



DEPARTMENT OF PUBLIC WORKS

Monica Zoltanski
Mayor

Shane Pace
Chief Administrative Officer

Ryan Kump, P.E.
Director

CITY ENGINEERS RECOMMENDATION MEMORANDUM

Date: June 11, 2026
To: Cache Hancey, Senior Planner
From: Britney Ward, P.E., Assistant Public Works Director/City Engineer

Project Name: Brand Estates Subdivision
Plan Case Number: SPX05262023-006540
Project Address: 285 East 11000 South

Davina Brand has requested a modification to the June 2023 conditions of approval for the above-referenced project. I have reviewed this request, understand the intent, and am recommending that the changes be approved to grant cross-access between lots 11 and 12.

Findings include the following:

1. The original subdivision, known as case number SUB10112022-006417, was issued final approval and signatures in October 2024. After completing the final bond payment, the plat was recorded in January 2026. The subdivision approval and plat recordation vacated Sophie Lane and converted it into a Shared Access Easement, titled Sophie Court. Sophie Court was created in favor of Lots 13 and 14 of the subject subdivision, and Lot 2 of the Mertlich subdivision. As currently recorded, Lots 14 and 2 do not have street frontage and although Lot 13 does have street frontage along 11000 South, it is an existing home that is accessed from Sophie Court. Sophie Court can be accessed from either Brand Lane or 11000 South. Brand Lane is public right-of-way, dedicated by recordation of the subject subdivision.
2. Sophie Court is a fully-improved access with pavement, curb and gutter, and utilities, straddling through lots 13 and 14 along their shared lot line. The owner of Lots 11 and 12 would like to utilize Sophie Court rather than creating two additional access points onto Brand Ln.
3. While Sophie Court was not approved as a roadway, it was recorded as a 26' wide easement with a pavement width of 25'. Flag-lots and emergency accesses require only 20' of pavement width. Roadways (private and public) require a minimum 27' pavement width. A 25' pavement width is adequate for 2-way traffic, so long as on-street parking is restricted. A 20' pavement width is not wide enough for 2-way traffic.
4. Each single family home generates an average of 11 trips per day, or 55 trips per day for all 5 lots. This is a low volume of traffic and Sophie Court is adequately wide

enough to service this trip rate. The overall trip rate on Brand Lane would not change, however the number of vehicle conflict points will decrease because the number of accesses is decreased. Reducing the number of conflict points/accesses increases the safety of Brand Lane.

5. With the inclusion of a shared access agreement to be recorded between lots 11 and 12, and a maintenance agreement to be recorded among all five lots, maintenance responsibilities and long-term functionality of Sophie Court will be adequately addressed. This approach equitably balances the needs of the property owners and represents an efficient and safer use of the roadway infrastructure.

For these reasons, Public Works supports approval of the Planning Commissions approved conditions reconsideration request, subject to the conditions outlined in the staff report, including the requirement that a private maintenance and shared access agreement be recorded prior to final approval.

Please feel free to contact me with any questions, requests for additional technical information, or wishes for further discussion at 801.568.2991 or bward@sandy.utah.gov.

Thank you,

A handwritten signature in black ink that reads "Britney Ward". The signature is written in a cursive, flowing style.

Britney Ward, P.E.

Assistant Public Works Director/City Engineer