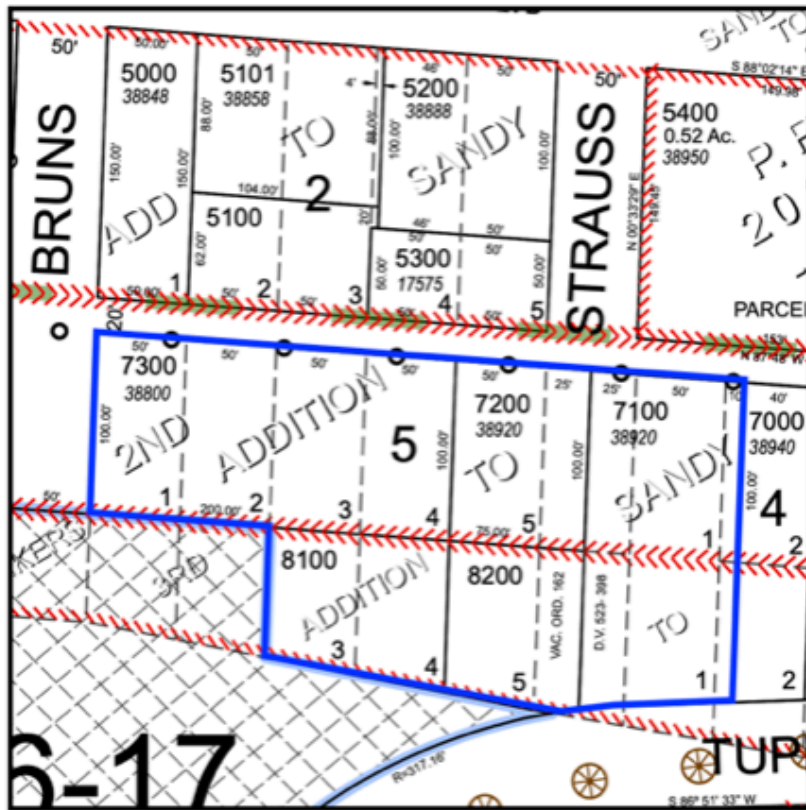


Project Narrative
for

Junker Street, LLC
Minor Replat

Tax lots 7100, 7200, 7300, 8100, and 8200
T2S R4E Section 13CA



January, 2024

I. General Project Description

Junker Street, LLC composed of Shan Hill and the owners of Brother Development, LLC (Mitchell Webb and Phillip Orifice) request land use approval to replat five tax lots they own. The property is known as 2S4E13CA tax lots 7100, 7200, 7300, 8100, and 8200 originally platted as Lot 1 and part of Lot 2, Block 4 and Lots 1 - 5 Block 5, Junker's Second Addition to Sandy and Lot 1 and part of Lot 2, Block 9, and Lots 3 - 5, Block 8, Junker's Third Addition to Sandy. The property is zoned R-3, High Density Residential (R-3) and contains a combined area of 56,689 square feet (1.30 acres). The applicant proposes re-platting these lots to remove all interior lot lines in order to construct a new multi-family project on the property in the future.

II. Application Approval Requests

The applicant requests the following approvals with this application:

- Type II Minor Replat

III. Items Submitted With This Application

- Signed Land Use Application
- Mailing Labels and Property List
- Exhibit A - Project Narrative
- Exhibit B - Proposed Replat Plan
- Exhibit C - Tax Lot 7300 (Brothers Development) Vesting Deed
- Exhibit D - Tax Lots 7100, 7200, 8200 (Shan Hill) Vesting Deed
- Exhibit E - Tax Lot 8100 (Shan Hill) Vesting Deed
- Exhibit F - Junker Street, LLC Articles of Organization

IV. Review of Applicable Approval Criteria

Development applications are required to meet development standards set forth in the Sandy Development Code, codified as Title 17 of the Municipal Code. The following section addresses all applicable review criteria. Pertinent code provisions are cited below followed by a response in *italics* identifying how the proposal complies with this standard. The following code chapters have been reviewed in this narrative:

<u>Chapter</u>	<u>Title</u>
17.40	High Density Residential District (R-3)
17.100	Land Division

CHAPTER 17.40 HIGH DENSITY RESIDENTIAL (R-3)

17.40.30 - Development Standards

Response: A review of the Development Standards in this section find the R-3 zone does not contain any standards affecting the proposed application.

CHAPTER 17.100 LAND DIVISION

17.100.20 Land Division Classification

- D. Type II Land Division (Minor Replat). A major replat involves the realignment of property lines involving more than six lots, even if the major replat does not increase the allowable density.

Response: As specified in this section, the proposal involves five tax lots and the City has indicated the application will be processed as a Type II, Minor Replat.

17.100.40 Minor and Major Partitions

Approval of a partition is required for a land division of three or fewer parcels in a calendar year. Partitions, which do not require creation or extension of a street for access, is classified as a Type I minor partition. Partitions, which require creation or extension of a street for access, are classified as Type II, major partitions.

Response: As noted above, the proposal to replat five tax lots requires a Type II, Minor Replat.

- B. Application Requirements. Partition applications shall be made on forms provided by the planning department and shall be accompanied by:
1. Eight copies of the tentative plan for the minor or major partition;
 2. The required fee;
 3. Any data or narrative necessary to explain the application;
 4. List of affected property owners.

Response: All of the items required for this application have been included.

- C. Tentative Partition Plan. The tentative plan shall be a minimum of eight and one-half by 11 inches in size and shall include the following information:

1. The date, north point, engineering scale, and legal description;
2. Name and address of the owner of record and of the person who prepared the partition plan;
3. Zoning, size and dimensions of the tract to be partitioned;
4. Size, dimensions and identification of proposed parcels (Parcel 1, Parcel 2, Parcel 3);
5. Approximate location of any structures on the tract to be partitioned, including setbacks to proposed parcel boundaries;
6. Location, names and widths of streets, sidewalks and bikeways within the tract to be partitioned and extending 400 feet beyond the tract boundaries;
7. Location, width and purpose of existing and proposed easements on the tract to be partitioned;
8. Location and size of sanitary sewer, water and stormwater drainage facilities proposed to serve the property to be partitioned;
9. Natural features such as waterways, drainage area, significant vegetation or rock outcroppings;
10. Approximate topography, particularly noting any area of steep slope;
11. A plan for future parcel redivision, if the proposed parcels are large enough to be redivided under the comprehensive plan or zoning designation.

Response: All applicable items in this section are included.

- D. Approval Criteria. The Director or Planning Commission shall review the tentative plan for a minor or major partition based on the classification procedure (Type I, II or III) and the following approval criteria:

1. The proposed partition is consistent with the density, setback and dimensional standards of the base zoning district.

Response: As reviewed above, the proposal complies with all applicable standards in the R-3 zoning district. The proposal complies with this criteria.

2. The proposed partition is consistent with the design standards set forth in this chapter.

Response: As reviewed in this narrative, the proposal is consistent with the design standards in this chapter. The proposal complies with this criteria.

3. Adequate public facilities are available or can be provided to serve the proposed partition.

Response: Public facilities are available to serve future development of the subject property. The proposal complies with this criteria.

4. All proposed improvements meet City standards.

Response: No improvements are proposed with approval of this request. The proposal complies with this criteria

5. Traffic volumes shall not exceed average daily traffic (ADT) standards for local streets as detailed in Chapter 17.10, Definitions.

Response: Future development will be reviewed for compliance with applicable traffic criteria. The proposal complies with this criteria.

6. The plan preserves the potential for future redivision of the parcels, if applicable.

Response: The applicant requests approval of this application to prepare the site for development of a multi-family project with a future land use application. This criteria is not applicable.

V. Conclusion

The applicant's request a Type II minor replat to replat five tax lots they own in preparation for constructing a multi-family project. The properties are known as 2S4E13CA tax lots 7100, 7200, 7300, 8100, and 8200. As demonstrated in this narrative, the proposal complies with all relevant code standards and the applicant respectfully requests the application be approved.