



Sandy City, Utah

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

Meeting Agenda

Planning Commission

Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Jamie Tsandes
Steven Wrigley
Craig Kitterman (Alternate)
Jennifer George (Alternate)

Thursday, April 4, 2024

6:15 PM

Council Chambers and Online

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_hLMRnmezQQacPaBLLAFIYA

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/89022122162>

Or join via phone by dialing:

US: +1 669 900 6833 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799

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

International numbers available: <https://us02web.zoom.us/j/89022122162>

Webinar ID: 890 2212 2162

Passcode: 218551

4:00 PM FIELD TRIP

1. [24-126](#) Map

Attachments: [040424.pdf](#)

5:15 PM EXECUTIVE SESSION

General Plan Discussion

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Consent Agenda

Public Hearings

2. [CA02292024-0006725](#) Amendments to Title 21 of the Land Development Code related to Subdivision Review Standards and Public Notice Requirements
- Attachments:** [Staff Report and Exhibits](#)

Public Meeting Items

3. [ANX01022024-0006689\(PC\)](#) 886 E. 7800 S. Trust Annexation (R-1-10 Zone)
886 E. 7800 S.
[Community #6, High Point]
- Attachments:** [Vicinity Map](#)
[Staff Report](#)
[Prelim. Plat](#)
[Resolution 24-09C](#)
[Public Notice signs](#)
4. [ANX03072024-0006727\(PC\)](#) FBAC Development Annexation (ID Zone)
8700 S. 700 W.
[Community #1, Northwest Exposure]
- Attachments:** [Vicinity Map](#)
[Staff Report](#)
[Prelim. Plat](#)
[Resolution 24-10C](#)
[Public Notice signs](#)
5. [SUB02212024-0006720](#) The Orchards at Dimple Dell
Preliminary Subdivision Review
10216 S Dimple Dell Road
[Community #29, The Dell]
- Attachments:** [Staff Report](#)
[Exhibit A](#)

Administrative Business

1. Minutes

[24-127](#) Minutes from March 7, 2024 Meeting

Attachments: [03.07.2024 Minutes \(DRAFT\)](#)

2. Sandy City Development Report

[24-128](#) Development Report

Attachments: [04.01.2024 DEV REPORT](#)

3. Director's Report

Adjournment

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



Sandy City, Utah

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

Staff Report

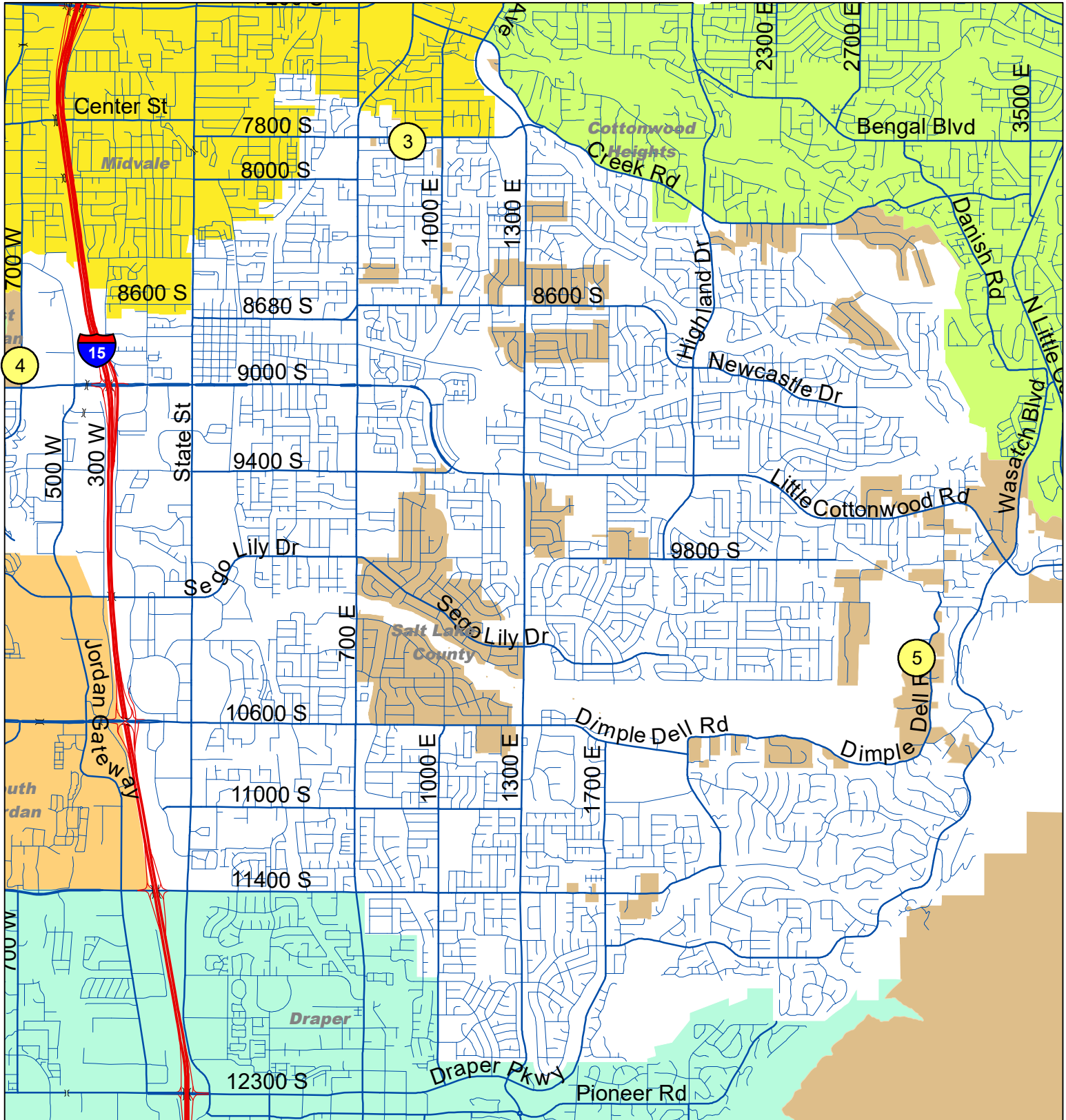
File #: 24-126, **Version:** 1

Date: 4/4/2024

Map

Planning Commission Field Trip

April 4, 2024



Legend

4 Locations to visit individually, with agenda item number

3 Locations to be visited on tour, with agenda item number

See Planning Commission agenda packet for specific addresses and details regarding the application.

0 0.5 1 2 Miles



PRODUCED BY THE
COMMUNITY DEVELOPMENT DEPARTMENT



Staff Report

File #:
CA02292024-0006725,
Version: 1

Date: 4/4/2024

Agenda Item Title:

Amendments to Title 21 of the Land Development Code related to Subdivision Review Standards and Public Notice Requirements

Presenter:

Melissa Anderson, Zoning Administrator

Description/Background:

On behalf of Sandy City, the Community Development Department is proposing to amend Title 21, *Land Development Code*, Chapter 30, *Subdivision Review*, and Chapter 36, *Notice Requirements*. The code amendments would update the public noticing requirements for neighborhood meetings, and the subdivision review requirements and procedures for subdivision plat amendments, property line adjustments and street vacations.

Staff originally brought a comprehensive package of code amendments that addressed new state legislation under Senate Bill 174 and House Bill 406 (2023) relating to requirements for subdividing residential property, as well as discretionary amendments to the subdivision review and public notice requirements.

Due to Council concerns at the time, staff reduced the original proposal to only those code amendments required to meet the new state law. That code amendment package was subsequently adopted in January of 2024. To follow up on the original initiative, staff is now proposing discretionary code amendments to clarify and refine the land development code.

The specific amendments to the Land Development Code are included in the staff report attachments as Exhibit "A" (red-lined version) and Exhibit "B" (clean version).

Please see the attached staff report and exhibits for the full details of this item.

Further action to be taken:

The City Council will make the final decision on this item.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, of the Sandy Municipal Code, relating to Subdivision Review Standards and Public Notice Requirements, as shown in Exhibit "A", based on the following findings:

Findings:

File #:
CA02292024-0006725,
Version: 1

Date: 4/4/2024

-
1. The City Council may amend land use ordinances consistent with the purposes of the Sandy Land Development Code, the Sandy City General Plan, and the Utah Code, Municipal Land Use, Development, and Management Act per Title 21 Chapter 5 of the Sandy Municipal Code.
 2. The proposal is reviewed by the Planning Commission and City Council in accordance with the requirements of Title 21 Chapter 5 of the Sandy Municipal Code.
 3. The proposal complies with the purpose of the Land Development Code under Section 21-1-03 by promoting the public health, safety, and welfare; ensuring consistent and equitable standards; establishing fair procedures that are efficient and effective in terms of time and expense; and by facilitating the orderly growth and development of Sandy City.
 4. The proposal complies with the Goals and Policies of the General Plan by establishing appropriate development standards for all uses and zoning categories within Sandy City.



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum

April 4, 2024

To: City Council via Planning Commission

From: Community Development Department

Subject: Amendments to Title 21 of the Land Development Code related to Subdivision Review Standards and Public Notice Requirements CA02292024-0006725

Public Hearing Notice: This item has been noticed on public websites, sent to affected entities and posted in three public locations at least 10 days prior to the Public Hearing.

Request

On behalf of Sandy City, the Community Development Department is proposing to amend Title 21, *Land Development Code*, Chapter 30, *Subdivision Review*, and Chapter 36, *Notice Requirements*. The code amendments would update the public noticing requirements for neighborhood meetings, and the subdivision review requirements and procedures for subdivision plat amendments, property line adjustments and street vacations. The specific amendments to the Land Development Code are included in the attachments as Exhibit "A" (red-lined version) and Exhibit "B" (clean version).

Background

Staff originally brought a comprehensive package of code amendments that addressed new state legislation under [Senate Bill 174](#) and [House Bill 406](#) (2023) relating to requirements for subdividing residential property, as well as discretionary amendments to the subdivision review and public notice requirements.

Due to Council concerns at the time, staff reduced the original proposal to only those code amendments required to meet the new state law. That code amendment package was subsequently adopted in January of 2024. To follow up on the original initiative, staff is now proposing discretionary code amendments to clarify and refine the land development code.

Case History	
Case Number	Case Summary
Ordinance No. 24-01 CA09272023-0006628	Amends various sections of Title 21 of the Sandy City Municipal Code (formerly Title 15A of the Revised Ordinances of Sandy City), Chapter 30, "Subdivision Review" to bring the Land Development Code in line with changes to the Utah State Code relating to requirements and procedures for subdivision review. Ord. No. 24-01, (Exh. A), 01-29-2024.

Case History	
Case Number	Case Summary
Ordinance No. 21-08 CODE-02-21-5989	Amends various sections of Title 21 of the Sandy City Municipal Code, including Chapter 30, Subdivision Review, to include requirements for Storm Water Analysis and Drainage Plans, Storm Water Pollution Prevention Plan, Notice of Intent and Post Construction Storm Water Maintenance Agreements. LDC 2008, § 15A-30-01; Ord. No. 21-08 , § 1(Exh. A), 3-23-2021.
Ordinance No. 20-12 CODE-09-20-5907	Amendments to Title 21 of the Sandy City Municipal Code (formerly Title 15A of the Revised Ordinances of Sandy City), Chapter 36, "Notice Requirements" to align the development code regulations with recent amendments to State requirements. Amendment allows City to exceed certain minimum State mandated noticing requirements on certain types of land use applications, by requiring both mailed and physical posting of public notice of public meetings. Ord. No. 20-12 , § 1(Exh. A), 10-20-2020.
Ordinance No. 15-22 CODE-5-15-4333	Amends various sections of Title 21 of the Sandy City Municipal Code (formerly Title 15A of the Revised Ordinances of Sandy City), Chapter 30, "Subdivision Review" to address Utah Pollution Discharge Elimination System (UPDES), Storm Water Pollution Prevention Plan (SWPPP) and to encourage a Low Impact Development approach for new development in the City. LDC 2008, § 15A-30-03; Ord. No. 15-22, 7-15-2015.
Ordinance No. 14-29 CODE-5-14-3640	Amends various sections of Title 21 of the Sandy City Municipal Code (formerly Title 15A of the Revised Ordinances of Sandy City), Chapter 30, "Subdivision Review" to establish regulations related to private roads and associated development improvements for new subdivisions. LDC 2008, § 15A-30-08; Ord. No. 14-29, 9-28-2014;
Ordinance No. 12-03	Amendments to Title 21 of the Sandy City Municipal Code (formerly Title 15A of the Revised Ordinances of Sandy City), Chapter 30, "Subdivision Review." LDC 2008, § 15A-30-06; Ord. No. 12-03, 1-27-2012;
Ordinance No. 09-13	Amendments to Title 21 of the Sandy City Municipal Code (formerly Title 15A of the Revised Ordinances of Sandy City), Chapter 30, "Subdivision Review." LDC 2008, § 15A-30-03; Ord. No. 09-13, 5-15-2009;

Public Notice

The city issued notice of the public hearing for the proposed code amendments on public websites, mailed notice to affected entities and posted in three public locations at least 10 days prior to the Planning Commission public hearing in accordance with the Land Development Code Sec. 21-36-1 and the Utah State Code § 10-9a-205.

Analysis

A summary of proposed code amendments is described below:

1. Property Line Adjustments:

- Property line adjustments are only applicable for parcels described by metes and bounds and are not applicable for existing lots within a recorded subdivision plat.
- The standards for approval of a property line adjustment are strengthened, and the documentation requirements are clarified and reorganized.

2. Subdivision Plat Amendments:

- This section is clarified and reorganized in general.
- The process for subdivision plat amendments is streamlined by allowing both preliminary and final subdivision plat review to be combined into one review process.

- c. The standards for approval of a plat amendment are strengthened.
 - d. The plat information requirements are simplified by reducing the signature blocks to only those necessary by state law. In addition, the final plat only needs to include the portion of the plat that is being amended (not the entire plat).
3. **Street Vacations:** This section of the code is updated to be consistent with Utah Code 10-9a-609.5.
 4. **Subdivisions:** A neighborhood meeting is required for all subdivision applications, consistent with current business practices of the City.
 5. **Public Notice:** Public notice requirements in Chapter 36 of the code are updated by adding public notice requirements for neighborhood meetings and by clarifying when both a mailing notice and posted notice is required. Although staff regularly issues a mailed notice to surrounding property owners prior to conducting a neighborhood meeting, this business practice has yet to be codified and the proposed amendment addresses that omission.

Non-Conforming Uses

This code amendment would not create any non-conforming situations.

Land Development Code Purpose Compliance

The Sandy City Land Development Code in 21-1-3 lists the criteria explaining the intent and purpose of the Ordinance. The purpose is:

21-1-3 Purpose

This Code is adopted to implement Sandy City's General Plan and to promote public health, safety, convenience, aesthetics, welfare; efficient use of land; sustainable land use and building practices; transportation options and accessibility; crime prevention; timely citizen involvement in land use decision making; and efficiency in development review and land use administration. Specifically, this Code is established to promote the following purposes:

1. **General**
 - a. *To facilitate the orderly growth and development of Sandy City.*
 - b. *To facilitate adequate provision for transportation, water, sewage, schools, parks, and other public requirements.*
 - c. *To stabilize property values.*
 - d. *To enhance the economic well-being of Sandy City and its inhabitants.*
2. **Implementation of General Plan**

To coordinate and ensure the implementation of the City's General Plan through effective execution of development review requirements, adequate facility and services review and other goals, policies, or programs contained in the General Plan.
3. **Comprehensive, Consistent and Equitable Regulations**

To establish a system of fair, comprehensive, consistent and equitable regulations, standards and procedures for review and approval of all proposed land development within the City.
4. **Efficiently and Effectively Managed Procedures**
 - a. *To promote fair procedures that are efficient and effective in terms of time and expense.*
 - b. *To be effective and responsive in terms of the allocation of authority and delegation of powers and duties among ministerial, appointed, and elected officials.*
 - c. *To foster a positive customer service attitude and to respect the rights of all applicants and affected citizens.*

The proposed code amendment is consistent with the purpose of the Land Development Code because the proposal promotes the public health, safety and welfare; ensures consistency and equitable standards; establishes fair procedures that

are efficient and effective in terms of time and expense; facilitates the orderly growth and development of Sandy City; and is consistent with the Sandy City General Plan.

General Plan Compliance

The Sandy City General Plan encourages appropriate development standards for all uses and zoning categories within the city. The proposed code amendment furthers that goal and objective by establishing appropriate land development standards for all uses and zoning categories within Sandy City.

Recommendation

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, of the Sandy Municipal Code, relating to Subdivision Review Standards and Public Notice Requirements as shown in Exhibit “A”, based on the following findings:

Findings:

1. The City Council may amend land use ordinances consistent with the purposes of the Sandy Land Development Code, the Sandy City General Plan, and the Utah Code, Municipal Land Use, Development, and Management Act per Title 21 Chapter 5 of the Sandy Municipal Code.
2. The proposal is reviewed by the Planning Commission and City Council in accordance with the requirements of Title 21 Chapter 5 of the Sandy Municipal Code.
3. The proposal complies with the purpose of the Land Development Code under Section 21-1-03 by promoting the public health, safety, and welfare; ensuring consistent and equitable standards; establishing fair procedures that are efficient and effective in terms of time and expense; and by facilitating the orderly growth and development of Sandy City.
4. The proposal complies with the Goals and Policies of the General Plan by establishing appropriate development standards for all uses and zoning categories within Sandy City.

Planner:



Melissa Anderson
Zoning Administrator

Exhibits:

- A. Proposed code amendments (red-lined version)
- B. Proposed code amendments (clean version)

File Name: S:\USERS\PLN\STAFFRPT\2024\CA02292024-0006725 - SUBDIVISION REVIEW (PHASE II)\STAFF REPORT\STAFF REPORT - SUBDIVISION REVIEW-FINAL.DOCX

CHAPTER 21-30. SUBDIVISION REVIEW¹

Sec. 21-30-1. Purpose.

- (a) The purposes of this Chapter are:
- (1) To promote the health, safety, and general welfare of City residents;
 - (2) To ensure the efficient and orderly development of land;
 - (3) To prevent the uncontrolled division and development of real property;
 - (4) To avoid poorly planned developments that:
 - a. Do not comply with the General Plan or City ordinances;
 - b. Cannot be efficiently served by existing utilities or public services;
 - c. May prove to be dangerous or unsafe;
 - d. May cause an undue burden on existing traffic or transportation services;
 - e. May require the future expenditure of public funds to correct problems caused by the development;
 - f. Restrict the ability of efficient development on adjoining properties;
 - (5) To minimize the number of boundary line disputes in the City and eliminate existing property line gaps and property line overlaps;
 - (6) To establish a mechanism requiring each developer to provide for the public improvements associated with a particular subdivision, and provide a mechanism for each subdivision to pay its fair share of increased burdens on existing public services;
 - (7) To establish a procedure to ensure the provision of:
 - a. Public improvements, facilities and utilities;
 - b. Access to public rights-of-way;
 - c. The dedication of land and streets deemed necessary for the proper development of the subdivision;
 - d. Easements or rights-of-way that are necessary to service the property.
- (b) This Chapter sets forth the processes for obtaining preliminary and final subdivision development approval, as well as vacating or amending a subdivision plat, vacating a public street, right-of-way or easement, property line adjustments, and subdivision improvements.

(LDC 2008, § 15A-30-01; Ord. No. 21-08 , § 1(Exh. A), 3-23-2021)

Sec. 21-30-2. Necessity of Subdivision Plat Approval.

- (a) *Subdivision Approval Required.* Any division of real property located within the City that meets the definition of subdivision as set forth in this Title must obtain City subdivision approval before it may be filed or recorded at the Salt Lake County Recorder's Office.

¹State law reference(s)—Subdivisions, U.C.A. 1953, § 10-9a-601 et seq.

Exhibit "A"

- (b) *Parcels Previously Divided.* The preliminary plat shall include within its boundary all parcels of property that have at any time after July 18, 1960, been part of the parcel now being subdivided, except parcels that have already been included in another recorded subdivision.
- (c) *Transfer Before Approval Prohibited.* No person shall transfer, sell, convey, gift, or assign any subdivided property before a final subdivision plat is approved by the City and recorded with the Salt Lake County Recorder's Office, except with City consent granted and documented according to Utah Code .
- (d) *Approval to Amend Plat Required.* No person shall amend, vacate, alter, or modify any plat which has already been approved or recorded without first receiving City approval.
- (e) *Lot Remnants Prohibited.* No person shall divide real property in such a way that a parcel of property is created or left behind (remnant) that cannot be developed according to the requirements of this Title or other applicable laws, regardless of whether or not a subdivision plat is required for the division.
- (f) *Lot of Record.* A single-lot subdivision plat is not required prior to development on any parcel of property that was created prior to July 18, 1960, and has remained intact since that date. However, development on the parcel must comply with all regulations of the zone district. Review for necessary improvements from Public Works, Public Utilities, Parks and Recreation, and Community Development Departments shall be required prior to issuance of building permit.

(LDC 2008, § 15A-30-02; Ord. No. 21-08 , § 1(Exh. A), 3-23-2021)

State law reference(s)—Plats required, U.C.A. 1953, § 10-9a-602.

Sec. 21-30-3. Preliminary and Final Subdivision Application Review Process.

- (a) *Initial Staff Review.* To help expedite review of a development proposal, prior to submitting an application for subdivision review, persons interested in undertaking development may meet informally with members of the Community Development Department to become acquainted with the substantive and procedural requirements of this Title, applicable City Code, and Sandy City Standard Specifications.
- (b) *Development Review Meeting.* It is strongly recommended that the applicant attend a pre-application meeting where the development proposal will be reviewed by the Development Review Team. At the meeting, representatives from various departments will provide initial feedback on the concept plan along with copies, links, or instructions for accessing the applicable land use regulations, a list of standards, and preliminary and final subdivision application checklists.

(c) *Neighborhood Meeting.* A neighborhood meeting is required to be held after notice is provided in compliance with Title 21, Chapter 36, Notice Requirements, and prior to making a determination on a preliminary subdivision plat application unless the Director determines it is not required. This meeting is conducted by staff for the purpose of providing information to the public and gathering public comments prior to a land use decision being made by the land use authority.

(ed) Preliminary and Final Subdivision Application Review.

(1) *Complete Preliminary and Final Subdivision Applications Required.*

- a. A preliminary subdivision application will not be accepted until staff has determined it is complete.
- b. A final subdivision application will not be accepted until preliminary subdivision approval has been granted and staff has determined the final subdivision application is complete and complies with the requirements of this Chapter and preliminary subdivision approval.

(2) *Review Cycle.* If the application is complete, the review cycle will commence with City staff.

- a. Upon submittal of a preliminary or final subdivision application and supporting information the application shall be forwarded to the reviewing departments and agencies who shall perform an

Exhibit "A"

initial review to verify that the application, subdivision plans, and supporting information are complete and comply with applicable Sandy City Code, and the Sandy City Standard Specifications and Details for Municipal Construction.

- b. Upon completion of the staff review, the City will inform the applicant of deficiencies, comments, corrections, and requirements, including required additional information and studies that need to be addressed.
 - c. The applicant shall complete the review cycle by submitting the additional information and the modified subdivision plat and plans. In addition, they shall provide a written explanation in response to the City's review comments, identifying and explaining the applicant's revisions and reasons for declining to make revisions, if any. The applicant's written explanation shall be comprehensive and specific, including a response to each requested revision or required correction. If an applicant fails to address a review comment in the response, the review cycle is not complete and the subsequent review cycle may not begin until all comments are addressed.
 - d. If needed, additional review cycles will commence when the applicant resubmits revised application materials, plans, and supporting information to the City. No further review cycles are needed if all departments and agencies verify that the preliminary or final review standard is met as described in Subsection ~~(de)~~ and ~~(ef)~~ of this Section.
- (3) Failure to submit complete information will result in written notification to the applicant that the review cannot proceed further until all required, necessary, and requested information is submitted.

~~(de)~~ Preliminary Subdivision Review Approval.

- (1) *Land Use Authority Designation.* When the preliminary subdivision plat has been determined to be complete and in compliance with all requirements, the plat, together with all supporting information, will be forwarded to the Planning Commission for review at a public meeting.
- (2) *Land Use Authority Determination.* The Planning Commission shall review the preliminary plat and all supporting documents and plans to determine if they are complete and substantially comply, or can be conditioned to substantially comply, with Sandy City Code, and the Sandy City Standard Specifications and Details for Municipal Construction, as applicable to preliminary plat review.
- (3) *Appeal.* The decision of the Planning Commission may be appealed according to the applicable provisions of this Title.

~~(ef)~~ Final Subdivision Review Approval.

- (1) *Director Review.* The Director shall review the final plat, plans and all supporting documents to determine if they are complete, comply with all conditions of approval, Sandy City Code, and the Sandy City Standard Specifications and Details for Municipal Construction.
 - a. The Director shall also ensure the following items have been completed, unless the Director determines they are not applicable:
 - 1. Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) are required according to the requirements identified in Sandy City Standard Specifications.
 - 2. Post Construction Storm Water Maintenance Agreements are required according to requirements identified in Sandy City Standard Specifications. For residential development, the agreement shall be referenced in and recorded with the restrictive covenants of the Homeowners' Association.
 - 3. Approval letters from applicable agencies and districts, such as Sandy City Public Utilities Department, Water Reclamation District, Sewer District, Utah Department of Transportation, Irrigation Canal, or Ditch Company.
 - 4. Signed and notarized Improvement Agreement and Agreement to Conditions.

5. A guarantee for improvements according to the requirements of Title 21 Chapter 2, Improvement Completion Assurance (Guarantee).
 6. The final plat has been approved by the Salt Lake County Recorder's Office.
 7. All construction drawings have been approved by all applicable City Departments.
 8. All applicable development fees have been paid.
- (2) *Final Plat.* Upon completion of final review, the applicant shall submit the final plat drawn with waterproof black ink on Mylar sheets to the Community Development Department. The final plat will be signed by each person or entity that is required by the Utah Code Annotated or elsewhere in this Title.
- (3) *Land Use Authority Designation and Determination.* The Mayor shall grant final subdivision approval upon recommendation from the Director that the final plat, plans, and documents are complete, comply with all conditions of approval, Sandy City Code, Sandy City Standard Specifications and Details for Municipal Construction, and all applicable fees have been paid. The Mayor shall deny final subdivision approval if the Mayor finds that the final plat and documents do not comply with all applicable City ordinances, or fees have not been paid. In the event of denial for unpaid fees, the applicant may pay the fees within twenty (20) business days and request reconsideration.
- (4) *Appeal.* The decision of the Mayor may be appealed according to the applicable provisions of this Title.
- (5) *Plat Recordation.* The developer shall be responsible for plat recordation with the Salt Lake County Recorder's Office. In addition, an electronic copy of the recorded subdivision plat shall be returned to Sandy City prior to the issuance of any building permits.
- (6) *Completion of Subdivision Development.* The property must be developed, and the improvements constructed in strict compliance with the approved final plat, approved construction drawings, and the Sandy City Standard Specifications and Details for Municipal Construction. Failure to note any improvement required by this Chapter on the final plat or the construction drawings shall not eliminate the developer's responsibility to complete those improvements in the subdivision.

Sec 21-30-4. Preliminary and Final Subdivision Application Contents.

- (a) *General Subdivision Application Contents.* All applications for preliminary and final subdivision review shall be submitted to the Community Development Department and shall include the following:
- (1) Electronic copies in PDF format of all plans and documents required in this Chapter unless the Director determines they are not applicable. All plans shall be submitted together as one set, and all documents shall be submitted together as another set as required by the subdivision review checklist that is available from the Community Development Department.
 - (2) Payment of all applicable fees.
 - (3) All necessary documents, reports, maps, etc., as required for developments located within an Overlay Zone.
- (b) *Preliminary Subdivision Application Contents.* An application for preliminary subdivision review shall comply with all applicable City Code, and shall include the following information:
- (1) *Document Set.* The following shall be submitted in the document set:
 - a. General Development Application Form with property owner signature, and a project description narrative.
 - b. Preliminary title report prepared by a title company. The title report shall have an "effective date" that is no more than three (3) months old at the time the preliminary subdivision application is submitted. The title report legal description shall match exactly the boundary description on the proposed recording plat.

Exhibit "A"

- c. Preliminary Storm Water Analysis Report according to the requirements identified in Sandy City Standard Specifications.
 - d. Infiltration Report according to the requirements identified in Sandy City Standard Specifications. Infiltration shall be measured in the field at the same location and depth as the proposed retention (or infiltration) facility using the double ring infiltrometer test.
 - e. Geotechnical Investigation Report according to the requirements identified in Sandy City Standard Specifications.
 - f. Traffic Impact Study or Trip Generation Report prepared by a certified professional transportation engineer.
 - g. Any other documents related to the development that the City may reasonably require and those shown in other applicable Chapters.
- (2) *Plan Set.* The subdivision plan set shall be drawn to a standard engineer's scale and formatted to a print size of 24 inches by 36 inches. The scale must be indicated on each sheet and shall not be less than one-inch equals 60 feet. The following shall be included in the plan set:
- a. The preliminary plat shall include information from the subdivision plat template (available from the Community Development Department) and contain the following:
 - 1. Date, scale, and arrow indicating north drawn on each sheet.
 - 2. The proposed name of the subdivision as approved by the Salt Lake County Recorder's Office.
 - 3. The names and contact information of the property owners, the developer, and the engineer or surveyor of the proposed subdivision.
 - 4. The names of current owners, and the property lines of all parcels or lots immediately adjoining the proposed subdivision.
 - 5. The subdivision boundary lines showing the proper bearings and dimensions, which lines shall be of heavier line weight than any other lines on the drawing and which shall be referenced to two monuments.
 - 6. The boundary lines, dimensions, and legal description of the parcel to be subdivided, including public and private streets with centerline descriptions.
 - 7. The bearings, dimensions, and square footage of each lot.
 - 8. The bearings, dimensions, and locations of existing and proposed easements.
 - 9. The location and dimensions of existing and proposed secondary water systems (including ditches and canals).
 - 10. A Certificate of Survey with a metes and bounds description, the signature of a land surveyor licensed in the State of Utah, and the land surveyor's seal.
 - 11. A notice of all covenants, conditions, and other restrictions which may be relevant and applicable to the property contained within the final plat.
 - 12. An Owners Dedication with signature lines for all property owners and others who may have a financial interest in the subdivision acknowledged by a notary public, as required by the Salt Lake County Recorder's Office and Sandy City.
 - 13. A signature block for appropriate signatures from the following: The Land Use Authority, Salt Lake Valley Health Department, City Engineer, and Chief Engineer of Public Utilities Department, Director of Parks and Recreation Department, City Attorney, and the Mayor with attestation by the City Recorder.

Exhibit "A"

14. Other signature approval blocks as may be needed or as required by Utah Code.
 15. All requirements of the Sensitive Area Overlay Zone, including, but not limited to, location of known earthquake faults and their respective zones of deformation, hillside slopes greater than 30 percent, etc.
 16. A clear delineation of any common, limited common and private areas when shared ownership applies to the plat, such as property ownership associations, condominium plats and planned unit developments.
 17. Tabulations showing:
 - i. Total number of acres in the proposed development.
 - ii. Total number of lots or units.
 - b. Record of Survey that was filed with the Salt Lake County Surveyor's Office for this property.
 - c. Site Plan overlayed with the proposed plat showing the dimensions and locations of all existing and proposed improvements and structures, and all topographical and environmental features as required by the Sensitive Aea Overlay, within and adjacent to the plat boundaries. A notation shall be made as to whether the existing structures within and adjacent to the plat will remain or be demolished.
 - d. Storm Water Drainage Plan meeting requirements in Sandy City Standard Specifications. These plans include, but are not limited to, required design details and information of existing and proposed post-construction storm water quality facilities, retention and detention facilities, culverts, ditches, drainpipes, and invert elevations of storm water drainage pipes at proposed connections points.
 - e. Grading Plan showing existing and proposed contour lines at two-foot intervals, excavations, fills, grading, and limits of disturbance. Existing contours shall extend a minimum of 25 feet beyond the property line.
 - f. Roadway Plan, road profiles and typical road sections that include the location, widths, centerline descriptions, and names of all existing and proposed public and private streets, alleys, access easements, trails, or other public ways within or directly adjacent to the property; and other important features, such as railroad rights-of-ways, and City boundary lines.
 - g. Utility plan that includes the location of existing and proposed utility easements, fire hydrants, streetlights, water mains and services, sanitary sewers, and stormwater facilities.
 - h. Master plan showing how undeveloped property adjacent to the proposed subdivision could be developed, by showing the location of the subdivision as it forms part of a larger developable area with a conceptual future street system and lot layout.
 - i. Any other plans related to the development that the City may reasonably require and those shown in other applicable Chapters.
- (c) *Final Subdivision Application Contents.* An application for final subdivision review shall comply with all applicable City Code, and shall include the following information:
- (1) *Document Set.* The document set shall contain all the information from preliminary review with the following additional information:
 - a. A written response to all corrections and redlines from preliminary review.
 - b. Title report prepared by a title company that coincides with the owners' signatures on the final plat. The title report shall have an "effective date" that is no more than three (3) months old at the time the final subdivision application is submitted. The title report legal description shall match exactly the boundary description on the proposed recording plat.

- c. Documents evidencing conveyances or consents from property owners within the subdivision when such are required by law.
 - d. Final Storm Water Analysis Report according to the requirements identified in Sandy City Standard Specifications.
 - e. The proposed restrictive covenants of the Homeowners' or Commercial Owners' Association.
 - f. Any other documents related to the development that the City may reasonably require and those shown in other applicable Chapters.
- (2) *Plan Set.* The subdivision plan set shall contain all the information from preliminary review with the following additional information:
- a. The entire plan set shall have the designing engineer's State license seal stamped on all submitted plan sheets.
 - b. The final plat shall include:
 - 1. The name of the subdivision as approved by the Salt Lake County Recorder's Office.
 - 2. Lot numbers, approved street names with intersection coordinates as determined by staff, and street addresses of which numbering shall be in accordance with the City street numbering system, as designated by staff.

Sec. 21-30-5. Expiration.

- (a) *Validity of Preliminary Plat Approval.*
- (1) Preliminary plat approval is valid for two years. The Director may grant two one-year extensions of the preliminary plat provided the plat still complies with all applicable ordinances. The Director may hold a public meeting to consider the proposal prior to their decision.
 - (2) If a final plat, which covers only a phase of the preliminary plat is recorded within the two-year time limit or extension thereof, the validity of the unrecorded portion of the preliminary plat may be extended by the Director for one year from the date of recording that final plat.
- (b) *Validity of Final Plat Approval.* The final plat shall expire and be void one year after approval by the Mayor unless the plat has been recorded. The Director may grant two six-month extensions of the final plat provided the final plat still complies with all applicable ordinances.

(LDC 2008, § 15A-30-04; Ord. No. 10-01, 1-26-2010; Ord. No. 21-08 , § 1(Exh. A), 3-23-2021)

Sec. 21-30-6. Changes to Final Plat.

- (a) *Minor Changes.* The Director may approve minor changes to approved final plats before the plat is recorded. The types of minor changes contemplated by this Section include legal description mistakes, minor boundary changes, decrease in the number of lots in the subdivision, and items that should have been included on the original final plats.
- (b) *Major Changes.* Major changes to unrecorded approved final plats shall be reviewed by the Planning Commission for approval if the Director determines the changes are substantially different from the original approval. For changes that are substantially different from the original approval, the developer must apply for an amendment to the original preliminary plat. The types of major changes contemplated by this Section include a change to the grade or location of streets within the subdivision, an increase to the number of lots in the subdivision, or a substantial alteration of the original subdivision design. Changes to recorded final plats shall be in accordance with state law and any policies or procedures adopted by the City.

(LDC 2008, § 15A-30-05; Ord. No. 21-08 , § 1(Exh. A), 3-23-2021)

Sec. 21-30-7. Vacating or Amending a Subdivision Plat; Process.

- (a) *Applicability.* As set forth in Utah Code, any fee owner of land within a previously platted subdivision may apply to have some or all of the subdivision plat vacated or amended. If no new lots are created, the land use authority, application and review are as set forth in this Section.
- (a**b**) *Land Use Authority Designation; Public Meetings; Notice.*
- (1) *Director.* The Director is hereby designated to consider and determine those proposed subdivision plat vacations or amendments ~~which are set forth in Subsection (b)(5) of this Section and~~ which are requested by petition of a fee owner of land within the subdivision, except those determined by the Planning Commission, as set forth in Subsection (b)(2) of this Section.
 - (2) *Planning Commission.* The Planning Commission is hereby designated to, ~~with or without petition,~~ consider and determine any proposed vacation or amendment of a subdivision plat ~~except those designated in Subsection (a)(1) of this Section for which a public hearing is required.~~ A public hearing is required for all of the following:
 - a. Any owner within the plat objects in writing to the petition within ten days of mailed notification;
 - b. All the owners have not consented to the petition; and
 - c. The City proposes to vacate or amend a subdivision plat.
 - (3) *Public Meetings and Notice.* A public meeting or hearing shall be held, and notice provided as required by this Title and Utah Code. No neighborhood meeting is required.
- (c) *Application and Procedure.*
- (1) Preliminary subdivision approval shall not be required before applying for final subdivision approval.
 - (2) The applicant shall file an application that meets all the final subdivision application requirements of this Chapter, except as follows:
 - a. Signatures approval blocks shall include the Mayor, the Land Use Authority, and applicable Water and Sewer Districts.
 - b. Other signature approval blocks shall be included as may be needed or as required by Utah Code.
 - c. The subdivision plat shall show only the lots that are being amended, and the property lines of all lots or parcels immediately adjoining the proposed subdivision.
 - d. Any plans or documents that the Director determines are not applicable may be excluded.
- (d). *Request for Vacating or Amending a Plat That Includes Public Street, Right-of-Way or Easement.* Each request to vacate or amend a plat that contains a request to vacate or amend a public street, right-of-way or easement is also subject to Section 21-30-8.
- (e) *Land Use Authority Determination.* The land use authority may vacate or amend a subdivision plat if it finds that:
- (1) The final amended subdivision plat and documents comply with all applicable provisions of Sandy City Code, and Sandy City Standard Specifications and Details for Municipal Construction;
 - (2) All applicable fees have been paid;
 - (3) No new lot results from the vacation or amendment;
 - (4) There is good cause for the vacation, alteration, or amendment;
 - (5) No public street, right-of-way or easement has been vacated or amended; and
 - (6) The amendment does not result in an increase of a nonconforming situation.

(f) ~~Appeal.~~ The decision of the land use authority may be appealed according to applicable provisions of this Title.

(b) ~~Request for Amendment.~~

(1) ~~Fee Owner May Petition.~~ Any fee owner of land, as shown on the last county assessment roll, within the subdivision that has been laid out and platted as provided in this title may, in writing, petition the City to have some or all of the plat vacated or amended as provided in this section.

(2) ~~Petition Contents.~~ Each petition to vacate or amend an entire plat or a portion of a plat shall include:

a. ~~The name and address of all owners of record of the land contained in the entire plat or on that portion of the plat described in the petition; and~~

b. ~~The signature of each of these owners who consents to the petition.~~

(3) ~~Proposal by City.~~ The City may propose to vacate or amend a subdivision plat, which shall be considered by the Planning Commission in accordance with the procedures set forth in this section.

(4) ~~Requirements for Hearing.~~ The Planning Commission shall hold a public hearing:

a. ~~If a petition is filed, within 45 days after the day on which the petition is filed, if:~~

1. ~~Any owner within the plat objects in writing to the petition within ten days of mailed notification; or~~

2. ~~A public hearing is required because all of the owners have not consented to the petition.~~

b. ~~If the City proposes to vacate or amend a subdivision plat.~~

c. ~~After notice is given in compliance with Section 21-36-5, or its successor.~~

(5) ~~Public Meeting Required.~~ The public hearing requirement does not apply and an owner's petition to vacate or amend a subdivision plat may be considered at a public meeting if:

a. ~~The petition seeks to:~~

1. ~~Join two or more of the petitioner fee owner's contiguous lots;~~

2. ~~Subdivide one or more of the petitioning fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;~~

3. ~~Adjust the lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join in the petition, regardless of whether the lots or parcels are located in the same subdivision;~~

4. ~~Adjust an internal lot restriction imposed by the local political subdivision on a lot owned by the petitioning fee owner; or~~

5. ~~Alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not:~~

(i) ~~Owned by the petitioner; or~~

(ii) ~~Designated as a common area; and~~

b. ~~Notice has been given to adjacent property owners in accordance with Section 21-36-5, or its successor.~~

(c) ~~Request for Plat Amendment Which Includes Public Street, Right of Way or Easement.~~ Each request to vacate or amend a plat that contains a request to vacate or amend a public street, right of way or easement is also subject to Section 21-30-7.

(d) ~~Changing the Name of a Recorded Subdivision.~~

- ~~(1) The name of a recorded subdivision may be changed by amending the plat as set forth herein and recording the amended plat making the change.~~
- ~~(2) The new name shall not be a duplicate of another subdivision within Salt Lake County.~~
- ~~(e) Grounds for Vacating or Changing a Plat. The land use authority may vacate, alter, or amend the plat or any portion of the plat if it finds that:~~
 - ~~(1) There is good cause for the vacation, alteration, or amendment; and~~
 - ~~(2) No public street, right-of-way or easement has been vacated or amended.~~
- ~~(f) Preparing the Amended Plat.~~
 - ~~(1) The surveyor preparing the amended plat shall certify that the surveyor:~~
 - ~~a. Holds a license in accordance with the Professional Engineers and Professional Land Surveyors Licensing Act established by state law;~~
 - ~~b. Has completed a survey of the property described on the plat in accordance with state law and has verified all measurements; and~~
 - ~~c. Has placed monuments as represented on the plat.~~
 - ~~(2) If an exchange of title is approved under Subsection (b)(5) of this section, the petitioner shall not be required to file an amended plat map but shall comply with Section 21-30-8, or its successor.~~
 - ~~(3) If the vacation or amendment of the subdivision is approved after compliance with the requirements set forth herein, the Planning Commission and the Mayor shall sign the amended plat showing the vacation or amendment.~~
- ~~(4) The City shall ensure that the amended plat showing the vacation or amendment, and the City Council resolution, where required, is recorded in the office of the Salt Lake County Recorder's Office.~~

(LDC 2008, § 15A-30-06; Ord. No. 12-03, 1-27-2012; Ord. No. 21-08, § 1(Exh. A), 3-23-2021)

State law reference(s)— Subdivision Amendments, U.C.A. 1953, § 10-9a-608 and 10-9a-609 et seq.

Sec. 21-30-8. Vacating a Public Street, Right-of-Way, or Public Utility Easement; Within a Subdivision or Not Within a Subdivision.

- (a) A petition to vacate some or all of a public street, right-of-way, or public utility easement shall include:
 - (1) The name and address of each owner or record of land that is:
 - a. Adjacent to the public street, right-of-way, or easement; or
 - b. Accessed exclusively by or within 300 feet of the public street, right-of-way, or easement; and
 - (2) Proof of written notice to operators of utilities and culinary water or sanitary sewer facilities located within the bounds of the public street or public utility easement sought to be vacated; and
 - ~~(23)~~ The signature of each owner under Subsection (a)(1) of this Section who consents to the vacation.
- (b) If a petition is submitted containing a request to vacate some or all of a public street, right-of-way, or public utility easement, the City Council shall hold a public hearing in accordance with Section 21-30-7 this Title and determine whether:
 - (1) Good cause exists for the vacation; and
 - (2) Neither the public interest nor any person will be materially injured by the proposed vacation.
- (c) The City Council may adopt an ordinance granting a petition to vacate some or all of a public street, right-of-way, or easement if the City Council finds that:

Exhibit "A"

- (1) Good cause exists for the vacation; and
- (2) Neither the public interest nor any person will be materially injured by the vacation.
- (d) If the City Council adopts an ordinance vacating some or all of a public street, right-of-way, or easement, the City Council shall ensure that one or both of the following is recorded in the office of the County Recorder:
 - (1) A plat reflecting the vacation; or
 - (2) An ordinance described in Subsection (c) of this Section.
- (e) The action of the City Council vacating some or all of a public street, right-of-way, or easement that has been dedicated to public use:
 - (1) Operates to the extent to which it is vacated, upon the effective date of the recorded plat, as a revocation of the acceptance of and the relinquishment of the City's fee in the vacated street, right-of-way, or easement; and
 - (2) May not be construed to impair:
 - a. Any right-of-way or easement of any parcel or lot owner;~~or~~
 - b. The franchise rights of any public utility~~;~~ or
 - c. The rights of a culinary water authority or sanitary sewer authority.

(LDC 2008, § 15A-30-06.5; Ord. No. 12-03, 1-27-2012; Ord. No. 21-08, § 1(Exh. A), 3-23-2021)

State law reference(s)— Petition to vacate a public street, U.C.A. 1953, § 10-9a-609.5 et seq.

Sec. 21-30-9. Property Line Adjustments.

- (a) *Standards.* Owners may adjust property lines between adjacent legal parcels that are described by ~~either~~ a metes and bounds description ~~or a recorded plat~~, by exchanging title to portions of those parcels after City approval if:
 - (1) No new ~~dwelling lot or housing unit~~ parcel results from the property line adjustment.
 - (2) The adjoining property owners consent to the property line adjustment.
 - (3) The property line adjustment does not result in remnant land that did not previously exist.
 - (4) The property line adjustment does not result in violation of ~~applicable zoning requirements~~ the City Code.
 - (5) The property line adjustment does not result in an increase of a nonconforming situation.
- (b) Adjustments to lots within a recorded subdivision plat shall follow Section 21-30-7, Vacating or Amending a Subdivision Plat.
- (~~b~~c) *Application.* The owners shall file an application requesting a property line adjustment together with all required documents~~;~~ in electronic PDF format scaled to a print size of 8.5 inches by 11 inches, as follows:
 - (1) Legal Descriptions. Property legal descriptions as follows:
 - a. A legal description for each of the properties that will be affected by the proposed changes, as they currently exist on record with the Salt Lake County Recorder's Office, including the square footage, and the Salt Lake County parcel number of each property.
 - b. A legal description for each of the properties that will be affected by the proposed change, in their final proposed configuration(s), including the revised square footage.
 - c. Each legal description shall be prepared, stamped certified, and signed by a professional land surveyor that is currently licensed in the State of Utah.

Exhibit "A"

- (2) Property transfer deed(s). A draft of all deeds that will be used to transfer the fee title ownership of the subject properties. They shall include a specific notation as to the purpose of this deed relating to a property line adjustment.
- (3) Notice of Approval. An approval form, as provided by the City, that declares approval of the property line adjustment and an acknowledgement of approval by the City.
- a. Is executed by each owner included in the adjustment;
 - b. Is executed by the Director;
 - c. Contains an acknowledgment for each party executing the notice as required by state law for real property; and
 - d. Recites the description of both the original parcels and the parcels created by the property line adjustment.
- (4) Map Exhibit. A visual depiction reflecting the proposed parcel configuration upon completion of the adjustment. It shall contain a north arrow, standard engineer's scale, bearings and distances, curve tables, location of existing structures, easements, setback lines or other information as requested by the City.
- (d) Public Meetings and Notice. A public meeting shall be held, and notice provided as required by this Title and Utah Code. No neighborhood meeting is required.
- (ee) Director Review. The Director shall act as the land use authority and, ~~in accordance with the procedures set forth in Section 21-30-7(b)(5),~~ review all the documents to determine if they are complete, and that they comply with the requirements set forth above. If the Director determines that documents are complete and the requested property line adjustment complies with the standards set forth above, the Director will approve the property line adjustment.
- (df) Notice of Approval and Conveyance of Title-Recordation. After approval by the Director, the applicant shall:
- (1) ~~Prepare a Notice of Approval which:~~
 - a. ~~Is executed by each owner included in the exchange;~~
 - b. ~~Is executed by the Director;~~
 - c. ~~Contains an acknowledgment for each party executing the notice as required by state law for real property;~~
 - d. ~~Recites the description of both the original parcels and the parcels created by the property line adjustment.~~
 - (2) ~~Record a deed which conveys title as approved.~~
 - (31) Record the Notice of Approval and approved deeds that convey title with the Salt Lake County Recorder's Office.
 - (2) Provide digital copies of all recorded documents to the City and provide a limited title report or informational report (provided by a title company) of property that was altered, showing that the property was properly transferred and configured as approved by the City.
- (g) Expiration of Property Line Adjustment Approval. The property line adjustment notice of approval shall expire and be void one year after issuance by the Director unless it has been recorded. The Director may grant two six-month extensions of the property line adjustment notice of approval, provided it still complies with all applicable ordinances.

(LDC 2008, § 15A-30-07; Ord. No. 12-03, 1-27-2012; Ord. No. 21-08, § 1(Exh. A), 3-23-2021)

Sec. 21-30-10. Required Subdivision Improvements and Procedures.

- (a) The following improvements are mandatory in all subdivisions and shall be installed by the developer in accordance with the City Code, and the Sandy City Standard Specifications and Details for Municipal Construction:
- (1) Street paving (including proper road base).
 - (2) Curbs, gutters, and sidewalks.
 - (3) Drive approaches for each lot.
 - (4) Culinary water systems.
 - (5) Sanitary sewer systems.
 - (6) Surface water runoff drainage systems.
 - (7) City survey monuments.
 - (8) Permanent markers to identify lot corners (as required by Sandy City Engineering).
 - (9) Utilities (overhead and underground as required by this Title).
 - (10) Street lighting system.
 - (11) ADA ramps.
- (b) The City may also require the developer to install or provide any or all of the following improvements according to the particular needs of the subdivision:
- (1) Fire hydrants.
 - (2) Subsurface water drainage systems.
 - (3) Bridges.
 - (4) Fencing and barrier walls.
 - (5) Grading.
 - (6) Retaining walls.
 - (7) Landscaping, irrigation, tree preservation, removal of noxious vegetation, and/or streetscape.
 - (8) Public facilities.
 - (9) Open space and/or trails.
 - (10) Piping, relocating, or abandoning irrigation ditches.
 - (11) Engineered footings.
 - (12) Extending and constructing roads, water lines and sewer lines beyond the boundary of the subdivision.
 - (13) Flood control system.
 - (14) Regulatory signs.
 - (15) Any other improvements as may be required by the City based upon approvals.
- (c) In determining the particular needs of the subdivision and in determining whether any of the improvements specified in Subsection (b) of this Section should be required in a particular subdivision, the City shall consider, among other things:
- (1) The requirements of the International Building Code, International Residential Code, International Fire Code, City ordinances, and the Urban Wildland Interface Code.

Exhibit "A"

- (2) The topography of the property, the type of soil on the property, the existence of subsurface water drainage systems in the vicinity of the property, and the City's Storm Water Drainage Master Plan.
 - (3) The extent to which the proposed subdivision causes or contributes to the need for the improvement.
 - (4) The need for the improvement to protect the health, safety, and welfare of residents of the subdivision and the community at large.
 - (5) The types of development and uses adjacent to the subdivision.
- (d) The developer may be required to install off-site improvements when it is shown that the proposed subdivision causes or contributes to the need for such improvements. In cases where the proposed subdivision causes or contributes to the need for off-site improvements but the developer is not required to install them, the City may impose an impact fee as allowed by law, or may otherwise require financial contribution pursuant to written agreements between the City and the developer. Whether or not the developer actually installs the improvements, the City may require that owners of other undeveloped properties, the development of which will also contribute to the need for the improvements, pay impact fees, or be party to such agreements. The fees or the monies collected pursuant to agreements shall be used towards the costs of installing the improvements.
- (e) All required improvements shall be completed and pass City inspections within two years of the date the subdivision is approved or at a date to be determined by the City.
- (f) All subdivision improvements shall be completed by qualified contractors in accordance with the Sandy City Standard Specifications and Details for Municipal Construction (latest edition). No work may be commenced on public improvements without first obtaining approval.
- (g) Unless otherwise authorized by the Director, no building permit for any structure may be issued until the final plat has been recorded and the following subdivision improvements have been installed:
- (1) Street paving (including all weather surface, which is two inches minimum asphalt depth on approved road base), unless otherwise approved by the City Engineer and Fire Marshal based upon weather constraints.
 - (2) Curb, gutter, and sidewalk.
 - (3) Permanent markers to identify lot corners.
 - (4) Operational fire hydrants (unless otherwise approved by the Fire Marshal).
 - (5) Water lines and facilities (tested and approved) and sewer line facilities.
 - (6) Storm drainage facilities.
- (h) When installing any of the subdivision improvements, the developer and contractors shall be required to keep all paved streets, sidewalks, and gutters within or outside the subdivision, free from any debris, trash, mud, or dirt from the project. Upon notification by the City of a violation of this provision, the developer and/or contractors shall have the affected areas cleaned within 24 hours. If he fails to do so, the City may clean the affected areas with the developer providing reimbursement to the City for all costs incurred. Exception: Small mounds of dirt placed over the curb, gutter, and sidewalk may be placed during the initial construction phase of the home to protect said improvements from damage. However, this exception does not release the developer or his successors from the requirement to keep the street clean and free of mud and debris.
- (i) The requirement to install public improvements (e.g., curb, gutter, sidewalk, etc.) may be waived by the Planning Commission for properties with design restraints. Cause for such waivers shall be noted on the plat.
- (j) No final subdivision plat shall be recorded until the developer of the subdivision has clearance of all property taxes owed upon the parcels to be dedicated to the City and tendered the guarantee and entered into an agreement with the City in which the developer agrees to install the improvements as required by this Title and agrees to indemnify and hold the City harmless from any claims, suits, or judgments arising from the condition of property dedicated to the City, from the time that the property is dedicated to the City to the

time when the improvements on the dedicated property are finally accepted by the City (including the passage of the warranty period).

(LDC 2008, § 15A-30-08; Ord. No. 14-29, 9-28-2014; Ord. No. 21-08 , § 1(Exh. A), 3-23-2021)

Sec. 21-30-11. Improvements Installation Priority.

- (a) Underground utilities, service lines, storm drainage facilities, water system, sewer system including laterals, shall be installed and approved prior to the installation of any other street improvements, unless the Public Utilities Director or the appropriate governing body waives this requirement in writing.
- (b) All new sewer lines shall be inspected by the appropriate sewer district.
- (c) All new water lines and/or connections shall be inspected by the Public Utilities Department.
- (d) All new storm drain facilities shall be inspected by the Public Utilities Department and/or Public Works Department.
- (e) All new street lights shall be inspected by the Public Utilities Department.

(LDC 2008, § 15A-30-09; Ord. No. 21-08 , § 1(Exh. A), 3-23-2021)

Sec. 21-30-12. Costs of Improvements.

The developer shall pay for all costs of designing, purchasing, installing, warranting, and otherwise providing the improvements required by this Chapter.

(LDC 2008, § 15A-30-10; Ord. No. 21-08 , § 1(Exh. A), 3-23-2021)

Sec. 21-30-13. Street Dedication.

Unless previously dedicated, declared a private street, or located within a planned unit development, the developer shall dedicate to the City the full width of all street rights-of-way on the final plat; provided, however, that in cases where a proposed street in the subdivision parallels undeveloped property where no street currently exists and evidence is provided showing that the owner of the abutting property has no intention of developing it within the near future, and as may be recommended by the City Engineer and approved by the Planning Commission, the Mayor may waive the full width dedication requirement and allow the dedication of a lesser width if the Mayor finds that it promotes the public interest.

(LDC 2008, § 15A-30-11; Ord. No. 21-08 , § 1(Exh. A), 3-23-2021)

Sec. 21-30-14. Penalties.

- (a) Any plat of a subdivision filed or recorded without the approvals required by this Chapter is void.
- (b) Any owner or agent of the owner of any land who transfers or sells any land before a plan or plat of the subdivision has been approved and recorded as required in this Chapter is guilty of a violation of this Chapter for each lot or parcel transferred or sold.
- (c) The description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring does not exempt the transaction from a violation or from the penalties or remedies provided in this Chapter.

(LDC 2008, § 15A-30-12; Ord. No. 21-08 , § 1(Exh. A), 3-23-2021)

Sec. 21-30-15. Reasonable Diligence.

The review for application completeness, substantive application review and determination of whether improvements or warranty work meets standards shall be done in accordance with the standards set forth in the Municipal Land Use, Development, and Management Act, Part 5 Land Use Ordinances (U.C.A. 1953, § 10-9a-509.5) (LDC 2008, § 15A-30-13; Ord. No. 21-08 , § 1(Exh. A), 3-23-2021)

CHAPTER 21-36. NOTICE REQUIREMENTS¹

Sec. 21-36-1. General Public Notice Requirements.

- (a) For each land use application which requires a public hearing or public meeting, public notice shall be done as provided within this chapter, except as required by Utah State Code.
- (b) For each land use application which requires a public hearing or public meeting, and public notice is not specified by Utah State Code, the City shall provide notice (including the type of meeting, date, time, location, description of land use application, and City contact information) as follows:
 - (1) *Notice of Public Hearing.* The City shall provide notice of a public hearing at least three days before the hearing that shall be posted in at least three public locations within the City, on the City's official website, and on the Utah Public Notice Website.
 - (2) *Notice for Public Meetings.* The City shall provide notice of a public meeting at least 24 hours before the meeting that shall be posted in at least three public locations within the City, on the City's official website, and on the Utah Public Notice Website.

(Ord. No. 20-12 , § 1(Exh. A), 10-20-2020)

Sec. 21-36-2. Third-Party Public Notice.

- (a) For each land use application that requires a public meeting or hearing that concerns a specific parcel of property, public third-party notice shall be done as provided within this chapter, except as required by Utah State Code. The City shall:
 - (1) Mail notice at least five days before the public hearing or public meeting to the record owner of each parcel within 500 feet of the property that is the subject of the hearing, including property owners within the City boundaries and property owners within adjacent jurisdictions; or
 - (2) Post notice at least ten days before the public hearing or public meeting on the property with a sign of sufficient size, durability, print quality, and location that is reasonably calculated to give notice to passersby.
 - a. The City shall take a photo verifying that the notice has been posted. The City shall inspect and verify, with another photo, at least one other time during notice period. This verification shall be included in the application packet for the public meeting/hearing.
 - b. This posted notice should include the following: type of meeting, date, time, location, description of land use application, and City contact information.
 - c. If this posted notice is destroyed or disappears during the notice period, the City's ability to hold the public meeting/hearing will not be delayed, and it will not affect the validity of decisions made at the public meeting/hearing.

¹Editor's note(s)—Ord. No. 20-12 , § 1(Exh. A), adopted October 20, 2020, amended Ch. 21-36 in its entirety, in effect repealing and reenacting said Ch. 21-36 to read as set out herein. The former Ch. 21-36, §§ 21-36-1—21-36-10, pertained to notice requirements and derived from LDC 2008, §§ 15A-36-01, 15A-36-02, 15A-36-05, 15A-36-07, 15A-36-09, and 15A-36-10.

State law reference(s)—Notice requirements, U.C.A. 1953, § 10-9a-201 et seq.

~~(b) For all rezone, residential subdivision, and commercial site plan (within 250 feet of a residential zone district boundary) land use applications that require a public meeting or hearing, the City shall mail notice to adjacent property owners and post notice on the property as required by State Code and this section.~~

(b) The City shall mail notice to adjacent property owners and post notice on the property in accordance with Subsection (a) of this Section, prior to any required public meeting or hearing that involve any one of the following:

(1) Rezone;

(2) Commercial site plan within 250 feet of a residential zone district boundary; or

(3) Residential subdivision.

(c) For all land use applications that require a neighborhood meeting, the City shall mail a public notice in accordance with Subsection (a)(1) of this Section.

(Ord. No. 20-12 , § 1(Exh. A), 10-20-2020)

Sec. 21-36-3. State Code Required Notices.

(a) *General Plan.*

See U.C.A. 1953, §§ 10-9a-203 and 10-9a-204.

(b) *Zone District Map and Land Development Code.*

See U.C.A. 1953, § 10-9a-205

(c) *Subdivision Amendments.*

See U.C.A. 1953, § 10-9a-207.

(d) *Street Vacations, Alteration, Amendments or Closure.*

See U.C.A. 1953, § 10-9a-207 and § 10-9a-208.

(e) *Miscellaneous Notice Requirements (Transportation Corridors, Higher Education Housing, Canals, etc).*

See U.C.A. 1953, § 10-9a-206, § 10-9a-210, § 10-9a-211, § 10-9a-212, and § 10-9a-213.

(f) *Applicant Notice—Waiver of Requirements.*

See U.C.A. 1953, § 10-9a-202.

(g) *Notice Challenge.*

See U.C.A. 1953, § 10-9a-209.

(Ord. No. 20-12 , § 1(Exh. A), 10-20-2020)

CHAPTER 21-30. SUBDIVISION REVIEW¹

Sec. 21-30-1. Purpose.

- (a) The purposes of this Chapter are:
- (1) To promote the health, safety, and general welfare of City residents;
 - (2) To ensure the efficient and orderly development of land;
 - (3) To prevent the uncontrolled division and development of real property;
 - (4) To avoid poorly planned developments that:
 - a. Do not comply with the General Plan or City ordinances;
 - b. Cannot be efficiently served by existing utilities or public services;
 - c. May prove to be dangerous or unsafe;
 - d. May cause an undue burden on existing traffic or transportation services;
 - e. May require the future expenditure of public funds to correct problems caused by the development;
 - f. Restrict the ability of efficient development on adjoining properties;
 - (5) To minimize the number of boundary line disputes in the City and eliminate existing property line gaps and property line overlaps;
 - (6) To establish a mechanism requiring each developer to provide for the public improvements associated with a particular subdivision, and provide a mechanism for each subdivision to pay its fair share of increased burdens on existing public services;
 - (7) To establish a procedure to ensure the provision of:
 - a. Public improvements, facilities and utilities;
 - b. Access to public rights-of-way;
 - c. The dedication of land and streets deemed necessary for the proper development of the subdivision;
 - d. Easements or rights-of-way that are necessary to service the property.
- (b) This Chapter sets forth the processes for obtaining preliminary and final subdivision development approval, as well as vacating or amending a subdivision plat, vacating a public street, right-of-way or easement, property line adjustments, and subdivision improvements.

(LDC 2008, § 15A-30-01; Ord. No. 21-08 , § 1(Exh. A), 3-23-2021)

Sec. 21-30-2. Necessity of Subdivision Plat Approval.

- (a) *Subdivision Approval Required.* Any division of real property located within the City that meets the definition of subdivision as set forth in this Title must obtain City subdivision approval before it may be filed or recorded at the Salt Lake County Recorder's Office.

¹State law reference(s)—Subdivisions, U.C.A. 1953, § 10-9a-601 et seq.

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- (b) *Parcels Previously Divided.* The preliminary plat shall include within its boundary all parcels of property that have at any time after July 18, 1960, been part of the parcel now being subdivided, except parcels that have already been included in another recorded subdivision.
- (c) *Transfer Before Approval Prohibited.* No person shall transfer, sell, convey, gift, or assign any subdivided property before a final subdivision plat is approved by the City and recorded with the Salt Lake County Recorder’s Office, except with City consent granted and documented according to Utah Code .
- (d) *Approval to Amend Plat Required.* No person shall amend, vacate, alter, or modify any plat which has already been approved or recorded without first receiving City approval.
- (e) *Lot Remnants Prohibited.* No person shall divide real property in such a way that a parcel of property is created or left behind (remnant) that cannot be developed according to the requirements of this Title or other applicable laws, regardless of whether or not a subdivision plat is required for the division.
- (f) *Lot of Record.* A single-lot subdivision plat is not required prior to development on any parcel of property that was created prior to July 18, 1960, and has remained intact since that date. However, development on the parcel must comply with all regulations of the zone district. Review for necessary improvements from Public Works, Public Utilities, Parks and Recreation, and Community Development Departments shall be required prior to issuance of building permit.

(LDC 2008, § 15A-30-02; Ord. No. 21-08 , § 1(Exh. A), 3-23-2021)

State law reference(s)—Plats required, U.C.A. 1953, § 10-9a-602.

Sec. 21-30-3. Preliminary and Final Subdivision Application Review Process.

- (a) *Initial Staff Review.* To help expedite review of a development proposal, prior to submitting an application for subdivision review, persons interested in undertaking development may meet informally with members of the Community Development Department to become acquainted with the substantive and procedural requirements of this Title, applicable City Code, and Sandy City Standard Specifications.
- (b) *Development Review Meeting.* It is strongly recommended that the applicant attend a pre-application meeting where the development proposal will be reviewed by the Development Review Team. At the meeting, representatives from various departments will provide initial feedback on the concept plan along with copies, links, or instructions for accessing the applicable land use regulations, a list of standards, and preliminary and final subdivision application checklists.
- (c) *Neighborhood Meeting.* A neighborhood meeting is required to be held after notice is provided in compliance with Title 21, Chapter 36, Notice Requirements, and prior to making a determination on a preliminary subdivision plat application unless the Director determines it is not required. This meeting is conducted by staff for the purpose of providing information to the public and gathering public comments prior to a land use decision being made by the land use authority.
- (d) Preliminary and Final Subdivision Application Review.
 - (1) *Complete Preliminary and Final Subdivision Applications Required.*
 - a. A preliminary subdivision application will not be accepted until staff has determined it is complete.
 - b. A final subdivision application will not be accepted until preliminary subdivision approval has been granted and staff has determined the final subdivision application is complete and complies with the requirements of this Chapter and preliminary subdivision approval.
 - (2) *Review Cycle.* If the application is complete, the review cycle will commence with City staff.
 - a. Upon submittal of a preliminary or final subdivision application and supporting information the application shall be forwarded to the reviewing departments and agencies who shall perform an

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initial review to verify that the application, subdivision plans, and supporting information are complete and comply with applicable Sandy City Code, and the Sandy City Standard Specifications and Details for Municipal Construction.

- b. Upon completion of the staff review, the City will inform the applicant of deficiencies, comments, corrections, and requirements, including required additional information and studies that need to be addressed.
 - c. The applicant shall complete the review cycle by submitting the additional information and the modified subdivision plat and plans. In addition, they shall provide a written explanation in response to the City's review comments, identifying and explaining the applicant's revisions and reasons for declining to make revisions, if any. The applicant's written explanation shall be comprehensive and specific, including a response to each requested revision or required correction. If an applicant fails to address a review comment in the response, the review cycle is not complete and the subsequent review cycle may not begin until all comments are addressed.
 - d. If needed, additional review cycles will commence when the applicant resubmits revised application materials, plans, and supporting information to the City. No further review cycles are needed if all departments and agencies verify that the preliminary or final review standard is met as described in Subsection (e) and (f) of this Section.
 - (3) Failure to submit complete information will result in written notification to the applicant that the review cannot proceed further until all required, necessary, and requested information is submitted.
- (e) Preliminary Subdivision Review Approval.
- (1) *Land Use Authority Designation.* When the preliminary subdivision plat has been determined to be complete and in compliance with all requirements, the plat, together with all supporting information, will be forwarded to the Planning Commission for review at a public meeting.
 - (2) *Land Use Authority Determination.* The Planning Commission shall review the preliminary plat and all supporting documents and plans to determine if they are complete and substantially comply, or can be conditioned to substantially comply, with Sandy City Code, and the Sandy City Standard Specifications and Details for Municipal Construction, as applicable to preliminary plat review.
 - (3) *Appeal.* The decision of the Planning Commission may be appealed according to the applicable provisions of this Title.
- (f) Final Subdivision Review Approval.
- (1) *Director Review.* The Director shall review the final plat, plans and all supporting documents to determine if they are complete, comply with all conditions of approval, Sandy City Code, and the Sandy City Standard Specifications and Details for Municipal Construction.
 - a. The Director shall also ensure the following items have been completed, unless the Director determines they are not applicable:
 - 1. Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) are required according to the requirements identified in Sandy City Standard Specifications.
 - 2. Post Construction Storm Water Maintenance Agreements are required according to requirements identified in Sandy City Standard Specifications. For residential development, the agreement shall be referenced in and recorded with the restrictive covenants of the Homeowners' Association.
 - 3. Approval letters from applicable agencies and districts, such as Sandy City Public Utilities Department, Water Reclamation District, Sewer District, Utah Department of Transportation, Irrigation Canal, or Ditch Company.
 - 4. Signed and notarized Improvement Agreement and Agreement to Conditions.

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5. A guarantee for improvements according to the requirements of Title 21 Chapter 2, Improvement Completion Assurance (Guarantee).
 6. The final plat has been approved by the Salt Lake County Recorder's Office.
 7. All construction drawings have been approved by all applicable City Departments.
 8. All applicable development fees have been paid.
- (2) *Final Plat.* Upon completion of final review, the applicant shall submit the final plat drawn with waterproof black ink on Mylar sheets to the Community Development Department. The final plat will be signed by each person or entity that is required by the Utah Code Annotated or elsewhere in this Title.
- (3) *Land Use Authority Designation and Determination.* The Mayor shall grant final subdivision approval upon recommendation from the Director that the final plat, plans, and documents are complete, comply with all conditions of approval, Sandy City Code, Sandy City Standard Specifications and Details for Municipal Construction, and all applicable fees have been paid. The Mayor shall deny final subdivision approval if the Mayor finds that the final plat and documents do not comply with all applicable City ordinances, or fees have not been paid. In the event of denial for unpaid fees, the applicant may pay the fees within twenty (20) business days and request reconsideration.
- (4) *Appeal.* The decision of the Mayor may be appealed according to the applicable provisions of this Title.
- (5) *Plat Recordation.* The developer shall be responsible for plat recordation with the Salt Lake County Recorder's Office. In addition, an electronic copy of the recorded subdivision plat shall be returned to Sandy City prior to the issuance of any building permits.
- (6) *Completion of Subdivision Development.* The property must be developed, and the improvements constructed in strict compliance with the approved final plat, approved construction drawings, and the Sandy City Standard Specifications and Details for Municipal Construction. Failure to note any improvement required by this Chapter on the final plat or the construction drawings shall not eliminate the developer's responsibility to complete those improvements in the subdivision.

Sec 21-30-4. Preliminary and Final Subdivision Application Contents.

- (a) *General Subdivision Application Contents.* All applications for preliminary and final subdivision review shall be submitted to the Community Development Department and shall include the following:
- (1) Electronic copies in PDF format of all plans and documents required in this Chapter unless the Director determines they are not applicable. All plans shall be submitted together as one set, and all documents shall be submitted together as another set as required by the subdivision review checklist that is available from the Community Development Department.
 - (2) Payment of all applicable fees.
 - (3) All necessary documents, reports, maps, etc., as required for developments located within an Overlay Zone.
- (b) *Preliminary Subdivision Application Contents.* An application for preliminary subdivision review shall comply with all applicable City Code, and shall include the following information:
- (1) *Document Set.* The following shall be submitted in the document set:
 - a. General Development Application Form with property owner signature, and a project description narrative.
 - b. Preliminary title report prepared by a title company. The title report shall have an "effective date" that is no more than three (3) months old at the time the preliminary subdivision application is submitted. The title report legal description shall match exactly the boundary description on the proposed recording plat.

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- c. Preliminary Storm Water Analysis Report according to the requirements identified in Sandy City Standard Specifications.
 - d. Infiltration Report according to the requirements identified in Sandy City Standard Specifications. Infiltration shall be measured in the field at the same location and depth as the proposed retention (or infiltration) facility using the double ring infiltrometer test.
 - e. Geotechnical Investigation Report according to the requirements identified in Sandy City Standard Specifications.
 - f. Traffic Impact Study or Trip Generation Report prepared by a certified professional transportation engineer.
 - g. Any other documents related to the development that the City may reasonably require and those shown in other applicable Chapters.
- (2) *Plan Set.* The subdivision plan set shall be drawn to a standard engineer's scale and formatted to a print size of 24 inches by 36 inches. The scale must be indicated on each sheet and shall not be less than one-inch equals 60 feet. The following shall be included in the plan set:
- a. The preliminary plat shall include information from the subdivision plat template (available from the Community Development Department) and contain the following:
 - 1. Date, scale, and arrow indicating north drawn on each sheet.
 - 2. The proposed name of the subdivision as approved by the Salt Lake County Recorder's Office.
 - 3. The names and contact information of the property owners, the developer, and the engineer or surveyor of the proposed subdivision.
 - 4. The names of current owners, and the property lines of all parcels or lots immediately adjoining the proposed subdivision.
 - 5. The subdivision boundary lines showing the proper bearings and dimensions, which lines shall be of heavier line weight than any other lines on the drawing and which shall be referenced to two monuments.
 - 6. The boundary lines, dimensions, and legal description of the parcel to be subdivided, including public and private streets with centerline descriptions.
 - 7. The bearings, dimensions, and square footage of each lot.
 - 8. The bearings, dimensions, and locations of existing and proposed easements.
 - 9. The location and dimensions of existing and proposed secondary water systems (including ditches and canals).
 - 10. A Certificate of Survey with a metes and bounds description, the signature of a land surveyor licensed in the State of Utah, and the land surveyor's seal.
 - 11. A notice of all covenants, conditions, and other restrictions which may be relevant and applicable to the property contained within the final plat.
 - 12. An Owners Dedication with signature lines for all property owners and others who may have a financial interest in the subdivision acknowledged by a notary public, as required by the Salt Lake County Recorder's Office and Sandy City.
 - 13. A signature block for appropriate signatures from the following: The Land Use Authority, Salt Lake Valley Health Department, City Engineer, and Chief Engineer of Public Utilities Department, Director of Parks and Recreation Department, City Attorney, and the Mayor with attestation by the City Recorder.

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14. Other signature approval blocks as may be needed or as required by Utah Code.
 15. All requirements of the Sensitive Area Overlay Zone, including, but not limited to, location of known earthquake faults and their respective zones of deformation, hillside slopes greater than 30 percent, etc.
 16. A clear delineation of any common, limited common and private areas when shared ownership applies to the plat, such as property ownership associations, condominium plats and planned unit developments.
 17. Tabulations showing:
 - i. Total number of acres in the proposed development.
 - ii. Total number of lots or units.
 - b. Record of Survey that was filed with the Salt Lake County Surveyor's Office for this property.
 - c. Site Plan overlayed with the proposed plat showing the dimensions and locations of all existing and proposed improvements and structures, and all topographical and environmental features as required by the Sensitive Aea Overlay, within and adjacent to the plat boundaries. A notation shall be made as to whether the existing structures within and adjacent to the plat will remain or be demolished.
 - d. Storm Water Drainage Plan meeting requirements in Sandy City Standard Specifications. These plans include, but are not limited to, required design details and information of existing and proposed post-construction storm water quality facilities, retention and detention facilities, culverts, ditches, drainpipes, and invert elevations of storm water drainage pipes at proposed connections points.
 - e. Grading Plan showing existing and proposed contour lines at two-foot intervals, excavations, fills, grading, and limits of disturbance. Existing contours shall extend a minimum of 25 feet beyond the property line.
 - f. Roadway Plan, road profiles and typical road sections that include the location, widths, centerline descriptions, and names of all existing and proposed public and private streets, alleys, access easements, trails, or other public ways within or directly adjacent to the property; and other important features, such as railroad rights-of-ways, and City boundary lines.
 - g. Utility plan that includes the location of existing and proposed utility easements, fire hydrants, streetlights, water mains and services, sanitary sewers, and stormwater facilities.
 - h. Master plan showing how undeveloped property adjacent to the proposed subdivision could be developed, by showing the location of the subdivision as it forms part of a larger developable area with a conceptual future street system and lot layout.
 - i. Any other plans related to the development that the City may reasonably require and those shown in other applicable Chapters.
- (c) *Final Subdivision Application Contents.* An application for final subdivision review shall comply with all applicable City Code, and shall include the following information:
- (1) *Document Set.* The document set shall contain all the information from preliminary review with the following additional information:
 - a. A written response to all corrections and redlines from preliminary review.
 - b. Title report prepared by a title company that coincides with the owners' signatures on the final plat. The title report shall have an "effective date" that is no more than three (3) months old at the time the final subdivision application is submitted. The title report legal description shall match exactly the boundary description on the proposed recording plat.

- c. Documents evidencing conveyances or consents from property owners within the subdivision when such are required by law.
 - d. Final Storm Water Analysis Report according to the requirements identified in Sandy City Standard Specifications.
 - e. The proposed restrictive covenants of the Homeowners' or Commercial Owners' Association.
 - f. Any other documents related to the development that the City may reasonably require and those shown in other applicable Chapters.
- (2) *Plan Set.* The subdivision plan set shall contain all the information from preliminary review with the following additional information:
- a. The entire plan set shall have the designing engineer's State license seal stamped on all submitted plan sheets.
 - b. The final plat shall include:
 - 1. The name of the subdivision as approved by the Salt Lake County Recorder's Office.
 - 2. Lot numbers, approved street names with intersection coordinates as determined by staff, and street addresses of which numbering shall be in accordance with the City street numbering system, as designated by staff.

Sec. 21-30-5. Expiration.

- (a) *Validity of Preliminary Plat Approval.*
- (1) Preliminary plat approval is valid for two years. The Director may grant two one-year extensions of the preliminary plat provided the plat still complies with all applicable ordinances. The Director may hold a public meeting to consider the proposal prior to their decision.
 - (2) If a final plat, which covers only a phase of the preliminary plat is recorded within the two-year time limit or extension thereof, the validity of the unrecorded portion of the preliminary plat may be extended by the Director for one year from the date of recording that final plat.
- (b) *Validity of Final Plat Approval.* The final plat shall expire and be void one year after approval by the Mayor unless the plat has been recorded. The Director may grant two six-month extensions of the final plat provided the final plat still complies with all applicable ordinances.

(LDC 2008, § 15A-30-04; Ord. No. 10-01, 1-26-2010; Ord. No. 21-08 , § 1(Exh. A), 3-23-2021)

Sec. 21-30-6. Changes to Final Plat.

- (a) *Minor Changes.* The Director may approve minor changes to approved final plats before the plat is recorded. The types of minor changes contemplated by this Section include legal description mistakes, minor boundary changes, decrease in the number of lots in the subdivision, and items that should have been included on the original final plats.
- (b) *Major Changes.* Major changes to unrecorded approved final plats shall be reviewed by the Planning Commission for approval if the Director determines the changes are substantially different from the original approval. For changes that are substantially different from the original approval, the developer must apply for an amendment to the original preliminary plat. The types of major changes contemplated by this Section include a change to the grade or location of streets within the subdivision, an increase to the number of lots in the subdivision, or a substantial alteration of the original subdivision design. Changes to recorded final plats shall be in accordance with state law and any policies or procedures adopted by the City.

(LDC 2008, § 15A-30-05; Ord. No. 21-08 , § 1(Exh. A), 3-23-2021)

Sec. 21-30-7. Vacating or Amending a Subdivision Plat; Process.

- (a) *Applicability.* As set forth in Utah Code, any fee owner of land within a previously platted subdivision may apply to have some or all of the subdivision plat vacated or amended. If no new lots are created, the land use authority, application and review are as set forth in this Section.
- (b) *Land Use Authority Designation; Public Meetings; Notice.*
 - (1) *Director.* The Director is hereby designated to consider and determine those proposed subdivision plat vacations or amendments which are requested by petition of a fee owner of land within the subdivision, except those determined by the Planning Commission, as set forth in Subsection (b)(2) of this Section.
 - (2) *Planning Commission.* The Planning Commission is hereby designated to consider and determine any proposed vacation or amendment of a subdivision plat for which a public hearing is required. A public hearing is required for all of the following:
 - a. Any owner within the plat objects in writing to the petition within ten days of mailed notification;
 - b. All the owners have not consented to the petition; and
 - c. The City proposes to vacate or amend a subdivision plat.
 - (3) *Public Meetings and Notice.* A public meeting or hearing shall be held, and notice provided as required by this Title and Utah Code. No neighborhood meeting is required.
- (c) *Application and Procedure.*
 - (1) Preliminary subdivision approval shall not be required before applying for final subdivision approval.
 - (2) The applicant shall file an application that meets all the final subdivision application requirements of this Chapter, except as follows:
 - a. Signatures approval blocks shall include the Mayor, the Land Use Authority, and applicable Water and Sewer Districts.
 - b. Other signature approval blocks shall be included as may be needed or as required by Utah Code.
 - c. The subdivision plat shall show only the lots that are being amended, and the property lines of all lots or parcels immediately adjoining the proposed subdivision.
 - d. Any plans or documents that the Director determines are not applicable may be excluded.
- (d). *Request for Vacating or Amending a Plat That Includes Public Street, Right-of-Way or Easement.* Each request to vacate or amend a plat that contains a request to vacate or amend a public street, right-of-way or easement is also subject to Section 21-30-8.
- (e) *Land Use Authority Determination.* The land use authority may vacate or amend a subdivision plat if it finds that:
 - (1) The final amended subdivision plat and documents comply with all applicable provisions of Sandy City Code, and Sandy City Standard Specifications and Details for Municipal Construction;
 - (2) All applicable fees have been paid;
 - (3) No new lot results from the vacation or amendment;
 - (4) There is good cause for the vacation, alteration, or amendment;
 - (5) No public street, right-of-way or easement has been vacated or amended; and
 - (6) The amendment does not result in an increase of a nonconforming situation.
- (f) *Appeal.* The decision of the land use authority may be appealed according to applicable provisions of this Title.

(LDC 2008, § 15A-30-06; Ord. No. 12-03, 1-27-2012; Ord. No. 21-08 , § 1(Exh. A), 3-23-2021)

State law reference(s)— Subdivision Amendments, U.C.A. 1953, § 10-9a-608 and 10-9a-609 et seq.

Sec. 21-30-8. Vacating a Public Street, Right-of-Way, or Public Utility Easement; Within a Subdivision or Not Within a Subdivision.

- (a) A petition to vacate some or all of a public street, right-of-way, or public utility easement shall include:
 - (1) The name and address of each owner or record of land that is:
 - a. Adjacent to the public street, right-of-way, or easement; or
 - b. Accessed exclusively by or within 300 feet of the public street, right-of-way, or easement; and
 - (2) Proof of written notice to operators of utilities and culinary water or sanitary sewer facilities located within the bounds of the public street or public utility easement sought to be vacated; and
 - (3) The signature of each owner under Subsection (a)(1) of this Section who consents to the vacation.
- (b) If a petition is submitted containing a request to vacate some or all of a public street, right-of-way, or public utility easement, the City Council shall hold a public hearing in accordance with this Title and determine whether:
 - (1) Good cause exists for the vacation; and
 - (2) Neither the public interest nor any person will be materially injured by the proposed vacation.
- (c) The City Council may adopt an ordinance granting a petition to vacate some or all of a public street, right-of-way, or easement if the City Council finds that:
 - (1) Good cause exists for the vacation; and
 - (2) Neither the public interest nor any person will be materially injured by the vacation.
- (d) If the City Council adopts an ordinance vacating some or all of a public street, right-of-way, or easement, the City Council shall ensure that one or both of the following is recorded in the office of the County Recorder:
 - (1) A plat reflecting the vacation; or
 - (2) An ordinance described in Subsection (c) of this Section.
- (e) The action of the City Council vacating some or all of a public street, right-of-way, or easement that has been dedicated to public use:
 - (1) Operates to the extent to which it is vacated, upon the effective date of the recorded plat, as a revocation of the acceptance of and the relinquishment of the City's fee in the vacated street, right-of-way, or easement; and
 - (2) May not be construed to impair:
 - a. Any right-of-way or easement of any parcel or lot owner;
 - b. The franchise rights of any public utility; or
 - c. The rights of a culinary water authority or sanitary sewer authority.

(LDC 2008, § 15A-30-06.5; Ord. No. 12-03, 1-27-2012; Ord. No. 21-08 , § 1(Exh. A), 3-23-2021)

State law reference(s)— Petition to vacate a public street, U.C.A. 1953, § 10-9a-609.5 et seq.

Sec. 21-30-9. Property Line Adjustments.

- (a) *Standards.* Owners may adjust property lines between adjacent legal parcels that are described by a metes and bounds description, by exchanging title to portions of those parcels after City approval if:
 - (1) No new parcel results from the property line adjustment.
 - (2) The adjoining property owners consent to the property line adjustment.
 - (3) The property line adjustment does not result in remnant land that did not previously exist.
 - (4) The property line adjustment does not result in violation of the City Code.
 - (5) The property line adjustment does not result in an increase of a nonconforming situation.
- (b) Adjustments to lots within a recorded subdivision plat shall follow Section 21-30-7, Vacating or Amending a Subdivision Plat.
- (c) *Application.* The owners shall file an application requesting a property line adjustment together with all required documents, in electronic PDF format scaled to a print size of 8.5 inches by 11 inches, as follows:
 - (1) *Legal Descriptions.* Property legal descriptions as follows:
 - a. A legal description for each of the properties that will be affected by the proposed changes, as they currently exist on record with the Salt Lake County Recorder's Office, including the square footage, and the Salt Lake County parcel number of each property.
 - b. A legal description for each of the properties that will be affected by the proposed change, in their final proposed configuration(s), including the revised square footage.
 - c. Each legal description shall be prepared, stamped certified, and signed by a professional land surveyor that is currently licensed in the State of Utah.
 - (2) *Property transfer deed(s).* A draft of all deeds that will be used to transfer the fee title ownership of the subject properties. They shall include a specific notation as to the purpose of this deed relating to a property line adjustment.
 - (3) *Notice of Approval.* An approval form, as provided by the City, that declares approval of the property line adjustment and an acknowledgement of approval by the City.
 - a. Is executed by each owner included in the adjustment;
 - b. Is executed by the Director;
 - c. Contains an acknowledgment for each party executing the notice as required by state law for real property; and
 - d. Recites the description of both the original parcels and the parcels created by the property line adjustment.
 - (4) *Map Exhibit.* A visual depiction reflecting the proposed parcel configuration upon completion of the adjustment. It shall contain a north arrow, standard engineer's scale, bearings and distances, curve tables, location of existing structures, easements, setback lines or other information as requested by the City.
- (d) *Public Meetings and Notice.* A public meeting shall be held, and notice provided as required by this Title and Utah Code. No neighborhood meeting is required.
- (e) *Director Review.* The Director shall act as the land use authority and review all the documents to determine if they are complete, and that they comply with the requirements set forth above. If the Director determines that documents are complete and the requested property line adjustment complies with the standards set forth above, the Director will approve the property line adjustment.

- (f) *Recordation.* After approval by the Director, the applicant shall:
 - (1) Record the Notice of Approval and approved deeds that convey title with the Salt Lake County Recorder's Office.
 - (2) Provide digital copies of all recorded documents to the City and provide a limited title report or informational report (provided by a title company) of property that was altered, showing that the property was properly transferred and configured as approved by the City.
- (g) *Expiration of Property Line Adjustment Approval.* The property line adjustment notice of approval shall expire and be void one year after issuance by the Director unless it has been recorded. The Director may grant two six-month extensions of the property line adjustment notice of approval, provided it still complies with all applicable ordinances.

(LDC 2008, § 15A-30-07; Ord. No. 12-03, 1-27-2012; Ord. No. 21-08, § 1(Exh. A), 3-23-2021)

Sec. 21-30-10. Required Subdivision Improvements and Procedures.

- (a) The following improvements are mandatory in all subdivisions and shall be installed by the developer in accordance with the City Code, and the Sandy City Standard Specifications and Details for Municipal Construction:
 - (1) Street paving (including proper road base).
 - (2) Curbs, gutters, and sidewalks.
 - (3) Drive approaches for each lot.
 - (4) Culinary water systems.
 - (5) Sanitary sewer systems.
 - (6) Surface water runoff drainage systems.
 - (7) City survey monuments.
 - (8) Permanent markers to identify lot corners (as required by Sandy City Engineering).
 - (9) Utilities (overhead and underground as required by this Title).
 - (10) Street lighting system.
 - (11) ADA ramps.
- (b) The City may also require the developer to install or provide any or all of the following improvements according to the particular needs of the subdivision:
 - (1) Fire hydrants.
 - (2) Subsurface water drainage systems.
 - (3) Bridges.
 - (4) Fencing and barrier walls.
 - (5) Grading.
 - (6) Retaining walls.
 - (7) Landscaping, irrigation, tree preservation, removal of noxious vegetation, and/or streetscape.
 - (8) Public facilities.
 - (9) Open space and/or trails.

Exhibit "B"

- (10) Piping, relocating, or abandoning irrigation ditches.
 - (11) Engineered footings.
 - (12) Extending and constructing roads, water lines and sewer lines beyond the boundary of the subdivision.
 - (13) Flood control system.
 - (14) Regulatory signs.
 - (15) Any other improvements as may be required by the City based upon approvals.
- (c) In determining the particular needs of the subdivision and in determining whether any of the improvements specified in Subsection (b) of this Section should be required in a particular subdivision, the City shall consider, among other things:
- (1) The requirements of the International Building Code, International Residential Code, International Fire Code, City ordinances, and the Urban Wildland Interface Code.
 - (2) The topography of the property, the type of soil on the property, the existence of subsurface water drainage systems in the vicinity of the property, and the City's Storm Water Drainage Master Plan.
 - (3) The extent to which the proposed subdivision causes or contributes to the need for the improvement.
 - (4) The need for the improvement to protect the health, safety, and welfare of residents of the subdivision and the community at large.
 - (5) The types of development and uses adjacent to the subdivision.
- (d) The developer may be required to install off-site improvements when it is shown that the proposed subdivision causes or contributes to the need for such improvements. In cases where the proposed subdivision causes or contributes to the need for off-site improvements but the developer is not required to install them, the City may impose an impact fee as allowed by law, or may otherwise require financial contribution pursuant to written agreements between the City and the developer. Whether or not the developer actually installs the improvements, the City may require that owners of other undeveloped properties, the development of which will also contribute to the need for the improvements, pay impact fees, or be party to such agreements. The fees or the monies collected pursuant to agreements shall be used towards the costs of installing the improvements.
- (e) All required improvements shall be completed and pass City inspections within two years of the date the subdivision is approved or at a date to be determined by the City.
- (f) All subdivision improvements shall be completed by qualified contractors in accordance with the Sandy City Standard Specifications and Details for Municipal Construction (latest edition). No work may be commenced on public improvements without first obtaining approval.
- (g) Unless otherwise authorized by the Director, no building permit for any structure may be issued until the final plat has been recorded and the following subdivision improvements have been installed:
- (1) Street paving (including all weather surface, which is two inches minimum asphalt depth on approved road base), unless otherwise approved by the City Engineer and Fire Marshal based upon weather constraints.
 - (2) Curb, gutter, and sidewalk.
 - (3) Permanent markers to identify lot corners.
 - (4) Operational fire hydrants (unless otherwise approved by the Fire Marshal).
 - (5) Water lines and facilities (tested and approved) and sewer line facilities.
 - (6) Storm drainage facilities.

- (h) When installing any of the subdivision improvements, the developer and contractors shall be required to keep all paved streets, sidewalks, and gutters within or outside the subdivision, free from any debris, trash, mud, or dirt from the project. Upon notification by the City of a violation of this provision, the developer and/or contractors shall have the affected areas cleaned within 24 hours. If he fails to do so, the City may clean the affected areas with the developer providing reimbursement to the City for all costs incurred. Exception: Small mounds of dirt placed over the curb, gutter, and sidewalk may be placed during the initial construction phase of the home to protect said improvements from damage. However, this exception does not release the developer or his successors from the requirement to keep the street clean and free of mud and debris.
- (i) The requirement to install public improvements (e.g., curb, gutter, sidewalk, etc.) may be waived by the Planning Commission for properties with design restraints. Cause for such waivers shall be noted on the plat.
- (j) No final subdivision plat shall be recorded until the developer of the subdivision has clearance of all property taxes owed upon the parcels to be dedicated to the City and tendered the guarantee and entered into an agreement with the City in which the developer agrees to install the improvements as required by this Title and agrees to indemnify and hold the City harmless from any claims, suits, or judgments arising from the condition of property dedicated to the City, from the time that the property is dedicated to the City to the time when the improvements on the dedicated property are finally accepted by the City (including the passage of the warranty period).

(LDC 2008, § 15A-30-08; Ord. No. 14-29, 9-28-2014; Ord. No. 21-08 , § 1(Exh. A), 3-23-2021)

Sec. 21-30-11. Improvements Installation Priority.

- (a) Underground utilities, service lines, storm drainage facilities, water system, sewer system including laterals, shall be installed and approved prior to the installation of any other street improvements, unless the Public Utilities Director or the appropriate governing body waives this requirement in writing.
- (b) All new sewer lines shall be inspected by the appropriate sewer district.
- (c) All new water lines and/or connections shall be inspected by the Public Utilities Department.
- (d) All new storm drain facilities shall be inspected by the Public Utilities Department and/or Public Works Department.
- (e) All new street lights shall be inspected by the Public Utilities Department.

(LDC 2008, § 15A-30-09; Ord. No. 21-08 , § 1(Exh. A), 3-23-2021)

Sec. 21-30-12. Costs of Improvements.

The developer shall pay for all costs of designing, purchasing, installing, warranting, and otherwise providing the improvements required by this Chapter.

(LDC 2008, § 15A-30-10; Ord. No. 21-08 , § 1(Exh. A), 3-23-2021)

Sec. 21-30-13. Street Dedication.

Unless previously dedicated, declared a private street, or located within a planned unit development, the developer shall dedicate to the City the full width of all street rights-of-way on the final plat; provided, however, that in cases where a proposed street in the subdivision parallels undeveloped property where no street currently exists and evidence is provided showing that the owner of the abutting property has no intention of developing it within the near future, and as may be recommended by the City Engineer and approved by the Planning Commission, the Mayor may waive the full width dedication requirement and allow the dedication of a lesser width if the Mayor finds that it promotes the public interest.

(LDC 2008, § 15A-30-11; Ord. No. 21-08 , § 1(Exh. A), 3-23-2021)

Sec. 21-30-14. Penalties.

- (a) Any plat of a subdivision filed or recorded without the approvals required by this Chapter is void.
- (b) Any owner or agent of the owner of any land who transfers or sells any land before a plan or plat of the subdivision has been approved and recorded as required in this Chapter is guilty of a violation of this Chapter for each lot or parcel transferred or sold.
- (c) The description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring does not exempt the transaction from a violation or from the penalties or remedies provided in this Chapter.

(LDC 2008, § 15A-30-12; Ord. No. 21-08 , § 1(Exh. A), 3-23-2021)

Sec. 21-30-15. Reasonable Diligence.

The review for application completeness, substantive application review and determination of whether improvements or warranty work meets standards shall be done in accordance with the standards set forth in the Municipal Land Use, Development, and Management Act, Part 5 Land Use Ordinances (U.C.A. 1953, § 10-9a-509.5)

(LDC 2008, § 15A-30-13; Ord. No. 21-08 , § 1(Exh. A), 3-23-2021)

CHAPTER 21-36. NOTICE REQUIREMENTS¹

Sec. 21-36-1. General Public Notice Requirements.

- (a) For each land use application which requires a public hearing or public meeting, public notice shall be done as provided within this chapter, except as required by Utah State Code.
- (b) For each land use application which requires a public hearing or public meeting, and public notice is not specified by Utah State Code, the City shall provide notice (including the type of meeting, date, time, location, description of land use application, and City contact information) as follows:
 - (1) *Notice of Public Hearing.* The City shall provide notice of a public hearing at least three days before the hearing that shall be posted in at least three public locations within the City, on the City's official website, and on the Utah Public Notice Website.
 - (2) *Notice for Public Meetings.* The City shall provide notice of a public meeting at least 24 hours before the meeting that shall be posted in at least three public locations within the City, on the City's official website, and on the Utah Public Notice Website.

(Ord. No. 20-12 , § 1(Exh. A), 10-20-2020)

Sec. 21-36-2. Third-Party Public Notice.

- (a) For each land use application that requires a public meeting or hearing that concerns a specific parcel of property, public third-party notice shall be done as provided within this chapter, except as required by Utah State Code. The City shall:
 - (1) Mail notice at least five days before the public hearing or public meeting to the record owner of each parcel within 500 feet of the property that is the subject of the hearing, including property owners within the City boundaries and property owners within adjacent jurisdictions; or
 - (2) Post notice at least ten days before the public hearing or public meeting on the property with a sign of sufficient size, durability, print quality, and location that is reasonably calculated to give notice to passersby.
 - a. The City shall take a photo verifying that the notice has been posted. The City shall inspect and verify, with another photo, at least one other time during notice period. This verification shall be included in the application packet for the public meeting/hearing.
 - b. This posted notice should include the following: type of meeting, date, time, location, description of land use application, and City contact information.
 - c. If this posted notice is destroyed or disappears during the notice period, the City's ability to hold the public meeting/hearing will not be delayed, and it will not affect the validity of decisions made at the public meeting/hearing.

¹Editor's note(s)—Ord. No. 20-12 , § 1(Exh. A), adopted October 20, 2020, amended Ch. 21-36 in its entirety, in effect repealing and reenacting said Ch. 21-36 to read as set out herein. The former Ch. 21-36, §§ 21-36-1—21-36-10, pertained to notice requirements and derived from LDC 2008, §§ 15A-36-01, 15A-36-02, 15A-36-05, 15A-36-07, 15A-36-09, and 15A-36-10.

State law reference(s)—Notice requirements, U.C.A. 1953, § 10-9a-201 et seq.

Exhibit "B"

- (b) The City shall mail notice to adjacent property owners and post notice on the property in accordance with Subsection (a) of this Section, prior to any required public meeting or hearing that involve any one of the following:
 - (1) Rezone;
 - (2) Commercial site plan within 250 feet of a residential zone district boundary; or
 - (3) Residential subdivision.
- (c) For all land use applications that require a neighborhood meeting, the City shall mail a public notice in accordance with Subsection (a)(1) of this Section.

(Ord. No. 20-12 , § 1(Exh. A), 10-20-2020)

Sec. 21-36-3. State Code Required Notices.

- (a) *General Plan.*
See U.C.A. 1953, §§ 10-9a-203 and 10-9a-204.
- (b) *Zone District Map and Land Development Code.*
See U.C.A. 1953, § 10-9a-205
- (c) *Subdivision Amendments.*
See U.C.A. 1953, § 10-9a-207.
- (d) *Street Vacations, Alteration, Amendments or Closure.*
See U.C.A. 1953, § 10-9a-207 and § 10-9a-208.
- (e) *Miscellaneous Notice Requirements (Transportation Corridors, Higher Education Housing, Canals, etc).*
See U.C.A. 1953, § 10-9a-206, § 10-9a-210, § 10-9a-211, § 10-9a-212, and § 10-9a-213.
- (f) *Applicant Notice—Waiver of Requirements.*
See U.C.A. 1953, § 10-9a-202.
- (g) *Notice Challenge.*
See U.C.A. 1953, § 10-9a-209.

(Ord. No. 20-12 , § 1(Exh. A), 10-20-2020)



Staff Report

File #:

ANX01022024-006689(PC),

Version: 1

Date: 4/4/2024

Agenda Item Title:

886 E. 7800 S. Trust Annexation (R-1-10 Zone)

886 E. 7800 S.

[Community #6, High Point]

Presenter:

Brian McCuiston, Assistant Community Development Director

Description/Background:

Andrew Gutierrez is requesting to annex a certain contiguous unincorporated area, totaling approximately 0.93 acres, located at approximately 886 E. 7800 S. in Salt Lake County, Utah. The subject property under consideration for annexation contains two parcels. One has an existing single-family dwelling, and the other one is vacant. The subject property is intended to be further developed if annexed into Sandy City.

Staff does have the property owner consent from the current property owner. Sandy City borders the subject area to the south.

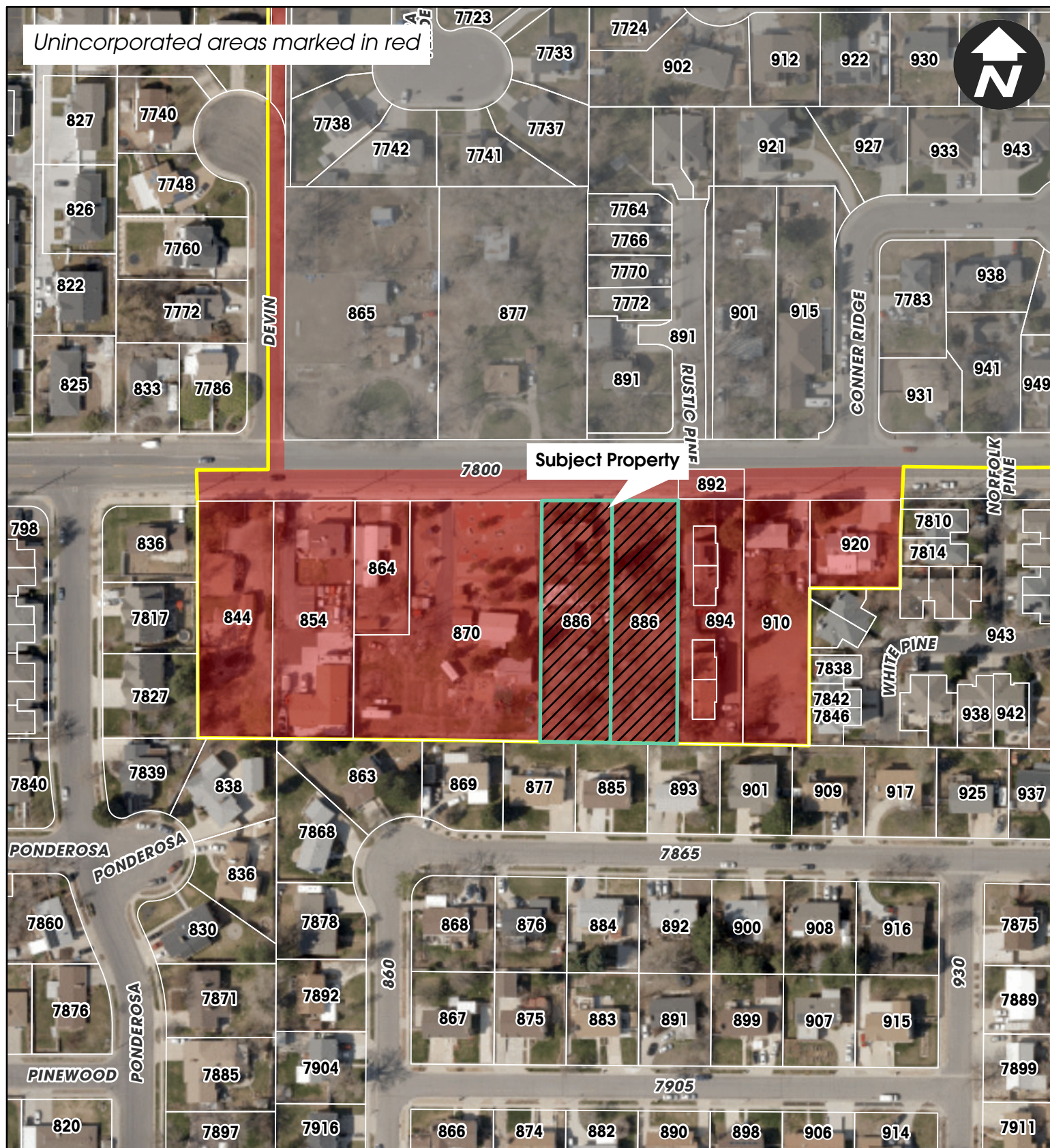
The existing Salt Lake County zoning district for this unincorporated property is A-1. The A-1 zone requires a minimum of 10,000 square feet lot size for a single-family dwelling. Staff is proposing to annex the subject property into the City with the R-1-10 zone based on this being similar to the existing zone.

Please see attached staff report for a detailed analysis.

Recommended Action and/or Suggested Motion:

It is recommended that the Planning Commission send a positive recommendation to the City Council that the 886 E. 7800 S. Trust Annexation be approved and zoned R-1-10 based upon the following findings:

1. The area is contiguous to the Sandy City boundary (south side).
2. The property is located within an area designated in the Sandy City General Plan for incorporation.
3. The City can provide a high level of municipal services to these properties.
4. The R-1-10 is appropriate for this property based upon the existing zoning in the County.



0 40 80 160 240 320 400 Feet



ANX01022024-006689
Annexation
886 E 7800 S



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: City Council via Planning Commission
From: Community Development Department
Subject: 886 E. 7800 S. Trust Annexation
886 E. 7800 S.
[Community #6, High Point]

ANX01022024-006689
(R-1-10 Zone)
0.93 Acres

Public Meeting/Hearing Notice: This item has been noticed on public websites, at public locations, along with multiple signs posted on site.

Request

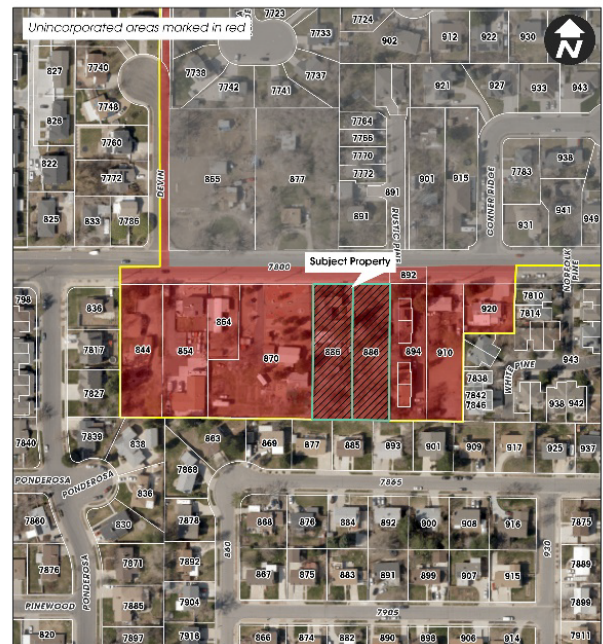
Andrew Gutierrez is requesting to annex a certain contiguous unincorporated property that he owns, totaling approximately 0.93 acres, located at approximately 886 E. 7800 S. in Salt Lake County, Utah. The subject property under consideration for annexation contains two parcels. One has an existing single-family dwelling, and the other one is vacant. The subject property is intended to be further developed if annexed into Sandy City.

Background

Staff does have the property owner consent from the current property owner. Staff did reach out to all property owners within this unincorporated island and nobody else was interested in being annexed at this time.

Sandy City borders the subject area to the south. The adjacent uses in this area include single family dwellings zoned R-1-8 to the south. To the immediate east are two duplex buildings and to the west are single family dwellings that will remain unincorporated. To the north, across 7800 S., are properties within the Midvale City boundaries. Further to the east, within Sandy City boundaries, is a phase of the White Pines Planned Unit Development (PUD) that is zoned PUD(10).

Sandy City does provide water service to this island. We are not proposing to annex to the center line of 7800 S. at this time. Public Works would like to annex the southern portion of the road when the rest of this area is annexed in the future. Garbage service is provided by Wasatch Front Waste and Recycling, which would continue after annexation.



Subject Property

ANX01022024-006689
Annexation
886 E 7800 S

Public Notice and Outreach

The City Council approved Resolution 24-09C on March 12, 2024 which set a public hearing for April 16, 2024, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code.

Analysis

The annexation is being considered by the City for the following reasons:

1. The City is considering annexing the area pursuant to 10-2-418 Utah Code Annotated.
2. The area is contiguous to the Sandy City boundary (south side).
3. The property is located within an area designated in the Sandy City General Plan for incorporation.
4. The City can provide a high level of municipal services to the property.

General Plan

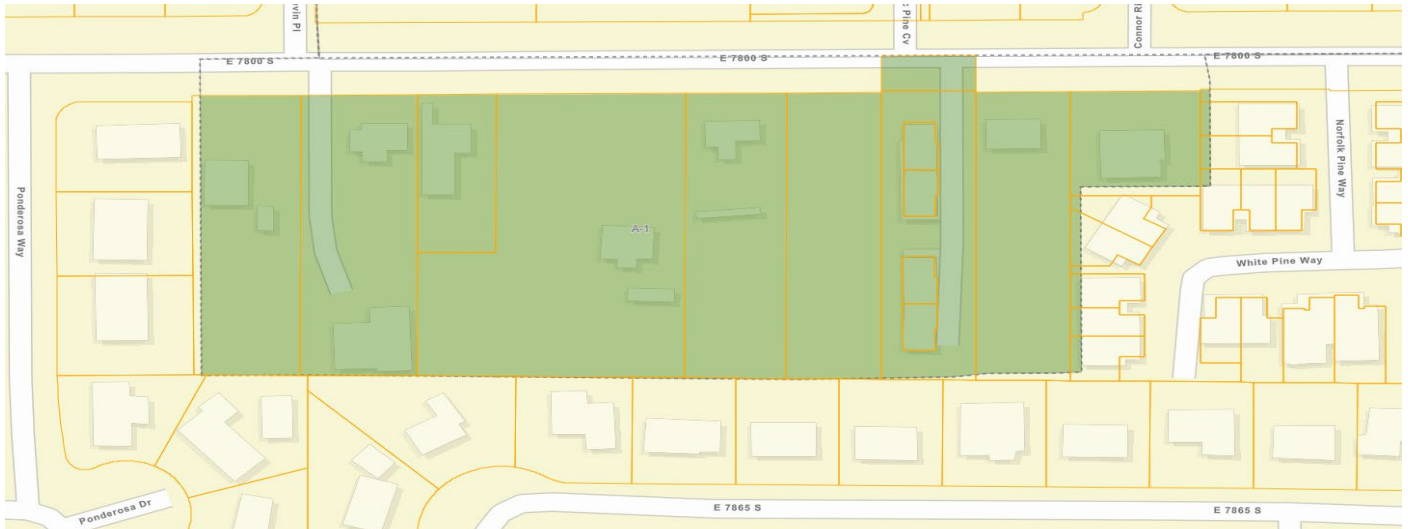
Portions of the Sandy City General Plan which relate to this application are as follows:

p.43 *Recognize that economics alone is not sufficient reason to alter established neighborhoods. Human and environmental impacts also should be recognized.*

p.44 *Require proposed zoning changes to be in harmony with established neighborhoods.*

Zoning

The existing Salt Lake County zoning district for this unincorporated property is A-1. The A-1 zone requires a minimum of 10,000 square feet lot size for a single-family dwelling.



In general, when Sandy City annexes a property into the City from Salt Lake County, we have always been sensitive to what the property was zoned in the County. In most cases we have been able to zone property to a comparable zone as we annex them into the City. As we have done this, we have considered the existing properties that are adjacent to the area being annexed and try to assure that the annexed area is compatible with the existing area.

Staff is proposing to annex the subject property into the City with the R-1-10 zone based on this being similar to the existing zone.

Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the 886 E. 7800 S. Trust Annexation be approved and zoned R-1-10 based upon the following findings:

Findings:

1. The area is contiguous to the Sandy City boundary (south side).
2. The property is located within an area designated in the Sandy City General Plan for incorporation.
3. The City can provide a high level of municipal services to these properties.
4. The R-1-10 is appropriate for this property based upon the existing zoning in the County.

Planner:

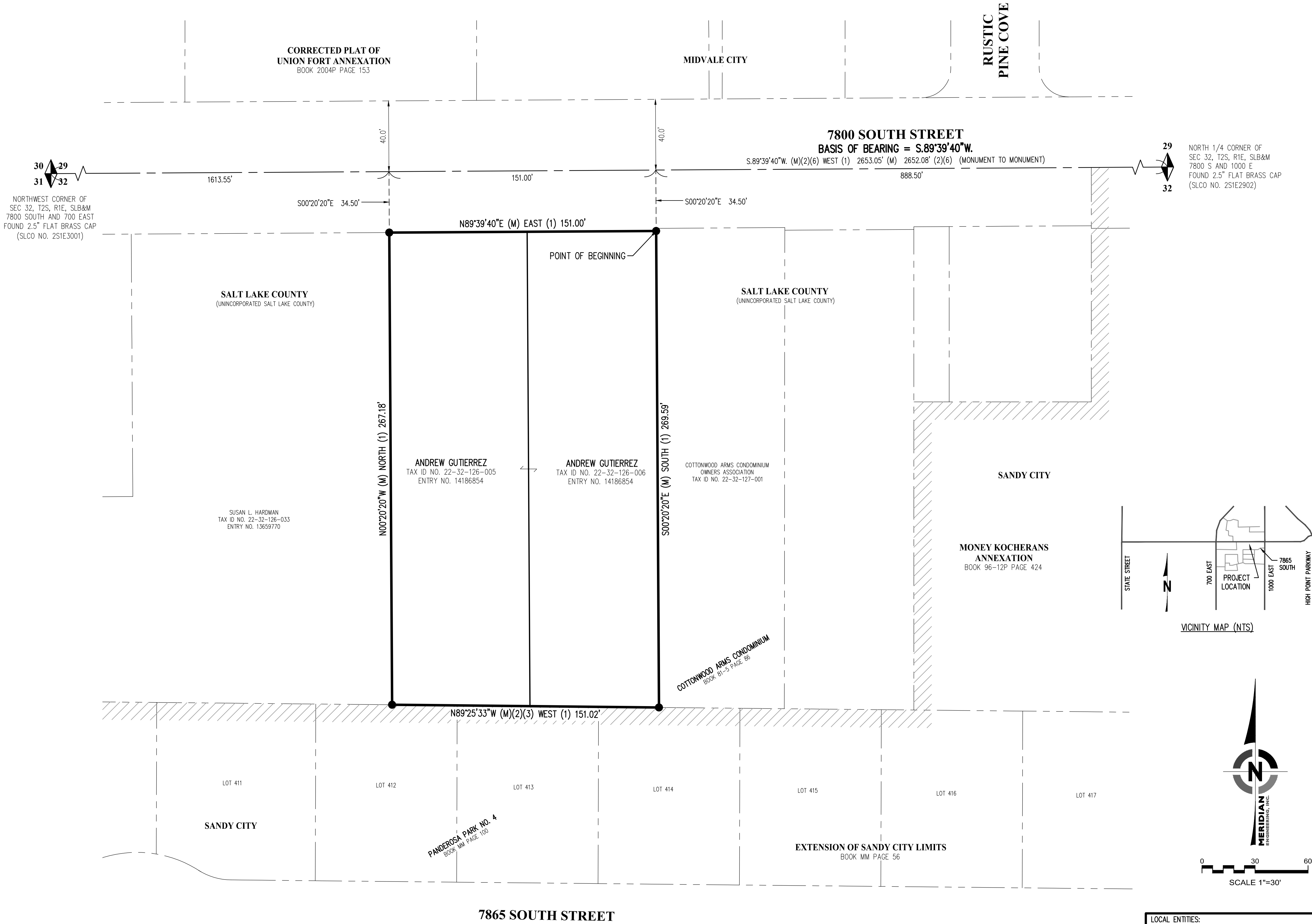


Property Owner	Sidwell Number	Market Value (2023)	Acres
886 E. 7800 S. Trust	22-32-126-005	\$412,700	0.47
Andrew Gutierrez	22-32-126-006	\$167,200	0.44

File Name: S:\USERS\PLN\STAFFRPT\2024\ANX01022024-006689 886 E 7800 S\STAFF REPORT\STAFF REPORT.DOCX

FINAL LOCAL ENTITY PLAT
886 E. 7800 S. TRUST ANNEXATION TO SANDY CITY

SITUATED IN THE NORTHWEST 1/4 OF SECTION 32,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SALT LAKE COUNTY, STATE OF UTAH



SURVEYOR'S CERTIFICATE

I, MICHAEL W. NADEAU, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 4938744, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20, WAS MADE BY ME AND SHOWN HEREON IS TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT.



MICHAEL W. NADEAU
PLS NO. 4938744
DATE: MARCH 12, 2024

ANNEXATION DESCRIPTION

A PARCEL OF LAND TO BE ANNEXED FROM SALT LAKE COUNTY TO SANDY CITY, SITUATE IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF 7800 SOUTH STREET, SAID POINT IS ALSO THE NORTHEAST CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED IN FAVOR OF ANDREW GUTIERREZ RECORDED AS ENTRY NO. 14186854 IN BOOK 11462 AT PAGE 4180 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS 888.50 FEET S.89°39'40"W. ALONG THE SECTION LINE AND THE CURRENT MIDVALE CITY BOUNDARY LINE ESTABLISHED BY CORRECTED PLAT OF UNION FORT ANNEXATION, RECORDED JUNE 11, 2004 AS ENTRY NO. 9086790 IN BOOK 2004P AT PAGE 153 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AND 34.50 FEET S.00°20'20"E. FROM THE NORTH QUARTER CORNER OF SAID SECTION 32 (BASIS OF BEARING IS S.89°39'40"W. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE NORTH QUARTER CORNER AND THE NORTHWEST CORNER OF SAID SECTION 32); AND RUNNING THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID DESCRIBED PROPERTY S.00°20'20"E. (SOUTH BY RECORD) 269.59 FEET TO THE SOUTHEAST CORNER OF SAID DESCRIBED PROPERTY; SAID POINT IS ALSO IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY EXTENSION OF SANDY CITY LIMITS, RECORDED SEPTEMBER 22, 1972 AS ENTRY NO. 2486785 IN BOOK MM AT PAGE 56 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO IN THE NORTHERLY BOUNDARY LINE OF PONDEROSA PARK NO. 4 RECORDED AS ENTRY NO. 2509869 IN BOOK MM AT PAGE 100 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG THE BOUNDARY OF SAID EXTENSION OF SANDY CITY LIMITS AND SAID NORTHERLY BOUNDARY LINE N.89°25'33"W. 151.02 FEET TO SOUTHWEST CORNER OF SAID DESCRIBED PROPERTY; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID DESCRIBED PROPERTY N.00°20'20"W. (NORTH BY RECORD) 267.18 FEET TO A POINT IN SAID SOUTHERLY RIGHT OF WAY LINE OF 7800 SOUTH STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE N.89°39'40"E. 151.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 40,526 SQUARE FEET OR 0.93 ACRE IN AREA, MORE OR LESS.

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE ADJUSTMENT OF THE CITY BOUNDARY LINE BETWEEN SANDY CITY & UNINCORPORATED SALT LAKE COUNTY AS DESCRIBED HEREON AS REQUESTED BY SANDY CITY. THE BASIS OF BEARING FOR THIS SURVEY IS S.89°39'40"W. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE NORTH QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

MERIDIAN ENGINEERING, INC. PREPARED THIS FINAL LOCAL ENTITY PLAT BASED ON RECORD INFORMATION ONLY. A RECORD OF SURVEY HAS NOT BEEN PREPARED FOR THE SUBJECT PARCELS.

AS PART OF THIS SURVEY, MERIDIAN HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY ARE NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD AFFECT THIS SURVEY. NEW EVIDENCE, MONUMENTATION OR DOCUMENTS THAT MAY ALTER THE CONCLUSIONS OF THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

- (1) WARRANTY DEED IN FAVOR OF ANDREW GUTIERREZ: ENTRY NO. 14186854 IN BOOK 11462 AT PAGE 4180.
- (2) PONDEROSA PARK NO. 4: ENTRY NO. 2509869 IN BOOK MM AT PAGE 100.
- (3) EXTENSION OF SANDY CITY LIMITS: BOOK MM AT PAGE 56.
- (4) CORRECTED PLAT OF SOUTH UNION FORT ANNEXATION: ENTRY NO. 9086790 IN BOOK 2004P AT PAGE 153.
- (5) COTTONWOOD ARMS CONDOMINIUM: ENTRY NO. 3564200 IN BOOK 81-5 AT PAGE 86.
- (6) SALT LAKE COUNTY SURVEYOR'S AREA REFERENCE PLAT FOR SECTION 29, T2S, R1E, SLB&M.
- (7) RECORD DESCRIPTION OF ADJOINING PARCELS SHOWN HEREON AS RESEARCHED WITHIN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

(M) BEARING AND/OR DISTANCE DATA TAKEN FROM ACTUAL FIELD MEASUREMENTS.

LEGEND

- CURRENT SANDY CITY BOUNDARY
- PROPOSED ANNEXATION BOUNDARY
- SECTION LINE
- ADJOINER BOUNDARY
- BOUNDARY ANGLE POINT
- FOUND SECTION CORNER

LOCAL ENTITIES:

ANNEXATION FROM: SALT LAKE COUNTY

ANNEXATION INTO: SANDY CITY

FINAL LOCAL ENTITY PLAT
886 E. 7800 S. TRUST ANNEXATION TO SANDY CITY
SITUATED IN THE NORTHWEST 1/4 OF SECTION 32,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SALT LAKE COUNTY, STATE OF UTAH

PREPARED BY:



ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT MAP OF THAT AREA TO BE ANNEXED TO THE CORPORATE LIMITS OF SANDY CITY, UTAH.

SANDY CITY ENGINEER DATE

SANDY CITY APPROVAL

APPROVED THIS DAY OF A.D. 2024 BY THE SANDY CITY COUNCIL.

MAYOR COUNCIL CHAIR

ATTORNEY CITY RECORDER

SALT LAKE COUNTY SURVEYOR

APPROVED THIS DAY OF A.D. 2024 BY THE SALT LAKE COUNTY SURVEYOR AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.

SALT LAKE COUNTY SURVEYOR

SALT LAKE COUNTY RECORDER

RECORDED AND FILED AT THE REQUEST OF

RECORDED AS ENTRY NUMBER

DATE: TIME: BOOK:

FEE \$ DEPUTY SALT LAKE COUNTY RECORDER

COMP. FILE
24001-03
FINAL ENTITY PLAT

PROJECT NO.
24001

SHEET NO.
1 OF 1

RESOLUTION #24-09C

886 E. 7800 S. TRUST ANNEXATION

A RESOLUTION INDICATING INTENT TO ANNEX AN UNINCORPORATED AREA, SETTING A HEARING TO CONSIDER SUCH AN ANNEXATION, AND DIRECTING PUBLICATION OF HEARING NOTICE

The City Council of Sandy City, State of Utah, finds and determines as follows:

1. Sandy City (“**City**”) desires to annex two parcels of contiguous unincorporated area, totaling approximately 0.93 acres, located at approximately 886 E. and 7800 S. Both parcels of land currently are in Salt Lake County, Utah, and more specifically described in the description attached hereto as **Appendix “A”**.
2. The annexation of that portion of an island or peninsula, leaving unincorporated the remainder of that island or peninsula, is in the City’s best interests.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Sandy City, Utah that it does hereby:

1. Indicate the City Council’s intent to annex the area described in **Appendix “A”**.
2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City’s best interest.
3. Indicate the City Council’s intent to withdraw the area described in **Appendix “A”** from the municipal services district.
4. Set a public hearing for April 16, 2024, no earlier than 5:15 p.m. to consider the annexation.
5. Direct the City Recorder to publish and send notice of such hearing in accordance with Utah Code.

ADOPTED by the Sandy City Council this 12 day of March, 2024.

DocuSigned by:

Ryan Mecham

CB903A3A8B1D42B...

Ryan Mecham

Sandy City Council Chair

ATTEST:

DocuSigned by:

Wendy D...

688E7E8272014B1...

City Recorder

RECORDED this 13 day of March, 2024.



Appendix “A”

LEGAL DESCRIPTION



1628 West 11010 South, Suite 102
South Jordan, UT 84095

T 801.569.1315 • F 801.569.1319
www.MElamerica.com

24001-03_886 E. 7800 S. TRUST ANNEXATION DESCRIPTION

A parcel of land to be annexed from Salt Lake County to Sandy City, situate in the Northwest Quarter of Section 32, Township 2 South, Range 1 East, Salt Lake Base & Meridian, Salt Lake County, Utah. The boundaries of said parcel of land are described as follows:

Beginning at a point in the southerly right of way line of 7800 South Street, said point is also the Northeast Corner of property described in Warranty Deed in favor of Andrew Gutierrez recorded as Entry No. 14186854 in Book 11462 at Page 4180 in the Office of the Salt Lake County Recorder, said point is 888.45 feet S.89°39'40"W. along the section line and the current Midvale City boundary line established by CORRECTED PLAT OF UNION FORT ANNEXATION, recorded June 11, 2004 as Entry No. 9086790 in Book 2004P at Page 153 in the Office of the Salt Lake County Recorder and 34.50 feet S.00°20'20"E. from the North Quarter Corner of said Section 32 (Basis of Bearing is S.89°39'40"W. along the section line between the found monuments representing the North Quarter Corner and the Northwest Corner of said Section 32); and running thence along the easterly boundary line of said described property S.00°20'20"E. (South by record) 269.59 feet to the Southeast Corner of said described property, said point is also in the current Sandy City boundary line established by EXTENSION OF SANDY CITY LIMITS, recorded September 22, 1972 as Entry No. 2486785 in Book MM at Page 56 in the Office of the Salt Lake County Recorder, said point is also in the northerly boundary line of Ponderosa Park No. 4 recorded as Entry No. 2509869 in Book MM at Page 100 in the Office of the Salt Lake County Recorder; thence along the boundary of said EXTENSION OF SANDY CITY LIMITS and said northerly boundary line N.89°25'33"W. 151.02 feet to Southwest Corner of said described property; thence along the westerly boundary line of said described property N.00°20'20"W. (North by record) 267.18 feet to a point in said southerly right of way line of 7800 South Street; thence along said southerly right of way line N.89°39'40"E. 151.00 feet to the point of beginning.

The above described parcel of land contains 40,526 square feet or 0.93 acre in area, more or less.



886 E. 7800 S. Trust Annexation (two properties and two signs)

Signs posted and pictures taken on 3/25/24.



Staff Report

File #:

ANX03072024-006727(PC),

Version: 1

Date: 4/4/2024

Agenda Item Title:

FBAC Development Annexation (ID Zone)
8700 S. 700 W.
[Community #1, Northwest Exposure]

Presenter:

Brian McCuiston, Assistant Community Development Director

Description/Background:

Josh Vance, representing the property owner, is requesting to annex a certain contiguous unincorporated area, totaling approximately 27.68 acres, located at approximately 8700 S. 700 W. in Salt Lake County, Utah. The subject property under consideration for annexation contains a portion of one parcel (southern portion). The applicants recorded a warranty deed that constituted a bona fide division of land by deed in accordance with Utah Code Section 10-9a-103(65)(c)(v) and was done in anticipation of future land use approvals on the property. The property owner does not want to annex the entire parcel (northern portion) at this time. The subject property is currently vacant and is intended to be further developed if annexed into Sandy City.

Staff does have the property owner consent from the current property owner who intends to sell the property to a perspective developer. Sandy City borders the subject area to the east and south.

The existing Salt Lake County zoning district for this unincorporated property (southern portion) has two zones: A-2 and M-2. The A-2 zone, similar to our R-1-40 zone, has a minimum lot size of one acre. The M-2 zone, similar to our Industrial (ID) zone, is an irregular configured district which is a heavy industrial zone along most of the frontage along 700 W. Staff is proposing to annex the subject property into the City with the Industrial zone based on this being one of the existing zones and upon current land uses within the area.

Please see attached staff report for a full detailed analysis.

Recommended Action and/or Suggested Motion:

It is recommended that the Planning Commission send a positive recommendation to the City Council that the FBAC Development Annexation be approved and zoned ID based upon the following findings:

1. The area is contiguous to the Sandy City boundary (east and south sides).
2. The property is located within an area designated in the Sandy City General Plan for

File #:
ANX03072024-006727(PC),
Version: 1

Date: 4/4/2024

incorporation.

3. The City can provide a high level of municipal services to these properties.
4. The ID is appropriate for this property based upon current land uses within the area.

[illegible]

*Approximate location

ANX03072024-006727
Proposed Annexation
8700 S 700 W



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: City Council via Planning Commission
From: Community Development Department
Subject: FBAC Development Annexation
8700 S. 700 W.
[Community #1, Northwest Exposure]

ANX03072024-006727
(ID Zone)
27.68 Acres

Public Meeting/Hearing Notice: This item has been noticed on public websites, at public locations, along with multiple signs posted on site.

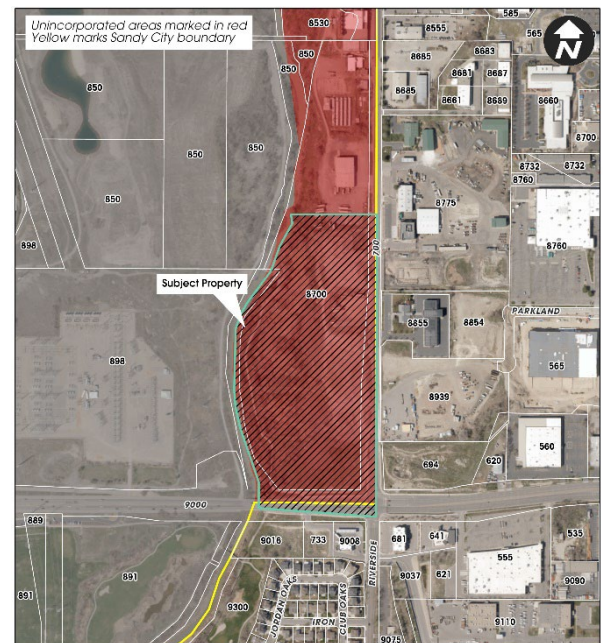
Request

Josh Vance, representing the property owner Fur Breeders Agricultural Cooperative (FBAC), is requesting to annex a certain contiguous unincorporated area, totaling approximately 27.68 acres, located at approximately 8700 S. 700 W. in Salt Lake County, Utah. The subject property under consideration for annexation contains a portion of property that was one parcel (southern portion). The applicants recorded a warranty deed that constituted a bona fide division of land by deed in accordance with Utah Code Section 10-9a-103(65)(c)(v) and was done in anticipation of future land use approvals on the property (attached as a separate document). The property owner does not want to annex the entire parcel (northern portion) at this time. The subject property is currently vacant and is intended to be further developed if annexed into Sandy City.

Background

Staff does have the property owner consent from the current property owner who intends to sell the property to a prospective developer.

Sandy City borders the subject area to the east and south. The current uses in this area include the existing Fur Breeders operation to the north. The adjacent uses to the east include the Sandy City Public Works facility, a new Household Hazardous Waste facility and a new transfer station that are currently being built, and the Sandy Suburban Improvement District office building. All of these properties and uses are currently zoned Industrial (ID).



 **Subject Property**
*Approximate location

ANX03072024-006727
Proposed Annexation
8700 S 700 W

Sandy City does provide water service to an existing hydrant on this property.

Public Notice and Outreach

The City Council approved Resolution 24-10C on March 12, 2024 which set a public hearing for April 16, 2024, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code.

Analysis

The annexation is being considered by the City for the following reasons:

1. The City is considering annexing the area pursuant to 10-2-418 Utah Code Annotated.
2. The area is contiguous to the Sandy City boundary (east and south sides).
3. The property is located within an area designated in the Sandy City General Plan for incorporation.
4. The City can provide a high level of municipal services to the property.

General Plan

Portions of the Sandy City General Plan which relate to this application are as follows:

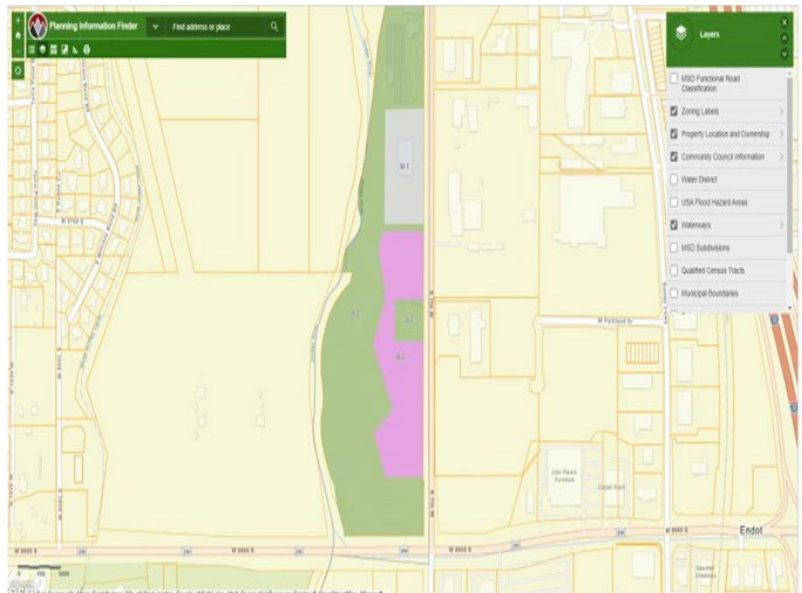
p.43 *Recognize that economics alone is not sufficient reason to alter established neighborhoods. Human and environmental impacts also should be recognized.*

p.44 *Require proposed zoning changes to be in harmony with established neighborhoods.*

Zoning

The existing Salt Lake County zoning district for this unincorporated property (southern portion) has two zones: A-2 and M-2. The A-2 zone, similar to our R-1-40 zone, has a minimum lot size of one acre. The M-2 zone, similar to our Industrial (ID) zone, is an irregular configured district which is a heavy industrial zone along most of the frontage along 700 W.

In general, when Sandy City annexes a property into the City from Salt Lake County, we have always been sensitive to what the property was zoned in the County. In most cases we have been able to zone property to a comparable zone as we annex them into the City. As we have done this, we have considered the existing properties that are adjacent to the area being annexed and try to assure that the annexed area is compatible with the existing area.



Staff is proposing to annex the subject property into the City with the Industrial zone based on this being one of the existing zones and upon current land uses and zoning within the area.

Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the FBAC Development Annexation be approved and zoned ID based upon the following findings:

1. The area is contiguous to the Sandy City boundary (east and south sides).

2. The property is located within an area designated in the Sandy City General Plan for incorporation.
3. The City can provide a high level of municipal services to these properties.
4. The ID is appropriate for this property based upon current land uses within the area.

Planner:

A handwritten signature in blue ink, appearing to read "E. McLaughlin", is centered within a light gray rectangular box.

File Name: S:\USERS\PLN\STAFFRPT\2024\ANX03072024-006727 FBAC DEV\STAFF REPORT\STAFF REPORT.DOCX

FINAL LOCAL ENTITY PLAT RIVERSCAPE ANNEXATION TO SANDY CITY

**SITUATED IN THE EAST 1/2 OF SECTION 2,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SALT LAKE COUNTY, STATE OF UTAH**

PRELIMINARY - NOT TO BE RECORDED

**EXTENSION OF
SANDY CITY LIMITS**
BOOK KK PAGE 21

S.00°09'31"W. (M)
00°10'27"W. (4) SOUTH (2)
2631.51' (M) 2631.20' (4)
(MONUMENT TO MONUMENT)

MICHAEL W. NADEAU
PLS NO. 4938744
DATE: MARCH 7, 202

SURVEYOR'S CERTIFICATE

I, MICHAEL W. NADEAU, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 4938744, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20, WAS MADE BY ME AND SHOWN HEREON IS TRUE AND CORRECT REPRESENTATION OF A FINAL LOCAL ENTITY PLAT.



ANNEXATION DESCRIPTION

A PARCEL OF LAND TO BE ANNEXED FROM SALT LAKE COUNTY TO SANDY CITY, SITUATE IN THE EAST HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

ACQUISITION AT A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY EXTENSION OF SANDY CITY LIMITS RECORDED OCTOBER 29, 1971 AS ENTRY NO. 2418204 IN BOOK KK AT PAGE 21 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO THE EAST QUARTER CORNER OF SAID SECTION 28, T.10N.36R.16E. IS N.001°40'4"E. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENT REPRESENTING THE EAST QUARTER CORNER, AND THE NORTHEAST CORNER OF SAID SECTION 28, AND RUNNING THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES:

1. S.0°09'31"W. 72.66 FEET (SOUTH 72.65 FEET BY RECORD), SAID LINE ALSO RUNS ALONG THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND SOUTHEAST CORNER OF SAID SECTION 2, AND

2. N.85°45'56"W. (N.86°00'00"W. BY RECORD) 670.00 FEET TO A POINT IN THE CURRENT WEST JORDAN CITY BOUNDARY LINE ESTABLISHED BY ANNEXATION TO THE CITY OF WEST JORDAN RECORDED JUNE 27, 1978 AS ENTRY NO. 3130208 IN BOOK 78-6 AT PAGE 180 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO THE CENTER LINE OF THE JORDAN RIVER, THENCE SAID CURRENT WEST JORDAN CITY BOUNDARY AND SAID CENTER LINE OF THE JORDAN RIVER TO THE FOUR CORNERS OF SAID SECTION 14, T.10N.24°35'N. 146.35 FEET, 3. N.18°53'41"N. 328.89 FEET, 3. N.12°45'11"N. 123.15 FEET, 4. N.04°13'30"N. 95.90 FEET, 5. N.01°21'17"E. 349.42 FEET, 6. N.18°33'39"E. 86.28 FEET, 7. N.29°15'27"E. 76.73 FEET

8. N.36°54'02"E. 224.29 FEET, 9. N.19°42'74"E. 156.98 FEET, 10. N.29°04'03"E. 145.09 FEET AND

11. N.08°49'35"W. 50.89 FEET TO THE EXTENSION OF THE NORTHERLY BOUNDARY LINE OF PROPERTY DESCRIBED IN WARRANTY DEED IN FAVOR OF FUR BREEDERS AGRICULTURAL COOPERATIVE RECORDED A ENTRY NO. 14209620 IN BOOK 11474 AT PAGE 5036 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, THENCE ALONG SAID NORTHERLY BOUNDARY LINE AND ITS EXTENSION THE FOLLOWING TWO (2) COURSES:

1. N.89°58'47"E. 16.08 FEET TO THE NORTHWEST CORNER OF SAID SECTION 28, THENCE SAID PROPERTY AND 2. N.89°58'47"E. 16.08 FEET TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE, THENCE ALONG SAID CURRENT SANDY CITY LIMITS, SAID POINT IS ALSO THE SECTION LINE, THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE AND SAID SECTION LINE S.001°40'4"W. (SOUTH BY RECORD) 1652.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 27.68 ACRES IN AREA, MORE OR LESS

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE ADJUSTMENT OF THE CITY BOUNDARY LINE BETWEEN SANDY CITY & UNINCORPORATED SALT LAKE COUNTY AS DESCRIBED HEREON AS REQUESTED BY SANDY CITY. THE BASIS OF BEARING FOR THIS SURVEY IS N.00°41'04"E. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASIN AND MERIDIAN.

ANNEXATION TO THE CITY OF WEST JORDAN RECORDED AS ENTRY NO. 3130208 IN BOOK 78-6 IN BOOK 18 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER CALLS TO AND ALONG THE CENTERLINE OF THE JORDAN RIVER AS THE MUNICIPAL BOUNDARY. THE SURVEYOR FIELD SURVEYED IN THE JORDAN RIVER TO LOCATE THE CURRENT CENTERLINE OF SAID JORDAN RIVER.

AS PART OF THIS SURVEY, MERIDIAN HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY ARE NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD AFFECT THIS SURVEY. NEW EVIDENCE, MONUMENTATION OR DOCUMENTS THAT MAY ALTER THE CONCLUSIONS OF THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

- (1) WARRANTY DEED IN FAVOR OF FUR BREEDERS AGRICULTURAL COOPERATIVE: ENTRY NO. 14209620 IN BOOK 11474 AT PAGE 5036.
- (2) EXTENSION OF SANDED CITY LIMITS: ENTRY NO. 2418204 IN BOOK KK AT PAGE 21.
- (3) RECORD OF SURVEY PREPARED BY MARK N. GREGORY WITH DOMINION ENERGY ASSOCIATES, L.P.: ENTRY NO. 2418205 IN BOOK KK AT PAGE 21.
- (4) SALT LAKE COUNTY SURVEYOR'S AREA REFERENCE: ENTRY FOR SECTION 2, T3S, R1W, S18&M.
- (5) ANNEXATION TO THE CITY OF WEST JORDAN: ENTRY NO. 3130208 IN BOOK 78-6 AT PAGE 180.
- (6) RECORD DESCRIPTIONS OF ADJOINING PARCELS SHOWN HEREON AS RESEARCHED WITHIN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

FINAL LOCAL ENTITY PLAT
RIVERSCAPE ANNEXATION TO SANDY CITY
 SITUATED IN THE EAST 1/2 OF SECTION 2,
 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,
 SALT LAKE COUNTY, STATE OF UTAH

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT MAP OF THAT AREA TO BE ANNEXED TO THE CORPORATE LIMITS OF SAND CITY, UTAH.

SANDY CITY ENGINEER DATE

SANDY CITY APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 202_____
BY THE SANDY CITY COUNCIL.

MAYOR

COUNCIL CHAIR

ATTORNEY

CITY RECORDER

SALT LAKE COUNTY SURVEYOR

APPROVED THIS _____ DAY OF _____ A.D. 2024 BY
THE SALT LAKE COUNTY SURVEYOR AS A FINAL LOCAL ENTITY PLAN
PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.

SALT LAKE COUNTY SURVEYOR

SALT LAKE COUNTY RECORDER

RECORDED AND FILED AT THE REQUEST OF _____
RECORDED AS ENTRY NUMBER _____

DATE	TIME	DOCK
------	------	------

555 1 DEPUTY SALT LAKE COUNTY RECORDER

COMP. FILE
22242-24
FINAL ENTITY PLA

PROJECT NO.
22242

SHEET NO.
1 OF 1

LEGEND

CURRENT SANDY CITY BOUNDARY

CURRENT WEST JORDAN CITY BOUNDARY

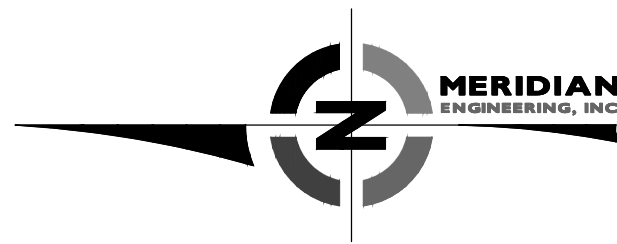
PROPOSED ANNEXATION BOUNDARY

CENTERLINE OF THE JORDAN RIVER

SECTION LINE

BOUNDARY ANGLE POINT

FOUND SECTION CORNER



RESOLUTION #24-10C

FBAC DEVELOPMENT ANNEXATION

A RESOLUTION INDICATING INTENT TO ANNEX AN UNINCORPORATED AREA, SETTING A HEARING TO CONSIDER SUCH AN ANNEXATION, AND DIRECTING PUBLICATION OF HEARING NOTICE.

The City Council of Sandy City, State of Utah, finds and determines as follows:

1. Sandy City (“**City**”) desires to annex a parcel of contiguous unincorporated area, totaling approximately 27.68 acres, located at approximately 8700 S. 700 W. The area currently is in Salt Lake County, Utah, and more specifically described in the description attached hereto as **Appendix “A”**.
2. The annexation of that portion of an island or peninsula, leaving unincorporated the remainder of that island or peninsula, is in the City’s best interests.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Sandy City, Utah that it does hereby:

1. Indicate the City Council’s intent to annex the area described in **Appendix “A”**.
2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City’s best interest.
3. Indicate the City Council’s intent to withdraw the area described in **Appendix “A”** from the municipal services district.
4. Set a public hearing for April 16, 2024, no earlier than 5:15 p.m. to consider the annexation.
5. Direct the City Recorder to publish and send notice of such hearing in accordance with Utah Code.

ADOPTED by the Sandy City Council this 12 day of March, 2024.

DocuSigned by:

Ryan Mecham

CB903A3A8B1D42B...

Ryan Mecham

Sandy City Council Chair

ATTEST:

DocuSigned by:

Wendy D.

068F7E8272014B1...

City Recorder

RECORDED this 13 day of March, 2024.



APPENDIX "A"

A parcel of land to be annexed from Salt Lake County to Sandy City, situate in the East Half of Section 2, Township 3 South, Range 1 West, Salt Lake Base & Meridian, Salt Lake County, Utah. The boundaries of said parcel of land are described as follows:

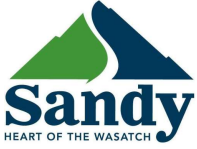
Beginning at a point in the current Sandy City boundary line established by EXTENSION OF SANDY CITY LIMITS recorded October 29, 1971 as Entry No. 2418204 in Book KK at Page 21 in the Office of the Salt Lake County Recorder, said point is also the East Quarter Corner of said Section 2 (Basis of Bearing is N.00°14'04"E. along the section line between the found monuments representing the East Quarter Corner and the Northeast Corner of said Section 2); and running thence along said current Sandy City boundary line the following two (2) courses: 1) S.00°09'31"W. 72.66 feet (South 72.65 feet by record), said line also runs along the section line between the East Quarter Corner and Southeast Corner of said Section 2, and 2) N.85°45'56"W. (N.86°00'00"W. by record) 670.00 feet to a point in the current West Jordan City boundary line established by ANNEXATION TO THE CITY OF WEST JORDAN recorded June 27, 1978 as Entry No. 3130208 in Book 78-6 at Page 180 in the Office of the Salt Lake County Recorder, said point is also in the centerline of the Jordan River; thence along said current West Jordan City boundary line and said centerline of the Jordan River the following eleven (11) courses: 1) N.00°12'43"E. 146.35 feet, 2) N.18°53'41"W. 328.89 feet, 3) N.12°45'11"W. 123.15 feet, 4) N.04°13'30"W. 95.90 feet, 5) N.01°21'17"E. 349.42 feet, 6) N.18°33'39"E. 86.28 feet, 7) N.29°15'27"E. 76.73 feet, 8) N.36°54'02"E. 224.29 feet, 9) N.19°47'24"E. 156.98 feet, 10) N.29°04'03"E. 145.09 feet and 11) N.08°49'35"W. 50.89 feet to the extension of the northerly boundary line of property described in Warranty Deed in favor of Fur Breeders Agricultural Cooperative recorded as Entry No. 14209620 in Book 11474 at Page 5036 in the Office of the Salt Lake County Recorder; thence along said northerly boundary line and its extension the following two (2) courses: 1) N.89°58'47"E. 16.08 feet to the Northwest Corner of said described property and 2) N.89°58'47"E. 475.55 feet to a point in said current Sandy City boundary line established by EXTENSION OF SANDY CITY LIMITS, said point is also in the section line; thence along said current Sandy City boundary line and said section line S.00°14'04"W. (South by record) 1652.50 feet to the point of beginning.

The above described parcel of land contains 27.68 acres in area, more or less.



FBAC Development Annexation (two signs posted)

Signs posted and pictures taken on 3/25/24



Staff Report

File #:

SUB02212024-006720,

Version: 1

Date: 4/4/2024

Agenda Item Title:

The Orchards at Dimple Dell
Preliminary Subdivision Review
10216 S Dimple Dell Road
[Community #29, The Dell]

Presenter:

Thomas Irvin, Senior Planner

Description/Background:

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.

Please see the attached staff report and exhibits for full details of the application.

Recommended Action and/or Suggested Motion:

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.



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.

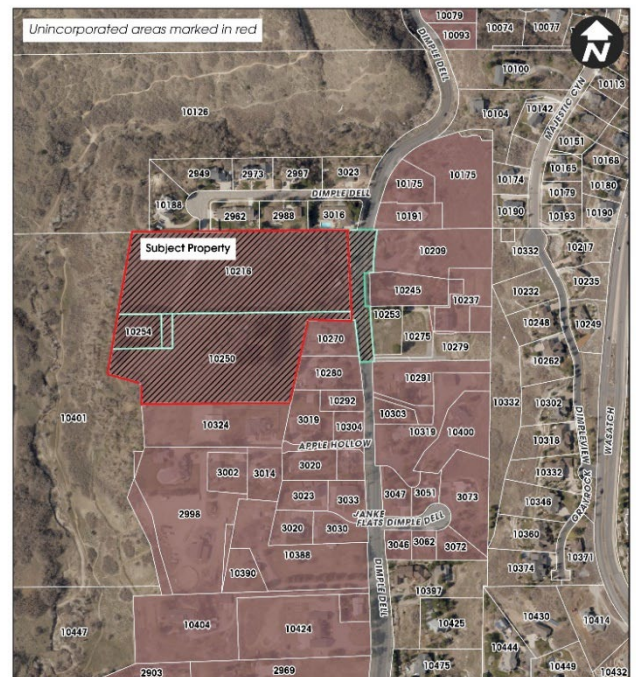
Request

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.



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.

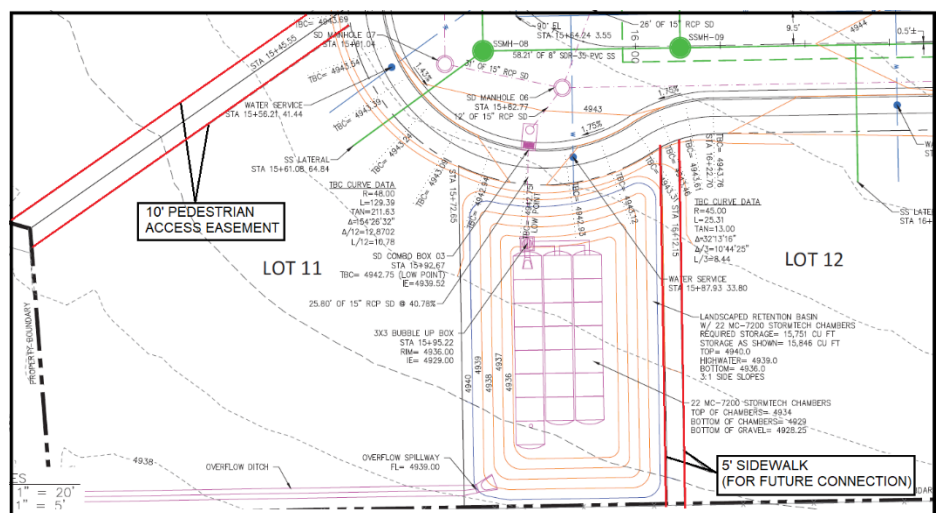
Analysis

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

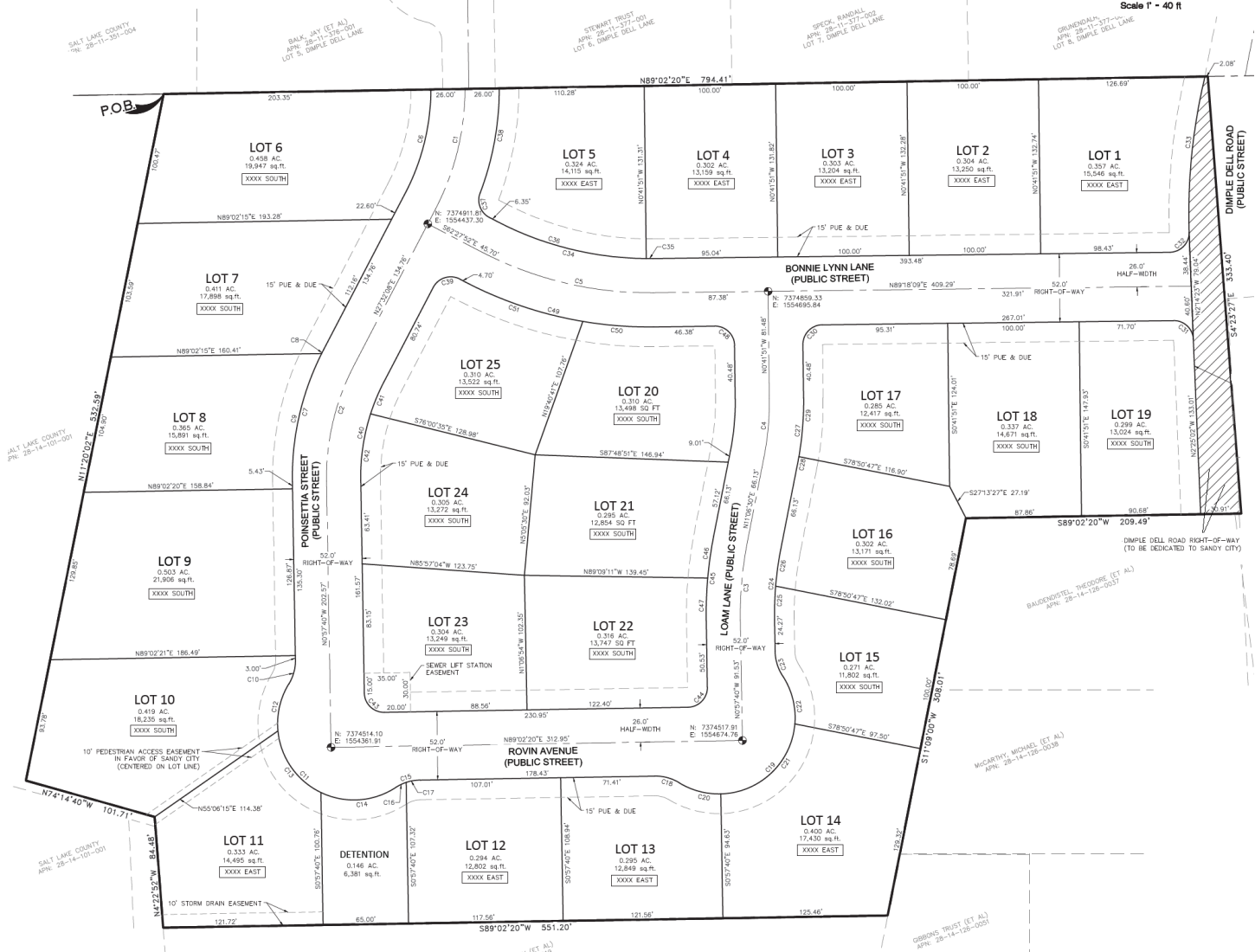
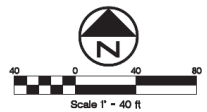


Exhibit "B"

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.

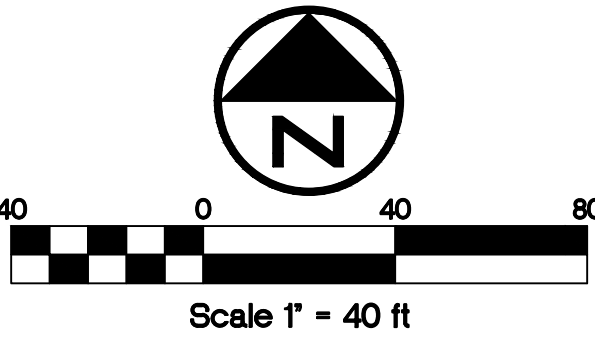
Mike and Karen Stillman spoke again. They mentioned that the lack of improvements along the majority of Bell Canyon Road could limit fire department responsiveness to a future wildfire. They also asked if the development would provide low impact street lighting.

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.

THE ORCHARDS AT DIMPLE DELL

LOCATED IN THE NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH
PRELIMINARY PLAT



NORTHWEST CORNER OF SECTION 14,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)
BENCHMARK=5074.52 (NAVD88, GEOID18)
N: 7374994.76
E: 1552863.11

BASIS OF BEARINGS
N89°02'20"E 2667.55' (MEAS)
1374.18' (TIE)

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	94.70'	197.00'	27°32'29"	N13°45'53"E	93.79'
C2	91.02'	183.00'	28°29'48"	S13°17'14"W	90.08'
C3	59.40'	282.00'	12°04'10"	S05°04'25"W	59.29'
C4	44.92'	218.00'	11°48'20"	N05°12'20"E	44.84'
C5	136.00'	276.00'	28°13'59"	S76°34'51"E	134.63'
C6	81.76'	171.00'	27°23'47"	N13°50'15"E	80.99'
C7	103.95'	209.00'	28°29'48"	N13°17'14"E	102.88'
C8	3.00'	209.00'	0°49'21"	N27°07'28"E	3.00'
C9	100.95'	209.00'	27°40'27"	N12°52'34"E	99.97'
C10	19.68'	35.00'	32°13'16"	N15°08'58"E	19.42'
C11	156.34'	58.00'	154°26'32"	S45°57'40"E	113.13'
C12	37.07'	58.00'	36°37'02"	S12°57'05"W	36.44'
C13	59.74'	58.00'	59°00'42"	S34°51'47"E	57.13'
C14	59.54'	58.00'	58°48'48"	N86°13'28"E	56.96'
C15	19.68'	35.00'	32°13'16"	N72°55'42"E	19.42'
C16	8.97'	35.00'	14°40'43"	N64°09'25"E	8.94'
C17	10.72'	35.00'	17°32'34"	N80°16'03"E	10.67'
C18	19.68'	35.00'	32°13'16"	S74°51'02"E	19.42'
C19	156.34'	58.00'	154°26'32"	N44°02'20"E	113.13'
C20	33.18'	58.00'	32°46'44"	S75°07'46"E	32.73'
C21	84.83'	58.00'	83°47'59"	N46°34'53"E	77.47'
C22	38.33'	58.00'	37°51'50"	N14°15'01"W	37.64'
C23	19.68'	35.00'	32°13'16"	S17°04'18"E	19.42'
C24	53.93'	256.00'	12°04'10"	N05°04'25"E	53.83'
C25	25.50'	256.00'	5°42'27"	N01°53'34"E	25.49'
C26	28.42'	256.00'	6°21'42"	N07°55'39"E	28.41'
C27	50.28'	244.00'	11°48'20"	N05°12'20"E	50.19'
C28	5.51'	244.00'	1°17'37"	N10°27'41"E	5.51'
C29	44.77'	244.00'	10°30'44"	N04°33'31"E	44.70'
C30	23.56'	15.00'	90°00'00"	S44°18'09"W	21.21'
C31	23.14'	15.00'	88°23'11"	N46°30'15"W	20.91'
C32	23.58'	15.00'	90°03'23"	N43°09'35"E	21.23'
C33	122.03'	441.87'	15°49'25"	N05°39'45"E	121.65'
C34	123.19'	250.00'	28°13'59"	N76°34'51"W	121.95'
C35	4.96'	250.00'	1°08'11"	S89°52'15"W	4.96'
C36	118.23'	250.00'	27°05'48"	N76°00'46"W	117.13'
C37	21.79'	15.00'	83°14'53"	S20°50'26"E	19.93'
C38	81.35'	223.00'	20°54'03"	N10°19'59"E	80.90'
C39	23.56'	15.00'	90°00'00"	S72°32'08"W	21.21'
C40	78.09'	157.00'	28°29'48"	S13°17'14"W	77.28'
C41	26.60'	157.00'	9°42'24"	N22°40'56"E	26.57'
C42	51.49'	157.00'	18°47'24"	N08°26'02"E	51.26'
C43	23.56'	15.00'	90°00'00"	S45°57'40"E	21.21'
C44	23.56'	15.00'	90°00'00"	N44°02'20"E	21.21'
C45	64.88'	308.00'	12°04'10"	N05°04'25"E	64.76'
C46	32.41'	308.00'	6°01'44"	N08°05'38"E	32.39'
C47	32.47'	308.00'	6°02'25"	N02°03'33"E	32.46'
C48	23.56'	15.00'	90°00'00"	N45°41'51"W	21.21'
C49	148.81'	302.00'	28°13'59"	N76°34'51"W	147.31'
C50	54.05'	302.00'	10°15'16"	N85°34'13"W	53.98'
C51	94.76'	302.00'	17°58'43"	N71°27'13"W	94.37'



LEGEND	
	SECTION LINE
	FOUND SECTION CORNER
	ROW CENTERLINE
	NEW STREET MONUMENT PER SLCO STANDARDS AND SPECS
	SET 5/8 REBAR AND CAP (BOUNDARY LINE)
	(WILDING ENGINEERING) OR PLUG AT LOT LINE EXTENSION
	ADJACENT PROPERTY / ROW LINE
	PUBLIC UTILITY AND DRAINAGE EASEMENT
	EASEMENT LINE
	LOT LINE

NOTES:
1. WILDING ENGINEERING WILL SET REBAR AND CAPS AT ALL REAR LOT CORNERS.
2. PLUG WILL BE SET IN THE TOP BACK OF CURB FOR FRONT LOT CORNERS REPRESENTING AN EXTENSION OF SIDE LOT LINES.
3. ALL COORDINATES SHOWN ON THIS PLAT ARE NAD83 STATE PLANE COORDINATES, UTAH CENTRAL ZONE, U.S. SURVEY FEET.



NOT FOR
RECORDATION

- SANDY CITY WATER NOTES:
1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
 2. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
 3. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
 4. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, METERS, BOXES, VAULTS, VALVES, FIRE HYDRANTS, BLOWOFFS, VAULTS, ETC. RELATING TO THE WATER SYSTEM. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
 5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
 6. WATER LINES SHALL BE INSTALLED 4- FEET OFF LIP OF GUTTER ON THE NORTH AND/OR EAST SIDE OF ROADWAY. WATER LINES SHALL NOT BE INSTALLED WITHIN OR THROUGH PARKING STALLS OR UNDER CONCRETE PAVEMENT, UNLESS WATER LINE IS TO BE MAINTAINED BY PRIVATE PROPERTY OWNER.
 7. A MINIMUM OF 48-INCHES AND A MAXIMUM 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED.
 8. FOR CONSTRUCTION EAST OF THE UTAH TRANSIT AUTHORITY'S TRAX LINE, USE DUCTILE IRON PIPE, USE THICKNESS CLASS 52 OR BETTER.
 9. FOR CONSTRUCTION WEST OF UTAH TRANSIT AUTHORITY'S TRAX LINE, USE POLYVINYL CHLORIDE (PVC) PIPE, USE CLASS DR-14 OR BETTER. 10 GAUGE WIRE SHALL BE PLACED ON TOP OF THE PIPE (PER SANDY CITY SPECIFICATIONS) FOR FUTURE RELOCATION. NO DEFLECTION IN PIPE JOINTS WILL BE ALLOWED ON PVC PIPES.
 10. ALL MECHANICAL JOINTS MUST BE RESTRAINED USING MEGA LUGS FOR DIP AND ROMAC GRIP RINGS FOR PVC OR APPROVED EQUAL. MEGA LUGS SHALL NOT BE ALLOWED ON PVC PIPE.
 11. USE 6-INCH COMPRESSION TYPE HYDRANT BY MUELLER CENTURION OR CLOW MEDALLION. EXISTING HYDRANTS REQUIRED FOR FIRE PROTECTION THAT DO NOT MEET CURRENT STANDARDS SHALL BE UPGRADED TO MEET CURRENT SANDY CITY STANDARDS AND SPECIFICATIONS.
 12. WHEN THE DISTANCE FROM THE WATER MAIN TO THE FIRE HYDRANT IS GREATER THAN 6- FEET, AN ADDITIONAL AUXILIARY VALVE SHALL BE PLANGED TO THE FIRE HYDRANT.
 13. ALL DEAD ENDS SHALL BE PLUGGED WITH A 2-INCH WASHOUT OR END WITH A FIRE HYDRANT.
 14. ALL DUCTILE IRON WATER LINES, FITTINGS, AND VALVES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY STANDARDS AND SPECIFICATIONS.
 15. ALL WATER LINES SHALL BE BEDDED WITH SAND (6-INCHES MINIMUM BELOW AND 12-INCHES MINIMUM ON EACH SIDE AND ON TOP OF THE PIPE).



WILDING
ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:

LEGEND

- PROPOSED WATERLINE
- PROPOSED WATERLINE
- 1" WATER SERVICE
- PROPOSED FIRE HYDRANT
- PROPOSED GRAVITY SEWER
- PROPOSED PRESSURE SEWER
- SEWER LATERAL
- STREETLIGHT

NO.	REVISION	DATE

PROJECT INFORMATION

THE ORCHARDS AT DIMPLE DELL

MASTER UTILITY PLAN

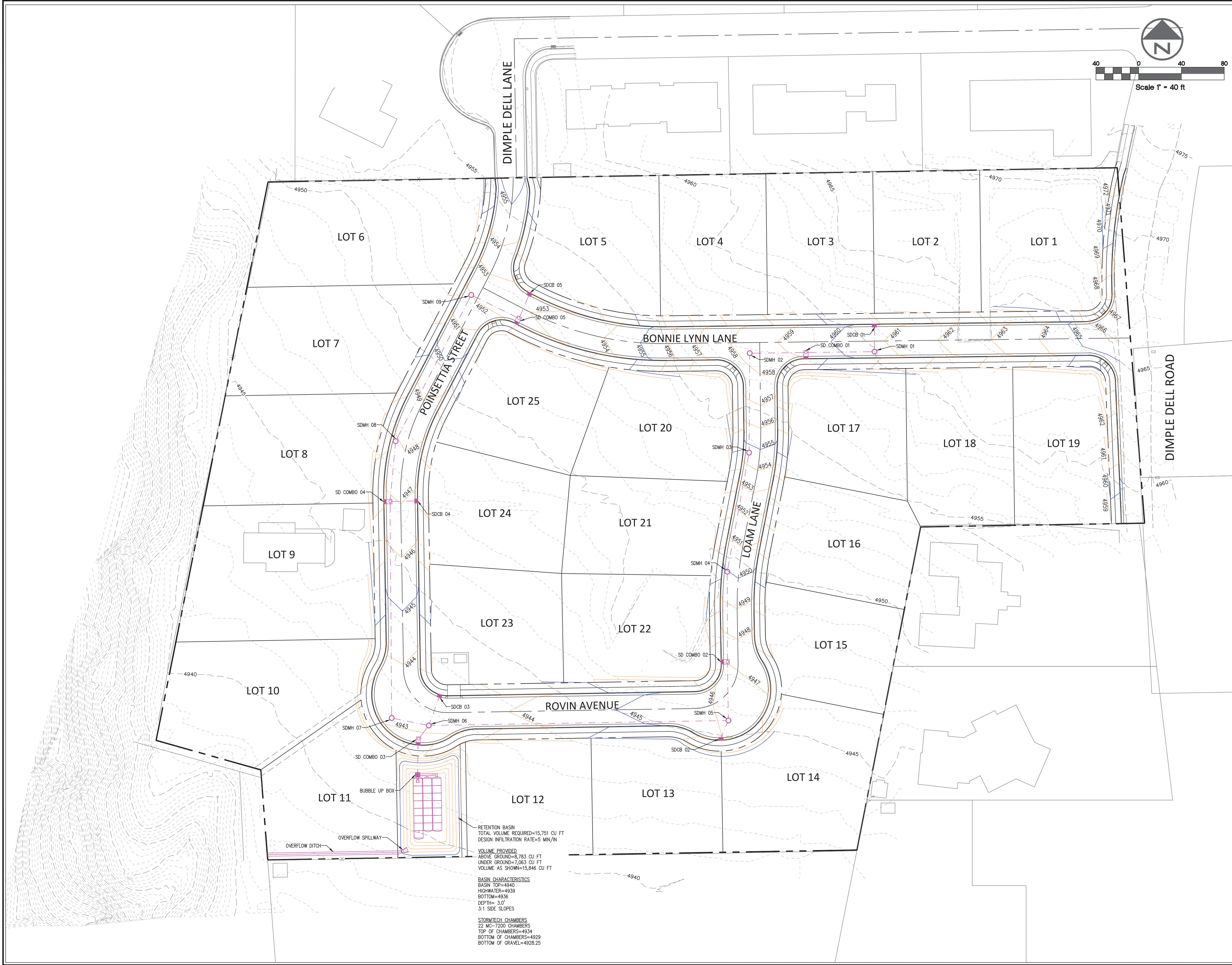
SANDY, UTAH

DRAWN BDA	CHECKED MEC	PROJECT # 23232
DATE 2/20/24		SCALE 1" = 40'
SHEET C202		

ENGINEER'S STAMP

1. LICENSED PROFESSIONAL ENGINEER
No. 5251757
MIKE E. CARLTON
02/21/2024
STATE OF UTAH

S:\DATA\23232 Brett Lovell - Dimple Dell.dwg\32322 Dimple Dell C101 Overall Sheets.dwg
PLOT DATE: Feb 21, 2024



WILDING

ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

- DRAWING NOTES:
- SANDY STORM WATER NOTES:
1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
 2. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
 3. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
 4. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, AND STRUCTURES (INLET BOXES, COMBO BOXES, AND JUNCTION BOXES). SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
 5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
 6. ALL MATERIALS AND WORK DONE IN UDOT RIGHT-OF-WAY SHALL CONFORM TO UDOT STANDARDS AND SPECIFICATIONS (DELETE IF NOT APPLICABLE).
 7. NON-SHRINK GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM DRAIN FACILITIES.
 8. CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE AND GROUT AT CONNECTION OF PIPE TO BOX TO A SMOOTH FINISH. ADDITIONALLY, ALL JAGGED OR SHARP EDGES AT PIPE CONNECTIONS ARE TO BE REMOVED AND GROUTED SMOOTH.
 9. GROUT BETWEEN GRADE RINGS. FOR EACH INLET BOX THAT IS LOCATED NEXT TO A CURB, THE CURB AND GUTTER CONTRACTOR IS RESPONSIBLE TO REMOVE ALL PROTRUDING, JAGGED OR SHARP CONCRETE EDGES AND TO GROUT BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX. GROUT TO CREATE A SMOOTH, BEVELED TRANSITION AT ALL EDGES IN CLEAN OUT AND INLET BOXES. GROUT AROUND ALL EDGES OF THE RESTRICTIVE ORIFICE PLATE.
 10. REMOVE SNAP TIES, NAILS, REBAR AND OTHER PROTRUSIONS FROM THE BOX OR PIPE INSIDE SURFACE, AS WELL AS ALL FORM WORK, PLASTIC AND CARDBOARD.
 11. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL INLET BOXES, COMBO BOXES, JUNCTION BOXES, AND PIPE. THE BOXES AND PIPES ARE TO BE MAINTAINED IN A CLEAN CONDITION UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
 12. CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
 13. WHERE A SUMP IS REQUIRED, THE SANDY CITY PUBLIC UTILITIES INSPECTOR SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE AN OPPORTUNITY TO CHECK THE VOLUME OF GRAVEL AND GRAVEL GRADATION.
 14. SIGNS MUST BE POSTED NEAR EACH INLET BOX LOCATED IN A DRINKING WATER RECHARGE ZONE, WITH THE FOLLOWING WORDS: "WARNING THIS IS A DRINKING WATER AQUIFER RECHARGE AREA. DISPOSAL OF ANY WASTE MATERIALS IN THE STORM WATER IS STRICTLY PROHIBITED."
 15. ALL INLET, COMBO AND JUNCTION BOXES SHALL BE PLACED ON 12-INCH (MIN.) COMPACTED STABILIZATION MATERIAL.
 16. A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 80% OR 90% BOND RELEASE AND AGAIN BEFORE FINAL BOND RELEASE.
 17. A REPRESENTATIVE OF THE MANUFACTURER OR SUPPLIER SHALL BE ON SITE DURING INSTALLATION OF OIL/WATER SEPARATOR, MECHANICAL TREATMENT DEVICES, MEDIA FILTERS, AND UNDERGROUND DETENTION/RETENTION SYSTEMS. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE A LETTER STATING THAT THE SYSTEM WAS INSTALLED PER MANUFACTURER'S SPECIFICATIONS. IF IT IS UNKNOWN WHETHER A REPRESENTATIVE IS REQUIRED TO BE PRESENT DURING INSTALLATION, CONTACT THE SANDY CITY PUBLIC UTILITIES INSPECTOR.
 18. A STAMPED "LETTER OF CONFORMANCE" FROM THE DESIGN ENGINEER IS REQUIRED TO BE SUBMITTED TO SANDY CITY PUBLIC UTILITIES DEPARTMENT, PRIOR TO 90% BOND RELEASE, STATING THAT STORM WATER FLOW CONTROL ELEMENTS AND STORM WATER TREATMENT FACILITIES (E.G. DETENTION, RETENTION, LID BEST MANAGEMENT PRACTICES, OIL-WATER SEPARATORS, SUMPS, ETC.) WERE CONSTRUCTED ACCORDING TO THE APPROVED PLANS.

LEGEND

	EXISTING CONTOUR (5')
	EXISTING CONTOUR (1')
	PROPOSED CONTOUR (5')
	PROPOSED CONTOUR (1')

NO.	REVISION	DATE

PROJECT INFORMATION

THE ORCHARDS AT DIMPLE DELL

MASTER GRADING AND DRAINAGE PLAN

SANDY, UTAH

DRAWN BDA	CHECKED MEC	PROJECT # 23232
		DATE 2/20/24
		SCALE 1" = 40'
		SHEET C203

G:\DATA\23232 Brett Lovell - Dimple Dell.dwg 23232 Dimple Dell C101 Overall Sheets.dwg
PLOT DATE: Feb. 21, 2024



Sandy City, Utah

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

Staff Report

File #: 24-127, **Version:** 1

Date: 4/4/2024

Minutes from March 7, 2024 Meeting



Sandy City, Utah

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

Meeting Minutes

Planning Commission

Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Jamie Tsandes
Steven Wrigley
Craig Kitterman (Alternate)
Jennifer George (Alternate)

Thursday, March 7, 2024

6:15 PM

Council Chambers and Online

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_s22wyCrLQzaJ5Mb5qxpDhw

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/82220322124>

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)

International numbers available: <https://us02web.zoom.us/j/82220322124>

Webinar ID: 822 2032 2124

Passcode: 054030

4:00 PM FIELD TRIP

1. [24-089](#) Map

Attachments: [March 7th](#)

6:15 PM REGULAR SESSION

Welcome

Introductions

- Present** 8 - Commissioner Dave Bromley
Commissioner Cameron Duncan
Commissioner David Hart
Commissioner Ron Mortimer
Commissioner Daniel Schoenfeld
Commissioner Jamie Tsandes
Commissioner Steven Wrigley
Commissioner Craig Kitterman
- Absent** 1 - Commissioner Jennifer George

Pledge of Allegiance

Consent Agenda

2. [SPR0124202](#) Storm Mountain Park Localscapes Conversion
[4-006703](#) (Water Efficient Landscape Site Plan Review)
11426 S. 1000 E.
[Community #14]

Attachments: [Staff Report](#)
[Exhibit A](#)

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by David Hart, seconded by Cameron Duncan, that the Planning Commission determine preliminary modified site plan review for water efficient landscape is complete for Storm Mountain Park located at 11426 S 11000 E based on the two findings and subject to the two conditions detailed in the staff report.

- Yes:** 7 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Jamie Tsandes
Steven Wrigley
Craig Kitterman

- Absent:** 2 - Ron Mortimer
Jennifer George

3. [SPR0124202](#) Bicentennial Park Localscapes Conversion
[4-006702](#) (Water Efficient Landscape Site Plan Review)
530 E. 8680 S.
[Community #4, Historic Sandy]

Attachments: [Staff Report](#)
[Exhibit A](#)

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by David Hart, seconded by Cameron Duncan, that the Planning Commission determined preliminary modified site plan review for water efficient landscape is complete for Bicentennial Park located at 530 E 8680 S based on the two findings and subject to the two conditions detailed in the staff report.

Yes: 7 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Jamie Tsandes
Steven Wrigley
Craig Kitterman

Absent: 2 - Ron Mortimer
Jennifer George

Public Hearings

4. [GPA0220202](#) General Plan Amendment – Parks, Trails and Recreation Master Plan
[4-006718](#) Updating the City's Parks Master Plan
[\(PC\)](#)

Attachments: [Staff Report](#)
[Exhibit A](#)

Jake Warner introduced this item to the Planning Commission.

Erika Chmielewsky with GSBS presented the Parks, Trails & Recreation Master Plan to the Planning Commission.

David Hart asked if county pools are included in her count for pools.

Erika Chmielewsky said they do not count pools that are not managed through Sandy City.

David Hart asked where the HAWK system would be on 9400 S.

Brittney Ward, Sandy City Transportation Engineer, replied that she's looking to do a study with UDOT to install a HAWK at the southwest access of the amphitheater.

David Hart asked if it'll come in below the hospital entry.

Brittney Ward said the main entrance by the splash pads.

David Hart said he's concerned with people coming down the hill.

Brittany Ward said stop and sight distance will be reviewed as part of the study.

Daniel Schoenfeld opened this item for public comment.

Steven Van Maren, 11039 S Lexington Circle, doesn't think the trails master plan is that old.

Daniel Schoenfeld closed this item to public comment.

David Hart said it's a lot of material that the Planning Commission hasn't reviewed.

Jamie Tsandes said she was on the committee and they've done a good job.

A motion was made by Dave Bromley, seconded by David Hart, that the Planning Commission forward a positive recommendation to the City Council to adopt the Sandy City Parks, Trails and Recreation Master Plan.

Yes: 7 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Jamie Tsandes
Steven Wrigley
Craig Kitterman

Absent: 2 - Ron Mortimer
Jennifer George

5. [CA02262024-0006721](#) Amendments to Title 21, Chapter 11 Section 5 of the Land Development Code related Home Occupations

Attachments: [Staff Report and Exhibits](#)

Melissa Anderson introduced this item to the Planning Commission.

Steven Wrigley asked if there's a limit on how many elderly care people are allowed in a home and if the health department or city does the licensing.

Melissa Anderson said the state does the licensing and currently it's two people.

Steven Wrigley said that a small population of DSPD's clientele include adjudicated sex offenders, under state guardianship, and asked Melissa Anderson to exclude them.

Melissa Anderson said she will look into it.

David Hart asked if staff would have to investigate.

James Sorensen said the Planning Commission can add that to the motion as a recommendation as this item will go on to City Council.

Craig Kitterman asked if city code governs employees and parking for home occupations.

Melissa Anderson said the home occupation code has several standards that the business owner must abide by, including employees and parking but staff is not.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by Steven Wrigley, seconded by David Hart, that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, of the Sandy Municipal Code, relating to Home Occupations, as shown in Exhibit "A", based on the four findings with an amendment to add a condition - To exclude individuals, that are eligible to receive DSPD services, who are adjudicated sex offenders.

Yes: 7 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Jamie Tsandes
Steven Wrigley
Craig Kitterman

Absent: 2 - Ron Mortimer
Jennifer George

Public Meeting Items

6. [SPX0214202](#) Macey's Market Little Cottonwood Flagpole
[4-006712](#) (Special Exception)
1860 E. 9400 S.
[Community #17, Willow Canyon]

Attachments: [Staff Report](#)

Sarah Stringham introduced this item to the Planning Commission.

David Tilley, with Associated Foods, 1860 E 9400 S, said that all their Macey's stores have flags in their parking lots and are requesting a 120 foot pole with a 30x60 flag in one of the islands in the north east corner.

Daniel Schoenfeld asked David Tilley if he's read the staff report and understands it.

David Tilley said he did read the staff report and understands it. He said the island that the flag pole is going in is zeros cape and feels the flag is positioned in a good spot with minimum noise and tall enough where it wouldn't block any views.

Cameron Duncan asked David Tilley about condition number two and asked him if he's going to install landscaping in the islands.

David Tilley asked if he's referring to just the islands.

Mike Wilcox said the islands within their parking field which are to the east and west need to be updated.

David Tilley asked for clarification on the landscaping.

Sarah Stringham said at least 33% will need to be plant covered.

Jamie Tsandes clarified that irrigation will need to be provided for the plants.

Mike Wilcox said the center was developed with landscaping and it appears that they've ripped out the grass and replaced it with rock without going through a modified site plan or a water wise landscape review. The site is currently not in compliance with that.

James Sorensen said the water line is there and they'll need to bring the site into compliance.

David Tilley said they'll figure it out.

Steven Wrigley asked if there are other 120 foot flag poles in the city.

Sarah Stringham said yes.

Daniel Schoenfeld opened this item for public comment.

Matthew Ostrander, 9358 S Maison Drive, asked if this is really needed and feels it will impact his scenic view.

Kelly Jensen, 1482 E Snow Circle, Sandy, asked if it's necessary to require landscaping that requires water.

Diane Nicholson, 2026 E Ashley Ridge Road, asked if the winds and noise from a huge flag will be an issue and it's odd that an American flag will be in front of the liquor store.

Daniel Schoenfeld closed this item to public comment.

David Tilley, asked if they could leave the islands landscaped with xeriscape and said the flagpole won't intrude with scenic views.

Mike Wilcox said the landscaping ordinance does allow for xeriscape but not xeriscape.

A motion was made by Cameron Duncan, seconded by David Hart, that the Planning Commission approve a special exception for a 120-foot flagpole and as described in the staff report for the property located at 1860 E 9400 S based on the two findings and subject to the five conditions detailed in the staff report.

Yes: 6 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman

No: 1 - Jamie Tsandes

Absent: 2 - Ron Mortimer
Jennifer George

7. [SPR0213202](#) Sandy Fire Station #31 (Cairns Site Plan Preliminary Review)
[4-006711](#) 9295 S. Monroe St.
[Community #2, Civic Center]

Mike Wilcox said this item has been tabled to a future date.

Daniel Schoenfeld opened this item for public comment.

Cathy Spud, 8260 S 560 E, said the Fire Chief told her that it's 56 steps from the handicapped parking to the main entrance and she asked if that will change in the future to better accommodate special needs.

Daniel Schoenfeld closed this item to public comment.

A motion was made by Dave Bromley, seconded by Steven Wrigley, that this item be tabled to a future date.

Yes: 7 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Jamie Tsandes
Steven Wrigley
Craig Kitterman

Absent: 2 - Ron Mortimer
Jennifer George

8. [SPR#06-40\(2024\)](#) America First Field (Real Salt Lake Soccer Stadium) -
2024 Parking and Access Management Plan
9256 S. State St.
[Community #2, Civic Center]

Attachments: [Staff Report.pdf](#)

[Exhibit A](#)

[Exhibit B](#)

Mike Wilcox introduced this item to the Planning Commission.

Ryan Hales with Hales Engineering spoke about updates regarding the 2024 parking management plan.

Josh Gibbons with Hales Engineering, spoke about on site parking stalls, secured parking stalls within a five and 15 minute walk, unofficial parking stalls and event signage.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by David Hart, seconded by Craig Kitterman, that the Planning Commission reviewed and approved the 2024 Parking and Access Management Plan for America First Field located at 9256 S State Street based on the two findings and subject to the two conditions detailed in the staff report.

Yes: 7 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Jamie Tsandes
Steven Wrigley
Craig Kitterman

Absent: 2 - Ron Mortimer
Jennifer George

9. [MSC032020](#) Interpretation of the term "Mixed Use Development"
[23-006505 3](#)
[rd](#)

Attachments: [Supplemental Staff Report](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

[Exhibit D - Staff Report](#)

[PC Minutes from 8/3/23](#)

[Neighborhood Mtg Minutes 08/09/23](#)

[PC Minutes from 10/05/23](#)

Mike Wilcox introduced this item to the Planning Commission and presented the information from the supplemental memo provided to the Commission.

Steven Wrigley asked if there have been other applications for a mixed use development allowed in the CN Zone.

Mike Wilcox responded that there were none.

Steven Wrigley asked what's the policy on defining mixed use for the city and if there's a percentage with business vs ratio.

Mike Wilcox replied that within the definitions it calls out a ratio that's determined by the Planning Commission.

Steven Wrigley said that he doesn't see much mixed use and this project seems like it's more of an apartment complex instead of mixed use.

Wade Budge, presented this item to the Planning Commission. He reviewed the process in which his application has gone through and spoke about the opinions of the ombudsman.

Steven Wrigley asked Wayne Budge that under his interpretation you could have 500 square feet commercial and still meet the definition?

Wade Budge replied that you could because there isn't a limitation.

Steven Wrigley asked what makes it different from a multi use if you only have 500 sq feet or 15,000 sq feet.

Wayne Budge replied that he can only rely on the code as it is written and the code says that it must have one other use which they've done.

Daniel Schoenfeld opened this item for public comment.

Stephen Royer, 1934 E Sego Lily Drive, said he is a retired contractor with 50 years of experience. A lot of his experience was in multi family construction and while he's an advocate for development, infill and multi-family, he's not in support of this project because of the existing traffic issues.

Francois Delagiroday, 2509 E Falcon Way, commented on threats made by Mr. Budge and asked the commission not to approve the project because of the endless developments of high density areas.

Fred Gill, 2098 E Sego Lily, also commented on threats made by Mr. Budge and shared his concerns over the existing traffic pattern.

Janet Ballard, 9874 S Petunia Way, asked if the apartments could not be so high.

Don Hammond, 10209 S Locksley Road, said the property owners took a risk of losing money when they purchased the property, the project is not going to help bring in more business to the existing commercial businesses nearby and that the owner is trying to push residential into a commercial area.

Diane Long, 2430 Sego Lily Drive, said there's no need for additional retail since the nearby retail doesn't do well and that the owner's are trying to slide in an apartment complex with little commercial. She commented that the ombudsman's recommendation is an opinion that doesn't need to be adopted and commented on threats by Mr. Budge.

Shelly Cluff, 192 E Oak Manor Drive, said the traffic is not pretty and asked if the Planning Commission can introduce language into the code so there's more clarity so this issue doesn't happen again.

Marvin Cluff, 1982 E Oak Manor Drive, suggested that the Planning Commission and developer come to an agreement that will work for both parties.

Kay Burton, 10302 E Dell Drive, spoke about citizens rights and said that this proposed development is not good for the area.

Joyce Walker, 2486 E Sego Lily Drive, said that this proposed development poses threats to this community.

David Baird, said there isn't any public transportation currently available in this area and that the application is incompetent.

Tiffany Reid, 10147 S Snow Iris Way, shared concerns with parking.

John Porter, 10321 Ashley Meadows Circle, shared comments regarding traffic on 1300 E.

Clint Jewel, 1435 E Edgecliff, suggested that the city purchase the property and turn it into a park.

Paul Godot, 10359 Eagle Cliff Way, commented that the commissioners not to be intimidated and bullied by the applicant, said the ombudsman's opinion is without merit and asked to deny the application.

Pamela, 1474 E Edgecliff Drive, is concerned about an evacuation in case of an emergency.

Kelly Jensen, 1482 E Snow Circle, said the residential scale is too big that will affect traffic. He said that 1300 E and Sego Lily will need to be revamped and made wider and asked that this not be approved.

Mitzi Fox, 10202 S Roseboro Road, believes that the code needs to be updated and doesn't feel the project fits the area.

Morgan Fox, 10202 S Roseboro Road, is not in support of the project.

Matthew Ostrander, 9358 S Maison Drive, said that affordable housing with public transit is what's needed.

Mi Young Trepinski, 1718 E Edgecliff Drive, shared an article on what the role of an ombudsman is and the threat by Mr. Budge regarding a lawsuit and the cost of it was very ominous.

Alex Buxton, 10210 Snow Iris Way, shared concerns relating to traffic.

Ranae Heiner, owns two of the medical buildings directly to the east, shared concerns relating to traffic and said that a large density building doesn't fit in the area.

Laura Morrison, 10142 S Cala Lily Way, shared concerns with traffic and public noticing for this project.

Daniel Schoenfeld closed this item for public comment.

Mike Wilcox replied to Laura Morrison's comment regarding noticing and said that notices were sent out to property owners within a 500 foot radius and also posted to the property with noticing signs on Sego Lily and 1300 E.

Wade Budge said that most of the comments were in regards to the project itself. He also said that when the project first began it was pre-Covid, when public transit existed in this area but it no longer does. Mr. Budge said he's not there to make threats but to communicate what the statute says. He also said the ombudsman is a neutral party who is simply saying that in Utah we follow the constitution which protects private property rights.

David Hart said that he does not feel that this development meets the definition of a mixed use and cited agreement with several of the findings shown in the staff recommendation.

Dave Bromley asked David Hart to clarify the walk-able aspect.

David Hart said the development is enclosed and walk able within itself but it's not integrated within the community.

Dave Bromley said there's connections to the north and east, where the trail systems connect, as well as interior and struggles to see David Hart's perspective.

Cameron Duncan commented that he feels this project has good connectivity but is struggling with the commercial component and doesn't feel there's enough to justify for a mixed use development. It feels more like a residential development with token amount of commercial and more internally focused in its design and layout.

Dave Bromley said ratio's are something they need to address and has a concern with the amount of retail, in general, that can be supported.

Steven Wrigley asked staff if there are other mixed use dwellings in this area.

Mike Wilcox said there are town homes nearby but there aren't any apartments.

Steve Wrigley asked if this area is zoned for apartments.

Mike Wilcox said no.

Steven Wrigley asked if the city would put apartments in this area if it weren't zoned CN.

Mike Wilcox said that would require a rezone.

Darien Alcorn said this property is currently zoned neighborhood commercial. Sandy City defines what uses are permitted in the CN Zone. Mixed Use is a conditional use in the CN Zone which is a permitted use where you impose conditions to mitigate reasonably anticipated detrimental effects that occur from doing that conditional use over what you'd typically put in there as a permitted use. Whether or not this property would have been zoned multi family residential is a question that would only have come up if the property owner applied for a rezone. In this case, the applicant applied for a CUP to do a development that would be that conditional use that was already defined in city code. The question now is whether or not the applicant submitted an application really was a mixed use and therefore could qualify if they could receive a conditional use permit.

Steven Wrigley said when is it a mixed use and that's what we're struggling with here.

Dave Bromley asked Mike Wilcox about mixed use and an overlay zone.

Mike Wilcox wanted to clarify that we are not applying this as an overlay zone, it was simply used as an analogy in the staff report and clarified how we apply the standards for mixed use development as a practice.

Dave Bromley asked Mike Wilcox to review the table of uses allowed in the CN Zone and other commercial zones, in particular Mixed Use Development.

Mike Wilcox said yes, the standards through the conditional use have been applied and required to adhere to those standards that govern and regulate mixed use development.

Dave Bromley wondered about the thoughts of the other PC members about the expectation to have a commercially mixed use development that is more focused on commercial within the CN Zone.

Craig Kitterman said he's lived in the area for 45 years and the commercial area on the corner of 1300 E and 10600 S never reached critical mass and feels the commercial use of the project would help reach that. Craig said he's in support of more commercial versus residential.

David Hart spoke about percentages on the code and that would ultimately be up to the Planning Commission to determine. Concerned more about the integration to the community and lack of planning.

Cameron Duncan said he thinks it needs less residential rather than more commercial and that the project is out of balance.

Steven Wrigley asked Mike Wilcox to address public comments relating to the needs of

amending the ordinance.

Mike Wilcox said that staff processed a recently adopted code amendment relating to mixed use development that addressed the applicability of mixed use development and to refine and clarified the definition of mixed use.

Daniel Schoenfeld said that feedback was given to the applicant back in August and feels that they're reviewing the same thing and doesn't feel the project meets the mixed use definitional standards.

A motion was made by David Hart, seconded by Craig Kitterman, that the Planning Commission determined that this request does not meet the definitional standard of a "Mixed Use Development" as outlined in the Land Development Code based on the six findings detailed in the staff report.

Yes: 5 - Cameron Duncan
David Hart
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman

No: 1 - Dave Bromley

Absent: 2 - Ron Mortimer
Jennifer George

Recused: 1 - Jamie Tsandes

Administrative Business

1. Minutes

An all in favor motion was made by Cameron Duncan to approve the meeting minutes from 02.15.2024.

[24-090](#)

PC Minutes from Feb 15, 2024 meeting

Attachments: [02.15.2024 Minutes \(DRAFT\)](#)

2. Sandy City Development Report

[24-091](#)

Development Report

Attachments: [03.01.2024 DEV REPORT](#)

3. Director's Report

Adjournment

An all in favor motion was made by Cameron Duncan 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



Sandy City, Utah

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

Staff Report

File #: 24-128, **Version:** 1

Date: 4/4/2024

Development Report

Case Name	Address	Case Number	Applicant	Applicant Contact	Assigned To	Status
Under Review						
Stage Office Storage Building	8238 700 E, 84070	SPR09212022-006407	Ross Drummond	8015737620	dwheelwright	Open
Classic Fun Center	9151 S 255 W, 84070	SPR09072023-006606	David Henderson	8016084007	dwheelwright	Open
EOS Fitness Sandy	10291 S 1300 E	SPR02162024-006713	Art Babcock	6615295766	dwheelwright	Open
The Orchards at Dimple Dell	10216 S DIMPLE DELL RD	SPR03262024-006738	Brett Lovell	8017064693		Open
Standard Plumbing	9150 S 300 W	SPR08012022-006374	Chad Spencer	8014505113	dwheelwright	Pending
Jiffy Lube	2081 E 9400 S	SPR10182022-006422	Robert Poirier	8019842846	dwheelwright	Pending
Sandy Shulsen Mixed Use	10115 MONROE ST, 84070	SPR02082023-006482	Howard Cooke		mwilcox	Pending
Hale Centre Beehive Academy	9900 S MONROE ST	SPR10112023-006636	Bradley Beecher	8014389500	dwheelwright	Pending
SLCo Household Hazardous Waste Facility	8775 S 700 W	SPR06042021-006065	Jordan Gray	3854680354	dwheelwright	Under Review
Thackeray Towns Site Plan	10760 S 700 E	SPR06242021-006083	John Sawyer		tirvin	Under Review
Parkland Industrial Building/Greenlaw Partners	565 W PARKLAND DR	SPR11292021-006217	Niko Hardman	8017133000	dwheelwright	Under Review
Centennial Village	235 W SEGO LILY DR	SPR12282021-006237	Dan Simons		mwilcox	Under Review
Betos Mexican Restaurant	255 W 9000 S	SPR01042022-006242	Brennan Alldredge	8016878966	dwheelwright	Under Review
Waterford School Science Center	1480 E 9400 S	SPR01112022-006245	Greg Miles	8015721780	dwheelwright	Under Review
Sandy Urban Fishery Wetlands	850 W SHIELDS LN	SPR01182022-006255	DAN MEDINA	801-568-2911	dwheelwright	Under Review
St. Anna Greek Orthodox Church	9201 S 1300 E	SPR01262022-006258	James Derby	8016801385	dwheelwright	Under Review

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WM Fuel #5235 Sandy, UT	9081 S QUARRY BEND DR	SPR03112022-006282	Ryan Alvarez	7147866322	dwheelwright	Under Review
Summit Two - Phase 1	10250 MONROE ST, 84070	SPR03292022-006291	Raddon Summit Hotel, LLC (Ron Raddon/Lesa Bridges)	8015761553	dwheelwright	Under Review
Dimple Dell Park - 300 East Trailhead	321 E 10195 S	SPR05132022-006318	Dan Sonntag	3854681819	tirvin	Under Review
Dimple Dell Park - Badger Cove Trailhead	1651 E BADGER CV	SPR05132022-006320	Dan Sonntag	3854681819	tirvin	Under Review
Dimple Dell Park - Lone Peak Trailhead	10042 S 700 E	SPR05132022-006322	Dan Sonntag	3854681819	tirvin	Under Review
Dimple Dell Park - Wrangler Trailhead	10305 S 1300 E	SPR05132022-006324	Dan Sonntag	3854681819	tirvin	Under Review
East Sandy State Liquor and Wine Store	1880 E 9400 S	SPR05242022-006333	DABC	8019776800	dwheelwright	Under Review
TrenzOil	9750 S 700 E	SPR05272022-006335	Jonathan Flores	2082444032	dwheelwright	Under Review
Zions Bank Sandy/Southtowne	125 W 10600 S	SPR07272022-006367	Angelica Fierro	8015219111	dwheelwright	Under Review
RT & CL Investment Properties	9580 S 500 W	SPR07282022-006370	Chris Liddell	8018705841	dwheelwright	Under Review
WHW Engineering New Office Building	733 W 9000 S	SPR10172022-006421	Win Packer	8014664021	dwheelwright	Under Review
Cedarwood at Sandy - Expansion	575 E 11000 S	SPR11172022-006447	Ryan Griffiths	8014389500	tirvin	Under Review
Trans-Jordan Waste Facility	8815 S 700 W	SPR11232022-006449	Trans-Jordan Cities	8015698994	dwheelwright	Under Review
Parkland Waterline Loop to 700 W	565 W PARKLAND DR	SPR11292022-006450	Niko Hardman	8017133000	dwheelwright	Under Review
Red Sky Apartments	10145 S CENTENNIAL	SPR12062022-006452	Corey Solum	8012690055	mwilcox	Under Review
The Rio at 94th	115 W 9400 S	SPR01242023-006473	Jacob Toombs	8017879344	tirvin	Under Review
Band Fire Warehouse	9618 S 500 W	SPR01272023-006477	Jesse Reynolds	8019159245	dwheelwright	Under Review

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Sandy Public Works Phase II	8775 S 700 W	SPR02152023-006485	Taylor Smith	8016368327	dwheelwright	Under Review
UTA Civic Center Station - Site Modifications	10015 S BEETDIGGER	SPR02172023-006487	Nick Duerksen	8012371943	mwilcox	Under Review
Waterford School Sports Field and Parking Addition	9502 1700 E, 84092	SPR03022023-006493	Greg Miles	8015721780	dwheelwright	Under Review
Bicentennial Park Improvements	530 E 8680 S	SPR07272023-006575	Jeremy Garcia	8015682913	sstringham	Under Review
JVWCD 700 East Well House	7618 S 700 E	SPR08212023-006589	Kevin Rubow	8015654300	dwheelwright	Under Review
Preliminary Review						
Kuwahara Wholesale	8575 STATE ST, 84070	SPR10162023-006639	Alex Kuwahara	8016916592	tirvin	Preliminary Review
Final Review						
Woodhaven Estates	7613 S 300 E	SPR01102023-006464	Brandon Fry	8017181331	tirvin	Final Review
Bicentennial Park Localscapes Conversion	552 E 8680 S	SPR01242024-006702	Ben Rodes		sstringham	Final Review
Storm Mountain Park Localscapes Conversion	11426 S 1000 E	SPR01242024-006703	Ben Rodes		sstringham	Final Review
Resubmit						
Creek Rd Office Condos - 5th AMD	7410 CREEK RD 301 84093	SPR07072021-006096	Marcus Green	801-643-3870	tirvin	Resubmit
Summit Two at the Cairns	10250 S CENTENNIAL	SPR08032021-006124	Anthony Lyman	8014389500	dwheelwright	Resubmit
OneTen Apartments	109 W 11000 S	SPR10242022-006427	Corey Solum	8012690055	mwilcox	Resubmit
Tagg N Go Express Car Wash	7750 S 700 E	SPR06282023-006556	Thomas Hunt	8016644724	dwheelwright	Resubmit
AFCU Sandy ADA Site Improvements	2104 E 9400 S	SPR08112023-006586	Brad Illingsworth	8009993961	dwheelwright	Resubmit
Hansen Dental Office	9872 S 700 E	SPR08162023-006587	Pete Meuzelaar	8019361343	dwheelwright	Resubmit

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Office Building at 11000 South	65 E 11000 S	SPR09202023-006624	Alta Construction	3852326938	dwheelwright	Resubmit
MACU Event Cenenter/ SLCO	9575 S STATE ST	SPR01292024-006706	Jordan Gray	3582145760	dwheelwright	Resubmit
Sandy City Fire Station #31	9295 S MONROE ST	SPR02132024-006711	Trevon Beutler		mwilcox	Resubmit
On Hold						
Smith's Altaview Fuel Center	10315 S 1300 E	SPR07202021-006107	Anderson Wahlen & Associates	801-410-8526	dwheelwright	On Hold
Sandy Park Center retail pad	9835 S MONROE ST	SPR04152022-006306	LeeAnn Miller	8014857770	dwheelwright	On Hold
Master Muffler	9235 S 700 E	SPR06292022-006355	Brandy Donecker	2103716751	dwheelwright	On Hold
Harmons Landscape Improvements	7755 S 700 E	SPR07262022-006365	Frank Lunquist	8019698261	dwheelwright	On Hold
Under Construction						
The Ridges at Dimple Dell	1405 E 10600 S	SPR08032021-006125	Brad Reynolds Construction	8012812200	mwilcox	Under Construction
Main Street Park	70 E 8760 S	SPR12032021-006220	DAN MEDINA	801-568-2911	mwilcox	Under Construction
Cyprus Credit Union	8955 S 700 E	SPR01032022-006241	Cyprus Credit Union	801-260-7600	dwheelwright	Under Construction
AFCU Sandy Landscape Remodel	2104 E 9400 S	SPR07262022-006364	Brad Illingsworth	8009993961	dwheelwright	Under Construction
Dimple Dell Commercial	1373 E 10600 S	SPR08012022-006375	Josh Gera	8012550529	dwheelwright	Under Construction
Veterinary Emergency Group (VEG)	11084 S STATE ST	SPR08262022-006388	Tahesha Silva	689.229.2479	dwheelwright	Under Construction
Goodwill	8550 S 1300 E	SPR12202023-006675	Jeffery Jensen	8012664669	dwheelwright	Under Construction
Sandy Amphitheater Plaza Expansion	1245 E 9400 S	SPR04242023-006523	Mearle Marsh		mwilcox	Under Construction
Complete						

Case Name	Address	Case Number	Applicant	Applicant Contact	Assigned To	Status
School Yard Phase 3	11020 S STATE ST	SPR04222021-006032	Jake Tate		dwheelwright	Complete
School Yard Dumpster Enclosure	11020 S State Street	SPR05062021-006043	Jake Tate		dwheelwright	Complete
Camp Bow Wow Sandy	9495 S 700 E	SPR05112021-006049	JarNel, Inc. DBA: Camp Bow Wow Sandy	801-860-2085	dwheelwright	Complete
Sandy Lease Building	9492 S HIGHLAND	SPR06112021-006073	Brandon Lundeen		dwheelwright	Complete
GSL Production Facility	8626 S SANDY	SPR06112021-006074	Carl Greene	801-255-7700	dwheelwright	Complete
Jacksons C Store 191	1295 E 10600 S	SPR06162021-006076	Michael Sroufe	8017693000	dwheelwright	Complete
Bout Time Pub & Grub Patio Addition	31 W 10600 S	SPR06162021-006077	Russ Naylor	8014463029	dwheelwright	Complete
Ken Garff Hyundai Southtowne Remodel	10770 S AUTO MALL	SPR06182021-006078	Kirk Randall	8014036847	dwheelwright	Complete
Raising Cane's	10986 S STATE	SPR06182021-006079	LuAron Foster		dwheelwright	Complete
Challenger School Site Plan	10670 S 700 E	SPR06242021-006084	Matt Cooper		dwheelwright	Complete
The Orchard at Farnsworth Farms	11237 S FARNSWORTH	SPR06282021-006089	Joe Salisbury	8015085514	tirvin	Complete
Prime Insurance Storage Bldg/Site	8722 S HARRISON	SPR07092021-006099	Sean Bujold	385 799 5060	dwheelwright	Complete
Comcast Sandy Utah	9602 S 300 W	SPR07122021-006101	Ed Pugsley	801-815-7363	dwheelwright	Complete
Sage Vet Clinic	8590 S 1300 E	SPR07292021-006115	Frederick Halupka	801-244-7908	dwheelwright	Complete
Maverik	10640 S HOLIDAY PARK	SPR07292021-006116	Robert Poirier	801-984-2846	dwheelwright	Complete
Alta Canyon Pickleball Courts	9565 S HIGHLAND DR	SPR07302021-006118	Dan Medina		tirvin	Complete
Beehive Academy - Shopko Site	2165 E 9400 S	SPR08312021-006140	PACE CM - Tyler Bodrero	801-725-7337	dwheelwright	Complete

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McDonald's	9346 S 700 E	SPR12162021-006226	Darrin Perkes	8017133000	dwheelwright	Complete
Sandy City - Gold Star Family Monument	10000 S CENTENNIAL	SPR06212022-006350	Chris McCandless	8019845770	bbohlander	Complete
Sandy Public Works Fuel Island	8775 S 700 W	SPR07272022-006369	Paul Browning	8015682999	dwheelwright	Complete
Shelter The Homeless	8955 S HARRISON ST	SPR11212023-006659	Laurie Hopkins		manderson	Complete

Case Name	Address	Case Number	Applicant	Applicant Contact	Assigned To	Status
Under Review						
KV Larson Subdivision	963 E 8600 S	SUB06132023-006549	Ronald K. Larson	2067137789	tirvin	Pending
Monte Cristo at LaCaille	9701 S 3775 E	SUB04262021-006034	Chris McCandless		mwilcox	Under Review
Crescent View Peaks	137 E 11000 S	SUB04272021-006035	Kyle Simons		tirvin	Under Review
Hagan Road Subdivision	11523 S HAGAN	SUB05072021-006045	Blair Johnson		tirvin	Under Review
Windflower Townhomes	9349 S WINDFLOWER	SUB06142021-006075	Randy Moore		tirvin	Under Review
Cyprus Credit Union Subdivision	8955 S 700 E	SUB01122022-006248	Cyprus Credit Union	801-260-7600	dwheelwright	Under Review
Crescent Wood Estates	543 E 10735 S	SUB02032022-006262	Arthur J. (A.J.) Kim		tirvin	Under Review
Crabtree Subdivision	2845 E LITTLE COTTONWOOD RD	SUB06142022-006347	Tami Crabtree	8018081733	tirvin	Under Review
Park Lane Amended	1775 E 11400 S	SUB07082022-006359	Laine Fluekiger	8015715541	tirvin	Under Review
Longpath Subdivision	11510 S HAGAN RD	SUB08292022-006389	Kyle Simons	3852757240	tirvin	Under Review
Sandy Station Block 59 Subdivision	8810 S 90 E	SUB09232022-006408	Mark stephenson	8015148797	tirvin	Under Review
Sandy Station Block 20 Subdivision	240 E 8960 S	SUB09282022-006410	Mark stephenson	8015148797	tirvin	Under Review
Brand Estates Subdivision	285 E 11000 S	SUB10112022-006417	Kyle Denos	3852812539	tirvin	Under Review
Sandy Oaks Subdivision Phase 5	8449 S 300 E	SUB11222022-006448	Greg Larsen	8016081600	tirvin	Under Review
Sheep Ranch Subdivision	3170 E LITTLE COTTONWOOD RD	SUB01042023-006461	Aaron Rust		tirvin	Under Review
Preliminary Review						
Igneous Intrusion	9855 S 3100 E	SUB07132023-006568	Dana Conway	8018914880	tirvin	Preliminary Review

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Meek Subdivision	3761 E LITTLE COTTONWOOD LN	SUB02282024-006722	Robert Meek		tirvin	Preliminary Review
Final Review						
Woodhaven Estates Subdivision	7613 S 300 E	SUB01182023-006471	Brandon Fry	8017181331	tirvin	Final Review
Resubmit						
Thackeray Towns Subdivision	10760 S 700 E	SUB06242021-006082	John Sawyer		tirvin	Resubmit
Oberland Road Subdivision	2900 E OBERLAND RD	SUB06282022-006352	Dustin Freckleton	5127796368	tirvin	Resubmit
The Orchards at Dimple Dell	10216 S DIMPLE DELL RD	SUB02212024-006720	Brett Lovell	8017064693	tirvin	Resubmit
Complete						
Wild Goose Estates	2570 E 10000 S	SUB05112021-006048	Josh Kasteler		tirvin	Complete
Derricott Subdivision	8566 S JOHNSONWAY	SUB05172021-006052	Daniel Derricott	8019712114	tirvin	Complete
Pebble Hills	1165 E 8600 S	SUB05182021-006053	Duaine Rasmussen		tirvin	Complete
The Orchard at Farnsworth Farms	11237 S FARNSWORTH	SUB06282021-006091	Joe Salisbury	8015085514	tirvin	Complete
Lot 206 Pepperwood Creek Phase 2	10909 SECRET VIEW RD, 84092	SUB07162021-006105	Logan Locke	8017559243	tirvin	Complete
Pepperwood 11E	2 S BENTWOOD LN	SUB08022021-006119	Dave Bromley		tirvin	Complete