



## MEMORANDUM

October 7, 2021

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**To:** Planning Commission  
**From:** Community Development Department  
**Subject:** Edgemont Elementary Subdivision (Preliminary Review)  
1085 E. Galena Dr.  
[Community #8 – Edgemont]

SUB08232021-006136  
Zone: R-1-8  
15.81 Acres

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**HEARING NOTICE:** *This item has been noticed to property owners within **500** feet of the subject area, in addition to posting a sign on the property.*

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PROPERTY CASE HISTORY	
Case Number	Case Summary
ANEX-?	Annexation into Sandy City was finalized August 24, 1977

### DESCRIPTION OF REQUEST

The applicant, Leon Wilcox, representing the Board of Education of Canyons School District, is requesting preliminary review for a one-lot subdivision for the Edgemont Elementary School. The applicant is not requesting any special exceptions or overlay zones with this request.

### BACKGROUND & SITE CONDITIONS

The subject property is approximately 15.81 acres in size and currently contains the remains of the Edgemont Elementary School. It is in the process of being demolished. The property is currently divided into two parcels, and this request would establish a subdivision plat while combining the two parcels into one. The property is in the R-1-8 zone and is accessed from Galena Dr. The property is bordered to the west by single-family homes under County jurisdiction. It is bordered to the south by single-family homes and an LDS Church, all located in the R-1-8 zone. To the east and the north are more single-family homes also located in the R-1-8 zone.

**NOTICE**

Notices were mailed to property owners within a 500-foot radius of the subject property as per Sandy City Land Development Code requirements, to notify them of the Planning Commission meeting. A physical sign was also placed on the property. A neighborhood meeting was not deemed necessary for this application.

**SUBDIVISION ANALYSIS****Sec. 21-20-3. - Required Lot Size, Frontage Requirement**

The R-1-8 zone is a single-family zone that requires lots to be at least 8,000 square feet in size. The zone is a standard zone in the City, which means that it has provisions for setbacks, building height, lot frontage, lot size, etc., which are all pre-determined by ordinance. However, public schools are not required to follow Sandy City zoning ordinance. Instead, they are regulated by the State of Utah.

The school is in the process of being demolished, and then another new school will be built to take its place. The lot is of sufficient size that setbacks and building height will be more than adequate.

The property is currently located on Galena Dr., an existing 60-foot right-of-way. The applicant will need to dedicate two feet of property to Sandy City to make their half-width 32 feet, to comply with the City standard 64-foot right-of-way profile. The property line will be the back of sidewalk.

**STAFF CONCERNS**

Staff has no concerns with this subdivision.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission determine that preliminary review is complete for the **Edgemont Elementary Subdivision**, located at 1085 E. Galena Dr., based on the following findings and subject to the following conditions:

**Findings:**

1. That the existing Edgemont Elementary School is not required to comply with the regulations of the R-1-8 zone, as they are regulated by the State of Utah.
2. 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 the applicant dedicate property along Galena Dr. as required by the Public Works Department to ensure a half-width of 32 feet of right-of-way.

Planner: \_\_\_\_\_  
Craig Evans, Planner

Reviewed by: \_\_\_\_\_  
Brian McCuiston, Planning Director