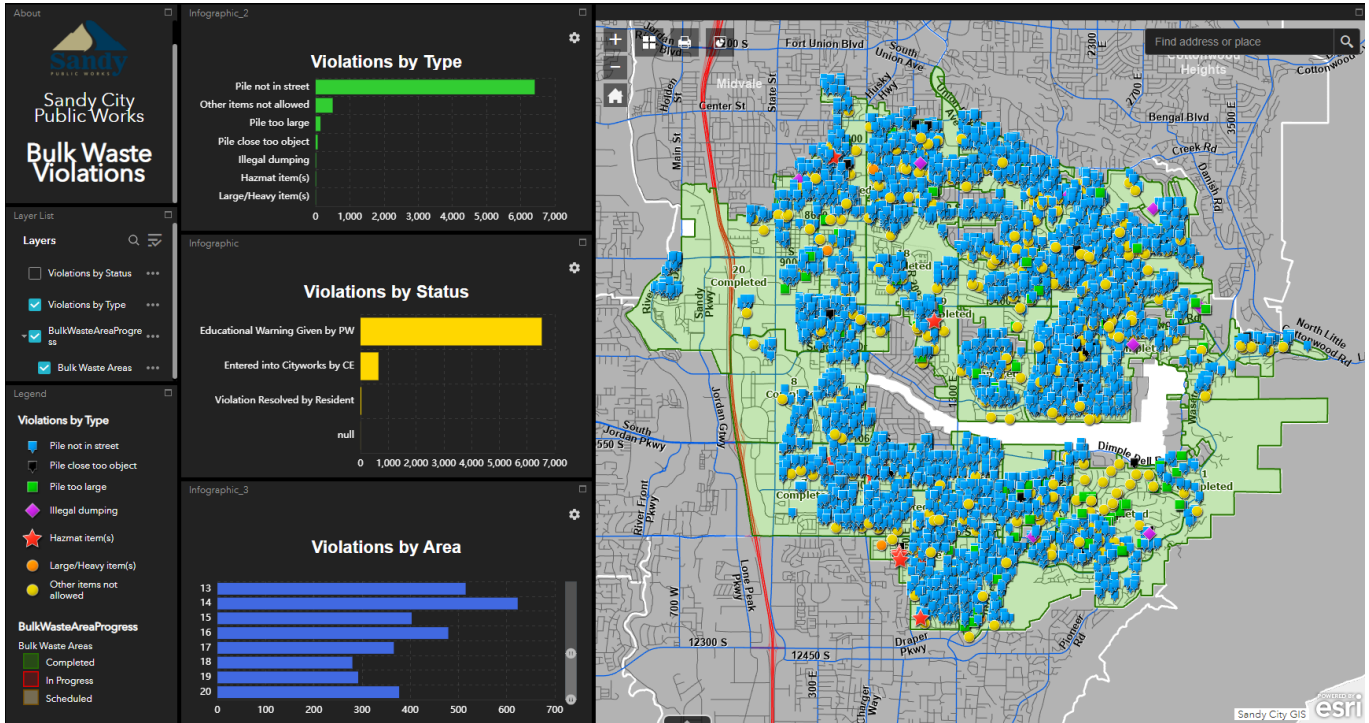


Follow-up Contacts Tracked



Some hardship assistance was provided with dump vouchers and dumpsters

Violations Tracking Site



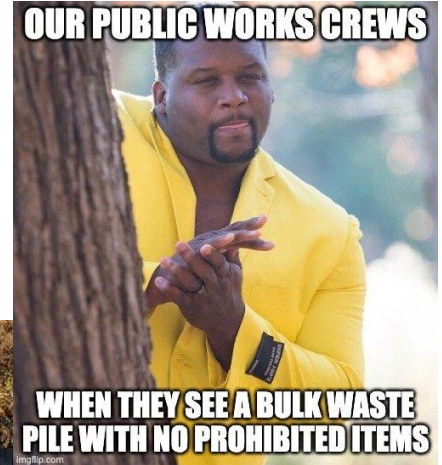
* Every neighborhood had similar violations.



Citizen Successes & Fall Bulk Waste Pickup

Successes

Many stayed out of gutter, managed pile size, and disposed of HAZMAT properly.



Fall 2022 Program



1. Schedule
 - a. September 12 - November 17
 - b. Start on east side
2. Modifications
 - a. Track same violations
 - b. Focus communications/education on gutter, pile size & proximity to objects
 - c. Use same education/warning notices
 - d. Collect data to track improvements
3. No change to Code Enfor. procedures

Fall Goals

1. Improve compliance
2. Reduce door hangers by 1/3

Fall Communications Focus

1. Education focus
 - a. Placement of 2 feet from gutter & 3 feet from inlets and objects
 - b. Pile size limit
 - c. No sooner than 72 hours out
 - d. List of Items accepted & not accepted
 - e. Advertise year-round dumpster program for contractor projects
2. The Mr. Do Right BIG 3
 - a. NO piles in the gutter
 - b. NO large piles
 - c. NO piles close to objects (cars, mailboxes, utility boxes, inlet grates, etc.)



Fall Communications Focus

3. New Implementations for Fall
 - a. A-Frames. Throughout neighborhoods
 - b. Electronic Message Boards placed outside collection area
 - c. August Newsletter: Mr. Do-Right pointing out Big 3
4. Additional Communications Channels
 - a. Lobby TVs
 - b. Email Blast
 - c. Email Pulse
 - d. Home Hero Banner
 - e. Newsletter Ad

Continue

 - a. Postcard/mailer
 - b. Facebook, Twitter, Nextdoor and Instagram
 - b. SandyNow! eNews





Questions?

As you make plans for the Fall Bulk Waste Collection, remember the Bulk Waste Rules!

BULK WASTE RULES:



- ✓ Piles Size Limit: 20' x 6' x 4'
 - 3' away from storm drains
 - 2' away from gutters
 - 1 pile per household
- ✓ Don't place bulk waste in the street more than 72 hours in advance
- ✓ Pay attention to the list of acceptable and non-acceptable items

To protect our storm drain system,
keep bulk waste out of the gutter!



Staff Report

File #: 22-286, **Version:** 1

Date: 8/16/2022

Agenda Item Title:

Council considering adoption of Ordinance 22-07, an Ordinance amending Title 2 "Elections" of the Sandy City Code by amending Section 2-1-1 "Filing Fee."

Presenter:

Lynn Pace, City Attorney

Description/Background:

Due to the amendment of the candidate filing fee adopted through the FY 2023 budget process, Section 2-1-1 of the Sandy Municipal Code must be amended to represent the amended fee. Please review the attached ordinance.

Recommended Action and/or Suggested Motion:

Motion to adopt ordinance 22-07.

ORDINANCE # 22-07

AN ORDINANCE AMENDING TITLE 2, "ELECTIONS" OF THE SANDY CITY CODE BY AMENDING SECTION 2-1-1, "FILING FEE"; ALSO PROVIDING A SAVING CLAUSE FOR THE ORDINANCE AND AN EFFECTIVE DATE.

WHEREAS, the Sandy City Council finds that it is advisable to amend Title 2, "Elections" of the Sandy City Code regarding Section 2-1-1, "Election Fee" as set forth herein; and

WHEREAS, Section 10-8-84, Utah Code Annotated, authorizes such amendment in order to protect the public health, safety and welfare of the City,

NOW, THEREFORE, BE IT ORDAINED by the City Council of Sandy City as follows:

Section 1. Amendment. The Sandy City Code is hereby updated by amending the Section 2-1-1, "Election Fee" as set forth in **Exhibit "A"** which is attached to and incorporated in this ordinance. All former ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance or of the Code hereby adopted are hereby repealed.

Section 2. Severable. The provisions of this ordinance shall be severable; and if any provision thereof, or the application of such provision under any circumstances is held invalid, it shall not affect any other provision of this ordinance, or the application in a different circumstance.

Section 3. Effective. This ordinance shall become effective upon publication of a summary thereof, and the City Recorder is hereby directed to publish such summary as soon as practically possible.

PASSED AND APPROVED by the Sandy City Council this ____ day of _____, 2022.

Zach Robinson, Sandy City Council Chair

PRESENTED to the Mayor this ____ day of _____, 2022.

APPROVED by the Mayor this ____ day of _____, 2022.

Monica Zoltanski, Mayor

ATTEST:

City Recorder

RECORDED this ____ day of _____, 2022.

SUMMARY PUBLISHED this ____ day of _____, 2022.

Exhibit “A”

Sec. 2-1-1. – Filing Fee.

A filing fee ~~in the amount of \$10.00~~ shall be paid upon the filing of declaration of candidacy or nomination petition with the City Recorder.

(Revised Ords. 1978, § 2-1-1; Ord. No. [18-09](#), § 1(exh. A, § 2-1-1), 4-10-2018)

State Law reference— Payment of fee required by ordinance required, U.C.A. 1953, § 20A-9-203(3).

Sec. 2-1-1. – Filing Fee.

A filing fee shall be paid upon the filing of declaration of candidacy or nomination petition with the City Recorder.

(Revised Ords. 1978, § 2-1-1; Ord. No. [18-09](#), § 1(exh. A, § 2-1-1), 4-10-2018)

State Law reference— Payment of fee required by ordinance required, U.C.A. 1953, § 20A-9-203(3).



Staff Report

File #: 22-300, **Version:** 1

Date: 8/16/2022

Agenda Item Title:

Council to consider the reappointment of new members to the Community Development Block Grant (CDBG) Committee

Presenter:

Jake Warner, CDBG Administrator

Description/Background:

The members recommended for reappointment include Wade Greenwood, Rebekah Cowdell, Greg Wilson, and Patrick Casaday (alternate). Each of these individuals have the full support of the CDBG staff, as expressed in the attached memo from Jake Warner, the CDBG Administrator.

Recommended Action and/or Suggested Motion:

Suggested Motions:

1. Motion to adopt resolution 22-39C reappointing Wade Greenwood as a regular member to the CDBG committee for a term beginning on August 16th, 2022 and ending on June 30th, 2024.
2. Motion to adopt resolution 22-40C reappointing Greg Wilson as a regular member to the CDBG committee for a term beginning on August 16th, 2022 and ending on June 30th, 2024.
3. Motion to adopt resolution 22-41C reappointing Rebekah Cowdell as a regular member to the CDBG committee for a term beginning on August 16th, 2022 and ending on June 30th, 2024.
4. Motion to adopt resolution 22-42C reappointing Patrick Casaday as an alternate member to the CDBG committee for a term beginning on August 16th, 2022 and ending on June 30th, 2024.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY
DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI
MAYOR

August 1, 2022

RE: CDBG Committee Member Reappointment

City Council,

Thank you for your consideration to reappoint Wade Greenwood, Rebekah Cowdell, Greg Wilson, and Patrick Casaday (alternate) as members of the CDBG Committee ("Staff Advisory Committee").

One of the primary roles of the Committee is to formulate a funding recommendation for the annual CDBG grant to be presented to the City Council for a final decision. The process takes several months and includes public hearings to consider needs in the community, preparing and publishing a funding request application, determining application review criteria, reviewing funding request applications, and allocating the funds. Staff relies heavily on the Committee at each stage, not the least of which are the challenging final decisions by the Committee to determine who will and will not receive funding amongst a pool of worthy applicants.

All four of these individuals have been valuable members of the Committee. Each of them have attended meetings regularly and contributed in meaningful ways. Based on my records, Wade has served on the Committee for eight years and Greg has served for four years. Their experience helps to provide a practical perspective to the process. Rebekah and Patrick have just completed their first term. As newer members, they provide a fresh outlook to the meetings. The combination of newer members serving alongside more experienced members has worked very well.

I support the reappointment of Wade Greenwood, Rebekah Cowdell, Greg Wilson, and Patrick Casaday (alternate) as members of the CDBG Committee.

Thanks,

A handwritten signature in blue ink, appearing to read "Jake Warner", is written over a horizontal line.

Jake Warner
Long Range Planning Manager/CDBG Administrator
Sandy City

RESOLUTION #22-39C

A RESOLUTION APPOINTING **WADE GREENWOOD** AS A **REGULAR** MEMBER TO THE SANDY CITY COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE

BE IT RESOLVED by the City Council in Sandy City, Utah, that Wade Greenwood be appointed as a REGULAR member to the Sandy City Community Development Block Grant Committee.

The appointment will be as follows:

WADE GREENWOOD to fill a term as a **REGULAR** member, beginning on **August 16th, 2022** and ending on **June 30th, 2024**.

PASSED AND APPROVED this August 16th, 2022.

Zach Robinson, Chair
Sandy City Council

ATTEST:

City Recorder

RECORDED this _____ day of _____, 2022

RESOLUTION #22-40C

A RESOLUTION APPOINTING **GREG WILSON** AS A **REGULAR** MEMBER TO THE SANDY CITY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) COMMITTEE

BE IT RESOLVED by the City Council in Sandy City, Utah, that Greg Wilson be appointed as a regular member to the Sandy City Community Development Block Grant Committee.

The appointment will be as follows:

to fill a term as a regular member, beginning on August 16th, 2022 and ending on June 30th, 2024.

PASSED AND APPROVED this 16th of August 2022

Zach Robinson, Chair
Sandy City Council

ATTEST:

City Recorder

RECORDED this _____ day of _____, 2022

RESOLUTION #22-41C

A RESOLUTION APPOINTING **REBEKAH COWDELL** AS A **REGULAR** MEMBER TO THE SANDY CITY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) COMMITTEE

BE IT RESOLVED by the City Council in Sandy City, Utah, that Rebekah Cowdell be appointed as a regular member to the Sandy City Community Development Block Grant Committee.

The appointment will be as follows:

to fill a term as a regular member, beginning on August 16th, 2022 and ending on June 30th, 2024.

PASSED AND APPROVED this 16th of August, 2022

Zach Robinson, Chair
Sandy City Council

ATTEST:

City Recorder

RECORDED this _____ day of _____, 2022

RESOLUTION #22-42C

A RESOLUTION APPOINTING **PATRICK R. CASADAY** AS AN **ALTERNATE** MEMBER TO THE SANDY CITY COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE

BE IT RESOLVED by the City Council in Sandy City, Utah, that Patrick R. Casaday be appointed as an ALTERNATE member to the Sandy City Community Development Block Grant Committee.

The appointment will be as follows:

PATRICK R. CASADAY to fill a term as an **ALTERNATE** member, beginning on **August 16th, 2022** and ending on **JUNE 30, 2024**.

PASSED AND APPROVED this 16th of August, 2022.

Zach Robinson, Chair
Sandy City Council

ATTEST:

City Recorder

RECORDED this _____ day of _____, 2022.



Staff Report

File #: REZ05042022-6315
(CC Ord), **Version:** 1

Date: 8/16/2022

Agenda Item Title:

Community Development Department presenting, for City Council action, a zone change application (File #REZ05042022, Brand Estates) submitted by Next Level Homes, requesting that 5.0 acres at 267 E. and 285 E. 11000 S. be rezoned to the R-1-10 and R-1-15 Zones.

Presenter:

Jake Warner

Description/Background:

Kyle Denos, with Next Level Homes (Applicant), has submitted an application for a zone change of two parcels, a total of approximately 5.0 acres, generally located at 267 E. and 285 E. 11000 S. from the R-1-40A Zone ("Single Family Residential District") to the R-1-10 Zone ("Single Family Residential District") and the R-1-15 Zone ("Single Family Residential District"). There is currently two homes on the subject property, one home on each parcel. The Application included a concept plan that shows 12 single-family residential lots, with a road connecting two existing stub roads at Sophie Lane and 10930 S. The requested R-1-15 Zone area (approximately 1.12 acres) would be located adjacent to 11000 S. and the R-1-10 Zone area (approximately 3.87 acres) would cover the remainder of the subject property.

A neighborhood meeting was held on May 25, 2022. A public hearing was held by the Planning Commission on June 16, 2022. The Planning Commission, by a vote of 6-0, approved a motion to forward a positive recommendation regarding the Application to the City Council. The Application was presented to the City Council for a first reading on July 26, 2022.

Fiscal Impact:

The proposed project would increase both property tax revenue and the cost to provide City services.

Further action to be taken:

If the rezone application is approved, a subdivision and/or site plan application would need to be submitted, reviewed, and approved before development could occur and building permits would then need to be submitted, reviewed, and approved before houses could be built on the property.

Recommended Action and/or Suggested Motion:

Alternative Motions:

1. Motion to Approve - Adopt Ordinance #22-08, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; rezoning approximately 5.0 acres, involving two parcels as proposed by the Applicant, generally located at 267 E. and 285 E. 11000 S. from the R-1-40A Zone ("Single Family Residential District") to the R-1-10 Zone ("Single Family Residential District"), 3.87 acres, and to the R-1-15 Zone ("Single Family Residential District"), 1.12 acres.

2. Motion to Approve with revisions - Adopt Ordinance #22-08, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; subject to the following revisions: (expressed revisions); rezoning approximately 5.0 acres, involving two parcels as proposed by the Applicant, generally located at 267 E. and 285 E. 11000 S. from the R-1-40A Zone ("Single Family Residential District") to the R-1-10 Zone ("Single Family Residential District"), 3.87 acres, and to the R-1-15 Zone ("Single Family Residential District"), 1.12 acres.

3. Motion to Reject - Not adopt Ordinance #22-08, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; rejecting the proposed zone change of approximately 5.0 acres, involving two parcels as proposed by the Applicant, generally located at 267 E. and 285 E. 11000 S. from the R-1-40A Zone ("Single Family Residential District") to the R-1-10 Zone ("Single Family Residential District"), 3.87 acres, and to the R-1-15 Zone ("Single Family Residential District"), 1.12 acres.

4. Table the Application - Table the application to a future decision. (If necessary, provide a date for further consideration and/or give direction to Staff for additional information requested.)



MEMORANDUM

June 16, 2022

To: Planning Commission
From: Community Development Department
Subject: Brand Estates Rezone
R-1-40A to R-1-10 & R-1-15
285 East 11000 South
[Community #11, Crescent]

REZ05042022-6315
4.8 Acres

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area, on public websites, at public locations, and a sign posted on site.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
A #79-2	Fairborn Annexation (2/13/1979) – 640.8 acres

REQUEST

Kyle Denos, with Next Level Homes, (Applicant) has submitted an application for a zone change of two adjacent parcels (subject property), approximately 4.8 acres, located at approximately 285 East 11000 South, from the R-1-40A Zone to the R-1-10 and R-1-15 Zones.

BACKGROUND

The subject property is comprised of two parcels. The smaller parcel (0.38 acres) is located at 267 East 11000 South and the larger parcel (4.43 acres) is located at 285 East 11000 South. There is currently a single-family house on each property. Both properties are now owned by Brand Estates, LLC. The principals of Brand Estates, LLC, are also the owners of Next Level Homes.

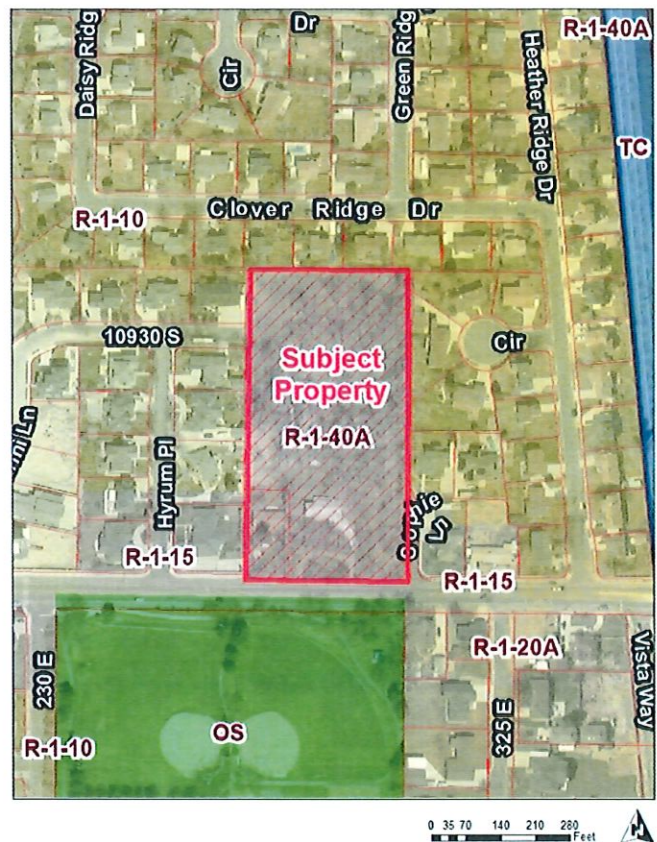


The zoning designation of the property is currently the R-1-40A Zone. The zoning designation (and existing land use) of the surrounding properties are as follows:

North: R-1-8 Zone (single-family residential)
East: R-1-8 and R-1-10 Zones (single-family residential)
South: OS (Crescent Park)
West: R-1-8 and R-1-10 Zones (single-family residential)

The Applicant has submitted a concept plan (attached) with the application. The concept plan depicts a total of twelve single-family residential lots with a road accessing 11000 South at Sophie Lane and connecting to a stub road at 10930 South. Per the Applicant's request, the three lots directly adjacent to 11000 South would be zoned R-1-15 (approximately 1.74 acres) and the remainder of the property (approximately 3.07 acres) would be zoned R-1-10.

The Application was presented in a neighborhood meeting held by Zoom Webinar on May 25, 2022. A summary of comments made during the meeting is attached.



FACTS AND FINDINGS

- All of the adjacent properties surrounding the subject property are developed single-family lots, ranging in size from 0.23 to 0.43 acres.
- The properties directly adjacent to 11000 South on both the east and west side of the subject property are zoned R-1-15, with the remaining lots surrounding the subject property zoned R-1-8
- The Sandy City General Plan contains applicable goals and policies, including the following:

LAND USE

- *Goal 1.0 – Provide for orderly and efficient development which will be compatible with the natural and built environment*
- *Goal 1.1 – Encourage new growth where vacant land already is served by public utilities.*

HOUSING ELEMENT

- *Goal 1.1 – Develop infill options that complement existing housing stock and neighborhood characteristics.*
- *Goal 1.4 – Ensure a range of housing options to accommodate an aging population and growth trends.*

GROWTH PRINCIPLES

- *Policy 1.1 – Promote redevelopment to better utilize existing infrastructure.*
- *Policy 1.3 – Promote compact development consistent with market demand.*
- A zone change is a legislative item that requires the Planning Commission to make recommendation to the City Council, after having held a public hearing, with the City Council making the final decision.

CONCLUSIONS

- The proposed zone change is attempting to match the zoning designation of the surrounding properties.
- As with all new development, particularly infill development, any development of the Property will impact and be impacted by surrounding properties.
- If the zone change application were to be approved, final approval of the proposed development, including lot layout, road design, etc., would be subject to compliance with the Development Code upon a full review of a complete set of plans by City staff and approval by the Planning Commission as part of a future application for a subdivision.

ATTACHMENTS

- Brand Estates Concept Plan (5/12/2022)
- Neighborhood Meeting Summary (5/25/2022)

Planner:



Jake Warner
Long Range Planning Manager

Reviewed by:



Mike Wilcox
Planning Director

File Name: S:\USERS\PLN\STAFFRPT\2022\REZ05042022-6315 Brand Estates Rezone)

BRAND ESTATES

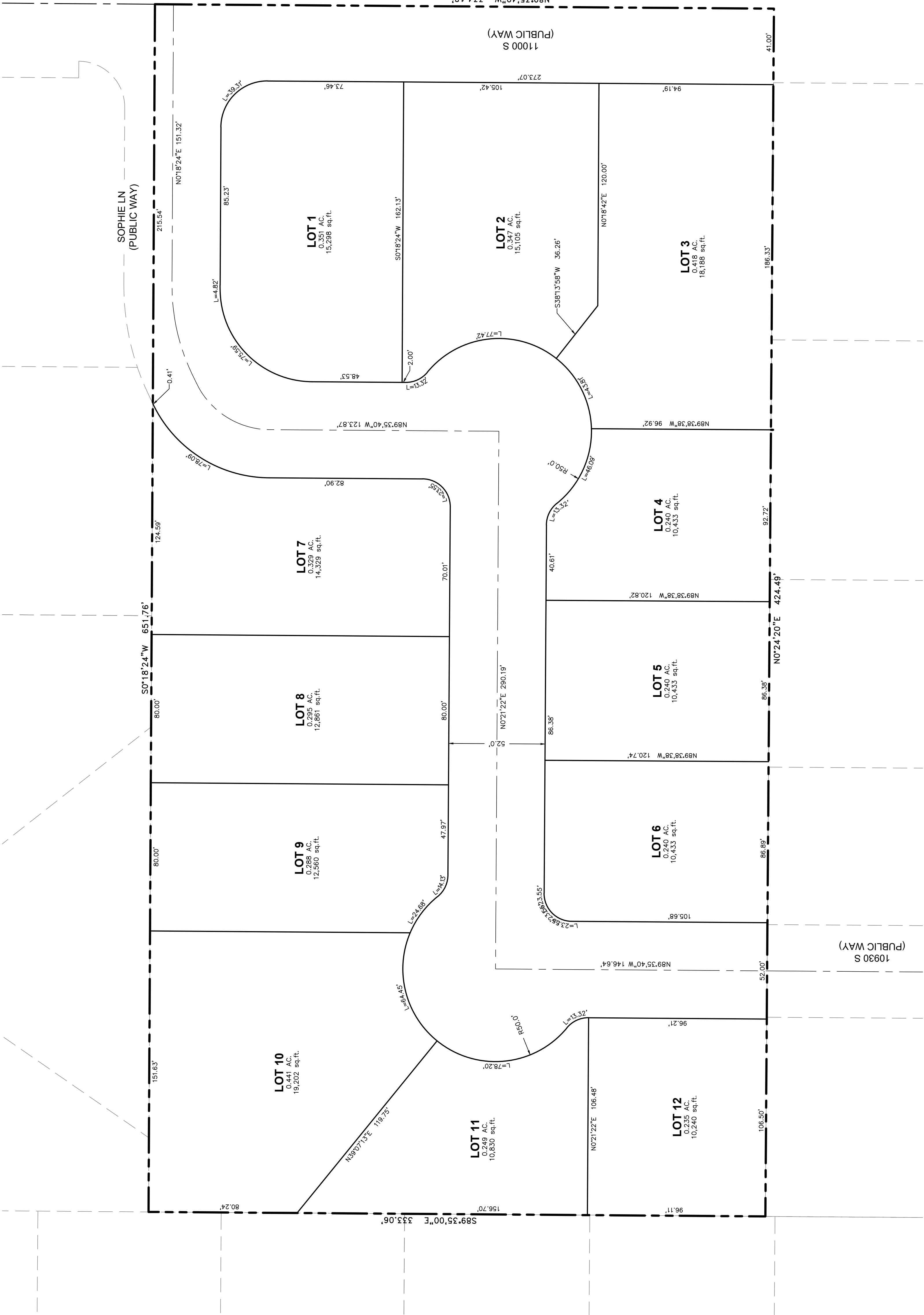
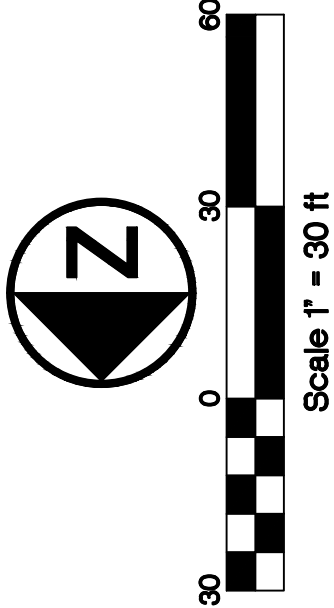
CONCEPT



WILDING
ENGINEERING

14791 SOUTH HERRING CREEK WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:
R-1-10 ZONE



PROJECT INFORMATION		
BRAND ESTATES		
CONCEPT		
SANDY, UTAH		
DRAWN	CHECKED	PROJECT #
KMD	---	21252
DATE		3/1/2022
NO.		SCALE
		1" = 30'
		SHEET
		CONCEPT

G:\DATA\21252 - Next Level Homes 285 E 11000 S\dwg\21252 Concept.dwg
PLOT DATE: May 12, 2022



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY
DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI
MAYOR

CLIFFORD STRACHAN
CHIEF ADMINISTRATIVE OFFICER

Neighborhood Meeting Summary

Date: 5/25/2022

Project Name: Brand Estates Rezone

Applicants: Kyle Denos

Location: Zoom Webinar

Number of Attendees: 9

Number of Invitees: 105

Project Description: The application proposes to rezone two parcels, approximately 4.8 acres, located at approximately 285 E. 11000 S. from the R-1-40A Zone to the R-1-10 and R-1-15 Zones. A concept plan shows 12 single-family lots.

Summary of Attendee Comments:

- Concern about the fire hazard of the weeds to the rear of the property over the summer. The Applicant stated that they will be cutting the weeds down every couple of weeks.
- A couple of people expressed support for the larger lots along the frontage. A few stated that they would prefer the larger lots throughout.
- The increase in traffic at Sophie lane was mentioned as a concern, particularly in conjunction with concerns regarding an irregular crosswalk on 11000 S. at that location.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY
DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI
MAYOR

CLIFFORD STRACHAN
CHIEF ADMINISTRATIVE OFFICER

Neighborhood Meeting Summary

Date: 5/25/2022

Project Name: Brand Estates Rezone

Applicants: Kyle Denos

Location: Zoom Webinar

Number of Attendees: 9

Number of Invitees: 105

Project Description: The application proposes to rezone two parcels, approximately 4.8 acres, located at approximately 285 E. 11000 S. from the R-1-40A Zone to the R-1-10 and R-1-15 Zones. A concept plan shows 12 single-family lots.

Summary of Attendee Comments:

- Concern about the fire hazard of the weeds to the rear of the property over the summer. The Applicant stated that they will be cutting the weeds down every couple of weeks.
- A couple of people expressed support for the larger lots along the frontage. A few stated that they would prefer the larger lots throughout.
- The increase in traffic at Sophie lane was mentioned as a concern, particularly in conjunction with concerns regarding an irregular crosswalk on 11000 S. at that location.



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7256

Meeting Minutes

Planning Commission

Dave Bromley
Michael Christopherson
Monica Collard
Ron Mortimer
Jamie Tsandes
Cameron Duncan
Daniel Schoenfeld

Thursday, June 16, 2022

6:15 PM

City Hall and On-line

Meeting procedures are found at the end of this agenda.

This Planning Commission meeting will be conducted both in-person, in the Sandy City Council Chambers at City Hall, and via Zoom Webinar. Residents may attend and participate in the meeting either in-person or via the webinar link below. Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_RtJda0IQTSOEJLfdPvmLJQ

After registering, you will receive a confirmation email containing information about joining the webinar.

You can join the meeting with the following link:

<https://us02web.zoom.us/j/82744893459>

Or join via phone by dialing:

US: 253 215 8782 or 346 248 7799 or 669 900 6833 or 301 715 8592 or 312 626 6799 or 929 436 2866

(for higher quality, dial a number based on your current location):

Webinar ID: 827 4489 3459

Passcode: 198691

4:00 PM FIELD TRIP

[22-228](#)

Field Trip Map

Attachments: [061622](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present 6 - Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Ron Mortimer
Commissioner Jamie Tsandes
Commissioner Michael Christopherson
Commissioner Daniel Schoenfeld

Absent 1 - Commissioner Cameron Duncan

Public Hearings

1. [REZ0504202](#) Brand Estates Rezone
[2-6315 \(PC\)](#) 285 E. 11000 S. from R-1-40A to R-1-10 and R-1-15
[Community #11 - Crescent]

Attachments: [Planning Commission Staff Report](#)
[Notice Pictures](#)

Jake Warner introduced this item to the Planning Commission.

Brandon Harrison, 11099 S Farnsworth Lane, Sandy, UT & Kyle Denos, 10319 S 2950 W. South Jordan, UT - introduced themselves as the applicants. Brandon Harrison said that they're planning on building homes similar to the community down the road to the west with larger high end homes.

Monica Collard opened this item for public comment.

Dolene Currit, 310 Clover Ridge Drive, Sandy, UT, has concerns about the property being a fire hazard from unmaintained landscape.

James Burns, 242 E Clover Ridge Drive, Sandy, UT, wants to know what's going to be built and what will happen to the existing homes on the property.

Monica Collard explained that the item in discussion is for a rezone and not for construction.

Jake Warner said that he's not aware of any existing homes close to Mr. Burns but there are two homes closer to 11000 S and as far as he knew those homes would remain.

Monica Collard closed this item for public comment.

James Sorensen told the owners that it is their responsibility to maintain the property and cut the weeds down especially with the 4th of July coming up.

A motion was made by Dave Bromley, seconded by Michael Christopherson, that the Planning Commission forward a positive recommendation that the City Council approve the application for a zone change from the R-1-40A Zone to the R-1-10 and R-1-15 Zones.

Yes: 6 - Dave Bromley
Monica Collard
Ron Mortimer
Jamie Tsandes
Michael Christopherson
Daniel Schoenfeld

Absent: 1 - Cameron Duncan

Public Meeting Items

2. [SUB0114202](#) Corner Bend Subdivision (Preliminary Review & Sensitive Area Overlay)
[2-006249](#) 2186 East Powderkeg Drive & 2193 East DeBeers Drive
[Community #18, Willow Creek & Community #19, Mountain Views]

Attachments: [PC Staff Report](#)
[PC Maps and Materials.pdf](#)

Craig Evans introduced this item to the Planning Commission.

Dan Moore, 2186 Powderkeg Drive, Sandy, UT, said that he's looking to expand his lot.

Monica Collard opened this item for public comment.

Monica Collard closed this item for public comment.

A motion was made by Jamie Tsandes, seconded by Dave Bromley, that the Planning Commission determine that the preliminary review is complete for the Corner Bend Subdivision, located at 2186 East Powderkeg Drive & 2193 East DeBeers Drive, based on the two findings and subject to the four conditions outlined in the staff report.

Yes: 6 - Dave Bromley
Monica Collard
Ron Mortimer
Jamie Tsandes
Michael Christopherson
Daniel Schoenfeld

Absent: 1 - Cameron Duncan

3. [CUP0519202](#) Storm FabWorks (Conditional Use - Category II Home Occupation)
[2-006330](#) 8502 South Fair Oaks Way
[Community #3 - Sandy Woods]

Attachments: [Staff Report with combined files.pdf](#)

Claire Hague introduced this item to the Planning Commission.

Brock Christiansen, 8502 S Fair Oaks Way, Sandy, UT said that he will be the only employee and no-one will be coming to his home.

Monica Collard opened this item to public comment.

Steve Van Maren, 11039 S Lexington Circle, Sandy, UT said that the staff report doesn't mention anything about odors and ventilation.

Monica Collard closed this item to public comment.

Mike Wilcox said that odors are part of the standards for home occupation businesses.

A motion was made by Michael Christopherson, seconded by Daniel Schoenfeld that the Planning Commission approve a Conditional Use Permit for Brock Christiansen for a Category II Home Occupation to operate a welding business as well as to utilize the entirety of his detached garage space based on the two findings and subject to conditions 1-6 outlined in the staff report.

Yes: 6 - Dave Bromley
Monica Collard
Ron Mortimer
Jamie Tsandes
Michael Christopherson
Daniel Schoenfeld

Absent: 1 - Cameron Duncan

4. [CUP0520202](#) Little Blooms Montessori Preschool (Category II Home Occupation
[2-006331](#) Conditional Use Permit)
10891 South Chapada Way
[Community #12]

Attachments: [Little Blooms with all attachments.pdf](#)

Claire Hague introduced this item to the Planning Commission.

Cecilia Haselton, 10891 S. Chapada Way, Sandy, UT, said that her neighbors have been very supportive of her business and that she's running a preschool but due to Sandy City standards it needs to be categorized as a daycare. She gave an update on the weeds and that they've been cut down, gave a background of her education and experience and said that Todd visited her property recently and found no evidence of rodents.

Monica Collard opened this item to public comment

Monica Collard closed this item to public comment.

Dave Bromley said that he's in support of the project.

Daniel Shoenfeld asked if a Montessori School is licensed for a daycare.

Cecilia Haselton said that she is getting a childcare license.

Dave Bromley asked if the applicant has read the staff report.

Cecilia Haselton said the conditions in the staff report are fine.

Monica Collard asked Brittney Ward about condition #6 with regards to the fence inside the site triangle.

Brittney Ward said that the house is older than the site triangle standard otherwise the house would've been built to meet the current standard. She said the fence needs to be moved and that the driveway needs to be 30 feet away from the ADA ramp.

Cecilia Haselton asked for clarification if the fence needs to be moved further back.

James Sorensen said in order for her business license to be approved she would need to comply with moving the fence according to condition #6.

Monica Collard asked Brittney Ward if she wants this to be enforced.

Brittney Ward said yes it is a standard that needs to be met.

A motion was made by Jamie Tsandes, seconded by Daniel Schoenfeld, that the Planning Commission approve a Conditional Use Permit for Cecilia Haselton for the property located at 10891 S Chapada Way to operate a Category II Home Occupation as described in the application materials based on the two findings and subject to the eight conditions outlined in the staff report.

Yes: 6 - Dave Bromley
Monica Collard
Ron Mortimer
Jamie Tsandes
Michael Christopherson
Daniel Schoenfeld

Absent: 1 - Cameron Duncan

Administrative Business

Ron Mortimer was voted in as Chair and Cameron Duncan was voted in as Vice Chair.

1. Minutes

An all in favor motion was made to approve the minutes from 06.02.2022.

[22-230](#) Minutes from June 2, 2022

Attachments: [06.02.2022 PC Minutes \(DRAFT\)](#)

2. Sandy City Development Report

[22-229](#) Development Report

Attachments: [05.27.22 Development Report](#)

3. Director's Report

Adjournment

An all in favor motion was made and approved to adjourn.

Meeting Procedure

1. Staff Introduction
2. Developer/Project Applicant presentation
3. Staff Presentation
4. Open Public Comment (if item has been noticed to the public)
5. Close Public Comment
6. Planning Commission Deliberation
7. Planning Commission Motion

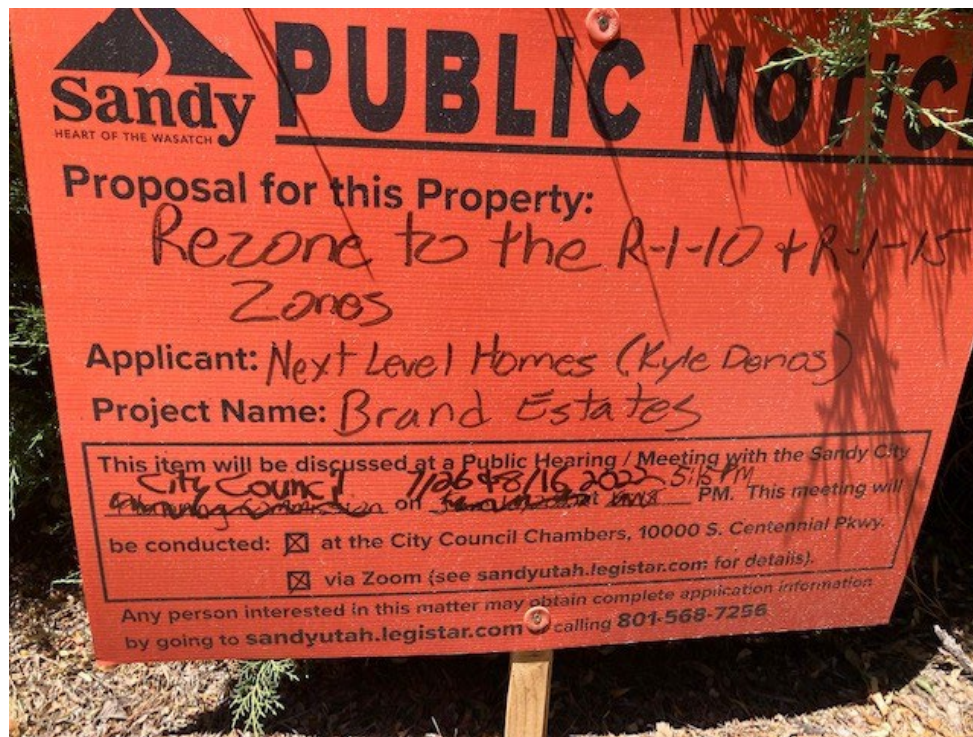
In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 2 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these time limits should be submitted in writing to the Community Development Department prior to noon the day before the scheduled meeting.

Planning Commission applications may be tabled if: 1) Additional information is needed in order to take action on the item; OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. No agenda item will begin after 11 pm without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regular scheduled meeting.

In compliance with the Americans With Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance, or if you have any questions regarding the Planning Commission Agenda or any of the items, please call the Sandy City Planning Department at (801) 568-7256

Pictures-Notice Sign

Brand Estates – City Council



SUNRISE RIDGE REZONE

ORDINANCE 22-08

AN ORDINANCE AMENDING AND FIXING THE BOUNDARIES OF A ZONE DISTRICT OF THE SANDY CITY ZONING ORDINANCE; TO WIT: REZONING APPROXIMATELY 5.0 TOTAL ACRES FROM R-1-40A "SINGLE-FAMILY RESIDENTIAL DISTRICT" TO R-1-10 "SINGLE-FAMILY RESIDENTIAL DISTRICT" AND R-1-15 "SINGLE-FAMILY RESIDENTIAL DISTRICT", LOCATED AT APPROXIMATELY 267 E. AND 285 E. 11000 S.; ALSO PROVIDING A SAVING CLAUSE AND AN EFFECTIVE DATE FOR THE ORDINANCE.

BE IT KNOWN AND REMEMBERED that the City Council of Sandy City, Utah, finds and determines as follows:

1. Pursuant to Sections 10-9a-501 through 10-9a-505 Utah Code Annotated 1953 as amended the City has authority to make and amend a zoning plan which divides the City into zoning districts and within those districts to regulate the erection, construction, reconstruction, alteration, and uses of buildings and structures and the uses of land.

2. A request has been made for a zoning amendment on the below described property.

3. The Planning Commission held a public hearing on June 16, 2022, which meeting was preceded by posting in Sandy City Hall, Sandy Parks & Recreation, the Salt Lake County Library-Sandy, the Sandy City Website - <http://www.sandy.utah.gov>, and the Utah Public Notice Website - <http://pmn.utah.gov> on May 27, 2022; and to review the request for rezoning and has made recommendations thereon to the City Council.

4. The City Council of Sandy City, Utah met on July 26, 2022 and August 16, 2022, and has taken into consideration citizen testimony, planning and demographic data, the desires of the owners of the property and the Planning Commission recommendation as part of the Council's deliberations.

5. The rezone of said parcel will be appropriate, it is in accordance with the General Plan, it will promote the health and general welfare of the City, it will be compatible with the best interests of the particular neighborhood involved and it will be sensitive to the needs of the City as a whole.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Sandy City, Utah, as follows:

Section 1. Amendment. The zoning ordinance which sets forth the zone districts within

Sandy City which portion of the said zoning ordinance is established by a zoning map, is hereby amended as follows:

The property described in **EXHIBIT “A”**, which is attached hereto and by this reference made a part hereof, affects approximately 5.0 acres, located at approximately 267 E. and 285 E. 11000 S., Sandy, Utah, and currently zoned as R-1-40A “Single-Family Residential District” shall be zoned to R-1-10 “Single-Family Residential District” and R-1-15 “Single-Family Residential District” to allow the potential subdivision of the property, and the zoning map is amended accordingly.

ZONING PRIOR TO EFFECTIVE DATE OF THIS ORDINANCE:

R-1-40A “Single-Family Residential District”

ZONING AFTER EFFECTIVE DATE OF THIS ORDINANCE:

R-1-10 “Single-Family Residential District” (3.87 acres)

R-1-15 “Single-Family Residential District” (1.12 acres)

Section 2. Severable. If any part of this ordinance or the applications thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section 3. Effective. This ordinance shall become effective upon publication of a summary thereof.

PASSED AND APPROVED this _____ day of _____, 2022.

Zach Robinson, Sandy City Council

ATTEST:

City Recorder

PRESENTED to the Mayor of Sandy City for her approval this ____ day of _____, 2022.

APPROVED this ____ day of _____, 2022.

Monica Zoltanski, Mayor

ATTEST:

City Recorder

RECORDED this ____ day of _____, 2022.

SUMMARY PUBLISHED this ____ day of _____, 2022.

EXHIBIT "A"
(Description)

Area to be zoned R-1-10:

BEGINNING AT THE SOUTH QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°35'40" WEST 334.18 FEET; THENCE NORTH 00°24'20" EAST 41.00 FEET; THENCE SOUTH 89°35'40" EAST 273.07 FEET TO THE POINT OF A 25.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 39.31 FEET THROUGH A CENTRAL ANGLE OF 90°05'56" (CHORD BEARS NORTH 45°21'22" EAST 35.39 FEET); THENCE NORTH 00°18'24" EAST 85.23 FEET TO THE POINT OF A 84.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 4.82 FEET THROUGH A CENTRAL ANGLE OF 03°17'03" (CHORD BEARS NORTH 01°20'08" WEST 4.81 FEET) TO THE POINT OF A 50.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 75.59 FEET THROUGH A CENTRAL ANGLE OF 86°37'01" (CHORD BEARS NORTH 46°17'10" WEST 68.59 FEET); THENCE NORTH 89°35'40" WEST 50.53 FEET TO THE POINT OF A 15.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 13.32 FEET THROUGH A CENTRAL ANGLE OF 50°53'35" (CHORD BEARS SOUTH 64°57'32" WEST 12.89 FEET) TO THE POINT OF A 50.00 FOOT RADIUS REVERSE CURVE; THENCE ALONG SAID CURVE A DISTANCE OF 121.23 FEET THROUGH A CENTRAL ANGLE OF 138°55'19" (CHORD BEARS NORTH 71°01'36" WEST 93.64 FEET); THENCE NORTH 89°38'38" WEST 96.92 FEET; THENCE NORTH 00°24'20" EAST 424.49 FEET; THENCE SOUTH 89°35'00" EAST 333.06 FEET; THENCE SOUTH 00°18'24" WEST 651.76 FEET TO THE POINT OF BEGINNING.

Area to be zoned R-1-15:

BEGINNING AT A POINT WHICH IS NORTH 89°35'40" WEST 334.18 FEET AND NORTH 00°24'20" EAST 41.00 FEET FROM THE SOUTH QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00°24'20" EAST 186.33 FEET; THENCE SOUTH 89°38'38" EAST 96.92 FEET TO THE POINT OF A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 121.23 FEET THROUGH A CENTRAL ANGLE OF 138°55'19" (CHORD BEARS SOUTH 71°01'36" EAST 93.64 FEET) TO THE POINT OF A 15.00 FOOT RADIUS REVERSE CURVE; THENCE ALONG SAID CURVE A DISTANCE OF 13.32 FEET THROUGH A CENTRAL ANGLE OF 50°53'35" (CHORD BEARS NORTH 64°57'32" EAST 12.89 FEET); THENCE SOUTH 89°35'40" EAST 50.53 FEET TO THE POINT OF A 50.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 75.59 FEET THROUGH A CENTRAL ANGLE OF 86°37'01" (CHORD BEARS SOUTH 46°17'10" EAST 68.59 FEET) TO THE POINT OF A 84.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 4.82 FEET THROUGH A CENTRAL ANGLE OF 03°17'03" (CHORD BEARS SOUTH 01°20'08" EAST 4.81 FEET); THENCE SOUTH 00°18'24" WEST 85.23 FEET TO THE POINT OF A 25.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 39.31 FEET THROUGH A CENTRAL ANGLE OF 90°05'56" (CHORD BEARS SOUTH 45°21'22" WEST 35.39 FEET); THENCE NORTH 89°35'40" WEST 273.07 FEET TO THE POINT OF BEGINNING.