



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7256

Meeting Agenda

Planning Commission

Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport
Craig Kitterman (Alternate)
Jennifer George (Alternate)

Thursday, April 16, 2026

6:15 PM

Council Chambers and Online

Meeting procedures are found at the end of this agenda.

This Planning Commission meeting will be conducted both in-person, in the Sandy City Council Chambers at City Hall, and via Zoom Webinar. Residents may attend and participate in the meeting either in-person or via the webinar link below. Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_RTXNk9N8Qv66YZKTx6slOg

After registering, you will receive a confirmation email containing information about joining the webinar.

You can join the meeting with the following link:

<https://us02web.zoom.us/j/85178805708>

Or join via phone by dialing:

US: 253 215 8782 or 346 248 7799 or 669 900 6833 or 301 715 8592 or 312 626 6799 or 929 436 2866

(for higher quality, dial a number based on your current location)

International numbers available: <https://us02web.zoom.us/j/85178805708>

Webinar ID: 851 7880 5708

Passcode: 851285

4:00 PM FIELD TRIP

1. [26-218](#) Map

Attachments: [041626.pdf](#)

5:15 PM EXECUTIVE SESSION

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Public Hearings

2. [ANX0309202](#) Wilcox Annexation (R-1-40A)
[6-007176](#) 10275 S Altavilla Dr.
[\(PC\)](#) [Community #21]
Attachments: [Vicinity Map](#)
[26-45C Wilcox Annexation Resolution](#)
[Wilcox Staff Report](#)
3. [ANX0309202](#) KSEL 2 Annexation (R-1-10)
[6-007177](#) 2811, 2813 and 2815 E KSEL Dr.
[\(PC\)](#) [Community #30]
Attachments: [Vicinity Map](#)
[26-46C KSEL 2 Annexation Resolution](#)
[Staff Report](#)
4. [ANX0309202](#) Apple Hollow Cove Annexation (R-1-20A)
[6-007178](#) 3002, 3014, 3019 and 3020 E Apple Hollow Cove
[\(PC\)](#) [Community #29]
Attachments: [Vicinity Map](#)
[26-47C Apple Hollow Cove Annexation Resolution](#)
[Apple Hollow Cove Staff Report](#)
5. [ANX0309202](#) Dimple Dell Cir Annexation (R-1-20)
[6-007181](#) 3046, 3047, and 3072 E Dimple Dell Cir
[\(PC\)](#) [Community #29]
Attachments: [Vicinity Map](#)
[26-48C Dimple Dell Cir Annexation Resolution](#)
[Dimple Dell Cir Staff Report](#)
6. [ANX0309202](#) Van Leeuwen Annexation (R-1-10)
[6-007184](#) 9520 S KSEL Dr.
[\(PC\)](#) [Community #21]
Attachments: [Vicinity Map](#)
[26-49C Van Leeuwen Annexation Resolution](#)
[Van Leeuwen Staff Report](#)

Public Meeting Items

7. [SUB0609202](#) 9854 S. Building LLC Commercial Condo (Preliminary Subdivision
[5-006981](#) Review)
9854 S 700 E
[Community 5]

Attachments: [Staff Report](#)
[Exhibit A](#)
[Exhibit B](#)
[Exhibit C](#)

8. [SUB0805202](#) Hartman Estates Subdivision (Preliminary Subdivision Review)
[5-007011](#) 3853 E Little Cottonwood Lane
[Community 30, Granite]

Attachments: [Staff Report](#)
[Exhibit A](#)

[CUP0306202](#) Mattress by Appointment Retail Use (Conditional Use Permit)
[6-007163](#) 8392 S. 700 E.
[Community #3, Sandy Woods]

Attachments: [Staff Report](#)

Administrative Business

1. Minutes

[26-219](#) Minutes from March 19, 2026

Attachments: [03.19.2026 PC Minutes \(DRAFT\).pdf](#)

2. Sandy City Development Report

[26-220](#) Development Report

Attachments: [04.01.2026 DEV REPORT.pdf](#)

3. Director's Report

Adjournment

Meeting Procedure

1. Staff Introduction
2. Developer/Project Applicant presentation
3. Staff Presentation
4. Open Public Comment (if item has been noticed to the public)
5. Close Public Comment
6. Planning Commission Deliberation
7. Planning Commission Motion

In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 2 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these time limits should be submitted in writing to the Community Development Department prior to noon the day before the scheduled meeting.

Planning Commission applications may be tabled if: 1) Additional information is needed in order to take action on the item; OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. No agenda item will begin after 11 pm without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regular scheduled meeting.

In compliance with the Americans With Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance, or if you have any questions regarding the Planning Commission Agenda or any of the items, please call the Sandy City Planning Department at (801) 568-7256



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Staff Report

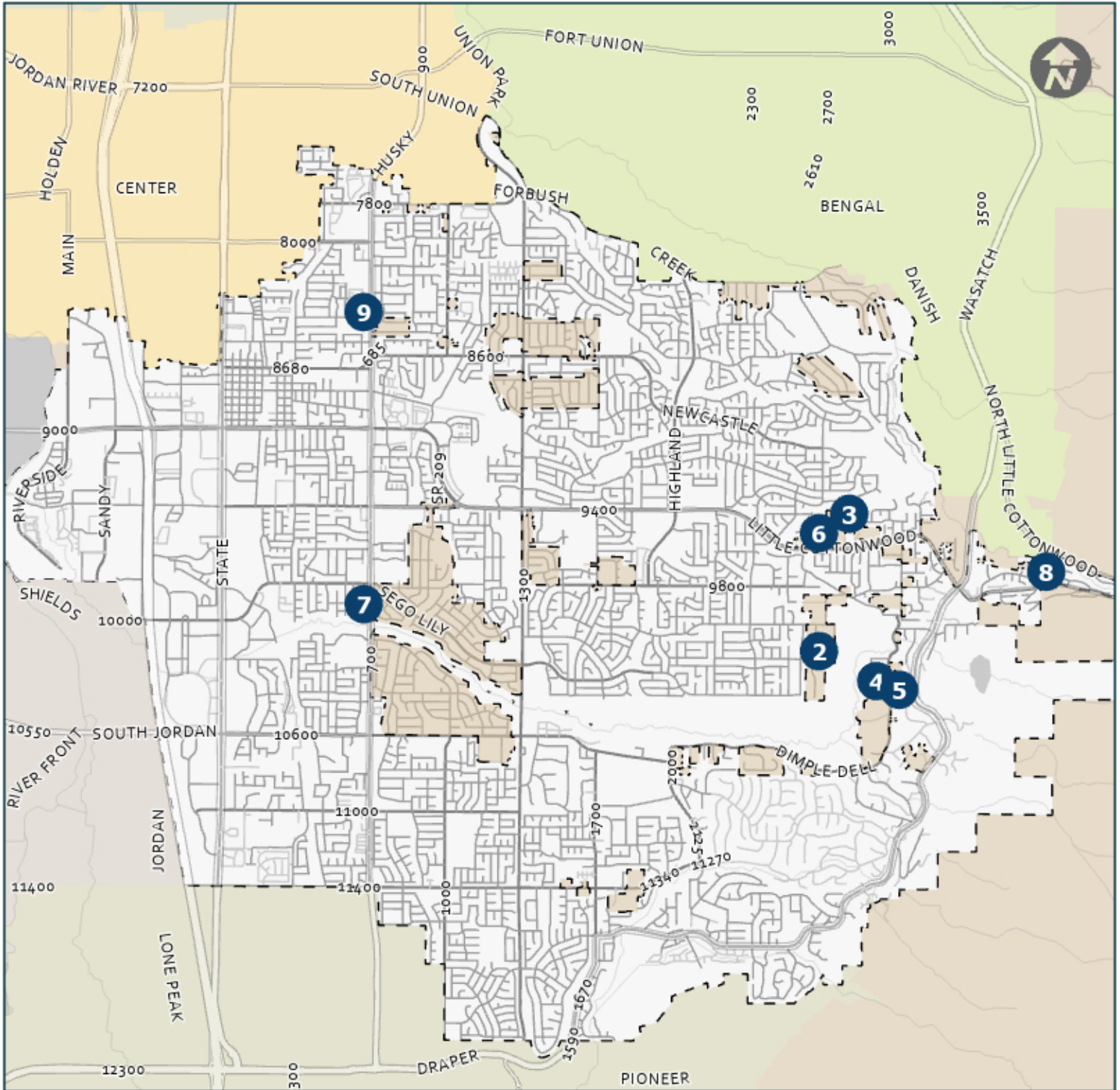
File #: 26-218, **Version:** 1

Date: 4/16/2026

Map

Planning Commission Field Trip



April 16, 2026



See Planning Commission agenda packet for specific addresses and details regarding the application.

 1 Mile

Sandy City, UT
Community Development Department

| <u>Agenda Item Number</u> | |
|---|---------------------------------|
|  1 | Locations to visit on your own |
|  1 | Locations to be visited on tour |



Staff Report

File #: ANX03092026-007176
(PC), **Version:** 1

Date: 4/16/2026

Agenda Item Title:

Wilcox Annexation (R-1-40A)
10275 S Altavilla Dr.
[Community #21]

Presenter:

Brian McCuiston, Assistant Community Development Director

Description/Background:

Russell Wilcox is requesting to annex a certain contiguous unincorporated area, totaling approximately 1.62 acres, located at 10275 S Altavilla Dr. in Salt Lake County, Utah. The subject property under consideration for annexation contains one lot. The property owner expressed interest in being annexed into Sandy City now rather than later as per HB 330 (2024 legislative session).

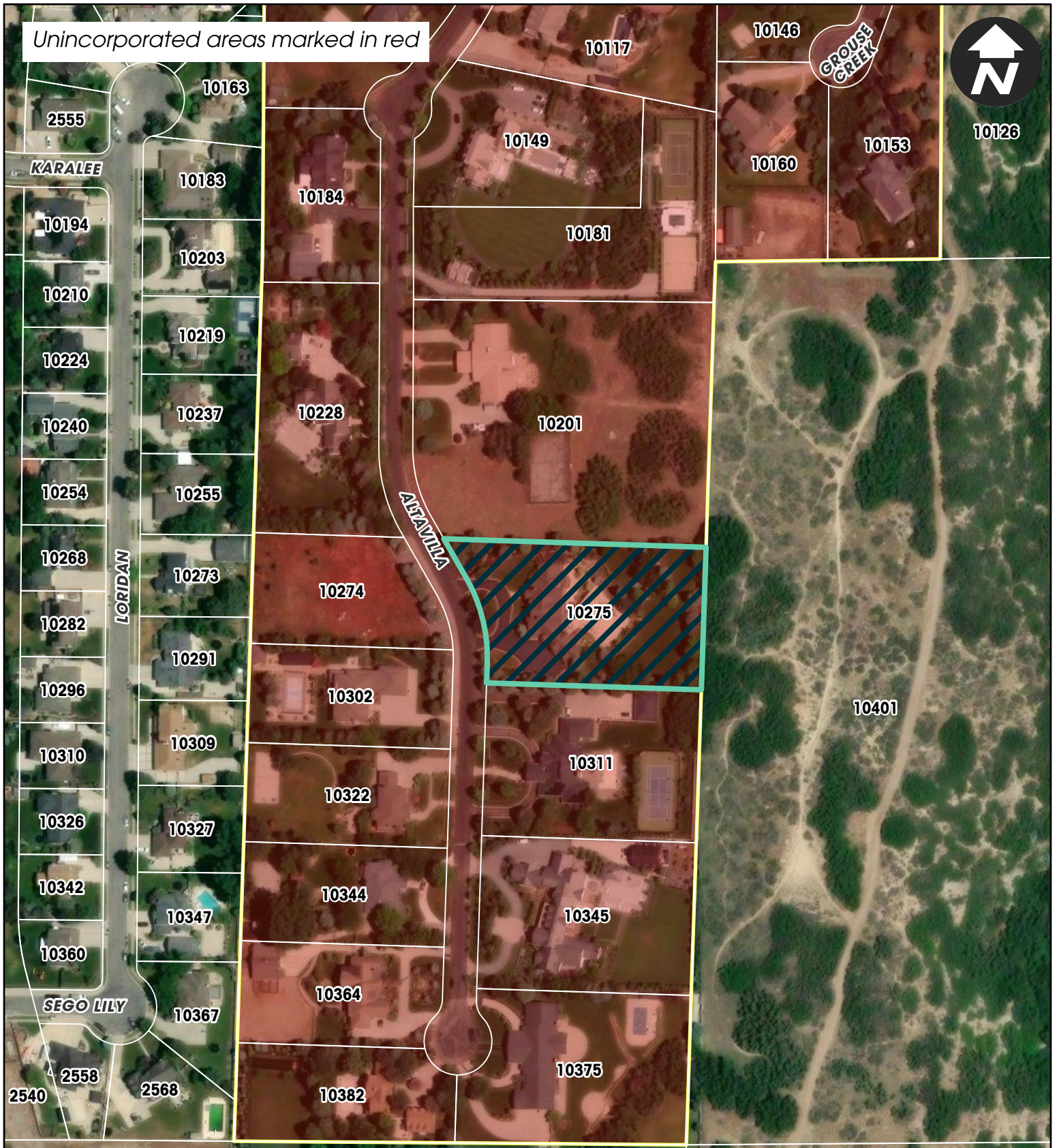
Staff does have the consent from the property owner. Sandy City borders the subject area to the east side.

The existing Salt Lake County zoning district for this unincorporated property is R-1-43. The R-1-43 zone requires a minimum of 43,000 square feet of lot size for a single-family dwelling. Staff is proposing to annex the subject property into the City with the R-1-40A zone. This lot is over 1.5 acres.

Recommended Action and/or Suggested Motion:

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Wilcox Annexation be approved and zoned R-1-40A based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (east side).
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City can provide a high level of **municipal services** to these properties.
4. The **R-1-40A** is appropriate for this property based upon current land uses within the area.



Unincorporated areas marked in red

GROUSE CREEK



10275 S Altavilla Dr
Wilcox Annexation

 **Subject Property**

RESOLUTION #26-45C

WILCOX ANNEXATION

**A RESOLUTION INDICATING INTENT TO ANNEX AN UNINCORPORATED AREA,
SETTING A HEARING TO CONSIDER SUCH AN ANNEXATION, AND DIRECTING
PUBLICATION OF HEARING NOTICE**

The City Council of Sandy City, State of Utah, finds and determines as follows:

1. Sandy City (“City”) desires to annex a parcel of contiguous unincorporated area, totaling approximately 1.62 acres, for a home located at 10275 S. Altavilla Dr. The parcel of land is currently in Salt Lake County, Utah, and more specifically shown on the map attached hereto as Appendix “A”.

2. The annexation of that portion of an island or peninsula, leaving unincorporated the remainder of that island or peninsula, is in the City’s best interests.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SANDY CITY AS FOLLOWS:

1. Indicate the City Council’s intent to annex the area described in Appendix “A”.

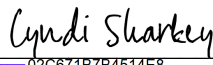
2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City’s best interest.

3. Indicate the City Council’s intent to withdraw the area described in Appendix “A” from the municipal services district.

4. Set a public hearing for May 5, 2026, no earlier than 5:15 p.m., to consider the annexation.

5. Direct the City Recorder to publish and send notice of such hearing in accordance with Utah Code.

ADOPTED by the Sandy City Council this 31st day of March, 2026.

Signed by:


02C671B7B4514E8...
Cyndi Sharkey, Chair
Sandy City Council

ATTEST:



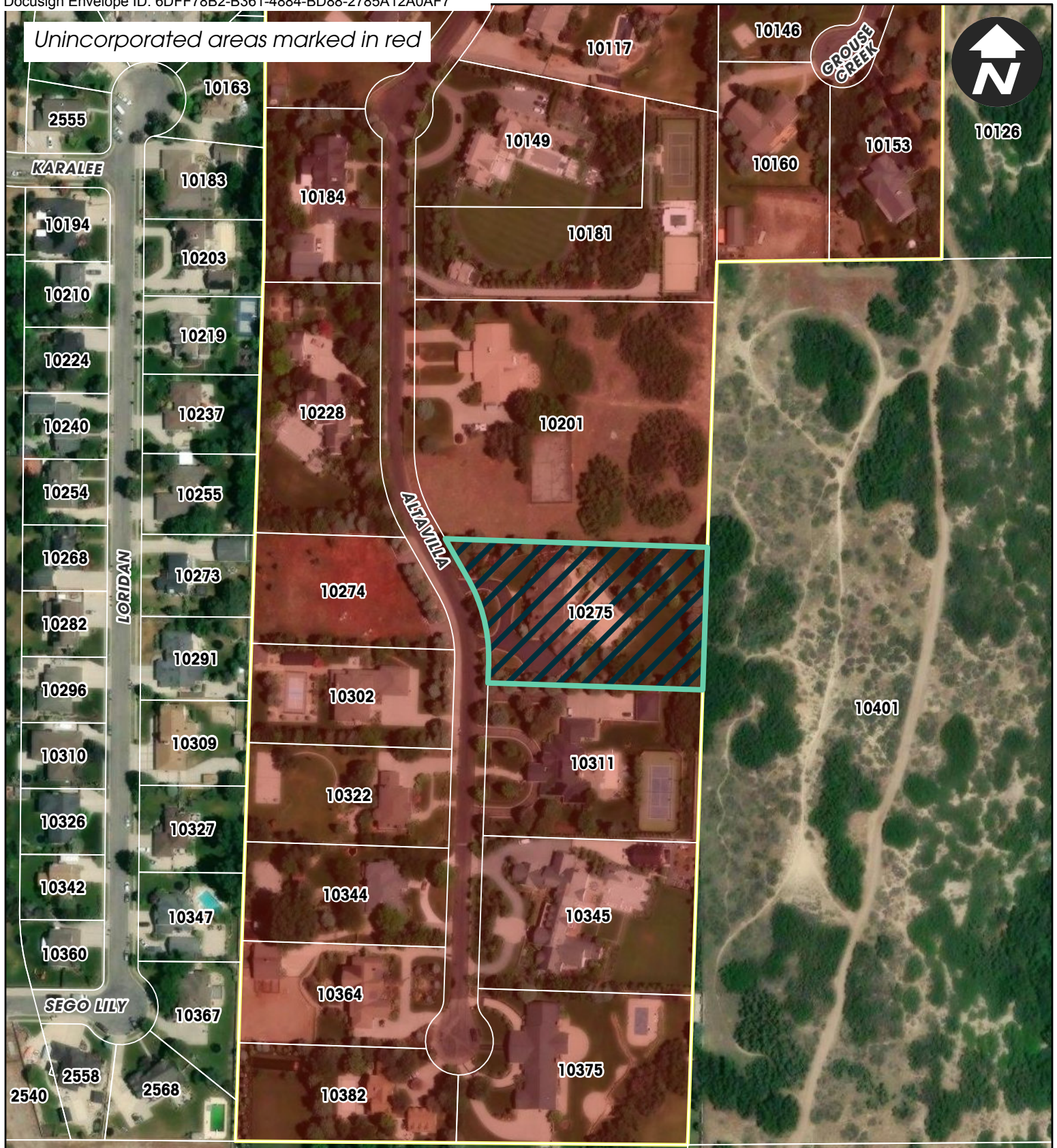
DocuSigned by:
Wendy R
688E7E827201481...

City Recorder

RECORDED this 1st day of April, 2026.

APPENDIX “A”

Unincorporated areas marked in red



10275 S Altavilla Dr
Wilcox Annexation

 **Subject Property**



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum April 16, 2026

To: City Council via Planning Commission
From: Community Development Department
Subject: Wilcox Annexation (R-1-40A Zone)
10275 S Altavilla Dr
[Community #21]

ANX03262026-007176

Approximately 1.62 Acres

Public Hearing Notice: This item has been noticed on public websites, at public locations, along with a sign posted on site.

Request

Russell Wilcox is requesting to annex a certain contiguous unincorporated area, totaling approximately 1.62 acres, located at 10275 S Altavilla Dr. in Salt Lake County, Utah. The subject property under consideration for annexation contains one lot. The property owner expressed interest in being annexed into Sandy City now rather than later as per HB 330 (2024 legislative session).

Background

Staff does have the consent from the property owner.

Sandy City borders the subject area to the east side.

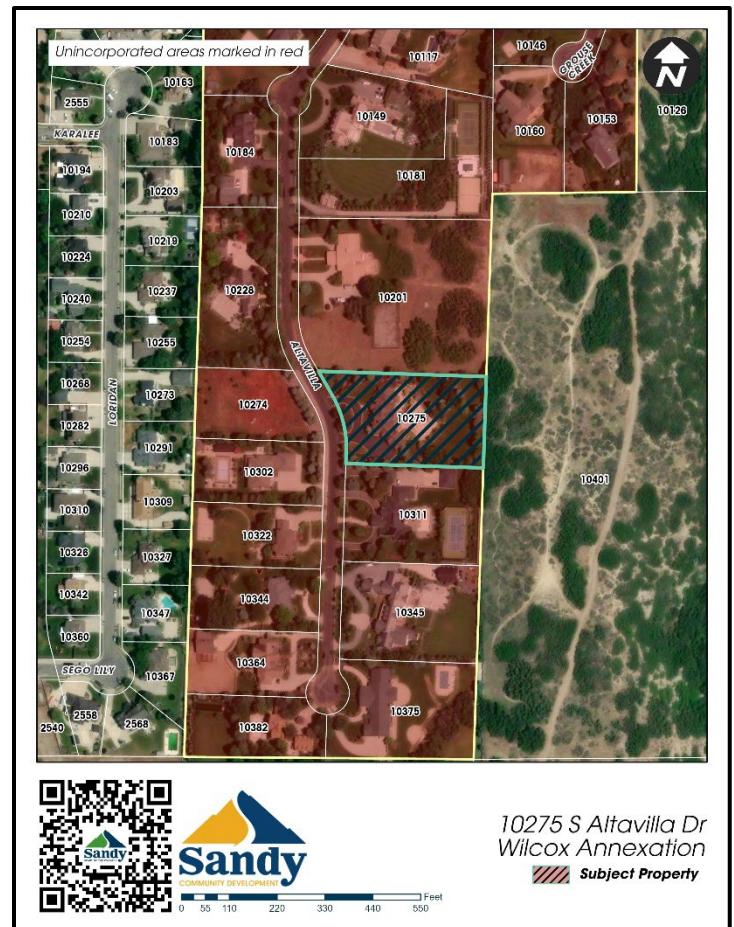
Public Notice and Outreach

The City Council approved Resolution 26-45C on March 31, 2026, which set a public hearing for May 5, 2026, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code.

Analysis

The annexation is being considered by the City for the following reasons:

1. The City is considering annexing the area pursuant to 10-2-812 Utah Code Annotated.



2. The area is contiguous to the Sandy City boundary (east side).
3. The property is located within an area designated in the Sandy City General Plan for incorporation.
4. The City can provide a high level of municipal services to the area.

General Plan

Portions of the Sandy City General Plan which relate to this application are as follows:

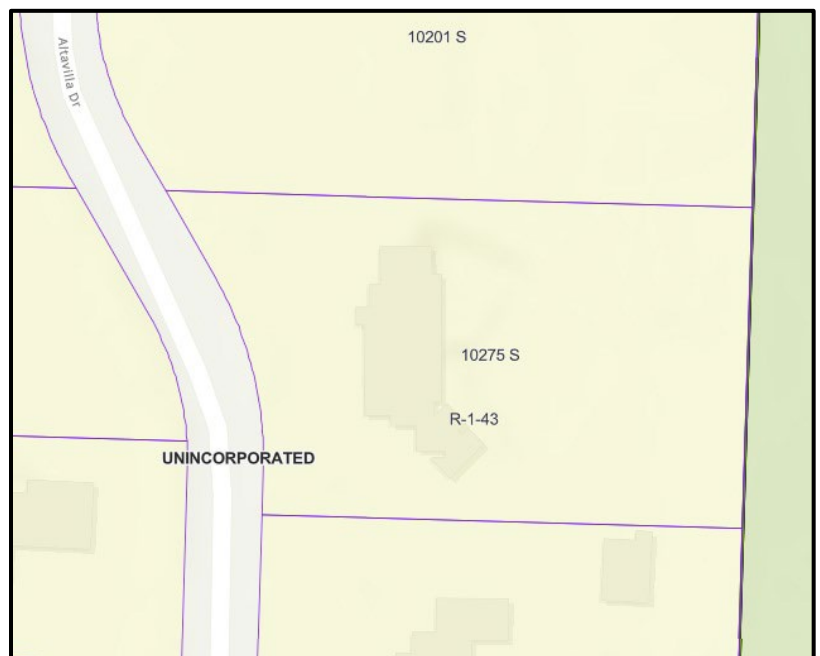
- This area is identified as one of the expansion areas shown in figure 7.2.1 (Section 7 – Targeted Growth Plan – Annexation Policy Plan, page T78).
- Annexation Policy Plan: Goal – Annexation of unincorporated areas into Sandy City will comply with the provisions of State Statute and the City’s Annexation Policy Plan.
- Annexation Policy Plan: Objective – Areas annexed into Sandy because of automatic annexation will be incorporated into Sandy’s Future Land Use Map and planning in accordance with this plan.
- Annexation Policy Plan: Policies – The future land use of newly annexed areas will be consistent with the provisions of Sandy’s Future Land Use Map and plan. Infrastructure needs in newly annexed areas will be treated consistently with other areas of Sandy. (Section 7 – Targeted Growth Plan, Page T85)

Zoning

The existing Salt Lake County zoning district for this unincorporated property is R-1-43. The R-1-43 zone requires a minimum of 43,000 square feet of lot size for a single-family dwelling.

In general, when Sandy City annexes a property into the City from Salt Lake County, we have always been sensitive to what the property was zoned in the County. In most cases we have been able to zone property to a comparable zone as we annex them into the City. As we have done this, we have considered the existing properties that are adjacent to the area being annexed and try to assure that the annexed area is compatible with the existing area.

Staff is proposing to annex the subject property into the City with the R-1-40A zone. This lot is over 1.5 acres.



Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Wilcox Annexation be approved and zoned R-1-40A based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (east side).
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City can provide a high level of **municipal services** to these properties.
4. The **R-1-40A** is appropriate for this property based upon current land uses within the area.

Planner:



Brian McCuiston
Asst. Community Development Director

| Property Owner | Sidwell Number | Market Value (2025) | Acres |
|------------------------|----------------|---------------------|-------|
| Russel and Sara Wilcox | 28-15-229-002 | \$4,140,890 | 1.62 |

File Name: S:\USERS\PLN\STAFFRPT\2026\Wilcox Annexation.DOCX



Staff Report

File #: ANX03092026-007177
(PC), **Version:** 1

Date: 4/16/2026

Agenda Item Title:

KSEL 2 Annexation (R-1-10)
2811, 2813 and 2815 E KSEL Dr.
[Community #30]

Presenter:

Brian McCuiston, Assistant Community Development Director

Description/Background:

Killian Dent and his neighbors are requesting to annex a certain contiguous unincorporated area, totaling approximately 1.78 acres, located at 2811, 2813 and 2815 E KSEL Dr. in Salt Lake County, Utah. The subject property under consideration for annexation contains four parcels. The property owners expressed interest in being annexed into Sandy City now rather than later as per HB 330 (2024 legislative session).

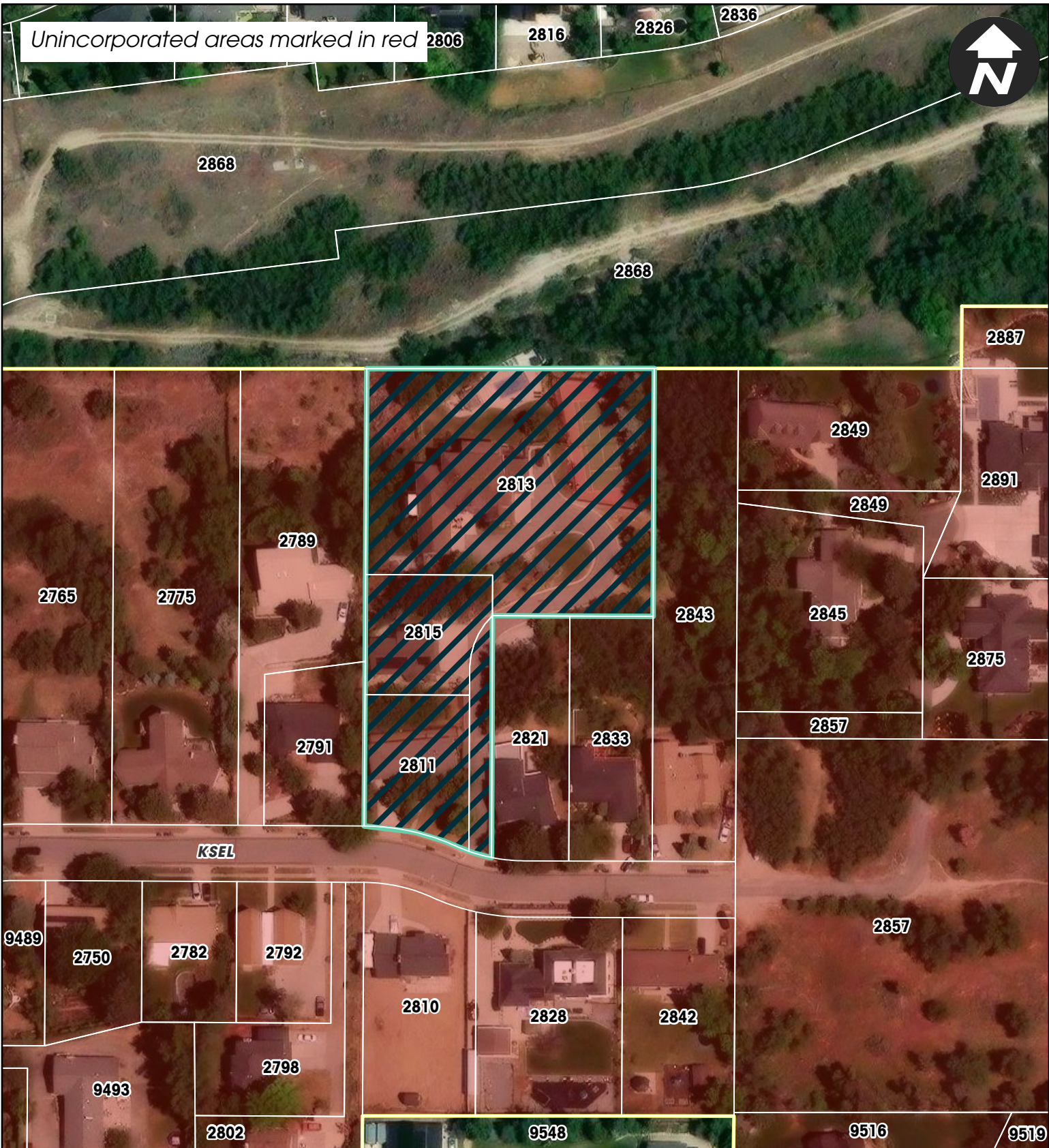
Staff does have the consent from the property owners. Sandy City borders the subject area to the north side.

The existing Salt Lake County zoning district for this unincorporated property is R-1-10. The R-1-10 zone requires a minimum of 10,000 square feet of lot size for a single-family dwelling. Staff is proposing to annex the subject property into the City with the R-1-10 zone. These lots are over 10,000 sq. feet each. There is one parcel that is owned by one of the owners which provides access to the two northern homes.

Recommended Action and/or Suggested Motion:

It is recommended that the Planning Commission send a positive recommendation to the City Council that the KSEL 2 Annexation be approved and zoned R-1-10 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (north side).
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City can provide a high level of **municipal services** to these properties.
4. The **R-1-10** is appropriate for this property based upon current land uses within the area.



Unincorporated areas marked in red



2813 E KSEL Dr
 2815 E KSEL Dr
 2811 E KSEL Dr
 KSEL 2 Annexation



Subject Property

RESOLUTION #26-46C

KSEL 2 ANNEXATION

**A RESOLUTION INDICATING INTENT TO ANNEX AN UNINCORPORATED AREA,
SETTING A HEARING TO CONSIDER SUCH AN ANNEXATION, AND DIRECTING
PUBLICATION OF HEARING NOTICE**

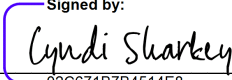
The City Council of Sandy City, State of Utah, finds and determines as follows:

1. Sandy City (“City”) desires to annex parcels of contiguous unincorporated area, totaling approximately 1.78 acres, for homes located at 2811, 2813 and 2815 E. KSEL Dr. These parcels of land are currently in Salt Lake County, Utah, and more specifically shown on the map attached hereto as Appendix “A”.
2. The annexation of that portion of an island or peninsula, leaving unincorporated the remainder of that island or peninsula, is in the City’s best interests.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SANDY CITY AS FOLLOWS:

1. Indicate the City Council’s intent to annex the area described in Appendix “A”.
2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City’s best interest.
3. Indicate the City Council’s intent to withdraw the area described in Appendix “A” from the municipal services district.
4. Set a public hearing for May 5, 2026, no earlier than 5:15 p.m., to consider the annexation.
5. Direct the City Recorder to publish and send notice of such hearing in accordance with Utah Code.

ADOPTED by the Sandy City Council this 31st day of March, 2026.

Signed by:


Cyndi Sharkey, Chair
Sandy City Council

ATTEST:



DocuSigned by:

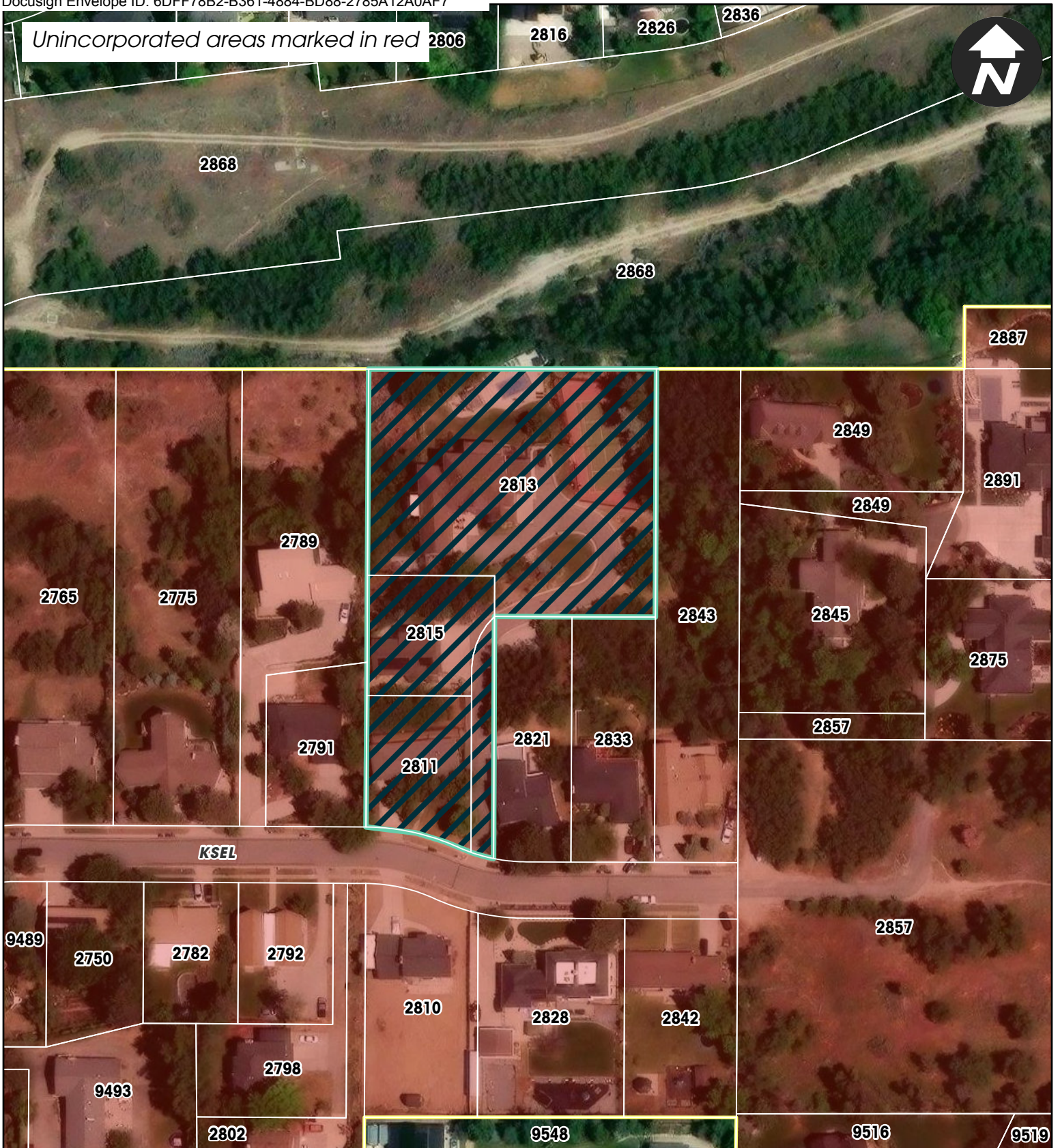
Wendy P.

688E7E8272044B1...
City Recorder

RECORDED this 1st day of April, 2026.

APPENDIX “A”

Unincorporated areas marked in red



2813 E KSEL Dr
2815 E KSEL Dr
2811 E KSEL Dr
KSEL 2 Annexation
 Subject Property
204



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum April 16, 2026

To: City Council via Planning Commission
From: Community Development Department
Subject: KSEL 2 Annexation (R-1-10 Zone)
2811, 2813 and 2815 E KSEL Dr.
[Community #30]

ANX03262026-007177

Approximately 1.78 Acres

Public Hearing Notice: This item has been noticed on public websites, at public locations, along with a sign posted on site.

Request

Killian Dent and his neighbors are requesting to annex a certain contiguous unincorporated area, totaling approximately 1.78 acres, located at 2811, 2813 and 2815 E KSEL Dr. in Salt Lake County, Utah. The subject property under consideration for annexation contains four parcels. The property owners expressed interest in being annexed into Sandy City now rather than later as per HB 330 (2024 legislative session).

Background

Staff does have the consent from the property owners.

Sandy City borders the subject area to the north side.

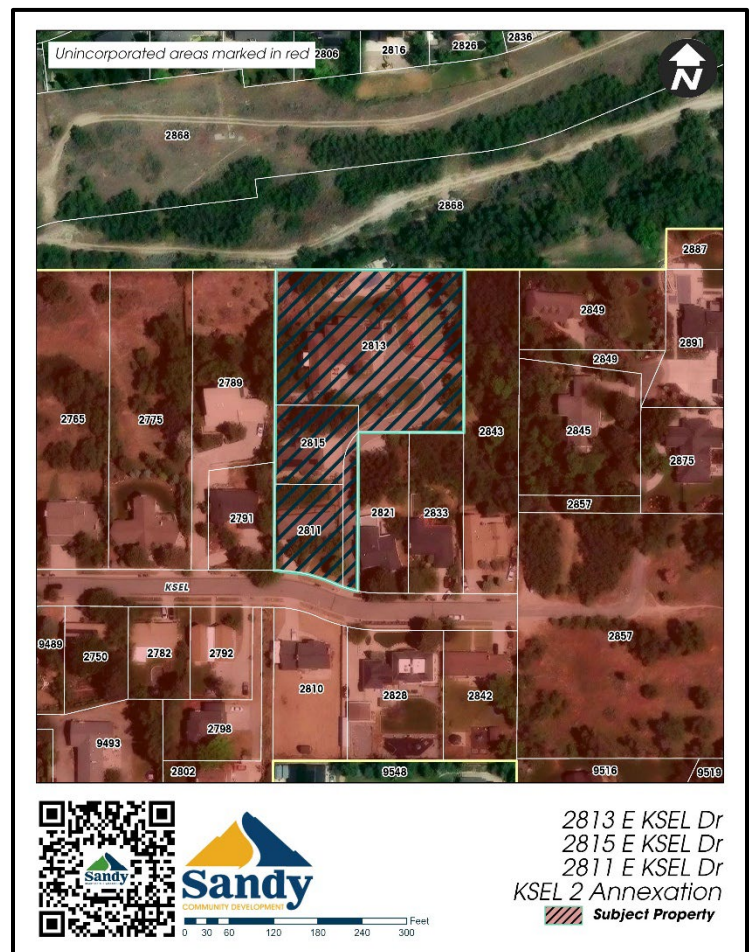
Public Notice and Outreach

The City Council approved Resolution 26-46C on March 31, 2026, which set a public hearing for May 5, 2026, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code.

Analysis

The annexation is being considered by the City for the following reasons:

1. The City is considering annexing the area



pursuant to 10-2-812 Utah Code Annotated.

2. The area is contiguous to the Sandy City boundary (north side).
3. The property is located within an area designated in the Sandy City General Plan for incorporation.
4. The City can provide a high level of municipal services to the area.

General Plan

Portions of the Sandy City General Plan which relate to this application are as follows:

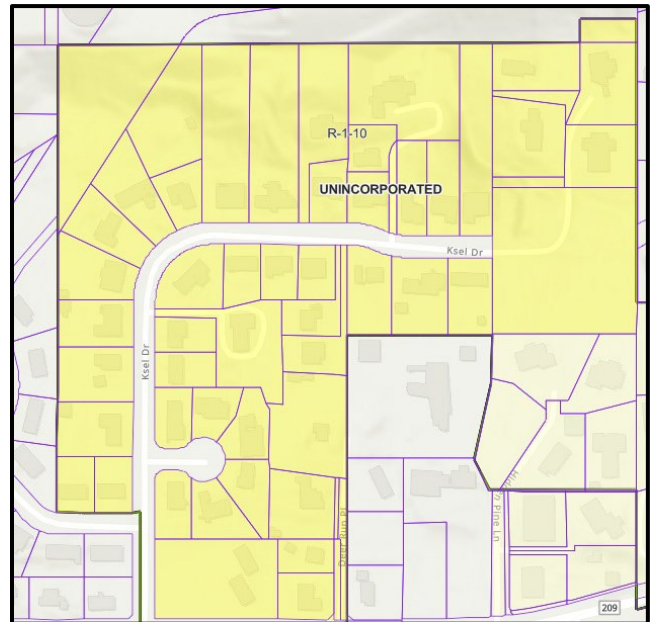
- This area is identified as one of the expansion areas shown in figure 7.2.1 (Section 7 – Targeted Growth Plan – Annexation Policy Plan, page T78).
- Annexation Policy Plan: Goal – Annexation of unincorporated areas into Sandy City will comply with the provisions of State Statute and the City’s Annexation Policy Plan.
- Annexation Policy Plan: Objective – Areas annexed into Sandy because of automatic annexation will be incorporated into Sandy’s Future Land Use Map and planning in accordance with this plan.
- Annexation Policy Plan: Policies – The future land use of newly annexed areas will be consistent with the provisions of Sandy’s Future Land Use Map and plan. Infrastructure needs in newly annexed areas will be treated consistently with other areas of Sandy. (Section 7 – Targeted Growth Plan, Page T85)

Zoning

The existing Salt Lake County zoning district for this unincorporated property is R-1-10. The R-1-10 zone requires a minimum of 10,000 square feet of lot size for a single-family dwelling.

In general, when Sandy City annexes a property into the City from Salt Lake County, we have always been sensitive to what the property was zoned in the County. In most cases we have been able to zone property to a comparable zone as we annex them into the City. As we have done this, we have considered the existing properties that are adjacent to the area being annexed and try to assure that the annexed area is compatible with the existing area.

Staff is proposing to annex the subject property into the City with the R-1-10 zone. These lots are over 10,000 sq. feet each. There is one parcel that is owned by one of the owners which provides access to the two northern homes.



Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the KSEL 2 Annexation be approved and zoned R-1-10 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (north side).
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City can provide a high level of **municipal services** to these properties.
4. The **R-1-10** is appropriate for this property based upon current land uses within the area.

Planner:



Brian McCuiston
Asst. Community Development Director

| Property Owner | Sidwell Number | Market Value (2025) | Acres |
|-----------------------|----------------|---------------------|-------|
| Joel & Julie Holtrop | 28-11-101-030 | \$936,200 | 0.29 |
| Killian & Andrea Dent | 28-11-101-029 | \$723,300 | 0.24 |
| Scott & Lori Hart | 28-11-101-027 | \$2,162,790 | 1.19 |
| Scott & Lori Hart | 28-11-101-022 | \$400 | 0.12 |

File Name: S:\USERS\PLN\STAFFRPT\2026\KSEL 2 Annexation.DOCX



Staff Report

File #: ANX03092026-007178
(PC), Version: 1

Date: 4/16/2026

Agenda Item Title:

Apple Hollow Cove Annexation (R-1-20A)
3002, 3014, 3019 and 3020 E Apple Hollow Cove
[Community #29]

Presenter:

Brian McCuistion, Assistant Community Development Director

Description/Background:

Brian Curley and his neighbors are requesting to annex a certain contiguous unincorporated area, totaling approximately 2.45 acres, located at 3002, 3014, 3019 and 3020 E Apple Hollow Cove in Salt Lake County, Utah. The subject property under consideration for annexation contains four lots. The property owners expressed interest in being annexed into Sandy City now rather than later as per HB 330 (2024 legislative session).

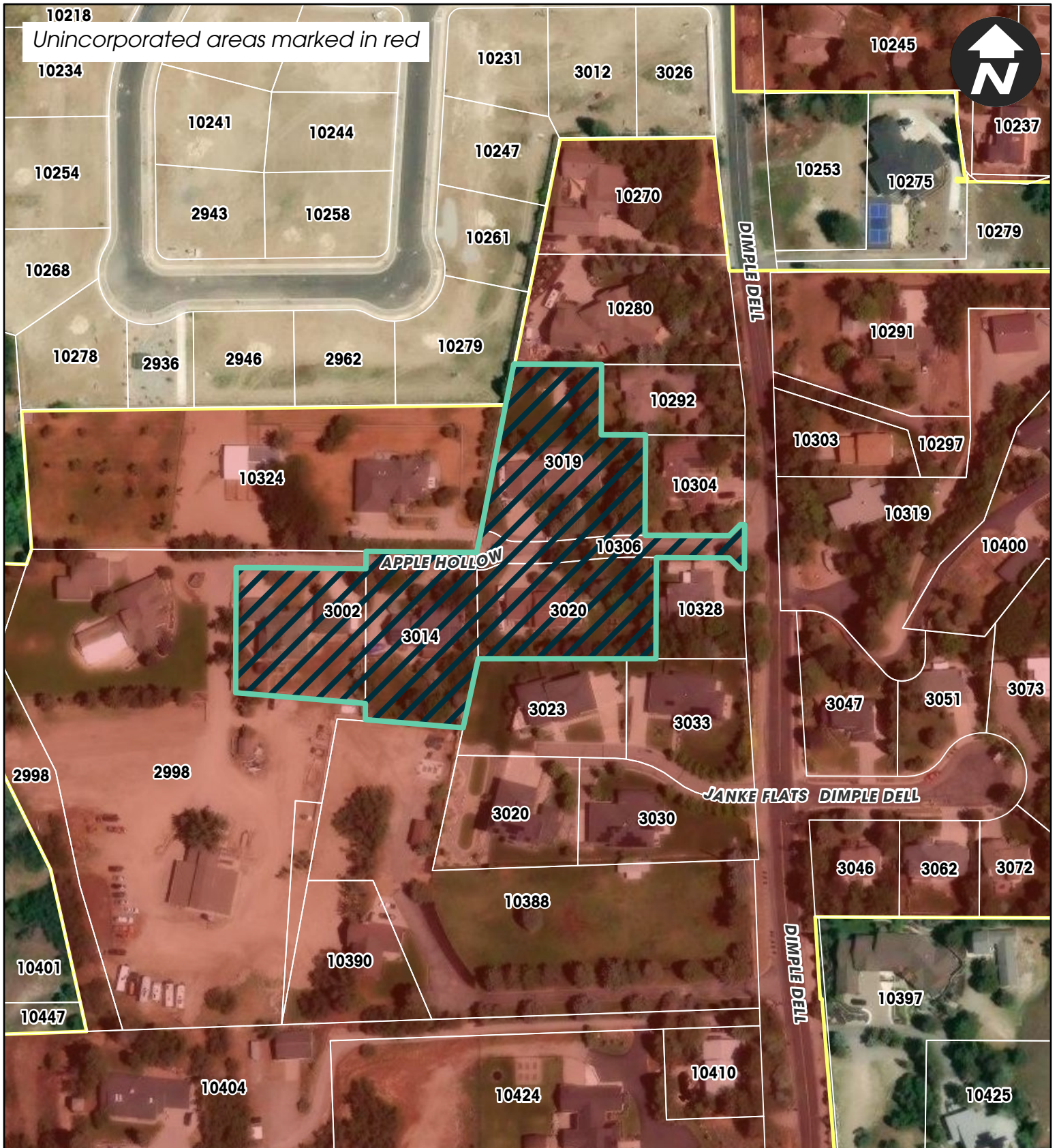
Staff does have the consent from the property owners. One of the property owners signed an agreement to annex into Sandy City as part of the water share agreement that was signed on August 25, 2025. Sandy City borders a portion of this annexation on the northwest side. Upon the approval of the Scrub Oak, G Miller and Janke Flats Annexations, Sandy City will border the subject area on the north, south and west sides.

The existing Salt Lake County zoning district for this unincorporated property is R-1-21. The R-1-21 zone requires a minimum of 21,000 square feet of lot size for a single-family dwelling. Staff is proposing to annex the subject property into the City with the R-1-20A zone. Each of the lots are over 0.5 acres.

Recommended Action and/or Suggested Motion:

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Apple Hollow Cove Annexation be approved and zoned R-1-20A based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (northwest side).
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City can provide a high level of **municipal services** to these properties.
4. The **R-1-20A** is appropriate for this property based upon current land uses within the area.



3002, 3014, 3019 and 3020
Apple Hollow Cove Annexation

 Subject Property

RESOLUTION #26-47C

APPLE HOLLOW COVE ANNEXATION

**A RESOLUTION INDICATING INTENT TO ANNEX AN UNINCORPORATED AREA,
SETTING A HEARING TO CONSIDER SUCH AN ANNEXATION, AND DIRECTING
PUBLICATION OF HEARING NOTICE**

The City Council of Sandy City, State of Utah, finds and determines as follows:

1. Sandy City (“City”) desires to annex parcels of contiguous unincorporated area, totaling approximately 2.45 acres, for homes located at 3002, 3014, 3019 and 3020 E. Apple Hollow Cove. These parcels of land are currently in Salt Lake County, Utah, and more specifically shown on the map attached hereto as Appendix “A”.

2. The annexation of that portion of an island or peninsula, leaving unincorporated the remainder of that island or peninsula, is in the City’s best interests.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SANDY CITY AS FOLLOWS:

1. Indicate the City Council’s intent to annex the area described in Appendix “A”.

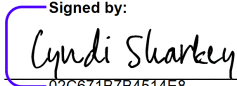
2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City’s best interest.

3. Indicate the City Council’s intent to withdraw the area described in Appendix “A” from the municipal services district.

4. Set a public hearing for May 5, 2026, no earlier than 5:15 p.m., to consider the annexation.

5. Direct the City Recorder to publish and send notice of such hearing in accordance with Utah Code.

ADOPTED by the Sandy City Council this 31st day of March, 2026.

Signed by:

02C671B7B4574E8...

Cyndi Sharkey, Chair
Sandy City Council

ATTEST:

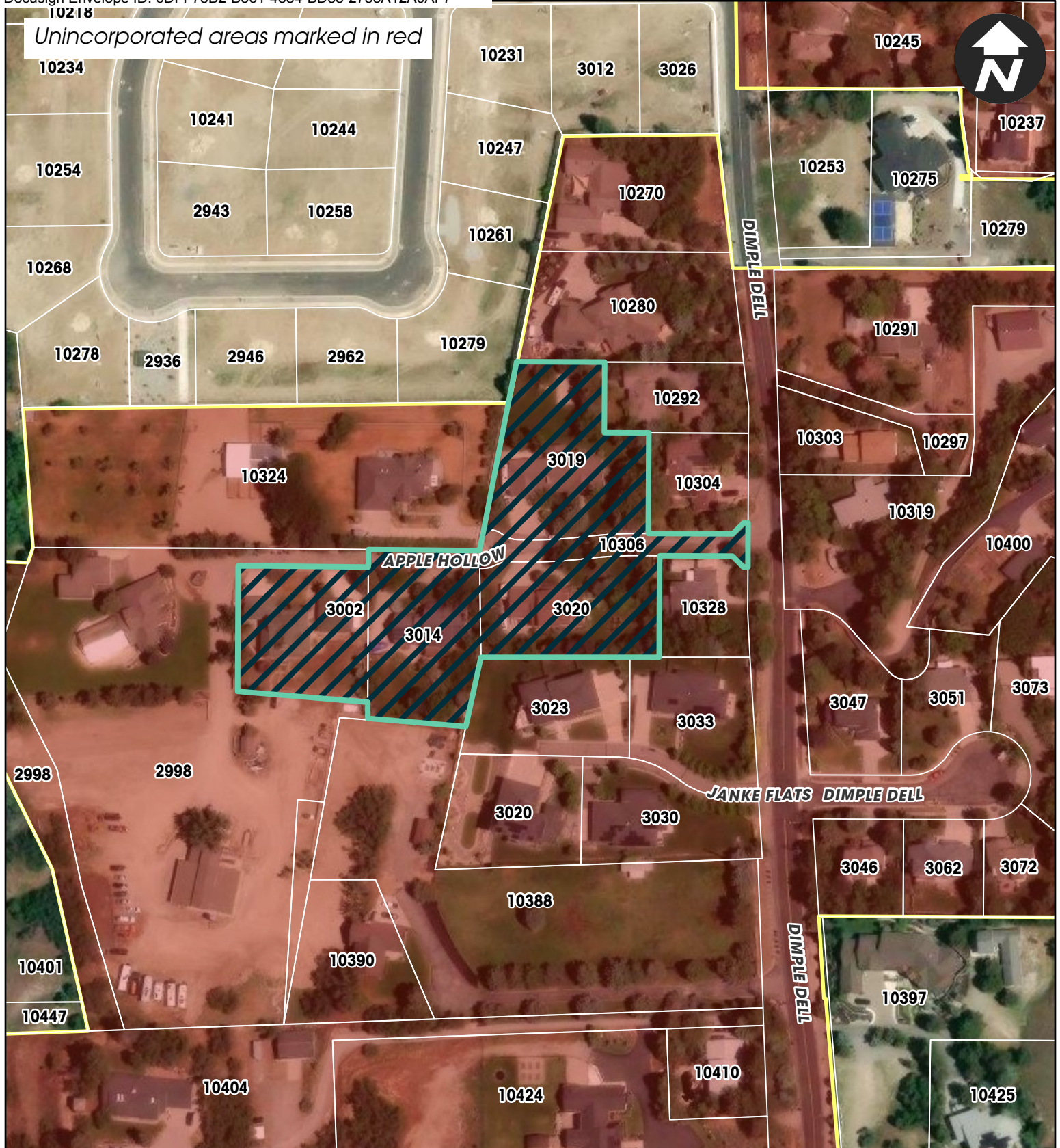


DocuSigned by:
Wendy R
688E7E8272014B1...
City Recorder

RECORDED this 1st day of April, 2026.

APPENDIX “A”

Unincorporated areas marked in red



3002, 3014, 3019 and 3020
 Apple Hollow Cove Annexation

 Subject Property



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum April 16, 2026

To: City Council via Planning Commission
From: Community Development Department
Subject: Apple Hollow Cove Annexation (R-1-20A Zone)
3002, 3014, 3019 and 3020 E Apple Hollow Cove
[Community #29]

ANX03262026-007178

Approximately 2.45 Acres

Public Hearing Notice: This item has been noticed on public websites, at public locations, along with a sign posted on site.

Request

Brian Curley and his neighbors are requesting to annex a certain contiguous unincorporated area, totaling approximately 2.45 acres, located at 3002, 3014, 3019 and 3020 E Apple Hollow Cove in Salt Lake County, Utah. The subject property under consideration for annexation contains four lots. The property owners expressed interest in being annexed into Sandy City now rather than later as per HB 330 (2024 legislative session).

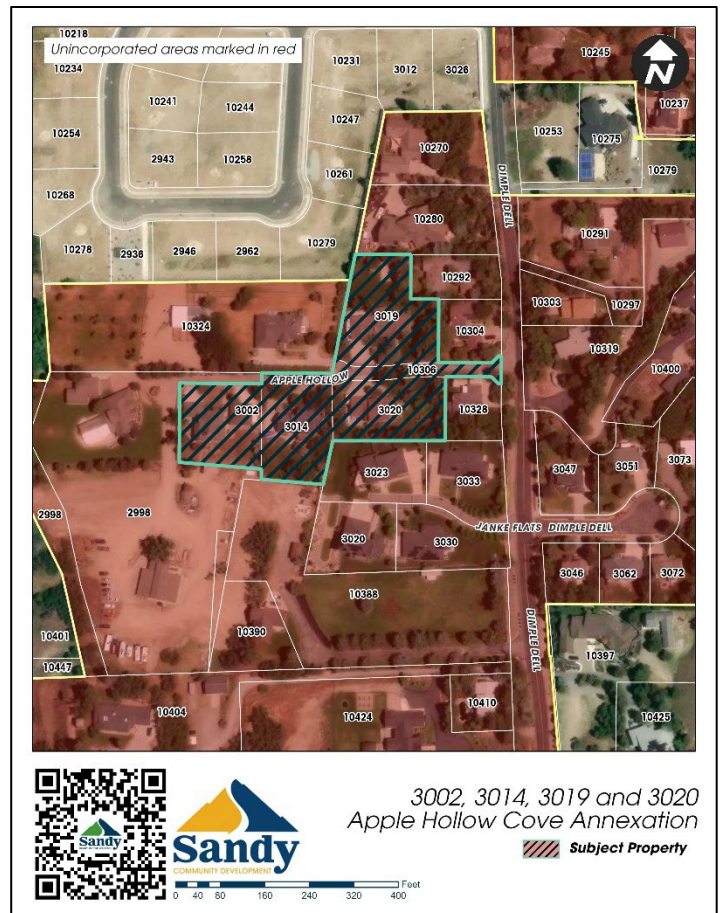
Background

Staff does have the consent from the property owners. One of the property owners signed an agreement to annex into Sandy City as part of the water share agreement that was signed on August 25, 2025.

Sandy City borders a portion of this annexation on the northwest side. Upon the approval of the Scrub Oak, G Miller and Janke Flats Annexations, Sandy City will border the subject area on the north, south and west sides.

Public Notice and Outreach

The City Council approved Resolution 26-47C on March 31, 2026, which set a public hearing for May 5, 2026, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code.



Analysis

The annexation is being considered by the City for the following reasons:

1. The City is considering annexing the area pursuant to 10-2-812 Utah Code Annotated.
2. The area is contiguous to the Sandy City boundary (northwest side).
3. The property is located within an area designated in the Sandy City General Plan for incorporation.
4. The City can provide a high level of municipal services to the area.

General Plan

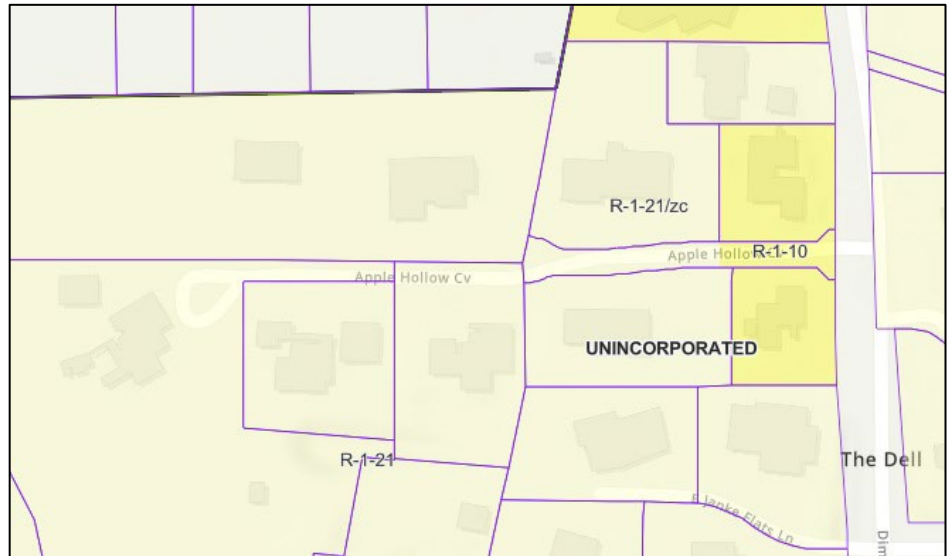
Portions of the Sandy City General Plan which relate to this application are as follows:

- This area is identified as one of the expansion areas shown in figure 7.2.1 (Section 7 – Targeted Growth Plan – Annexation Policy Plan, page T78).
- Annexation Policy Plan: Goal – Annexation of unincorporated areas into Sandy City will comply with the provisions of State Statute and the City’s Annexation Policy Plan.
- Annexation Policy Plan: Objective – Areas annexed into Sandy because of automatic annexation will be incorporated into Sandy’s Future Land Use Map and planning in accordance with this plan.
- Annexation Policy Plan: Policies – The future land use of newly annexed areas will be consistent with the provisions of Sandy’s Future Land Use Map and plan. Infrastructure needs in newly annexed areas will be treated consistently with other areas of Sandy. (Section 7 – Targeted Growth Plan, Page T85)

Zoning

The existing Salt Lake County zoning district for this unincorporated property is R-1-21. The R-1-21 zone requires a minimum of 21,000 square feet of lot size for a single-family dwelling.

In general, when Sandy City annexes a property into the City from Salt Lake County, we have always been sensitive to what the property was zoned in the County. In most cases we have been able to zone property to a comparable zone as we annex them into the City. As we have done this, we have considered the existing properties that are adjacent to the area being annexed and try to assure that the annexed area is compatible with the existing area.



Staff is proposing to annex the subject property into the City with the R-1-20A zone. Each of the lots are over 0.5 acres.

Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Apple Hollow Cove Annexation be approved and zoned R-1-20A based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (northwest side).
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City can provide a high level of **municipal services** to these properties.
4. The **R-1-20A** is appropriate for this property based upon current land uses within the area.

Planner:



Brian McCuiston
Asst. Community Development Director

| Property Owner | Sidwell Number | Market Value (2025) | Acres |
|-------------------------------------|----------------|---------------------|-------|
| Brian & Jennifer Curley | 28-14-126-027 | \$1,133,400 | 0.50 |
| Heidi Hilton Zarbock Trust | 28-14-126-032 | \$1,135,900 | 0.56 |
| Robert & Allison Gibbons Trust | 28-14-126-051 | \$1,488,200 | 0.67 |
| Michael & Judith Braun Family Trust | 28-14-126-036 | \$1,168,000 | 0.51 |

File Name: S:\USERS\PLN\STAFFRPT\2026\Apple Hollow Cove Annexation.DOCX



Staff Report

File #: ANX03092026-007181
(PC), **Version:** 1

Date: 4/16/2026

Agenda Item Title:

Dimple Dell Cir Annexation (R-1-20)
3046, 3047, and 3072 E Dimple Dell Cir
[Community #29]

Presenter:

Brian McCuiston, Assistant Community Development Director

Description/Background:

William Boyer and a couple of his neighbors are requesting to annex a certain contiguous unincorporated area, totaling approximately 1.34 acres, located at 3046, 3047 and 3072 E Dimple Dell Cir. in Salt Lake County, Utah. The subject property under consideration for annexation contains three lots. The property owners expressed interest in being annexed into Sandy City now rather than later as per HB 330 (2024 legislative session).

Staff does have the consent from the property owners. Sandy City borders this annexation on the south and east sides.

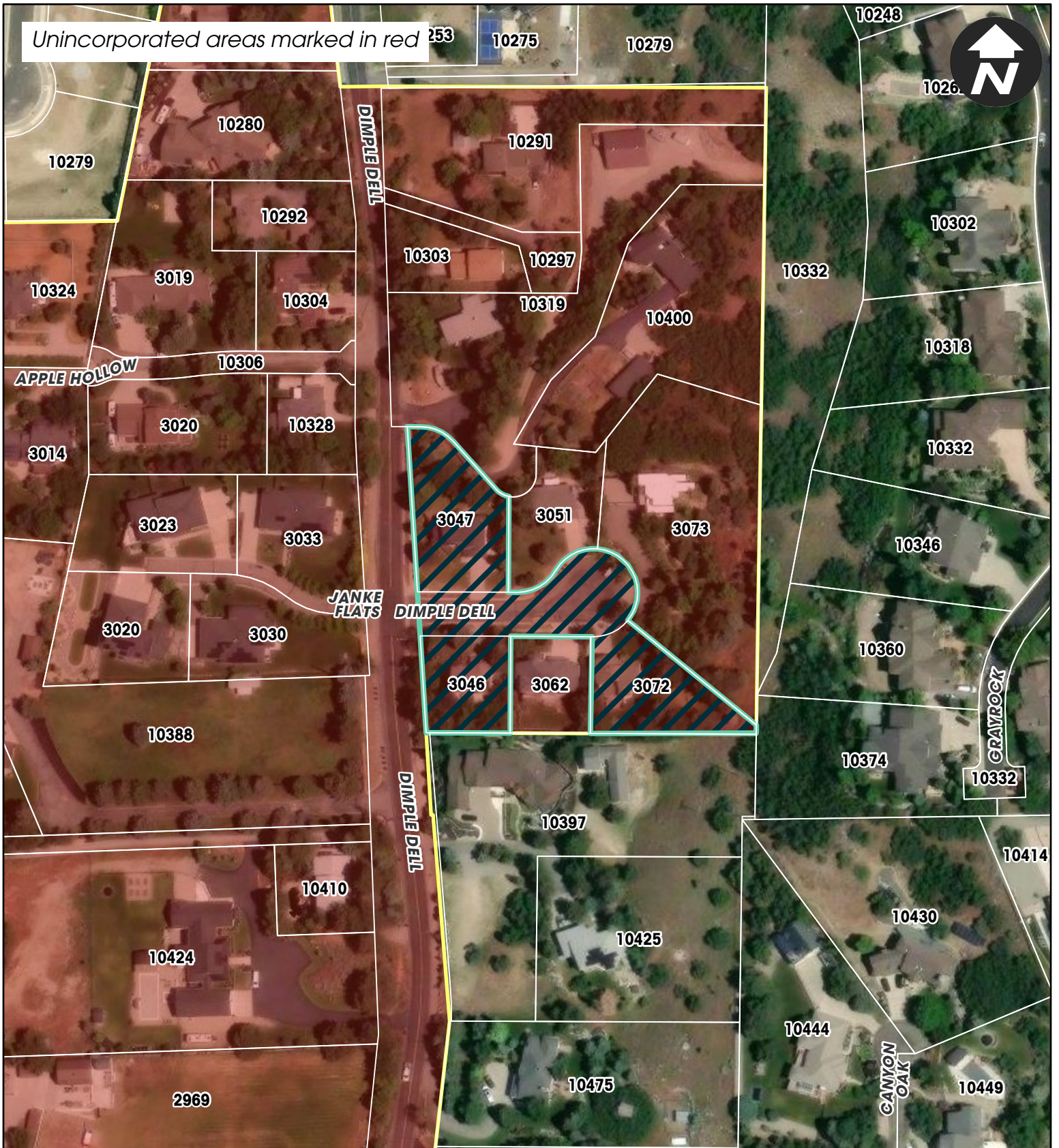
The existing Salt Lake County zoning district for this unincorporated property is R-1-21. The R-1-21 zone requires a minimum of 21,000 square feet of lot size for a single-family dwelling. Staff is proposing to annex the subject property into the City with the R-1-20 zone. Each of the lots are under the 21,000 square footage requirement and are considered legal nonconforming in the County. These lots will remain legal nonconforming in Sandy City with the R-1-20 Zone.

Recommended Action and/or Suggested Motion:

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Dimple Dell Cir. Annexation be approved and zoned R-1-20 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (south and east sides).
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City can provide a high level of **municipal services** to these properties.
4. The **R-1-20** is appropriate for this property based upon current land uses within the area.

Unincorporated areas marked in red



3046, 3047 E, and
3072 Dimple Dell Cir
Dimple Dell Circle Annexation

 **Subject Property**

RESOLUTION #26-48C
DIMPLE DELL CIR ANNEXATION

A RESOLUTION INDICATING INTENT TO ANNEX AN UNINCORPORATED AREA,
SETTING A HEARING TO CONSIDER SUCH AN ANNEXATION, AND DIRECTING
PUBLICATION OF HEARING NOTICE

The City Council of Sandy City, State of Utah, finds and determines as follows:


1. Sandy City (“City”) desires to annex parcels of contiguous unincorporated area, totaling approximately 1.34 acres, for homes located at 3046, 3047 and 3072 E Dimple Dell Cir. These parcels of land are currently in Salt Lake County, Utah, and more specifically shown on the map attached hereto as Appendix “A”.

2. The annexation of that portion of an island or peninsula, leaving unincorporated the remainder of that island or peninsula, is in the City’s best interests.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SANDY CITY AS FOLLOWS:

1. Indicate the City Council’s intent to annex the area described in Appendix “A”.
2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City’s best interest.
3. Indicate the City Council’s intent to withdraw the area described in Appendix “A” from the municipal services district.
4. Set a public hearing for May 5, 2026, no earlier than 5:15 p.m., to consider the annexation.
5. Direct the City Recorder to publish and send notice of such hearing in accordance with Utah Code.

ADOPTED by the Sandy City Council this 31st day of March, 2026.

Signed by:


02C674B7B4514E8...
Cyndi Sharkey, Chair
Sandy City Council

ATTEST:



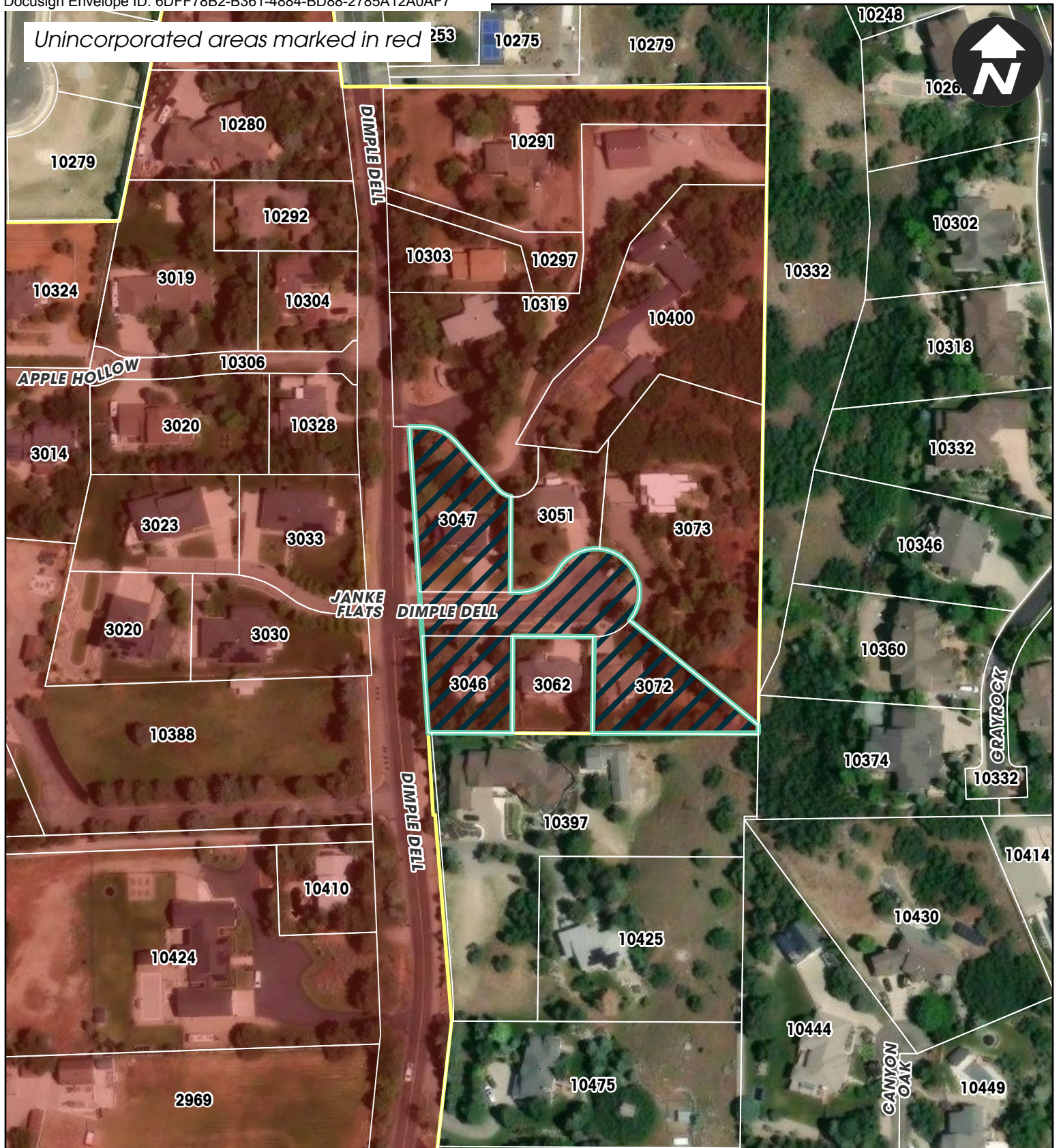
DocuSigned by:

Wendy P.

688F7E8272014B1...
City Recorder

RECORDED this 1st day of April, 2026.

APPENDIX “A”



3046, 3047 E, and
3072 Dimple Dell Cir
Dimple Dell Circle Annexation

 **Subject Property**





JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum April 16, 2026

To: City Council via Planning Commission
From: Community Development Department
Subject: Dimple Dell Cir Annexation (R-1-20 Zone)
3046, 3047 and 3072 E Dimple Dell Cir.
[Community #29]

ANX03262026-007181

Approximately 1.34 Acres

Public Hearing Notice: This item has been noticed on public websites, at public locations, along with a sign posted on site.

Request

William Boyer and a couple of his neighbors are requesting to annex a certain contiguous unincorporated area, totaling approximately 1.34 acres, located at 3046, 3047 and 3072 E Dimple Dell Cir. in Salt Lake County, Utah. The subject property under consideration for annexation contains three lots. The property owners expressed interest in being annexed into Sandy City now rather than later as per HB 330 (2024 legislative session).

Background

Staff does have the consent from the property owners.

Sandy City borders this annexation on the south and east sides.

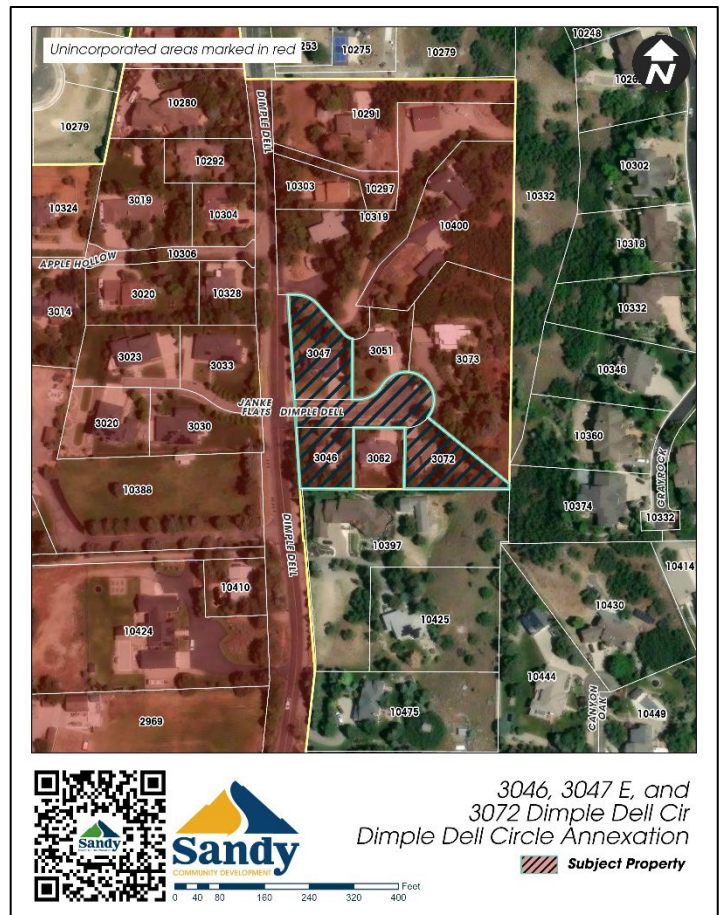
Public Notice and Outreach

The City Council approved Resolution 26-48C on March 31, 2026, which set a public hearing for May 5, 2026, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code.

Analysis

The annexation is being considered by the City for the following reasons:

1. The City is considering annexing the area pursuant



to 10-2-812 Utah Code Annotated.

2. The area is contiguous to the Sandy City boundary (south and east sides).
3. The property is located within an area designated in the Sandy City General Plan for incorporation.
4. The City can provide a high level of municipal services to the area.

General Plan

Portions of the Sandy City General Plan which relate to this application are as follows:

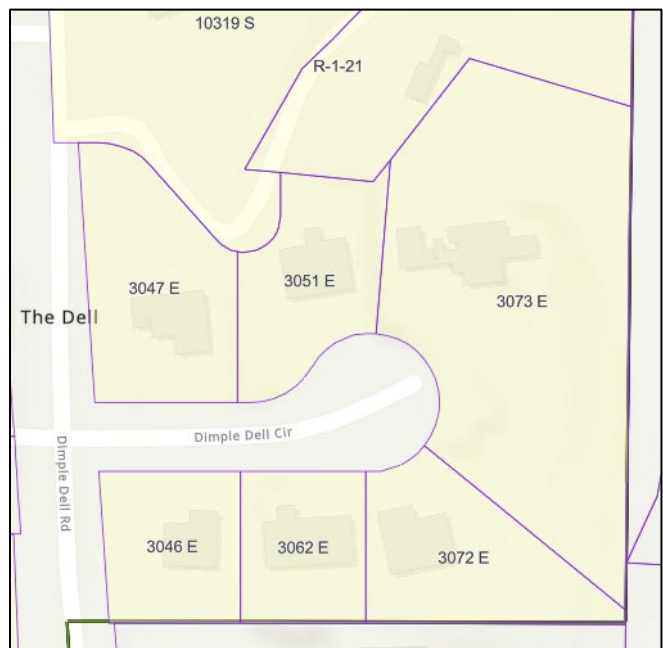
- This area is identified as one of the expansion areas shown in figure 7.2.1 (Section 7 – Targeted Growth Plan – Annexation Policy Plan, page T78).
- Annexation Policy Plan: Goal – Annexation of unincorporated areas into Sandy City will comply with the provisions of State Statute and the City’s Annexation Policy Plan.
- Annexation Policy Plan: Objective – Areas annexed into Sandy because of automatic annexation will be incorporated into Sandy’s Future Land Use Map and planning in accordance with this plan.
- Annexation Policy Plan: Policies – The future land use of newly annexed areas will be consistent with the provisions of Sandy’s Future Land Use Map and plan. Infrastructure needs in newly annexed areas will be treated consistently with other areas of Sandy. (Section 7 – Targeted Growth Plan, Page T85)

Zoning

The existing Salt Lake County zoning district for this unincorporated property is R-1-21. The R-1-21 zone requires a minimum of 21,000 square feet of lot size for a single-family dwelling.

In general, when Sandy City annexes a property into the City from Salt Lake County, we have always been sensitive to what the property was zoned in the County. In most cases we have been able to zone property to a comparable zone as we annex them into the City. As we have done this, we have considered the existing properties that are adjacent to the area being annexed and try to assure that the annexed area is compatible with the existing area.

Staff is proposing to annex the subject property into the City with the R-1-20 zone. Each of the lots are under the 21,000 square footage requirement and are considered legal nonconforming in the County. These lots will remain legal nonconforming in Sandy City with the R-1-20 Zone.



Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Dimple Dell Cir. Annexation be approved and zoned R-1-20 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (south and east sides).
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City can provide a high level of **municipal services** to these properties.
4. The **R-1-20** is appropriate for this property based upon current land uses within the area.

Planner:



Brian McCuiston
Asst. Community Development Director

| Property Owner | Sidwell Number | Market Value (2025) | Acres |
|--------------------------|----------------|---------------------|-------|
| William & Janene Boyer | 28-14-127-010 | \$893,300 | 0.39 |
| M Todd Cutler | 28-14-127-017 | \$729,200 | 0.25 |
| William & Robin Roberson | 28-14-127-019 | \$808,400 | 0.34 |

File Name: S:\USERS\PLN\STAFFRPT\2026\Dimple Dell Cir Annexation.DOCX



Staff Report

File #: ANX03092026-007184
(PC), Version: 1

Date: 4/16/2026

Agenda Item Title:

Van Leeuwen Annexation (R-1-10)
9520 S KSEL Dr.
[Community #21]

Presenter:

Brian McCuiston, Assistant Community Development Director

Description/Background:

Sonya Van Leeuwen is requesting to annex a certain contiguous unincorporated area, totaling approximately 0.50 acres, located at 9520 S KSEL Dr. in Salt Lake County, Utah. The subject property under consideration for annexation contains one lot. The property owner expressed interest in being annexed into Sandy City now rather than later as per HB 330 (2024 legislative session).

Staff does have the consent from the property owner. Sandy City borders the subject area to the west side.

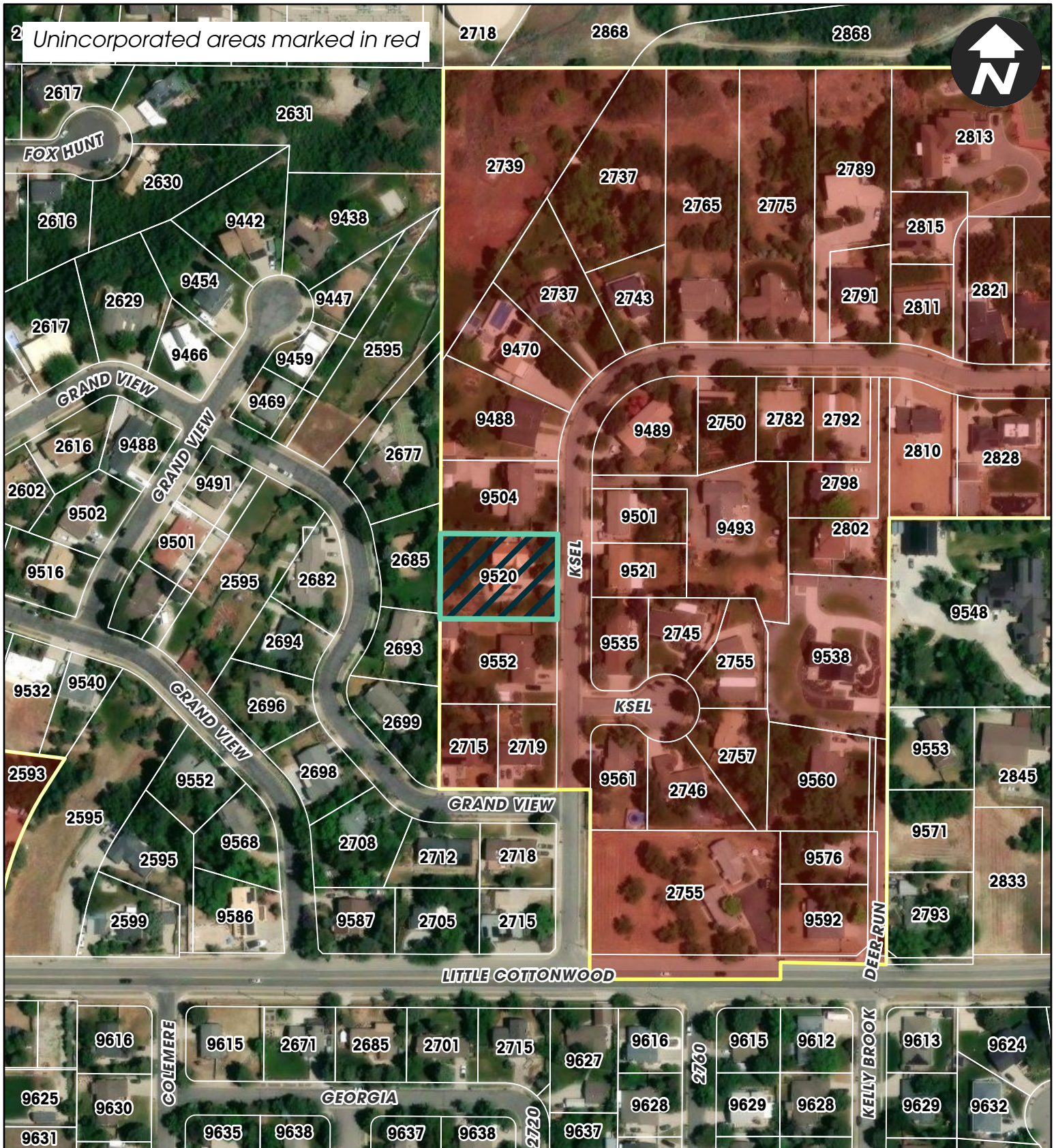
The existing Salt Lake County zoning district for this unincorporated property is R-1-10. The R-1-10 zone requires a minimum of 10,000 square feet of lot size for a single-family dwelling.

Recommended Action and/or Suggested Motion:

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Van Leeuwen Annexation be approved and zoned R-1-10 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (west side).
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City can provide a high level of **municipal services** to these properties.
4. The **R-1-10** is appropriate for this property based upon current land uses within the area.

2 Unincorporated areas marked in red



9520 S KSEL Dr
Van Leeuwen Annexation

 Subject Property

RESOLUTION #26-49C

VAN LEEUWEN ANNEXATION

**A RESOLUTION INDICATING INTENT TO ANNEX AN UNINCORPORATED AREA,
SETTING A HEARING TO CONSIDER SUCH AN ANNEXATION, AND DIRECTING
PUBLICATION OF HEARING NOTICE**

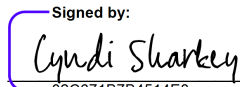
The City Council of Sandy City, State of Utah, finds and determines as follows:

1. Sandy City (“City”) desires to annex parcels of contiguous unincorporated area, totaling approximately 0.50 acres, for property located at 9520 S KSEL Dr. This parcel of land is currently in Salt Lake County, Utah, and more specifically shown on the map attached hereto as Appendix “A”.
2. The annexation of that portion of an island or peninsula, leaving unincorporated the remainder of that island or peninsula, is in the City’s best interests.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SANDY CITY AS FOLLOWS:

1. Indicate the City Council’s intent to annex the area described in Appendix “A”.
2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City’s best interest.
3. Indicate the City Council’s intent to withdraw the area described in Appendix “A” from the municipal services district.
4. Set a public hearing for May 5, 2026, no earlier than 5:15 p.m., to consider the annexation.
5. Direct the City Recorder to publish and send notice of such hearing in accordance with Utah Code.

ADOPTED by the Sandy City Council this 31st day of March, 2026.

Signed by:


02C674B7B4514E8...
Cyndi Sharkey, Chair
Sandy City Council

ATTEST:

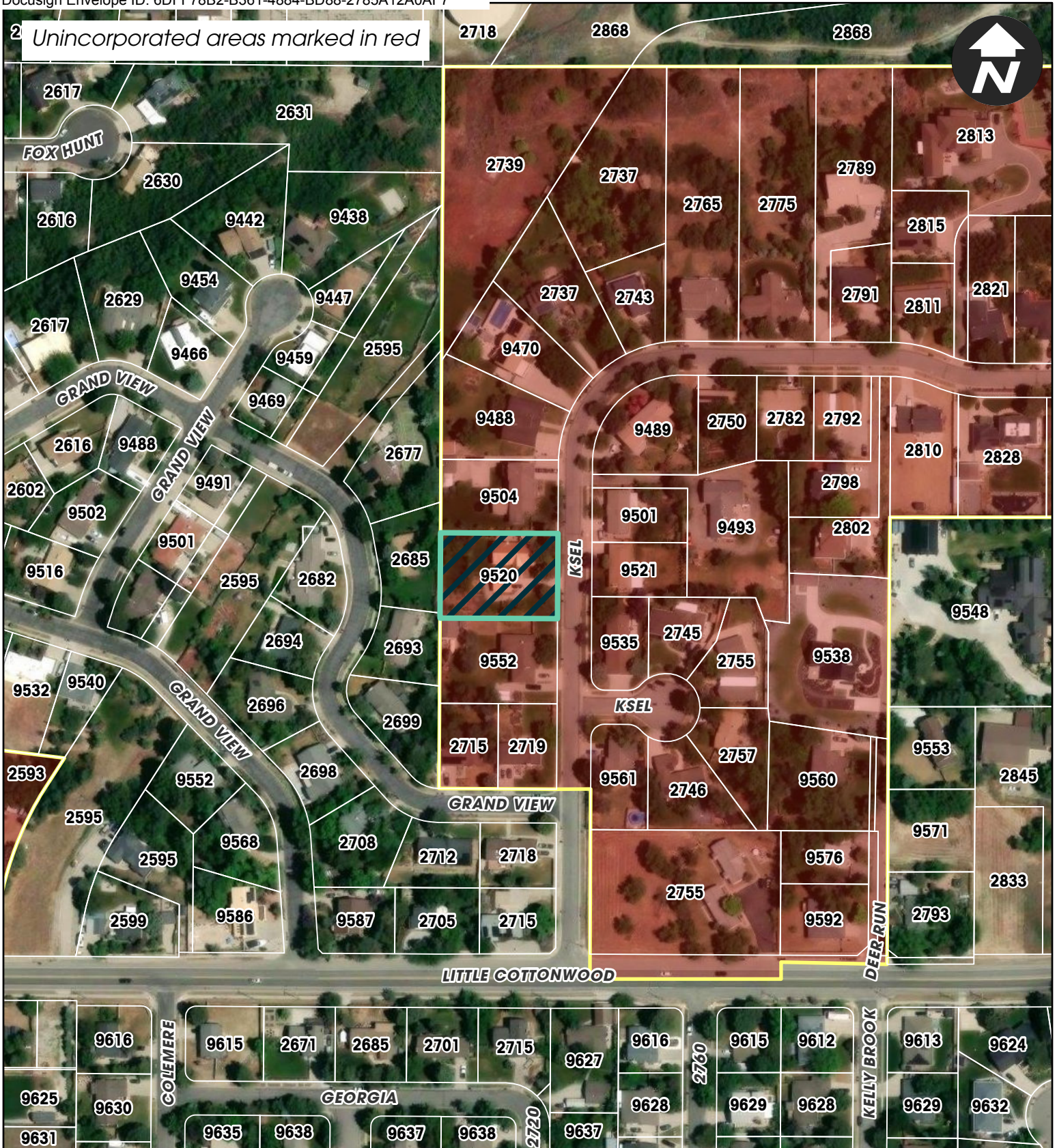


DocuSigned by:
Windy R
688E7E8272014B1...
City Recorder

RECORDED this 1st day of April, 2026.

APPENDIX “A”

2 Unincorporated areas marked in red



9520 S KSEL Dr
Van Leeuwen Annexation



Subject Property



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum April 16, 2026

To: City Council via Planning Commission
From: Community Development Department
Subject: Van Leeuwen Annexation (R-1-10 Zone)
9520 S KSEL Dr.
[Community #21]

ANX03262026-007184

Approximately 0.50 Acres

Public Hearing Notice: This item has been noticed on public websites, at public locations, along with a sign posted on site.

Request

Sonya Van Leeuwen is requesting to annex a certain contiguous unincorporated area, totaling approximately 0.50 acres, located at 9520 S KSEL Dr. in Salt Lake County, Utah. The subject property under consideration for annexation contains one lot. The property owner expressed interest in being annexed into Sandy City now rather than later as per HB 330 (2024 legislative session).

Background

Staff does have the consent from the property owner.

Sandy City borders the subject area to the west side.

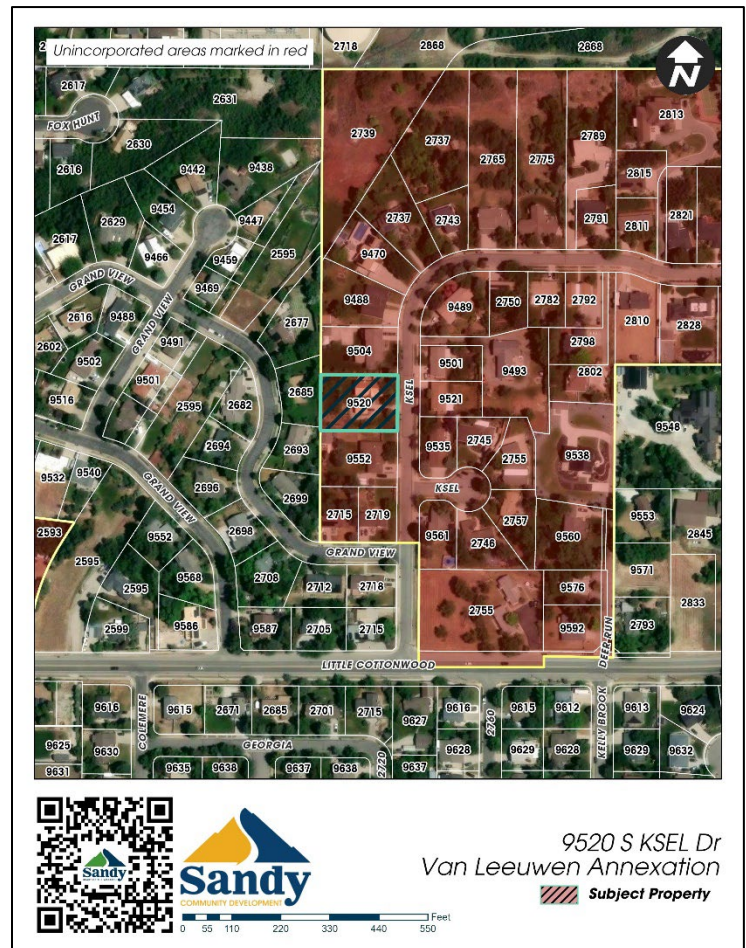
Public Notice and Outreach

The City Council approved Resolution 26-49C on March 31, 2026, which set a public hearing for May 5, 2026, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code.

Analysis

The annexation is being considered by the City for the following reasons:

1. The City is considering annexing the area pursuant to 10-2-812 Utah Code Annotated.



2. The area is contiguous to the Sandy City boundary (west side).
3. The property is located within an area designated in the Sandy City General Plan for incorporation.
4. The City can provide a high level of municipal services to the area.

General Plan

Portions of the Sandy City General Plan which relate to this application are as follows:

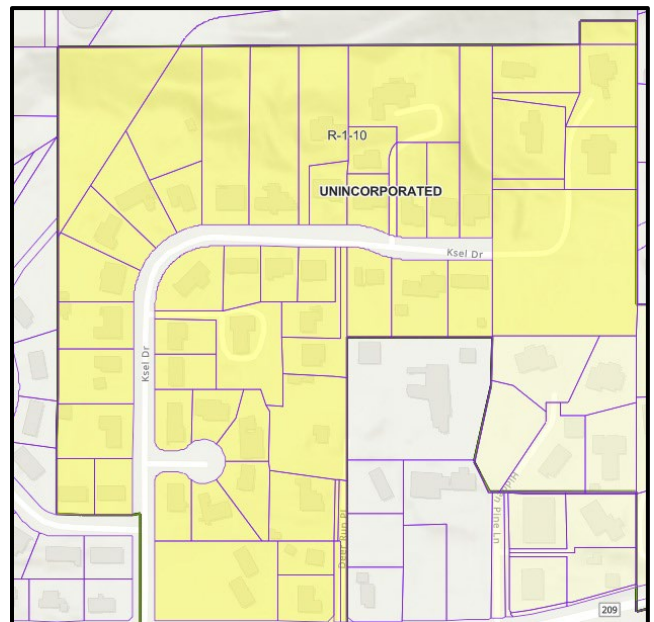
- This area is identified as one of the expansion areas shown in figure 7.2.1 (Section 7 – Targeted Growth Plan – Annexation Policy Plan, page T78).
- Annexation Policy Plan: Goal – Annexation of unincorporated areas into Sandy City will comply with the provisions of State Statute and the City’s Annexation Policy Plan.
- Annexation Policy Plan: Objective – Areas annexed into Sandy because of automatic annexation will be incorporated into Sandy’s Future Land Use Map and planning in accordance with this plan.
- Annexation Policy Plan: Policies – The future land use of newly annexed areas will be consistent with the provisions of Sandy’s Future Land Use Map and plan. Infrastructure needs in newly annexed areas will be treated consistently with other areas of Sandy. (Section 7 – Targeted Growth Plan, Page T85)

Zoning

The existing Salt Lake County zoning district for this unincorporated property is R-1-10. The R-1-10 zone requires a minimum of 10,000 square feet of lot size for a single-family dwelling.

In general, when Sandy City annexes a property into the City from Salt Lake County, we have always been sensitive to what the property was zoned in the County. In most cases we have been able to zone property to a comparable zone as we annex them into the City. As we have done this, we have considered the existing properties that are adjacent to the area being annexed and try to assure that the annexed area is compatible with the existing area.

Staff is proposing to annex the subject property into the City with the R-1-10 zone. This lot is over 10,000 square feet.



Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Van Leeuwen Annexation be approved and zoned R-1-10 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (west side).
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City can provide a high level of **municipal services** to these properties.
4. The **R-1-10** is appropriate for this property based upon current land uses within the area.

Planner:



Brian McCuiston
Asst. Community Development Director

| Property Owner | Sidwell Number | Market Value (2025) | Acres |
|----------------------------|----------------|---------------------|-------|
| Terrel & Sonya Van Leeuwen | 28-11-101-006 | \$701,500 | 0.29 |

File Name: S:\USERS\PLN\STAFFRPT\2026\Van Leeuwen Annexation.DOCX



Staff Report

File #:
SUB06092025-006981,
Version: 1

Date: 4/16/2026

Agenda Item Title:

9854 S. Building LLC Commercial Condo (Preliminary Subdivision Review)
9854 S. 700 E.
[Community 5]

Presenter:

Thomas Irvin, Senior Planner

Description/Background:

The applicant, Kenneth Chapman representing the property owner Kika Investments, is requesting preliminary subdivision review to create a commercial condominium plat that would split the existing building into two commercial condominium units for the property located at 9854 S 700 E. The request consists of subdividing the existing building into two separately owned units along with associated common space. No new development is proposed with this request.

Please see the attached staff report and attachments for full details of the request.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission determine that preliminary review is substantially complete for the 9854 S Building LLC Commercial Condominium located at 9854 S. 700 E. based on the following findings and subject to the following conditions:

Findings:

1. That a Capitol Reserve Study has been provided that sufficiently ensures for the funding of the ongoing maintenance of the building and site improvements.
2. That the Assistant Building Official has inspected the site and provided a list of necessary improvements needed to comply with life safety provisions of the International Building Code and the International Fire Code.
3. That the various City Departments and Divisions have preliminarily approved the proposed condominium conversion subdivision plat.

Conditions:

1. That any previous conditions of approval from previous Site Plan applications on the subject property remain in full effect and fully enforceable.
2. That prior to recording the final condominium plat, all requirements of the plat pertaining to

condominium conversion be satisfied.

3. That all units comply with all requirements of the International Building Code regarding condominium conversions.
4. That prior to plat recordation, Staff review and approve the declaration of condominium, project bylaws, and the condominium plat. That these documents include all information required according to State Statute.
5. That any required utility easements for this site be dedicated with the plat in accordance with the department review requirements.
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 condominium subdivision plat can be recorded.



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum April 16, 2026

To: Planning Commission
From: Community Development Department
Subject: 9854 S Building LLC Commercial Condominium
(Preliminary Subdivision Review)
9854 S. 700 E.
[Community #5]

SUB06092025-006981
CN Zone
2 Units
59,537 Sq Ft Bldg

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, Kenneth Chapman representing the property owner Kika Investments, is requesting preliminary subdivision review to create a commercial condominium plat that would split the existing building into two commercial condominium units for the property located at 9854 S 700 E. The request consists of subdividing the existing building into two separately owned units along with associated common space. No new development is proposed with this request. See Exhibit “A” and Exhibit “B” for the Application Materials.

Background

The subject property consists of an approximately 59,537 square foot commercial building which consists of the Black Lion reception center, Parkour Utah fitness facility, Chadwick Design Lighting, and Connect HVAC Contractors.

This property as well as all others on the west side of 700 East Street are zoned CN, Neighborhood Commercial and contain various commercial uses. Properties to the west behind the subject property are zoned R-1-8 and consists of single-family homes. Across 700 East Street, the zone is PO (Professional Office) and consists of an office building.

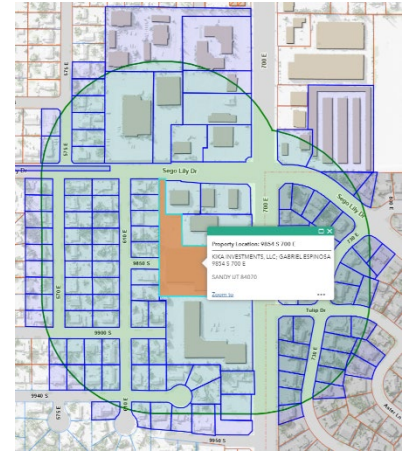


SUB06092025-006981
9854 S 700 E.
Building LLC Commercial Condo
Community Development Department
Sandy City, UT

| Property Case History | |
|------------------------------|---------------------------|
| Case Number | Case Summary |
| SPR#79-43 | Winegar’s Grocery Store |
| SPR#97-24 | Powerhouse Gym & Aerobics |

Public Notice and Outreach

Notices were mailed to property owners within 500 feet of the subject property and affected entities. The 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 a public notice sign was placed on the subject property. No neighborhood meeting was deemed necessary.

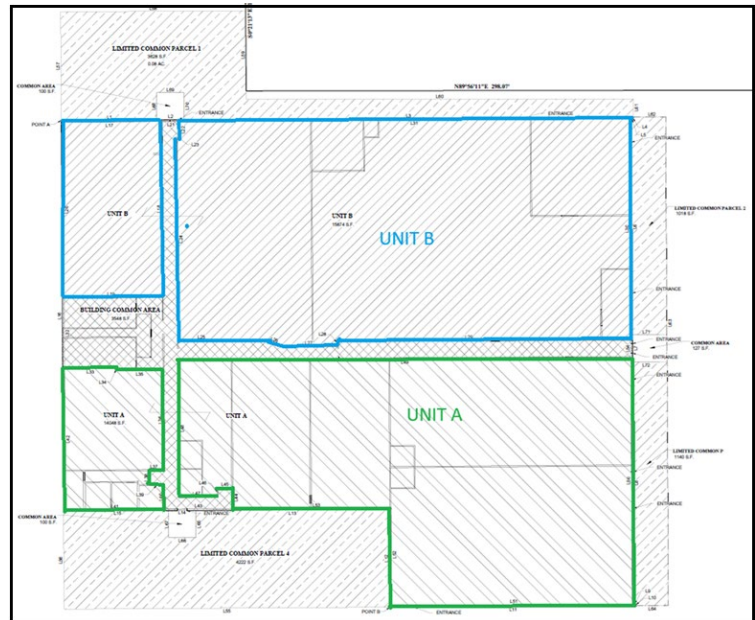


Analysis

The applicant is proposing to divide the interior space of the existing building into two individually owned units. The first unit is primarily located to the north while the second unit is to the south. (Units A and B respectively). Both units are bisected by hallways designated as common space for the purpose of safe egress to the exterior.

Both units have designated limited common spaces on either side of the building to allow for shipping and receiving. The parking lot and site improvements are designated as common space jointly owned by both for the use of the owners and their customers.

Sandy City’s ordinance allows for the conversion of existing occupied commercial buildings into privately owned condominium spaces by complying with various conditions intended to ensure the structure meets life/safety requirements and provides for the needs of future owners.



Report of Property Condition and Reserve Study.

State law requires that a reserve study be conducted and money be set aside for future capital improvements needed to maintain the overall building. In order to determine the amount of funding needed, a report of the condition of the existing building is needed that estimates the future needs of the building based upon its current condition.

The applicant has provided a property reserve study. This has been reviewed by staff and found to adequately address the future needs of the property (see Exhibit “B”).

Report of the Building Official

Prior to approving an existing building to be subdivided into individual units, the Chief Building Official is required to inspect the project in order to determine compliance with the life safety provisions of the International Building Code and the International Fire Code. This inspection has been completed, and the Building Official has provided a list of required improvements that must be done prior to recording that are necessary to adequately meet basic life/safety requirements (see Exhibit “C”).

Staff Recommendations

Staff recommends that the Planning Commission determine that preliminary review is substantially complete for the 9854 S Building LLC Commercial Condominium located at 9854 S. 700 E. based on the following findings and subject to the following conditions:

Findings:

1. That a Capitol Reserve Study has been provided that sufficiently ensures for the funding of the ongoing maintenance of the building and site improvements.
2. That the Assistant Building Official has inspected the site and provided a list of necessary improvements needed to comply with life safety provisions of the International Building Cod and the International Fire Code.
3. That the various City Departments and Divisions have preliminarily approved the proposed condominium conversion subdivision plat.

Conditions:

1. That any previous conditions of approval from previous Site Plan applications on the subject property remain in full effect and fully enforceable.
2. That prior to recording the final condominium plat, all requirements of the plat pertaining to condominium conversion be satisfied.
3. That all units comply with all requirements of the International Building Code regarding condominium conversions.
4. That prior to plat recordation, Staff review and approve the declaration of condominium, project bylaws, and the condominium plat. That these documents include all information required according to State Statute.
5. That any required utility easements for this site be dedicated with the plat in accordance with the department review requirements.
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 condominium subdivision plat can be recorded.

Planner:



Thomas Irvin
Senior Planner

File Name: S:\Users\PLN\STAFFRPT\2025\SUB06092025-006981 – 9854 S BUILDING LLC COMMERCIAL CONDO\PLANNING COMMISSION\STAFF REPORT

Exhibit "A"
(See the attached file for full details)

9854 BUILDING LLC CONDOMINIUM
LOCATED IN THE SOUTHWEST CORNER OF SECTION 7
TOWNSHIP 3 SOUTH RANGE 1 EAST
SALT LAKE COUNTY, UTAH
LEGAL DESCRIPTION
OWNER'S DECLARATION AND CONSENT TO RECORD
NOTARY ACKNOWLEDGEMENT
PLANNING COMMISSION
SANDY CITY ENGINEER
SANDY CITY PUBLIC UTILITIES DEPARTMENT
SANDY CITY PARKS AND RECREATION
SANDY CITY HEALTH DEPARTMENT
SANDY CITY MAYOR
SANDY SUBURBAN SEWER DISTRICT
9854 BUILDING LLC CONDOMINIUM
LOCATED IN THE SOUTHWEST CORNER OF SECTION 7,
TOWNSHIP 3 SOUTH RANGE 1 EAST,
SALT LAKE COUNTY, UTAH

Exhibit "B"
(See the attached file for full details)



Community Strategy Group
470 W 200 N STE 64, Salt Lake City, UT 84103
david@consulting-csg.com | 385.455.1939
consulting-csg.com

2025 Reserve Study Report

9854 S Building LLC

Level I - Full | 9854 700 East, Sandy, UT 84070

January 15, 2026

Fiscal Year 2025

December 31, 2024 - December 30, 2025



POWERED BY
 PropFusion

ALL-IN-ONE RESERVE STUDY SOFTWARE
PROPFUSION.COM

Exhibit "C"



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY
DEVELOPMENT DIRECTORMONICA ZOLTANSKI
MAYORShane Pace
CHIEF ADMINISTRATIVE OFFICER**RE: 9854 S 700 E Condo Plat Response**

To whom it may concern,

We visited the above-mentioned site at the request of the 2 potential buyers of this building. It was requested to walk the building and discuss issues that need to be addressed to obtain positive approval for subdividing the building for Condos. The Fire Marshalls, Building Officials, and potential owners were at this site visit. After walking through the Black Lion space, interior corridors, and restrooms the following are the recommendations from the Building and Safety Division.

The accessible route and means of egress shall meet current code requirements. Specifically, Panic hardware shall be added to all corridor exits and exits from the Black Lion space. Emergency egress lighting shall be functional and located in all areas required by code. IBC 1008.3. Exit signs need to be in place and function as required by IBC 1013. Open electrical boxes, receptacles, and switches need to be concealed and guarded. Sprinkler and alarms systems as required in chapter 9 of the IBC shall function correctly as determined by the Fire Marshall.

There are additional items that should be taken care of as part of building maintenance but not required for subdivision approval. Some spaces within the building were finished without permits. We would need to inspect these spaces for code compliance. There are a lot of concealed spaces that sprinkler coverage does not comply. Open framing exists and is allowed with sprinkler coverage. We recommend finishing the open framing with approved materials. Corridor contains flooring that may contain trip hazards and current thresholds do not meet accessibility standards. We also recommend having a licensed electrician inspect the existing wiring system and correct all code violations.

Regards
Willie Chidester

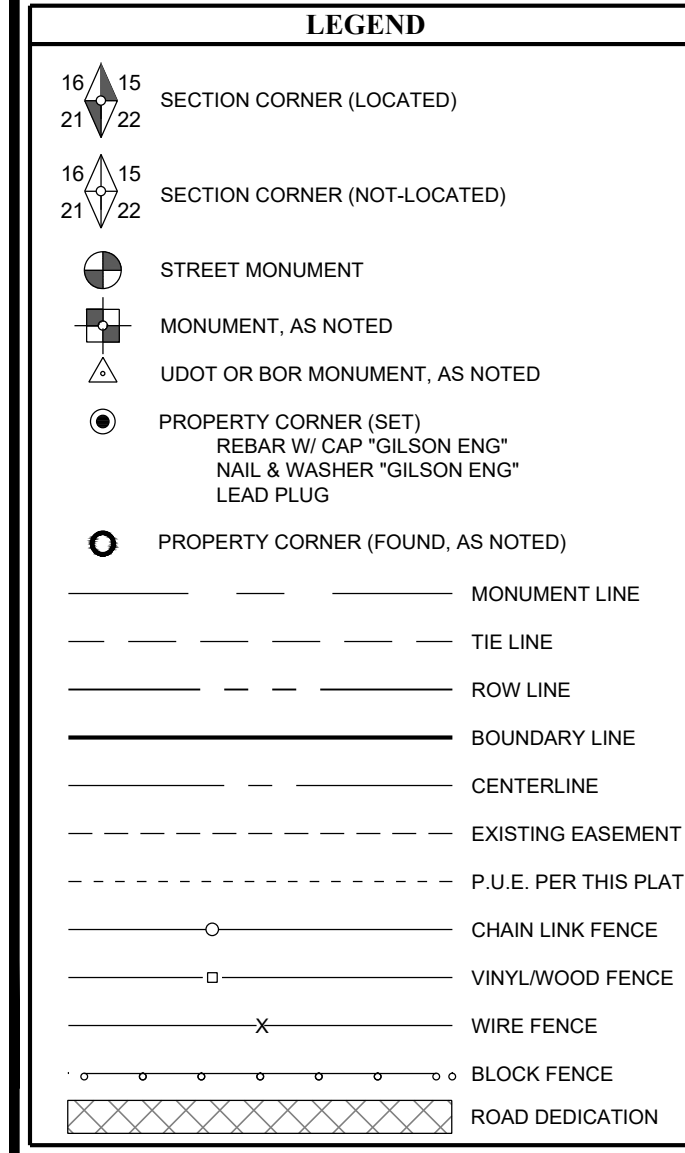
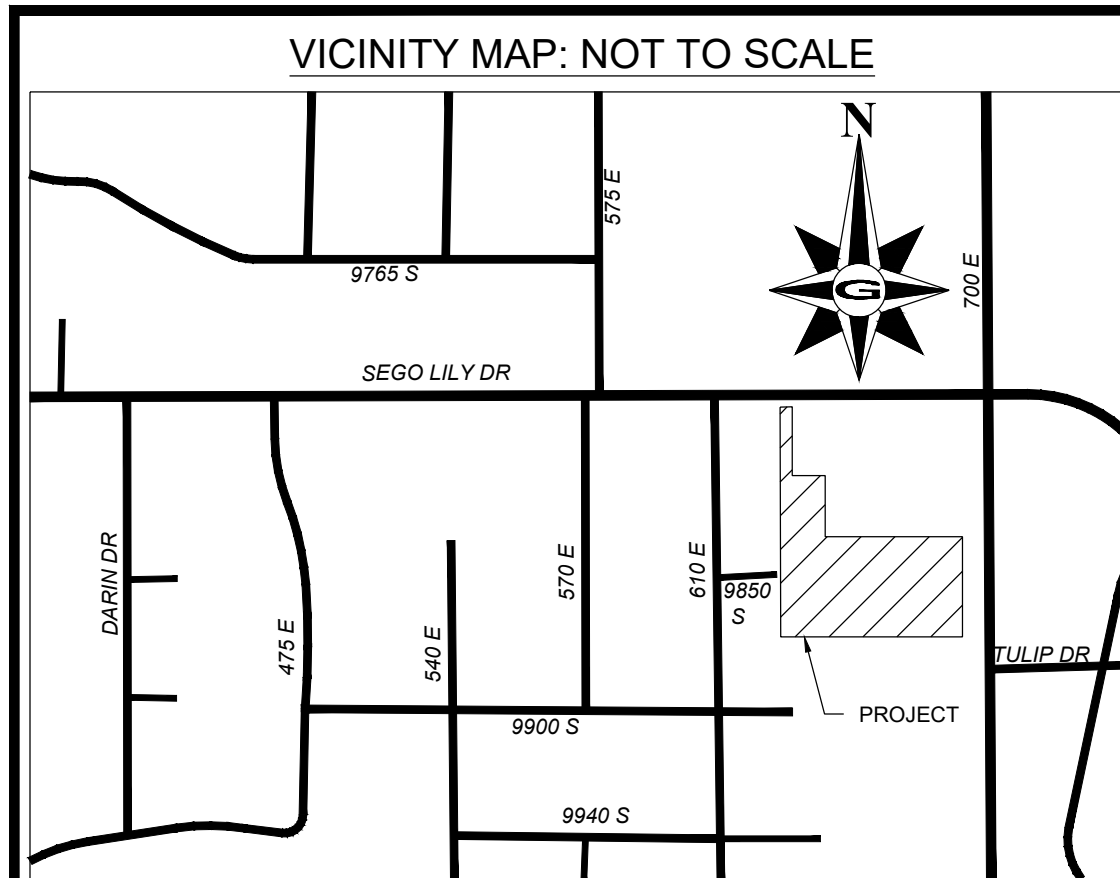
Willie Chidester

Assistant Chief Building Official

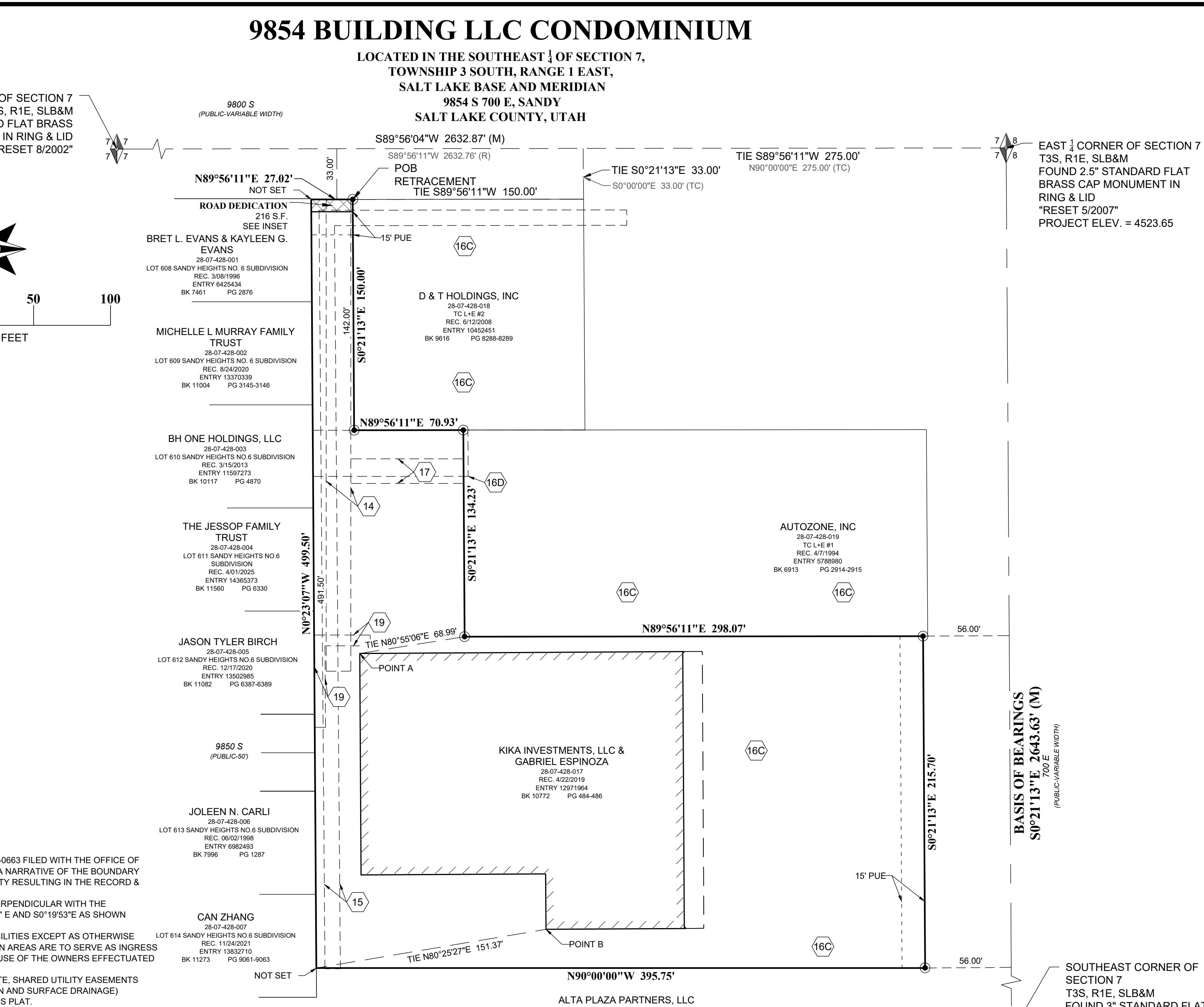
10000 S. Centennial Pkwy. | Sandy, UT 84070
o: 801.568.6094
C: 801.381.0056
wchidester@sandy.utah.gov

10000 Centennial Parkway | Sandy, Utah 84070 | p: 801.568.7250 | f: 801.568.7278 | sandy.utah.gov.

10000 Centennial Parkway | Sandy, Utah 84070 | p: 801.568.7250 | f: 801.568.7278 | sandy.utah.gov



- EASEMENTS 14. RIGHT OF WAY AND EASEMENT GRANT. IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY... 15. EASEMENT IN FAVOR OF CURTIS INVESTMENT CORPORATION AND DAVID L. CURTIS... 16. TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN THAT CERTAIN AGREEMENT... 17. RIGHT OF WAY AND EASEMENT GRANT. IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY... 19. RIGHT OF WAY EASEMENT IN FAVOR OF PACIFICORP...



SURVEYOR'S CERTIFICATE
I, JOSH F. MADSEN OF GILSON ENGINEERING DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND HOLD LICENSE NO. 5152657 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT...

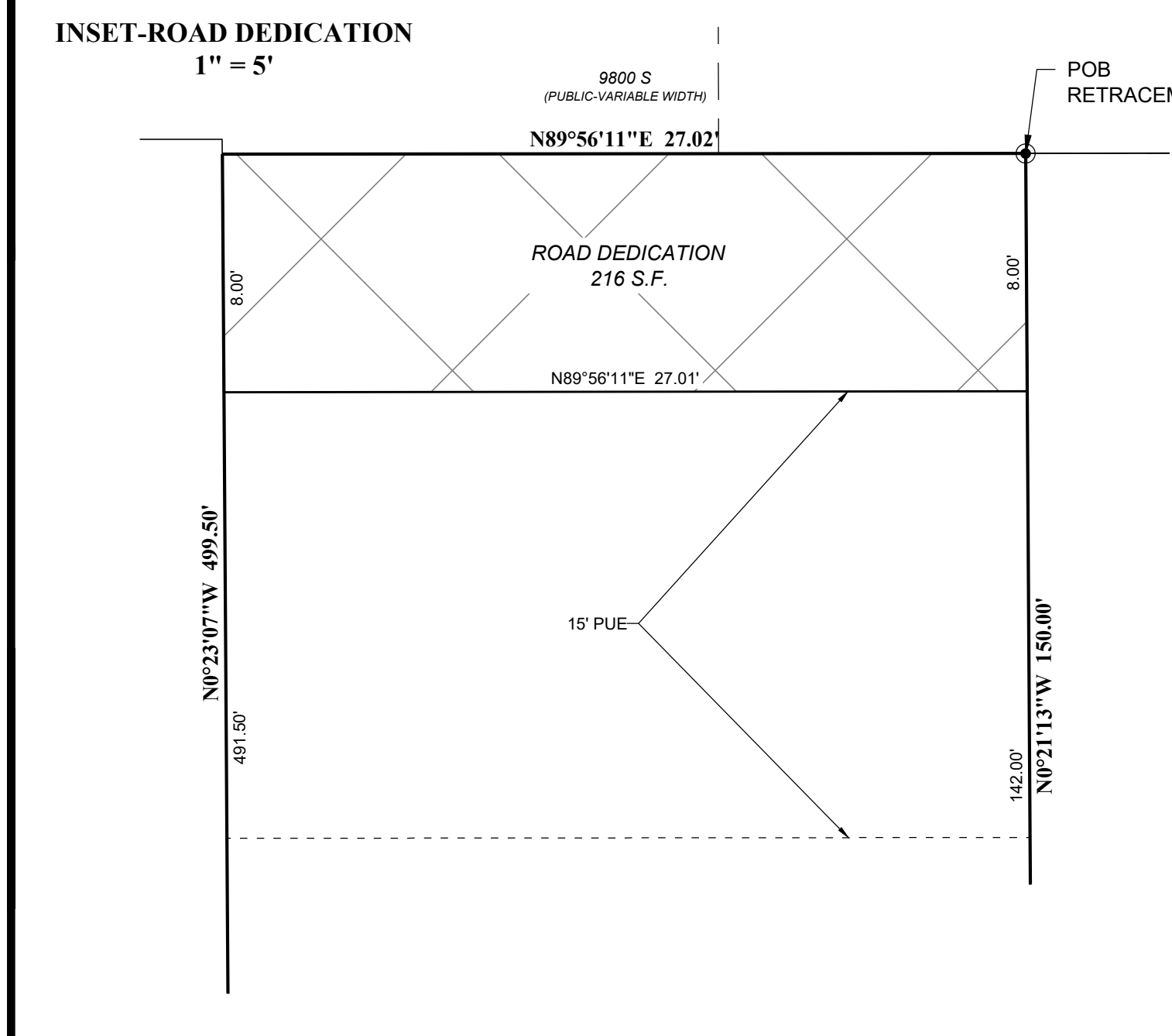
LEGAL DESCRIPTION
A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 3 SOUTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN RECORDED APRIL 22, 2019 AS ENTRY #12971964 IN BOOK 10772 AT PAGE 484-486 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY...

OWNER'S DEDICATION AND CONSENT TO RECORD
GABRIELE ESPINOSA, THE OWNER OF THE DESCRIBED TRACT OF LAND TO HE HEREAFTER KNOWN AS 9854 BUILDING LLC CONDOMINIUM, DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, ALL STREETS AND OTHER PROPERTY AS REFLECTED AND SHOWN ON THIS PLAT TO BE DEDICATED FOR PUBLIC USE...

NOTARY ACKNOWLEDGEMENT
ON THIS DAY OF _____ IN THE YEAR OF 20____, BEFORE ME, _____ A NOTARY PUBLIC, PERSONALLY APPEARED GABRIELE ESPINOSA, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNERS DEDICATION AND CONSENT TO RECORD REGARDING THE 9854 BUILDING LLC CONDOMINIUM...

OWNER'S DEDICATION AND CONSENT TO RECORD
KIKI INVESTMENTS, LLC, THE OWNER OF THE DESCRIBED TRACT OF LAND TO HE HEREAFTER KNOWN AS 9854 BUILDING LLC CONDOMINIUM, DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, ALL STREETS AND OTHER PROPERTY AS REFLECTED AND SHOWN ON THIS PLAT TO BE DEDICATED FOR PUBLIC USE...

NOTARY ACKNOWLEDGEMENT
ON THIS DAY OF _____ IN THE YEAR OF 20____, BEFORE ME, _____ A NOTARY PUBLIC, PERSONALLY APPEARED THE _____ OF KIKI INVESTMENTS, LLC PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNERS DEDICATION AND CONSENT TO RECORD REGARDING THE 9854 BUILDING LLC CONDOMINIUM...



- NOTES: 1. REFER TO RECORD OF SURVEY #S2025-09-0663 FILED WITH THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR FOR A NARRATIVE OF THE BOUNDARY RETRACEMENT... 2. BUILDING WALLS ARE PARALLEL TO OR PERPENDICULAR WITH THE REFERENCE BUILDING BEARING N89°40'07\"/>

ROCKY MOUNTAIN POWER
1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN...

ENBRIDGE GAS UTAH NOTE:
QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES...

LIEN HOLDER CONSENT
ON THE 30ST DAY OF MARCH, 2017 KIKI INVESTMENTS, LLC, ENTERED INTO A DEED OF TRUST WITH CYPRESS FEDERAL CREDIT UNION AS BENEFICIARY, WHICH DEED OF TRUST IS SECURED BY THE PROPERTY MORE PARTICULARLY DESCRIBED IN THE ABOVE IDENTIFIED DEED OF TRUST...

NOTARY ACKNOWLEDGEMENT
ON THIS DAY OF _____ IN THE YEAR OF 20____, BEFORE ME, _____ A NOTARY PUBLIC, PERSONALLY APPEARED _____ OF CYPRESS FEDERAL CREDIT UNION PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING LIEN HOLDER CONSENT REGARDING THE 9854 BUILDING LLC CONDOMINIUM...

COMCAST CABLE
APPROVED THIS DAY OF _____, A.D. 20____
REPRESENTATIVE _____

SANDY CITY ENGINEER
APPROVED THIS DAY OF _____, A.D. 20____
CITY ENGINEER _____

PLANNING COMMISSION
APPROVED THIS DAY OF _____, A.D. 20____
CHAIRMAN _____

CENTURY LINK
APPROVED THIS DAY OF _____, A.D. 20____
REPRESENTATIVE _____

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS DAY OF _____, A.D. 20____
REPRESENTATIVE _____

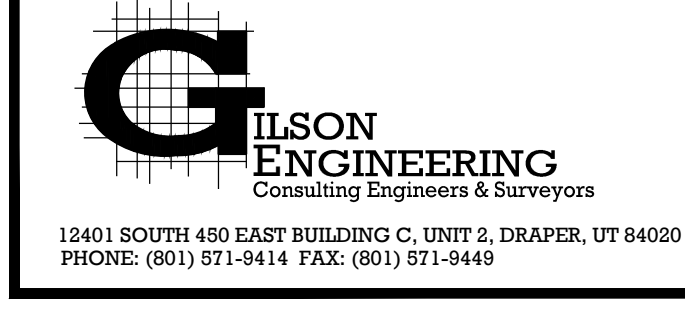
APPROVAL AS TO FORM
APPROVED THIS DAY OF _____, A.D. 20____
SANDY CITY ATTORNEY _____

SANDY CITY PARKS AND RECREATION
APPROVED THIS DAY OF _____, A.D. 20____
DIRECTOR _____

SANDY CITY MAYOR
PRESENTED TO SANDY CITY THIS DAY OF _____, A.D. 20____
AND IS HEREBY APPROVED AND ACCEPTED
SANDY CITY MAYOR _____ ATTEST: CITY RECORDER _____

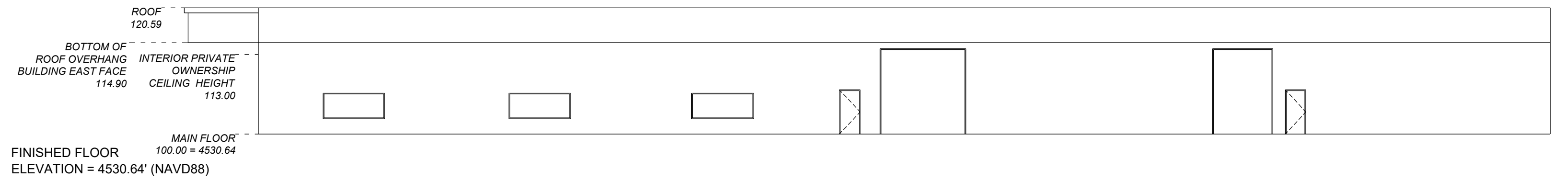
SANDY SUBURBAN SEWER DISTRICT
APPROVED THIS DAY OF _____, A.D. 20____
REPRESENTATIVE _____

9854 BUILDING LLC CONDOMINIUM
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN SALT LAKE COUNTY, UTAH
RECORDED NO. _____ STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____ FEES _____ DEPUTY SALT LAKE COUNTY RECORDER _____

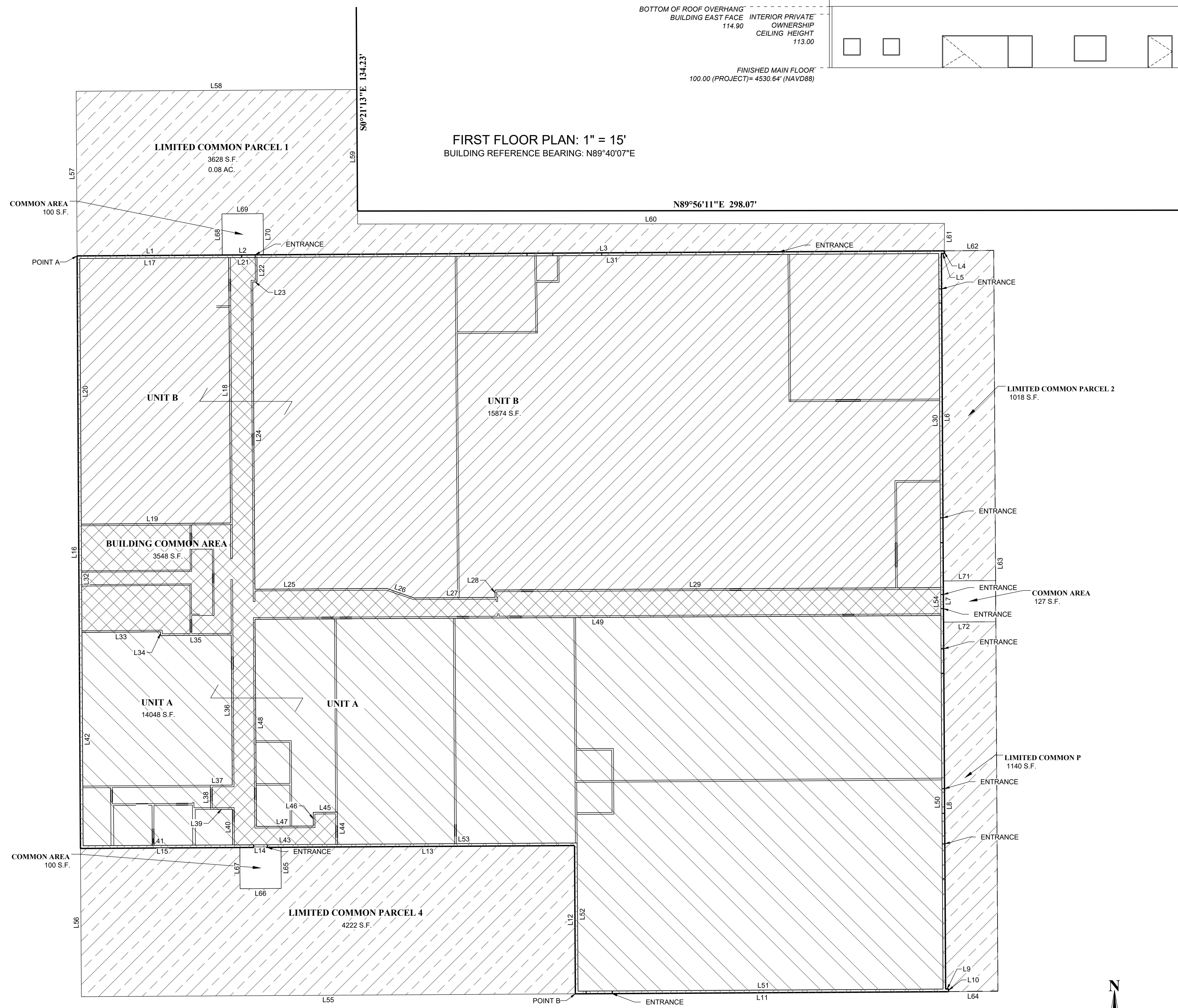
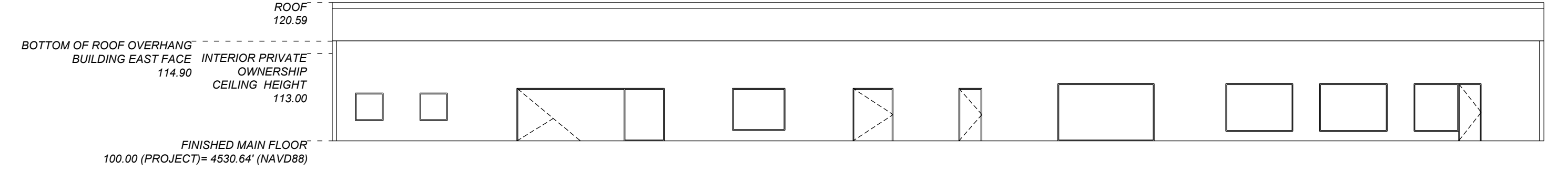


**9854 BUILDING LLC
CONDOMINIUM**
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 7,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
9854 S 700 E, SANDY
SALT LAKE COUNTY, UTAH

NORTH ELEVATION: 1" = 15'
BUILDING REFERENCE BEARING: N89°40'07"E



EAST ELEVATION: 1" = 15'
BUILDING REFERENCE BEARING: N 00°19'53"W



PROPERTY TABULATION:
OVERALL PROPERTY: 2.352 ACRES OR 102,466 SF
ROAD DEDICATION: 216 S.F.
LOT COMMON AREA: 5846 S.F.
UNIT A PRIVATE AREA: 14048 S.F.
UNIT B PRIVATE AREA: 15874 S.F.
BUILDING COMMON AREA: 3548 S.F.
LIMITED COMMON TO UNIT A: 5382 S.F.
LIMITED COMMON TO UNIT B: 4646 S.F.
LIMITED COMMON TO UNIT A & B: 327 S.F.

NOTE:
- INTERNAL COMMON AREA OF BUILDING SHOWN IS BASED ON AS CONSTRUCTED DIMENSIONS. SOME INTERNAL WALLS WITHIN EACH PRIVATE UNITS MAY BE GRAPHICALLY DEPICTED, NOT ALL INTERNAL UNIT WALLS ARE DEPICTED HEREON.
- LIMITED COMMON PARCEL 1 & 2 ARE PERTINENT TO UNIT B
- LIMITED COMMON PARCEL 3 & 4 ARE PERTINENT TO UNIT A

LEGEND

- BOUNDARY LINE
- LOT LINE
- INTERIOR WALL
- CONCRETE
- BLDG COMMON AREA
- UNIT B
- UNIT A
- LIMITED COMMON AREA (AS NOTED)
- COMMON AREA

LINE TABLE

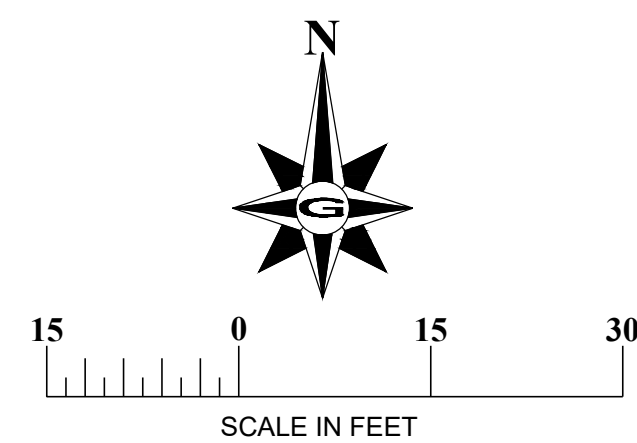
| LINE # | LENGTH | DIRECTION |
|--------|---------|---------------|
| L1 | 35.26' | N89° 40' 07"E |
| L2 | 10.00' | N89° 40' 07"E |
| L3 | 165.39' | N89° 40' 07"E |
| L4 | 0.64' | S0° 19' 53"E |
| L5 | 0.70' | N89° 40' 07"E |
| L6 | 79.55' | S0° 19' 53"E |
| L7 | 10.00' | S0° 19' 53"E |
| L8 | 89.16' | S0° 19' 53"E |
| L9 | 0.70' | N89° 40' 07"E |
| L10 | 0.64' | S0° 19' 53"E |
| L11 | 90.65' | S89° 40' 07"W |
| L12 | 36.01' | N0° 19' 53"W |
| L13 | 71.29' | S89° 40' 07"W |
| L14 | 10.00' | S89° 40' 07"W |
| L15 | 38.71' | S89° 40' 07"W |
| L16 | 143.98' | N0° 19' 53"W |
| L17 | 36.19' | N89° 40' 07"E |
| L18 | 64.47' | S0° 23' 28"E |
| L19 | 36.26' | S89° 34' 04"W |
| L20 | 64.54' | N0° 19' 53"W |
| L21 | 6.86' | N89° 40' 07"E |
| L22 | 5.94' | S0° 23' 28"E |
| L23 | 1.05' | S89° 36' 32"W |
| L24 | 74.66' | S0° 23' 28"E |
| L25 | 32.03' | N89° 40' 59"E |
| L26 | 6.98' | S70° 53' 42"E |
| L27 | 19.72' | N89° 40' 59"E |
| L28 | 1.80' | N0° 19' 01"W |
| L29 | 108.27' | N89° 40' 59"E |
| L30 | 81.16' | N0° 19' 53"W |
| L31 | 165.63' | S89° 40' 07"W |
| L32 | 26.31' | S0° 19' 53"E |
| L33 | 19.10' | N89° 36' 32"E |
| L34 | 0.89' | S0° 23' 28"E |
| L35 | 17.18' | N89° 36' 32"E |
| L36 | 36.45' | S0° 23' 28"E |

LINE TABLE

| LINE # | LENGTH | DIRECTION |
|--------|---------|---------------|
| L37 | 5.32' | S89° 36' 32"W |
| L38 | 5.67' | S0° 23' 28"E |
| L39 | 5.32' | N89° 36' 32"E |
| L40 | 8.68' | S0° 23' 28"E |
| L41 | 36.34' | S89° 40' 07"W |
| L42 | 51.85' | N0° 19' 53"W |
| L43 | 25.46' | N89° 40' 07"E |
| L44 | 7.81' | N0° 23' 28"W |
| L45 | 5.85' | S89° 36' 32"W |
| L46 | 3.32' | S0° 23' 28"E |
| L47 | 13.82' | S89° 36' 32"W |
| L48 | 50.33' | N0° 23' 28"W |
| L49 | 166.61' | N89° 40' 59"E |
| L50 | 90.77' | S0° 19' 53"E |
| L51 | 88.67' | S89° 40' 07"W |
| L52 | 36.01' | N0° 19' 53"W |
| L53 | 58.21' | S89° 40' 07"W |
| L54 | 6.78' | S0° 19' 53"E |
| L55 | 120.01' | S89° 40' 07"W |
| L56 | 36.01' | N0° 19' 53"W |
| L57 | 40.00' | N0° 19' 53"W |
| L58 | 68.18' | N89° 38' 47"E |
| L59 | 32.68' | S0° 21' 13"E |
| L60 | 142.57' | N89° 56' 11"E |
| L61 | 6.68' | S0° 33' 21"W |
| L62 | 12.00' | N89° 40' 07"E |
| L63 | 179.90' | S0° 19' 39"E |
| L64 | 12.00' | S89° 40' 07"W |
| L65 | 10.00' | S0° 19' 53"E |
| L66 | 10.00' | S89° 40' 06"W |
| L67 | 10.00' | N0° 19' 53"W |
| L68 | 10.00' | N0° 19' 53"W |
| L69 | 10.00' | N89° 40' 07"E |
| L70 | 10.00' | S0° 19' 53"E |
| L71 | 10.00' | N89° 40' 07"E |
| L72 | 10.00' | N89° 40' 07"E |



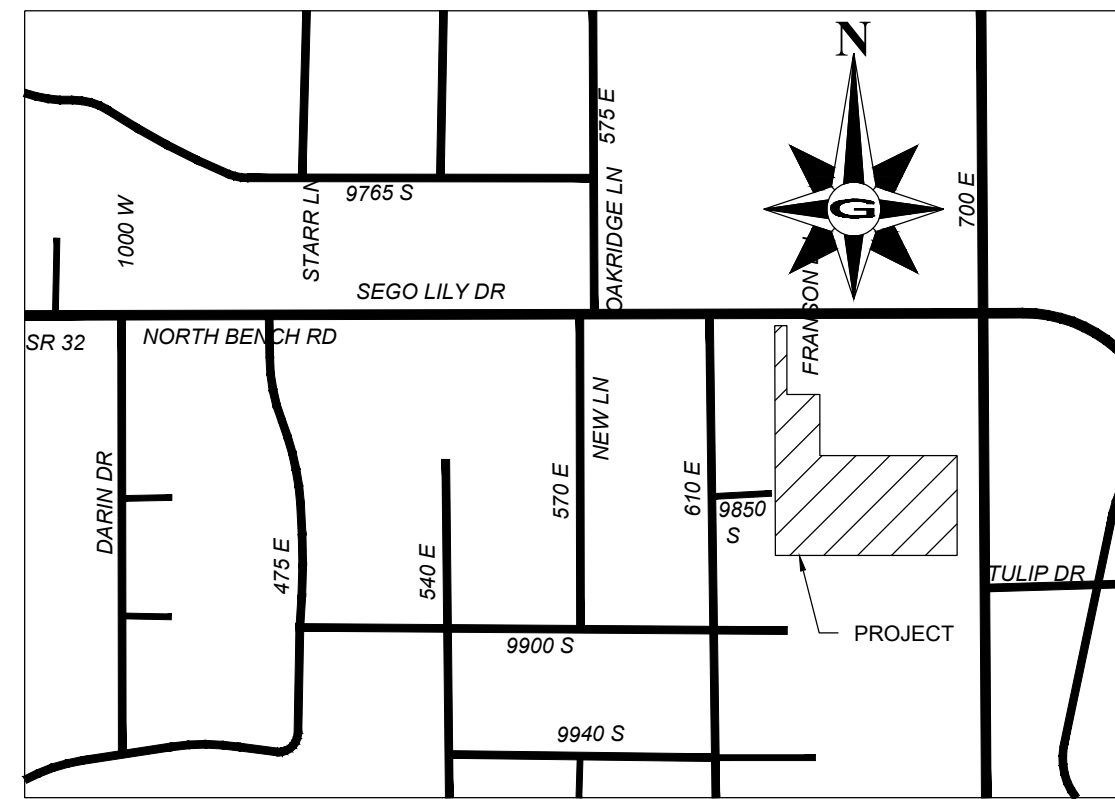
**9854 BUILDING LLC
CONDOMINIUM**
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 7,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
9854 S 700 E, SANDY
SALT LAKE COUNTY, UTAH



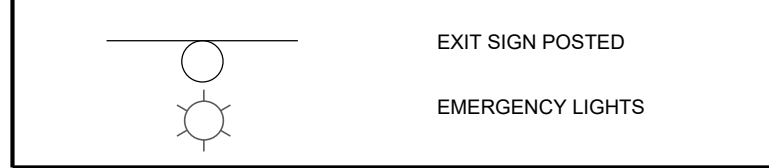
SALT LAKE COUNTY RECORDER

| | | | |
|--------------|--|------|------|
| RECORDED NO. | STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF | | |
| DATE | TIME | BOOK | PAGE |
| FEES | DEPUTY SALT LAKE COUNTY RECORDER | | |

VICINITY MAP: NOT TO SCALE

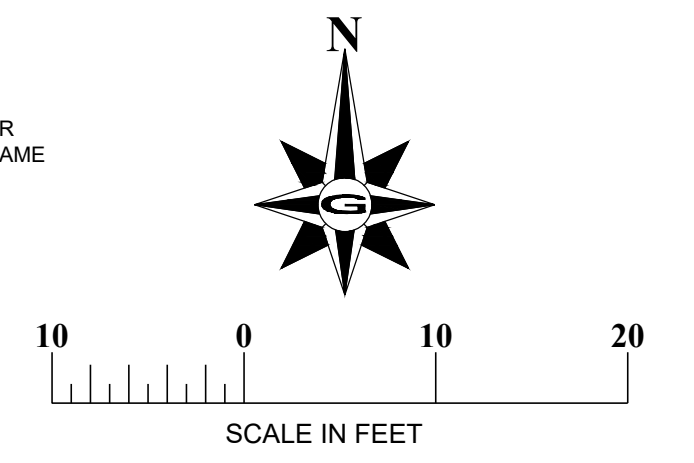
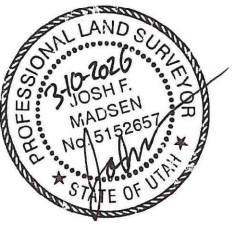
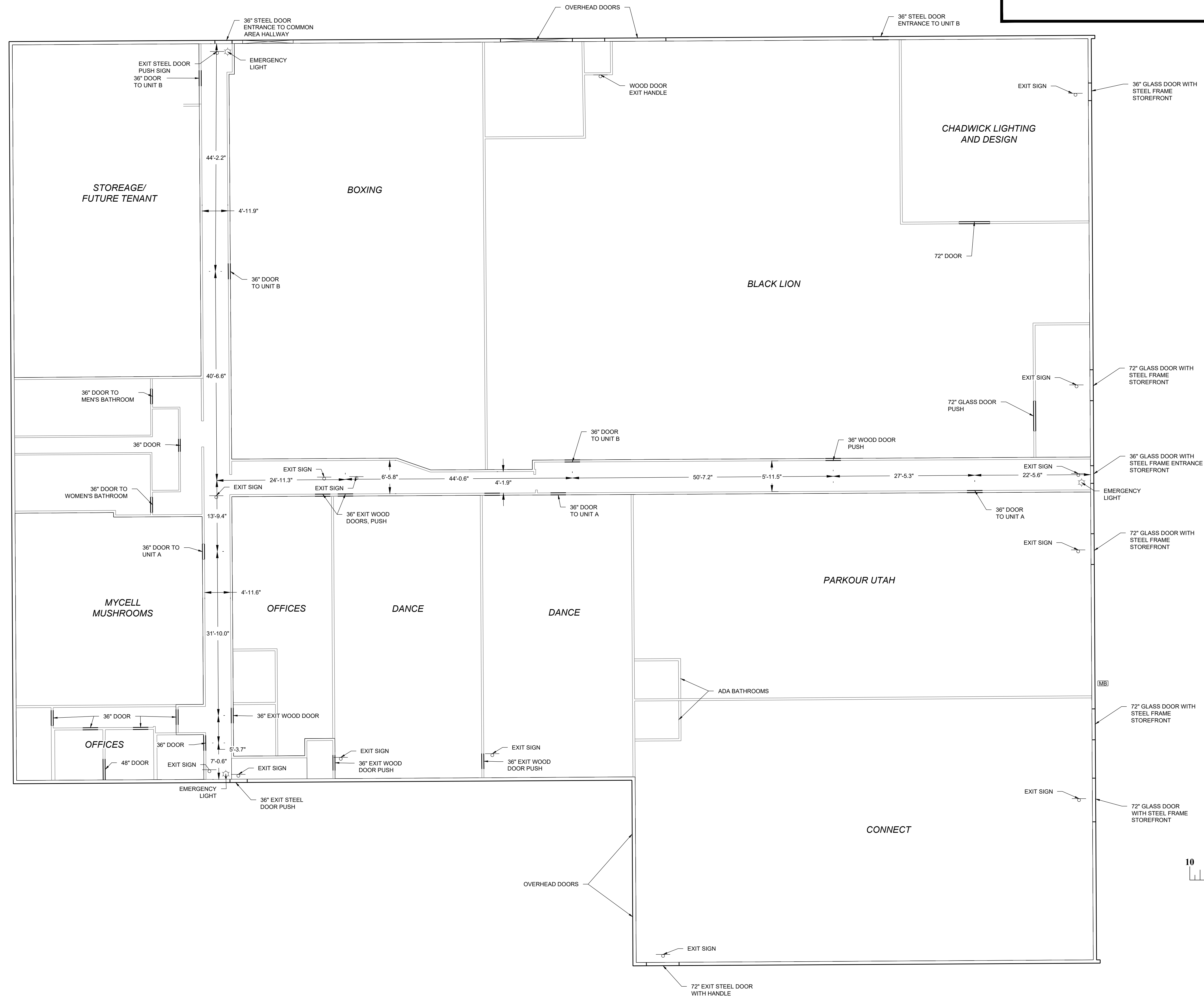


LEGEND



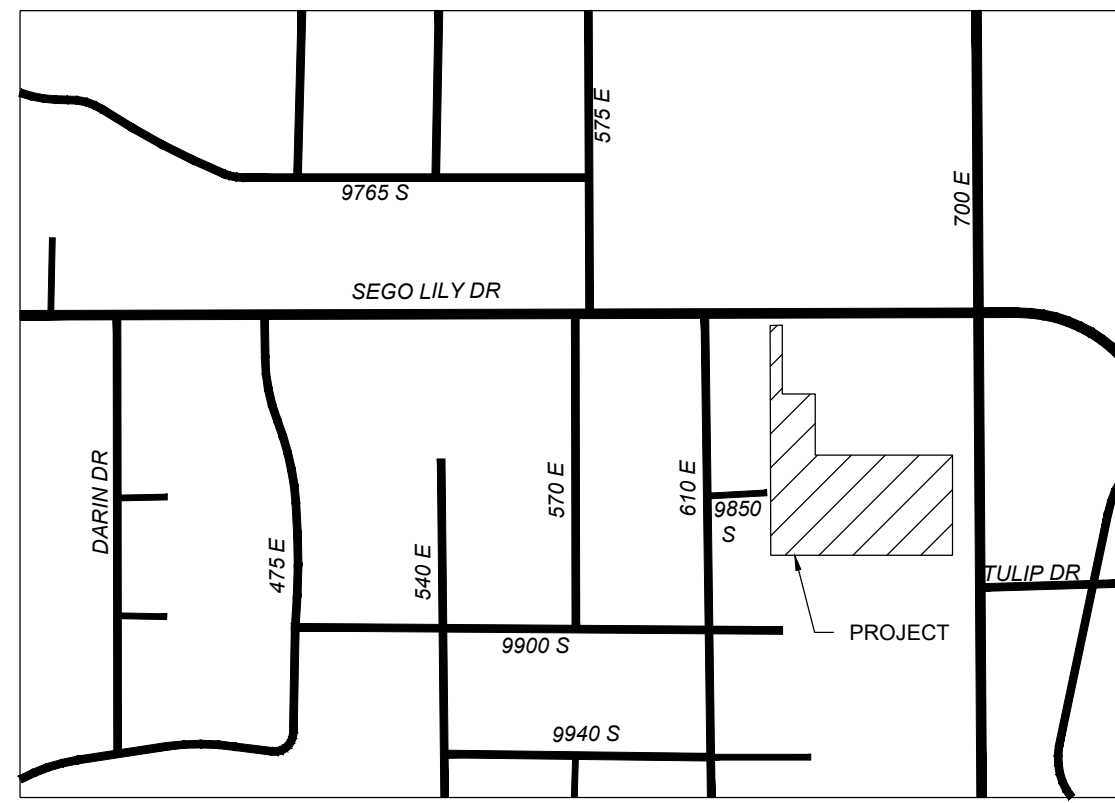
- NOTES:**
 1. SINGLE LEVEL BUILDING
 2. DETAILS ON THE ELECTRICAL, MECHANICAL, RESTROOM AND MAINTENANCE ARE PROVIDED PER THE OWNER. SEE THE CC & RS.

EGRESS EXHIBIT
9854 BUILDING LLC CONDOMINIUM
 9854 S 700 E, SANDY, UT
 LOCATED IN SOUTHEAST 1/4 OF SECTION 7,
 TOWNSHIP 3 SOUTH, RANGE 1 EAST
 SALT LAKE BASE & MERIDIAN
 SALT LAKE COUNTY, UTAH



| | |
|---------------|----------------|
| DATE: | MARCH 10, 2026 |
| PROJECT FILE: | 150.007.25 |
| FIELD: | BC/JB/DM |
| DRAFTED: | JB/KM |
| CHECKED: | JB |
| APPROVED: | JFM |

VICINITY MAP: NOT TO SCALE



CENTER CORNER OF SECTION 7 T3S, R1E, SLB&M FOUND 2.5" STANDARD FLAT BRASS CAP MONUMENT IN RING & LID "RESET 8/2002"

| LEGEND | |
|--------|--|
| | SECTION CORNER (LOCATED) |
| | SECTION CORNER (NOT-LOCATED) |
| | STREET MONUMENT |
| | MONUMENT, AS NOTED |
| | UDOT OR BOR MONUMENT, AS NOTED |
| | PROPERTY CORNER (SET) |
| | REBAR W/ CAP "GILSON ENG" NAIL & WASHER "GILSON ENG" LEAD PLUG |
| | PROPERTY CORNER (FOUND, AS NOTED) |
| | POWER POLE |
| | GUY WIRE |
| | ELECTRICAL BOX |
| | POWER METER |
| | POWER MANHOLE |
| | STREET LIGHT POLE |
| | STREET LIGHT BOX |
| | TRAFFIC CONTROL BOX |
| | FIBER OPTIC BOX |
| | FIBER OPTIC PEDESTAL |
| | COMMUNICATIONS BOX |
| | COMMUNICATIONS PEDESTAL |
| | TELEPHONE BOX |
| | TELEPHONE PEDESTAL |
| | SIGN |
| | CATCH BASIN |
| | STORM DRAIN MANHOLE |
| | SEWER MANHOLE |
| | FIRE HYDRANT |
| | WATER/IRRIGATION VALVE |
| | WATER METER |
| | GAS METER |
| | MONUMENT LINE |
| | TIE LINE |
| | ROW LINE |
| | BOUNDARY LINE |
| | CENTERLINE |
| | EASEMENT/PROP. U.E. |
| | CHAIN LINK FENCE |
| | VINYLMOOD FENCE |
| | WIRE FENCE |
| | BLOCK FENCE |
| | CONCRETE |
| | WATER LINE |
| | SECONDARY WATER |
| | FIBER OPTIC LINE |
| | COMM. LINE |
| | OVERHEAD POWER |
| | UGRD POWER |
| | UGRD TELEPHONE |
| | GAS LINE |
| | STORM DRAIN LINE |
| | SEWER LINE |
| | CONTOUR, MAJOR |
| | CONTOUR, MINOR |
| | GRAVEL ROAD |
| | CONCRETE SURFACE |
| | ROOFLINE |

KEYNOTES

- △ POB OVERALL TITLE COMMITMENT DESCRIPTION
- △ POB RETRACEMENT AT THE POB LESS & EXCEPTING #2
- △ RETRACED BOUNDARY ALONG LESS & EXCEPTING #2
- △ RETRACED BOUNDARY ALONG LESS & EXCEPTING #2, IMPROVEMENTS EXTEND SOUTHERLY, NOT COINCIDENT WITH CURB LINE
- △ RETRACED BOUNDARY ALONG LESS & EXCEPTING #1
- △ RETRACED BOUNDARY ALONG LESS & EXCEPTING #2, IMPROVEMENTS EXTEND SOUTHERLY, NOT COINCIDENT WITH CURB LINE
- △ RETRACED BOUNDARY ALONG LESS & EXCEPTING #3
- △ LESS & EXCEPTING #3
- △ OVERALL TITLE COMMITMENT DESCRIPTION
- △ RETRACED BOUNDARY ALONG LOCATIVE CALL THE NORTH LINE BOOK 2856 PAGE 605 (RECORDED APRIL 13, 1997 AS ENTRY #2332560)
- △ RETRACED BOUNDARY ALONG LOCATIVE CALL TO THE LINE OF SANDY HEIGHTS NO. 6. RESIDENTIAL IMPROVEMENTS EXTEND TO THE WEST FACE OF A LONGSTANDING CONCRETE BLOCK WALL

EASEMENTS

- 14. RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES, AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES, THROUGH AND ACROSS A PORTION OF THE SUBJECT LAND, SAID RIGHT OF WAY AND EASEMENT GRANT RECORDED OCTOBER 14, 1980, AS ENTRY NO. 3489078, IN BOOK 5183, AT PAGE 694. SURVEYOR'S NOTE: AS SHOWN HEREON
- 15. EASEMENT IN FAVOR OF CURTIS INVESTMENT CORPORATION AND DAVID L. CURTIS FOR THE PURPOSE OF CONSTRUCTING A STORM DRAIN LINE AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MAY 11, 1987, AS ENTRY NO. 4454782, IN BOOK 5916, AT PAGE 740. SURVEYOR'S NOTE: DOCUMENT IS AMBIGUOUS IN TERMS OF WIDTH, THE HAND EDITS TO 5' HAVE BEEN DISREGARDED AND THE INTENT OF 10' UTILIZED. AS SHOWN HEREON
- 16. TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN THAT CERTAIN AGREEMENT OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED APRIL 7, 1994 AS ENTRY NO. 5788981 IN BOOK 6913 AT PAGE 2916. SURVEYOR'S NOTES: A. DOCUMENT INCLUDES USE AND SETBACK RESTRICTIONS THAT ARE NOT DEPICTED HEREON B. DOCUMENT INCLUDES A STORMWATER DRAINAGE EASEMENT THAT IS NOT SPECIFIC IN LOCATION AND NOT DEPICTED HEREON C. DOCUMENT INCLUDES ACCESS EASEMENTS OVER "ANY ALL DRIVEWAYS AND WALKWAYS". DRIVEWAYS AND WALKWAYS ARE GRAPHICALLY DEPICTED HEREON D. DOCUMENT INCLUDES A GENERAL UTILITY EASEMENT, AS SHOWN HEREON
- 17. RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES, AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES, THROUGH AND ACROSS A PORTION OF THE SUBJECT LAND, SAID RIGHT OF WAY AND EASEMENT GRANT RECORDED AUGUST 9, 1994, AS ENTRY NO. 5894686, IN BOOK 6997, AT PAGE 959. SURVEYOR'S NOTE: AS SHOWN HEREON
- 19. RIGHT OF WAY EASEMENT IN FAVOR OF PACIFICORP, AN OREGON CORPORATION, ITS SUCCESSORS AND ASSIGNS TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, SAID EASEMENT RECORDED SURVEYOR'S NOTE: AS SHOWN HEREON

RETRACEMENT DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 3 SOUTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN RECORDED APRIL 22, 2019 AS ENTRY #12971964 IN BOOK 10772 AT PAGE 484-486 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY. THE BASIS OF BEARINGS FOR THE FOLLOWING DESCRIPTION IS SOUTH 0°21'13" EAST BETWEEN THE EAST 1/4 CORNER AND SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 3 SOUTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

SAID PARCEL OF LAND IS MORE PARTICULARLY DESCRIBED BY RETRACEMENT SURVEY (TITLED "RECORD OF SURVEY- KIKA INVESTMENTS, L.L.C. & GABRIEL ESPINOZA PROPERTY, 9854 S 700 E, SANDY UTAH") TO BE FILED AT THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR AS BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO D&T AUTO SAVERS, LLC RECORDED SEPTEMBER 16, 1998 AS ENTRY #4648219 IN BOOK 7489 AT PAGE 2971 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY (NOW D&T HOLDINGS, INC RECORDED LINE 12, 2008 AS ENTRY #10452451 IN BOOK 9816 AT PAGE 8288-8289). SAID POINT OF BEGINNING IS FURTHER DESCRIBED AS SOUTH 89°56'11" WEST 275.00 FEET, SOUTH 0°21'13" EAST 33.00 FEET AND SOUTH 89°56'11" WEST 150.00 FEET FROM MONUMENT FOUND REPRESENTING THE EAST 1/4 CORNER OF SECTION 7, TOWNSHIP 3 SOUTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE SOUTH 0°21'13" EAST 150.00 FEET AND NORTH 89°56'11" EAST 70.93 FEET COINCIDENT WITH THE WEST AND SOUTH BOUNDARIES OF SAID PARCEL CONVEYED TO D&T AUTO SAVERS TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO AUTOZONE, INC. RECORDED APRIL 7, 1994 AS ENTRY #5788980 IN BOOK 6913 AT PAGE 2314 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY;

THENCE SOUTH 0°21'13" EAST 134.23 FEET AND NORTH 89°56'11" EAST 298.07 COINCIDENT WITH THE WEST AND SOUTH BOUNDARIES OF SAID PARCEL CONVEYED TO AUTOZONE TO THE WEST BOUNDARY OF THAT CERTAIN PARCEL CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION RECORDED JULY 14, 2005 AS ENTRY #9432724 IN BOOK 9159 AT PAGE 2530 AND RECORDED JULY 14, 2005 AS ENTRY #9432725 IN BOOK 9159 AT PAGE 2532 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY;

THENCE SOUTH 0°21'13" EAST 215.70 FEET COINCIDENT WITH WEST BOUNDARY OF SAID PARCEL CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION PARALLEL WITH AND 56.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE MONUMENT LINE OF 700 EAST STREET TO THE NORTHERLY BOUNDARY OF THE PROPERTY CONVEYED TO BACKMAN ABSTRACT AND TITLE COMPANY RECORDED MAY 14, 1970 AS ENTRY #2332560 IN BOOK 2856 AT PAGE 605 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY;

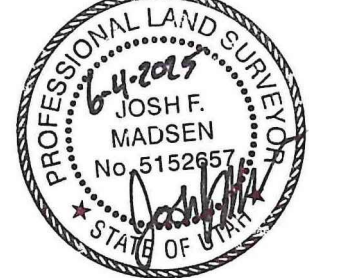
THENCE WEST 395.75 FEET COINCIDENT WITH THE NORTH BOUNDARY OF SAID PROPERTY CONVEYED TO BACKMAN ABSTRACT AND TITLE COMPANY TO THE EAST BOUNDARY OF SANDY HEIGHTS NO. 6 SUBDIVISION (RECORDED AUGUST 19, 1970 AS #2346577 IN PLAT BOOK # PAGE 2 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY)

THENCE NORTH 0°23'07" WEST 499.50 FEET COINCIDENT WITH EAST BOUNDARY OF SAID SANDY HEIGHT NO. 6 SUBDIVISION TO THE SOUTH LINE OF 9800 SOUTH STREET; THENCE NORTH 89°56'11" EAST 27.02 FEET TO THE POINT OF BEGINNING

WITH AN AREA OF 2,352 ACRES OR 102,466 S.F.

RECORD OF SURVEY
KIKA INVESTMENTS, L.L.C. & GABRIEL ESPINOZA PROPERTY
 9854 S 700 E
 SANDY, UTAH
 SALT LAKE COUNTY PARCELS: 28-07-428-017-000
 LOCATED IN SOUTHEAST 1/4 OF SECTION 7
 TOWNSHIP 3 SOUTH RANGE 1 EAST
 SALT LAKE BASE & MERIDIAN
 SALT LAKE COUNTY, UTAH

SURVEYOR'S CERTIFICATE:
 I, JOSH F. MADSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152657, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER'S OR OWNER'S AGENT, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAN. I FURTHER CERTIFY THAT THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



JOSH F. MADSEN
LICENSE NO. 5152657

NARRATIVE:
 PROJECT SCOPE:
 THIS SURVEY WAS REQUESTED BY KEN CHAPMAN FOR THE PURPOSE OF RETRACING THE BOUNDARIES OF THE SUBJECT PROPERTY AS PART OF A CONDOMINIUM PLATTING PROJECT.

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 00°21'13" EAST BETWEEN THE EAST 1/4 CORNER AND SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 3 SOUTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

PROJECT CONTROL: WAS ESTABLISHED WITH RTK GNSS OBSERVATIONS. HORIZONTAL CONTROL HAS BEEN SCALED TO GROUND AT THE EAST 1/4 CORNER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN.

THE PROJECT BENCHMARK ELEVATION IS PER SALT LAKE COUNTY SURVEYOR TIE SHEET 351E0706 DOWNLOADED APRIL 19, 2025 ESTABLISHED ON SITE BY RTK OBSERVATION. FIELD DATA WAS GATHERED APRIL 22-23 AND MAY 2, 2025 UTILIZING RTK GNSS. TOTAL STATION DATA & UAV DERIVED PHOTOGRAMMETRY DATA COLLECTION. THE EAST 1/4 CORNER AND SOUTHEAST CORNER OF SECTION 7 WERE LOCATED AS PART OF A PREVIOUS SURVEY FILED AS SLC# S2024-11-0757

THE NOTATION (R) REFERS TO A RECORD DIMENSION PER REFERENCE DOCUMENT. THE NOTATION (TC) REFERS TO A DIMENSION PER TITLE COMMITMENT.

THE DEPICTION OF FOUND RETRACEMENT CORNERS SHOULD NOT BE CONSTRUED AS A BOUNDARY DETERMINATION. THE SURVEYOR'S CERTIFICATE APPLIES ONLY TO THE RETRACEMENT OF THE SUBJECT PROPERTY.

UTILITIES DEPICTED ARE FOR GRAPHICAL INFORMATION ONLY. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN HEREON. ADDITIONAL ABOVE GROUND OR BURIED UTILITIES OR STRUCTURES MAY EXIST THAT ARE NOT SHOWN HEREON. NOTIFY BLUESTAKES PRIOR TO ANY EXCAVATION.

ROAD STRIPING, CURB & GUTTER, SIDEWALKS ETC. ARE GRAPHICALLY DEPICTED BASED ON ORTHO-RECTIFIED IMAGERY.

LEGAL DESCRIPTION
 PER COTTONWOOD TITLE INSURANCE AGENCY, INC. FILE NO. 187112-MCP WITH COMMITMENT DATE JANUARY 31, 2025 AT 7:30 AM

COMMENCING AT A POINT 275 FEET WEST AND 33 FEET SOUTH FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°20'45" EAST 150 FEET, THENCE EAST 225 FEET TO THE WEST LINE OF 700 EAST STREET, THENCE SOUTH 00°20'45" EAST 356 FEET, MORE OR LESS, TO THE CORNER OF THE PROPERTY CONVEYED TO BACKMAN ABSTRACT AND TITLE COMPANY BY WARRANTY DEED RECORDED IN BOOK 2856 AT PAGE 605, AS ENTRY NO. 2332560, OFFICIAL RECORDS; THENCE WEST 401 7/2 FEET, THENCE NORTH 00°23'07" WEST 500 FEET ALONG THE EAST LINE OF SANDY HEIGHTS NO. 6, ACCORDING TO THE OFFICIAL PLAT THEREOF, TO THE SOUTH LINE OF 9800 SOUTH STREET; THENCE EAST ALONG THE SOUTH LINE OF SAID 9800 SOUTH STREET 177.04 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT CERTAIN PARCEL CONVEYED TO AUTOZONE, INC. A NEVADA CORPORATION AS DISCLOSED BY THAT CERTAIN WARRANTY DEED DATED APRIL 7, 1994 AS ENTRY NO. 5788980 IN BOOK 6913 AT PAGE 2314, AND RECORDED APRIL 13, 1997 AS ENTRY NO. 5793973 IN BOOK 6917 AT PAGE 1437, SALT LAKE COUNTY RECORDER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN SECTION 7, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 7, THENCE SOUTH 89°56'11" WEST, A DISTANCE OF 352.94 FEET ALONG THE QUARTER SECTION LINE; THENCE SOUTH A DISTANCE OF 183.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°56'11" EAST A DISTANCE OF 301.07 FEET; THENCE SOUTH 00°21'13" EAST A DISTANCE OF 134.23 FEET; THENCE SOUTH 89°56'11" WEST A DISTANCE OF 301.07 FEET; THENCE NORTH 00°21'13" WEST A DISTANCE OF 134.23 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT CERTAIN PARCEL CONVEYED TO D & T AUTO SAVERS, LLC AS DISCLOSED BY THAT CERTAIN WARRANTY DEED DATED SEPTEMBER 12, 1998 AND RECORDED SEPTEMBER 16, 1998 AS ENTRY NO. 4454782 IN BOOK 7489 AT PAGE 2971, SALT LAKE COUNTY RECORDER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF 9800 SOUTH STREET, WHICH POINT IS SOUTH 89°56'11" WEST 275.00 FEET AND SOUTH 00°21'13" EAST 33.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°21'13" EAST 150 FEET; THENCE SOUTH 89°56'11" WEST 150.00 FEET; THENCE NORTH 00°21'13" WEST 150.00 FEET; THENCE NORTH 89°56'11" EAST 150.00 FEET TO THE POINT OF BEGINNING.

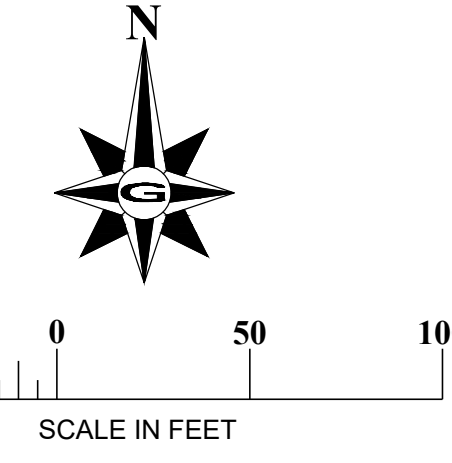
ALSO LESS AND EXCEPTING THEREFROM THAT CERTAIN PARCEL CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION AS DISCLOSED BY THAT CERTAIN WARRANTY DEED DATED JUNE 9, 2005 AND RECORDED JULY 14, 2005 AS ENTRY NO. 9432724 IN BOOK 9159 AT PAGE 2530, AND BY WARRANTY DEED RECORDED JULY 14, 2005 AS ENTRY NO. 9432725 IN BOOK 9159 AT PAGE 2532, SALT LAKE COUNTY RECORDER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST BOUNDARY CORNER OF SAID ENTIRE TRACT AT A POINT 183.00 FEET SOUTH 00°21'13" EAST ALONG THE SECTION LINE, AND 53.00 FEET SOUTH 89°56'11" WEST AND 134.23 FEET SOUTH 00°21'13" EAST FROM THE EAST QUARTER CORNER OF SAID SECTION 7, AND RUNNING THENCE SOUTH 00°21'13" EAST 215.76 FEET TO THE SOUTHEAST BOUNDARY CORNER OF SAID ENTIRE TRACT, THENCE SOUTH 89°56'11" WEST 3.00 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 00°21'13" WEST (BASIS OF BEARING) 215.76 FEET ALONG MONUMENT LINE OF 700 EAST STREET TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 89°56'11" EAST 3.00 FEET TO THE POINT OF BEGINNING.

- REFERENCES**
- SANDY HEIGHTS NO. 6 SUBDIVISION, RECORDED AUGUST 19, 1970 AS # 2346577 IN PLAT BOOK # PAGE 2 AT THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY.
 - SALT LAKE COUNTY SURVEYOR FILE # S2004-11-0774
 - SALT LAKE COUNTY SURVEYOR FILE # S2006-12-1020

| | |
|-----------------------------|-------------------|
| DATE: APRIL 23, 2025 | |
| PROJECT FILE: 150.007.25 | |
| FIELD: DMBC | DRAFTED: JB/KM |
| CHECKED: JB | APPROVED: JFM |



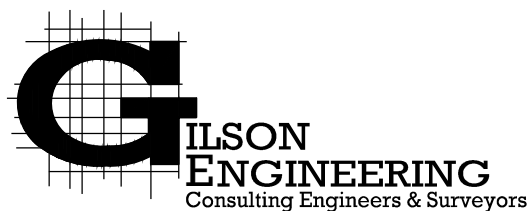
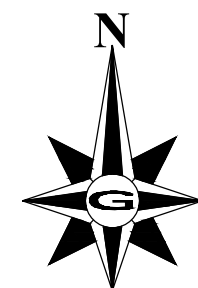
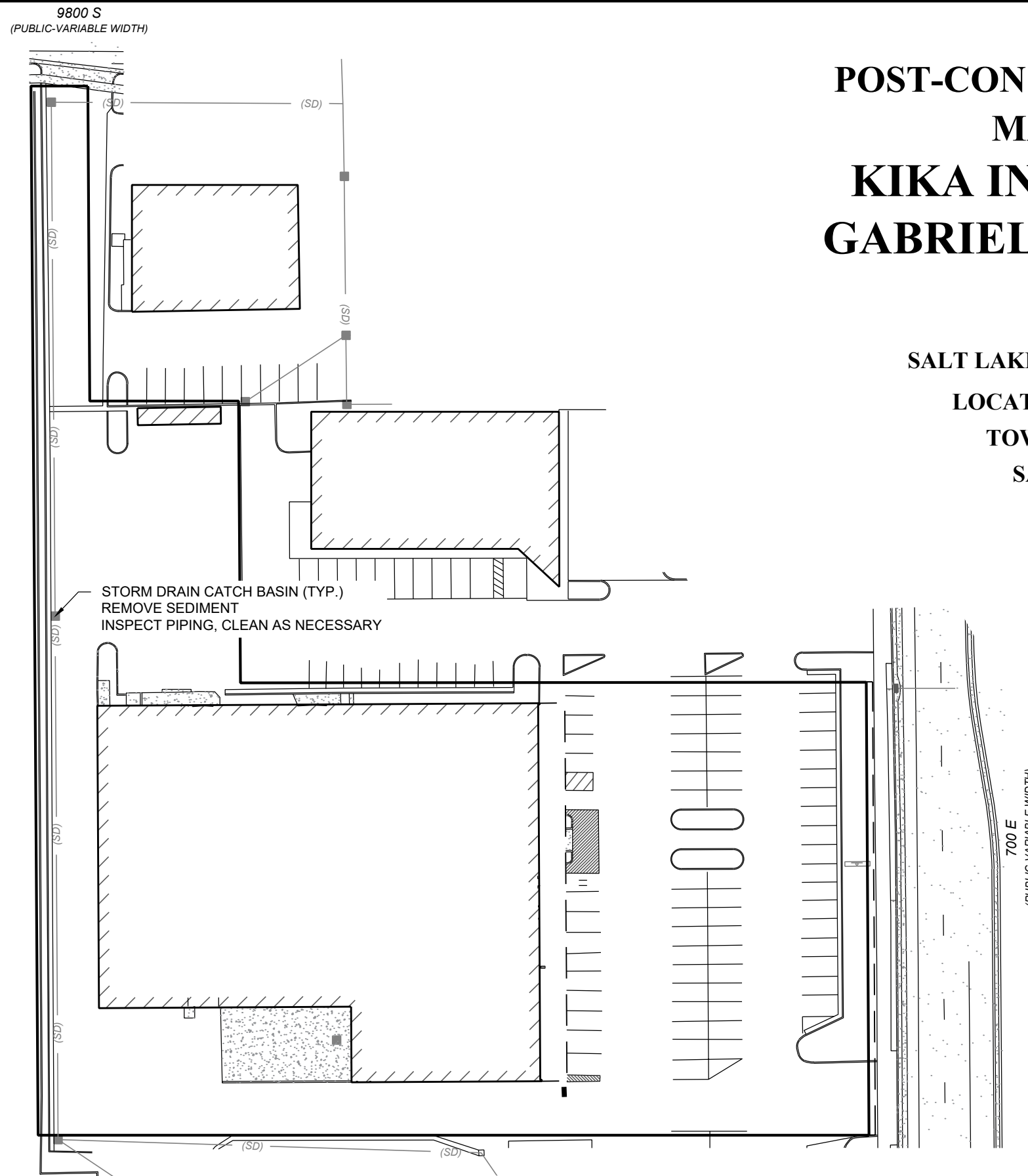
GILSON ENGINEERING
 Consulting Engineers & Surveyors
 12401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020
 PHONE: (801) 571-8414 FAX: (801) 571-8449

EXHIBIT C
POST-CONSTRUCTION STORM WATER
MAINTENANCE PLAN
KIKA INVESTMENTS, L.L.C. &
GABRIEL ESPINOZA PROPERTY

9854 S 700 E
 SANDY, UTAH

SALT LAKE COUNTY PARCEL: 28-07-428-017-0000

LOCATED IN SOUTHEAST $\frac{1}{4}$ OF SECTION 7
 TOWNSHIP 3 SOUTH RANGE 1 EAST
 SALT LAKE BASE & MERIDIAN
 SALT LAKE COUNTY, UTAH



12401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020
 PHONE: (801) 571-9414 FAX: (801) 571-9449



Community Strategy Group
470 W 200 N STE 64, Salt Lake City, UT 84103
david@consulting-csg.com|3854551939
consulting-csg.com

2025 Reserve Study Report

9854 S Building LLC

Level I - Full | 9854 700 East, Sandy, UT 84070

January 15, 2026

Fiscal Year 2025

December 31, 2024 - December 30, 2025



POWERED BY



ALL-IN-ONE RESERVE STUDY SOFTWARE

PROPFUSION.COM



A Message to 9854 S Building LLC

Dear Board Members,

Community Strategy Group is pleased to provide this Reserve Study proposal for your Association. A properly funded reserve plan is the cornerstone of responsible community management—helping boards avoid special assessments, protect property values, and plan confidently for the future.

Deferred maintenance is costly—on average, repairs delayed beyond their scheduled lifecycle cost up to six times more than timely replacements. A well-executed reserve study ensures your community stays ahead of those expenses rather than reacting to them.

We look forward to partnering with you to build a sustainable, data-driven plan that keeps your community strong for years to come.

Plumbing, Electrical, Structural, and HVAC systems were inspected by an independent licensed contractor, Connect Building Services. Community Strategy Group is not liable for these findings. Report available upon request.

Sincerely,

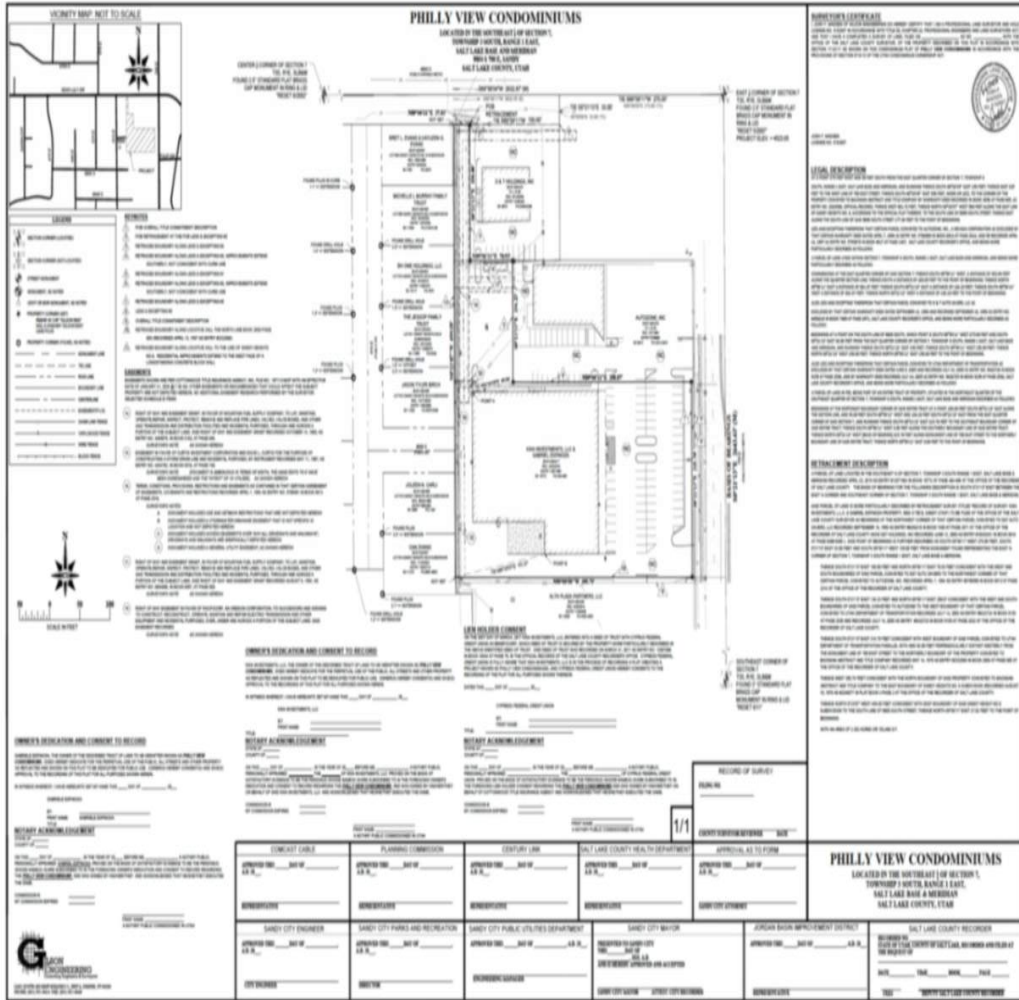
Community Strategy Group





david@consulting-csg.com | 3854551939



9854 S Building LLC

Sandy, 84070



| | | | |
|---|---|--|--|
|  Date built 1995 |  Units 2 |  Report Level I |  City Sandy |
|---|---|--|--|

This map is provided for informational and planning purposes only. It is not intended to be used for description, conveyance, authoritative definition of legal boundary, or property title. This is not a survey product and is not to be construed or used as a legal description.



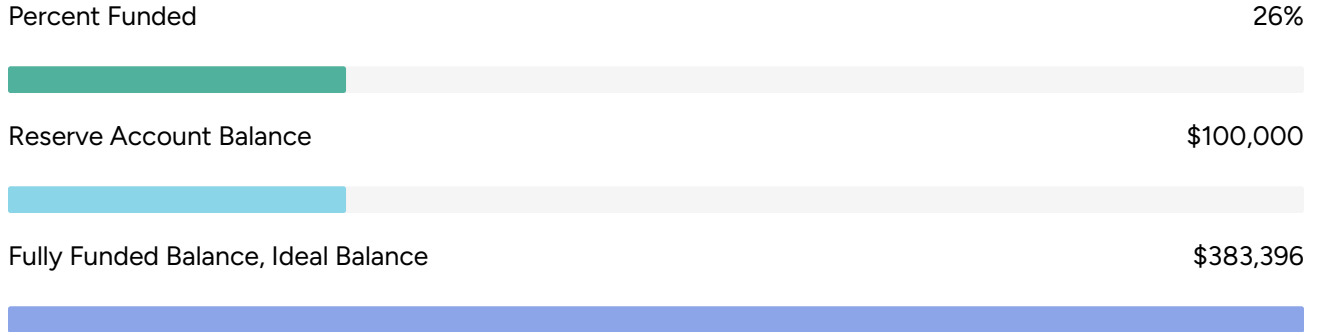
Executive Summary

The Executive Summary provides a concise snapshot of the key details and findings of this Reserve Study. It is designed to give your association's board members and stakeholders a clear understanding of the community's financial position and the steps needed to ensure long-term sustainability.

On these pages, you'll find the breakdown of the critical components that shape your reserve funding plan.



Reserve Fund Strength



Percent funded in reserve studies refers to the ratio of the current reserve fund balance to the Fully Funded Balance, expressed as a percentage.

Financial Assumptions

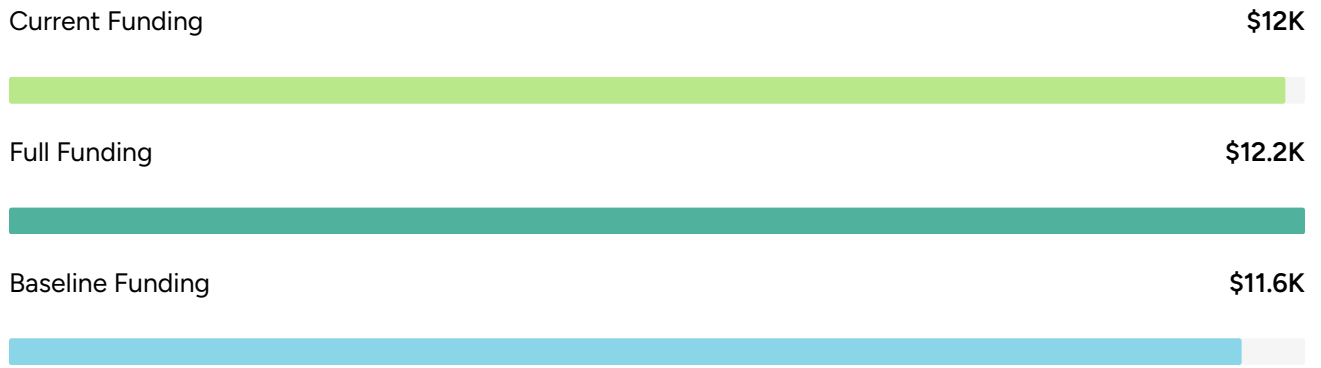
Inflation rate is based upon the average annual increase of the Consumer Price Index (CPI) over the last 30-years, as published by the US Bureau of Labor Statistics (www.labor.gov).

Inflation Rate
4.5%

Projection Period
30 years

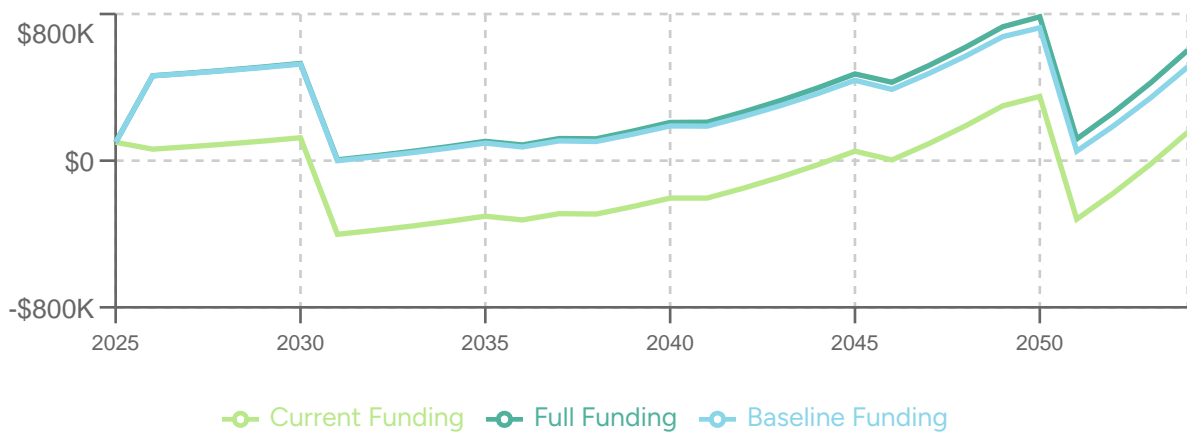


Reserve Contributions



We recommend that reserve contributions be evenly distributed between members over the life of a community. An ideal contribution range is provided to help establish fair and equitable reserve contributions moving forward.

Reserve Account Projection



This graph projects the reserve account balances over time under various custom funding plans, illustrating the long-term impact of different contribution strategies.



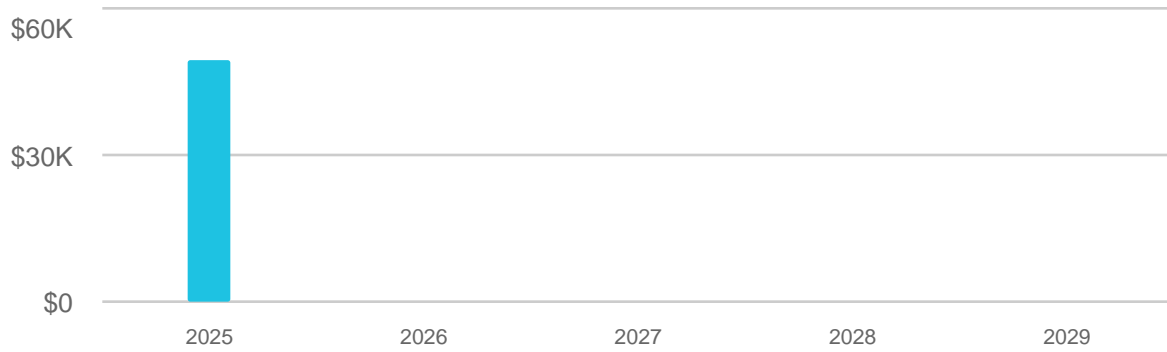
Five Year Outlook

The Five Year Outlook provides a detailed projection of your community's anticipated reserve expenditures over the next five years. This section offers a year-by-year breakdown of major component replacements and maintenance costs, enabling your association to plan ahead and allocate resources effectively.

By outlining the timing and cost of significant expenses, we help ensure your community is prepared to address its short and long-term financial responsibilities.

Five Year Outlook

Annual reserve expenditures



This chart presents the projected annual reserve expenditures for all components over the next five years, reflecting the costs required to maintain and replace community assets.



| Component Name | Category | Replacement cost |
|-------------------|-------------|---------------------|
| Year 2025 | | Total Cost \$49,401 |
| Asphalt Seal Coat | Parking Lot | \$25,865 |
| Painting: 2 Coats | Structure | \$23,537 |
| Year 2026 | | No Expenses |
| Year 2027 | | No Expenses |
| Year 2028 | | No Expenses |
| Year 2029 | | No Expenses |



Introduction to Reserve Studies

A reserve study is a vital planning tool that helps board members and property owners ensure the long-term financial health and maintenance of their shared assets. It serves as a comprehensive roadmap for understanding the condition, lifespan, and future repair or replacement costs of a community's physical components.

By fostering proactive planning and budgeting, reserve studies protect communities from unexpected expenses and financial instability, while promoting transparency and trust among homeowners.

Key Benefits of Reserve Studies

A reserve study is a planning tool that helps property owners, association managers, and board members ensure the long-term financial health and maintenance of their shared assets. It serves as a comprehensive roadmap for understanding the condition, lifespan, and future repair or replacement costs of a community's physical components. By fostering proactive planning and budgeting, reserve studies protect communities from unexpected expenses and financial instability, while promoting transparency and trust among homeowners.



Financial Stability

By forecasting future repair and replacement costs, reserve studies help associations avoid unexpected expenses and funding shortfalls. This proactive approach reduces the need for special assessments or loans, which can place a financial burden on homeowners.



Effective Resource Allocation

Reserve studies allow associations to prioritize repairs and replacements based on the condition and urgency of each component. This ensures funds are allocated efficiently and that critical assets are maintained without unnecessary delays.



Transparency and Trust

A detailed breakdown of the reserve fund, including projected costs and funding strategies, demonstrates that the association is responsible and proactive in managing community finances. This transparency fosters trust and a sense of community among homeowners.



Property Value Protection

Well-maintained assets contribute to higher property values, marketability, and overall homeowner satisfaction. Reserve studies play a key role in ensuring that these assets remain in good condition over time.



Compliance with Standards

Many jurisdictions and governing bodies require regular reserve studies to ensure associations are adequately funded. By adhering to these standards, associations can avoid legal and regulatory issues.

Key Benefits of Reserve Studies

When undertaking a reserve study, it is essential to define goals and outcomes in an effort to maximize the report's effectiveness and ensure it delivers meaningful value to the community. Establishing specific objectives allows association managers and board members to plan more effectively for the future, ensuring that sufficient funds are available to properly maintain shared property and assets over the long term.

A successful reserve study begins with clear goals and desired outcomes. These include:

- **Condition Assessment:** Identifying the current state and remaining useful life of each component. This enables associations to plan for necessary repairs and replacements with minimal disruption.
- **Funding Analysis:** Determining whether the reserve account has sufficient funds to cover anticipated expenses. If deficiencies are identified, associations can take steps to address them through increased assessments, revised budgets, or cost-saving measures.
- **Proactive Planning:** Ensuring that the reserve fund is adequately prepared for future needs. This reduces financial stress on homeowners and prevents crises that could arise from inadequate planning.
- **Community Trust:** Demonstrating fiscal responsibility and transparency through a detailed and accessible reserve study report. This builds confidence among homeowners and promotes collaboration within the community.

Key Components of a Reserve Study

A reserve study is built on two fundamental analyses: the **Physical Analysis** and the **Financial Analysis**. These components work together to provide a comprehensive picture of a community's shared assets, and the financial strategies required to maintain them.

Physical Analysis

The physical analysis focuses on the community's tangible assets, examining their condition, lifespan, and maintenance needs. This process includes the following:

- 1 Component Inventory
 - Identifying all major components maintained by the association, such as roofs, HVAC systems, parking lots, elevators, pool equipment, recreational facilities, plumbing, and electrical systems.
 - Each component is evaluated to ensure it meets the criteria for inclusion, such as being part of shared property, having a predictable lifecycle, and requiring significant funds for maintenance or replacement.
- 2 Condition Assessment
 - Determining the current state of each component, including visible wear and tear, structural integrity, and functional performance.
 - This step often involves on-site inspections conducted by engineers, architects, reserve specialists or other qualified professionals to provide accurate and objective assessments.
- 3 Useful Life Evaluation
 - Estimating the remaining useful life of each component based on its age, condition, and historical performance.
 - This evaluation considers environmental factors, usage patterns, and industry standards to forecast when maintenance, repair, or replacement will be needed.
- 4 Cost Estimation
 - Calculating the cost of repairing or replacing each component at the appropriate time. These estimates account for inflation, market trends, labor costs, and material prices to ensure the projections are realistic.
 - Accurate cost estimation allows associations to prepare for future expenditures and allocate funds appropriately.

Financial Analysis

The financial analysis connects the physical assessment of assets to the funding strategies required to meet future obligations. It includes:

- 1 Reserve Fund Status Assessment
 - Evaluating the current reserve fund balance and comparing it to the anticipated costs of future repairs and replacements.
 - This step provides a snapshot of the association's financial health, highlighting any existing funding deficiencies.
- 2 Funding Strategy Development
 - Recommending tailored funding plans that align with the association's financial goals and regulatory requirements. Common strategies include:
 - **Full Funding:** Ensuring that the reserve fund contains 100% of the projected costs for all components at any given time.
 - **Baseline Funding:** Maintaining a reserve balance that never falls below zero while covering future obligations.
 - **Threshold Funding:** Establishing a minimum reserve fund level above zero to provide an additional safety margin.
- 3 Cash Flow Analysis
 - Creating a cash flow projection that outlines how reserve funds will be collected, allocated, and spent over time. This analysis helps associations manage resources efficiently and avoid cash shortages.
- 4 Funding Recommendations
 - Offering actionable recommendations to ensure financial stability, such as adjusting assessment rates, implementing special assessments, or revising expenditure plans.

By combining the detailed insights from the **Physical Analysis** with the strategic planning of the **Financial Analysis**, a reserve study provides associations with a clear, actionable roadmap. This enables proactive maintenance, financial stability, and a well-managed community that benefits all residents.



Component List

The Component List provides a comprehensive inventory of all shared property assets included in this Reserve Study. Each component is detailed with its useful life, remaining useful life, quantity, unit cost, and current replacement cost.

This section enables board members to understand the condition and expected expenses for maintaining or replacing these assets, forming the foundation of the reserve fund analysis and planning.



Component List

| Name | UL | RUL | Quantity | Change Percent | Unit Cost | Current Cost |
|------------------------------|----------|----------|-----------|----------------|-----------|--------------|
| STRUCTURE | | | | | | |
| Roof Replacement: TPO 60 MIL | 20 years | 5 years | 34848 SF | 100% | \$6.25 | \$217,800 |
| Roof Removal | 20 years | 5 years | 34848 SF | 100% | \$0.64 | \$22,302.72 |
| Painting: 2 Coats | 12 years | 0 years | 16812 SF | 100% | \$1.4 | \$23,536.8 |
| Structure | 75 years | 44 years | 0 LF | 100% | \$0.00 | \$0.00 |
| Electrical | 75 years | 44 years | 0 LF | 100% | \$0.00 | \$0.00 |
| Plumbing | 75 years | 44 years | 0 LF | 100% | \$0.00 | \$0.00 |
| HVAC | 20 years | 10 years | 0 null | 100% | \$0.00 | \$0.00 |
| PARKING LOT | | | | | | |
| Asphalt Seal Coat | 5 years | 0 years | 58783 .SF | 100% | \$0.44 | \$25,864.52 |
| Asphalt Replacement | 50 years | 5 years | 58783 SF | 100% | \$2.46 | \$144,606.18 |
| Sidewalk | 15 years | 5 years | 2035 SF | 100% | \$3.17 | \$6,450.95 |
| Concrete Curbing | 15 years | 5 years | 13 CY | 100% | \$251.15 | \$3,264.95 |
| Loading Dock Driveway | 15 years | 5 years | 2148 SF | 100% | \$8.26 | \$17,742.48 |
| Cinder Block Wall | 40 years | 10 years | 21 LF | 100% | \$121.57 | \$2,552.97 |
| Parking Lot Lights 20' | 40 years | 10 years | 2 Each | 100% | \$2,367.6 | \$4,735.2 |



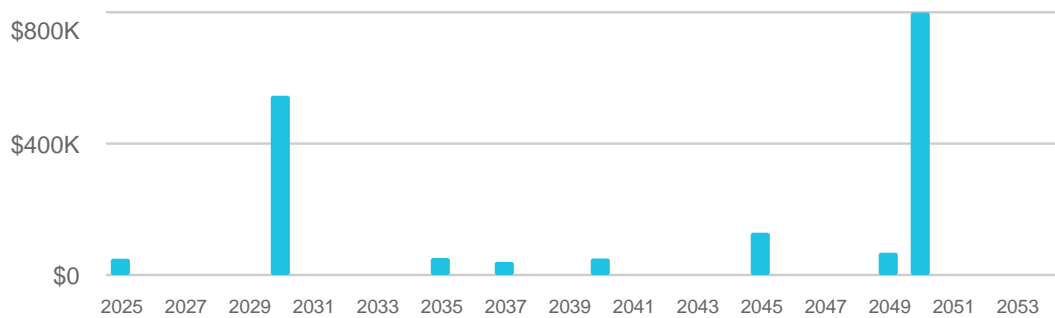
Anticipated Expenditure

The Anticipated Expenditure section provides a comprehensive projection of expected costs for maintaining and replacing shared property components over a 30-year period. This section includes annual reserve expenditures broken down by components, detailing useful life, remaining useful life, and current replacement costs.

By understanding these long-term projections, board members can effectively plan contributions and ensure the financial stability of the community for decades to come.



Annual reserve expenditures



This chart shows the projected annual reserve expenditures over a 30-year period, highlighting the anticipated costs required to maintain and replace community assets. Recommendations are provided to ensure fair and equitable reserve contributions across the community's lifespan.

| Component Name | Category | Replacement cost |
|------------------------------|-------------|----------------------|
| Year 2025 | | Total Cost \$49,401 |
| Asphalt Seal Coat | Parking Lot | \$25,865 |
| Painting: 2 Coats | Structure | \$23,537 |
| Year 2026 | | No Expenses |
| Year 2027 | | No Expenses |
| Year 2028 | | No Expenses |
| Year 2029 | | No Expenses |
| Year 2030 | | Total Cost \$545,867 |
| Asphalt Seal Coat | Parking Lot | \$32,232 |
| Asphalt Replacement | Parking Lot | \$180,206 |
| Sidewalk | Parking Lot | \$8,039 |
| Concrete Curbing | Parking Lot | \$4,069 |
| Roof Replacement: TPO 60 MIL | Structure | \$271,418 |
| Roof Removal | Structure | \$27,793 |
| Loading Dock Driveway | Parking Lot | \$22,110 |



| Component Name | Category | Replacement cost |
|------------------------|-------------|---------------------|
| Year 2031 | | No Expenses |
| Year 2032 | | No Expenses |
| Year 2033 | | No Expenses |
| Year 2034 | | No Expenses |
| Year 2035 | | Total Cost \$51,485 |
| Asphalt Seal Coat | Parking Lot | \$40,167 |
| Cinder Block Wall | Parking Lot | \$3,965 |
| Parking Lot Lights 20' | Parking Lot | \$7,354 |
| HVAC | Structure | \$0 |
| Year 2036 | | No Expenses |
| Year 2037 | | Total Cost \$39,916 |
| Painting: 2 Coats | Structure | \$39,916 |
| Year 2038 | | No Expenses |
| Year 2039 | | No Expenses |
| Year 2040 | | Total Cost \$50,055 |
| Asphalt Seal Coat | Parking Lot | \$50,055 |
| Year 2041 | | No Expenses |
| Year 2042 | | No Expenses |
| Year 2043 | | No Expenses |
| Year 2044 | | No Expenses |



| Component Name | Category | Replacement cost |
|------------------------------|-------------|----------------------|
| Year 2045 | | Total Cost \$128,600 |
| Asphalt Seal Coat | Parking Lot | \$62,378 |
| Sidewalk | Parking Lot | \$15,558 |
| Concrete Curbing | Parking Lot | \$7,874 |
| Loading Dock Driveway | Parking Lot | \$42,790 |
| Year 2046 | | No Expenses |
| Year 2047 | | No Expenses |
| Year 2048 | | No Expenses |
| Year 2049 | | Total Cost \$67,692 |
| Painting: 2 Coats | Structure | \$67,692 |
| Year 2050 | | Total Cost \$799,347 |
| Asphalt Seal Coat | Parking Lot | \$77,734 |
| Roof Replacement: TPO 60 MIL | Structure | \$654,584 |
| Roof Removal | Structure | \$67,029 |
| Year 2051 | | No Expenses |
| Year 2052 | | No Expenses |
| Year 2053 | | No Expenses |
| Year 2054 | | No Expenses |



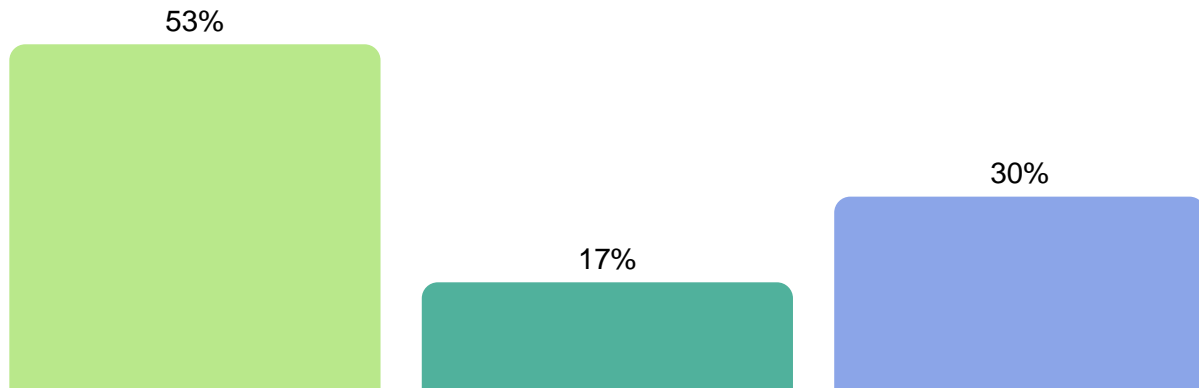
Reserve Expenses

The Anticipated Expenditure section provides a comprehensive projection of expected costs for maintaining and replacing shared property components over a 30-year period. This section includes annual reserve expenditures broken down by components, detailing useful life, remaining useful life, and current replacement costs.

By understanding these long-term projections, board members can effectively plan contributions and ensure the financial stability of the community for decades to come.

Reserve Expenses Summary

Major Expenses



Roof Replacement: TPO 60 MIL

Asphalt Seal Coat

All other

| | |
|------------------------------|-----------|
| Asphalt Seal Coat | \$288,430 |
| Roof Replacement: TPO 60 MIL | \$926,002 |

Breakdown is based upon the average annual cost of the reserve component and serves to highlight the significance of the association's two largest expenses.

Expense Category Breakdown

| Category | Amount/Share |
|---|------------------|
| ● Roof Replacement: TPO 60 MIL | \$926,002 53% |
| ● Asphalt Seal Coat | \$288,430 17% |
| ● All Other | \$517,931 30% |



Reserve Account

Total Expenses over 30 years \$1,732,363

Average Annual Expense over 30 years \$57,745



Expenditures for major reserve components are outlined in greater details within the report. We recommend that the report is read in its entirety in order to understand how conclusions and results have been formulated.

Expense Outlook

Year 1-10, Short-term expenses \$595,269



Year 11-20, Mid-term expenses \$141,456



Year 21-30, Long-term expenses \$995,639



The timing and significance of expenses will help the association in establishing investment windows and timelines for adequately saving for anticipated expenses.



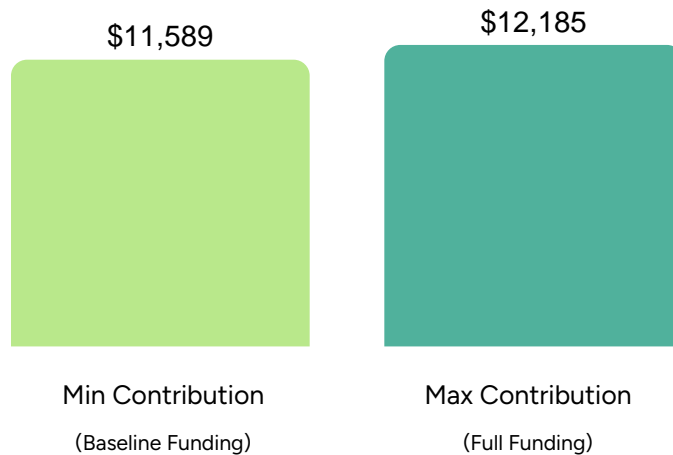
Funding Summary

The Funding Summary provides an analysis of your community's reserve fund balance, highlighting current contributions, minimum funding levels, and the target for full funding. This section includes the current balance, the fully funded balance, and the percent funded, offering a clear picture of the community's financial health.

By understanding these funding benchmarks, board members can evaluate the adequacy of reserve contributions and take proactive steps to meet the long-term needs of the association.

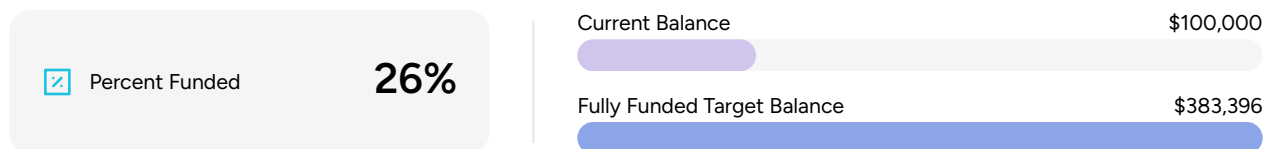
Funding Summary

How much should you contribute to reserves?



We recommend that reserve contributions be evenly distributed between members over the life of a community. An ideal contribution range is provided to help establish fair and equitable reserve contributions moving forward. Any special assessments planned or otherwise factored into the reserve study, are in addition to the contribution amounts above.

How well funded are you?



Percent funded in reserve studies refers to the ratio of the current reserve fund balance to the Fully Funded Balance, expressed as a percentage.



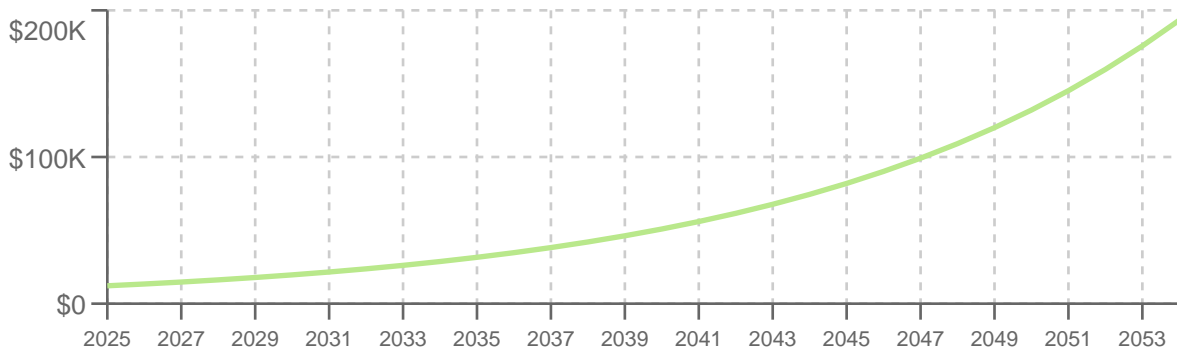
Funding Models

The Funding Models section explores multiple strategies for reserve fund contributions, including Baseline Funding, Fully Funded models, and any Custom Funding Plans created for your community. Each model outlines projected balances, contributions, expenses, and funding levels over the 30-year study period.

By comparing these scenarios, board members can assess the financial implications of each approach and select a plan that best meets the community's long-term needs while maintaining financial stability.

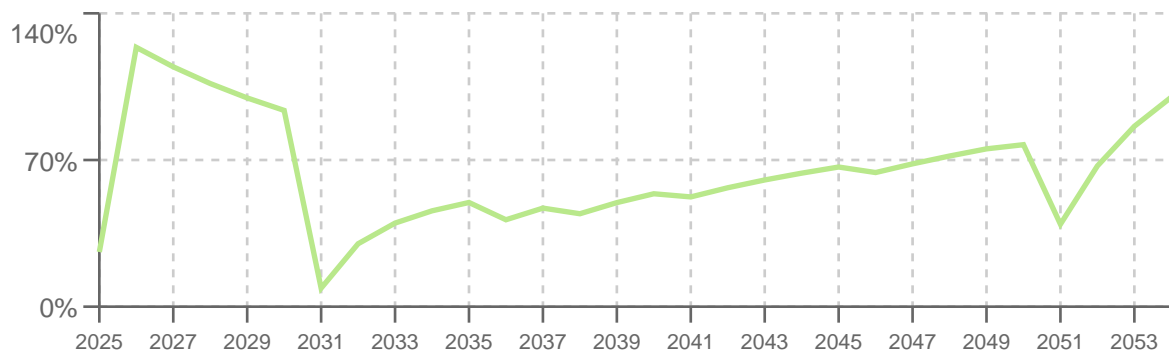
Full Funding

Contribution Amount



This graph projects the reserve account balances over time under various custom funding plans, illustrating the long-term impact of different contribution strategies.

Percentage Funded



This graph projects the reserve account balances over time under various custom funding plans, illustrating the long-term impact of different contribution strategies.

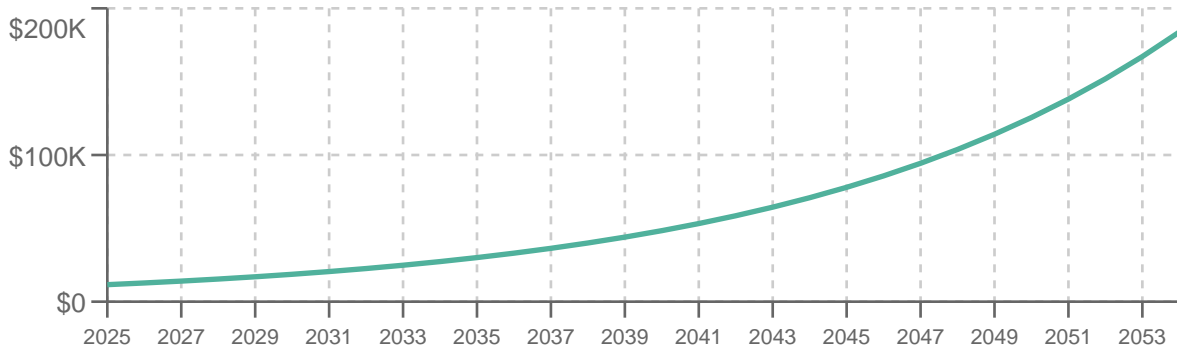


Full Funding

| Fiscal Year | Percentage Funded | Fully Funded Balance | Starting Balance | Contribution Amount | Special Assessment | Interest Earned | Reserve Expenses |
|-------------|-------------------|----------------------|------------------|---------------------|--------------------|-----------------|------------------|
| 2025 | 26% | \$383,396 | \$100,000 | \$12,185 | \$399,066 | \$1,202.52 | \$49,401 |
| 2026 | 124% | \$374,150 | \$463,053 | \$13,404 | \$0 | \$1,175.73 | \$0 |
| 2027 | 114% | \$417,244 | \$477,632 | \$14,744 | \$0 | \$1,213.9 | \$0 |
| 2028 | 107% | \$463,459 | \$493,590 | \$16,218 | \$0 | \$1,255.69 | \$0 |
| 2029 | 100% | \$512,988 | \$511,064 | \$17,840 | \$0 | \$1,301.45 | \$0 |
| 2030 | 94% | \$566,036 | \$530,205 | \$19,624 | \$0 | \$668.47 | \$545,867 |
| 2031 | 9% | \$52,388 | \$4,630 | \$21,587 | \$0 | \$38.6 | \$0 |
| 2032 | 30% | \$87,466 | \$26,256 | \$23,745 | \$0 | \$95.43 | \$0 |
| 2033 | 40% | \$125,596 | \$50,096 | \$26,120 | \$0 | \$158.07 | \$0 |
| 2034 | 46% | \$166,980 | \$76,374 | \$28,732 | \$0 | \$227.11 | \$0 |
| 2035 | 50% | \$211,834 | \$105,333 | \$31,605 | \$0 | \$238.75 | \$51,485 |
| 2036 | 41% | \$206,585 | \$85,691 | \$34,765 | \$0 | \$257.98 | \$0 |
| 2037 | 47% | \$256,658 | \$120,714 | \$38,242 | \$0 | \$300.04 | \$39,916 |
| 2038 | 44% | \$269,107 | \$119,341 | \$42,066 | \$0 | \$351.34 | \$0 |
| 2039 | 50% | \$325,745 | \$161,758 | \$46,273 | \$0 | \$462.77 | \$0 |
| 2040 | 54% | \$386,936 | \$208,493 | \$50,900 | \$0 | \$522.89 | \$50,055 |
| 2041 | 52% | \$400,667 | \$209,861 | \$55,990 | \$0 | \$595.32 | \$0 |
| 2042 | 57% | \$469,512 | \$266,446 | \$61,589 | \$0 | \$743.95 | \$0 |
| 2043 | 60% | \$543,742 | \$328,779 | \$67,748 | \$0 | \$907.67 | \$0 |
| 2044 | 64% | \$623,701 | \$397,434 | \$74,523 | \$0 | \$1,087.99 | \$0 |
| 2045 | 67% | \$709,755 | \$473,045 | \$81,975 | \$0 | \$1,125.62 | \$128,600 |
| 2046 | 64% | \$667,905 | \$427,546 | \$90,172 | \$0 | \$1,182.93 | \$0 |
| 2047 | 68% | \$761,286 | \$518,901 | \$99,189 | \$0 | \$1,422.87 | \$0 |
| 2048 | 72% | \$861,717 | \$619,513 | \$109,108 | \$0 | \$1,687.1 | \$0 |
| 2049 | 75% | \$969,646 | \$730,309 | \$120,019 | \$0 | \$1,893.35 | \$67,692 |
| 2050 | 77% | \$1,014,806 | \$784,529 | \$132,021 | \$0 | \$1,128.46 | \$799,347 |
| 2051 | 39% | \$300,670 | \$118,332 | \$145,223 | \$0 | \$477.91 | \$0 |
| 2052 | 67% | \$393,114 | \$264,033 | \$159,746 | \$0 | \$860.75 | \$0 |
| 2053 | 86% | \$493,269 | \$424,639 | \$175,720 | \$0 | \$1,282.72 | \$0 |
| 2054 | 100% | \$601,642 | \$601,642 | \$193,292 | \$0 | \$1,747.72 | \$0 |

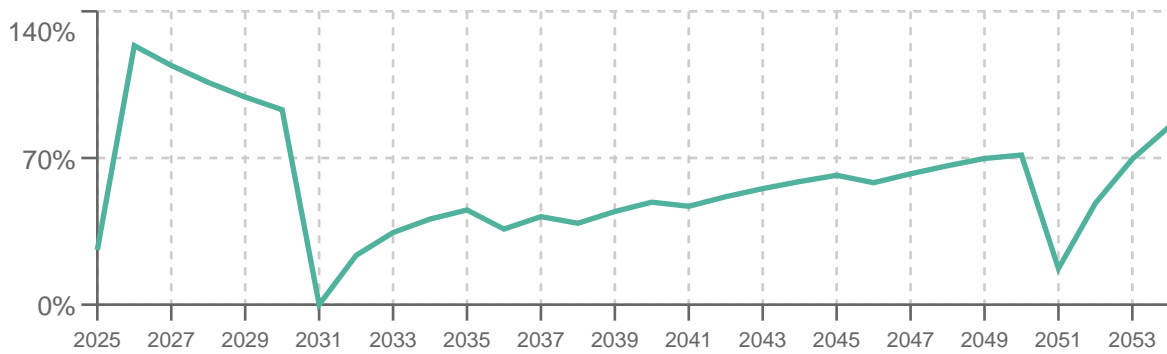
Baseline Funding

Contribution Amount



This graph projects the reserve account balances over time under various custom funding plans, illustrating the long-term impact of different contribution strategies.

Percentage Funded



This graph projects the reserve account balances over time under various custom funding plans, illustrating the long-term impact of different contribution strategies.



Baseline Funding

| Fiscal Year | Percentage Funded | Fully Funded Balance | Starting Balance | Contribution Amount | Special Assessment | Interest Earned | Reserve Expenses |
|-------------|-------------------|----------------------|------------------|---------------------|--------------------|-----------------|------------------|
| 2025 | 26% | \$383,396 | \$100,000 | \$11,589 | \$399,066 | \$1,201.78 | \$49,401 |
| 2026 | 124% | \$374,150 | \$462,456 | \$12,748 | \$0 | \$1,173.42 | \$0 |
| 2027 | 114% | \$417,244 | \$476,377 | \$14,023 | \$0 | \$1,209.86 | \$0 |
| 2028 | 106% | \$463,459 | \$491,610 | \$15,425 | \$0 | \$1,249.74 | \$0 |
| 2029 | 99% | \$512,988 | \$508,284 | \$16,967 | \$0 | \$1,293.4 | \$0 |
| 2030 | 93% | \$566,036 | \$526,545 | \$18,664 | \$0 | \$658.11 | \$545,867 |
| 2031 | 0% | \$52,388 | \$0.00 | \$20,531 | \$0 | \$25.69 | \$0 |
| 2032 | 24% | \$87,466 | \$20,556 | \$22,584 | \$0 | \$79.71 | \$0 |
| 2033 | 34% | \$125,596 | \$43,220 | \$24,842 | \$0 | \$139.26 | \$0 |
| 2034 | 41% | \$166,980 | \$68,201 | \$27,326 | \$0 | \$204.89 | \$0 |
| 2035 | 45% | \$211,834 | \$95,732 | \$30,059 | \$0 | \$212.79 | \$51,485 |
| 2036 | 36% | \$206,585 | \$74,518 | \$33,065 | \$0 | \$227.89 | \$0 |
| 2037 | 42% | \$256,658 | \$107,811 | \$36,371 | \$0 | \$265.4 | \$39,916 |
| 2038 | 39% | \$269,107 | \$104,532 | \$40,008 | \$0 | \$311.7 | \$0 |
| 2039 | 44% | \$325,745 | \$144,852 | \$44,009 | \$0 | \$417.62 | \$0 |
| 2040 | 49% | \$386,936 | \$189,279 | \$48,410 | \$0 | \$471.68 | \$50,055 |
| 2041 | 47% | \$400,667 | \$188,105 | \$53,251 | \$0 | \$537.44 | \$0 |
| 2042 | 52% | \$469,512 | \$241,894 | \$58,576 | \$0 | \$678.73 | \$0 |
| 2043 | 55% | \$543,742 | \$301,149 | \$64,434 | \$0 | \$834.37 | \$0 |
| 2044 | 59% | \$623,701 | \$366,417 | \$70,877 | \$0 | \$1,005.79 | \$0 |
| 2045 | 62% | \$709,755 | \$438,300 | \$77,965 | \$0 | \$1,033.64 | \$128,600 |
| 2046 | 58% | \$667,905 | \$388,698 | \$85,761 | \$0 | \$1,080.18 | \$0 |
| 2047 | 62% | \$761,286 | \$475,540 | \$94,337 | \$0 | \$1,308.27 | \$0 |
| 2048 | 66% | \$861,717 | \$571,186 | \$103,771 | \$0 | \$1,559.46 | \$0 |
| 2049 | 70% | \$969,646 | \$676,516 | \$114,148 | \$0 | \$1,751.37 | \$67,692 |
| 2050 | 71% | \$1,014,806 | \$724,724 | \$125,563 | \$0 | \$970.69 | \$799,347 |
| 2051 | 17% | \$300,670 | \$51,910 | \$138,119 | \$0 | \$302.77 | \$0 |
| 2052 | 48% | \$393,114 | \$190,333 | \$151,931 | \$0 | \$666.51 | \$0 |
| 2053 | 70% | \$493,269 | \$342,930 | \$167,125 | \$0 | \$1,067.45 | \$0 |
| 2054 | 85% | \$601,642 | \$511,122 | \$183,837 | \$0 | \$1,509.33 | \$0 |



Reserve Component Analysis

The Reserve Component Inventory provides a detailed breakdown of all components assessed during the site visit. This section includes images, descriptions, and key data such as useful life, remaining useful life, quantity, and current replacement costs for each component.

By offering a visual and data-driven overview, this inventory enables board members to understand the scope of assets under management and the financial requirements for their maintenance and replacement.

Reserve Component Inventory



Date of Field Observations and Site Visit: **November 6, 2025**

On-Site Observation

When on-site our team conducts a representative sampling of common areas instead of inspecting every single area. This approach is designed to efficiently cover a broad range of components while ensuring that our observations are representative of the overall condition of the property. The samplings were chosen based on a stratified approach, ensuring a diverse and comprehensive representation of various property areas, including both high-traffic and less frequently used spaces.

We employed satellite and direct field measurements for a portion of the common areas. These methods provided us with precise data on the dimensions and current state of these spaces. In some instances, drawing takeoffs were utilized, particularly for areas where satellite or direct measurement was impractical or where existing architectural plans provided sufficient accuracy.

We collected photographic evidence during on-site visits to support our findings and provide visual documentation of the property's condition. It is important to note that our observations were limited to visible and accessible areas. Components that were not accessible during our visit or required invasive methods for assessment were not included in this study. Where possible, we consulted with specialized experts, particularly for complex systems to ensure a thorough and accurate assessment.



Structure

Roof Replacement: TPO 60 MIL

- \$ Cost: \$217,800
- 🗑️ Quantity: 34848 SF
- 🕒 Useful Life: 20 years
- 🗑️ Next replacement in: 5 year
- ↻ Replacement timeline:
 1. 2030
2. 2050

Does not include flashings or crane work if HVAC removal is required.



Structure

Roof Removal

- \$ Cost: \$22,302.72
- 🗑️ Quantity: 34848 SF
- 🕒 Useful Life: 20 years
- 🗑️ Next replacement in: 5 year
- ↻ Replacement timeline:
 1. 2030
2. 2050



Structure

Painting: 2 Coats



Cost: \$23,536.8



Quantity: 16812 SF



Useful Life: 12 years



Next replacement in: 0 year



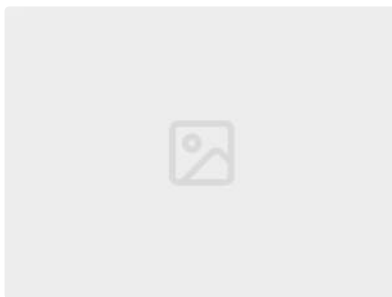
Replacement timeline:

1. 2025

2. 2037

3. 2049

Includes two coats of masonry paint and pressure washing. Does not include scraping, sanding, removal of paint, or sealing existing cracks.



Structure

Structure



Cost: \$0.00



Quantity: 0 LF



Useful Life: 75 years



Next replacement in: 44 year



Replacement timeline:

Structural - as a licensed B100 general contractor in the state of Utah. These are the results of the inspection performed on the subject property. Subject Building is approx 31 years old and constructed to code for that time. The building is in good condition for the age and type of construction, that being concrete block construction with wood trusses and 6" square steel column. There are no observable structural defects presented at this time. No cracks in exterior walls that are a cause of concern. No signs of footing foundation settling or damage. Price estimate not available at this time due to lack of knowledge on amount of materials needed.



Structure

Electrical



Cost: \$0.00



Quantity: 0 LF



Useful Life: 75 years



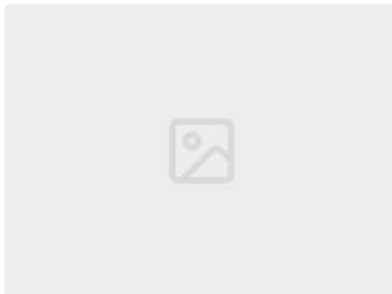
Next replacement in: 44 year



Replacement timeline:

Electrical - as a licensed E100 general contractor in the state of Utah. These are the results of the inspection of the electrical system on the subject property. Subject building was originally constructed to serve as a grocery store so the existing electrical service and distribution system is more than adequate for the current use of the building. Typical electrical equipment has an effective life expectancy of 50 - 100 years depending on use and conditions.

Price estimate not available at this time due to lack of knowledge on amount of materials needed.



Structure

Plumbing



Cost: \$0.00



Quantity: 0 LF



Useful Life: 75 years



Next replacement in: 44 year



Replacement timeline:

Plumbing- As a P200 General Contractor in the state of Utah. These are the results of the Plumbing inspection performed on the subject property. The plumbing system is original to the building and in good working order at the time of the inspection. The water service is a 2" copper service. The sanitary sewer is a 4" ABS mainline system with 4" SDS sewer line that leaves the building on the north side of the building and goes out to the sewer main in the middle of Segal (10000 S.) to the north of the property. The effective life of a 2" copper water main is 50 - 100 years depending on use and soil conditions. The effective life of 4" ABS plastic pipe is 50 - 10 years depending on use and soil conditions. The Gas line is a 2 lbs. Black Iron Pipe system that has no leaks at the time of the inspection and the effective life of Black Iron Pipe is 50 - 100 years depending on use and conditions.

Price estimate not available at this time due to lack of knowledge on amount of materials needed.



Structure

HVAC



Cost: \$0.00



Quantity: 0 null



Useful Life: 20 years



Next replacement in: 10 year



Replacement timeline:

1. 2035

2. 2055

Mechanical HVAC Systems - As a licensed S350 general contractor in the state of Utah. These are the results of the Mechanical/HVAC inspection performed on the subject property. Ducting systems are original and have been modified to suit the current use of the building. All RTU units are found to be operating and normal in both heating and cooling modes. The following is a list of the Make, age, and size of the (11) each total RTU's on the subject building.

- Unit # 1 = Bryant 1997 8 ton RTU
- Unit # 2 = Bryant 1997 8 ton RTU
- Unit # 3 = Bryant 2014 8 ton RTU
- Unit # 4 = Bryant 2006 8 ton RTU
- Unit # 5 = Carrier 2014 8 ton RTU
- Unit # 6 = Carrier 2014 8 ton RTU
- Unit # 7 = Bryant 1997 8 ton RTU
- Unit # 8 = York 2025 8 ton RTU
- Unit # 9 = Bryant 1997 5 ton RTU
- Unit # 10 = Carrier 2014 8 ton RTU
- Unit # 11 = Carrier 2019 6 ton RTU



Parking Lot

Asphalt Seal Coat



Cost: \$25,864.52



Quantity: 58783.SF



Useful Life: 5 years



Next replacement in: 0 year



Replacement timeline:

1. 2025

2. 2030

3. 2035

4. 2040

5. 2045

6. 2050

7. 2055





Parking Lot
Asphalt Replacement

- \$ Cost: **\$144,606.18**
- 🕒 Useful Life: **50 years**
- ↻ Replacement timeline: 1. 2030
- 📦 Quantity: **58783 SF**
- 📅 Next replacement in: **5 year**

Includes 6" of Road Base and compaction.



Parking Lot
Sidewalk

- \$ Cost: **\$6,450.95**
- 🕒 Useful Life: **15 years**
- ↻ Replacement timeline: 1. 2030 2. 2045
- 📦 Quantity: **2035 SF**
- 📅 Next replacement in: **5 year**

4" pour included. Does not include demolition.

Parking Lot

Concrete Curbing

Cost: \$3,264.95

Useful Life: 15 years

Replacement timeline:

Quantity: 13 CY

Next replacement in: 5 year

1. 2030
2. 2045

Parking Lot

Loading Dock Driveway

Cost: \$17,742.48

Useful Life: 15 years

Replacement timeline:

Quantity: 2148 SF

Next replacement in: 5 year

1. 2030
2. 2045

Parking Lot

Cinder Block Wall

Cost: \$2,552.97

Useful Life: 40 years

Replacement timeline:

Quantity: 21 LF

Next replacement in: 10 year

1. 2035



Parking Lot

Parking Lot Lights 20'



Cost: \$4,735.2



Quantity: 2 Each



Useful Life: 40 years



Next replacement in: 10 year



Replacement timeline:

1. 2035



Disclosure

This section outlines important information regarding the scope, methodology, and limitations of this reserve study. The disclosures contained herein are designed to provide transparency about the assumptions, professional judgments, and potential limitations that inform our analysis and recommendations.

Disclosure

General

As a guideline for establishing and spending reserves, it is assumed that the reserve study will be regularly updated to address the Association's changing physical and financial circumstances. As such this report is valid at the date shown and Community Strategy Group cannot be held responsible for subsequent changes in physical/chemical environmental conditions and/or legislation over which we have no control.

This reserve study is based on visual inspections of the physical plant's major components. No invasive or destructive testing, or testing of materials was conducted during the inspections, or at any other time during the preparation of this report. It is assumed that all building and ancillary components have been designed and constructed properly and that life cycles will approximate normal industry performance standards. Community Strategy Group shall not be responsible for accurate determination of remaining life expediencies of components that may have been improperly designed and constructed. Our opinions of the remaining life expectancy of the property's components do not represent a guarantee or warranty of performance in relation to the product, materials or workmanship.

Cost estimates used represent a preliminary opinion only and are neither a quote nor a warranty of actual costs that may be incurred. These estimates are based on typical cost data that may not fully characterize the scope of the underlying property conditions. It should be anticipated that actual cost outcomes will be impacted by varying physical and economic conditions, maintenance practices, changes in technology, and future regulatory actions.

The authors of this report make no representation or warranty, expressed or implied, with respect to the contents of this publication or any part thereof and cannot accept any legal responsibility or liability for any inaccuracies, errors or omissions contained in this publication or any part thereof. Our best professional judgment has been used, however certain facts forming the basis of this report are subject to professional interpretation and differing conclusions could be reached.

The accuracy of the reserve study is also dependent on the accuracy and completeness of the information provided to the Reserve Specialist. The Reserve Specialist shall not be liable for inaccuracies in the reserve study attributable to incomplete or incorrect information provided to its representatives. Material issues which, if not disclosed, would cause a distortion of the association's situation.



This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require the association to (1) defer major maintenance, repair, or replacement, (2) increase future reserve contributions, (3) borrow funds to pay for major maintenance, repair, or replacement, or (4) impose special assessments for the cost of major maintenance, repair, or replacement. All our reserve studies are prepared by or under the direct supervision of a Reserve Professional.

Community Strategy Group has been engaged to conduct a reserve study which includes both physical analysis and financial analysis of the common area components and reserves. Community Strategy Group shall incur no civil liability for any claims, losses, damages, or expenses related to the performance of the physical or financial portions of the reserve study. In any situation or matter related to this Reserve Study, the liability of Community Strategy Group is limited to the fees charged for the services provided.

All reserve study updates are based, in part, on information obtained from the most recent reserve study conducted prior to this assessment. The accuracy and completeness of the current reserve study are significantly influenced by the accuracy and thoroughness of the last reserve study. For update with site visit and update with no site visit levels of service the client is considered to have deemed previously developed component lists and quantities as accurate and reliable.



Term Definition

The Terms Definition section provides essential transparency and clarity for understanding the Reserve Study. It outlines the assumptions, methodologies, and limitations under which the study was conducted, including the reliance on visual inspections and typical cost data, without invasive testing or guarantees for future performance.

Term Definition

Adequate Reserves

A replacement reserve fund and stable and equitable multiyear funding plan that together provide for the reliable and timely execution of the association's major repair and replacement projects as defined herein without reliance on additional supplemental funding.

Capital Improvements

Additions to the association's common area that previously did not exist. While these components should be added to the reserve study for future replacement, the cost of construction or installation cannot be taken from the reserve fund.

Cash Flow Method (ALSO KNOWN AS POOLING)

A method of developing a reserve funding plan where funding of reserves is designed to offset the annual expenditures from the reserve fund. To determine the selected funding plan, different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Common Area

The areas identified in the community association's master deed or declarations of covenant easements and restrictions that the association is obligated to maintain and replace or based on a well-established association precedent.

Community Association

A nonprofit entity that exists to preserve the nature of the community and protect the value of the property owned by members. Membership in the community association is mandatory and automatic for all owners. All owners pay mandatory lien-based assessments that fund the operation of the association and maintain the common area or elements, as defined in the governing documents. The community association is served and lead by an elected board of trustees or directors.

Components

The individually listed projects within the physical analysis which are determined for inclusion using the process described within the component inventory. These components form the building blocks for the reserve study. Components are selected to be included in the reserve study based on the following three-part test:

- 1 Inclusion of long-life components with funding in the study.
- 2 Addition of long-life components with funding at the time when they fall within the 30-year period from the date of study preparation.
- 3 Identification of long-life components in the component inventory even when they are not yet being funded in the 30-year funding plan.

Component Method (ALSO KNOWN AS STRAIGHT LINE)

The Component Method calculates reserve requirements on an individual component basis. Existing reserve funds are allocated to individual components based on their Fully Funded Balance. Each component's annual contribution is determined by taking its unfunded balance (current replacement cost minus allocated reserves) and dividing by its remaining useful life. These calculations are then summed to yield the total recommended reserve funding rate. This method is based on current costs and conditions without incorporating investment returns, or excess cash flow considerations.

Condition Assessment

The task of evaluating the current condition of the component based on observed or reported characteristics. The assessment is limited to a visual, non-invasive evaluation.

Effective Age

The difference between useful life and estimated remaining useful life. Not always equivalent to chronological age since some components age irregularly. Used primarily in computations.

Financial Analysis

The portion of a reserve study in which the current status of the reserves (measured as cash or percent funded) and a recommended reserve funding plan are derived, and the projected reserve income and expense over a period of time are presented. The financial analysis is one of the two parts of a reserve study. A minimum of 30 years of income and expense are to be considered.

Fully Funded

100 percent funded. When the actual (or projected) reserve balance is equal to the fully funded balance.

Fully Funded Balance (FFB)

An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life “used up” of the current repair or replacement cost. This number is calculated for each component, and then summed for an association total. \n $FFB = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$

- Example: For a component with a \$10,000 current replacement cost, a 10-year useful life, and effective age of 4 years, the fully funded balance would be \$4,000.

Fund Status

The status of the reserve fund reported in terms of cash or percent funded.

Funding Goals

The three funding goals listed below range from the most aggressive to most conservative:

Baseline Funding

Establishing a reserve funding goal of allowing the reserve cash balance to approach but never fall below zero during the cash flow projection. This is the funding goal with the greatest risk of being prepared to fund future repair and replacement of major components, and it is not recommended as a long-term solution/plan. Baseline funding may lead to project delays, the need for a special assessment, and/or a line of credit for the community to fund needed repairs and replacement of major components.

Threshold Funding

Establishing a reserve funding goal of keeping the reserve balance above a specified dollar or percent funded amount. Depending on the threshold selected, this funding goal may be weaker or stronger than “fully funded” with respective higher risk or less risk of cash problems. In determining the threshold, many variables should be considered, including things such as investment risk tolerance, community age, building type, components that are not readily inspected, and components with a remaining useful life of more than 30 years.

Full Funding

Setting a reserve funding goal to attain and maintain reserves at or near 100 percent funded. Fully funded is when the actual or projected reserve balance is equal to the fully funded balance. It should be noted that, in certain jurisdictions, there may be statutory funding requirements that would dictate the funding requirements. In all cases, these standards are considered the minimum to be referenced.

Funding Plan

An association's plan to provide income to a reserve fund to offset anticipated expenditures from that fund. The plan must be a minimum of 30 years of projected income and expenses.

Funding Principles

A funding plan addressing these principles. These funding principles are the basis for the recommendations included within the reserve study:

- Sufficient funds when required.
- Stable funding rate over the years.
- Equitable funding rate over the years.
- Fiscally responsible.

Initial Year

The first fiscal year in the financial analysis or funding plan.

Life Estimates

The task of estimating useful life and remaining useful life of the reserve components.

Life Cycle Cost

The ongoing cost of deterioration which must be offset in order to maintain and replace common area components at the end of their useful life. Note that the cost of preventive maintenance and corrective maintenance determined through periodic structural inspections (if required) are included in the calculation of life cycle costs and often result in overall net lower life cycle costs.

Maintenance

Maintenance is the process of maintaining or preserving something, or the state of being maintained. Maintenance is often defined in three ways: preventive maintenance, corrective maintenance, and deferred maintenance. Maintenance projects commonly fall short of “replacement” but may pass the defining test of a reserve component and be appropriate for reserve funding.

Preventive Maintenance

Planned maintenance carried out proactively at predetermined intervals, aimed at reducing the performance degradation of the component such that it can attain, at minimum, its estimated useful life.

Deferred Maintenance

Maintenance which is not performed and leads to premature deterioration to the common areas due to lack of preventive maintenance.

This results in a reduction in the remaining useful life of the reserve components and the potential of inadequate funding. Typically, deferred maintenance creates a need for corrective maintenance.

Corrective Maintenance

Maintenance performed following the detection of a problem, with the goal of remediating the condition such that the intended function and life of the component or system is restored, preserved, or enhanced.

Many corrective maintenance projects could be prevented with a proactive, preventive maintenance program. Note that when the scope is minor, these projects may fall below the threshold of cost significance and thus are handled through the operational budget. In other cases, the cost and timing should be included within the reserve study.

Percent Funded

The ratio, at a particular point in time clearly identified as either the beginning or end of the association's fiscal year, of the actual (or projected) reserve balance to the fully funded balance, expressed as a percentage.

While percent funded is an indicator of an association's reserve fund size, it should be viewed in the context of how it is changing due to the association's reserve funding plan, in light of the association's risk tolerance and is not by itself a measure of "adequacy."

Periodic Structural Inspection.

Structural system inspections aimed at identifying issues when they become evident.

Additional information and recommendations are included within the Condominium Safety Public Policy Report. www.condosafety.com

Physical Evaluation

The portion of the reserve study where the component inventory, condition assessment, and life and valuation estimate tasks are performed. This represents one of the two parts of the reserve stud

Preventive Maintenance Schedule

A summary of the preventive maintenance tasks included within a maintenance manual which should be performed such that the useful lives of the components are attained or exceeded. This schedule should include both the timing and the estimated cost of the task(s).

Remaining Useful Life (RUL)

Also referred to as "remaining life" (RL). The estimated time, in years, that a component can be expected to serve its intended function, presuming timely preventive maintenance. Projects expected to occur in the initial year have zero remaining useful life.

Replacement Cost

The cost to replace, repair, or restore the component to its original functional condition during that particular year, including all related expenses (including but not limited to shipping, engineering, design, permits, installation, disposal, etc.).

Reserve Balance

Actual or projected funds, clearly identified as existing either at the beginning or end of the association's fiscal year, which will be used to fund reserve component expenditures. The source of this information should be disclosed within the reserve study.

Also known as beginning balance, reserves, reserve accounts, or cash reserves. This balance is based on information provided and not audited.

Reserve Study

A reserve study is a budget planning tool which identifies the components that a community association is responsible to maintain or replace, the current status of the reserve fund, and a stable and equitable funding plan to offset the anticipated future major common area expenditures.

This limited evaluation is conducted for budget and cash flow purposes. Tasks outside the scope of a reserve study include, but are not limited to, design review, construction evaluation, intrusive or destructive testing, preventive maintenance plans, and structural or safety evaluations.

Reserve Study Provider

An individual who prepares reserve studies. In many instances, the reserve study provider will possess a specialized designation such as the Reserve Specialist. (RS) designation administered by Community Associations Institute (CAI). This designation indicates that the provider has shown the necessary skills to perform a reserve study that conforms to these standards. In some instances, qualifications in excess of the RS designation will be required if supplemental subject matter expertise is required.

Reserve Study Provider Firm

A company that prepares reserve studies as one of its primary business activities.

Site Visit

A visual assessment of the accessible areas of the components included within the reserve study.

The site visit includes tasks such as, but not limited to, on-site visual observations, a review of the association's design and governing documents, review of association precedents, and discussion with appropriate representative(s) of the association.

Special Assessment

A temporary assessment levied on the members of an association in addition to regular assessments. Note that special assessments are often regulated by governing documents or local statutes.

Special assessments, when used to make up for unplanned reserve fund shortfalls, may be an indicator of deferred maintenance, improper reserve project planning, and unforeseen catastrophes and accidents, as well as other surprises.

Structural System

The structural components within a building that, by contiguous interconnection, form a path by which external and internal forces, applied to the building, are delivered to the ground. This is generally a combination of structural beams, columns, and bracing and is not included within the reserve study, although it is reviewed as part of the recommended periodic structural inspections.

It is important to recognize that individual structural components which are not a part of the structural system, such as decks, balconies, and podium deck components may be included for reserve funding if they otherwise satisfy the three-part test.

Responsible Charge

A Reserve Specialist (RS) in responsible charge of a reserve study shall render regular and effective supervision to those individuals performing services that directly and materially affect the quality and competence of services rendered by the Reserve Specialist. A Reserve Specialist shall maintain such records as are reasonably necessary to establish that the Reserve Specialist exercised regular and effective supervision of a reserve study of which he or she was in responsible charge. A Reserve Specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein:

- 1 The regular and continuous absence from principal office premises from which professional services are rendered; except for performance of field work or presence in a field office maintained exclusively for a specific project;
- 2 The failure to personally inspect or review the work of subordinates where necessary and appropriate;
- 3 The rendering of a limited, cursory or perfunctory review of plans or projects in lieu of an appropriate detailed review; and
- 4 The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.



Useful Life (UL)

The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed presuming proactive, planned, preventive maintenance.

Best practice is that a component's Useful Life should reflect the actual preventive maintenance being performed (or not performed).

Valuation Estimates

The task of estimating the current repair or replacement costs for the reserve components.

*Terms and definitions from the 2023 Community Association Institutes Reserve Study Standards.



Community Strategy Group

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consulting-csg.com

Thank You

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ALL-IN-ONE RESERVE STUDY SOFTWARE

PROPFUSION.COM



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY
DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI
MAYOR

Shane Pace
CHIEF ADMINISTRATIVE OFFICER

RE: 9854 S 700 E Condo Plat Response

To whom it may concern,

We visited the above-mentioned site at the request of the 2 potential buyers of this building. It was requested to walk the building and discuss issues that need to be addressed to obtain positive approval for subdividing the building for Condos. The Fire Marshalls, Building Officials, and potential owners were at this site visit. After walking through the Black Lion space, interior corridors, and restrooms the following are the recommendations from the Building and Safety Division.

The accessible route and means of egress shall meet current code requirements. Specifically, Panic hardware shall be added to all corridor exits and exits from the Black Lion space. Emergency egress lighting shall be functional and located in all areas required by code. IBC 1008.3. Exit signs need to be in place and function as required by IBC 1013. Open electrical boxes, receptacles, and switches need to be concealed and guarded. Sprinkler and alarms systems as required in chapter 9 of the IBC shall function correctly as determined by the Fire Marshall.

There are additional items that should be taken care of as part of building maintenance but not required for subdivision approval. Some spaces within the building were finished without permits. We would need to inspect these spaces for code compliance. There are a lot of concealed spaces that sprinkler coverage does not comply. Open framing exists and is allowed with sprinkler coverage. We recommend finishing the open framing with approved materials. Corridor contains flooring that may contain trip hazards and current thresholds do not meet accessibility standards. We also recommend having a licensed electrician inspect the existing wiring system and correct all code violations.

Regards
Willie Chidester

Willie Chidester

Assistant Chief Building Official

10000 S. Centennial Pkwy. | Sandy, UT 84070
o: 801.568.6094
C: 801.381.0056
wchidester@sandy.utah.gov



Staff Report

File #:
SUB08052025-007011,
Version: 1

Date: 4/16/2026

Agenda Item Title:

Hartman Estates Subdivision (Preliminary Subdivision Review)
3853 E. Little Cottonwood Ln.
[Community 30, Granite]

Presenter:

Thomas Irvin, Senior Planner

Description/Background:

The applicant, David Jenkins with Ensign Engineering and Land Surveying, representing the property owner, Taylor Hartman, is requesting preliminary subdivision review for the property located at 3853 E. Little Cottonwood Ln. This proposal creates a new lot on the west side of the existing property, with direct access to Quail View Cove, a public street.

Please see the attached staff report and attachment for full details of the request.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission determine that preliminary subdivision review is substantially complete for the Hartman Estates Subdivision located at 3853 E. Little Cottonwood Ln. based on the following findings and subject to the following conditions:

Findings:

1. The subject property is configured as a flag lot and the proposed new lot will have frontage onto a public street.
2. That the proposed lot configuration equitably balances the needs of the public and presents the most efficient use of the land.
3. That the proposed lots comply with the requirements of the R-1-15 and Sensitive Area Overlay Zones.
4. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.
5. That the Fire Marshal has approved the emergency easement off of Quail View Cove to provide fire access to 3853 E Little Cottonwood Lane.
6. That the City Engineer has provided a recommendation on the proposed development within

the Sensitive Area Overlay Zone.

Conditions:

1. That all lots comply with all requirements of the R-1-15 Zone and the Sensitive Area Overlay Zone.
2. 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 lot.
3. That an emergency access easement be recorded against Lot 1 as shown on the proposed plat and that signage be provided and approved by the city engineer to ensure this easement remains accessible at all times.
4. That the existing utility easement in favor of Ronald and Shauna Zarbock be re-recorded in favor of the property currently addressed as 9705 S. 3775 E. instead of to the past owner.
5. 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.



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum April 16, 2026

To: Planning Commission
From: Community Development Department
Subject: Hartman Estates Subdivision (Preliminary Subdivision Review)
3853 E. Little Cottonwood Ln.
[Community #30, Granite]

SUB12082025-007089
R-1-15 Zone
2 Lots, 1.86 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, David Jenkins with Ensign Engineering and Land Surveying, representing the property owner, Taylor Hartman, is requesting preliminary subdivision review for the property located at 3853 E. Little Cottonwood Ln. This proposal creates a new lot on the west side of the existing property, with direct access to Quail View Cove, a public street. (See Exhibit A to review application materials).

Background

The subject property is a 1.86-acre single-family flag lot that lies partially within the Sensitive Overlay Zone and is developed with a single-family residence. The property is a flag lot which has a 20-foot wide private lane access to Little Cottonwood Lane. This property, along with the surrounding parcels within Sandy, are zoned R-1-15 and characterized by single-family homes. Little Cottonwood Creek runs along the northern boundary of the site and contributes to the sensitive-slope conditions. Properties north of the creek lie within Cottonwood Heights and are also developed with single-family homes.

Monte Cristo at Lacaille, a residential single-family project, is currently being developed northwest of this property.



0 45 90 180 270 360 450 Feet

SUB08052025-007011
Subdivision
3853 E Little Cottonwood Ln

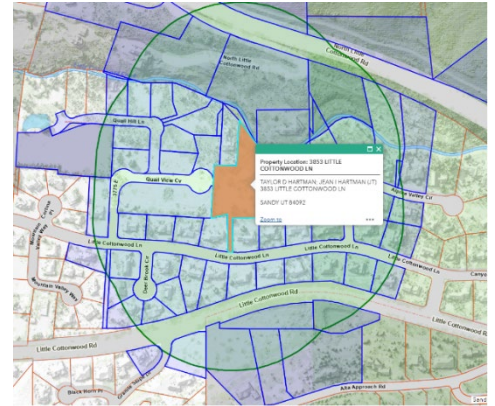
Sandy City, UT
Community Development Department

| Property Case History | |
|-----------------------|---|
| Case Number | Case Summary |
| ANEX-2-15-4083 | Little Cottonwood Lane Annexation Part B (2015) |

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 will hold a virtual neighborhood meeting via Zoom on April 14, 2026. The input received from residents will be summarized and provided to the Planning Commission prior to the meeting on April 16th.



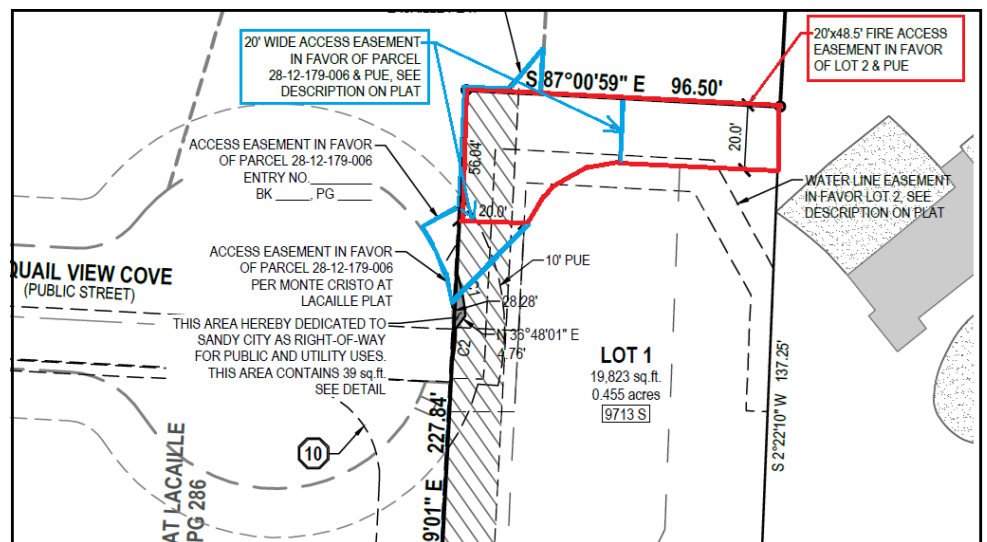
Analysis

Subdivision

The property along with surrounding parcels were annexed into Sandy City from the County back in 2015. The existing flag lot configuration providing street access has existed here since at least 1980, when it was officially recorded on the Little Cottonwood East subdivision plat.

This proposal will create a 19,823 square-foot lot from the western portion of the existing parcel, resulting in a cul-de-sac lot with access from Quail View Cove. The existing flag-lot configuration with access from Little Cottonwood Lane will remain in place to serve the original lot. Both properties meet the dimensional requirements of the R-1-15 zoning district.

While the staff portion of the flag lot meets the minimum 20-foot width requirement, it does not satisfy the 20-foot hard-surfaced access standard needed for emergency vehicles, nor does it provide adequate space for an approved emergency-vehicle turnaround. To address these deficiencies, the applicant proposes to record a 20-by-48.5-foot fire-access easement along the north side of Lot 1, with access taken from Quail View Cove. The Fire Marshal has confirmed that this solution will provide sufficient emergency access to serve the existing home. An extension to the existing hard surfacing on the flag lot is also being proposed to facilitate an ambulance turn-around on the property.



Multiple easements exist on the west side of the property adjacent to Quail View Cove and are proposed to be retained. Two of them provide street and utility access for the home at 9705 S 3775 E. A 10-foot Public Utilities Easement is also being proposed as well as a small 28-square street dedication to meet city requirements.

Sensitive Area Overlay Zone

The property is located within the Sensitive Area Overlay Zone. Little Cottonwood Creek crosses the northern portion of the site, creating slopes that exceed 30 percent. These slopes are protected under Sandy City’s Sensitive Overlay regulations, which limit development on the slopes themselves and within 20 feet of their edge. The slopes must be clearly delineated on the plat, along with notes identifying the applicable restrictions for future property owners.

Staff Concerns

The existing narrow access from Little Cottonwood Lane presents a safety concern for the existing home because it is unclear how emergency vehicles would reach the residence. Additionally, the required vehicle clearance and hard-surfaced access are not being met. Although the proposal does include a new emergency-access easement from Quail View Cove, this access point may not be immediately apparent to responding personnel, potentially leading to delays in emergency response times.

The existence of the proposed emergency-access easement off Quail View Cove may not be properly conveyed to future property owners, who could inadvertently make improvements that obstruct or eliminate it. Staff recommends installing signage at the end of the cul-de-sac to ensure both property owners and emergency responders are aware of the designated emergency-access easement.



The home to the north, addressed as 9705 S. 3775 E., was constructed prior to the development of Quail View Cove. Its street access is now provided from Quail View Cove through an easement across the subject property. The proposed subdivision further complicates how access to this home is understood. To ensure clarity for residents and emergency responders, staff recommends reassigning the address so that it reflects access from Quail View Cove.

The utility easement recorded across the west portion of this lot serves the property addressed as 9705 S. 3775 E. The easement, recorded in 1991, was granted to the previous property owner rather than being tied to the benefiting parcel. Staff recommends correcting this easement to identify the property it serves, ensuring long-term clarity and enforceability.

Staff Recommendations

Staff recommends that the Planning Commission determine that preliminary subdivision review is substantially complete for the Hartman Estates Subdivision located at 3853 E. Little Cottonwood Ln. based on the following findings and subject to the following conditions:

Findings:

1. The subject property is configured as a flag lot and the proposed new lot will have frontage onto a public street.
2. That the proposed lot configuration equitably balances the needs of the public and presents the most efficient use of the land.
3. That the proposed lots comply with the requirements of the R-1-15 and Sensitive Area Overlay Zones.
4. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.
5. That the Fire Marshal has approved the emergency easement off of Quail View Cove to provide fire access to 3853 E Little Cottonwood Lane.

6. That the City Engineer has provided a recommendation on the proposed development within the Sensitive Area Overlay Zone.

Conditions:

1. That all lots comply with all requirements of the R-1-15 Zone and the Sensitive Area Overlay Zone.
2. 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 lot.
3. That an emergency access easement be recorded against Lot 1 as shown on the proposed plat and that signage be provided and approved by the city engineer to ensure this easement remains accessible at all times.
4. That the existing utility easement in favor of Ronald and Shauna Zarbock be re-recorded in favor of the property currently addressed as 9705 S. 3775 E. instead of to the past owner.
5. 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.

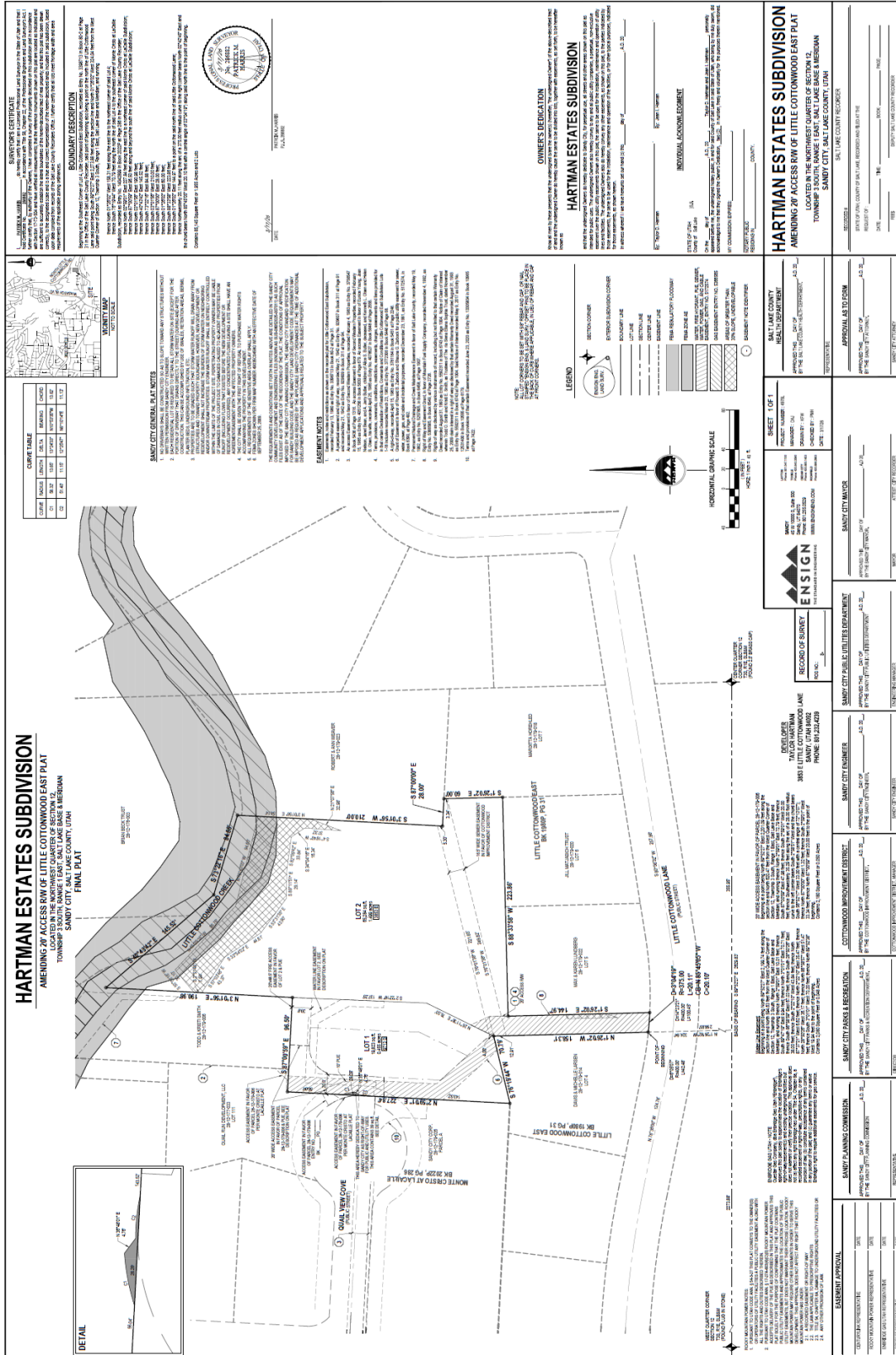
Planner:



Thomas Irvin
Senior Planner

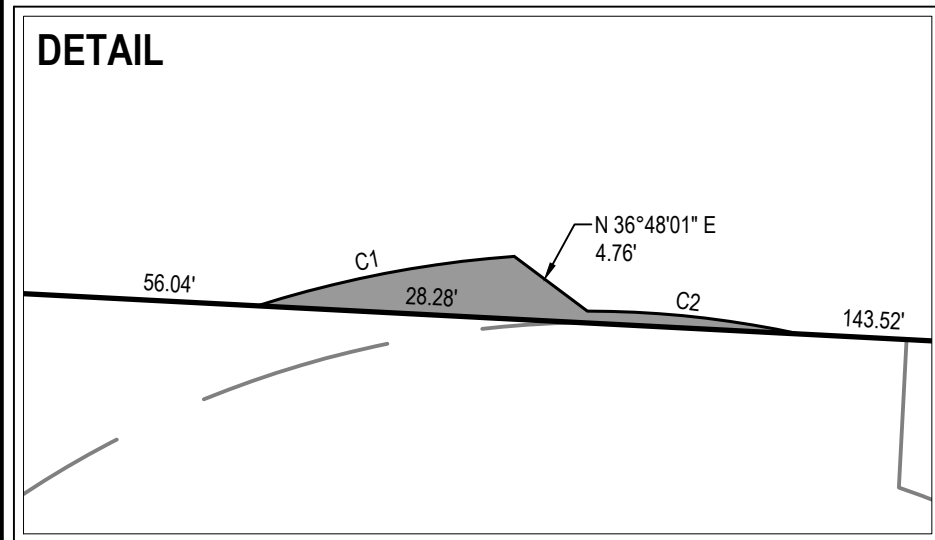
File Name: S:\USERS\PLN\STAFFRPT\2025\SUB08052025-007011 – HARTMAN ESTATES SUBDIVISION\PLANNING COMMISSION\STAFF REPORT

Exhibit "A"
See the attached file for full information

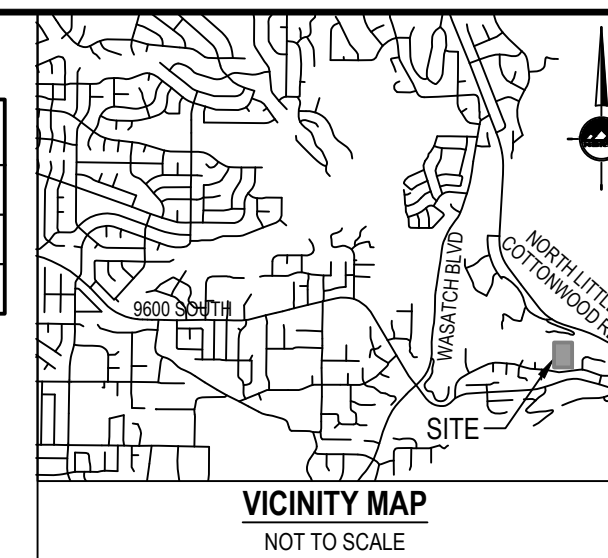


HARTMAN ESTATES SUBDIVISION

**AMENDING 20' ACCESS R/W OF LITTLE COTTONWOOD EAST PLAT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH
FINAL PLAT**



| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|---------------|-------|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C1 | 58.32 | 13.65 | 13°24'33" | N10°53'35\"/> | |
| C2 | 51.40 | 11.15 | 12°25'42" | N6°10'14\"/> | |



SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. **286882** in accordance with Title 58, Chapter 20, of the Professional Engineers and Land Surveyor's Act. I further certify that, by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-3-504 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein-described tract of real property, and that this plat has been drawn correctly, to the designated scale and is a true and correct representation of the herein-described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Recorder's Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at the Southeast Corner of Lot 4, Little Cottonwood East Subdivision, recorded as Entry No. 3398713 in Book 80-2 at Page 31 in the Office of the Salt Lake County Recorder, said point of beginning also being a point on the north line of Little Cottonwood Lane said point being South 89°52'27\"/>

Contains 85,145 Square Feet or 1.955 Acres and 2 Lots



SANDY CITY GENERAL PLAT NOTES

- NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
- EACH RESIDENTIAL LOT IS REQUIRED TO RETAIN ALL STORM WATER ON SITE (EXCEPT FOR THE PORTION OF DRIVEWAY THAT DRAINS DIRECTLY TO THE STREET) DURING AND AFTER CONSTRUCTION. THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION AREAS, BERMS, PLANTER BEDS, UNDERGROUND INFILTRATION, ETC.
- PROPERTIES ARE TO BE GRADED SUCH THAT STORM WATER RUNOFF WILL DRAIN AWAY FROM STRUCTURES AND TOWARD PROPERTY BOUNDARIES. HOWEVER, NEW DEVELOPMENT OR REDEVELOPMENT SHALL NOT INCREASE THE BURDEN OF STORM WATER ON NEIGHBORING AND/OR DOWNSTREAM PROPERTIES. STORM WATER SHALL BE ENTIRELY CONTROLLED WITHIN THE LIMITS OF THE PROJECT SITE. PERPETRATING FLOW OWNERS MAY BE LIABLE OF DAMAGES IN CIVIL COURTS DUE TO DAMAGES CAUSED TO ADJACENT PROPERTIES FROM RUNOFF (INCLUDING FLOWS THAT EXISTED BEFORE THE DEVELOPMENT OR REDEVELOPMENT OCCURRED). ANY CONCENTRATED FLOWS LEAVING A SITE SHALL HAVE AN AGREEMENT/EASEMENT WITH THE AFFECTED PROPERTY OWNERS.
- THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.
- ALL REQUIREMENTS OF THE SENSITIVE AREA OVERLAY SHALL APPLY.
- FEMA ZONES SHOWN PER FIRM MAP NUMBER 49035C0458G WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2008.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB-0802025-07011) AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THE PLAT. THE CONDITIONS OF APPROVAL IMPOSED BY THE SANDY CITY PLANNING COMMISSION, THE SANDY CITY STANDARD SPECIFICATION FOR SANDY BUILDING CODE, AND THE SANDY CITY LAND DEVELOPMENT CODE REQUIREMENTS MAY BE IMPOSED AS REQUIRED BY THE APPLICABLE SANDY CITY ORDINANCES AT THE TIME OF ADDITIONAL DEVELOPMENT APPLICATIONS AND APPROVALS RELATED TO THE SUBJECT PROPERTY.

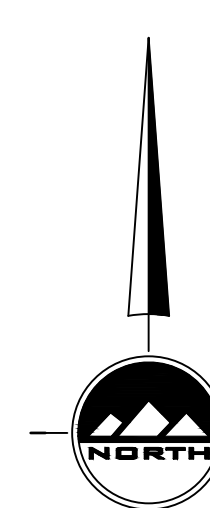
EASEMENT NOTES

- Easements, notes and restrictions as shown on the recorded plat for Little Cottonwood East Subdivision, recorded February 13, 1980 as Entry No. 3398713 in Book 80-2 at Page 31.
- A perpetual easement and right of way, recorded May 21, 1942 as Entry No. 929607 in Book 311 at Page 91 and recorded May 21, 1942 as Entry No. 929609 in Book 311 at Page 94.
- An access Easement in favor of Second Western Properties, recorded February 1, 1983 as Entry No. 3755547 in Book 5458 at Page 1316. An access Easement in favor of Second Western Properties, recorded February 15, 1985 as Entry No. 4051256 in Book 5630 at Page 679. An access Easement in favor of Eunice Young, Joan Nelson, Janet Bean, and A. Jerry Butler, children of Alice S. Butler, deceased, and Kenneth L. Olson and Helen B. Olson, his wife, recorded April 25, 1985 as Entry No. 4078527 in Book 5648 at Page 2555.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Declaration of Restrictions, Covenants and Conditions Little Cottonwood East Subdivision Lots 1-18 inclusive recorded March 23, 1983 as Entry No. 3772306 in Book 5446 at Page 68.
- A right-of-way, recorded April 15, 1983 as Entry No. 3781384 in Book 5451 at Page 226.
- Grant of Easement in favor of Ronald B. Zarbock and Shauna G. Zarbock for a public utility easement for sewer, water, power, gas, and cable and incidental purposes, recorded December 23, 1991, as Entry No. 5172574, in Book 6280, at Page 492.
- Permanent Natural Drainage and Creek Maintenance Easement in favor of Salt Lake County, recorded May 19, 1992, as Entry No. 5257805, in Book 6458, at Page 1907.
- Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, recorded November 4, 1992, as Entry No. 5386656, in Book 6949, at Page 276.
- Rights of way as disclosed by various instruments of record, including but not limited to that certain Warranty Deed recorded August 31, 1993 as Entry No. 5592311 in Book 6743 at Page 1004. Notice of Claim of Interest wherein Todd O. Smith and Kristi E. Smith, as Trustees of The ria Siena Eliana Sophia Trust, dated November 25, 2009 claim interest in a right of way as disclosed by that certain Warranty Deed recorded August 31, 1993 as Entry No. 5592311 in Book 6743 at Page 1004. Said Notice of Interest recorded May 9, 2017 as Entry No. 12531400 in Book 10555 at Page 6179.
- Terms and provisions of that certain Easement recorded June 23, 2020 as Entry No. 13305834 in Book 10965 at Page 7422.

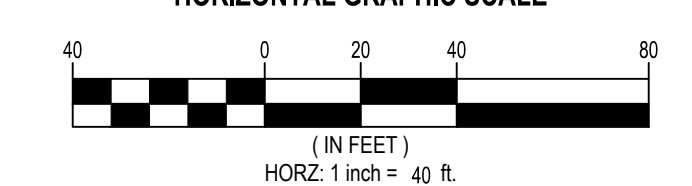
NOTE: ALL LOT CORNERS TO BE SET WITH 5/8\"/>

LEGEND

- SECTION CORNER
- EXTERIOR SUBDIVISION CORNER
- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- FEMA REGULATORY FLOODWAY
- FEMA ZONE AE
- WATER, FIRE HYDRANT, PUE, SEWER, WATER, POWER, GAS, AND CABLE EASEMENT, ENTRY NO. 5172574
- GAS EASEMENT ENTRY NO. 5366565
- AREAS OF GREATER THAN 30% SLOPE, UNDEVELOPABLE
- EASEMENT NOTE IDENTIFIER



HORIZONTAL GRAPHIC SCALE



ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-2 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-03(3)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS. BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4. ANY OTHER PROVISION OF LAW.

ENBRIDGE GAS UTAH - NOTE
Quester Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to approximate the location of Enbridge's right-of-way/easements(s) and existing underground facilities but does not warrant or verify their precise location. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8A, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.
Contains 2,080 Square Feet or 0.048 Acres

Water Line Easement
Beginning at a point being North 89°52'27\"/>

20' WIDE ACCESS EASEMENT IN FAVOR OF PARCEL 28-12-179-006
Beginning at a point being North 89°52'27\"/>

DEVELOPER
TAYLOR HARTMAN
3855 E LITTLE COTTONWOOD LANE
SANDY, UTAH 84092
PHONE: 801.232.4239

RECORD OF SURVEY

ROS NO.: _____
S. _____



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSGNENG.COM

LAYTON
Phone: 801.547.1100
TOOLE
Phone: 435.643.3990
CLEAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.866.2963

SHEET 1 OF 1

PROJECT NUMBER: 4978L
MANAGER: DAJ
DRAWN BY: PKM
CHECKED BY: JFH
DATE: 3/17/26

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 20____
BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.
REPRESENTATIVE

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____ A.D. 20____
BY THE SANDY CITY ATTORNEY.

EASEMENT APPROVAL

CENTURYLINK REPRESENTATIVE DATE
ROCKY MOUNTAIN POWER REPRESENTATIVE DATE
ENBRIDGE GAS UTAH REPRESENTATIVE DATE
COMCAST REPRESENTATIVE DATE

SANDY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D. 20____
BY THE SANDY CITY PLANNING COMMISSION
REPRESENTATIVE

SANDY CITY PARKS & RECREATION

APPROVED THIS _____ DAY OF _____ A.D. 20____
BY THE SANDY CITY PARKS & RECREATION DEPARTMENT.
DIRECTOR

COTTONWOOD IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____ A.D. 20____
BY THE COTTONWOOD IMPROVEMENT DISTRICT.
COTTONWOOD IMPROVEMENT DISTRICT MANAGER

SANDY CITY ENGINEER

APPROVED THIS _____ DAY OF _____ A.D. 20____
BY THE SANDY CITY ENGINEER.
SANDY CITY ENGINEER

SANDY CITY PUBLIC UTILITIES DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 20____
BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT
ENGINEERING MANAGER

SANDY CITY MAYOR

APPROVED THIS _____ DAY OF _____ A.D. 20____
BY THE SANDY CITY MAYOR.
MAYOR ATTEST: CITY RECORDER

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____ A.D. 20____
BY THE SANDY CITY ATTORNEY.

HARTMAN ESTATES SUBDIVISION

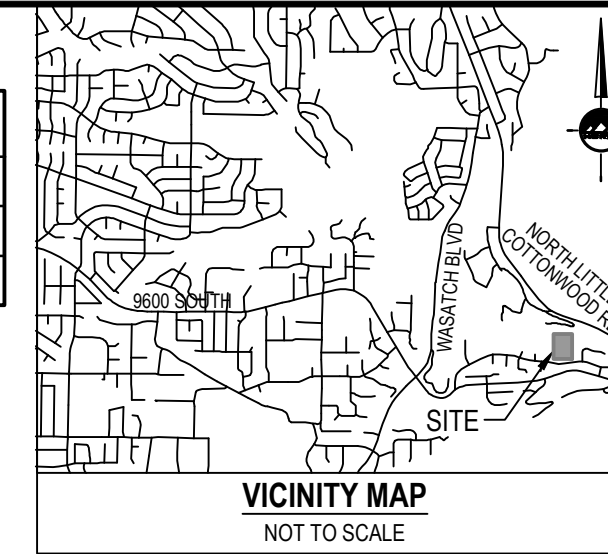
**AMENDING 20' ACCESS R/W OF LITTLE COTTONWOOD EAST PLAT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH**

SALT LAKE COUNTY RECORDER
RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF:
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES DEPUTY SALT LAKE COUNTY RECORDER

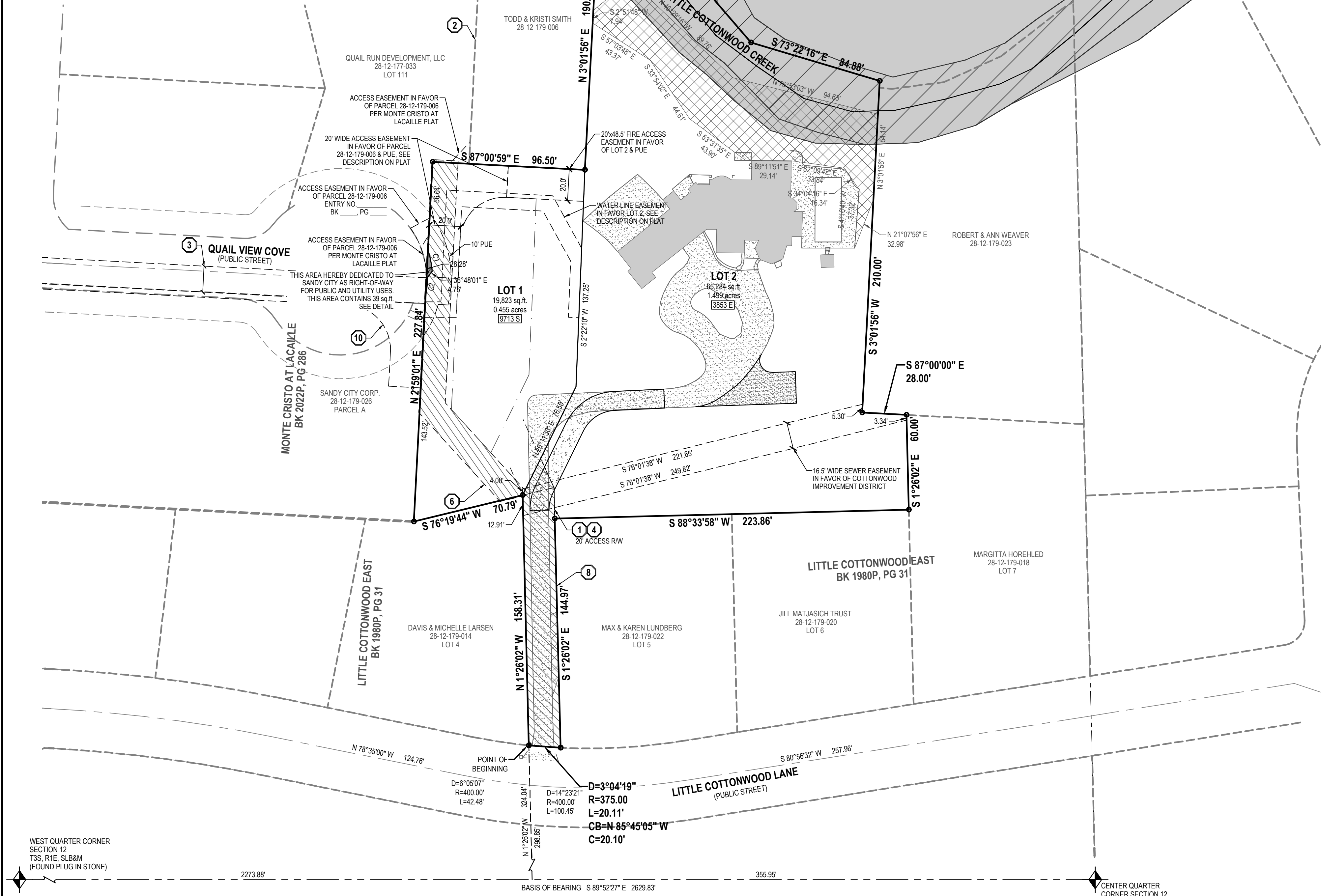
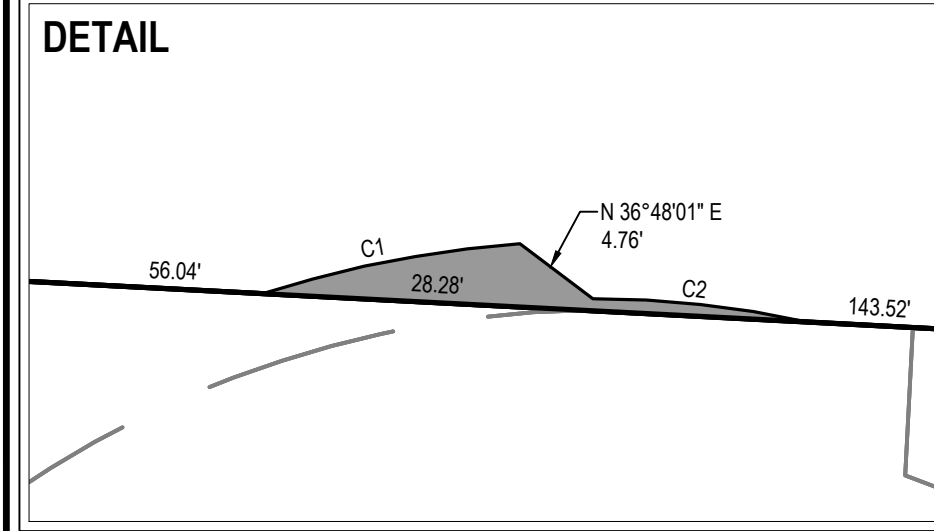
HARTMAN ESTATES SUBDIVISION

AMENDING 20' ACCESS R/W OF LITTLE COTTONWOOD EAST PLAT
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 12,
 TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
 SANDY CITY, SALT LAKE COUNTY, UTAH
PRELIMINARY PLAT

| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|-------------|--------|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C1 | 58.32 | 13.65' | 13°24'33" | N10°53'35"W | 13.62' |
| C2 | 51.40 | 11.15' | 12°25'47" | N6°10'14"E | 11.13' |



SURVEYOR'S CERTIFICATE
 I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 28682 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that, by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-73-504 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein-described tract of real property; and that this plat has been drawn carefully to the designated scale and is a true and correct representation of the herein-described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Recorder's Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.



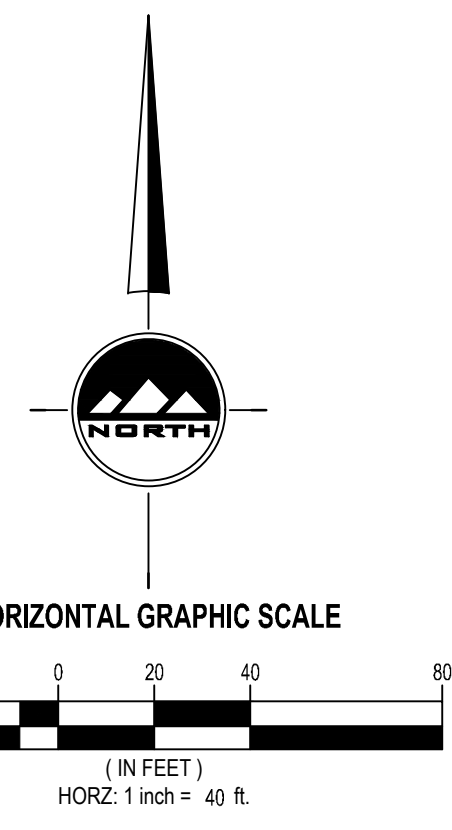
- SANDY CITY GENERAL PLAT NOTES**
- NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
 - EACH RESIDENTIAL LOT IS REQUIRED TO RETAIN ALL STORM WATER ON SITE (EXCEPT FOR THE PORTION OF DRIVEWAY THAT DRAINS DIRECTLY TO THE STREET DURING AND AFTER CONSTRUCTION. THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION AREAS, BERMS, PLANTER BEDS, UNDERGROUND INFILTRATION, ETC.).
 - PROPERTIES ARE TO BE GRADED SUCH THAT STORM WATER RUNOFF WILL DRAIN AWAY FROM STRUCTURES AND TOWARD PROPERTY BOUNDARIES. HOWEVER, NEW DEVELOPMENT OR REDEVELOPMENT SHALL NOT INCREASE THE BURDEN OF STORM WATER ON NEIGHBORING AND/OR DOWNSTREAM PROPERTIES. STORM WATER RUNOFF SHALL BE ENTIRELY CONTROLLED WITHIN THE LIMITS OF THE PROJECT SITE. PERPETRATING PROPERTY OWNERS MAY BE LIABLE OF DAMAGES IN CIVIL COURTS DUE TO DAMAGES CAUSED TO ADJACENT PROPERTIES FROM RUNOFF (INCLUDING FLOWS THAT EXISTED BEFORE THE NEW DEVELOPMENT OR REDEVELOPMENT OCCURRED). ANY CONCENTRATED FLOWS LEAVING A SITE SHALL HAVE AN AGREEMENT/EASEMENT WITH THE AFFECTED PROPERTY OWNERS.
 - THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.
 - ALL REQUIREMENTS OF THE SENSITIVE AREA OVERLAY SHALL APPLY.
 - FEMA ZONES SHOWN PER FIRM MAP NUMBER 49030C0489G WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2008.

- EASEMENT NOTES**
- Easements, notes and restrictions as shown on the recorded plat for Little Cottonwood East Subdivision, recorded February 13, 1980 as Entry No. 3398713 in Book 93-2 at Page 31.
 - A perpetual easement and right of way, recorded May 21, 1942 as Entry No. 929607 in Book 311 at Page 91 and recorded May 21, 1942 as Entry No. 929609 in Book 311 at Page 94.
 - An access Easement in favor of Second Western Properties, recorded February 4, 1983 as Entry No. 3755547 in Book 548 at Page 1316. An access Easement in favor of Second Western Properties, recorded February 15, 1985 as Entry No. 4051256 in Book 5630 at Page 679. An access Easement in favor of Eunice Young, Joan Nelson, Janet Bean, and A. Jerry Butler, children of Alice S. Butler, deceased, and Kenneth L. Olson and Helen B. Olson, his wife, recorded April 25, 1985 as Entry No. 4078527 in Book 5648 at Page 2265.
 - Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Declaration of Restrictions, Covenants and Conditions Little Cottonwood East Subdivision Lots 1-18 inclusive recorded March 23, 1983 as Entry No. 3772306 in Book 5448 at Page 68.
 - A right-of-way, recorded April 15, 1983 as Entry No. 3781184 in Book 5451 at Page 2261.
 - Grant of Easement in favor of Ronald B. Zarbock and Shauna G. Zarbock for a public utility easement for sewer, water, power, gas, and cable and incidental purposes, recorded December 23, 1991, as Entry No. 5172574, in Book 6380, at Page 492.
 - Permanent Natural Drainage and Creek Maintenance Easement in favor of Salt Lake County, recorded May 19, 1992, as Entry No. 5257805, in Book 6458, at Page 1907.
 - Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, recorded November 4, 1992, as Entry No. 5396565, in Book 6549, at Page 2726.
 - Rights of way as disclosed by various instruments of record, including but not limited to that certain Warranty Deed recorded August 31, 1993 as Entry No. 5592311 in Book 6743 at Page 1004. Notice of Claim of Interest wherein Todd O. Smith and Kristi E. Smith, as Trustees of The ria Siena Eliana Sophia Trust, dated November 25, 2009 claim interest in a right of way as disclosed by that certain Warranty Deed recorded August 31, 1993 as Entry No. 5592311 in Book 6743 at Page 1004. Said Notice of Interest recorded May 9, 2017 as Entry No. 12531400 in Book 10555 at Page 6179.
 - Terms and provisions of that certain Easement recorded June 23, 2020 as Entry No. 13305834 in Book 10965 at Page 7422.

NOTE:
 ALL LOT CORNERS TO BE SET WITH 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV." OFFSET PINS TO BE PLACED IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.

LEGEND

- SECTION CORNER
- EXTERIOR SUBDIVISION CORNER
- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- FEMA REGULATORY FLOODWAY
- FEMA ZONE AE
- WATER, FIRE HYDRANT, PUE, SEWER, WATER, POWER, GAS, AND CABLE EASEMENT, ENTRY NO. 5172574
- GAS EASEMENT ENTRY NO. 5366565
- AREAS OF GREATER THAN 30% SLOPE, UNDEVELOPABLE
- EASEMENT NOTE IDENTIFIER

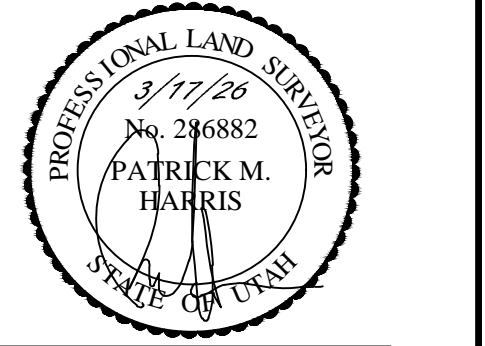


BOUNDARY DESCRIPTION

Beginning at the Southeast Corner of Lot 4, Little Cottonwood East Subdivision, recorded as Entry No. 3398713 in Book 93-2 at Page 31 in the Office of the Salt Lake County Recorder, said point of beginning also being a point on the north line of Little Cottonwood Lane said point being South 89°52'27" East 2,273.88 feet along the section line and North 01°26'02" West 324.04 feet from the West Quarter Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running

thence North 01°26'02" West 158.31 feet along the east line to the northeast corner of said Lot 4;
 thence South 76°19'44" West 70.79 feet along the north line of said Lot 4 to the southeast corner of Monte Cristo at LaCaille Subdivision, recorded as Entry No. 14042899 in Book 2022P at Page 286 in the Office of the Salt Lake County Recorder;
 thence North 02°59'01" East 227.84 feet along the east line to said Monte Cristo at LaCaille Subdivision;
 thence South 87°00'59" East 96.50 feet along and beyond the south line of said Monte Cristo at LaCaille Subdivision;
 thence North 03°01'56" East 190.98 feet;
 thence South 40°43'42" East 145.52 feet;
 thence South 73°22'16" East 84.88 feet;
 thence South 03°01'56" West 210.00 feet;
 thence South 57°00'00" East 28.00 feet;
 thence South 01°26'02" East 60.00 feet;
 thence South 88°33'58" East 223.86 feet;
 thence South 01°26'02" East 144.97 feet to a point on the said north line of said Little Cottonwood Lane;
 thence Northwesterly 20.11 feet along the arc of a 375.00 foot radius curve to the right (center bears North 02°42'45" East and the chord bears North 85°45'05" West 20.10 feet with a central angle of 03°04'19" along said north line to the point of beginning.

Contains 85,145 Square Feet or 1.955 Acres and 2 Lots



DATE 3/17/26 PATRICK M. HARRIS
 P.L.S. 28682

ROCKY MOUNTAIN POWER NOTES:

- PURSUANT TO UTAH CODE ANN. § 54-3-2 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 17-27A-403(A)(1)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW.

ENBRIDGE GAS UTAH - NOTE
 Quester Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to approximate the location of Enbridge's right-of-way(easements) and existing underground facilities but does not warrant or verify their precise location. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of this plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

Water Line Easement
 Beginning at a point being North 89°52'27" East 2,199.74 feet along the section line and North 594.63 feet from the West Quarter Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 2°59'01" East 10.01 feet; thence South 89°47'19" East 9.94 feet; thence North 3°01'01" East 70.71 feet; thence South 86°58'59" East 67.03 feet; thence South 28°52'29" East 38.00 feet; thence South 2°22'10" West 43.84 feet; thence North 87°00'59" East 47.98 feet; thence South 2°59'01" West 20.00 feet; thence Southwesterly 35.29 feet along the arc of a 28.00 foot radius curve to the left (center bears South 2°56'51" West and the chord bears South 56°52'17" West 6.82 feet; thence North 2°22'10" East 35.47 feet; thence North 28°52'29" West 36.17 feet; thence North 86°58'59" West 51.47 feet; thence South 3°01'01" West 70.20 feet; thence North 89°52'28" West 19.94 feet to the point of beginning.
 Contains 2,080 Square Feet or 0.048 Acres

20' WIDE ACCESS EASEMENT IN FAVOR OF PARCEL 28-12-179-006
 Beginning at a point being North 89°52'27" East 2,201.09 feet along the section line and North 620.47 feet from the West Quarter Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 2°59'01" East 72.79 feet; thence South 87°00'59" East 47.98 feet; thence South 2°59'01" West 20.00 feet; thence Southwesterly 35.29 feet along the arc of a 28.00 foot radius curve to the left (center bears South 2°56'51" West and the chord bears South 56°52'17" West 6.82 feet; thence North 2°22'10" East 35.47 feet; thence North 28°52'29" West 36.17 feet; thence North 86°58'59" West 51.47 feet; thence South 3°01'01" West 70.20 feet; thence North 89°52'28" West 19.94 feet to the point of beginning.
 Contains 2,180 Square Feet or 0.050 Acres

DEVELOPER
 TAYLOR HARTMAN
 3855 E LITTLE COTTONWOOD LANE
 SANDY, UTAH 84092
 PHONE: 801.232.4239

RECORD OF SURVEY
 ROS NO.: _____
 S. _____

ENSGN
 THE STANDARD IN ENGINEERING

LAYTON
 Phone: 801.547.1100
 TOOLE
 Phone: 801.543.2090
 CLEAR CITY
 Phone: 435.866.1433
 RICHFIELD
 Phone: 435.866.2963

SHEET 1 OF 1
 PROJECT NUMBER : 4978L
 MANAGER : DAJ
 DRAWN BY : KPMH
 CHECKED BY : JFW
 DATE : 3/17/26

SALT LAKE COUNTY HEALTH DEPARTMENT
 APPROVED THIS ___ DAY OF _____, A.D. 20___
 BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.
 REPRESENTATIVE _____

EASEMENT APPROVAL

| | |
|-------------------------------------|------|
| CENTURYLINK REPRESENTATIVE | DATE |
| ROCKY MOUNTAIN POWER REPRESENTATIVE | DATE |
| ENBRIDGE GAS UTAH REPRESENTATIVE | DATE |
| COMCAST REPRESENTATIVE | DATE |

SANDY PLANNING COMMISSION
 APPROVED THIS ___ DAY OF _____, A.D. 20___
 BY THE SANDY CITY PLANNING COMMISSION

SANDY CITY PARKS & RECREATION
 APPROVED THIS ___ DAY OF _____, A.D. 20___
 BY THE SANDY CITY PARKS & RECREATION DEPARTMENT.

COTTONWOOD IMPROVEMENT DISTRICT
 APPROVED THIS ___ DAY OF _____, A.D. 20___
 BY THE COTTONWOOD IMPROVEMENT DISTRICT.

SANDY CITY ENGINEER
 APPROVED THIS ___ DAY OF _____, A.D. 20___
 BY THE SANDY CITY ENGINEER.

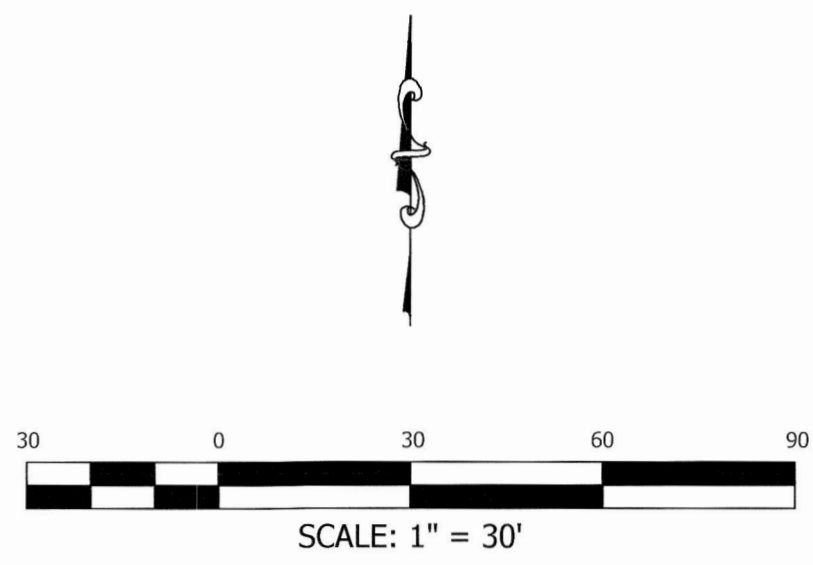
SANDY CITY PUBLIC UTILITIES DEPARTMENT
 APPROVED THIS ___ DAY OF _____, A.D. 20___
 BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT

SANDY CITY MAYOR
 APPROVED THIS ___ DAY OF _____, A.D. 20___
 BY THE SANDY CITY MAYOR.

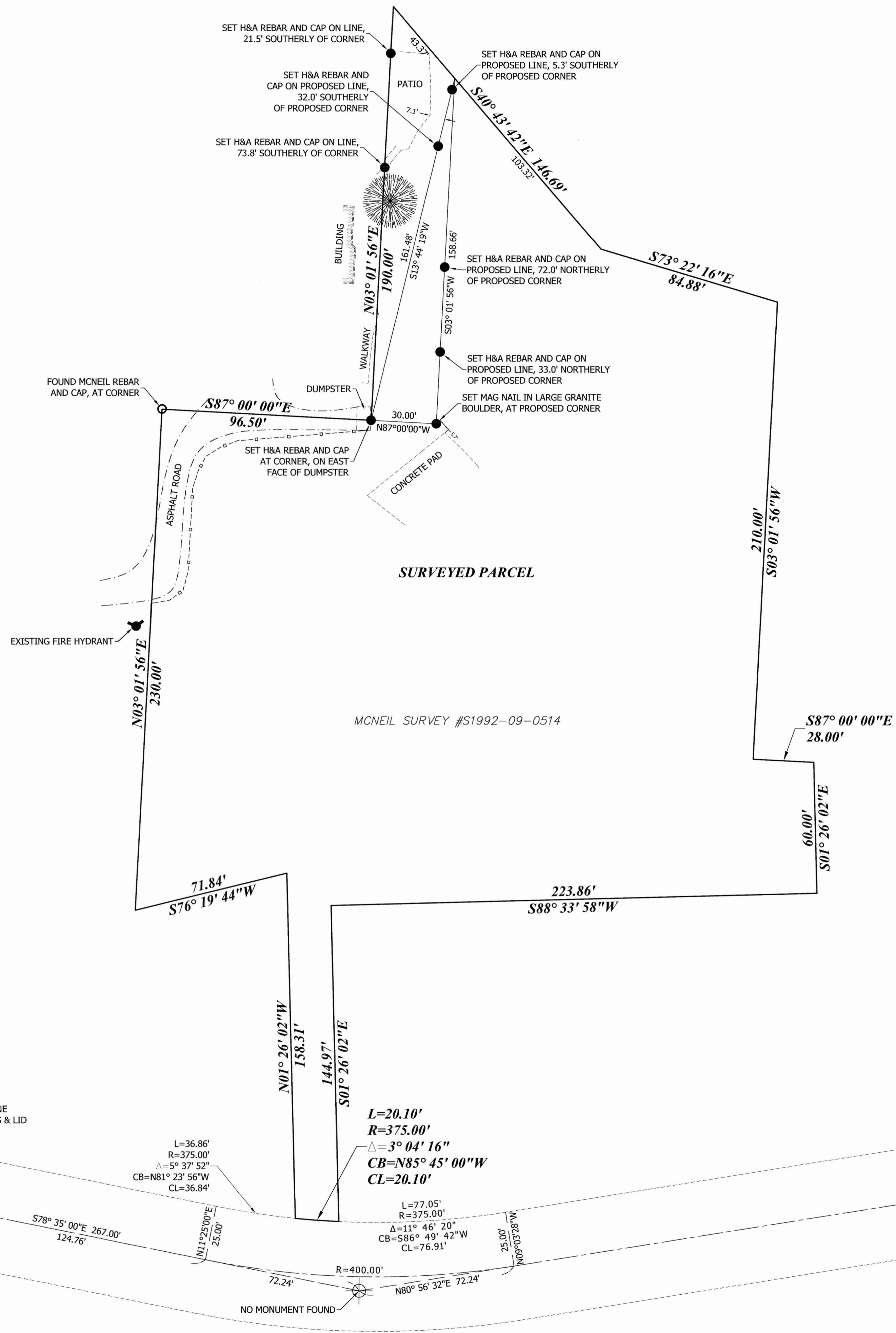
APPROVAL AS TO FORM
 APPROVED THIS ___ DAY OF _____, A.D. 20___
 BY THE SANDY CITY ATTORNEY.

HARTMAN ESTATES SUBDIVISION
AMENDING 20' ACCESS R/W OF LITTLE COTTONWOOD EAST PLAT
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 12,
 TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
 SANDY CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER
 RECORDED # _____
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF : _____
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 FEES _____ DEPUTY SALT LAKE COUNTY RECORDER _____



| LEGEND | |
|---|-------|
| PROPERTY LINE | ————— |
| PROPOSED LOT LINE | ————— |
| ADJACENT PROPERTY | ----- |
| ROAD CENTERLINE | ----- |
| TIE TO MONUMENT | ----- |
| EDGE OF PAVEMENT | ----- |
| CURB, GUTTER, SIDEWALK | ----- |
| WOOD FENCE LINE | ----- |
| RECORD CALLS () | |
| SET 5/8" REBAR WITH H&A CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED) | ● |
| FOUND PROPERTY MARKER (AS NOTED) | ○ |



CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT I HAVE SURVEYED THE PARCEL OF GROUND SHOWN HEREON ACCORDING TO UTAH STATE CODE 17-23-17.



NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO MARK THE PROPERTY CORNERS AND A PROPOSED NEW PARCEL IN THE NORTHWEST PORTION OF THE PARCEL. VARIOUS LINES WERE MARKED FOR DIFFERENT POTENTIAL PARCEL CONFIGURATIONS. THE BASIS OF BEARING FOR THIS PARCEL WAS ESTABLISHED BETWEEN THE MONUMENTS IN DEER BROOK CIRCLE AND LITTLE COTTONWOOD LANE, AS SHOWN.

THIS SURVEY IS A RETRACEMENT OF A 1992 MCNEIL ENGINEERING SURVEY BY DALE BENNETT, COUNTY SURVEY# S1992-09-0514, AND RECORD DESCRIPTIONS, BEARINGS, AND DISTANCES WERE TAKEN FROM SAID SURVEY.

PARCEL DESCRIPTIONS WERE PREPARED IN 2016 FOR OUR CLIENT, BUT TO OUR KNOWLEDGE NONE OF THEM HAVE BEEN EXECUTED OR RECORDED.

DESCRIPTIONS

DEED DESCRIPTIONS

PARCEL 1: BEGINNING NORTH 89°53'05" EAST 1734.15 FEET AND NORTH 3° EAST 490.05 FEET AND SOUTH 87° EAST 432.8 FEET FROM THE WEST 1/4 CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN; NORTH 3° EAST 230 FEET; SOUTH 87° EAST 96.5 FEET; NORTH 3° EAST 190 FEET TO THE CENTERLINE OF COTTONWOOD CREEK; SOUTHEASTERLY ALONG SIDE CREEK 148 FEET MORE OR LESS; SOUTH 3° WEST 230 FEET; SOUTH 87° EAST 100.9 FEET; SOUTH 76°19'44" WEST 292.807 FEET TO BEGINNING.

PARCEL 2: COMMENCING 105.1 RODS EAST AND NORTH 3° EAST 574.05 FEET AND SOUTH 87° EAST 713.3 FEET FROM THE WEST 1/4 CORNER SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN; NORTH 87° WEST 82.5 FEET NORTH 3° EAST 230 FEET TO THE CENTER OF LITTLE COTTONWOOD CREEK; SOUTHEASTERLY ALONG CREEK 85 FEET SOUTH 3° WEST 210 FEET TO BEGINNING.

PARCELS 3 AND 4: BEING A PORTION OF LOT 5 AND LOT 6, LITTLE COTTONWOOD EAST SUBDIVISION, RECORDED ON FEBRUARY 13, 1990, AS ENTRY NO. 3398713, IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY SAID SUBDIVISION IS LOCATED IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 5 PARCEL: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5, THENCE ALONG THE EASTERLY LOT LINE OF SAID LOT 5 SOUTH 1°26'02" EAST 43.94 FEET; THENCE PERPENDICULAR TO SAID EAST LOT LINE SOUTH 88°33'58" WEST 111.90 FEET TO THE WEST LOT LINE OF SAID LOT 5; THENCE NORTHERLY ALONG SAID WEST LOT LINE NORTH 1°26'02" WEST 19.68 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE ALONG THE NORTH LINE OF SAID LOT 5, NORTH 76°19'44" EAST 114.50 FEET TO THE POINT OF BEGINNING.

LOT 6 PARCEL: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 5, DISTANT THEREON SOUTH 1°26'02" EAST 43.94 FEET FROM THE NORTHEAST CORNER OF SAID LOT 5; THENCE ALONG SAID EAST LINE OF LOT 5 NORTH 1°26'02" WEST 43.94 FEET TO THE NORTHERLY CORNER COMMON TO LOTS 5 AND 6; THENCE ALONG THE NORTH LINE OF SAID LOT 6, NORTH 76°19'44" EAST 86.00 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 6 THENCE CONTINUING ALONG THE NORTHERLY LINE OF LOT 6, SOUTH 87°00' EAST 28.00 FEET TO THE NORTHERLY LOT CORNER COMMON TO LOTS 6 AND 7, SAID LITTLE COTTONWOOD SUBDIVISION; THENCE ALONG THE COMMON LOT LINE OF SAID LOTS 6 AND 7, SOUTH 1°26'02" EAST 60.00 FEET; THENCE LEAVING SAID COMMON LOT LINE SOUTH 88°33'58" WEST 111.97 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

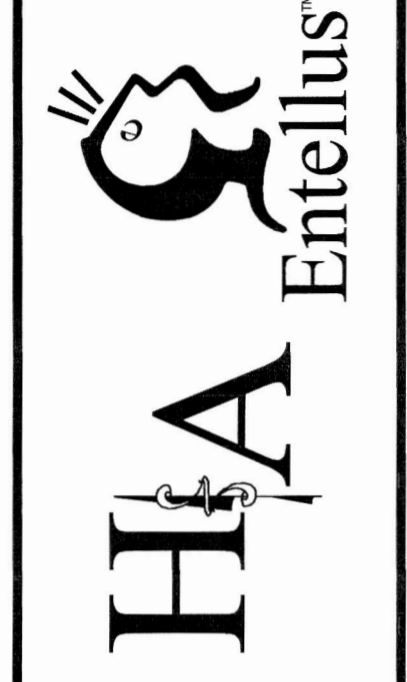
PARCEL 5: THAT PORTION OF THE LITTLE COTTONWOOD EAST SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 80-2 OF PLATS AT PAGE 31, RECORDS OF SALT LAKE COUNTY, UTAH, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, AS SHOWN ON SAID OFFICIAL PLAT OF LITTLE COTTONWOOD EAST; THENCE ALONG THE EAST LINE OF SAID LOT 4 NORTH 1°26'02" WEST 58.31 FEET TO THE NORTH SUBDIVISION BOUNDARY OF SAID LITTLE COTTONWOOD EAST; THENCE ALONG SAID BOUNDARY NORTH 76°19'44" EAST 20.47 FEET TO THE NORTHWEST CORNER OF LOT 5 OF SAID SUBDIVISION; THENCE ALONG THE WEST LINE OF SAID LOT 5, SOUTH 1°26'02" EAST 164.64 FEET TO A POINT OF CUSP ON A CURVE CONCAVE TO THE NORTH, SAID CURVE BEING THE NORTH RIGHT OF WAY LINE OF LITTLE COTTONWOOD LANE, A DEDICATED STREET; THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 375.00 FEET THROUGH A CENTRAL ANGLE OF 3°04'16" A DISTANCE OF 20.10 FEET TO THE POINT OF BEGINNING.

SURVEY DESCRIPTION OF OVERALL PARCEL (AS PER MCNEIL SURVEY #S1992-09-0514): BEGINNING NORTH 89°52'27" EAST ALONG THE SECTION LINE 1734.83 FEET AND NORTH 3°01'56" EAST 489.69 FEET AND SOUTH 87° EAST 431.86 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 3°01'56" EAST 230.0 FEET; THENCE SOUTH 87° EAST 96.5 FEET; THENCE NORTH 3°01'56" EAST 190.0 FEET, MORE OR LESS TO THE CENTERLINE OF COTTONWOOD CREEK; THENCE SOUTHEASTERLY ALONG CENTERLINE OF SAID CREEK APPROXIMATELY SOUTH 40°43'42" EAST 146.69 FEET, MORE OR LESS; AND SOUTH 73°22'16" EAST 84.88 FEET, MORE OR LESS; THENCE SOUTH 3°01'56" WEST 210.00 FEET TO THE MOST NORTHERLY CORNER OF LOT 6, LITTLE COTTONWOOD EAST SUBDIVISION AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 87°00' EAST 28.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 1°26'02" EAST ALONG THE COMMON LINE OF LOTS 6 AND 7, SAID LITTLE COTTONWOOD EAST SUBDIVISION 60.00 FEET; THENCE SOUTH 88°33'58" WEST 223.87 FEET TO THE WEST LINE OF LOT 5, SAID LITTLE COTTONWOOD EAST SUBDIVISION; THENCE SOUTH 26' 02" EAST ALONG THE WEST LINE OF SAID LOT 5 144.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE SOUTHWESTERLY ALONG THE ARC OF A 375.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 2°42'51" EAST) THROUGH A CENTRAL ANGLE OF 3°04'16" A DISTANCE OF 20.10 FEET TO THE SOUTHEAST CORNER OF LOT 4, SAID LITTLE COTTONWOOD EAST SUBDIVISION; THENCE NORTH 1°26'02" WEST ALONG THE EAST LINE OF SAID LOT 4 158.31 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 76°19'44" WEST ALONG THE NORTHERLY LINE OF SAID LITTLE COTTONWOOD EAST SUBDIVISION 71.84 FEET TO THE POINT OF BEGINNING. CONTAINS 1.967 ACRES, MORE OR LESS.

S2017-10-0697
Reid J. Demman, P.L.S.
SALT LAKE COUNTY SURVEYOR

181 North 200 West, Suite #4
 Bountiful, Utah 84010
 Phone 801-298-2236
 Fax 801-298-5983



BOUNDARY SURVEY
JEAN HARTMAN

3833 EAST LITTLE COTTONWOOD LANE
 MULTIPLE PARCELS
 LOCATED IN THE 1/4 OF SECTION 12, T.3S., R.1E., S.L.B.&M.
 SALT LAKE COUNTY, UTAH

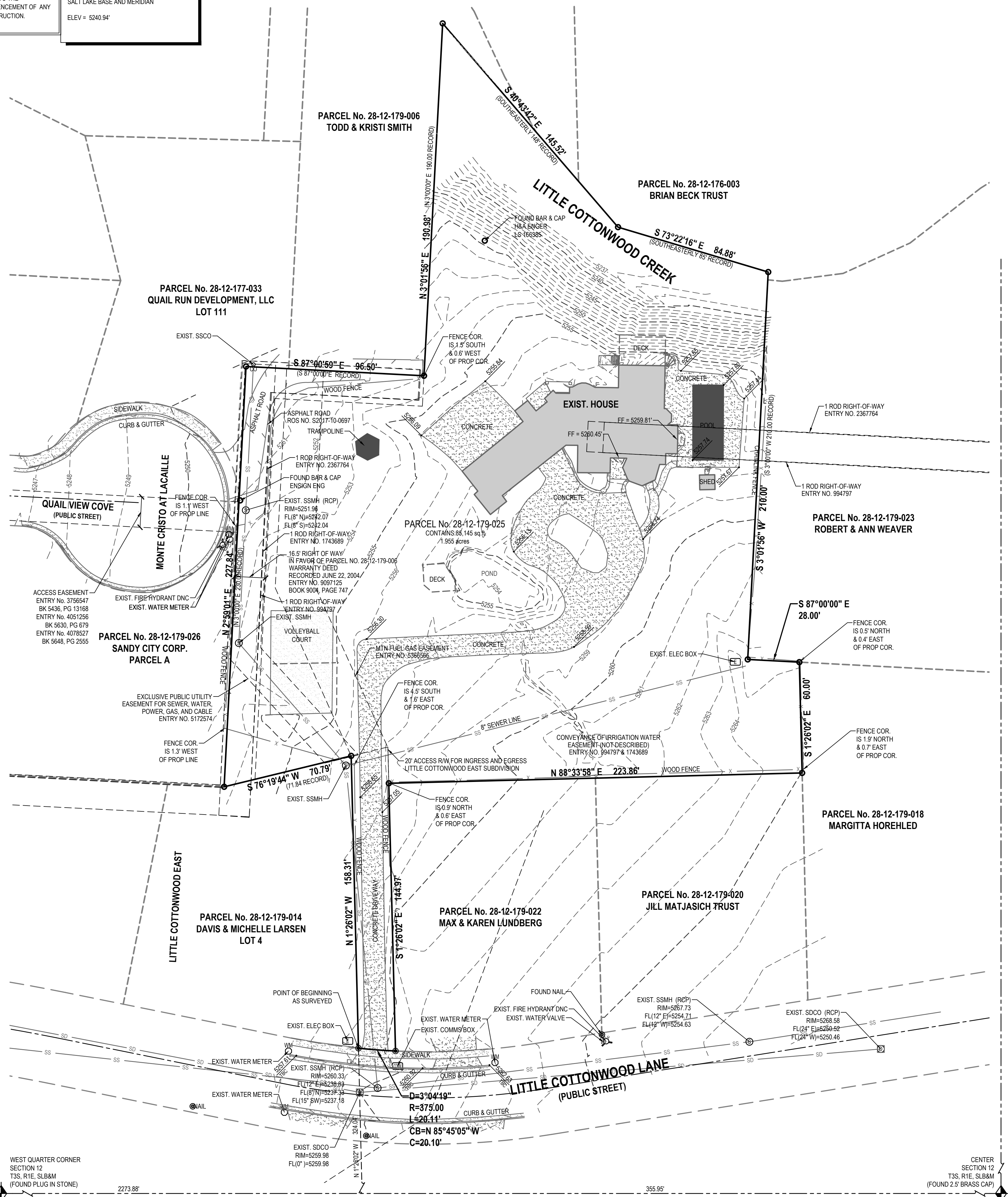
| DRAWN BY | JRC | DATE | 06/05/2016 |
|----------|-----|------------|------------|
| APPROVED | VRH | DATE | 08/29/2017 |
| REV. | BY | DATE | |
| 1 | JRC | 06/16/2016 | |
| 2 | JRC | 08/29/2017 | NARRATIVE |

SHEET
C201
 SHEET NAME
 BOUNDARY
 DRAWING NAME
 1290001 BOUNDARY.dwg
 PROJECT NO.
 1290001

811
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK
WEST QUARTER CORNER OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
ELEV = 5240.94'



SURVEYOR'S NARRATIVE

I, Patrick M. Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide a Boundary and Topographic Survey for use by the client. The Basis of Bearing is the line between the West Quarter Corner and the Center of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian measuring South 89°52'27" East 2629.83 feet.

AS SURVEYED DESCRIPTION

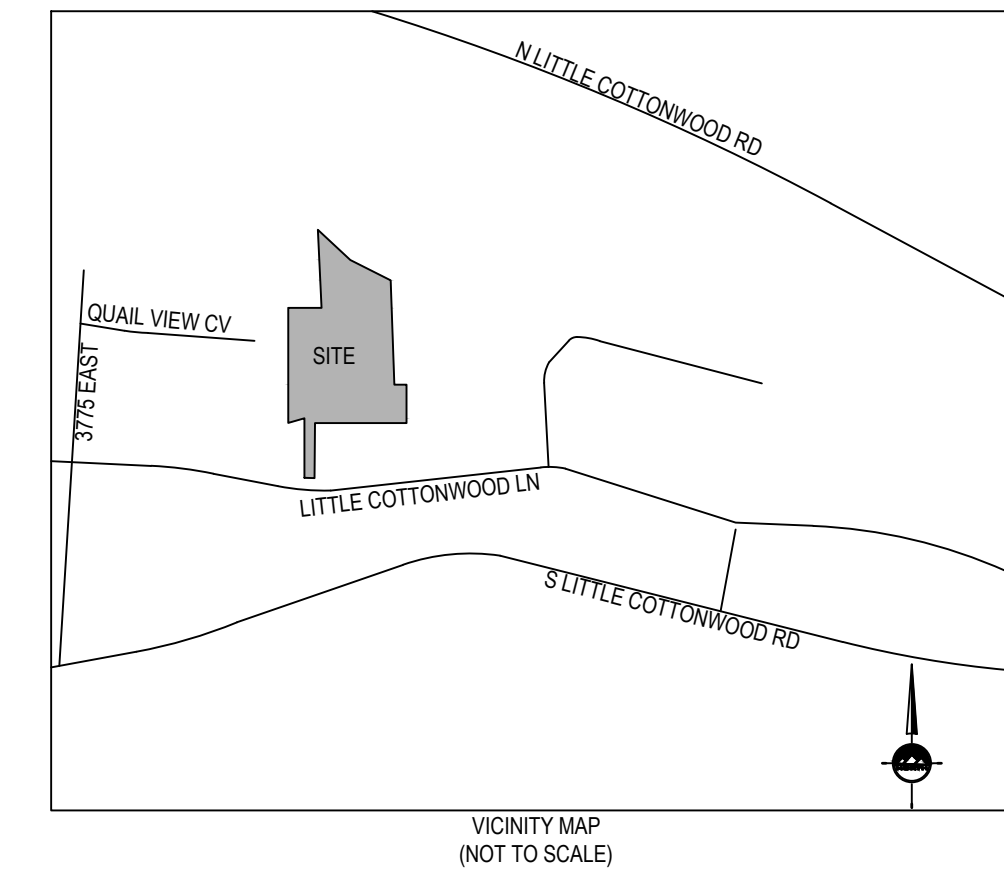
Beginning at the southeast corner of Lot 4, Little Cottonwood East Subdivision, said point of beginning also being a point on the north line of Little Cottonwood Lane said point being North 89°52'27" East 2.273.88 feet along the section line and North 01°26'02" West 324.04 feet from the West Quarter Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running:

thence North 01°26'02" West 158.31 feet along the east line to the northeast corner of said Lot 4;
 thence South 76°19'44" West 70.79 feet along the north line of said Lot 4 to the southeast corner of Monte Cristo at LaCaille Subdivision;
 thence North 02°59'01" East 227.84 feet along the east to a northeast corner of said Monte Cristo at LaCaille Subdivision;
 thence South 87°00'59" East 96.50 feet along and beyond the south line of said Monte Cristo at LaCaille Subdivision;
 thence North 03°01'56" East 190.98 feet to the center of Little Cottonwood Creek;
 thence South 40°43'42" East 145.52 feet along the center of Little Cottonwood Creek;
 thence South 73°22'16" East 84.88 feet along the center of Little Cottonwood Creek;
 thence South 03°01'56" West 210.00 feet;
 thence South 87°00'00" East 28.00 feet;
 thence South 01°26'02" East 60.00 feet;
 thence South 88°33'58" West 223.86 feet;
 thence South 01°26'02" East 144.91 feet to a point on the said north line of said Little Cottonwood Lane;
 thence Northwesterly 20.11 feet along the arc of a 375.00 feet radius curve to the right (center bears North 02°42'45" East and the chord bears North 65°45'05" West 20.10 feet with a central angle of 03°04'19") along said north line to the point of beginning.

Contains 85,145 square feet or 1.955 acres

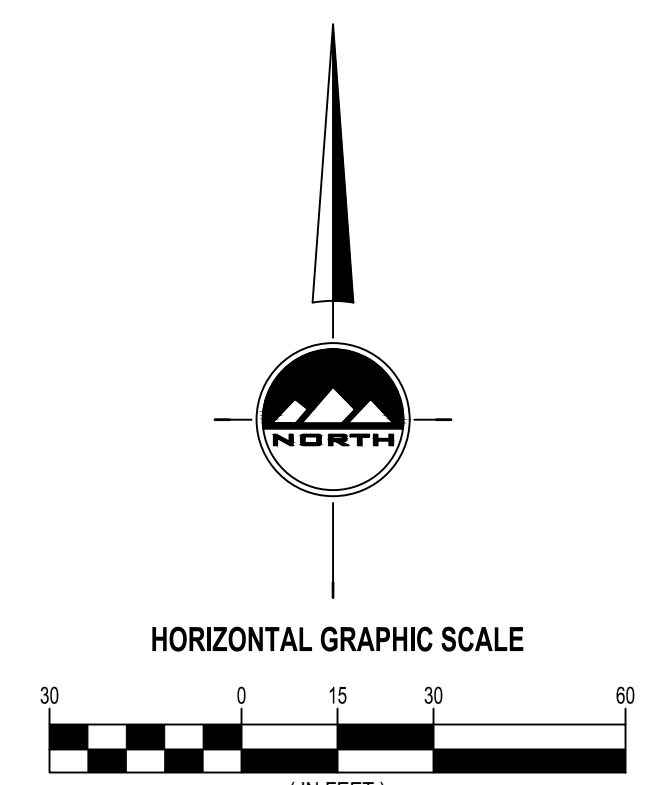
10/01/25
Date

Patrick M. Harris
License No. 286882



LEGEND

| | | | |
|--|--------------------------|--|-------------------------------|
| | SECTION CORNER | | MINOR CONTOURS 1' INCREMENT |
| | MONUMENT | | MAJOR CONTOURS 5' INCREMENT |
| | SET NAIL & WASHER | | CONCRETE |
| | SET ENSIGN REBAR AND CAP | | ADJACENT RIGHT OF WAY |
| | WATER METER | | RIGHT OF WAY |
| | WATER MANHOLE | | SECTION LINE |
| | WATER VALVE | | PROPERTY LINE |
| | FIRE HYDRANT | | ADJACENT PROPERTY LINE |
| | IRRIGATION VALVE | | DEED LINE |
| | SANITARY SEWER MANHOLE | | TANGENT LINE |
| | STORM DRAIN CLEAN OUT | | FENCE |
| | STORM DRAIN CATCH BASIN | | EDGE OF ASPHALT |
| | STORM DRAIN COMBO BOX | | SANITARY SEWER |
| | SIGN | | STORM DRAIN LINE |
| | UTILITY MANHOLE | | WATER LINE |
| | UTILITY POLE | | IRRIGATION LINE |
| | GAS METER | | TELEPHONE LINE |
| | GAS LINE | | OVERHEAD POWER |
| | EXISTING BUILDING | | SCHEDULE B-2 REFERENCE NUMBER |



LOCATED IN THE NORTHWEST QUARTER
OF SECTION 12
TOWNSHIP 3 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
SANDY, SALT LAKE COUNTY, UTAH

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
TAYLOR HARTMAN
3853 EAST LITTLE COTTONWOOD LANE
SANDY, UTAH, 84092

CONTACT:
TAYLOR HARTMAN
PHONE: 801-232-4239

**HARTMAN SUBDIVISION
BOUNDARY & TOPOGRAPHIC SURVEY**
3853 EAST LITTLE COTTONWOOD LANE
SANDY, UTAH



BOUNDARY & TOPOGRAPHIC SURVEY

PROJECT NUMBER: 4978L
PROJECT MANAGER: P. Harris

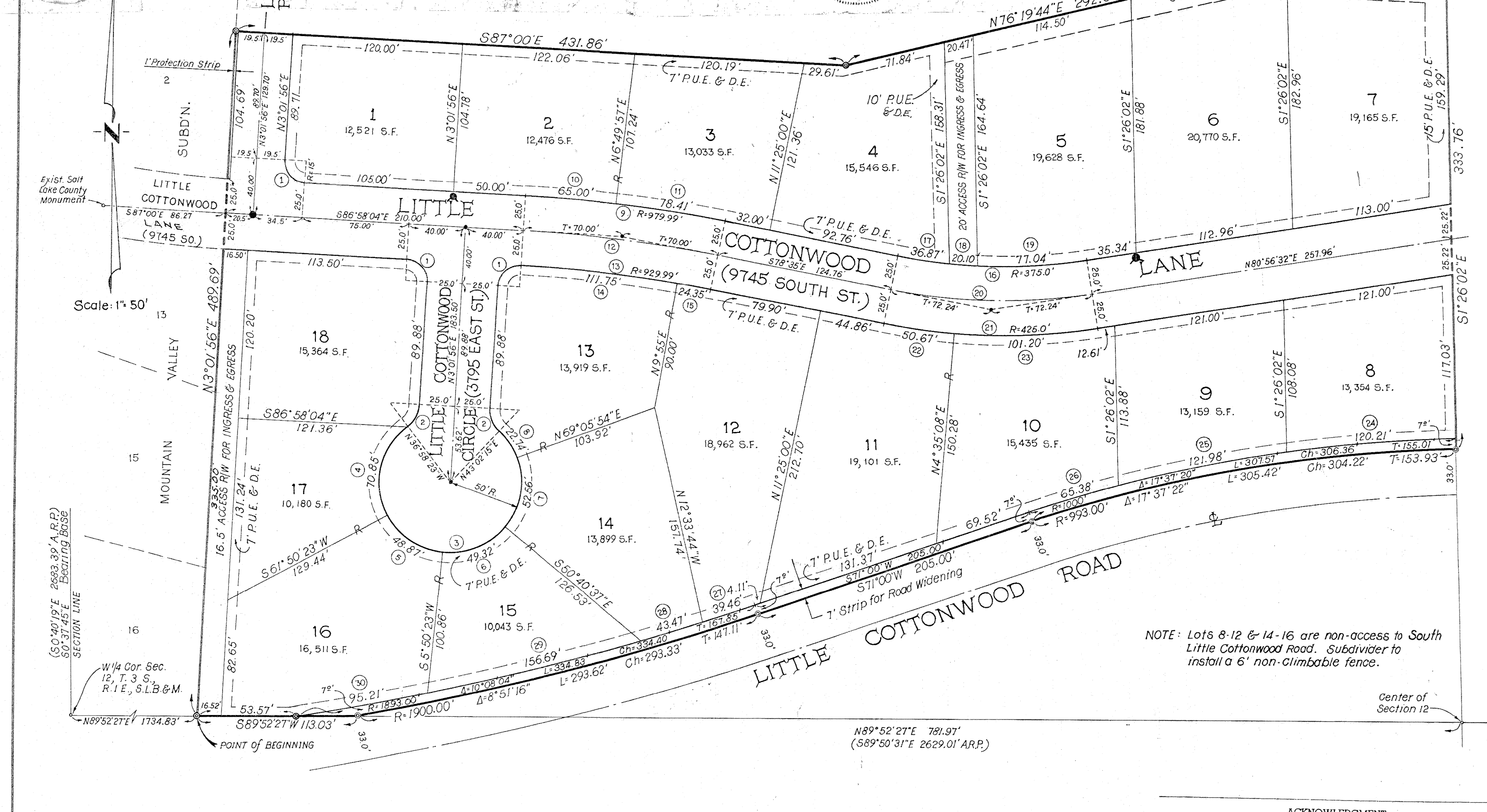
PRINT DATE: 2026-03-17
DESIGNED BY: B. Greenleaf

1 OF 1

CORPORATE ACKNOWLEDGEMENT
 STATE OF UTAH } S.S.
 COUNTY OF SALT LAKE }
 ON THIS THE 16th DAY OF 1979 A.D. 1979 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY James D. Palmer WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT FAIR WEST PROPERTIES A CORPORATION, THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME. MY COMMISSION EXPIRES April 24, 1983
 NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY.

CORPORATE ACKNOWLEDGEMENT
 STATE OF UTAH } S.S.
 COUNTY OF SALT LAKE }
 ON THIS THE 16th DAY OF 1979 A.D. 1979 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY James D. Palmer WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT FAIR WEST PROPERTIES A CORPORATION, THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME. MY COMMISSION EXPIRES April 24, 1983
 NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY.

CORPORATE ACKNOWLEDGEMENT
 STATE OF UTAH } S.S.
 COUNTY OF SALT LAKE }
 ON THIS THE 15th DAY OF 1979 A.D. 1979 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY James D. Palmer WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT FAIR WEST PROPERTIES A CORPORATION, THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME. MY COMMISSION EXPIRES April 24, 1983
 NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY.



CURVE DATA

| CURVE | RADIUS | Δ | LENGTH | CHORD | TANGENT | CURVE | RADIUS | Δ | LENGTH | CHORD | TANGENT |
|-------|---------|------------|---------|---------|---------|-------|----------|-----------|---------|---------|---------|
| (1) | 15.00' | 90°00'00" | 23.56' | 21.21' | 15.00' | (16) | 375.00' | 20°28'28" | 134.00' | 133.29' | 67.72' |
| (2) | 20.00' | 49°59'41" | 17.45' | 16.90' | 9.33' | (17) | 375.00' | 5°37'58" | 36.87' | 36.85' | 18.45' |
| (3) | 50.00' | 279°59'22" | 244.34' | 64.29' | — | (18) | 375.00' | 3°04'16" | 20.10' | 20.10' | 10.05' |
| (4) | 50.00' | 81°11'14" | 70.85' | 65.07' | 42.85' | (19) | 375.00' | 11°46'14" | 77.04' | 76.90' | 38.66' |
| (5) | 50.00' | 56°00'00" | 48.87' | 46.95' | 26.59' | (20) | 400.00' | 20°28'28" | 142.94' | 142.18' | 72.24' |
| (6) | 50.00' | 56°31'00" | 49.32' | 47.34' | 26.88' | (21) | 425.00' | 20°28'28" | 151.87' | 151.07' | 76.75' |
| (7) | 50.00' | 60°13'29" | 52.56' | 50.17' | 29.00' | (22) | 425.00' | 6°49'52" | 50.67' | 50.64' | 25.37' |
| (8) | 50.00' | 26°03'39" | 22.74' | 22.55' | 11.57' | (23) | 425.00' | 13°38'36" | 101.20' | 100.96' | 50.84' |
| (9) | 979.99' | 8°23'04" | 143.41' | 143.28' | 71.83' | (24) | 1000.00' | 6°53'14" | 120.21' | 120.13' | 60.18' |
| (10) | 979.99' | 3°48'01" | 65.00' | 64.99' | 32.51' | (25) | 1000.00' | 6°59'20" | 121.98' | 121.90' | 61.07' |
| (11) | 979.99' | 4°35'03" | 78.41' | 78.39' | 39.22' | (26) | 1000.00' | 3°44'46" | 65.38' | 65.37' | 32.70' |
| (12) | 954.99' | 8°23'04" | 139.75' | 139.63' | 70.00' | (27) | 1893.00' | 1°11'40" | 39.46' | 39.46' | 19.73' |
| (13) | 929.99' | 8°23'04" | 136.09' | 135.97' | 68.17' | (28) | 1893.00' | 1°18'57" | 43.47' | 43.47' | 21.74' |
| (14) | 929.99' | 6°53'04" | 111.75' | 111.68' | 55.94' | (29) | 1893.00' | 4°44'33" | 156.69' | 156.64' | 78.39' |
| (15) | 929.99' | 1°30'00" | 24.35' | 24.35' | 12.17' | (30) | 1893.00' | 2°52'54" | 95.21' | 95.20' | 47.61' |

- LEGEND**
- Monument to be Set
 - P.U.E. Public Utilities Easement
 - D.E. Drainage Easement
 - ⊙ Curve
 - R Radial Line
 - ⚡ Fire Hydrant

ACKNOWLEDGMENT
 COUNTY OF Salt Lake } S.S.
 ON THE 17th DAY OF October 1979, PERSONALLY APPEARED BEFORE ME Gerald V. Blomquist
 WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT he IS/ARE THE Managing Partner OF Second Western Properties AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID General Partnership BY AUTHORITY OF Partners AND THE SAID Gerald V. Blomquist ACKNOWLEDGED TO ME THAT SAID General Partnership EXECUTED THE SAME.
 MY COMMISSION EXPIRES April 24, 1983
 NOTARY PUBLIC
 RESIDING IN Salt Lake City

SURVEYOR'S CERTIFICATE
 I, Dean Bain Mortensen, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold certificate No. 3081, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as LITTLE COTTONWOOD EAST and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

| COURSE | DIST. | REMARKS |
|--|-------|---------|
| Beginning at a point that is N89°52'21"E (N89°50'31"E on Mountain Valley Subdiv.) along the 1/4 Section Line 1734.83 feet from the West 1/4 Corner of Section 12, T-3-S, R-1-E, S.L.B.&M. (Said 1/4 Cor. being 50°37'45"E along the West Line of said section from the N.W. Cor., being the basis of bearing for this description) Said point being the S.E. cor. of lot 16 of said Mountain Valley Subdiv.; Thence N3°01'56"E (N3°00'00"E on Mountain Valley Subdiv.) 489.69 feet; Thence S87°00'E 431.86 feet; Thence N76°19'44"E 292.81 feet; Thence S87°00'E 140.33 feet to the 1/4 Section Line; Thence S1°26'02"E along said 1/4 Section Line 333.76 feet to the apparent Northerly right of way line of South Little Cottonwood Creek Road (The Northerly right of way line being 33.0 feet from the apparent center line of said road) said point being on the arc of a 993.00 foot radius curve, the center of which bears S1°22'38"E; Thence Southwesterly along said right of way line and said curve to the left through a central angle of 17°32'21" a distance of 305.42 feet; Thence S71°00'W 205.00 feet to a point of tangency with a 1900.00 foot radius curve; Thence Southwesterly along said curve to the right through a central angle of 8°51'16" a distance of 293.62 feet to a point on the 1/4 Section Line; Thence leaving said right of way line S89°52'21"W along said 1/4 Sec. Ln. 113.03 ft. to the Point of Beginning. Contains 8.025 Ac, 18 Lots. | | |

DATE Sept 17, 1979
 Dean Bain Mortensen

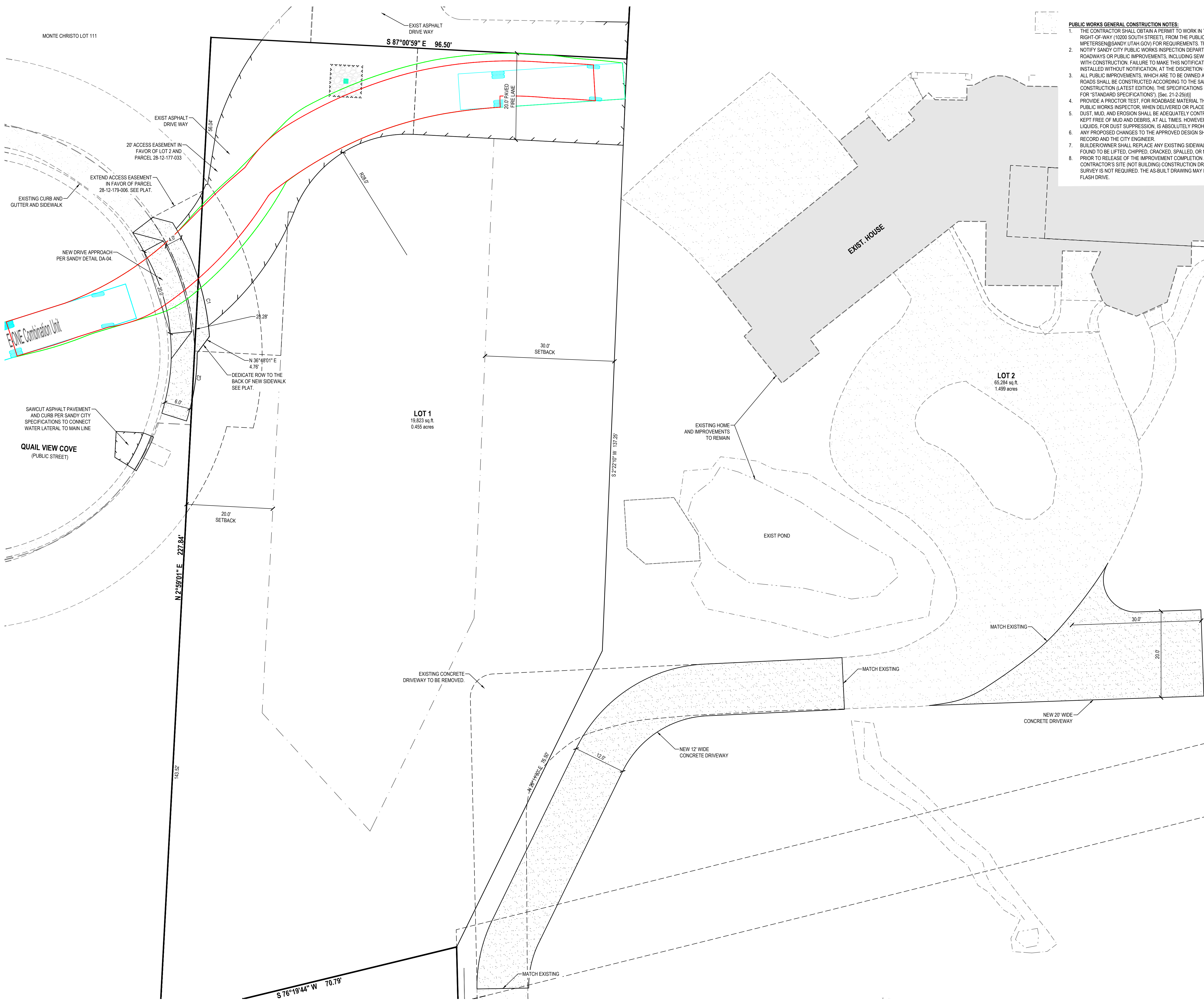
OWNER'S DEDICATION
 Know all men by these presents that the undersigned owner () of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the LITTLE COTTONWOOD EAST do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.
 In witness whereof I have hereunto set my hand this 17th day of October A.D., 1979
Gerald V. Blomquist
 The Sovereign
 UTAH MORTGAGE CO.
 Vice President

CORPORATE ACKNOWLEDGEMENT
 STATE OF UTAH } S.S.
 COUNTY OF SALT LAKE }
 ON THIS THE 15th DAY OF 1979 A.D. 1979 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY James D. Palmer WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT FAIR WEST PROPERTIES A CORPORATION, THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME. MY COMMISSION EXPIRES April 24, 1983
 NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY.

ACKNOWLEDGMENT
 STATE OF UTAH } S.S.
 County of Salt Lake }
 On the 17th day of October A.D., 1979, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer () of the above Owner's dedication, he in number, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.
 MY COMMISSION EXPIRES April 24, 1983
 NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY

LITTLE COTTONWOOD EAST
 LOCATED IN THE N.W. 1/4 OF SECTION 12, T-3-S, R-1-E, S.L.B.&M.

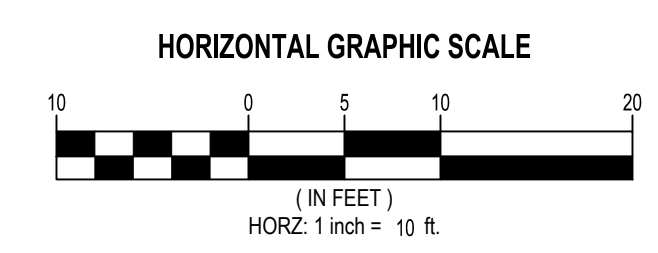
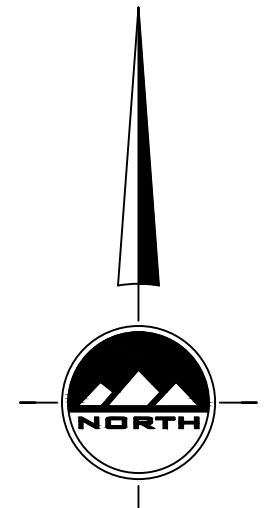
| | | | | | | |
|--|--|--|---|---|--|---|
| PLANNING COMMISSION APPROVED THIS <u>27th</u> DAY OF <u>Sept</u> A.D. 1979 BY THE SALT LAKE COUNTY PLANNING COMMISSION. <u>James D. Palmer</u> CHAIRMAN SALT LAKE CO. PLANNING COMM. | BOARD OF HEALTH APPROVED THIS <u>1st</u> DAY OF <u>October</u> A.D. 1979 <u>Richard S. Hoffman</u> BOARD OF HEALTH | FLOOD CONTROL DEPT. APPROVED THIS <u>END</u> DAY OF <u>NOVEMBER</u> A.D. 1979 <u>R. J. Mahon</u> FLOOD CONTROL COORDINATOR | COUNTY ENGINEERING I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. <u>14 NOV 79</u> <u>John Blum</u> DIRECTOR OF ENG. DIVISION | APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>7</u> DAY OF <u>February</u> A.D. 1979 <u>James D. Palmer</u> SALT LAKE COUNTY ATTORNEY | COUNTY COMMISSION PRESENTED TO THE BOARD OF SALT LAKE COUNTY COMMISSIONERS THIS <u>11th</u> DAY OF <u>February</u> A.D. 1979 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. <u>James D. Palmer</u> CLERK <u>Wm. E. Quinn</u> CHAIRMAN, BD. OF CO. COMM. | RECORDED # 3398713 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>Second Western Properties</u> DATE <u>2-13-80</u> TIME <u>9:08 A.M.</u> BOOK <u>80-2</u> PAGE <u>31</u> \$1900 <u>Abigail R. Blum</u> DEPUTY SALT LAKE COUNTY RECORDER |
|--|--|--|---|---|--|---|



- PUBLIC WORKS GENERAL CONSTRUCTION NOTES:**
1. THE CONTRACTOR SHALL OBTAIN A PERMIT TO WORK IN THE PUBLIC WAY (ROAD CUT PERMIT), FOR IMPROVEMENTS IN THE SANDY CITY RIGHT-OF-WAY (10200 SOUTH STREET), FROM THE PUBLIC WORKS DEPARTMENT. CONTACT MONICA PETERSEN (801-568-2960, MPETERSEN@SANDY.UTAH.GOV) FOR REQUIREMENTS, TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED. [Sec. 10-1]
 2. NOTIFY SANDY CITY PUBLIC WORKS INSPECTION DEPARTMENT, 801-568-2999, 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OF ANY ROADWAYS OR PUBLIC IMPROVEMENTS, INCLUDING SEWER FACILITIES. ALL INSPECTIONS MUST BE DONE PRIOR TO OR CONCURRENT WITH CONSTRUCTION. FAILURE TO MAKE THIS NOTIFICATION MAY RESULT IN THE UNCOVERING AND/OR REMOVAL OF ALL ITEMS INSTALLED WITHOUT NOTIFICATION, AT THE DISCRETION OF THE CITY ENGINEER. [Sec. 21-21-2]
 3. ALL PUBLIC IMPROVEMENTS, WHICH ARE TO BE OWNED AND MAINTAINED BY SANDY CITY, AND ALL PUBLICLY OWNED AND MAINTAINED ROADS SHALL BE CONSTRUCTED ACCORDING TO THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION (LATEST EDITION). THE SPECIFICATIONS CAN BE FOUND IN PDF FORMAT ON LINE AT WWW.SANDY.UTAH.GOV (SEARCH FOR 'STANDARD SPECIFICATIONS'). [Sec. 21-2-25(d)]
 4. PROVIDE A PROCTOR TEST, FOR ROADBASE MATERIAL THAT IS TO BE PLACED IN THE PUBLIC RIGHT-OF-WAY, TO THE SANDY CITY PUBLIC WORKS INSPECTOR, WHEN DELIVERED OR PLACED ON SITE.
 5. DUST, MUD, AND EROSION SHALL BE ADEQUATELY CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES. HOWEVER, THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.
 6. ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
 7. BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB & GUTTER, ALONG THE FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE LIFTED, CHIPPED, CRACKED, SPALLED, OR NOT PROPERLY DRAINING, AS DIRECTED BY THE SANDY CITY INSPECTOR.
 8. PRIOR TO RELEASE OF THE IMPROVEMENT COMPLETION ASSURANCE (BOND), THE DEVELOPER SHALL SUBMIT A PDF COPY OF THE CONTRACTOR'S SITE (NOT BUILDING) CONSTRUCTION DRAWING SET TO SANDY CITY PUBLIC WORKS DEPARTMENT. AN AS-BUILT FIELD SURVEY IS NOT REQUIRED. THE AS-BUILT DRAWING MAY BE SUBMITTED BY E-MAIL, AT DPOLSEN@SANDY.UTAH.GOV, OR ON A USB FLASH DRIVE.

LEGEND

| | |
|--|----------------------------|
| | EXISTING CONCRETE |
| | PROPOSED CONCRETE SIDEWALK |
| | EXISTING BUILDING |
| | EXISTING EDGE OF ASPHALT |
| | PROPOSED EDGE OF ASPHALT |
| | PROPOSED FLOW LINE |
| | PROPOSED SETBACK |
| | PROPOSED EASEMENT |
| | PROPERTY LINE |



ENSIGN
THE STANDARD IN ENGINEERING

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LAYTON
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TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
TAYLOR HARTMAN
3853 EAST LITTLE COTTONWOOD LANE
SANDY, UTAH, 84092

CONTACT:
TAYLOR HARTMAN
PHONE: 801-232-4239

HARTMAN ESTATES SUBDIVISION

3853 EAST LITTLE COTTONWOOD LANE
SANDY, UTAH



SITE PLAN

PROJECT NUMBER: 4978L
PROJECT MANAGER: DJ

PRINT DATE: 2026-03-17
DESIGNED BY: MM

C-100



PROPOSED UNDERGROUND
RETENTION BASIN FOR LOT 1
TOP OF GRAVE=5250.75
BOTTOM ON GRAVEL=5243.00
PROVIDED VOLUME = 117 C.F.

100 YEAR- STORM EVENT
EMERGENCY OVERFLOW ROUTE

PROPOSED RETENTION
POND FOR LOT 1
TOP=5253.50
BOTTOM=5252.50
PROVIDED VOLUME = 623 C.F.

EXIST. HOUSE

LOT 2

EXISTING HOME
AND IMPROVEMENTS
TO REMAIN

EXIST POND

QUAIL VIEW COVE
(PUBLIC STREET)

LOT 1

NOTE:
NO STORMWATER FROM LOT 1 TO
DRAIN ONTO OTHER PROPERTY.

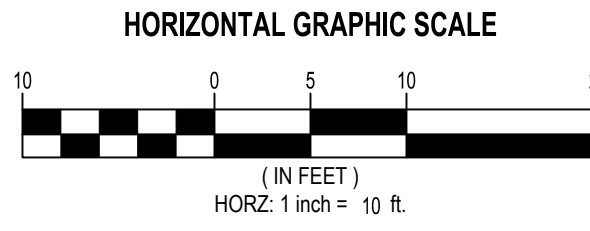
- NOTE:**
- NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING.
 - EACH RESIDENTIAL LOT IS REQUIRED TO RETAIN STORM WATER ON SITE, EXCEPT FOR THE PORTION OF THE LOT THAT DRAINS TOWARD THE STREET AND/OR TO SUBDIVISION STORM WATER FLOW CONTROL FEATURE(S) AS LONG AS THE DOWNSTREAM STORM WATER SYSTEM CAN ACCOMMODATE THE FLOWS, DURING AND AFTER CONSTRUCTION. THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION AREAS, BERMS, PLANTER BEDS, UNDERGROUND INFILTRATION, ETC.
 - PROPERTIES ARE TO BE GRADED SUCH THAT STORM WATER RUNOFF WILL DRAIN AWAY FROM STRUCTURES AND TOWARDS PROPERTY BOUNDARIES. HOWEVER, NEW DEVELOPMENT OR REDEVELOPMENT SHALL NOT INCREASE THE BURDEN OF STORM WATER ON NEIGHBORING AND/OR DOWNSTREAM PROPERTIES. STORM WATER RUNOFF SHALL BE ENTIRELY CONTROLLED WITHIN THE LIMITS OF PROJECT SITE. PERPETRATING PROPERTY OWNERS MAY BE LIABLE FOR DAMAGES IN CIVIL COURTS DUE TO DAMAGES CAUSED TO ADJACENT PROPERTIES FROM RUNOFF (INCLUDING FLOWS THAT EXISTED BEFORE THE NEW DEVELOPMENT OR REDEVELOPMENT OCCURRED). ANY CONCENTRATED FLOWS LEAVING A SITE SHALL HAVE AN AGREEMENT/EASEMENT WITH THE AFFECTED PROPERTY OWNERS.

| STORM DRAIN RETENTION | | | | | | | |
|---|-------------------|----------------------------|-------------|--------------------------------------|-----------------------------------|----------------------------|-----|
| PROJECT TITLE: Hartman Subdivision Lot 1 | | PROJECT NUMBER: 4978L | | | | | |
| LOCATION: Sandy, Utah | | DATE: 03/17/26 | | | | | |
| DESIGNED BY: P. Hunter | | CHECKED BY: D. Jenkins | | | | | |
| | | APPROVED BY: D. Jenkins | | | | | |
| | | SHEET: 1 OF 1 | | | | | |
| AREA CALCULATION | | | | | | | |
| IMPERVIOUS: | 0.10 acres | runoff coeff. C: | 0.90 | | | | |
| PERVIOUS: | 0.11 acres | runoff coeff. C: | 0.15 | | | | |
| TOTAL AREA: | 0.21 acres | WEIGHTED C: | 0.50 | | | | |
| RUNOFF CALCULATION | | | | | | | |
| 100 Year Design Storm | | Infiltration Rate | 0.80 in/hr | | | | |
| | | Infiltration Area | 850 sq.ft | | | | |
| | | Total Infiltration | 0.016 cfs | | | | |
| Time (min) | CA (Acres) | Precipitation (in/hr) | Time (sec) | Cumulative Runoff (ft ³) | Allowed Runoff (ft ³) | Storage (ft ³) | |
| 5 | 0.11 | 7.37 | 300 | 236 | 5 | 232 | |
| 10 | 0.11 | 5.60 | 600 | 359 | 9 | 350 | |
| 15 | 0.11 | 4.63 | 1,200 | 594 | 19 | 575 | |
| 30 | 0.11 | 3.12 | 1,800 | 601 | 28 | 572 | |
| 60 | 0.11 | 1.93 | 3,600 | 743 | 57 | 686 | |
| 120 | 0.11 | 1.06 | 7,200 | 816 | 113 | 703 | |
| 180 | 0.11 | 0.74 | 7,800 | 613 | 123 | 490 | |
| 360 | 0.11 | 0.43 | 8,400 | 382 | 132 | 250 | |
| 720 | 0.11 | 0.27 | 9,000 | 250 | 142 | 118 | |
| 1440 | 0.11 | 0.15 | 10,800 | 176 | 170 | 6 | |
| | | | | | | STORAGE REQUIRED: | 703 |
| | | | | | | STORAGE PROVIDED: | 740 |

PRELIMINARY STORM WATER ANALYSIS REPORT
LOT 1 IS NEW DEVELOPMENT AREA
LOT 2 IS EXISTING HOME WITH NO NEW IMPROVEMENTS

TOTAL DISTURBANCE IS LESS THEN 1 ACRE.
TOTAL IMPERVIOUS AREA LESS THEN 6000 SQ. FT.

PER TABLE 1 SANDY CITY DEVELOPMENT CODE PART 7.0 B
PRELIMINARY GRADING PLAN ONLY REQUIRED



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THE STANDARD IN ENGINEERING

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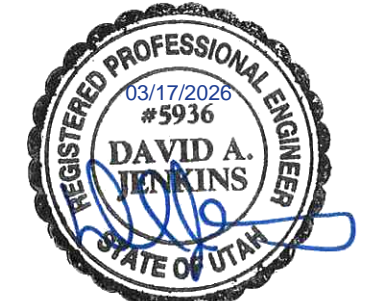
FOR:
TAYLOR HARTMAN
3853 EAST LITTLE COTTONWOOD LANE
SANDY, UTAH, 84092

CONTACT:
TAYLOR HARTMAN
PHONE: 801-232-4239

HARTMAN ESTATES SUBDIVISION

3853 EAST LITTLE COTTONWOOD LANE

SANDY, UTAH

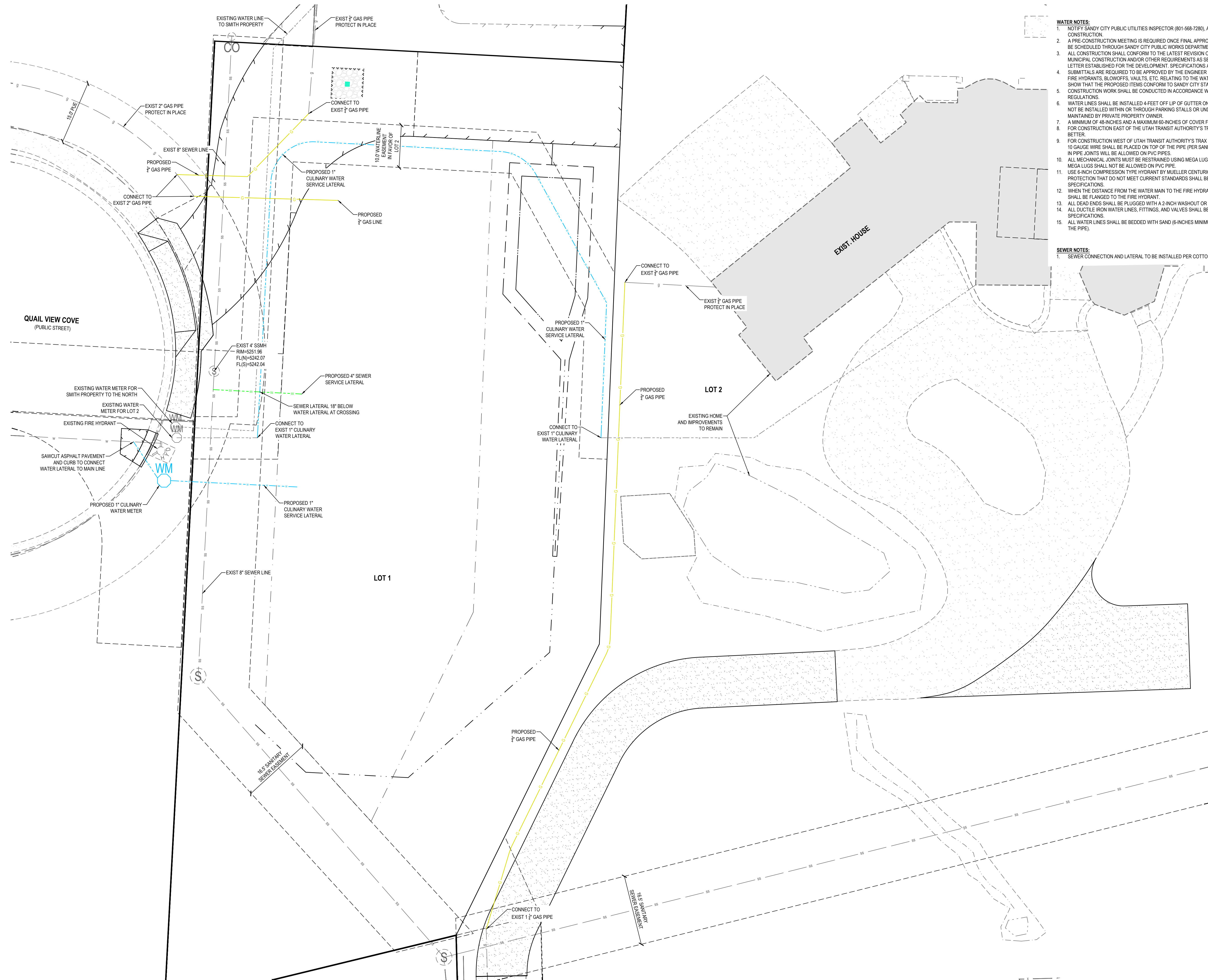


GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 4978L
PRINT DATE: 2026-03-17

PROJECT MANAGER: DJ
DESIGNED BY: MM

C-200



WATER NOTES:

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
2. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
3. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
4. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, METERS, BOXES, VAULTS, VALVES, FIRE HYDRANTS, BLOWOFFS, VAULTS, ETC. RELATING TO THE WATER SYSTEM. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
6. WATER LINES SHALL BE INSTALLED 4-FEET OFF LIP OF GUTTER ON THE NORTH AND/OR EAST SIDE OF ROADWAY. WATER LINES SHALL NOT BE INSTALLED WITHIN OR THROUGH PARKING STALLS OR UNDER CONCRETE PAVEMENT, UNLESS WATER LINE IS TO BE MAINTAINED BY PRIVATE PROPERTY OWNER.
7. A MINIMUM OF 48-INCHES AND A MAXIMUM 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED. FOR CONSTRUCTION EAST OF THE UTAH TRANSIT AUTHORITY'S TRAX LINE, USE DUCTILE IRON PIPE, USE THICKNESS CLASS 52 OR BETTER.
8. FOR CONSTRUCTION WEST OF UTAH TRANSIT AUTHORITY'S TRAX LINE, USE POLYVINYL CHLORIDE PIPE, USE CLASS DR-14 OR BETTER. 10 GAUGE WIRE SHALL BE PLACED ON TOP OF THE PIPE (PER SANDY CITY SPECIFICATIONS) FOR FUTURE RELOCATION. NO DEFLECTION IN PIPE JOINTS WILL BE ALLOWED ON PVC PIPES.
9. ALL MECHANICAL JOINTS MUST BE RESTRAINED USING MEGA LUGS FOR DIP AND ROMAC GRIP RINGS FOR PVC OR APPROVED EQUAL. MEGA LUGS SHALL NOT BE ALLOWED ON PVC PIPE.
10. USE 6-INCH COMPRESSION TYPE HYDRANT BY MUELLER CENTURION OR CLOW MEDALLION. EXISTING HYDRANTS REQUIRED FOR FIRE PROTECTION THAT DO NOT MEET CURRENT STANDARDS SHALL BE UPGRADED TO MEET CURRENT SANDY CITY STANDARDS AND SPECIFICATIONS.
11. WHEN THE DISTANCE FROM THE WATER MAIN TO THE FIRE HYDRANT IS GREATER THAN 6-FEET, AN ADDITIONAL AUXILIARY VALVE SHALL BE FLANGED TO THE FIRE HYDRANT.
12. ALL DEAD ENDS SHALL BE PLUGGED WITH A 2-INCH WASHOUT OR END WITH A FIRE HYDRANT.
13. ALL DUCTILE IRON WATER LINES, FITTINGS, AND VALVES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY STANDARDS AND SPECIFICATIONS.
14. ALL WATER LINES SHALL BE BEDDED WITH SAND (6-INCHES MINIMUM BELOW AND 12-INCHES MINIMUM ON EACH SIDE AND ON TOP OF THE PIPE).

SEWER NOTES:

1. SEWER CONNECTION AND LATERAL TO BE INSTALLED PER COTTONWOOD SEWER DISTRICT STANDARDS AND SPECIFICATIONS.



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TOOELE
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FOR:
TAYLOR HARTMAN
3853 EAST LITTLE COTTONWOOD LANE
SANDY, UTAH, 84092

CONTACT:
TAYLOR HARTMAN
PHONE: 801-232-4239

HARTMAN ESTATES SUBDIVISION

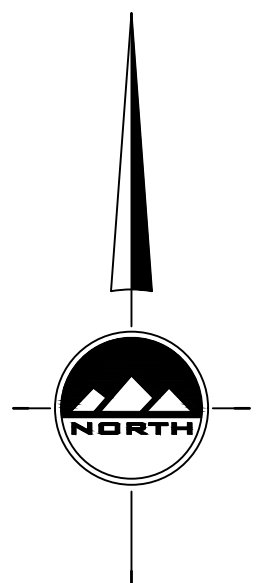
**3853 EAST LITTLE COTTONWOOD LANE
SANDY, UTAH**



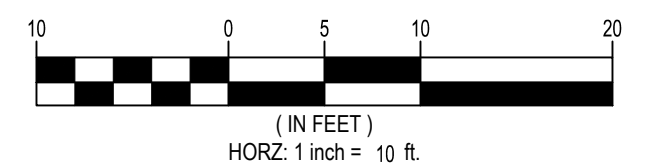
UTILITY PLAN

PROJECT NUMBER: 4978L
PROJECT MANAGER: DJ
PRINT DATE: 2026-03-17
DESIGNED BY: MM

C-300



HORIZONTAL GRAPHIC SCALE





Staff Report

File #:
CUP03062026-007163,
Version: 2

Date: 4/16/2026

Agenda Item Title:

Mattress by Appointment Retail Use (Conditional Use Permit)
8392 S. 700 E.
[Community #3, Sandy Woods]

Presenter:

Sarah Stringham, Planner

Description/Background:

The applicant, Michael McFall, with permission from the property owner, Plaza 8400, LLC, is requesting approval of a conditional use permit for a property located at 8392 S. 700 E. The applicant is proposing to open a retail furniture store selling mattresses. The property is located in Boulevard Commercial (BC) zone where commercial retail sales and services is a conditional use.

See the attached staff report for full details of this request.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission approve a conditional use permit for commercial retail sales and services and approve a reduced parking ratio for this proposed use of a furniture store as described in the staff report for the property located at 8392 S. 700 E. based on the following findings and subject to the following conditions:

Findings:

1. The proposed use meets the intent of the BC zone.
2. The original 1982 site plan has 31 parking spaces on the site and constitutes a legal non-conforming status.
3. An original site plan condition was that 50 percent of businesses may be retail, and 50 percent may be office use.

Conditions:

1. That the site be allowed to have a combination of commercial retail or office use. The site shall continue to operate with 50 percent commercial retail sales and services and 50 percent office use unless the proposed use generates less than the approved mix of uses (e.g. retail use with large showroom space).
2. That the property owner be responsible for ensuring that all future leases comply with this

use restriction.

3. That the property owner manages the off-street parking for each tenant to ensure that it does not create a parking issue for surrounding properties or public streets.
4. That the applicant complies with all Building & Safety, and Fire & Life Codes.
5. That the applicant complies with all business licensing requirements.
6. That this Conditional Use Permit be reviewed upon legitimate complaint.



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum April 16, 2026

To: Planning Commission
From: Community Development Department
Subject: Mattress by Appointment Retail Use (Conditional Use Permit)
8392 S. 700 E.
[Community #3, Sandy Woods]

CUP03062026-007163
BC Zone
.78 Acres

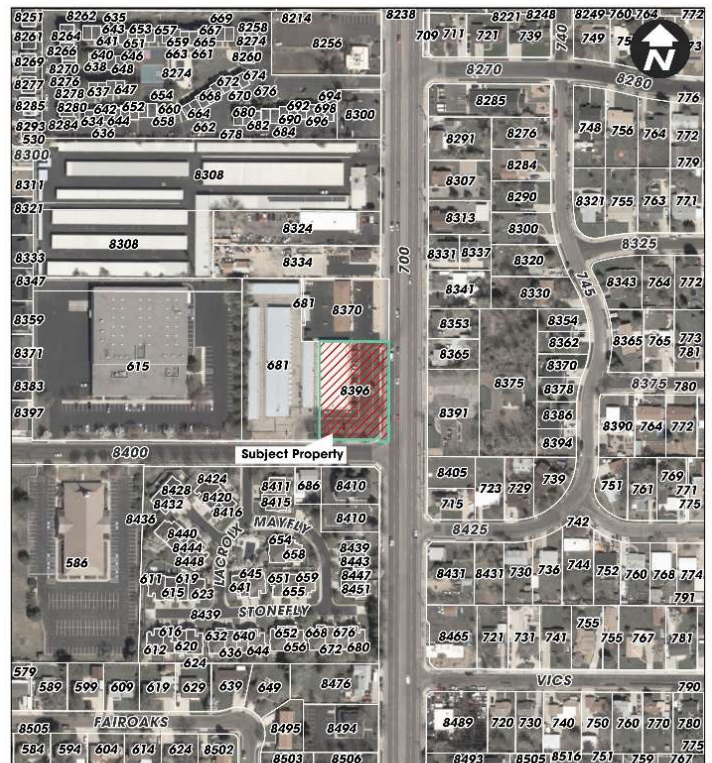
Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, and at public locations.

Request

The applicant, Michael McFall, with permission from the property owner, Plaza 8400, LLC, is requesting approval of a conditional use permit for a property located at 8392 S. 700 E. The applicant is proposing to open a retail furniture store selling mattresses. The property is located in Boulevard Commercial (BC) zone where commercial retail sales and services is a conditional use. See Exhibit A and B for application materials.

Background

The subject property is approximately .78 acres (33,900 square feet) and is located in the Boulevard Commercial (BC) zone. The building was built in 1982 and is approximately 9,135 square feet. This retail/office building was developed together with the mini storage facility to the west. There are six businesses operating in the building that range in land use from professional office, medical office, and retail sales and services. Properties to the north, south, east, and west are in the BC zone. There are two lots slightly to the northeast that are zoned R-1-8 with single family residential. There is a car wash abutting the property to the north and storage units directly to the west of the property.



CUP03062026-007163
Conditional Use
8392 S 700 E

Community Development Department
Sandy City, UT

| Property Case History | |
|-----------------------|--|
| Case Number | Case Summary |
| SPR 78-52 | Dunyon Commercial Center – This site plan was never developed. |
| SPR 82-16 | Dunyon Storage Units and Mini Mall |
| CUP 90-40 | Milanos Pizza – Restaurant Use |

Public Notice and Outreach

This item has been noticed to property owners within 500 feet of the subject area by mail. A neighborhood meeting was held on March 30th and there were no neighbors in attendance. Staff have not received any emails or phone calls regarding the project.



Analysis

The applicant is proposing to have a furniture retail business at the proposed location in the BC zone. The applicant will be selling mattresses. A furniture store is classified as commercial retail sales and services in Sec. 21-8-2(b) of the Sandy City Land Development Code and requires a conditional use permit when located in the BC zone. The business will be operating on an appointment only model. The tenant’s portion of the building is approximately 1,265 square feet. The applicant is proposing to have a showroom and office area of about 665 square feet, and a storage room area of 760 square feet. The applicant proposes operating Monday through Friday from 10:00am to 6:00pm. Deliveries of furniture will be made using the rear service alley during daytime hours.

The subject building contains six retail/office tenant spaces and was originally approved in 1982. The original site plan approval lists the condition that 50 percent of the units may be retail, and 50 percent may be office or business use, likely to ensure that parking remained within available capacity. There is no record of a conditional use permit to allow for commercial retail sales and services use for this site but was clearly contemplated in the site plan review. The tenants of the building have maintained a 50 percent split in retail and office use.

Parking

The site plan was approved with a total of 31 parking spaces with two additional stalls for the mini storage facility. Under the current parking standards outlined in Sec 21-24-8(b) of the Sandy City Land Development Code the building would require 42 parking spaces for a 50 percent mix of retail and office uses, thus making the site legal non-conforming. The owner of the property does not have a parking limitation agreement for any of the tenants, and the parking spaces are shared between all tenants. There is no record of parking issues being reported for this site.

The proposed use would bring the ratio to 33 percent office use and 67 percent retail. The proposed use of the furniture store could qualify for a parking exception in Sec 21-24-8(b) of the Sandy City Land Development Code which states a reduction may be allowed by the Planning Commission for retail business with exceptionally large showroom floor space per volume of sales (e.g. furniture store at a ratio of three spaces per 1,000 sq. ft). The furniture store parking requirement of three (3) parking spaces per 1,000 square feet would be less than that of office use at four (4) parking spaces per 1,000 square feet. Thus, the proposed use would reduce the overall parking demand on the site and may be considered compatible with the existing parking spaces even though the proportion of retail use is increased. So, if this parking reduction is granted, staff would support the approval of this new tenant increasing the percentage of retail.

Conditional Use Standards

The City may impose conditions on a conditional use based on certain standards of review found in section 21-33-04 of Sandy City Land Development Code. The following items from that list are applicable to this particular request and merit discussion or additional consideration by the Planning Commission (staff analysis is found below in *italics*):

Sec. 21-33-4. Conditions.

In order to achieve compliance with the standards set forth herein, the City may impose conditions that address:

- (1) Size, configuration and location of the site and the proposed site plan layout.

No site improvements are being proposed.

- (5) Site circulation patterns for vehicular, pedestrian and other traffic.

There are 31 parking spaces on site.

- (12) The regulation of operating hours for activities affecting normal schedules and functions.

The applicant is proposing to operate Monday through Friday from 10:00 a.m. to 6:00 p.m.

- (14) Measures to assure compliance with all conditions and requirements of approval, including, but not limited to, bonds, letters of credit, improvement agreements, agreements to conditions, road maintenance funds, and restrictive covenants.

To be reviewed upon legitimate complaint.

- (15) Such other conditions determined reasonable and necessary by the City to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this title.

That the applicant complies with all Building & Safety, and Fire & Life Codes.

Staff Concerns

Staff has no concerns with the proposed use.

Recommendation

Staff recommends that the Planning Commission approve a conditional use permit for commercial retail sales and services and approve a reduced parking ratio for this proposed use of a furniture store as described in the staff report for the property located at 8392 S. 700 E. based on the following findings and subject to the following conditions:

Findings:

1. The proposed use meets the intent of the BC zone.
2. The original 1982 site plan has 31 parking spaces on the site and constitutes a legal non-conforming status.
3. An original site plan condition was that 50 percent of businesses may be retail, and 50 percent may be office use.

Conditions:

1. That the site be allowed to have a combination of commercial retail or office use. The site shall continue to operate with 50 percent commercial retail sales and services and 50 percent office use unless the proposed use generates less than the approved mix of uses (e.g. retail use with large showroom space).
2. That the property owner be responsible for ensuring that all future leases comply with this use restriction.
3. That the property owner manages the off-street parking for each tenant to ensure that it does not create a parking issue for surrounding properties or public streets.
4. That the applicant complies with all Building & Safety, and Fire & Life Codes.
5. That the applicant complies with all business licensing requirements.
6. That this Conditional Use Permit be reviewed upon legitimate complaint.

Planner:



Sarah Stringham
Planner

File Name: S:\USERS\PLN\STAFFRPT\2026\CUP03062026-007163 - MATTRESSES BY APPT CUP\STAFF REPORT
MATTRESS - CUP.DOCX

Exhibit "A"

McFallBeds LLC, doing business as "Mattress By Appointment," is a registered furniture retail business operating on an appointment-only model. Customer traffic is low, typically one customer at a time, which minimizes parking demand and overall site impact.

The business includes a small showroom and office where customers view products and complete purchases, as well as a storage room with an attached restroom and heating/cooling unit for business use. The storage room has a rear door that opens to the service alley behind the building, which is used by the businesses within the 8400 Plaza for routine access.

Projected business hours are 10:00 AM to 6:00 PM, Monday through Friday.

Deliveries are expected approximately once per week and are made by box truck using the rear service alley. Delivery activity is brief, occurs during daytime hours, and does not obstruct traffic or neighboring businesses.

No hazardous materials, manufacturing, or high-noise activities occur on site.

The business is a quiet, low-impact retail use with no exterior modifications, no changes to the building footprint, and no anticipated detrimental impacts to surrounding properties.

Exhibit "B"

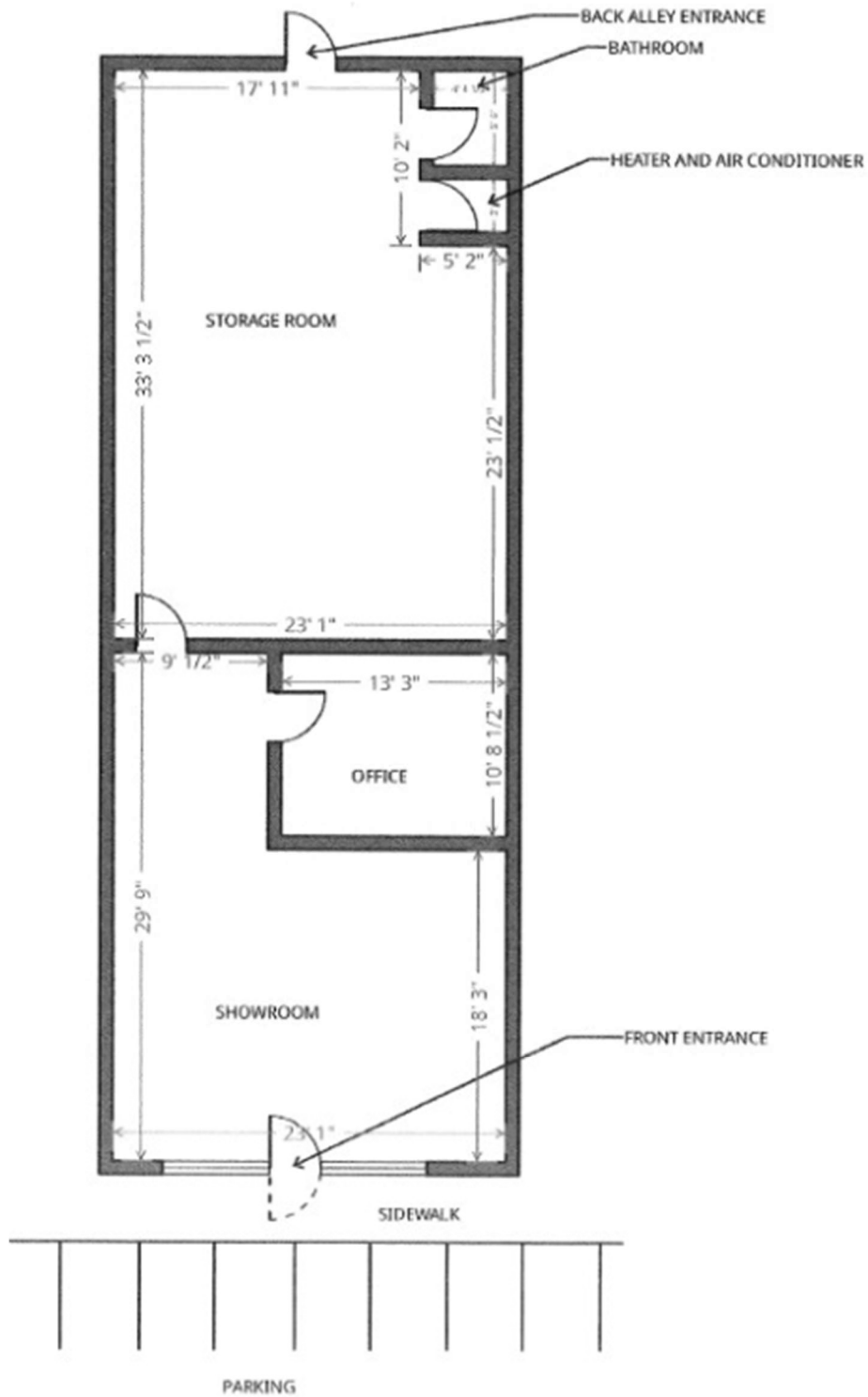
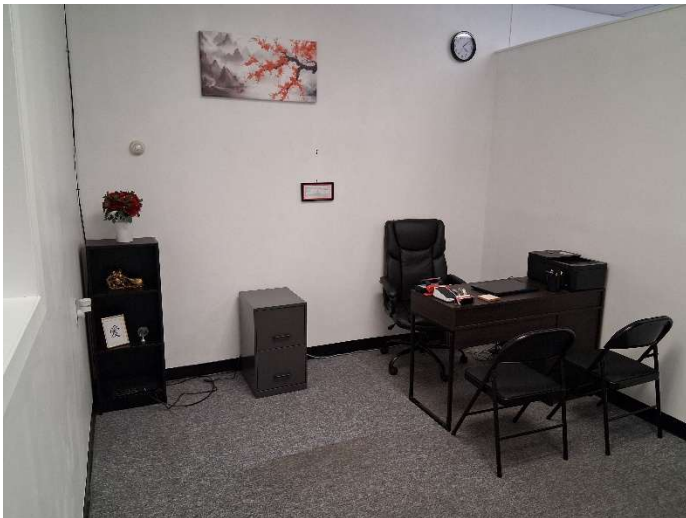
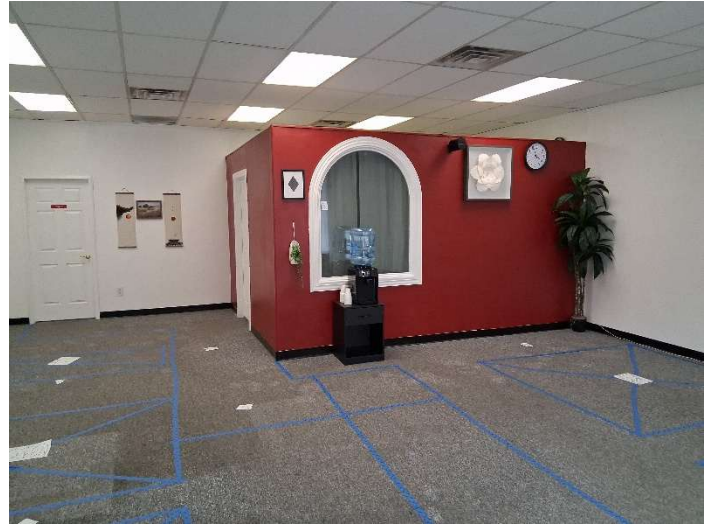


Exhibit "B" Continued





Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Staff Report

File #: 26-219, **Version:** 1

Date: 4/16/2026

Minutes from March 19, 2026



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7256

Meeting Minutes

Planning Commission

Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport
Craig Kitterman (Alternate)
Jennifer George (Alternate)

Thursday, March 19, 2026

6:15 PM

Council Chambers and Online

Meeting procedures are found at the end of this agenda.

This Planning Commission meeting will be conducted both in-person, in the Sandy City Council Chambers at City Hall, and via Zoom Webinar. Residents may attend and participate in the meeting either in-person or via the webinar link below. Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_4GCtsXjdRmmizDJcZtGUrg

After registering, you will receive a confirmation email containing information about joining the webinar.

You can join the meeting with the following link:

<https://us02web.zoom.us/j/83518893375>

Or join via phone by dialing:

US: 253 215 8782 or 346 248 7799 or 669 900 6833 or 301 715 8592 or 312 626 6799 or 929 436 2866
(for higher quality, dial a number based on your current location)

International numbers available: <https://us02web.zoom.us/j/83518893375>

Webinar ID: 835 1889 3375

Passcode: 006468

4:00 PM FIELD TRIP

1. [26-182](#) Field Trip Map

Attachments: [PC Field Trip Map \(3/19/2026\)](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

- Present** 6 - Commissioner Dave Bromley
Commissioner Daniel Schoenfeld
Commissioner Steven Wrigley
Commissioner Craig Kitterman
Commissioner Jennifer George
Commissioner LaNiece Davenport
- Absent** 3 - Commissioner Cameron Duncan
Commissioner David Hart
Commissioner Ron Mortimer

Public Meeting Items

DRAFT

- 2. [CUP0226202](#) Pinkbox Doughnuts Arcade Use and Extended Hours of Operation
[6-007150](#) (Conditional Use Permit)
 10235 S. State St.
 [Community #10, Crescent White Willow]

Attachments: [Staff Report](#)

Mike Wilcox, Sandy City Planning Director, introduced this item to the Planning Commission.

Michael Kurcz, PinkBox representative, presented this item to the Planning Commission.

Steven Wrigley asked if 5:00a.m. is the usual time they open with other PinkBox locations.

Michael Kurcz said yes.

Sarah Stringham, Sandy City Planner, further presented this item to the Planning Commission and recommended approval of the conditional use permit requests.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

Steven Wrigley asked if there will be enough parking for the arcade and donut shop.

Sarah Stringham said the prior restaurant use developed sufficient parking for the proposed uses.

Steven Wrigley asked if guests will be standing since there's no tables or seating.

Michael Kurcz said currently there's no plan for tables and seating.

A motion was made by Dave Bromley, seconded by Steven Wrigley, that the Planning Commission approve a Conditional Use Permit for arcade use in the CDB zone and amending an existing Conditional Use Permit for extended hours as described in the staff report for the property located at 10235 S. State St. based on the four findings and subject to the seven conditions detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
 Daniel Schoenfeld
 Steven Wrigley
 Craig Kitterman
 Jennifer George
 LaNiece Davenport

- Absent:** 3 - Cameron Duncan
 David Hart
 Ron Mortimer

Nonvoting: 0

Public Hearings

- 25. [ANX0226202](#) Alta Approach Annexation (R-1-15 Zone)
[6-007145](#) 3855, 3863 and 3877 E Alta Approach Road
[\(PC\)](#) [Community #30]

Attachments: [Vicinity Map](#)
[Alta Approach Staff Report](#)
[Public Notice Sign](#)

Daniel Schoenfeld, Planning Commission Chair, stated that this item will be tabled.

Daniel Schoenfeld opened this item for public comment.

Josh Kanter, President of the Alta Approach HOA, 3972 Alta Approach, objects to the annexation.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Dave Bromley, seconded by Jennifer George, that the Planning Commission table this item to a date uncertain.

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 26. [ANX0226202](#) LCR 2 Annexation (R-1-15 Zone)
[6-007144](#) 4118, 4124, 4246 E Little Cottonwood Road, 4010 E Alta Approach and
[\(PC\)](#) the Alta Approach Condominiums (4061 E- 4115 E Quarry Dr.)
 [Community #30]

Attachments: [Vicinity Map](#)
[LCR 2 Staff Report](#)
[Public Notice Sign](#)

Daniel Schoenfeld, Planning Commission Chair, stated that this item will be tabled.

Daniel Schoenfeld opened this item for public comment.

John Benfatto, 4086 E Quarry Drive, submitted a letter today to Brian McCuistion asking for more time to evaluate and decide as a community regarding the annexations for Alta Approach and LCR 2.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Dave Bromley, seconded by Jennifer George, that the Planning Commission table this item to a date uncertain.

- Yes:** 6 - Dave Bromley
 Daniel Schoenfeld
 Steven Wrigley
 Craig Kitterman
 Jennifer George
 LaNiece Davenport

- Absent:** 3 - Cameron Duncan
 David Hart
 Ron Mortimer

Nonvoting: 0

- 3. [ANX0226202](#) Walters Annexation (R-1-10 Zone)
[6-007119\(PC](#) 2587 E Little Cottonwood Road
[\)](#) [Community #30]

Attachments: [Vicinity Map](#)
[Walters Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission. Staff mentioned this is a legal non-conforming lot.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by LaNiece Davenport, seconded by Craig Kitterman, that the Planning Commission send a positive recommendation to the City Council that the Walters Annexation be approved and zoned R-1-10 based upon the five findings detailed in the staff report. The motion carried by the following vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 4. [ANX0226202](#) KSEL Annexation (R-1-10 Zone)
[6-007139](#) 9538 S Deer Run Place, 2802 and 2798 E KSEL Dr.
[\(PC\)](#) [Community #30]

Attachments: [Vicinity Map](#)
[KSEL Staff Report](#)
[Public Notice Signs](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Rod Glover, 2802 E Ksel Drive, shared two concerns. If he was annexed into Sandy City then his property would be an island in the potential Granite City. The second was he would propose that no action be taken on this annexation until a vote takes place for the Granite Incorporation.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by LaNiece Davenport, seconded by Steven Wrigley, that the Planning Commission send a positive recommendation to the City Council that the KSEL Annexation be approved and zoned R-1-10 based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
 Daniel Schoenfeld
 Steven Wrigley
 Craig Kitterman
 Jennifer George
 LaNiece Davenport

- Absent:** 3 - Cameron Duncan
 David Hart
 Ron Mortimer

Nonvoting: 0

- 5. [ANX0226202](#) Clark Annexation (R-1-10 Zone)
[6-007122](#) 2875 E 9460 S
[\(PC\)](#) [Community #30]

Attachments: [Vicinity Map](#)
[Clark Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Caroline Hart, 2875 E 9460 S, said she doesn't have enough information and has additional questions for staff.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by LaNiece Davenport, seconded by Craig Kitterman, that the Planning Commission send a positive recommendation to the City Council that the Clark Annexation be approved and zoned R-1-10 based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
 Daniel Schoenfeld
 Steven Wrigley
 Craig Kitterman
 Jennifer George
 LaNiece Davenport

- Absent:** 3 - Cameron Duncan
 David Hart
 Ron Mortimer

Nonvoting: 0

- 6. [ANX0226202](#) Hidden Pine Annexation (R-1-15 Zone)
[6-007142](#) 9516 and 9525 S Hidden Pine Lane
[\(PC\)](#) [Community #30]

Attachments: [Vicinity Map](#)
[Hidden Pine Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by LaNiece Davenport, seconded by Steven Wrigley, that the Planning Commission send a positive recommendation to the City Council that the Hidden Pine Annexation be approved and zoned R-1-15 based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 7. [ANX0309202](#) Smith Annexation (R-1-15 Zone)
[6-007166](#) 9519 S Hidden Pine Lane
[\(PC\)](#) [Community #30]

Attachments: [Vicinity Map](#)
[Smith Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by LaNiece Davenport, seconded by Jennifer George, that the Planning Commission send a positive recommendation to the City Council that the Smith Annexation be approved and zoned R-1-15 based upon the four findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 8. [ANX0226202](#) Pingree Annexation (R-1-20 Zone)
[6-007124](#) 9620 S 3100 E
[\(PC\)](#) [Community #30]

Attachments: [Vicinity Map](#)
[Pingree Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Duffy Pingree, 9620 S 3100 E, said he was told they had no choice to sign the consent letter and would prefer to be part of Granite City.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by LaNiece Davenport, seconded by Craig Kitterman, that the Planning Commission send a positive recommendation to the City Council that the Pingree Annexation be approved and zoned R-1-20 based upon the following five conditions detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
 Daniel Schoenfeld
 Steven Wrigley
 Craig Kitterman
 Jennifer George
 LaNiece Davenport

- Absent:** 3 - Cameron Duncan
 David Hart
 Ron Mortimer

Nonvoting: 0

- 9. [ANX0226202](#) Anderson Annexation (R-1-15 Zone)
[6-007121](#) 9635 S 3100 E
[\(PC\)](#) [Community #20]

Attachments: [Vicinity Map](#)
[Anderson Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission. Staff did mention that the property owner called and emailed staff and indicated that she prefer to be part of the Granite incorporation.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Jennifer George, seconded by Dave Bromley, that the Planning Commission send a positive recommendation to the City Council that the Anderson Annexation be approved and zoned R-1-15 based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 5 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Jennifer George
LaNiece Davenport

No: 1 - Craig Kitterman

Absent: 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 10. [ANX0226202](#) Miller Annexation (R-1-20 Zone)
[6-007123](#) 3017 E Granite Meadow Lane
[\(PC\)](#) [Community #30]

Attachments: [Vicinity Map](#)
[Miller Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Craig Kitterman, seconded by Steven Wrigley, that the Planning Commission send a positive recommendation to the City Council that the Miller Annexation be approved and zoned R-1-20 based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 11. [ANX0226202](#) Parrish Annexation (R-1-15 Zone)
[6-007125](#) 2995 E Mt Jordan Road
[\(PC\)](#) [Community #30]

Attachments: [Vicinity Map](#)
[Parrish Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Craig Kitterman, seconded by Steven Wrigley, that the Planning Commission send a positive recommendation to the City Council that the Parrish Annexation be approved and zoned R-1-15 based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 12. [ANX0226202](#) Sieverts Annexation (R-1-40 Zone)
[6-007120](#) 9876 E 2700 E
[\(PC\)](#) [Community #20]

Attachments: [Vicinity Map](#)
[Sieverts Staff Report](#)
[Public Notice Sign](#)
[Anna Sieverts Email](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission. Staff did mention that an email from Anna Sieverts was received requesting to withdraw from the annexation.

Daniel Schoenfeld opened this item for public comment.

Vaughn Cox is the adjacent neighbor to 9876 S 2700 E. He presented a letter to the Planning Commissioners and expressed concerns over these annexations and what it could do for the Granite incorporation. The Planning Commission Chairman asked Mr. Cox to comment during the general public comment period if he is not an owner within one of the proposed annexations.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Craig Kitterman, seconded by LaNiece Davenport, that the Planning Commission send a positive recommendation to the City Council that the Sieverts Annexation be approved and zoned R-1-40A based on the five findings detailed in the staff report with a modification to finding #4: The R-1-40A is appropriate for this property based upon the county zoning allowing for farm animals. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
 Daniel Schoenfeld
 Steven Wrigley
 Craig Kitterman
 Jennifer George
 LaNiece Davenport

- Absent:** 3 - Cameron Duncan
 David Hart
 Ron Mortimer

Nonvoting: 0

- 13. [ANX0226202](#) Jaandkin Annexation (R-1-40 Zone)
[6-007135](#) 2627 E 10000 S
[\(PC\)](#) [Community #20]

Attachments: [Vicinity Map](#)
[Jaandkin Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Craig Kitterman, seconded by LaNiece Davenport, that the Planning Commission send a positive recommendation to the City Council that the Jaandkin Annexation be approved and zoned R-1-40A based on the five findings detailed in the staff report with a modification to finding #4: The R-1-40A is appropriate for this property based upon the county zoning allowing for farm animals. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 14. [ANX0226202](#) Knight Annexation (R-1-40 Zone)
[6-007136](#) 10116 S Altavilla Dr
[\(PC\)](#) [Community #21]

Attachments: [Vicinity Map](#)
[Knight Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Douglas Knight, 10116 S Altavilla Drive, said that he was forced to sign a consent 22 years ago. He indicated that he will ask to be removed because these annexations will break the area up relative to providing services.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Craig Kitterman, seconded by Steven Wrigley, that the Planning Commission send a positive recommendation to the City Council that the Knight Annexation be approved and zoned R-1-40A based upon the five findings detailed in the staff report with a modification to finding #4: The R-1-40A is appropriate for this property based upon the county zoning allowing for farm animals. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 15. [ANX0226202](#) Altavilla 1 Annexation (R-1-40 and R-1-40A Zone)
[6-007140](#) 10093 S Altavilla Dr., 10058 S and 10088 S Grouse Creek Cir.
[\(PC\)](#) [Community #21]

Attachments: [Vicinity Map](#)
[Altavilla 1 Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Jennifer George, seconded by Dave Bromley, that the Planning Commission send a positive recommendation to the City Council that the Altavilla 1 Annexation be approved and zoned R-1-40A based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 16. [ANX0226202](#) Altavilla 2 Annexation (R-1-40 Zone)
[6-007141](#) 10149 and 10181 S Altavilla Dr.
[\(PC\)](#) [Community #21]

Attachments: [Vicinity Map](#)
[Altavilla 2 Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Jennifer George, seconded by Dave Bromley, that the Planning Commission send a positive recommendation to the City Council that the Altavilla 2 Annexation be approved and zoned R-1-40A based upon the five findings detailed in the staff report with a modification to finding #4 - The R-1-40A is appropriate for this property based upon the county zoning allowing for farm animals. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 17. [ANX0309202](#) Altavilla 3 Annexation (R-1-40 Zone)
[6-007164](#) 10184 S Altavilla Dr.
[\(PC\)](#) [Community #21]

Attachments: [Vicinity Map](#)
[Altavilla 3 Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission. This owner signed a consent to annex into Sandy after they saw a sign for some of their neighbors being annexed.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Jennifer George, seconded by Dave Bromley, that the Planning Commission send a positive recommendation to the City Council that the Altavilla 3 Annexation be approved and zoned R-1-40A based upon the four findings detailed in the staff report with a modification to finding #4 - The R-1-40A is appropriate for this property based upon the county zoning allowing for farm animals. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 18. [ANX0309202](#) Altavilla 4 Annexation (R-1-40 Zone)
[6-007165](#) 10274 and 10302 S Altavilla Dr.
[\(PC\)](#) [Community #21]

Attachments: [Vicinity Map](#)
[Altavilla 4 Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission. This owner signed a consent to annex into Sandy after they saw a sign for some of their neighbors to be annexed.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Jennifer George, seconded by Dave Bromley, that the Planning Commission send a positive recommendation to the City Council that the Altavilla 4 Annexation be approved and zoned R-1-40A based upon the four findings detailed in the staff report with a modification to finding #4 - The R-1-40A is appropriate for this property based upon the county zoning allowing for farm animals. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 19. [ANX0226202](#) S Miller Annexation (R-1-40 Zone)
[6-007137](#) 10345 S Altavilla Dr.
[\(PC\)](#) [Community #21]

Attachments: [Vicinity Map](#)
[S Miller Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Jennifer George, seconded by Craig Kitterman, that the Planning Commission send a positive recommendation to the City Council that the S Miller Annexation be approved and zoned R-1-40A based upon the five findings detailed in the staff report with a modification to finding #4 - The R-1-40A is appropriate for this property based upon the county zoning allowing for farm animals. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 20. [ANX0226202](#) Fricks Annexation (R-1-40 Zone)
[6-007138](#) 10364 S Altavilla Dr.
[\(PC\)](#) [Community #21]

Attachments: [Vicinity Map](#)
[Fricks Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Dave Bromley, seconded by Steven Wrigley, that the Planning Commission send a positive recommendation to the City Council that the Fricks Annexation be approved and zoned R-1-40A based upon the five findings detailed in the staff report with a modification to finding #4 - The R-1-40A is appropriate for this property based upon the county zoning allowing for farm animals. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 21. [ANX0226202](#) Brown Annexation (R-1-15 Zone)
[6-007132](#) 3149 E 9800 S
[\(PC\)](#) [Community #30]

Attachments: [Vicinity Map](#)
[Public Notice Sign](#)
[Brown Staff Report](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Dave Bromley, seconded by Craig Kitterman, that the Planning Commission send a positive recommendation to the City Council that the Brown Annexation be approved and zoned R-1-15 based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 22. [ANX0226202](#) LCR 1 Annexation (R-1-20 and R-1-20A Zone)
[6-007143](#) 3249, 3251, and 3269 E Little Cottonwood Road
[\(PC\)](#) [Community #30]

Attachments: [Vicinity Map](#)
[LCR 1 Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Dave Bromley, seconded by Steven Wrigley, that the Planning Commission send a positive recommendation to the City Council that the LCR 1 Annexation be approved and zoned R-1-20A based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 23. [ANX0226202](#) MSMR Annexation (R-1-20 Zone)
[6-007134](#) 9682 S Oakwood Lane
[\(PC\)](#) [Community #30]

Attachments: [Vicinity Map](#)
[MSMR Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Robert Stringham has no problem being in Sandy City and is wondering why he's the only one in the subdivision who had to sign the letter. He shared concerns about who would provide emergency services if he's the only resident in Sandy and his neighbors are not.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Dave Bromley, seconded by Steven Wrigley, that the Planning Commission send a positive recommendation to the City Council that the MSMR Annexation be approved and zoned R-1-20 based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
 Daniel Schoenfeld
 Steven Wrigley
 Craig Kitterman
 Jennifer George
 LaNiece Davenport

- Absent:** 3 - Cameron Duncan
 David Hart
 Ron Mortimer

Nonvoting: 0

- 24. [ANX0226202](#) LaCaille Annexation (R-1-40 and CC Zone)
[6-007126](#) 9565 S Wasatch Blvd
[\(PC\)](#) [Community #30]

Attachments: [Vicinity Map](#)
[LaCaille Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Robert Taylor mentioned that the consent was already withdrawn before April 7, 2026. Robert said he has already been talking to staff and they need more time to review this request and they hope to defer this decision to a later date. They don't want to be out of compliance as they have significant alcohol licenses. The notice only included one parcel, but not all of the parcels as they currently stand.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Dave Bromley, seconded by Jennifer George, that the Planning Commission send a positive recommendation to the City Council that the LaCaille Annexation be approved and zoned R-1-40 and CC (Community Commercial) based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 5 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Jennifer George
LaNiece Davenport

No: 1 - Craig Kitterman

Absent: 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 27. [ANX0226202](#) TP Real Estate Annexation (R-1-20 Zone)
[6-007129](#) 10209 S Dimple Dell Road
[\(PC\)](#) [Community #29]

Attachments: [Vicinity Map](#)
[TP Real Estate Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Dave Bromley, seconded by Steven Wrigley, that the Planning Commission send a positive recommendation to the City Council that the TP Real Estate Annexation be approved and zoned R-1-20 based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 28. [ANX0309202](#) G Miller Annexation (R-1-20 Zone)
[6-007167](#) 10324 S Dimple Dell Road
[\(PC\)](#) [Community #29]

Attachments: [Vicinity Map](#)
[G Miller Staff Report](#)
[Public Notice sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Dave Bromley, seconded by Craig Kitterman, that the Planning Commission send a positive recommendation to the City Council that the G Miller Annexation be approved and zoned R-1-20 based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 29. ['ANX022620](#) Scrub Oak Annexation (R-1-20 Zone)
[26-007133](#) 2998 E Apple Hollow Cove
[\(PC\)](#) [Community #29]

Attachments: [Vicinity Map](#)
[Scrub Oak Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Dave Bromley, seconded by Steven Wrigley, that the Planning Commission send a positive recommendation to the City Council that the Scrub Oak Annexation be approved and zoned R-1-20A based upon the five findings detailed in the staff report with a modification to finding #4 - The R-1-20A is appropriate for this property based upon current land uses within the area. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 30. [ANX0226202](#) Janke Flats Annexation (R-1-20 Zone)
[6-007146](#) 3020, 3023, 3030 and 3033 E Janke Flats Lane
[\(PC\)](#) [Community #29]

Attachments: [Vicinity Map](#)
[Public Notice Sign](#)
[Janke Flats Staff Report](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission. Staff mentioned that two of these lots will be considered legal nonconforming due to the lot size.

Daniel Schoenfeld opened this item for public comment.

David Cheffings, 3033 E Janke Flats Lane, is in support of the annexation and asked if the city would be able to consider taking over the roads for snow plowing.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Steven Wrigley, seconded by Dave Bromley, that the Planning Commission send a positive recommendation to the City Council that the Janke Flats Annexation be approved and zoned R-1-20 based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 31. [ANX0226202](#) Hilton Annexation (R-1-20 Zone)
[6-007127](#) 10424 S Dimple Dell Road
[\(PC\)](#) [Community #29]

Attachments: [Vicinity Map](#)
[Hilton Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Steven Wrigley, seconded by Dave Bromley, that the Planning Commission send a positive recommendation to the City Council that the Hilton Annexation be approved and zoned R-1-20 based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 32. [ANX0226202](#) Southwick Annexation (R-1-40A Zone)
[6-007128](#) 10524 S Dimple Dell Road
[\(PC\)](#) [Community #29]

Attachments: [Vicinity Map](#)
[Public Notice Sign](#)
[Southwick Staff Report](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Steven Wrigley, seconded by Dave Bromley, that the Planning Commission send a positive recommendation to the City Council that the Southwick Annexation be approved and zoned R-1-40A based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 33. [ANX0226202](#) Turning Point Annexation (R-1-40 Zone)
[6-007147](#) 2945, 2955, 2961, 2977 and 3003 E Turning Point Cir
[\(PC\)](#) [Community #29]

Attachments: [Vicinity Map](#)
[Turning Point Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Steven Wrigley, seconded by Dave Bromley, that the Planning Commission send a positive recommendation to the City Council that the Turning Point Annexation be approved and zoned R-1-40A based upon the five findings detailed in the staff report with a modification to finding #4 - The R-1-40A is appropriate for this property based upon current land uses within the area. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 34. [ANX0226202](#) Newman Annexation (R-1-20 Zone)
[6-007149](#) 10713, 10715, 10745 and 10747 S 2000 E
[\(PC\)](#) [Community #28]

Attachments: [Vicinity Map](#)
[Newman Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission. Staff commented that this annexation is not based on a water agreement. These owners have expressed an interest in being annexed into Sandy City.

Daniel Schoenfeld opened this item for public comment.

Linda Newman, 10715 S 2000 E, asked if they can keep the zoning to keep animal rights.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Steven Wrigley, seconded by Craig Kitterman, that the Planning Commission send a positive recommendation to the City Council that the Newman Annexation be approved and zoned R-1-20A based upon the four findings detailed in the staff report with a modification to finding #4 - The R-1-20A is appropriate for this property based upon the county zoning allowing for farm animals. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 35. [ANX0226202](#) Finley Mini Annexation (R-1-20 Zone)
[6-007148](#) 2030 and 2060 E 10765 S
[\(PC\)](#) [Community #28]

Attachments: [Vicinity Map](#)
[Public Notice Sign](#)
[Finley Mini Staff Report](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by Steven Wrigley, seconded by Dave Bromley, that the Planning Commission send a positive recommendation to the City Council that the Finley Mini Annexation be approved and zoned R-1-20 based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
 Daniel Schoenfeld
 Steven Wrigley
 Craig Kitterman
 Jennifer George
 LaNiece Davenport

Absent: 3 - Cameron Duncan
 David Hart
 Ron Mortimer

Daniel Schoenfeld opened the meeting for all general comments.

Vaughn Cox, 9906 S 2700 E, asked if anyone has considered how the annexations break up neighborhoods and that these annexations are an effort to stop Granite City from forming. He stated that if the annexations are approved, the map of Granite will have to change and we will not have time to update the study which could kill the incorporation request. He also stated that Sandy City is working to silence the voice of the Granite community and it's residents; stop a valid and legally authorized election where residents of Granite can voice and make their own decision; and deny the residents of Granite their right of self determination.

Rob Alston, 10575 S Dimple Dell Road, supports annexations.

Daniel Schoenfeld closed this item for public comment.

Craig Kitterman asked if the state law can be explained to what the motivation is for the annexations.

Darien Alcorn, Sandy City Attorney, explained what the state law allows for annexations and it's the City Council that makes the final determination.

Craig Kitterman asked if there's a deadline.

Darien Alcorn said the state adopted an automatic annexation date of 2027 and Sandy City is annexing properties in advance of the state's automatic annexation time frame based on the water service that's being provided.

Craig Kitterman said it appears that there are more annexations forthcoming that will fill in some of these areas by the state's deadline.

Darien Alcorn said there have been quite a few properties that began to request annexation once the state adopted the automatic annexation.

Daniel Schoenfeld said the Planning Commission has seen several annexation requests.

Craig Kitterman asked if Sandy City is hampering anything in the Granite Area.

Darien Alcorn said the Granite area performed a feasibility study that included some of these properties so the study will need to be amended if City Council decides to annex the properties.

LaNiece Davenport asked about public services are handled in newly annexed areas.

Brian McCuiston said there are current agreements between Sandy City and the County on who does snow plow in certain locations.

Steven Wrigley asked if some residents were requesting to move forward with the annexations and some requesting to withdraw.

Brian McCuiston said there were a couple of properties that signed a consent and there was language on former consents allowing them to withdraw from the annexation. In the case of the Sievert's property, staff did get a letter requesting that they are formally withdrawing from the annexation.

Steven Wrigley asked if Granite City is formed could these properties go into Granite City or would they remain in Sandy City.

Brian McCuiston said they'll stay in Sandy City if the annexations are approved.

Dave Bromley asked staff if they are aware of the contractual language that is referenced by Mr. Cox in his letter that he handed out to the Planning Commission.

Brian McCuiston said he hasn't seen Mr. Cox's letter and doesn't have any information to his request.

Dave Bromley asked about the Dimple Dell Road cross hatch.

Brian McCuiston said the annexations have to be contiguous so staff has included sections of Dimple Dell Road. This is similar to other annexations requests that have been done in the past.

This Planning Item was approved.

Administrative Business

1. Minutes

[26-183](#) Minutes from the March 5, 2026 Meeting

Attachments: [03.05.2026 PC Minutes \(DRAFT\).pdf](#)

An all in favor motion was made by Jennifer George to approve the meeting minutes from 03.05.2026.

2. Sandy City Development Report

3. Director's Report

Adjournment

An all in favor motion was made by Jennifer George to adjourn.

DRAFT

Meeting Procedure

1. Staff Introduction
2. Developer/Project Applicant presentation
3. Staff Presentation
4. Open Public Comment (if item has been noticed to the public)
5. Close Public Comment
6. Planning Commission Deliberation
7. Planning Commission Motion

In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 2 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these time limits should be submitted in writing to the Community Development Department prior to noon the day before the scheduled meeting.

Planning Commission applications may be tabled if: 1) Additional information is needed in order to take action on the item; OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. No agenda item will begin after 11 pm without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regular scheduled meeting.

In compliance with the Americans With Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance, or if you have any questions regarding the Planning Commission Agenda or any of the items, please call the Sandy City Planning Department at (801) 568-7256



Staff Report

File #: 26-220, **Version:** 1

Date: 4/16/2026

Development Report

| PROJECT NAME | ADDRESS | CASE NUMBER | APPROVED | LOTS | ACRES | ZONE | CONTACT | CONTACT # | PLANNER | STATUS |
|---|-------------------------|--------------------|------------|------|-------|------------|-------------------------|----------------|------------|--------------------|
| Pending | | | | | | | | | | |
| SWIG - State Street | 10187 S STATE ST | SPR01062025-006903 | 06/25/2025 | | | CBD | Pranavi Koka - Bowma | | mwilcox | Pending |
| Bicentennial Park Localscapes Conversion | 552 E 8680 S | SPR01242024-006702 | 03/12/2024 | | | OS | Ben Rodes | 2088607297 | sstringham | Pending |
| Storm Mountain Park Localscapes Conversion | 11426 S 1000 E | SPR01242024-006703 | 03/08/2024 | | | OS | Ben Rodes | 2088607297 | sstringham | Pending |
| Sandy Shulsen Mixed Use | 10116 S MONROE ST | SPR02082023-006482 | 12/14/2023 | | 0.83 | CBD-A&C | Howard Cooke | 801-664-8132 | mwilcox | Pending |
| Compass Apartments | 179 West 9270 South | SPR02212024-006719 | 09/27/2024 | | | RC | David Denison | 801-836-6235 | mwilcox | Pending |
| Outback/Bonefish Dual Restuarant | 11114 S STATE ST | SPR02272026-007157 | | | 2.40 | CBD | Craig Chaney - Merrick | 4258025331 | cspencer | Pending |
| The Orchards at Dimple Dell | 10216 S DIMPLE DELL RD | SPR03262024-006738 | 05/01/2024 | | | R-1-10 | Brett Lovell | 8017064693 | tirvin | Pending |
| Church Modified Site Plan | 166 E 10600 S | SPR03272026-007183 | | | 1.94 | R-1-40A | GW Group Ventures, L | | cspencer | Received |
| Synergy North | 8860 S 700 W | SPR04032026-007188 | | | 21.48 | OS | Trevor Hodgson | 8017212640 | cspencer | Fees Due |
| Jordan Credit Union | 9260 S 300 E | SPR04142025-006949 | 02/04/2026 | | 0.60 | R-1-8 | Nate Reiner | | cspencer | Pending |
| Mark Ray Medical/Dental Office Building | 7865 S 700 E | SPR04172025-006955 | 03/06/2026 | | 0.26 | BC | Robert Money | 8015731029 | cspencer | Fees Due |
| Rasht Development Project | 8475 S STATE ST | SPR04242024-006758 | 03/21/2025 | | 0.98 | RC | Ramin Nasrabadi | | cspencer | Pending |
| Sandy Station Townhomes | 8925 S HARRISON ST | SPR05132025-006965 | | | 1.36 | RC | David Kelly | 3852835285 | mwilcox | Pending |
| MACU Event Cenenter/ SLCO | 9575 S STATE ST | SPR09062024-006841 | | | 0.96 | CBD | Jordan Gray | 3582145760 | cspencer | Pending |
| UTA Trax Line Operator Restroom Facility | 167 E 9000 S | SPR10012025-007049 | | | | R-1-7.5(HS | Wade Edwards | | cspencer | Pending |
| GSL Electric | 601 SANDY PKWY, 84070 | SPR10092025-007056 | | | | CR-PUD | Cynthia Bithell | | cspencer | Pending |
| Under Review | | | | | | | | | | |
| National Flood and Fire Addition | 8682 S SANDY PKWY | SPR03132026-007168 | | | 1.24 | CR-PUD | National Flood and Fire | | cspencer | Preliminary Review |
| Thackeray Towns Site Plan | 10760 S 700 E | SPR06242021-006083 | 06/24/2021 | | 4.00 | PUD(10) | John Sawyer | | tirvin | Under Review |
| Jiffy Lube | 2081 E 9400 S | SPR10182022-006422 | 03/19/2024 | | 4.38 | CN | Justin Soha | 801-381-6255 | cspencer | Under Review |
| Intermountain South Sandy Clinic Expansion | 955 E 11400 S | SPR11132024-006886 | | | 2.40 | PO | Gerrit Timmerman | 8015586015 | cspencer | Under Review |
| Centennial Village | 235 W SEGO LILY DR | SPR12282021-006237 | 07/28/2022 | | 0.49 | CBD-A&C | Dan Simons | (801) 230-1339 | mwilcox | Under Review |
| Resubmit | | | | | | | | | | |
| LHM Ford Pro-Elite | 10990 S AUTO MALL DR | SPR01212026-007103 | | | 4.82 | AM-D | Brandon McDougald | | cspencer | Resubmit |
| Architectural Components HQ Site Plan | 9352 S 670 W | SPR03132025-006926 | 01/23/2026 | | 0.69 | ID | Josh Naylor | 8015577523 | tirvin | Resubmit |
| Gutierrez Multifamily Site Plan | 886 E 7800 S | SPR04072025-006948 | | | 0.47 | RM(10) | Elisha Deschenie | | tirvin | Resubmit |
| Sandy Towns Site Plan | 1270 E 8600 S | SPR06052025-006976 | | | 0.43 | CN | Riley Streit | | tirvin | Resubmit |
| iONNA Sandy UT | 151 W 10600 S | SPR07012025-006992 | 12/10/2025 | | 0.43 | AM | Jess Cain | | cspencer | Resubmit |
| Creek Rd Office Condos - 5th AMD | 7410 CREEK RD 301 84093 | SPR07072021-006096 | 09/23/2021 | | | PO | Marcus Green | | tirvin | Resubmit |
| Silver Sage Business Park II | 10895 S 700 E | SPR07232025-007003 | 02/04/2026 | | 0.56 | SD(PO Silv | Kyle Spencer | | cspencer | Resubmit |
| Sandy City Public Utilities Vac Truck Water C | 9140 S 150 E | SPR07252024-006802 | | | 6.23 | ID | Tyler Shelley | 8019151082 | cspencer | Resubmit |
| Middle Mile Infrastructure | 10935 S 700 E | SPR08072025-007014 | 12/05/2025 | | 0.57 | SD(PO Silv | Alec Geist | | cspencer | Resubmit |
| EOS Fitness | 10365 S 1300 E | SPR09032025-007035 | | | 5.53 | CC | Art Babcock | | cspencer | Resubmit |
| Kuwahara Wholesale | 8575 STATE ST, 84070 | SPR10162023-006639 | | | | SD(FM-HS | Alex Kuwahara | 8016916592 | tirvin | Resubmit |
| Smith's 153 Fuel Center | 10305 S 1300 E | SPR11112024-006885 | 07/28/2025 | | 10.38 | CC | AWA - Jalaine Gibson | 8018970849 | cspencer | Resubmit |
| Wooded Creek Estates Site Plan | 951 E 8800 S | SPR12052025-007088 | | | 0.31 | R-1-8 | Brandon Harris | | tirvin | Resubmit |
| Red Sky Apartments | 10145 S CENTENNIAL PKWY | SPR12062022-006452 | 05/08/2023 | | 1.45 | CBD | Corey Solum | | lmarble | Resubmit |
| On Hold | | | | | | | | | | |
| Band Fire Warehouse | 9618 S 500 W | SPR01272023-006477 | | | 0.51 | ID | Jesse Reynolds | | cspencer | On Hold |
| Summit Two - Phase 1 | 10250 MONROE ST, 84070 | SPR03292022-006291 | | | | CBD-O | Raddon Summit Hotel, | | cspencer | On Hold |
| Sandy Park Center retail pad | 9835 S MONROE ST | SPR04152022-006306 | | | 0.73 | CBD-O | LeeAnn Miller | 3852996262 | cspencer | On Hold |
| Classic Fun Center | 9151 S MONROE ST | SPR06142024-006783 | | | 5.12 | RC | David Henderson | | cspencer | On Hold |
| Master Muffler | 9235 S 700 E | SPR06292022-006355 | | | 0.44 | CC | Brandy Donecker | 2103716751 | cspencer | On Hold |
| Smith's Altaview Fuel Center | 10315 S 1300 E | SPR07202021-006107 | | | 0.46 | CC | Anderson Wahlen & A | 801-913-8406 | cspencer | On Hold |
| Harmons Landscape Improvements | 7755 S 700 E | SPR07262022-006365 | | | 7.12 | CN | Frank Lunquist | | cspencer | On Hold |
| Summit Two at the Cairns | 10250 S CENTENNIAL PKWY | SPR08032021-006124 | | | 5.07 | CBD-O | Anthony Lyman | 8012304582 | cspencer | On Hold |
| ECLAIR FRENCH PASTRY | 7948 S 1300 E | SPR08092024-006809 | | | | SD(Smart) | KARRAR ALJEWARI | 3852295300 | cspencer | On Hold |

| PROJECT NAME | ADDRESS | CASE NUMBER | APPROVED | LOTS | ACRES | ZONE | CONTACT | CONTACT # | PLANNER | STATUS |
|--|-------------------------|--------------------|------------|------|-------|-------------|-----------------------|--------------|------------|--------------------|
| Office Building at 11000 South | 65 E 11000 S | SPR09202023-006624 | | | 0.18 | LC | Alta Construction | | cspencer | On Hold |
| Stage Office Storage Building | 8238 700 E, 84070 | SPR09212022-006407 | 12/07/2023 | | | BC | Ross Drummond | 8015737620 | cspencer | On Hold |
| MedVet Urgent Care - Modified Site Plan Rev | 10291 S STATE ST | SPR10022024-006862 | | | | CBD | Michelle Martin | | sstringham | On Hold |
| Wasatch Pain Solutions | 1420 E SEGO LILY DR | SPR10072024-006865 | 01/28/2025 | | 0.66 | CC | Robert Howell | 4357709668 | cspencer | On Hold |
| Casa Brazil Market | 8671 S STATE ST | SPR11112024-006884 | | | 0.22 | CN(HSN) | Patricia Jacobs | 8017358513 | cspencer | On Hold |
| Under Construction | | | | | | | | | | |
| Woodhaven Estates | 7613 S 300 E | SPR01102023-006464 | 12/18/2023 | | 0.02 | PUD (12) | Brandon Fry | | tirvin | Under Construction |
| The Rio at 94th | 115 W 9400 S | SPR01242023-006473 | | | 0.38 | RM(12) | Jacob Toombs | 8017879344 | tirvin | Under Construction |
| St. Anna Greek Orthodox Church | 9201 S 1300 E | SPR01262022-006258 | 03/25/2022 | | 3.00 | CN | James Derby | 8016801385 | cspencer | Under Construction |
| MACU Event Cenenter/ SLCO | 9575 S STATE ST | SPR01292024-006706 | | | 0.96 | CBD | Jordan Gray | 3582145760 | cspencer | Under Construction |
| SEG Phase 4a | 10450 S STATE ST | SPR02032026-007110 | | | 1.34 | CBD | Larry Oldham | 8015311144 | cspencer | Under Construction |
| Sandy City Fire Station #31 | 9295 S MONROE ST | SPR02132024-006711 | 04/19/2024 | | | RC | Trevon Beutler | 4353195847 | mwilcox | Under Construction |
| UTA Civic Center Station - Site Modification | 10015 S BEETDIGGER BLVD | SPR02172023-006487 | | | | MU | Nick Duerksen | 8012012050 | mwilcox | Under Construction |
| WM Fuel #5235 Sandy, UT | 9081 S QUARRY BEND DR | SPR03112022-006282 | 01/03/2023 | | | SD(X) | Ryan Alvarez | | cspencer | Under Construction |
| Quick Quack Car Wash Conversion | 10640 S 700 E | SPR04212025-006957 | | | 1.10 | CN | Polo Padilla | | cspencer | Under Construction |
| Dimple Dell Park - 300 East Trailhead | 321 E 10195 S | SPR05132022-006318 | 07/12/2022 | | 5.00 | OS | Dan Sonntag | 8012058201 | tirvin | Under Construction |
| Dimple Dell Park - Badger Cove Trailhead | 1651 E BADGER CV | SPR05132022-006320 | 08/25/2022 | | 4.63 | OS | Dan Sonntag | | tirvin | Under Construction |
| Dimple Dell Park - Wrangler Trailhead | 10305 S 1300 E | SPR05132022-006324 | 08/25/2022 | | 10.38 | CC | Dan Sonntag | | tirvin | Under Construction |
| Alta Canyon Sports Center | 9565 S HIGHLAND DR | SPR06302025-006990 | 09/17/2025 | | 1.51 | OS | Dan Medina | | cspencer | Under Construction |
| AFCU Sandy Landscape Remodel | 2104 E 9400 S | SPR07262022-006364 | 08/16/2022 | | 2.23 | PO | Brad Illingsworth | | cspencer | Under Construction |
| Bicentennial Park Improvements | 530 E 8680 S | SPR07272023-006575 | 10/17/2023 | | | OS | Jeremy Garcia | | sstringham | Under Construction |
| AFCU Sandy ADA Site Improvements | 2104 E 9400 S | SPR08112023-006586 | | | 2.23 | PO | Brad Illingsworth | | cspencer | Under Construction |
| JVWCD 700 East Well House | 7618 S 700 E | SPR08212023-006589 | | | 0.80 | PUD(12) | Kevin Rubow | 8015654377 | cspencer | Under Construction |
| Utah HPC - Phase 2 | 10450 S STATE ST | SPR09062024-006844 | 09/19/2024 | | 1.34 | CBD | Larry Oldham | 8015311144 | cspencer | Under Construction |
| Meadows at Cy Road Site Plan | 8777 S 700 E | SPR10162024-006872 | 02/25/2025 | | | PUD(10) | Brad Reynolds | | tirvin | Under Construction |
| Mountain America Credit Union | 9446 S HIGHLAND DR | SPR10222024-006875 | 04/01/2025 | | 0.70 | SD(Magna) | Michael Shane Sanders | | cspencer | Under Construction |
| OneTen Apartments | 11011 S AUTO MALL DR | SPR10242022-006427 | 08/18/2023 | | 2.65 | CBD | Corey Solum | | mwilcox | Under Construction |
| SEG Redevelopment Phase 3 - West Facade | 10450 S STATE ST | SPR11102025-007071 | | | 1.34 | CBD | Larry Oldham | 8018243351 | cspencer | Under Construction |
| Hansen Warehouse Modified | 9127 S 255 W | SPR11142024-006887 | | | 1.31 | RC | Reid Wintersteen | 6083862723 | cspencer | Under Construction |
| Cedarwood at Sandy - Expansion | 575 E 11000 S | SPR11172022-006447 | 02/21/2023 | | 3.87 | SD(EH) | Ryan Griffiths | 8019102756 | tirvin | Under Construction |
| Main Street Park | 70 E 8760 S | SPR12032021-006220 | 01/28/2022 | | 0.92 | R-1-7.5(HS) | DAN MEDINA | 801-201-2202 | mwilcox | Under Construction |
| 9000 South C-Store | 694 W 9000 S | SPR12172024-006901 | 05/09/2025 | | 1.77 | RC | Thomas Hunt | 8016644724 | cspencer | Under Construction |
| Complete | | | | | | | | | | |
| Sandy Amphitheater Plaza Expansion | 1245 E 9400 S | SPR04242023-006523 | 07/21/2023 | | 7.13 | SD(MU) | Mearle Marsh | | mwilcox | Complete |
| Medically Vulnerable Peoples Program (MVI) | 8955 S HARRISON ST | SPR08282024-006825 | | | 1.00 | RC | Shasta Galyon | 9079038553 | manderson | Complete |
| Others | | | | | | | | | | |
| 90th South Mixed Use Master Plan Amendm€ | 8925 S HARRISON ST | SPR01022025-006902 | 02/07/2025 | | 1.36 | RC | David Kelly | 3852835285 | mwilcox | Approved |
| Sandy East Village Ph 3 & Dry Creek Apartm | 166 E MIDVILLAGE BLVD | SPR11142022-006445 | | | | MU | IBI Group | | mwilcox | Approved |

| PROJECT NAME | ADDRESS | CASE NUMBER | APPROVED | LOTS | ACRES | ZONE | CONTACT | CONTACT # | PLANNER | STATUS |
|--|-----------------------------|--------------------|------------|-------|-------|------------|-------------------------|--------------|------------|--------------------|
| Pending | | | | | | | | | | |
| Dimple Dell Ridge Consolidation | 1727 DIMPLE DELL RD 84092 | SUB03192024-006733 | | | | R-1-20A | Efren Lopez | | tirvin | Received |
| Willow Creek No 4 Lots 8 and 9 Lot Line Ad | 8585 S MT MAJESTIC RD | SUB04012026-007185 | | | 0.27 | R-1-10 | Colton Finan | | sstringham | Open |
| Sandy Synergy Subdivision | 8860 S 700 W | SUB04062026-007189 | | 3.00 | 21.48 | CvC | Trevor Hodgson | | cspencer | Fees Due |
| Liberty Drug | 10600 S 1000 E | SUB04082026-007192 | | 1.00 | | SD(Carnati | Corey Boyd | | cspencer | Open |
| East Town Village Condo Plat | 8327 STATE ST 84070 | SUB06132023-006550 | | 1.00 | | MU | Charles Akerlow | | tirvin | Fees Due |
| Pinecone Lot Line Adjustment | 734 E 10600 S | SUB06272025-006989 | | | 0.35 | CN | Pinecone Properties | | tirvin | Open |
| Hartman Estates Subdivision | 3853 E LITTLE COTTONWOOD LN | SUB08052025-007011 | | 2.00 | | R-1-15 | David Jenkins | 8016312999 | tirvin | Pending |
| Sandy City Centre Plat Second Amended and | 215 W 10000 S, 84070 | SUB08152022-006383 | | 4.00 | | CBD-A&C | David A Jenkins | 8016312999 | mwilcox | Open |
| 9272 Office Condominiums | 9272 S 700 E | SUB08212024-006814 | 02/09/2026 | | 3.03 | CC | Brook Hintze | 8018601515 | tirvin | Pending |
| Cole 825 E 8600 S Consolidation | 825 E 8600 S | SUB08232024-006817 | | | 0.71 | R-1-8 | Tyler Cole | 8019139315 | tirvin | Open |
| Almond/Williams lot line adjustment | 409 E SEGO LILY DR | SUB08292025-007030 | | | 0.23 | R-1-8(INF) | Wendy L Almond | | tirvin | Received |
| Olsen Subdivision | 265 E MAIN ST | SUB09092025-007036 | | 2.00 | 0.57 | R-1-7.5(HS | Bryce Dallimore | | tirvin | Open |
| Monte Cristo 104 Lot Line Adjust | 3773 E QUAIL HILL LN | SUB09112025-007037 | | | 0.34 | R-1-15 | David Jenkins | 8016312999 | tirvin | Received |
| Brandon Park 3 Amended Plat | 1960 E BRANDON PARK WAY | SUB09242024-006855 | | | | R-1-12 | Scott Hancock | 8015974833 | tirvin | Open |
| Sandy Station Block 20 Subdivision | 8982 S 250 E | SUB09282022-006410 | 09/15/2023 | 2.00 | | R-1-7.5(HS | Mark stephenson | 8015148797 | tirvin | Pending |
| Alta Canyon Lot Line Adjustment | 9565 S HIGHLAND DR | SUB11032025-007064 | | | 1.51 | OS | Jetta Marrott | | tirvin | Received |
| Mark Ray Office Building | 7865 S 700 E | SUB12122025-007091 | | | 0.26 | BC | Robert Money | 8015731029 | sstringham | Open |
| Under Review | | | | | | | | | | |
| GSL Electric New Production Facility | 595 W SANDY PKWY | SUB01252024-006704 | | 1.00 | 1.70 | CR-PUD | Carl Greene | 8016413894 | cspencer | Under Review |
| Crescent Wood Estates | 543 E 10735 S | SUB02032022-006262 | 02/03/2022 | | 0.50 | R-1-20A | Arthur J. (A.J.) Kim | 8019133400 | tirvin | Under Review |
| Southeast Industrial Park Amended Condomi | 8496 S HARRISON ST | SUB02222022-006272 | 04/08/2022 | 16.00 | 1.95 | RC | David McKinney | | tirvin | Under Review |
| Firefly Subdivsion | 517 E 8680 S | SUB03172025-006927 | 08/10/2025 | 29.00 | 0.30 | R-1-7.5(HS | Jacob Robert Ballstaedi | 8014555131 | tirvin | Final Review |
| 106th Church Subdivision | 166 E 10600 S | SUB03242026-007172 | | 3.00 | 1.94 | R-1-40A | GW Group Ventures, L | | cspencer | Preliminary Review |
| Aspen Plaza Condo Amendment | 849 E 9400 S | SUB03262024-006735 | | | | SD(CC)-Ti | SCOTT A DILLEY | 8017067384 | tirvin | Under Review |
| Sandy Jordan Credit Union Subdivision | 9260 S 300 E | SUB04142025-006950 | 02/04/2026 | 1.00 | 0.60 | R-1-8 | Nate Reiner | | cspencer | Under Review |
| Sandy Towns Subdivision | 1270 E 8600 S | SUB06052025-006977 | | 1.00 | 0.43 | CN | Riley Streit | | tirvin | Preliminary Review |
| 9854 S. Building LLC Commercial Condo | 9854 S 700 E | SUB06092025-006981 | | | 2.36 | CN | Kenneth Chapman | | tirvin | Under Review |
| Sierra Estates III | 3677 E LITTLE COTTONWOOD RD | SUB06172024-006786 | | 2.00 | | R-1-10 | Robert Grow | | tirvin | Under Review |
| AFCU 10000 South Sandy - Parcel Consolida | 76 W SEGO LILY DR | SUB07032023-006559 | | | 3.66 | CBD-O | AWA Engineering (Ric | 7023706962 | cspencer | Under Review |
| Monroe Street Center Plat Amendment | 111 W 9000 S | SUB07182025-007000 | 03/04/2026 | 1.00 | 0.31 | RC | Mark Sudbury | | tirvin | Under Review |
| Transwest Estates No. 1 Amended Subdivisio | 1479 E LONGDALE DR | SUB08232024-006818 | | | 0.26 | R-1-10 | Carson Fairbourn | 3853549995 | tirvin | Under Review |
| Kuwahara Wholesale | 8575 STATE ST, 84070 | SUB10162023-006638 | | 1.00 | | SD(FM-HS | Alex Kuwahara | 8016916592 | tirvin | Under Review |
| Pepperwood Phase 10C Amended | 3 S COBBLEWOOD CV | SUB11012021-006197 | 11/19/2021 | 2.00 | 0.71 | PUD(1.62) | David Jenkins | 8016312999 | mwilcox | Under Review |
| Parkland Subdivision/Greenlaw Partners | 565 W PARKLAND DR | SUB11152021-006208 | 06/07/2022 | 4.00 | 6.70 | ID | Niko Hardman | | cspencer | Under Review |
| Silver Sage Estates Subdivision | 10175 S DIMPLE DELL RD | SUB12082025-007089 | | 4.00 | 0.68 | R-1-10 | Alex Giles | 4068991354 | tirvin | Preliminary Review |
| South Towne Market Place Subdivision | 10130 S STATE ST | SUB12182023-006671 | 04/03/2024 | 2.00 | 4.89 | CBD | Jason Boal | | mwilcox | Under Review |
| Resubmit | | | | | | | | | | |
| Corner Bend Subdivision | 2186 E POWDERKEG DR | SUB01142022-006249 | 06/21/2022 | | 0.18 | R-1-8 | Dan Moore | 801-554-8920 | tirvin | Resubmit |
| Dimple Dell Ridge Lot 1 Amended Plat | 1703 E DIMPLE DELL RD | SUB01182022-006256 | 07/05/2022 | 1.00 | 0.69 | R-1-20A | Mark Goodsell | 801-361-0909 | tirvin | Resubmit |
| Thackery Towns Subdivision | 10760 S 700 E | SUB02192026-007115 | | | 4.00 | PUD(10) | Riley Young | | tirvin | Resubmit |
| Sandy Shulsen Subdivision | 10116 S Monroe Street | SUB02272026-007151 | | 1.00 | | CBD-A&C | Howard Cooke | 801-664-8132 | cspencer | Resubmit |
| Dimple Dell Ridge Consolidation | 1727 E DIMPLE DELL RD | SUB04012024-006741 | 08/10/2025 | | 0.81 | R-1-20A | Efren Lopez | | tirvin | Resubmit |
| Jeremy Day Subdivision | 8 SHADOW WOOD LN Sandy UT | SUB04032025-006944 | | | | PUD(1.62) | Blake Peterson | 8017553548 | tirvin | Resubmit |
| Red Sky Apartments | 10140 S CENTENNIAL PKWY | SUB04102023-006516 | 05/08/2023 | 1.00 | | CBD-P | Corey Solum | | mwilcox | Resubmit |
| Sandy Park Center Lot 3 Amended | 9835 S MONROE ST | SUB04152022-006305 | 06/07/2022 | 2.00 | 0.73 | CBD-O | LeeAnn Miller | 3852996262 | tirvin | Resubmit |
| Sandy Station Townhomes Plat | 8925 S HARRISON ST | SUB05132025-006966 | | 64.00 | 1.36 | RC | David Kelly | 3852835285 | mwilcox | Resubmit |
| Crabtree Subdivision | 2845 E LITTLE COTTONWOOD RD | SUB06142022-006347 | 06/26/2025 | 2.00 | | R-1-15 | Tami Crabtree | 8012314484 | tirvin | Resubmit |

| PROJECT NAME | ADDRESS | CASE NUMBER | APPROVED | LOTS | ACRES | ZONE | CONTACT | CONTACT # | PLANNER | STATUS |
|--|-----------------------------|--------------------|------------|-------|-------|------------|------------------------|--------------|--------------|--------------------|
| Thackeray Towns Subdivision | 10760 S 700 E | SUB06242021-006082 | 06/24/2021 | 41.00 | 4.00 | PUD(10) | John Sawyer | | tirvin | Resubmit |
| Quick Quack Sandy Harmons | 7708 S 700 E | SUB06252024-006790 | | 3.00 | 0.33 | CN | Russ Nelson | | tirvin | Resubmit |
| Hidden Hollow Subdivision | 10665 S Dimple Dell Rd | SUB06252025-006987 | | 4.00 | 4.02 | R-1-40A | Garrett Schmidt | | tirvin | Resubmit |
| Oberland Road Subdivision | 2900 E OBERLAND RD | SUB06282022-006352 | | 3.00 | | R-1-40A | Dustin Freckleton | 5127796368 | tirvin | Resubmit |
| Indigo Subdivision | 348 E 8000 S | SUB07112025-006996 | | 20.00 | 1.00 | RM(12) | Damian Mora | | tirvin | Resubmit |
| Gutierrez Multifamily Subdivision | 886 E 7800 S | SUB07112025-006998 | | | 0.47 | RM(10) | Elisha Deschenie | | tirvin | Resubmit |
| Smith's Altaview SUB | 10315 S 1300 E | SUB07202021-006108 | 09/23/2021 | 4.00 | 0.46 | CC | Anderson Wahlen & As | | cspencer | Resubmit |
| Silver Sage Business Park II | 10935 S 700 E | SUB08252025-007024 | | | 0.57 | SD(PO Silv | Kyle Spencer | | cspencer | Resubmit |
| Badger Cove | 1651 E BADGER COVE | SUB09132023-006609 | | | | OS | Dustin Wiberg | 8018287865 | tirvin | Resubmit |
| Falls Creek Subdivision | 2873 E WASATCH BLVD | SUB09152025-007042 | 12/02/2025 | 2.00 | 0.49 | PUD(2) | Ivory Development LL | | tirvin | Resubmit |
| Pepperwood Phase 9 Plat Amendment | 98 E LONE HOLLOW | SUB09262025-007046 | | | 2.27 | PUD(1.62) | jerry Robinson | | tirvin | Resubmit |
| Fox Hollow Plat Amendment | 9476 S FOX CIR | SUB10142024-006868 | | 1.00 | 0.22 | R-1-8 | Craig Lawrence | 8015732516 | tirvin | Resubmit |
| Classic Fun Center | 9151 S MONROE ST | SUB10262024-006878 | | 2.00 | 5.12 | RC | David Henderson | 8016084007 | tirvin | Resubmit |
| Sequoia Cove Subdivision | 1368 E COPPERCREEK RD | SUB11142025-007080 | 02/09/2026 | 5.00 | 1.02 | R-1-8 | Sequoia Development, | | tirvin | Resubmit |
| Wooded Creek Estates | 951 E 8800 S | SUB12052025-007087 | | 8.00 | 0.31 | R-1-8 | Brandon Harris | | tirvin | Resubmit |
| On Hold | | | | | | | | | | |
| Meek Subdivision | 3761 E LITTLE COTTONWOOD LN | SUB02282024-006722 | 04/23/2024 | 2.00 | | R-1-8 | Robert Meek | 3854810189 | tirvin | On Hold |
| Raddon Summit Subdivision | 10250 MONROE ST, 84070 | SUB08312022-006390 | | 3.00 | | CBD-O | Raddon Summit Hotel, | | cspencer | On Hold |
| Under Construction | | | | | | | | | | |
| Woodhaven Estates Subdivision | 7613 S 300 E | SUB01182023-006471 | 12/18/2023 | 24.00 | 0.02 | PUD (12) | Brandon Fry | | tirvin | Under Construction |
| OneTen Apartments | 109 W 11000 S | SUB03292023-006511 | 08/18/2023 | 1.00 | | CBD | Corey Solum | | mwilcox | Under Construction |
| Lot 4 Jason K Circle | 182 E 9000 S | SUB04102024-006745 | 12/20/2024 | 2.00 | 0.63 | R-1-8 | Jill Kinder | 8017184622 | tirvin | Under Construction |
| Monte Cristo at LaCaille | 9701 S 3775 E | SUB04262021-006034 | 11/29/2021 | 13.00 | | R-1-15 | Chris McCandless | 8015974575 | mwilcox | Under Construction |
| Hagan Road Subdivision | 11523 S HAGAN | SUB05072021-006045 | 06/02/2021 | | | R-1-20A | Blair Johnson | 8013011078 | tirvin | Under Construction |
| KV Larson Subdivision | 963 E 8600 S | SUB06132023-006549 | 02/02/2024 | 8.00 | 2.50 | SD(R-1-7) | Ronald K. Larson | 2067137789 | tirvin | Under Construction |
| Park Lane Amended | 1775 E 11400 S | SUB07082022-006359 | 09/21/2022 | 2.00 | 0.35 | SD(R-2-A) | Laine Fluekiger | 8015715541 | tirvin | Under Construction |
| Alta Canyon 2 Subdivision | 9855 S 3100 E | SUB07132023-006568 | 07/12/2024 | 4.00 | 1.79 | R-1-15 | Dana Conway | 8018914880 | tirvin | Under Construction |
| Longpath Subdivision | 11510 S HAGAN RD | SUB08292022-006389 | 11/21/2022 | 1.00 | 0.56 | R-1-20A | Kyle Simons | 8013814687 | tirvin | Under Construction |
| Sandy Station Block 59 Subdivision | 8810 S 90 E | SUB09232022-006408 | 09/15/2023 | 2.00 | 0.12 | R-1-7.5(HS | Mark stephenson | 8015148797 | tirvin | Under Construction |
| The Meadows at Cy Road | 8777 S 700 E | SUB10162024-006871 | 02/25/2025 | 33.00 | | PUD(10) | Brad Reynolds Constru | | tirvin | Under Construction |
| Sandy Oaks Subdivision Phase 5 | 8449 S 300 E | SUB11222022-006448 | 02/22/2023 | 2.00 | | R-1-7.5(HS | Greg Larsen | 8016081600 | tirvin | Under Construction |
| Complete | | | | | | | | | | |
| Little Cottonwood Estates (aka Alana Meadow) | 3170 E LITTLE COTTONWOOD RD | SUB01042023-006461 | 06/15/2023 | 12.00 | | R-1-15 | Greg Timothy | | tirvin | Complete |
| Cyprus Credit Union Subdivision | 8955 S 700 E | SUB01122022-006248 | 07/05/2023 | 2.00 | 0.78 | BC | Cyprus Credit Union | | dwheelwright | Complete |
| Tate Woods Subdivision | 485 E 7800 S | SUB03312025-006940 | 06/24/2025 | 2.00 | 0.15 | R-1-6 | GreenRock LLC | 8019317228 | tirvin | Complete |
| Crescent View Peaks | 137 E 11000 S | SUB04272021-006035 | 06/18/2021 | | | R-1-40A | Kyle Simons | 8013814687 | tirvin | Complete |
| Alta Park Subdivision | 11190 S 1000 E | SUB05072024-006766 | 07/02/2024 | 4.00 | | R-1-8 | Hayley Pratt, Castlewo | 407-617-0698 | tirvin | Complete |
| Brand Estates Subdivision | 285 E 11000 S | SUB10112022-006417 | 08/31/2023 | 12.00 | 4.46 | R-1-15 | Kyle Denos | 8017937660 | tirvin | Complete |

RESOLUTION #26-49C

VAN LEEUWEN ANNEXATION

**A RESOLUTION INDICATING INTENT TO ANNEX AN UNINCORPORATED AREA,
SETTING A HEARING TO CONSIDER SUCH AN ANNEXATION, AND DIRECTING
PUBLICATION OF HEARING NOTICE**

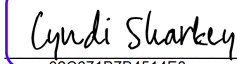
The City Council of Sandy City, State of Utah, finds and determines as follows:

1. Sandy City (“City”) desires to annex parcels of contiguous unincorporated area, totaling approximately 0.50 acres, for property located at 9520 S KSEL Dr. This parcel of land is currently in Salt Lake County, Utah, and more specifically shown on the map attached hereto as Appendix “A”.
2. The annexation of that portion of an island or peninsula, leaving unincorporated the remainder of that island or peninsula, is in the City’s best interests.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SANDY CITY AS FOLLOWS:

1. Indicate the City Council’s intent to annex the area described in Appendix “A”.
2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City’s best interest.
3. Indicate the City Council’s intent to withdraw the area described in Appendix “A” from the municipal services district.
4. Set a public hearing for May 5, 2026, no earlier than 5:15 p.m., to consider the annexation.
5. Direct the City Recorder to publish and send notice of such hearing in accordance with Utah Code.

ADOPTED by the Sandy City Council this 31st day of March, 2026.

Signed by:


02C674B7B4514E8...
Cyndi Sharkey, Chair
Sandy City Council

ATTEST:

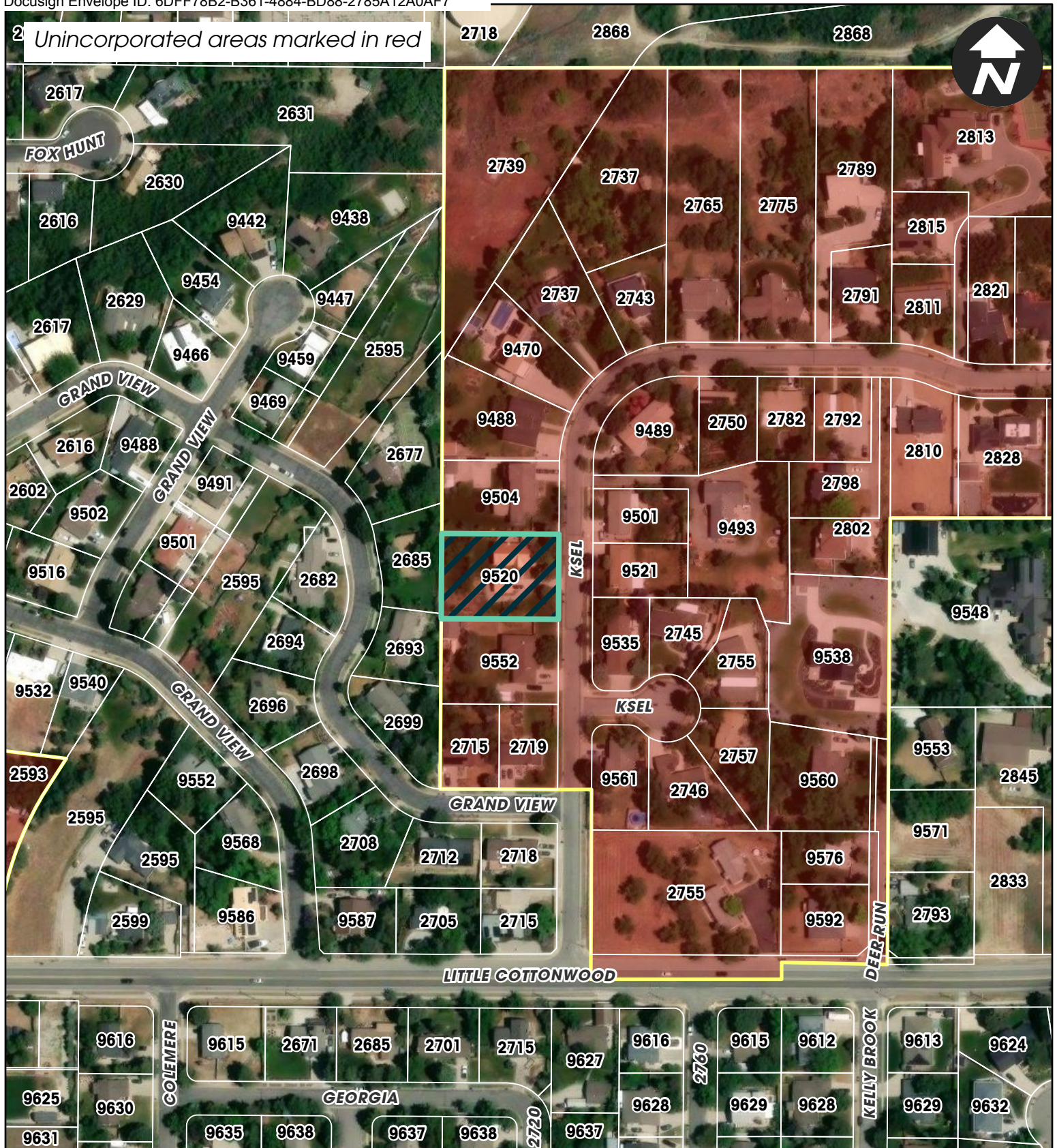


DocuSigned by:
Windy R
688E7E8272014B1...
City Recorder

RECORDED this 1st day of April, 2026.

APPENDIX “A”

2 Unincorporated areas marked in red



9520 S KSEL Dr
Van Leeuwen Annexation

 **Subject Property**



RESOLUTION #26-48C
DIMPLE DELL CIR ANNEXATION

A RESOLUTION INDICATING INTENT TO ANNEX AN UNINCORPORATED AREA,
SETTING A HEARING TO CONSIDER SUCH AN ANNEXATION, AND DIRECTING
PUBLICATION OF HEARING NOTICE

The City Council of Sandy City, State of Utah, finds and determines as follows:


1. Sandy City (“City”) desires to annex parcels of contiguous unincorporated area, totaling approximately 1.34 acres, for homes located at 3046, 3047 and 3072 E Dimple Dell Cir. These parcels of land are currently in Salt Lake County, Utah, and more specifically shown on the map attached hereto as Appendix “A”.

2. The annexation of that portion of an island or peninsula, leaving unincorporated the remainder of that island or peninsula, is in the City’s best interests.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SANDY CITY AS FOLLOWS:

1. Indicate the City Council’s intent to annex the area described in Appendix “A”.
2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City’s best interest.
3. Indicate the City Council’s intent to withdraw the area described in Appendix “A” from the municipal services district.
4. Set a public hearing for May 5, 2026, no earlier than 5:15 p.m., to consider the annexation.
5. Direct the City Recorder to publish and send notice of such hearing in accordance with Utah Code.

ADOPTED by the Sandy City Council this 31st day of March, 2026.

Signed by:


02C674B7B4514E8...
Cyndi Sharkey, Chair
Sandy City Council

ATTEST:

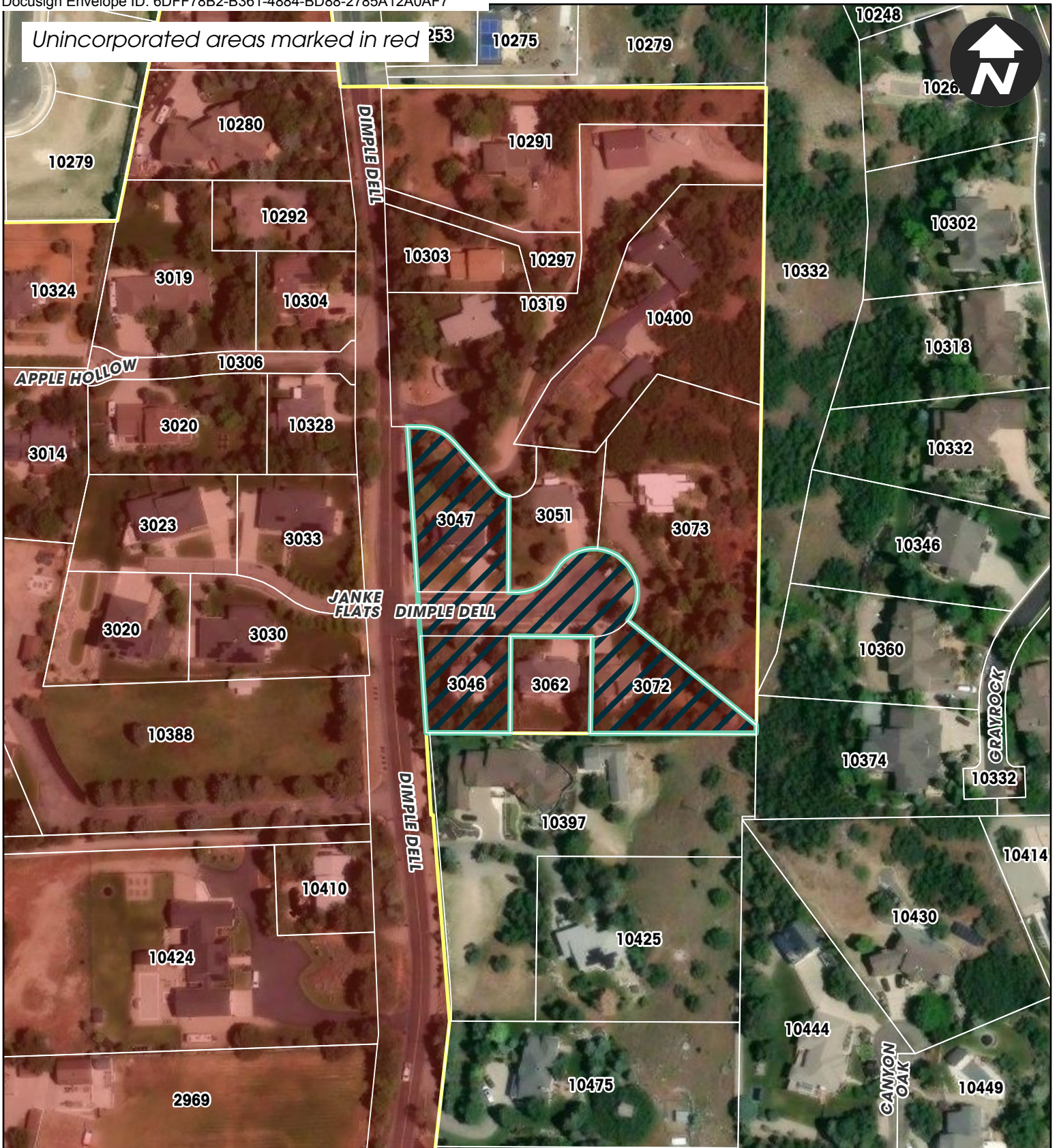


DocuSigned by:
Wendy P
688F7E8272014B1...
City Recorder

RECORDED this 1st day of April, 2026.

APPENDIX “A”

Unincorporated areas marked in red



3046, 3047 E, and
3072 Dimple Dell Cir
Dimple Dell Circle Annexation

 **Subject Property**

RESOLUTION #26-47C

APPLE HOLLOW COVE ANNEXATION

**A RESOLUTION INDICATING INTENT TO ANNEX AN UNINCORPORATED AREA,
SETTING A HEARING TO CONSIDER SUCH AN ANNEXATION, AND DIRECTING
PUBLICATION OF HEARING NOTICE**

The City Council of Sandy City, State of Utah, finds and determines as follows:

1. Sandy City (“City”) desires to annex parcels of contiguous unincorporated area, totaling approximately 2.45 acres, for homes located at 3002, 3014, 3019 and 3020 E. Apple Hollow Cove. These parcels of land are currently in Salt Lake County, Utah, and more specifically shown on the map attached hereto as Appendix “A”.

2. The annexation of that portion of an island or peninsula, leaving unincorporated the remainder of that island or peninsula, is in the City’s best interests.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SANDY CITY AS FOLLOWS:

1. Indicate the City Council’s intent to annex the area described in Appendix “A”.

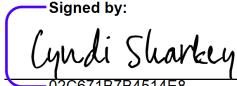
2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City’s best interest.

3. Indicate the City Council’s intent to withdraw the area described in Appendix “A” from the municipal services district.

4. Set a public hearing for May 5, 2026, no earlier than 5:15 p.m., to consider the annexation.

5. Direct the City Recorder to publish and send notice of such hearing in accordance with Utah Code.

ADOPTED by the Sandy City Council this 31st day of March, 2026.

Signed by:

02C671B7B4574E8...

Cyndi Sharkey, Chair
Sandy City Council

ATTEST:

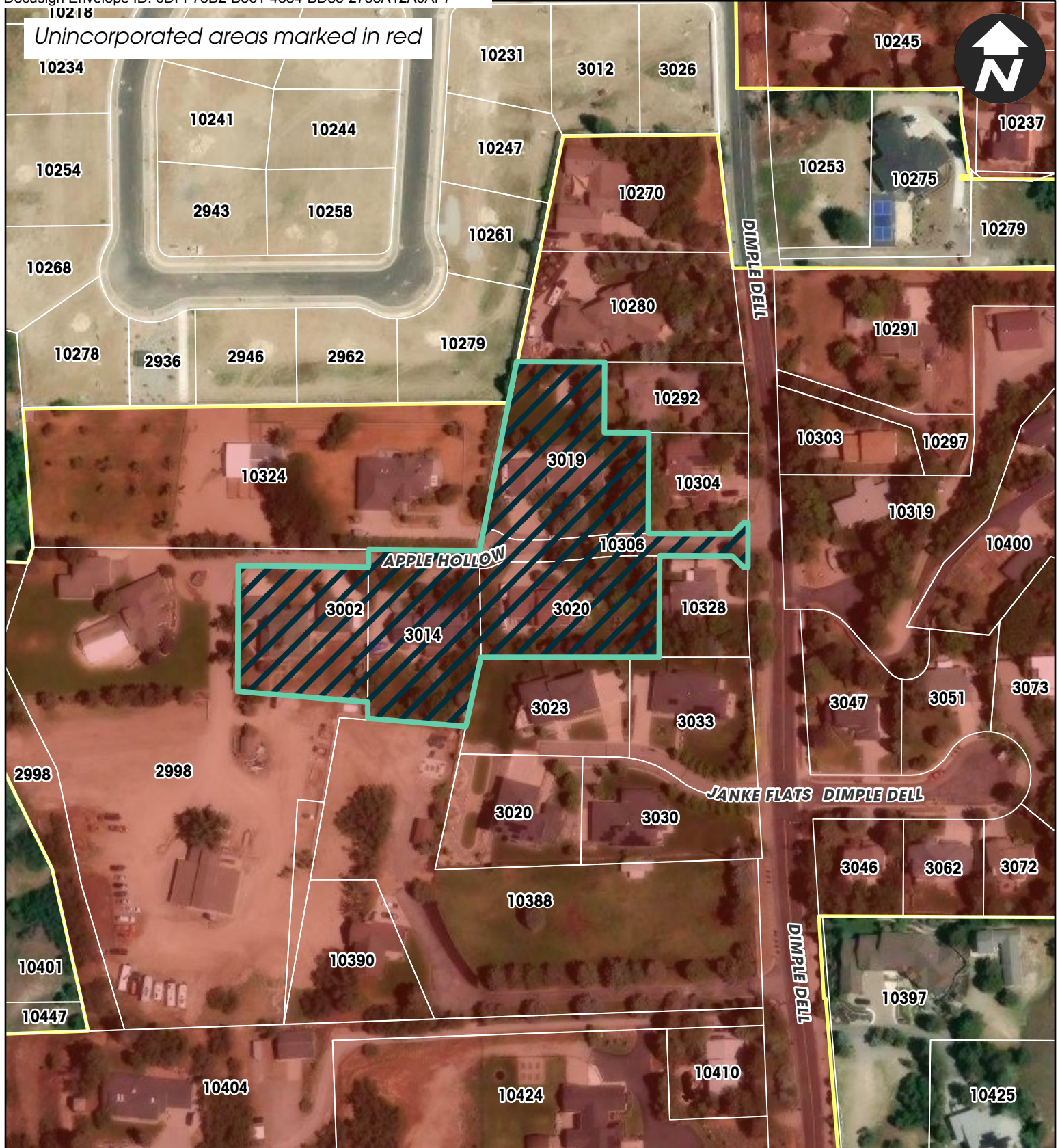


DocuSigned by:
Wendy R
688E7E8272014B1...
City Recorder

RECORDED this 1st day of April, 2026.

APPENDIX “A”

Unincorporated areas marked in red



3002, 3014, 3019 and 3020
 Apple Hollow Cove Annexation

 **Subject Property**

RESOLUTION #26-46C

KSEL 2 ANNEXATION

**A RESOLUTION INDICATING INTENT TO ANNEX AN UNINCORPORATED AREA,
SETTING A HEARING TO CONSIDER SUCH AN ANNEXATION, AND DIRECTING
PUBLICATION OF HEARING NOTICE**

The City Council of Sandy City, State of Utah, finds and determines as follows:

1. Sandy City (“City”) desires to annex parcels of contiguous unincorporated area, totaling approximately 1.78 acres, for homes located at 2811, 2813 and 2815 E. KSEL Dr. These parcels of land are currently in Salt Lake County, Utah, and more specifically shown on the map attached hereto as Appendix “A”.

2. The annexation of that portion of an island or peninsula, leaving unincorporated the remainder of that island or peninsula, is in the City’s best interests.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SANDY CITY AS FOLLOWS:

1. Indicate the City Council’s intent to annex the area described in Appendix “A”.

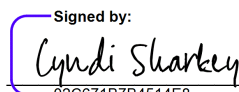
2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City’s best interest.

3. Indicate the City Council’s intent to withdraw the area described in Appendix “A” from the municipal services district.

4. Set a public hearing for May 5, 2026, no earlier than 5:15 p.m., to consider the annexation.

5. Direct the City Recorder to publish and send notice of such hearing in accordance with Utah Code.

ADOPTED by the Sandy City Council this 31st day of March, 2026.

Signed by:


02C67497B4514E8...
Cyndi Sharkey, Chair
Sandy City Council

ATTEST:



DocuSigned by:

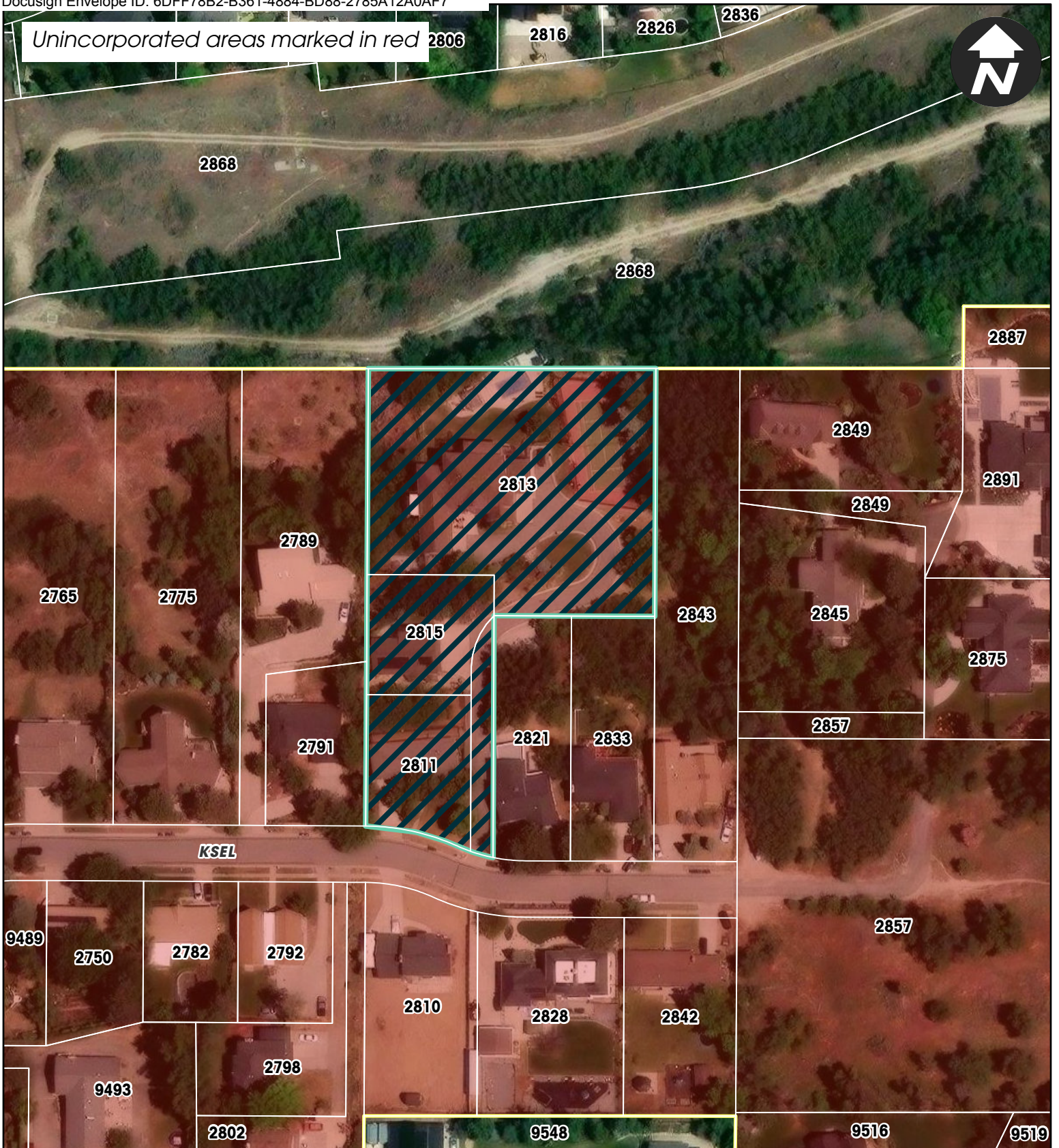
Wendy P.

688E7E8272044B1...
City Recorder

RECORDED this 1st day of April, 2026.

APPENDIX “A”

Unincorporated areas marked in red



2813 E KSEL Dr
2815 E KSEL Dr
2811 E KSEL Dr
KSEL 2 Annexation



Subject Property
204

RESOLUTION #26-45C

WILCOX ANNEXATION

**A RESOLUTION INDICATING INTENT TO ANNEX AN UNINCORPORATED AREA,
SETTING A HEARING TO CONSIDER SUCH AN ANNEXATION, AND DIRECTING
PUBLICATION OF HEARING NOTICE**

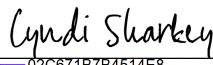
The City Council of Sandy City, State of Utah, finds and determines as follows:

1. Sandy City (“City”) desires to annex a parcel of contiguous unincorporated area, totaling approximately 1.62 acres, for a home located at 10275 S. Altavilla Dr. The parcel of land is currently in Salt Lake County, Utah, and more specifically shown on the map attached hereto as Appendix “A”.
2. The annexation of that portion of an island or peninsula, leaving unincorporated the remainder of that island or peninsula, is in the City’s best interests.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SANDY CITY AS FOLLOWS:

1. Indicate the City Council’s intent to annex the area described in Appendix “A”.
2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City’s best interest.
3. Indicate the City Council’s intent to withdraw the area described in Appendix “A” from the municipal services district.
4. Set a public hearing for May 5, 2026, no earlier than 5:15 p.m., to consider the annexation.
5. Direct the City Recorder to publish and send notice of such hearing in accordance with Utah Code.

ADOPTED by the Sandy City Council this 31st day of March, 2026.

Signed by:


02C671B7B4514E8...
Cyndi Sharkey, Chair
Sandy City Council

ATTEST:



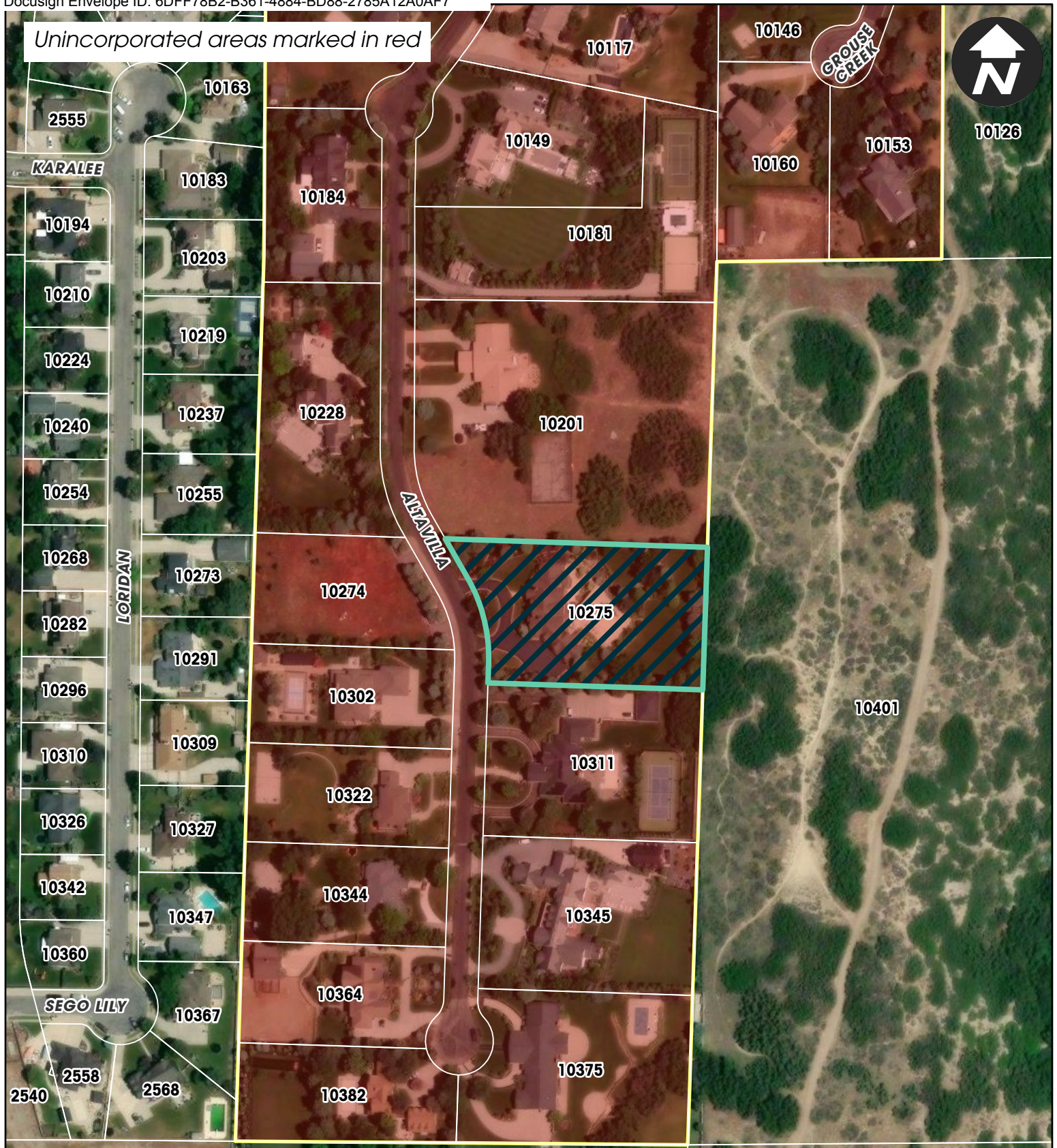
DocuSigned by:
Wendy R
688E7E827201481...

City Recorder

RECORDED this 1st day of April, 2026.

APPENDIX “A”

Unincorporated areas marked in red



10275 S Altavilla Dr
Wilcox Annexation

 **Subject Property**