



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

October 5, 2021

To: City Council
From: Community Development Department
Subject: The Orchard at Farnsworth Farms – PUD(10) (Discussion Item)
11237 S. 700 East.
Community #11, Crescent

SPR06282021-006089
9.99 Acres
96 units

PROPERTY CASE HISTORY	
Case Number	Case Summary
ZONE-03-20-5825	Conditionally Rezoned to PUD(10) by City Council on November 10, 2020
CUP06282021-006086	Conditional Use Permit for a PUD and Multi-Family Dwellings Approved by Planning Commission on September 16, 2021
SPR06282021-006089	Planning Commission found Site Plan Review to be Complete on September 16, 2021
SUB06282021-006091	Planning Commission found Subdivision Review to be Complete on September 16, 2021

REQUEST

Mr. Joe Salisbury, of DAI, has submitted an application for a preliminary site plan review of a proposed PUD development called The Orchard at Farnsworth Farms. The proposal is to be built on approximately 9.99 acres. These residences are proposed to be built using three different styles of 4-plexes, one style of 5-plex, one style of 6-plex, one style of twin home, and then a red barn architecture for the clubhouse.

BACKGROUND

On November 17, 2020, City Council held a public meeting in which they accepted public comment and discussed Orchard at Farnsworth Farms Rezone (ZONE-03-20-5825 (CC2)). The applicant, DAI, presented a proposal including a concept plan that could be implemented for development of 9.99 acres located at 11228 S. 700 E. if the 9.99 acres were zoned PUD(10). The property is currently zoned R-1-40A.

After presentation by the applicant, comment by the public, and deliberation by the City Council, the City Council adopted Ordinance #20-04, with an amendment to the ordinance including the following language:

This Ordinance shall not become effective until it is published. The City Recorder is instructed to NOT publish this Ordinance until the Director of Community Development and the City Attorney certifies by letter that a building permit or permits have been applied for and approved to develop the property subject to this Ordinance in compliance with Planning Commission approvals and the plans reviewed by the City Council as part of the adoption of and attached as Exhibit A to this ordinance on November 17, 2020 or, after receiving a recommendation from the Planning Commission, the City Council has been advised of and accepted revisions to Exhibit A made during the site plan and building permit approval process. If the certification by letters or City Council acceptance of revisions as specified above has not been obtained on or before November 1, 2021, then the City Recorder is instructed to NOT publish this Ordinance which shall then become null, void and of no legal or binding effect.

On September 16, 2021, the Planning Commission determined that preliminary subdivision and site plan review for the Orchard at Farnsworth Farms is complete, subject to a number of conditions. The PC Staff Reports for the site plan and for the subdivision have been uploaded for your review. Two changes were made to the conditions of approval for the site plan. First, they required an engineering analysis of the turnaround in front of the gates to ensure a vehicle can adequately turn to exit should they choose not to access the development, and that they be able to do so without any cars behind them having to move out of the way. The second change was they added a condition stating that all elevations, building materials, and colors were approved as presented to the Planning Commission. Several special exceptions were also approved by the Planning Commission for the Subdivision application. Final review and approval will be done administratively by Community Development staff when staff determines that the Planning Commission conditions have been met. Currently, there has not been a building permit issued, so the Director of Community Development and City attorney cannot yet provide the certification letter. It is not anticipated that a building permit will be issued prior to November 1, 2021. Also, there have been revisions to Exhibit A of Ordinance #20-04, and there will be additional revisions during final review and approval by staff. The revisions made so far are articulated in the attached **Exhibit B.**

At this time, it is proposed that City Council take one of the following actions:

1. Accept the revisions to **Exhibit A** presented at this meeting (the **Revised Exhibit A**) and amend Ordinance #20-04 to: (a) Extend the November 1, 2021, deadline; (b) attach the **Revised Exhibit A**; (c) authorize the City Recorder to publish Ordinance #20-04 after Community Development staff completes final review and approval, based on the conditions of approval adopted by the Planning Commission.
2. Do not accept or reject the revisions to exhibit A presented at this meeting, and amend Ordinance #20-04 to: (a) extend the November 1, 2021, deadline; and (b) require that

City Council be advised of revisions to **Exhibit A** after plans have been finalized and final administrative review has been completed by Community Development staff.

3. Reject revisions and allow the time to expire.

Planner:

Reviewer:

Craig Evans
Planner

Brian McCuistion
Planning Director

Exhibit A – Ordinance #20-04

ORCHARDS AT FARNSWORTH FARMS REZONE

ORDINANCE 20-04

AN ORDINANCE AMENDING AND FIXING THE BOUNDARIES OF A ZONE DISTRICT OF THE SANDY CITY ZONING ORDINANCE; TO WIT: REZONING APPROXIMATELY 10.07 ACRES FROM R-1-40A "SINGLE FAMILY RESIDENTIAL DISTRICT" TO PUD(10) "PLANNED UNIT DEVELOPMENT (10 UNITS PER ACRE)", LOCATED AT APPROXIMATELY 11228 SOUTH AND 700 EAST; ALSO PROVIDING A SAVING CLAUSE AND AN EFFECTIVE DATE FOR THE ORDINANCE.

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

1. Pursuant to Sections 10-9a-501 through 10-9a-505 Utah Code Annotated 1953 as amended the City has authority to make and amend a zoning plan which divides the City into zoning districts and within those districts to regulate the erection, construction, reconstruction, alteration, and uses of buildings and structures and the uses of land.
2. A request has been made for a change of zoning on the below described property.
3. The Planning Commission held a public hearing on November 5, 2020, which meeting was preceded by notice published in the Salt Lake Tribune on October 22, 2020, and by posting in Sandy City Hall, Sandy Parks & Recreation, the Salt Lake County Library-Sandy, the Sandy City Website - <http://www.sandy.utah.gov>, and the Utah Public Notice Website - <http://pmn.utah.gov> on October 21, 2020; and to review the request for rezoning and has made recommendations thereon to the City Council.
4. The City Council of Sandy City, Utah met on November 17, 2020, and has taken into consideration citizen testimony, planning and demographic data, the desires of the owners of the property and the Planning Commission recommendation as part of the Council's deliberations.
5. The rezone of said parcel will be appropriate, it is in accordance with the General Plan, it will promote the health and general welfare of the City, it will be compatible with the best interests of the particular neighborhood involved and it will be sensitive to the needs of the City as a whole.

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

Section 1. Amendment. The zoning ordinance which sets forth the zone districts within Sandy City which portion of the said zoning ordinance is established by a zoning map, is hereby amended as follows:

The property described in **EXHIBIT "A"**, which is attached hereto and by this reference made a part hereof, affects approximately 10.07 acres, located at approximately 11228 South 700 East, Sandy, Utah, and currently zoned as the R-1-40A "Single Family Residential District", shall be zoned to the PUD (10) "Planned Unit Development (10 units per acre)" to allow the potential subdivision of the property, and the land use map is amended accordingly. The subject property is located in City Council District #1.

ZONING PRIOR TO EFFECTIVE DATE OF THIS ORDINANCE:

R-1-40A "Single Family Residential District"

ZONING AFTER EFFECTIVE DATE OF THIS ORDINANCE:

PUD (10) "Planned Unit Development (10 units per acre)"

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

Section 3. Effective. This ordinance shall not become effective until it is published. The City Recorder is instructed to NOT publish this Ordinance until the Director of Community Development and the City Attorney certifies by letter that a building permit or permits have been applied for and approved to develop the property subject to this Ordinance in compliance with Planning Commission approvals and the plans reviewed by the City Council as a part of the adoption of and attached as Exhibit A to this Ordinance on November 17, 2020 or, after receiving a recommendation from the Planning Commission, the City Council has been advised of and accepted revisions to Exhibit A made during the site plan and building permit approval process. If the certification by letters or City Council acceptance of revisions as specified above has not been obtained on or before November 1, 2021, then the City recorder is instructed to NOT publish this Ordinance which shall then become null, void and of no legal or binding effect.

PASSED AND APPROVED this 17th day of November, 2020.

DocuSigned by:



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Zach Robinson, Chair
Sandy City Council

ATTEST:

DocuSigned by:



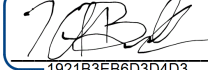
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City Recorder

PRESENTED to the Mayor of Sandy City for his approval this 9th day of
January, 2020.

APPROVED this 9th day of January, 2020.

DocuSigned by:



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Kurt Bradburn, Mayor

ATTEST:

DocuSigned by:



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City Recorder



RECORDED this 11th day of January, 2020.

SUMMARY PUBLISHED this ____ day of _____, 2020.

EXHIBIT A

(Plans presented to City Council)



WHERE WE STARTED

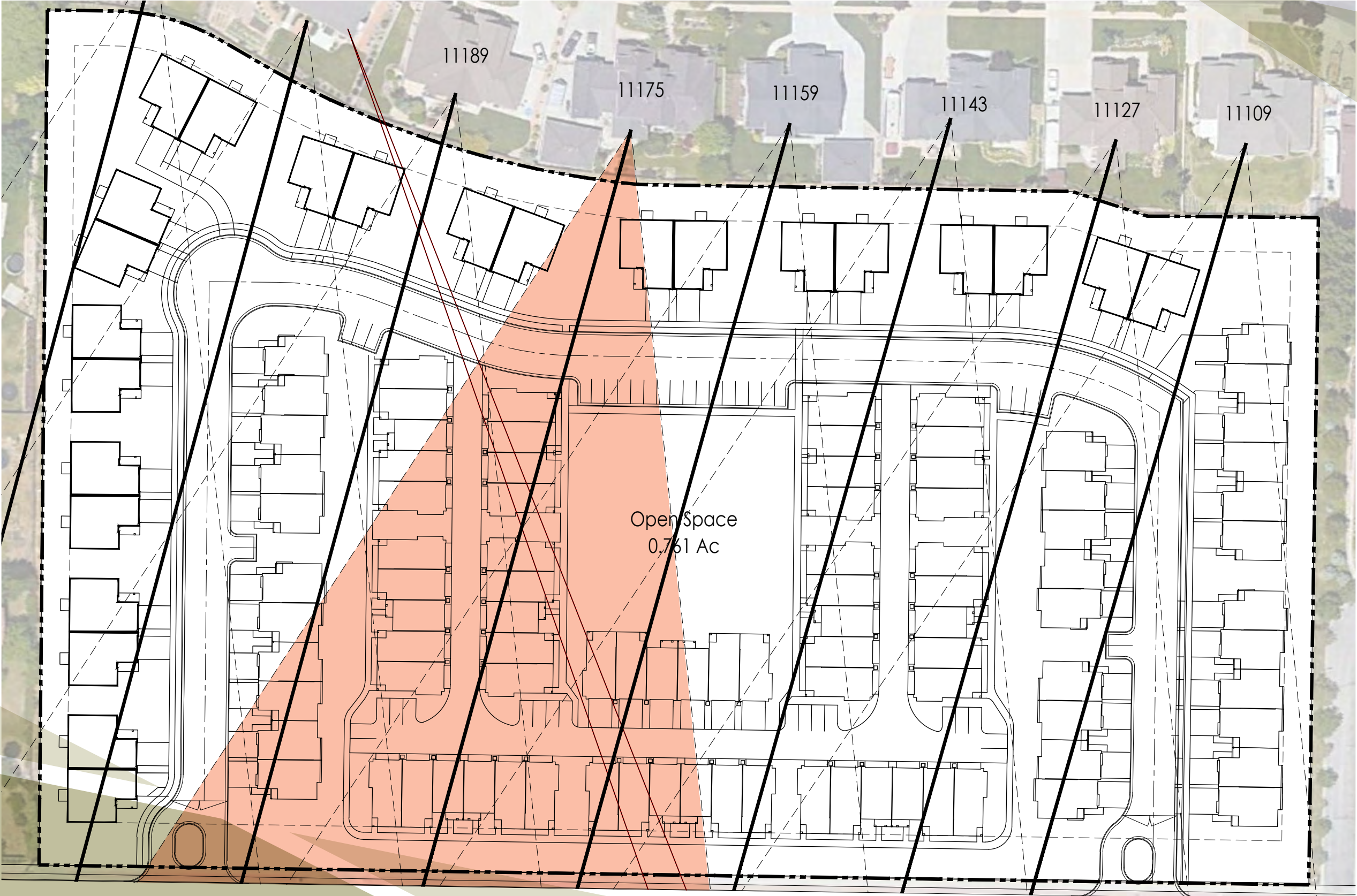
DAI PROPOSED

- » Large lots with 2-story, single-family homes

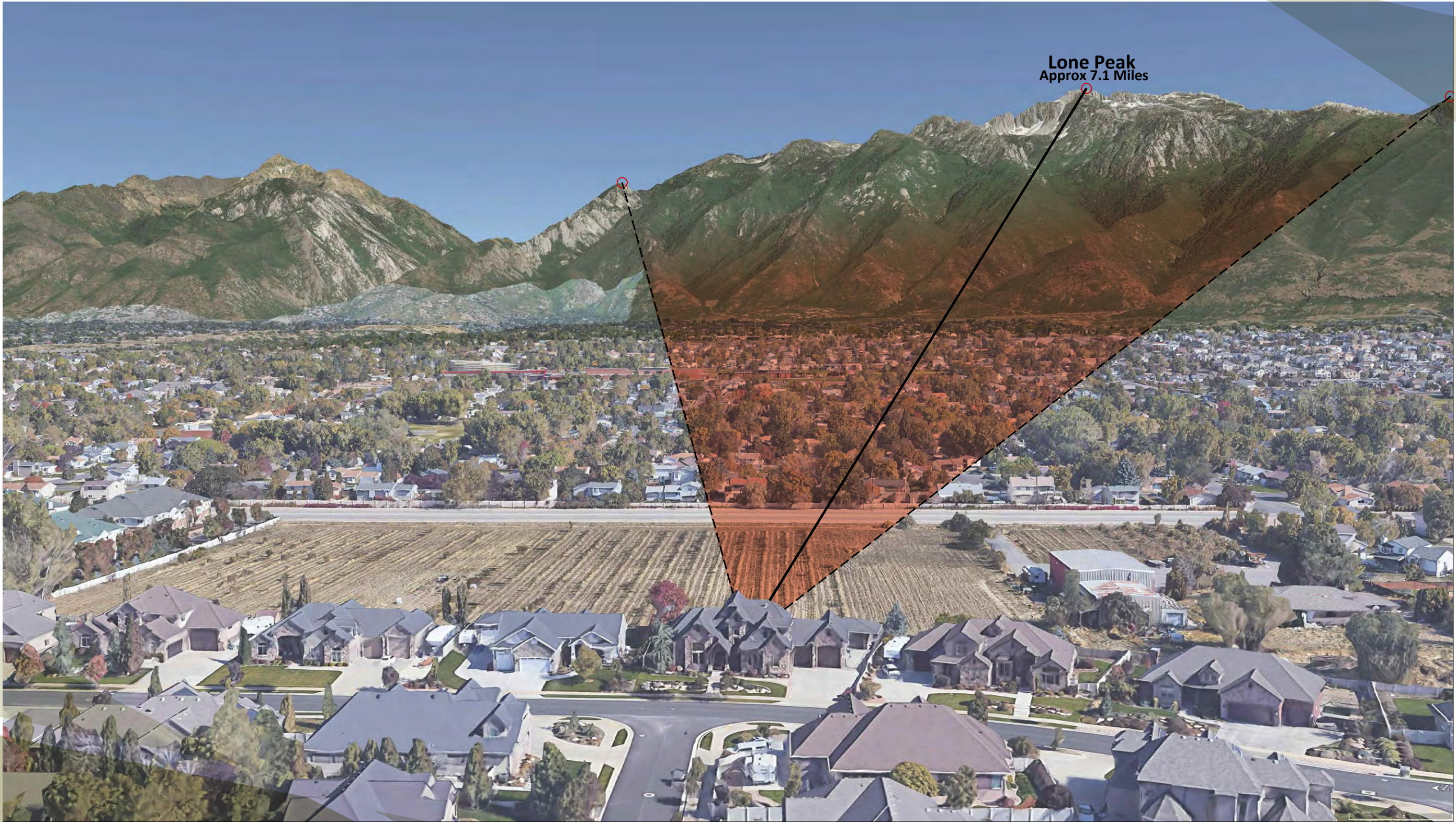
NEIGHBORHOOD REACTION

- » Against large homes in back yards
 - » Negative impact on lifestyle
 - » Lose privacy
 - » Block mountain views

VIEW PRESERVATION PLAN



VIEW PRESERVATION PLAN



OUR COMMITMENT TO NEIGHBORS

REDUCE IMPACT ON NEIGHBORS

- » Build ramblers along perimeter so new homes can't peer into yards from a second or third story
- » Design ramblers with low roof pitches to preserve mountain views
- » Reposition homes to preserve mountains views
- » Strategically place windows of new homes on rear elevations to maximize backyard privacy
- » Plant trees between windows of new and existing homes to create a visual barrier
- » Upgrade fencing material to pre-cast stone or RhinoRock
- » Increase height of perimeter fence to 8 feet around entire property to increase privacy for existing homes



PLAN PRESENTED JUNE 4, 2020



PLANNING COMMISSION FEEDBACK

- » Appreciated thoughtfulness and effort to accommodate immediate neighbors
- » Liked community design/layout
- » Liked architecture
- » Project was “too dense”
- » Indicated 8-10 units per acre would be acceptable

NEW DESIGN

- 1** Removed 20 units (9.6 units/acre)
- 2** Over 50% open space
- 3** Added parking (377 parking spaces)
- 4** Historic Sandy theme (farmhouse)
- 5** Walkable community



700 EAST

1

REMOVED 20 UNITS (9.6 UNITS/ACRE)

PLANNING COMMISSION DESIGN



Project Summary

Overall Site Summary

Gross Site Area	10.0 Ac
Total Open Space	4.57 Ac (45.7%)

Building Summary

Twin Homes	24
Front Loaded Town Homes	29
Rear Loaded Town Homes	63
Total Units	116

Parking Provided

Garage Spaces	232
Guest Parking (Driveway)	158
Guest Parking (Surface)	58
Total Parking Provided	448

NEW DESIGN



Project Summary

Overall Site Summary

Gross Site Area	10.0 Ac
Total Open Space	5.177 Ac (51.77%)

Building Summary

Twin Homes	30
Front Loaded Town Homes	16
Rear Loaded Town Homes	50
Total Units	96

Parking Required

	Qty	Req	Total
2-Bedroom Units	0	2	0
3-Bedroom Units	96	2.5	240
Guest parking	0.25	91	23
Total Requirement			263

2 OVER 50% GREEN SPACE



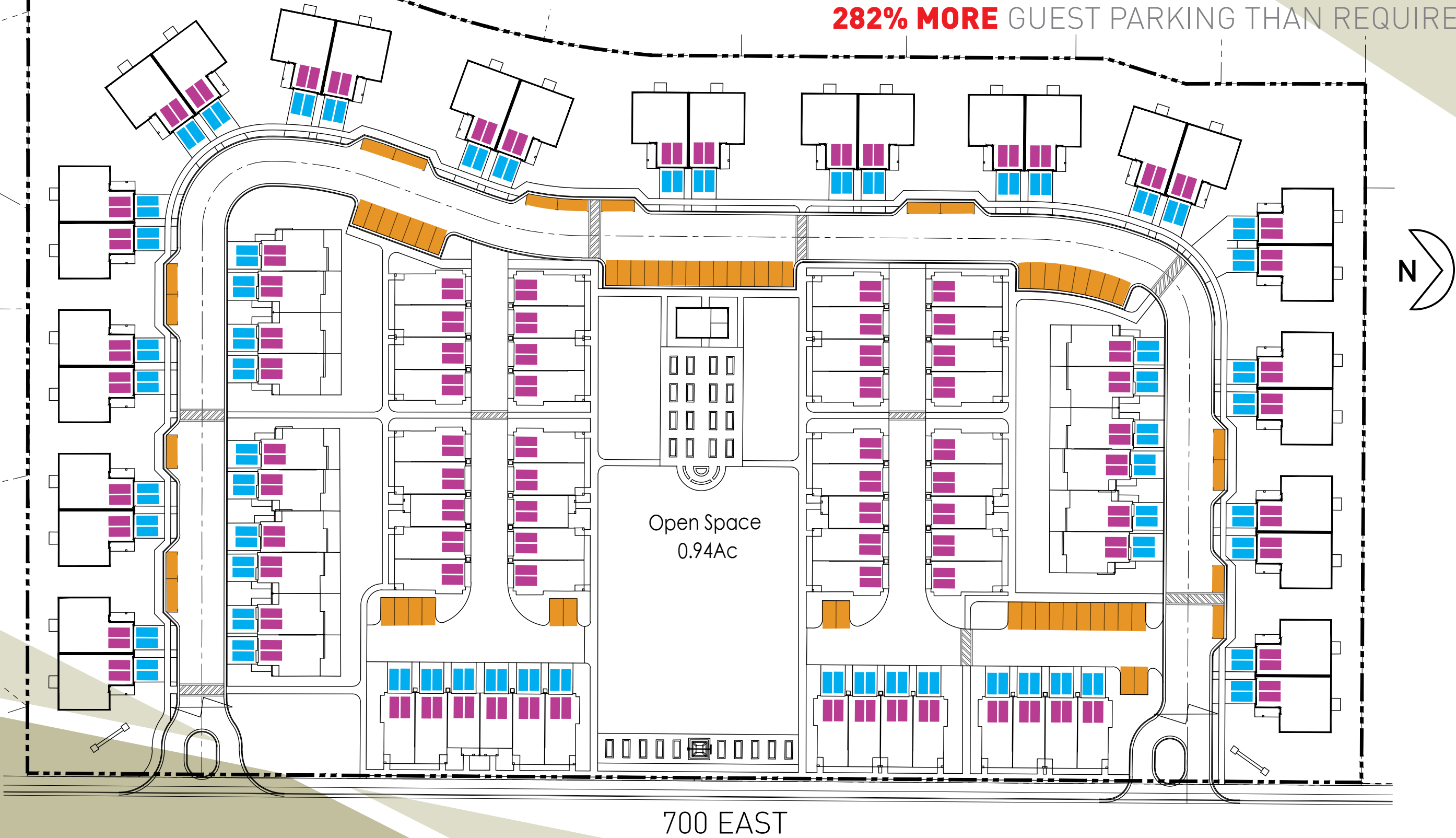
3

377 PARKING SPACES

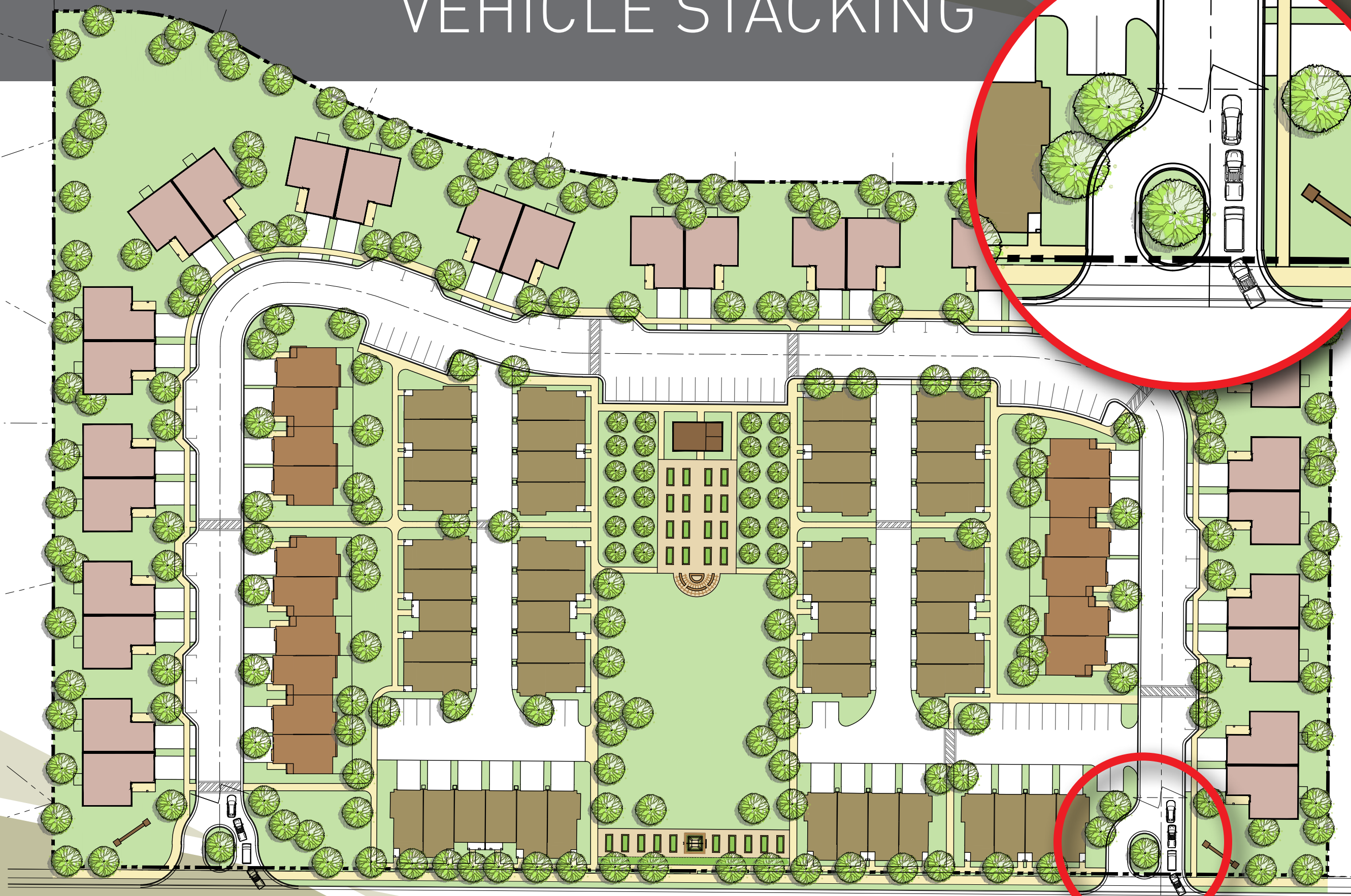
Parking Required				Parking Provided	
	Qty	Req	Total		
2-Bedroom Units	0	2	0	Garage Spaces	192
3-Bedroom Units	96	2.5	240	Guest Parking (Driveway)	120
Guest parking	0.25	91	23	Guest Parking (Surface)	65
Total Requirement			263	Total Parking Provided	377

43% MORE PARKING THAN REQUIRED

282% MORE GUEST PARKING THAN REQUIRED



VEHICLE STACKING



700 EAST

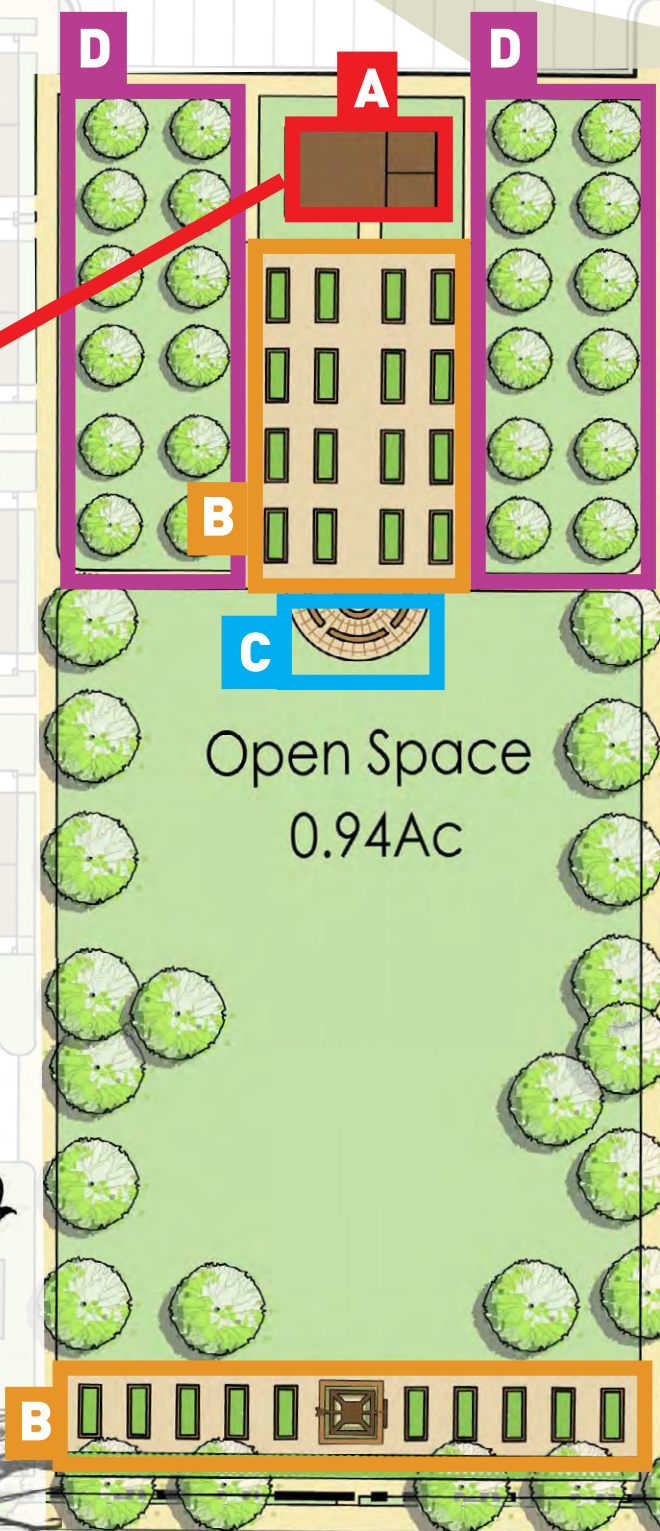
4 FARMHOUSE AMENITY



700 EAST

FARMHOUSE AMENITY

A Red Barn Clubhouse

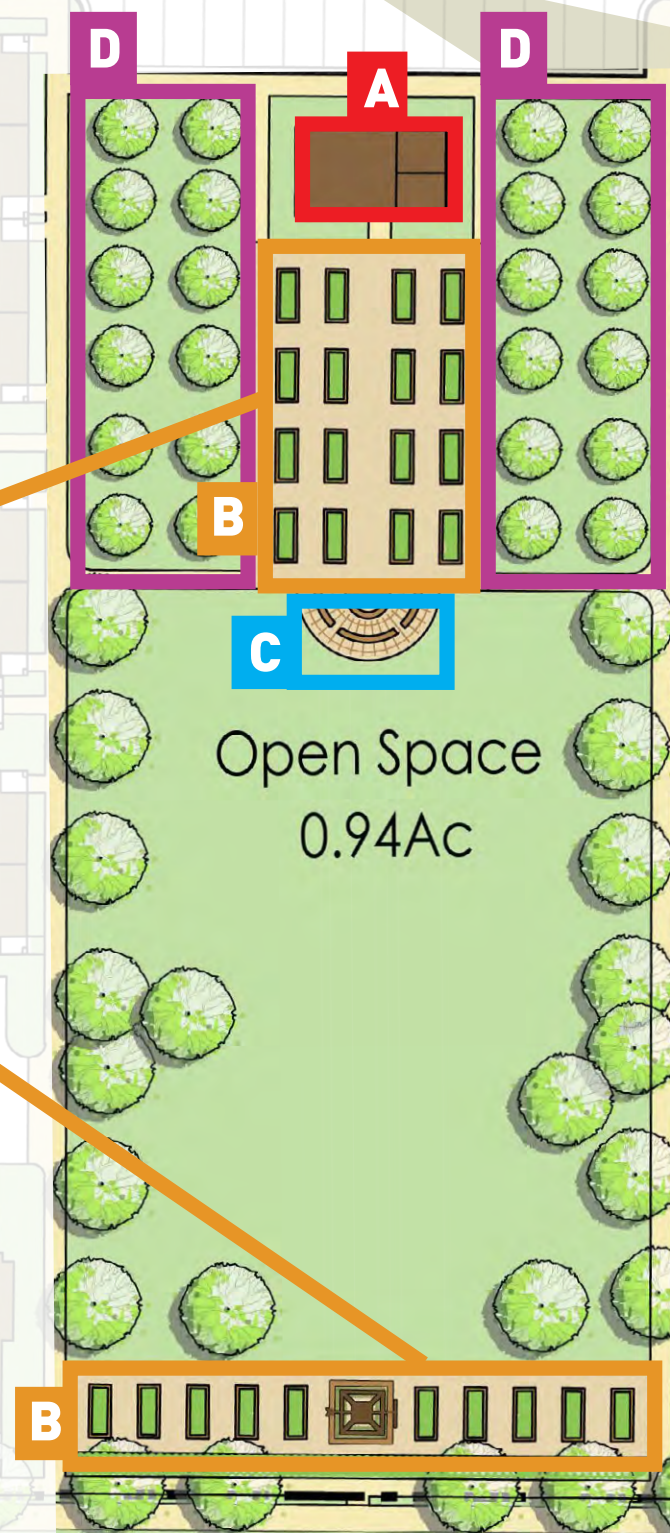


700 EAST

FARMHOUSE AMENITY

B

Community Gardens



700 EAST

COMMUNITY GARDENS



COMMUNITY GARDENS



VIEW FROM 700 EAST



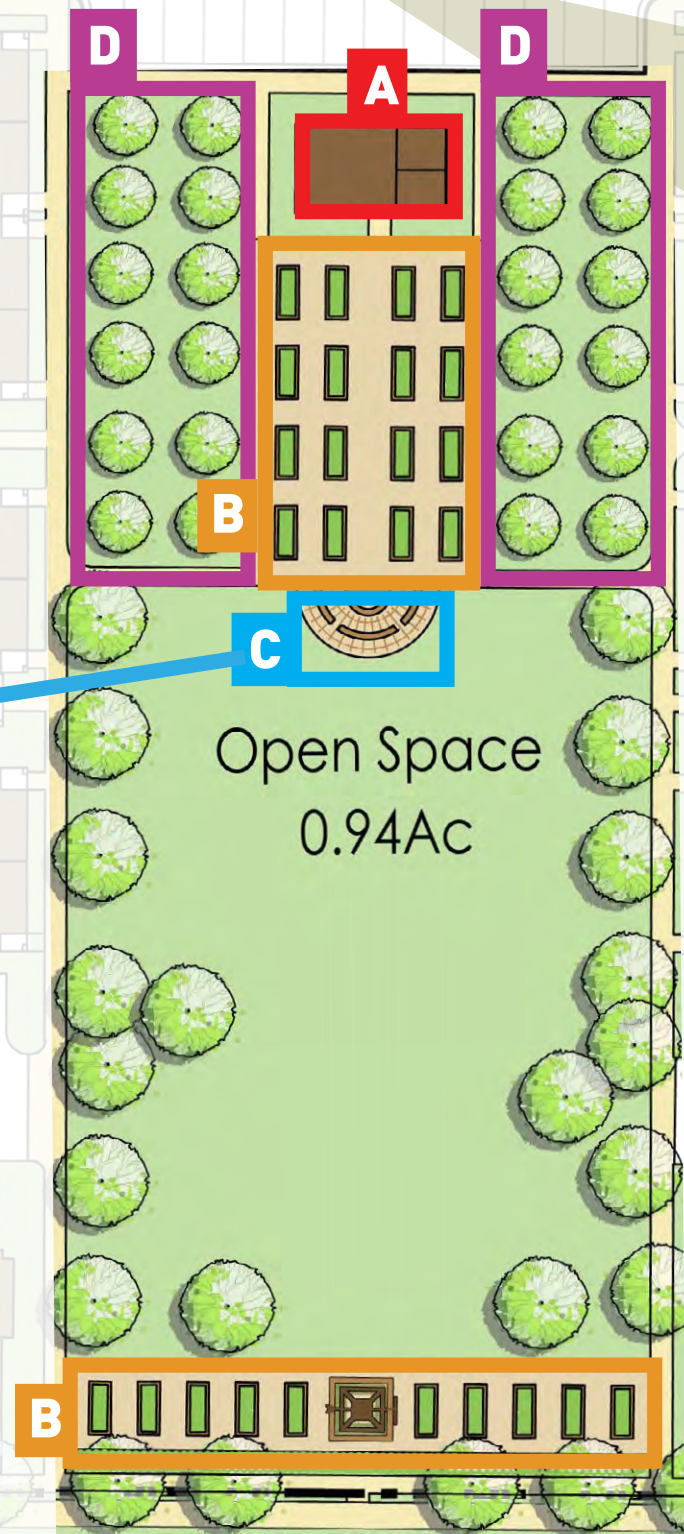
VIEW FROM 700 EAST



FARMHOUSE AMENITY

C

Gathering Area

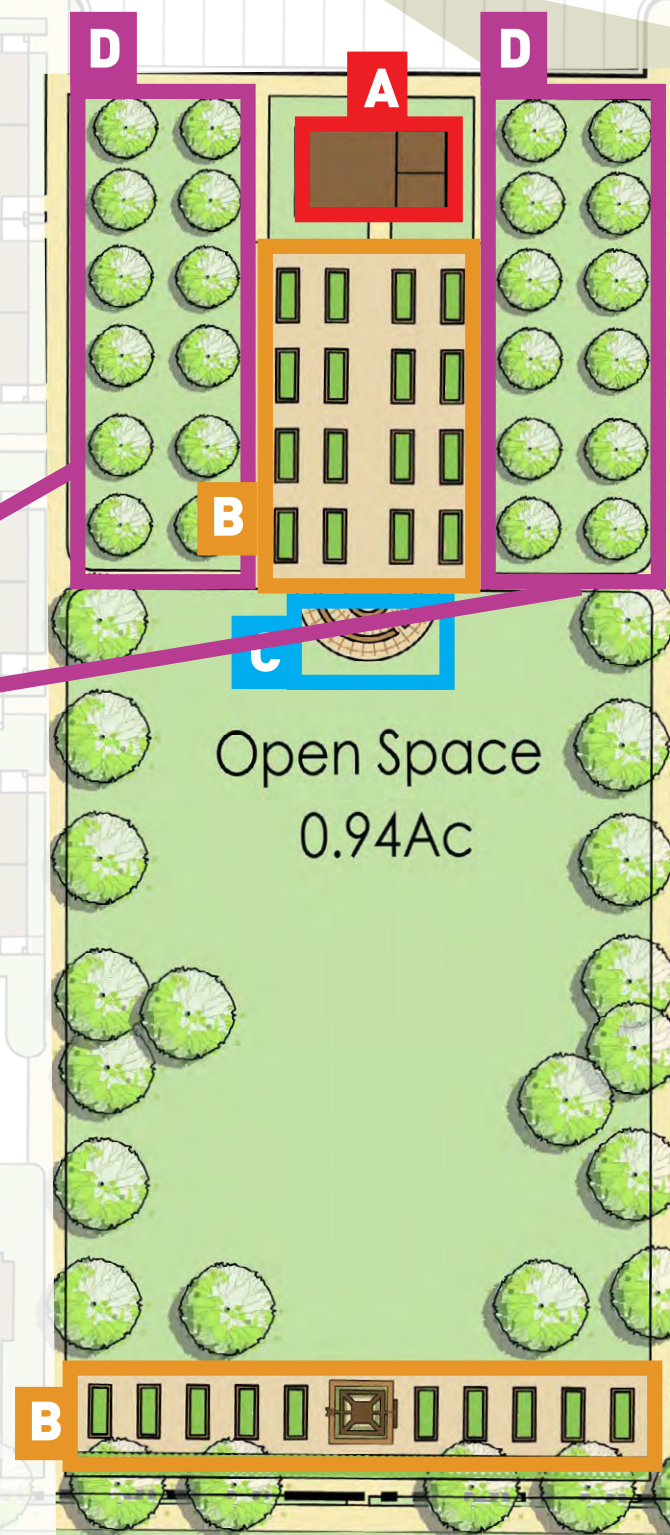


700 EAST

FARMHOUSE AMENITY

D

Orchard Preservation



700 EAST

THEMED PLAYGROUND



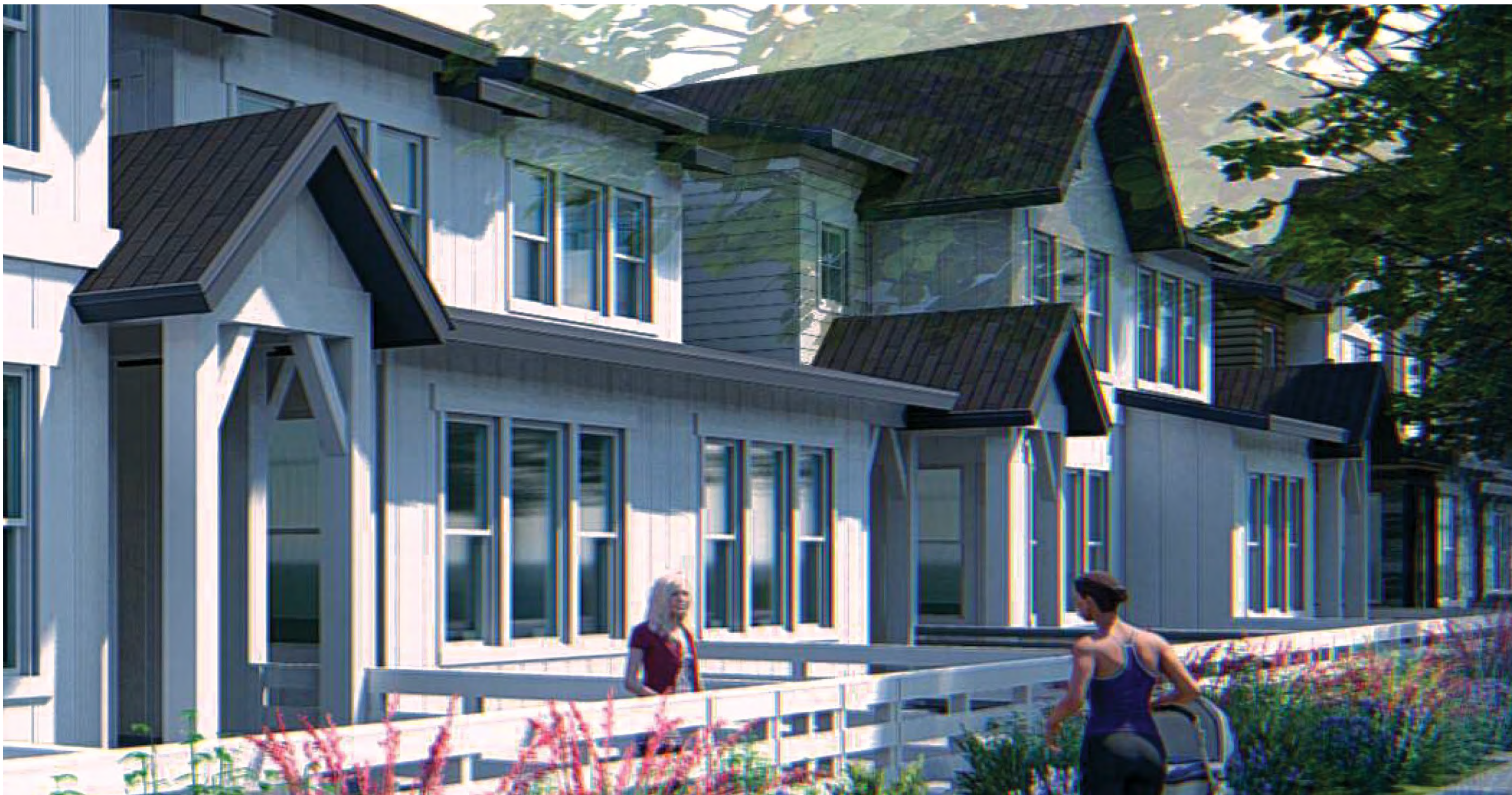
BEAUTIFUL NEW ARCHITECTURE



4 FARMHOUSE ARCHITECTURE



BUILDING ARTICULATION



5 WALKABLE COMMUNITY

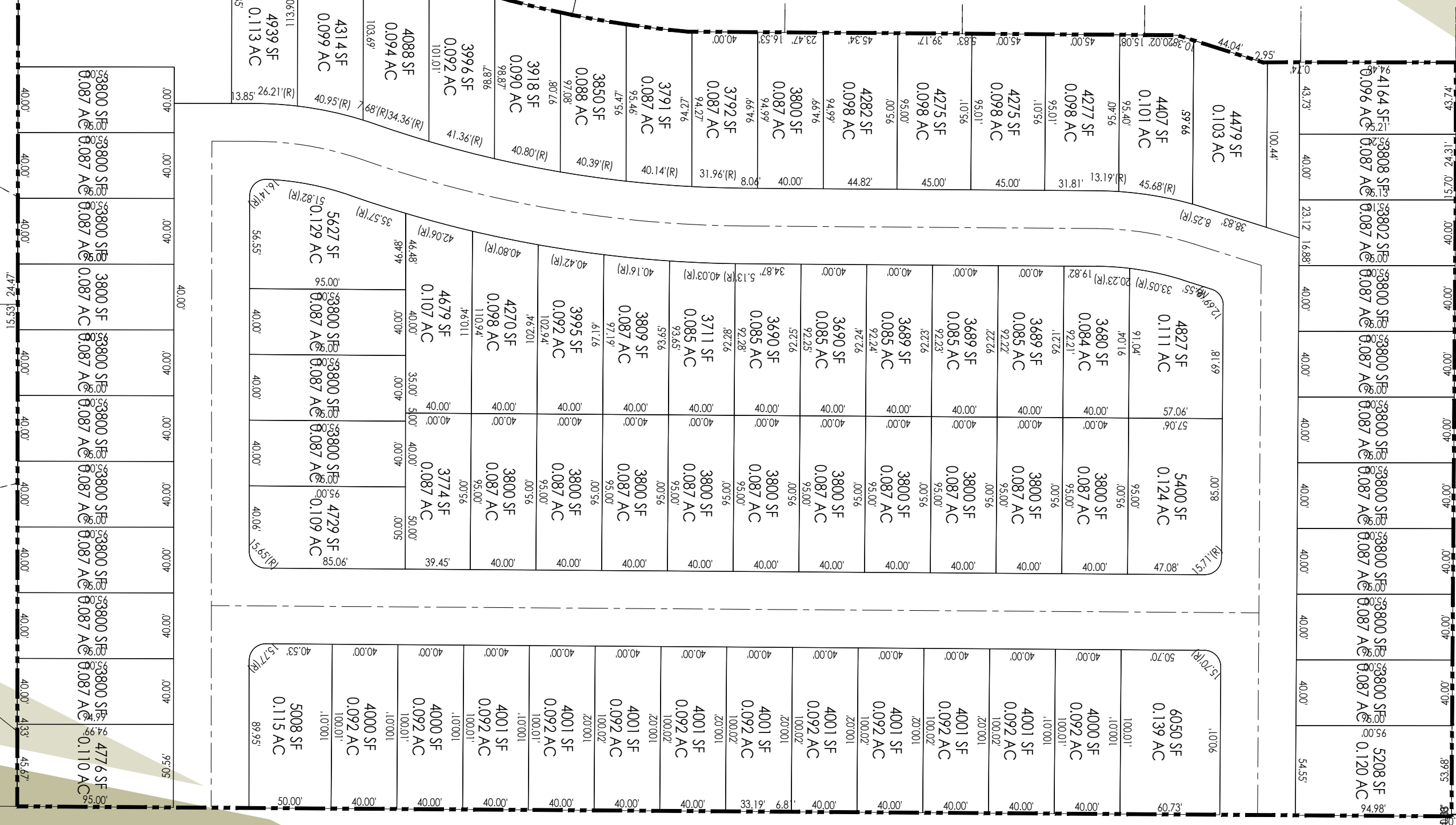


RECAP

- 1** Removed 20 units (9.6 units/acre)
- 2** Over 50% open space
 - » More space between units
- 3** Added parking (377 parking spaces)
 - » 43% more parking than required by City code
 - » 282% more guest parking
- 4** Historic Sandy theme
 - » Farmhouse architecture, red barn clubhouse, community gardens, large front porches, and orchard preservation
- 5** Walkable community



700 EAST



6 NEW DESIGN



Thank you!

Exhibit B – Changes Made to Site Plan

The next site plan is the one that was presented to the City Council on November 17, 2020.

The site plan after that is the most recent version with all the changes made. It is dated August 23, 2021.

NEW DESIGN

- 1 Removed 20 units (9.6 units/acre)
- 2 Over 50% open space
- 3 Added parking (377 parking spaces)
- 4 Historic Sandy theme (farmhouse)
- 5 Walkable community



Original Concept Plan

Project Summary

Overall Site Summary

Gross Site Area	9.988 Ac
Total Open Space	5.089 Ac (50.95%)

Building Summary

Twin Homes	30
Front Loaded Town Homes	14
Rear Loaded Town Homes	52
Total Units	96

Parking Required

	2-Bedroom Units	3-Bedroom Units	4-Bedroom Units	Guest parking	Total Requirement
Units	12	64	20	0.25	96
sq. ft.	2	2.5	2.5	91	23
Total	24	160	50	23	257

Parking Provided

Garage Spaces	192
Guest Parking (Driveway)	60
Guest Parking (Surface)	46
Total Parking Provided	298

Concept Plan
Farnsworth Property
700 East, Sandy, Utah



Additionally, please see the accompanying Excel files that break down the differences between the two site plans:

- 1) The first is titled “Site Plan Changes – Provided by Applicant”
- 2) See also the Excel file titled “Site Plan Changes – Provided by Sandy Resident Mark Ciullo”