



# SANDY CITY COMMUNITY DEVELOPMENT

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## MEMORANDUM

August 1, 2019

**To:** Planning Commission  
**From:** Community Development Department  
**Subject:** Harvard Park Church Preliminary Review  
8735 S. Harvard Park Dr.  
[Community #7]

SUB-05-19-5650  
Zone: R-1-8  
8.22 Acres,  
1 Lot 2 Parcels

**HEARING NOTICE:** *This item has been noticed to property owners within 500 feet of the subject area.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
CU# 91-23	Conditional Use Permit to allow a church in the R-1-8 zone. Approved by Planning Commission.

### DESCRIPTION OF REQUEST

The applicants, Phil Allison for the Corporation of the Church of Jesus Christ of Latter-Day Saints and Brian Linam for Benchmark Engineering and Surveying, are requesting preliminary subdivision review for a single-lot subdivision with two parcels, and road dedications. The 8.22-acre subject property is made of seven parcels. Three parcels that encompass the existing church and parking lot, portions of Pebble Hills Drive right-of-way, and property north of Pebble Hills Drive that is maintained by the property owners at 8719 South Gravel Hills Drive (Parcel# 28052050070000) and 8732 South Pebble Hills Drive (Parcel# 2805205013000), and four parcels that make up a portion of the Harvard Park Drive right-of-way. The proposed subdivision will: 1) consolidate the three church parcels into one parcel, 2) dedicate portions of Harvard Park Drive, 3) dedicate portions of Pebble Hills Drive, and 4) create two parcels (delineated on the plat as Parcel A and Parcel B) to be incorporated at a future date to 8719 South Gravel Hills Drive and 8732 South Pebble Hills Drive (*See Exhibit #1: Subdivision Plat*).

### BACKGROUND AND EXISTING CONDITIONS

The subject property borders the Pebble Hills Subdivision to the north, the Schneiter Subdivision to the east and south, and Harvard Park Drive to the west. Four Parcels of the development to the

west make up the Harvard Park Drive right-of-way. Pebble Hills Drive on the north of the subject property bends at a 90-degree angle on to the church parcel and connects to Gravel Hills Drive. This section of the Pebble Hills Drive right-of-way is owned by the church and has never been dedicated to Sandy City. In addition, the properties addressed as 8719 South Gravel Hills Drive (Parcel# 28052050070000) and 8732 South Pebble Hills Drive (Parcel# 2805205013000) on the north side of Pebble Hills Drive have occupied a section of the northern portion of the subject property, but do not own it.

Properties to the north are single-family homes zoned R-1-8. The property to the east and south is the Schneiter golf course zoned R-1-8. Properties to the west are single-family homes zoned R-1-20A.

The Pebble Hills Subdivision was recorded in 1979. At the time, the Pebble Hills development was expected to continue south, so Gravel Hills Drive and Pebble Hills Drive were stubbed in order to provide further access to the future development to the south. However, the church purchased the property to the south and constructed a chapel on the vacant property in 1993. In order to connect the two stub streets, a 90-degree turn was created on Pebble Hills Drive connecting to Gravel Hills Drive. This portion of Pebble Hills Drive was created to provide a second access to the lower parking lot of the church. In connecting these two streets, two remnant properties were created that have been maintained by the property owners of 8719 South Gravel Hills Drive and 8732 South Pebble Hills Drive. The street was never dedicated, and the remnant properties were never consolidated into 8719 South Gravel Hills Drive and 8732 South Pebble Hills Drive.

When the church purchased the property in 1993, they purchased the four parcels in Harvard Park Drive as part of the land transaction. These parcels were never dedicated to Sandy City as part of the Harvard Park right-of-way.

#### **NOTICE**

Notices were mailed to property owners within a 500-foot radius of the subject parcel to notify them of the Planning Commission meeting. A neighborhood meeting was not required for this application based upon the fact that this application is cleaning up the property lines and dedication of right-of-way, and not creating any new buildable lots.

#### **ANALYSIS**

The seven parcels associated with this subdivision have never been platted. Two existing parcel lines run through buildings on the property in violation of the Sandy City Land Development Code.

The property line that separates the two parcels (Parcel# 28052030110000 and Parcel# 28052030120000) associated with the church building and parking lot runs through the northern portion of the existing church building. This also occurs with the property line that separates the two parcels (Parcel# 28052030120000 and Parcel# 28052060270000) associated with the northern church property and the vacant property to the east. This property line runs through the accessory building on the property (*See Exhibit #2: Parcel Maps*).

The church was not aware that they owned a portion of Harvard Park Drive right-of-way, nor did they know that the Pebble Hills Drive was never dedicated. In addition, the property owners of

8719 South Gravel Hills Drive and 8732 South Pebble Hills Drive were under the impression that they owned the portion of the property north of Pebble Hills Drive, and have maintained it for a number of years. The purpose of this subdivision is to clean up the property record discrepancies, and properly dedicate the Harvard Park Drive and Pebble Hills Drive right-of-ways.

### CONCERNS

Staff is concerned with the creation of Parcels A and B as remnant pieces, and will need to be incorporated into the existing properties through a lot line adjustment. To mitigate these concerns the applicant has included two notes on the plat stating:

Parcel A is not independently developable and non-buildable, and to be joined in to the existing residential property Lot 47, Pebble Hills #1 (Parcel # 28052050070000).

Parcel B is not independently developable and non-buildable, and to be joined in to the existing residential property Lot 26, Pebble Hills #1 (Parcel# 2805205013000).

### STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that preliminary review is complete for the Harvard Park Church Subdivision, located at approximately 8735 Harvard Park Drive based on the following finding and subject to the following conditions:

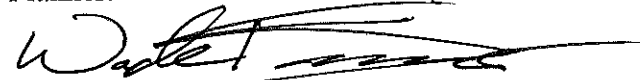
#### Finding:

1. That the application meets the intent of the R-1-8 zone and cleans up the existing property lines and right-of-way.

#### 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 this project.

Planner:



Wade Sanfner  
Planner

Reviewed by:



Brian McCuistion  
Planning Director

## **Exhibit #1: Subdivision Plat**



## **Exhibit #2: Parcel Maps**





# Property Line Map

0 30 60 120 180 240 Feet







# Parcel Number Map

0 30 60 120 180 240 Feet

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