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## Staff Report Memorandum March 5, 2026

To: Planning Commission  
From: Community Development Department  
Subject: Silver Sage Estates Subdivision (Preliminary Subdivision Review & Special Exception Requests)  
10175 S Dimple Dell Rd  
[Community #29, The Dell]

SUB12082025-007089  
SPX02202026-007116  
R-1-10 Zone

4 Lots, 2.2 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.

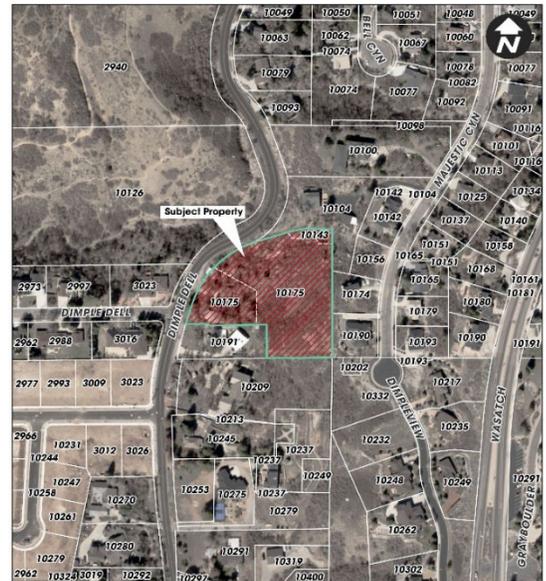
### Request

The applicant, Alyssa Holbrook representing the property owners, James and Carol Bay, is requesting preliminary subdivision review for the properties located at 10175 S Dimple Dell Rd. The proposal consists of consolidating the three (3) existing properties and then subdividing them into four (4) residential lots. Additionally, she is seeking special exception approval to construct a private lane to access 2 of the proposed lots from Dimple Dell Rd and seeking a waiver of parkstrip along Dimple Dell Road. (See Exhibit A to review application materials).

### Background

The subject properties consists of approximately 2.2 acres and lies within the Sensitive Overlay Zone. The only existing development on the property is a single-family home that will be demolished as part of this project. The properties are zoned R-1-10. All surrounding properties are similarly zoned and have been developed into single-family homes. All properties in this area are within the Sensitive Overlay Zone and are subject to the requirements of that district.

The Orchards at Dimple Dell, a residential single-family project, is currently being developed southwest of this property. A large portion of hillside northwest of this development is zoned for Open Space (SD(OS)).



SUB12082025-007089  
Silver Sage Estates Subdivision  
10175 S Dimple Dell Rd

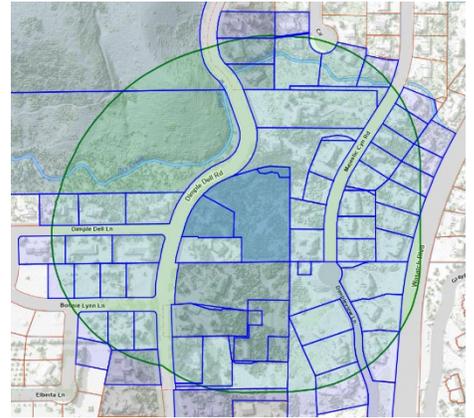
Community Development Department  
Sandy City, UT

Property Case History	
Case Number	Case Summary
ANX10152024-006870	Bay Annexation - the R-1-10 Zone was applied which is the most similar zone to the previous County zoning.

**Public Notice and Outreach**

This item was noticed to all property owners within 500 feet of the proposal. A notice was posted to the Utah Public Notice website and the city website. A physical copy of the notice was posted at City Hall, and public notice signs were placed on the subject property.

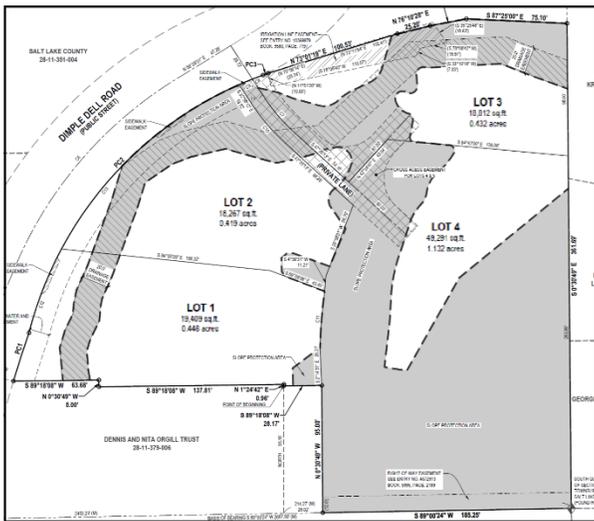
Staff held a virtual neighborhood meeting via Zoom on February 18, 2026. The input received from residents has been summarized in the attached minutes. (see Exhibit “B”).



**Analysis**

**Subdivision**

The applicant is proposing to subdivide the three (3) existing parcels and then subdivide them into four (4) single-family residential lots. Street access for the northern two (2) lots will be provided through a private lane. The southern two (2) lots will be accessed from Dimple Dell Road.



The configuration of the proposed lots was driven by the location of sensitive slopes and a drainage corridor that runs along the north and west sides of the property. The private lane allows access over the drainage easement to reach the buildable areas of Lots 3 and 4. The existing natural drainage area is being retained through a drainage easement and is shown on the subdivision plat.

Street improvements will consist of curb, gutter, and sidewalk. No parkstrips are sought as this development to comply with the 45-foot street cross section agreement between Sandy City and Salt Lake County. Street lighting will be installed per Sandy City requirements. A total of three (3) lights will be installed per the standard residential specifications and set no further apart than 145 feet. One will replace the existing light at the south end, another at the north end to illuminate the private lane access, and a third in the middle of the project along the curve of the road.

**Sensitive Area Overlay Zone**

This property is also within the Sensitive Area Overlay zone. There are significant areas of 30% or greater slope that affects the proposed lots. These areas have been located on the plat, and the buildable areas of each lot are indicated. The City Engineer has also reviewed the slope study and other geotechnical documents provided by the applicant. Besides the steep slopes and drainage channel, there are no other geologic issues that require further mitigation.

Within the Sensitive Overlay zone, vehicle access ways must follow the natural terrain as close as possible to minimize the amount of cuts and fills required. In this case, accessing the eastern buildable areas cannot be achieved without crossing a substantial portion of sensitive slopes. City staff has worked extensively with the developer to identify the least impactful way to reach these building pads, and the current plans reflect the outcome of that collaboration. The Planning Commission may approve this access configuration upon receiving a recommendation from the City Engineer. (see Exhibit A for City Engineer recommendation)

These lots also have large areas of natural vegetation and fall under the Wildland Urban Interface Overlay. Thus, balancing removal of natural vegetation with mitigating fire hazards is an important consideration. A mitigation of removal of natural vegetation is to require fire resistive building materials. Sandy City requires that geotechnical report be provided that in part, analysis the environmental effects of development on wildlife. The report received makes no mention of impacts to wildlife.

New development within Sensitive Areas requires approval of a revegetation plan that outlines how disturbed ground will be restored and stabilized following construction. The applicant has submitted a preliminary plan that will require further refinement at final. Additionally, a portion of the proposed Lot 4 was graded and flattened some time ago to accommodate garden boxes. This previously disturbed area will also need to be regraded and revegetated to return it as close as possible to native conditions.

### **Special Exceptions**

Public street systems are required for access to all residential dwellings unless it can be demonstrated that such access is not achievable based upon certain factors. In this case, the areas of the property that are buildable are set back significantly from Dimple Dell Rd. one of the proposed lots is a flag lot (a permitted lot configuration in the Sensitive Area Overlay Zone) and the other lot technically meets the frontage requirement but is being provided street access through the use of the same private lane. This approach creates the least amount of impacts to the sensitive slopes and required drainage areas. The Planning Commission has the authority to approve through a special exception the use of a private lane to provide street access for up to two residential lots. It must have a minimum paved width of 20 feet and be less than 150 feet in length unless a hammerhead turnaround is provided (which is being shown). Additionally, private access and maintenance agreement must be established to ensure the private lane is properly maintained. The proposed private lane meets all of the requirements listed in the code.

Full street improvements are required for all new subdivisions under Sandy City's Standard Specifications unless the Planning Commission grants a Special Exception based on a recommendation from the City Engineer. Sandy City and Salt Lake County have an existing agreement that the Dimple Dell Road frontage must follow the County's 45-foot street profile. This profile creates a narrower corridor and removes the parkstrip that would otherwise be required. All other applicable street standards are being met, and the City Engineer has issued a positive recommendation for the proposed improvements. (See exhibit C)

### **Staff Concerns**

Neighbors have expressed significant concern about potential impacts to local wildlife, particularly deer that rely on this area as a movement corridor between the upper bench and the Dimple Dell Park area. If future property owners install perimeter fencing, this connection could be severely restricted or eliminated altogether. Although the Sensitive Overlay Zone establishes certain fence material standards through hillside areas, it does not restrict where fencing may be placed, unless it is delineated as a wildlife corridor. The drainage easement that extends through the natural drainage on the north side of the property will already be restricted to fencing. Staff would suggest that a wildlife corridor could be established within that area and the additional land north of the easement.

Residents also raised concerns about how additional streetlighting along Dimple Dell Road could affect wildlife, noting that excessive illumination may discourage deer and other species from using the area. Ensuring adequate lighting for public safety must be balanced with minimizing light pollution and preserving wildlife movement. Public Utilities is requiring three residential-scale streetlights along the corridor, each consisting of a 22-foot pole with a downward-facing LED fixture. These standard city street lights comply with [International Dark-Sky Association](#) guidelines and reduces glare which is wildlife-friendly. Staff believes this will provide the necessary safety while reducing potential impacts on wildlife.



This proposal will involve significant disturbances to protected hillsides during construction. Additionally, protected areas were disturbed prior to the current request. A complete revegetation and restoration plan must be provided by the applicant during the final review process that addresses how all of these areas will be restored to a native condition.

## **Staff Recommendations**

### **Motion #1 Special Exceptions**

Staff recommends that the Planning Commission approve the requested special exception for the Silver Sage Estates Subdivision located at 10175 S Dimple Dell Rd to construct a private lane that will access two (2) residential lots and to waive the parkstrip along the frontage of Dimple Dell Road based upon the following findings:

#### **Findings:**

1. The proposed lot configuration equitably balances the needs of the public and presents the most efficient use of the land.
2. A private access agreement and maintenance agreement for the private lane will be recorded on the north two lots to ensure access to Dimple Dell Rd is properly maintained.
3. The public street design will comply with the 45-foot street cross section agreement between Sandy City and Salt Lake County.
4. The proposed public improvements will improve existing conditions and increase public safety through this corridor.
5. Elimination of the parkstrip will allow for retention of the natural drainage channel while allowing for a smoother and gentler curve along Dimple Dell Road.
6. That the City Engineer has provided a recommendation on the proposed development within the Sensitive Area Overlay Zone, including the private lane through the hillside area, and the street profiles that supports these requests.

### **Motion #2 Subdivision Review**

Staff recommends that the Planning Commission determine that preliminary subdivision review is substantially complete for the Silver Sage Estates Subdivision located at 10175 S Dimple Dell Rd based on the following findings and subject to the following conditions:

#### **Findings:**

1. That the proposed lot configuration equitably balances the needs of the public and presents the most efficient use of the land.
2. That the proposed lots comply with the requirements of the R-1-10 and Sensitive Area Overlay Zones.
3. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.
4. That the City Engineer has provided a recommendation on the proposed development within the Sensitive Area Overlay Zone.

#### **Conditions:**

1. That street improvements and right of way dedications on Dimple Dell Rd be carried out in accordance with the approved plans as shown in the application materials.
2. That all lots comply with all requirements of the R-1-10 Zone and the Sensitive Area Overlay Zone.
3. That any area equal to or in excess of a 30% slope be indicated (cross-hatched) on the final plat, and that perspective builders and homeowners be apprised of the restrictive nature of the hillside lots.

4. That all lots comply with the requirements of the Wildland Urban Interface requirements without removal of natural vegetation within the protected slope areas of the lots and homeowners be apprised of this requirement.
5. That a grading and drainage plan be submitted and approved for all lots prior to issuance of a building permit. The grading plan shall include a driveway plan and profile to assure conforming driveway slope. Any down sloping driveway will require approval by the City Engineer.
6. 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.
7. That a revegetation plan be provided at final staff review for all areas of protected hillsides that were previously disturbed or will be through the proposed development.

Planner:



Thomas Irvin  
Senior Planner

File Name: S:\USERS\PLN\STAFFRPT\2025\SUB12082025-007089 – SILVER SAGE ESTATES SUBDIVISION\PLANNING COMMISSION\STAFF REPORT

Exhibit "A"
See the attached file for full information

Site plan for Silver Sage Estates Subdivision showing lots 1-4, streets (Dimple Dell Lane, Dimple Dell Road, Dimple Dell Lane), and various approval stamps from entities like Sandy City, Cottonwood Improvement District, and Salt Lake County. Includes a legend, north arrow, and property curve table.

Exhibit "B"  
**NEIGHBORHOOD MEETING NOTES AND PUBLIC COMMENT**

## **Neighborhood Meeting Summary**

**Meeting Date:** February 18, 2026  
**Neighborhood:** The Dell #29  
**Project:** Silver Sage Estates Subdivision  
**Applicant:** Alyssa Holbrook

### **Project Summary**

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The proposal is a Preliminary Subdivision review for a 4-lot single-family development within the Sensitive Overlay Zone along Dimple Dell Road.

The property is zoned R-1-10. The applicant is also seeking Special Exception approval to create a private lane to access two of the lots.

### **Meeting Minutes**

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The neighborhood meeting was conducted online, via Zoom with approximately 12 residents in attendance. After the initial presentation, residents expressed concerns about the following:

#### **Impacts to the Natural Character of Dimple Dell**

Several residents brought up concerns about the existing low-density character of the neighborhood that will be impacted by additional development. Deer frequently use the property to migrate up and down the canyon. Additionally, several types of bird's nest in and around the property including great horned owls and hawks. This natural environment is seen as a community amenity residents prefer to retain.

Street lighting was also a concern as it will brighten the roadway further serving to drive wildlife away. It would also impact the dark sky character neighbors have come to enjoy.

Questions were also asked concerning fencing. If the future owners enclose their property with fencing, it will leave little to no access down the canyon for wildlife.

#### **Drainage**

As the property is a hillside development, drainage was also a concern. Public Utilities has been making improvements along majestic Canyon which runs up-hill of this development. Residents wanted to understand how building 4 additional homes would impact existing drainage patterns.

It was explained that the natural drainage of the property would not be changed as part of this development. The existing ravine that runs along the west side will continue to be the primary drainage corridor. The proposed private lane at the north that crosses over this ravine will have drainage pipes installed beneath it to allow for the continuous flow of water.

#### **Vehicle Access and Traffic**

Residents wanted to know how many more points of vehicle entry were being proposed along Dimple Dell Road (one). It was mentioned that cars frequently speed down the canyon along this stretch and that having additional vehicle entry points may create the potential for accidents. Additionally, in the winter, vehicles often slide down the hill and off the road. It was explained that having full improvements to include curb and gutter would actually serve to prevent this after development.

Exhibit "C"  
**CITY ENGINEERS RECOMMENDATION**  
See the attached file for full information