



# SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

KURT BRADBURN  
MAYOR

MATTHEW HUIH  
CHIEF ADMINISTRATIVE OFFICER

## MEMORANDUM

September 16, 2021

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**To:** Planning Commission  
**From:** Community Development Department  
**Subject:** Creek Road Office Condominiums 5th Amended (Preliminary Review)  
7410 S. Creek Road  
[Community #6]

SUB07072021-006097  
3.78 Acres  
(PO) Zone

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**HEARING NOTICE:** *This item has been noticed to property owners within 500 feet of the subject area, by U.S. Mail delivery, as well as posting the property.*

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PROPERTY CASE HISTORY	
CASE NUMBER	CASE SUMMARY
	Creek Road Office Condos. Approved in Salt Lake County in 2001.
	Amended and Restated Condominium Plat for Creek Road Office Condos. Approved in Salt Lake County in 2003.
A#00-01	Webco, Inc. Annexation (2004)

### REQUEST

Mr. Marcus Green has filed an application requesting the Planning Commission determine that preliminary review is complete for the Creek Road Office Condominium 5<sup>th</sup> Amended plat. This property is located at 7410 S. Creek Road in the Professional Office (PO) zoning district. The applicant is proposing to convert a portion of the basement level "free space", attached to his property, into a training room and storage space (see attached proposed Creek Road Office Condominium 5<sup>th</sup> Amended plat). The applicant is not requesting any special exceptions or overlay zones with this request. The Planning Commission is the land-use authority for this requested action.

**BACKGROUND**

The subject property is approximately 3.78 acres in size. It is located in the PO Zone. It is bordered on the north and east by other buildings in the PO Zone. To the south are more office uses in the SD(Harada) Zone as well as some residential homes in unincorporated Salt Lake County. The west side of the subject property is Union Park Avenue and west of that is Midvale City boundaries.

**NOTICE**

Notices were mailed to property owners within a 500-foot radius of the subject parcel to notify them of the Planning Commission meeting in addition to posting the property for 10 days. A neighborhood meeting was not held for this project due to the project's location relative to a lack of residential zoning in the area.

**SUBDIVISION ANALYSIS**

City staff and departments have reviewed and recommend preliminary subdivision review is complete, subject to their normal requirements and specifications. The purpose of this subdivision amendment is to convert 1500 square feet of the basement level into a training room and another 324 square feet of storage space. There are no other proposed changes to the condominium plat. There is a letter of permission from the Chairman of the Board of the Creek Road Office Condominium Owners Association attached the report.

**STAFF CONCERN**

This office project was initially approved in Salt Lake County. Staff did not have any information as to what the County required for parking for the total tenant occupancy of all the buildings. Staff had concerns that there would be parking for this finished tenant space, according to Sandy City ordinance requirements. Therefore, the applicant has been working with the adjacent owner for an agreement for the use of six off-site parking stalls. The applicant has submitted a signed parking easement agreement from Park Haven Corporation located at 7351 S. Creek Road for the use of six parking spaces (see attached agreement and site plan showing the six stalls). Staff has analyzed the parking for the adjacent office building and has determined that there is an excess number of parking stalls.

There are provisions for off-street parking found within the Sandy City Code. There are four criteria listed and the proposal for the six stalls meet those requirements (Section 21-24-3 (a)(1) Alternative to On-Site Parking).

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission find that the preliminary review for the Creek Road Office Condominium 5<sup>th</sup> Amended plat is **complete**, located at 7410 S. Creek Road, based upon the following two findings and the following five conditions:

**FINDINGS.**

1. That the various City departments and divisions have preliminarily approved the proposed amended plat.
2. That the proposed amended plat will be finalized with City staff, through recording with the County Recorder.

**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 amended plat can be recorded.
2. That all City provisions, codes and ordinances are adhered to during the review process of this project.
3. That all units and uses comply with all requirements of the PO Zone.
4. That any new development be required to proceed through the site plan review process at the time of development as outlined in the site plan review procedures within the Sandy City Development Code.
5. That the off-site parking agreement be recorded at the Salt Lake County Recorder's Office stipulating the permanent reservation of the six stalls on the adjacent property for parking.

Planner:

Reviewed by:



Brian McCuistion,  
Planning Director







**Converting Free Space Unit 302D into a Private Unit**  
A Part of the Northeast and Southeast Quarters of Section 29, T2S, R1E, S16E, U.S. Survey  
Sandy City, Salt Lake County, Utah



1. *Development of a new management strategy for the establishment of this new business.*
2. *Identifying financial opportunities as a business strategy for the financial and economic development of the region.*
3. *Identifying financial opportunities as a business strategy for the financial and economic development of the region.*
4. *Identifying financial opportunities as a business strategy for the financial and economic development of the region.*
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10. *Identifying financial opportunities as a business strategy for the financial and economic development of the region.*

*The areas designated on this Plat as "Free Space" shall be deemed to be a portion of the designated Private Unit for the purpose of the ownership, use and enjoyment thereof, but the square footage of the Free Space shall not be used for calculating the total size of the Private Unit or determining voting interests for the Unit.*



*Commercial area has been calculated to include exterior walls and half of interior walls*

General Common Elements	
Converted Private Unit 302D	
Private Unit	
Access Area	

10/7/2020

To Whom It May Concern:

Marcus Green, the Owner of 7410 Creek Road Suite 301 requested permission from the Board of Directors of the Homeowners Association to finish the basement space attached to his property for a training room area. The Creek Road Office Condominium Owners Association (CROCOA) approves of the requested improvements contingent upon proper permits being issued by Sandy City.

Sincerely,

A handwritten signature in blue ink that reads "Ted Neilson". The signature is written in a cursive, flowing style.

Ted Neilson  
Chairman of the Board  
Creek Road Office Condominium Owners Association (CROCOA)  
7430 S Creek Rd, Ste 200  
Sandy, UT 84093  
(801) 569-8800 x 14

WHEN RECORDED MAIL TO:

Marcus Green  
7410 South Creek Rd #301  
Sandy, Utah 84093

**GRANT OF PARKING EASEMENT**

PARK HAVEN CORPORATION, a Utah corporation ("Grantor") hereby grants an easement to 7410 SOUTH CREEK SANDY, LLC, a Utah limited liability corporation ("Grantee"), for the sum of \$10.00 and other good and valuable consideration, and in accordance with the authority delegated to and vested in Grantor pursuant to all of its right, title, and interest in a parcel of real property located at 7351 S Creek Rd Sandy Utah as identified and described in Exhibit A ("the Land"), which is attached hereto an incorporated by reference.

Grantor hereby grants an exclusive easement for ingress and egress and the occupation of a portion of the Land, which portion consists of six (6) parking spaces more particularly depicted in Exhibit B attached hereto (hereinafter "the Easement").

Grantor warrants that it is a duly incorporated corporation, and that it has the requisite authority to grant this Easement, subject to liens and encumbrances appearing of record and as may exist in law, as of the date of this Grant of Easement.

WITNESS the hand said Grantor this 16 day of <sup>August</sup>~~July~~, 2021.

PARK HAVEN CORPORATION

By: \_\_\_\_\_

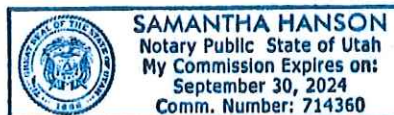
Its: \_\_\_\_\_

*Lusake Jones*  
*Owner*

STATE OF UTAH )

: ss.

COUNTY OF SALT LAKE )



On the 16<sup>th</sup> day of <sup>August</sup>~~July~~, 2021, Lisa Jones personally appeared before me who duly acknowledged to me that the foregoing instrument was executed on behalf of Park Have Corporation, the Grantor named therein.

  
\_\_\_\_\_  
NOTARY PUBLIC



**EXHIBIT A**

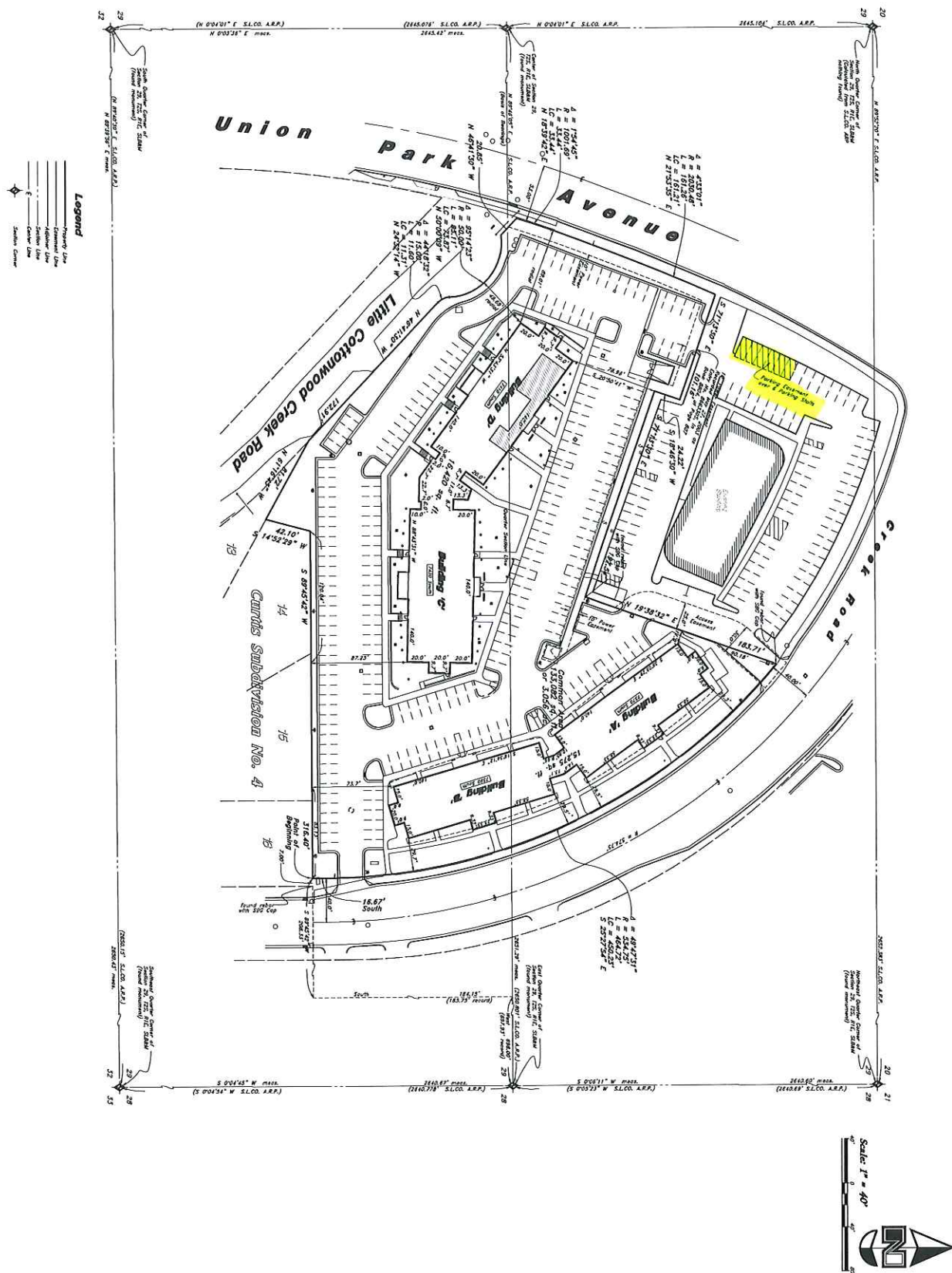
**Grantor's Property**

The following real property located in Salt Lake County, Utah:

Also known as [7351 S Creek Rd Sandy Utah]

### Depiction of Easement

8



**Site Exhibit**  
**Creek Road Condominiums**

7410 South Creek Road  
Sandy, Utah

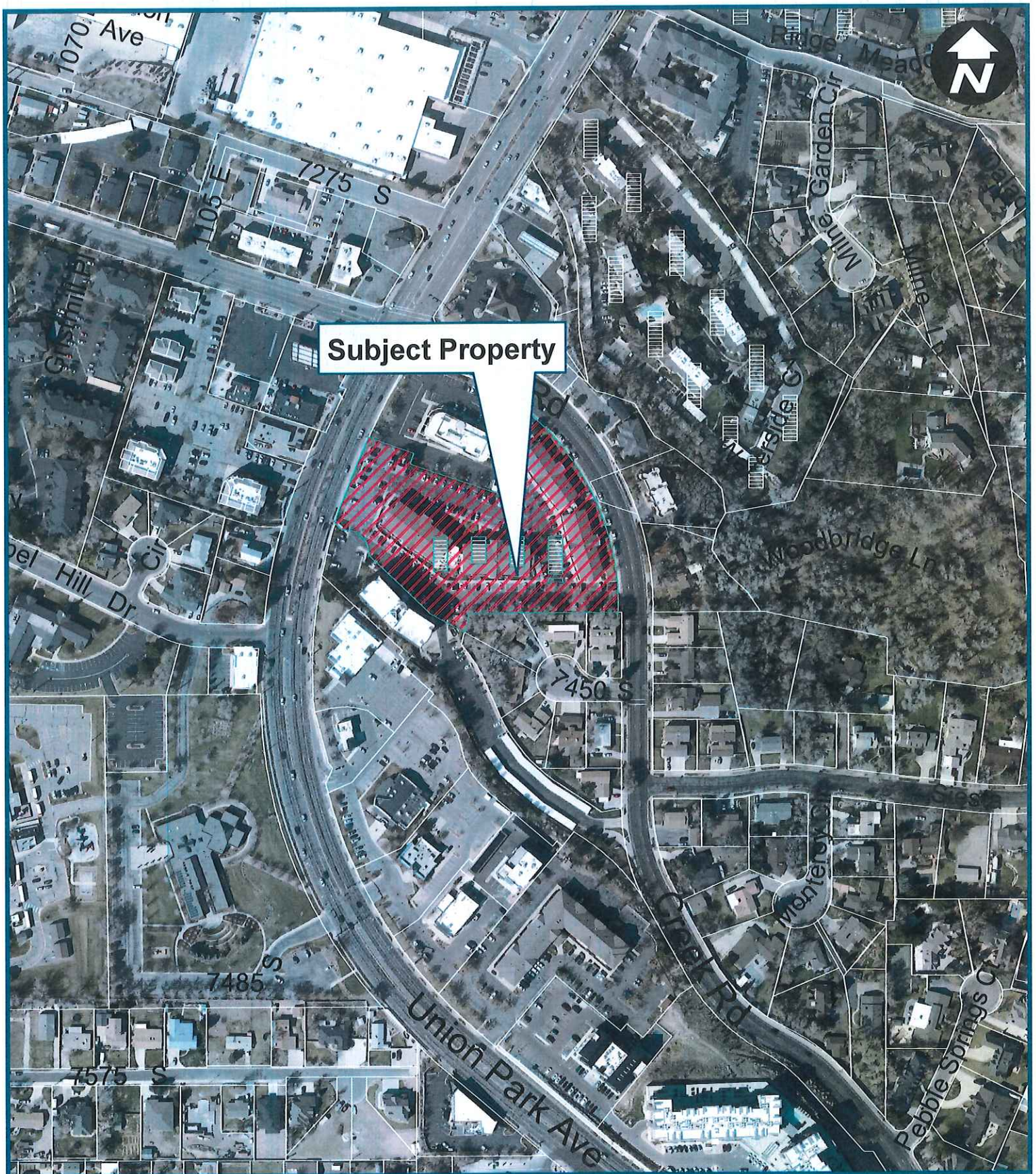


ANDERSON WAHLEN & ASSOCIATES

2010 North Redwood Road, Salt Lake City, Utah 84116  
(801) 521-8529 - [AKAengineering.net](mailto:AKAengineering.net)

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**SPR07072021-006096/SUB07072021-006097**  
**Modified Site Plan & Subdivision**  
**7410 S. Creek Rd.**



PRODUCED BY CRAIG EVANS  
COMMUNITY DEVELOPMENT DEPARTMENT