



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, September 18, 2025

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_H1DH1UyGRMqa_WbStwhrYA

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/81635814343>

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/81635814343>

Webinar ID: 816 3581 4343

Passcode:134511

SELF GUIDED FIELD TRIP

(Please visit these sites prior to the meeting)

[25-288](#)

Map

Attachments:

[09182025.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Public Hearings

[ANX0709202](#) Fortner Annexation (R-1-10 and R-2-10 Zones)
[5-006994\(PC\)](#) Homes located at 8564 S. 1000 E. (two parcels) & 8590 S. 1000 E.
[Community #17]

Attachments: [Vicinity Map](#)
[Fortner Annexation Resolution](#)
[Legal Description](#)
[Preliminary Plat](#)
[Staff Report](#)

Public Meeting Items

[CUP0902202](#) EmpoweringU Adult Day Care (Conditional Use Permit)
[5-007033](#) 11339 S. 700 E.
[Community #13, Alta High]

Attachments: [Staff Report](#)

Administrative Business

1. Minutes

[25-289](#) Minutes

Attachments: [09.04.2025 PC Minutes \(DRAFT\)](#)

2. 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

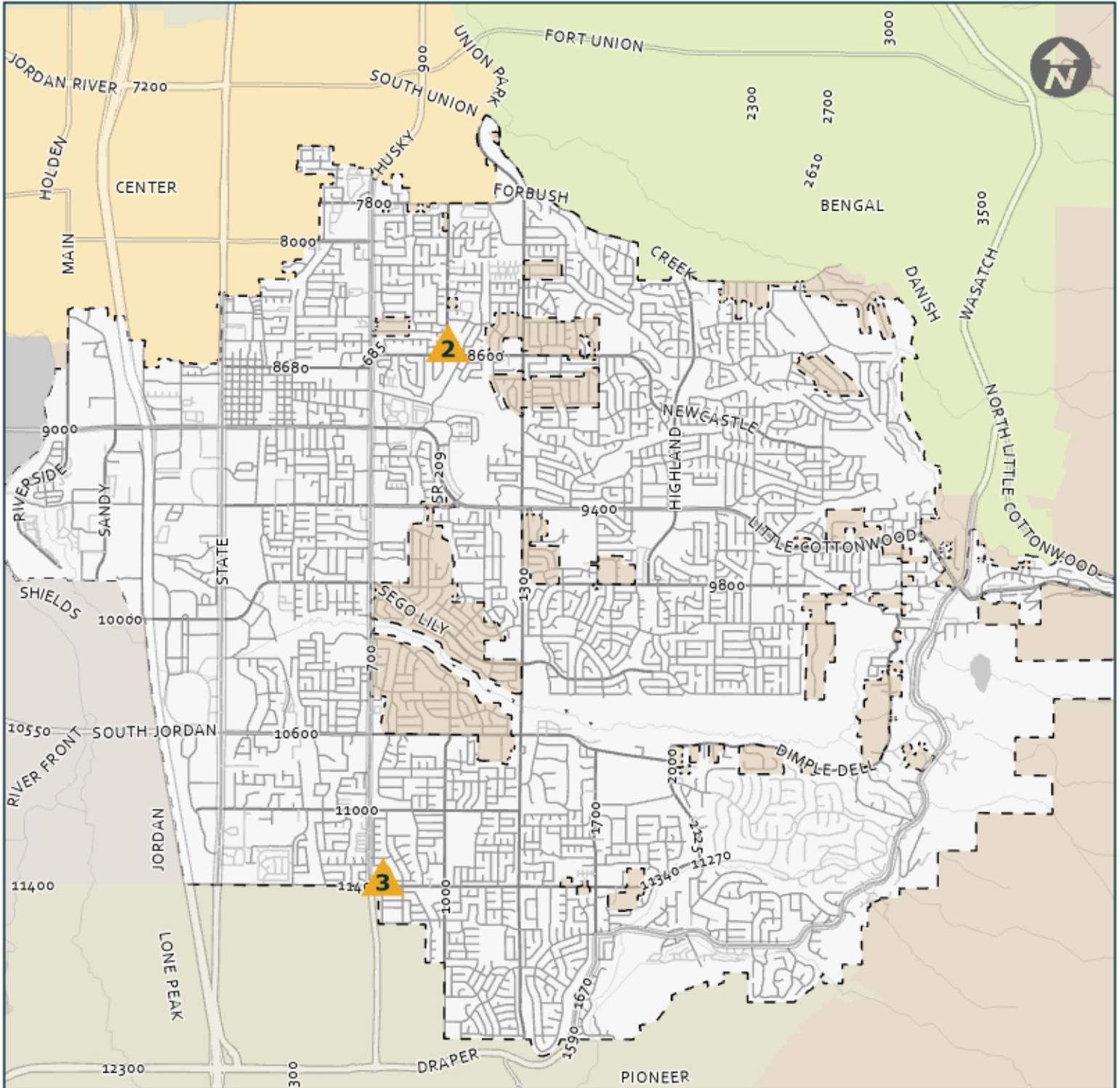
Staff Report

File #: 25-288, **Version:** 1

Date: 9/18/2025

Map

Planning Commission Field Trip September 18, 2025



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>	
	Locations to visit on your own
	Locations to be visited on tour



Staff Report

File #:

ANX07092025-006994(PC),

Version: 1

Date: 9/18/2025

Agenda Item Title:

Fortner Annexation (R-1-10 and R-2-10 Zones)

Homes located at 8564 S. 1000 E. (two parcels) & 8590 S. 1000 E.

[Community #17]

Presenter:

Brian McCuiston, Assistant Community Development Director

Description/Background:

Ben Child, representing Jolene Fortner, is requesting to annex a certain contiguous unincorporated area, totaling approximately 1.07 acres, located at 8564 S. 1000 E (two parcels) & 8590 S. 1000 E., in Salt Lake County, Utah. The subject property under consideration for annexation contains three parcels. One of the two properties that are addressed 8564 S. 1000 E. has a single-family dwelling. The other parcel with the same address is vacant. The property at 8590 S. 1000 E is a duplex that is a rental property. Mr. Child is interested in possibly redeveloping the properties at 8564 S. 1000 E. once this area is annexed into Sandy City.

Staff mailed a letter to all other unincorporated properties in this little island to garner interest in joining this annexation. Unfortunately, there were no other owners expressing interest.

Staff does have the property owner consent for the three parcels. Sandy City borders the subject area to the south, west and east sides.

The City Council approved Resolution 25-42C on August 26, 2025, which set a public hearing for September 30, 2025, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code.

The existing Salt Lake County zoning district for this unincorporated property is A-1. The A-1 zone requires a minimum of 10,000 square feet of lot size for a single-family dwelling. There is an existing duplex on the corner lot (8590 S. 1000 E.). A two-family dwelling is allowed as a conditional use permit. The current owner purchased the property in 2011 as an existing duplex. Staff is proposing to annex the two parcels addressed at 8564 S. 1000 E. with the R-1-10 zone. We are also proposing to zone the two-family dwelling located at 8590 S. 1000 E. with the R-2-10 zone in order to avoid creating a legal nonconforming situation. There are existing R-2-10 zones on the west and east (of 1000 E.) of this property in Sandy City.

Please see the attached staff report for a detailed analysis.

File #:
ANX07092025-006994(PC),
Version: 1

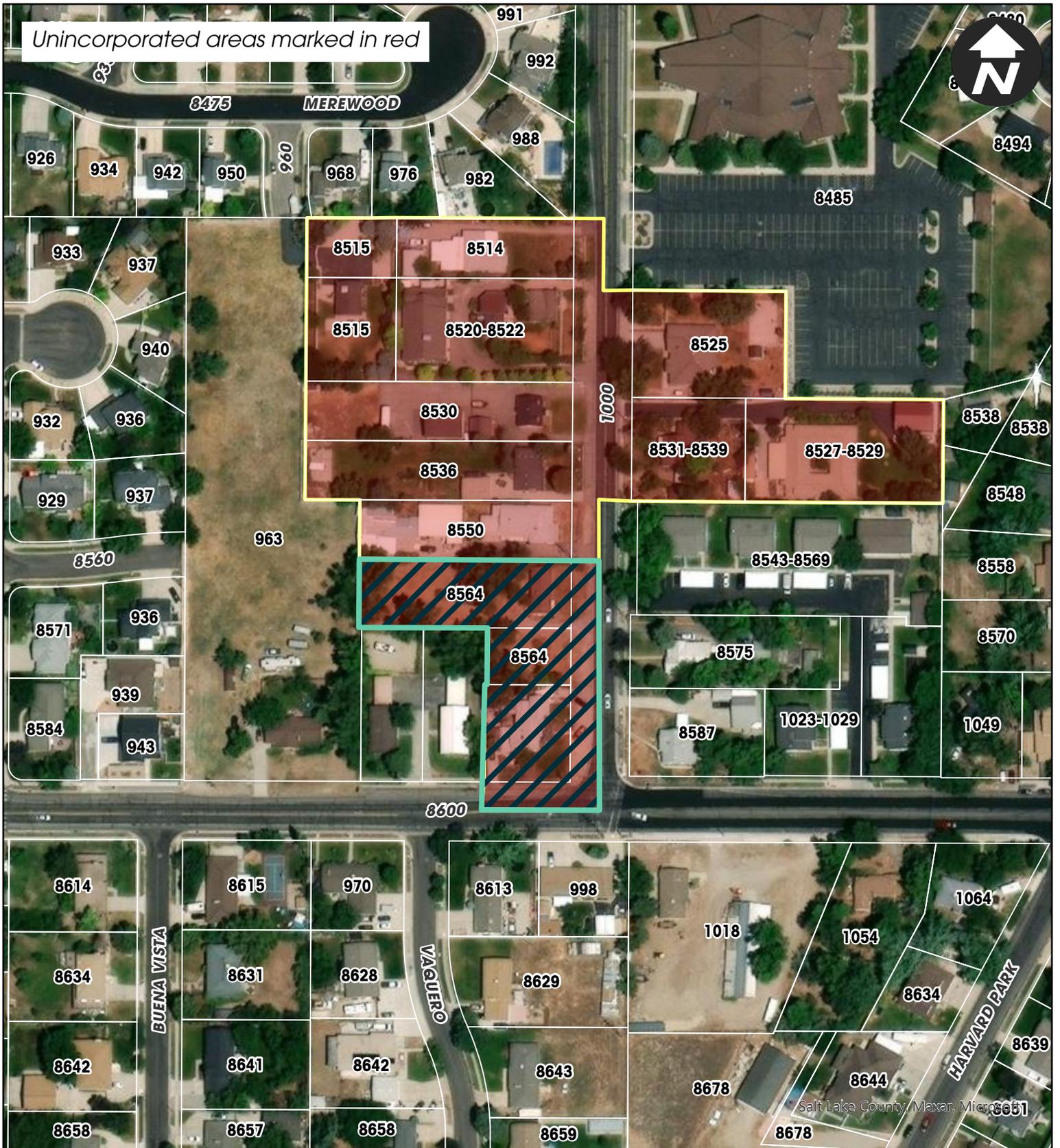
Date: 9/18/2025

Recommended Action and/or Suggested Motion:

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

1. The area is **contiguous** to the Sandy City boundary (south, west 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-1-10 (8564 S. 1000 E. - both parcels) and R-2-10 (8590 S. 1000 E.)** is appropriate for this property based upon current land uses within the area.

Unincorporated areas marked in red



Fortner Annexation
ANX07092025-006994

8564 S 1000 E
8590 S 1000 E



Subject Property⁸

RESOLUTION #25-42C

FORTNER 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 1.07 acres, for homes located at 8564 S. 1000 E. (two parcels) and 8590 S. 1000 E. The 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 September 30, 2025, 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 ____ day of _____, 2025.

Brooke D’Sousa, Chair
Sandy City Council

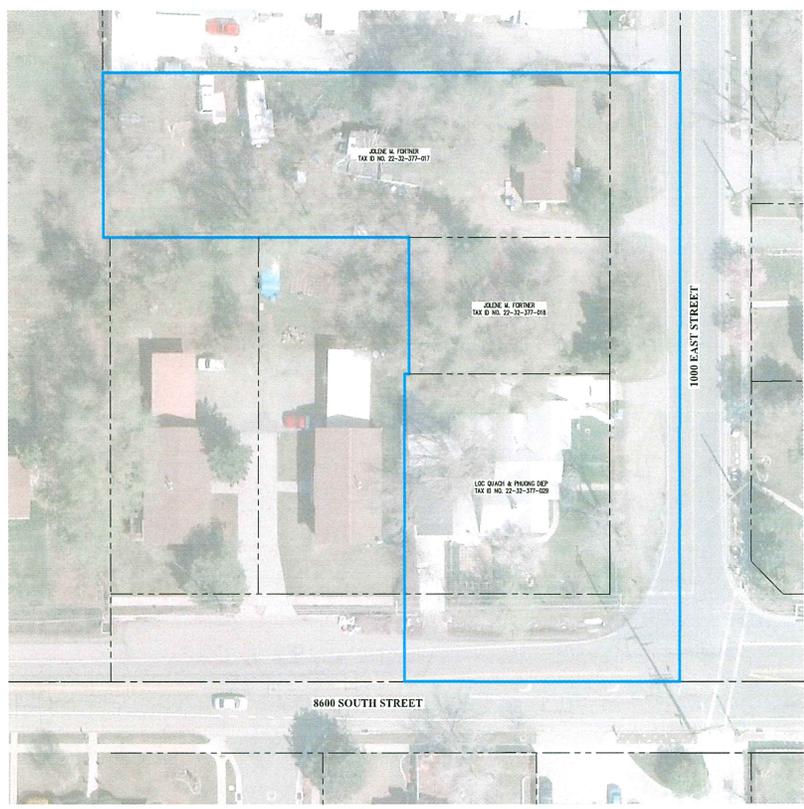
ATTEST:

City Recorder

RECORDED this ____ day of _____, 2025.

APPENDIX “A”

C:\projects\2024\24225\24225.dwg, Plot Date: 11/15/2024 10:00:00 AM, Plot Scale: 1"=20'



LEGEND
 PROPOSED ANNEXATION BOUNDARY

PROPOSED ANNEXATION FORTNER ANNEXATION SITUATED IN THE SOUTHWEST 1/4 OF SECTION 25, T22N, R37W, S18E	SANDY CITY 1000 S. CENTENNIAL PKWY SANDY, UT 84070			COUNTY: _____ DISTRICT: _____ MAP NO.: _____ SHEET NO.: _____ DATE: _____ BY: _____ CHECKED: _____	PLANNING INT
	COMP. FILE 24225-47	PROJECT NO. 24225-47		SHEET NO. 1 OF 1	PLANNING INT



24225-47_FORTNER ANNEXATION DESCRIPTION

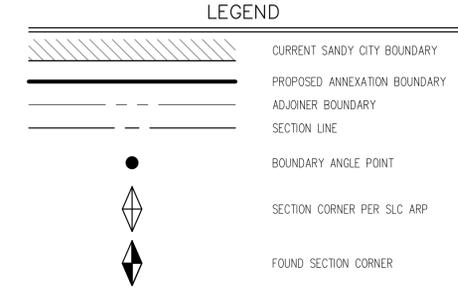
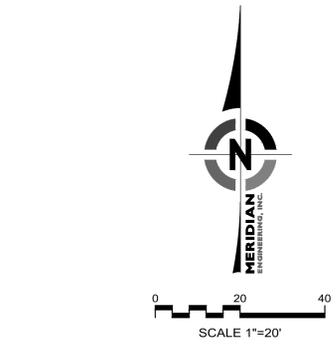
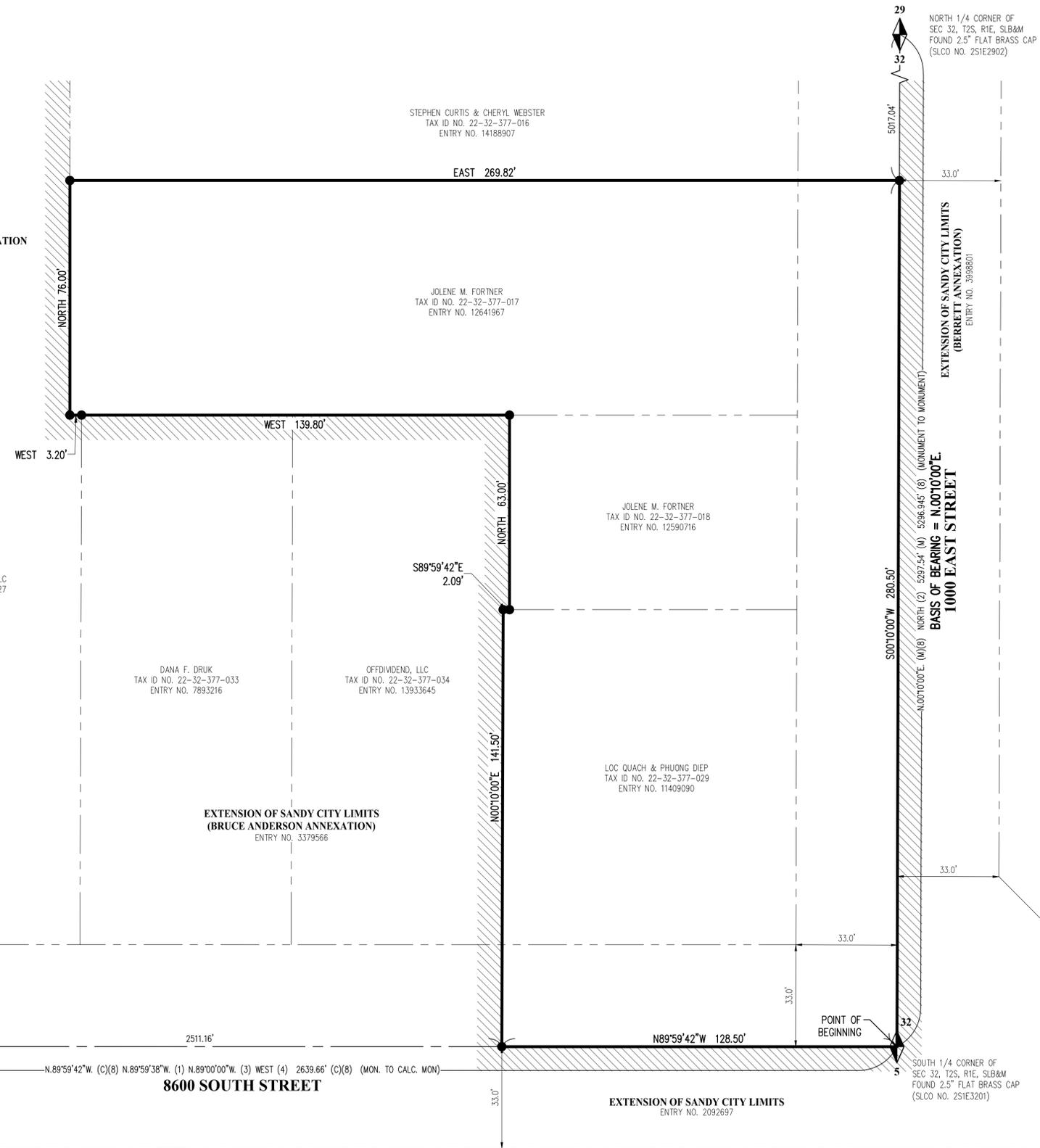
A parcel of land to be annexed from Salt Lake County to Sandy City, situated in the Southwest Quarter of Section 32, Township 2 South, Range 1 East, Salt Lake Base & Meridian, Salt Lake County, Utah. The boundaries of said parcel of land are described as follows:

Beginning at a point in the current SANDY CITY BOUNDARY LINE established by EXTENSION OF SANDY CITY LIMITS, recorded June 29, 1965, as Entry No. 2092697 in Book CC at Page 94 in the Office of the Salt Lake County Recorder and by EXTENSION OF SANDY CITY LIMITS (BERRETT ANNEXATION), recorded September 28, 1984, as Entry No. 3998801 in Book 84-9 at Page 143 in the Office of the Salt Lake County Recorder, said point is also the South Quarter Corner of said Section 32 (Basis of Bearing is N.00°10'00"E. (North by record) along the quarter section line between the found monuments representing the South Quarter Corner and the North Quarter Corner of said Section 32); and running thence along said current SANDY CITY BOUNDARY LINE established by EXTENSION OF SANDY CITY LIMITS and the quarter section line N.89°59'42"W. (N.89°59'38"W. by record) 128.50 to a point in the current SANDY CITY BOUNDARY LINE established by EXTENSION OF SANDY CITY LIMITS (BRUCE ANDERSON ANNEXATION), recorded December 19, 1979, as Entry No. 3379566 in Book 79-12 at Page 362 in the Office of the Salt Lake County Recorder; thence along said current SANDY CITY BOUNDARY LINE the following four (4) courses: 1) N.00°10'00"E. (North by record) 141.50 feet, 2) S.89°59'42"E. 2.09 feet (S.89°00'00"E. 2.50 feet by record), 3) North 63.00 feet and 4) West (N.89°00'00"W. by record) 139.80 feet to a point in the current SANDY CITY BOUNDARY LINE established by VERNA LARSON ANNEXATION TO SANDY CITY, recorded March 13, 2007, as Entry No. 10031607 in Book 2007 at Page 114 in the Office of the Salt Lake County Recorder; thence along said current SANDY CITY BOUNDARY LINE the following two (2) courses: 1) West 3.20 feet and 2) North 76.00 feet to the Northwest Corner of property described in Warranty Deed in favor of JOLENE M. FORTNER recorded as Entry No. 12641967 in Book 10611 at Page 4971 in the Office of the Salt Lake County Recorder; thence along the northerly boundary line of said described property East 269.82 feet (269.00 feet by record) to a point in the current SANDY CITY BOUNDARY LINE established by said EXTENSION OF SANDY CITY LIMITS (BERRETT ANNEXATION), said point also in the quarter section line; thence along said current SANDY CITY BOUNDARY LINE and said quarter section line S.00°10'00"W. (South by record) 280.50 feet to the point of beginning.

The above described parcel of land contains 46,650 square feet or 1.07 acres in area, more or less.

FINAL LOCAL ENTITY PLAT FORTNER ANNEXATION TO SANDY CITY

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 32,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SALT LAKE COUNTY, STATE OF UTAH
AUGUST 2025



SURVEYOR'S CERTIFICATE

I, SHANE S. BROWER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING LICENSE NUMBER 14194408, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20 OF UTAH STATE CODE, HAS BEEN PREPARED UNDER MY DIRECTION AND IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF SALT LAKE COUNTY AND SANDY CITY, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF ANNEXING PROPERTY INTO THE BOUNDARIES OF SANDY CITY AND TO BE HEREAFTER KNOWN AS "FORTNER ANNEXATION TO SANDY CITY".

SHANE S. BROWER
PLS NO. 14194408
DATE: AUGUST 12, 2025

ANNEXATION DESCRIPTION

A PARCEL OF LAND TO BE ANNEXED FROM SALT LAKE COUNTY TO SANDY CITY, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY EXTENSION OF SANDY CITY LIMITS, RECORDED JUNE 29, 1965, AS ENTRY NO. 2092697 IN BOOK CC AT PAGE 94 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AND BY EXTENSION OF SANDY CITY LIMITS (BERRETT ANNEXATION), RECORDED SEPTEMBER 28, 1984, AS ENTRY NO. 3998801 IN BOOK 84-9 AT PAGE 143 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO THE SOUTH QUARTER CORNER OF SAID SECTION 32 (BASIS OF BEARING IS N.00°10'00"E. (NORTH BY RECORD) ALONG THE QUARTER SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE SOUTH QUARTER CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 32); AND RUNNING THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY EXTENSION OF SANDY CITY LIMITS AND THE QUARTER SECTION LINE N.89°59'42"W. (N.89°59'38"W. BY RECORD) 128.50 TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY EXTENSION OF SANDY CITY LIMITS (BRUCE ANDERSON ANNEXATION), RECORDED DECEMBER 19, 1979, AS ENTRY NO. 3379566 IN BOOK 79-12 AT PAGE 362 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES: 1) N.00°10'00"E. (NORTH BY RECORD) 141.50 FEET, 2) S.89°59'42"E. 2.09 FEET (S.89°00'00"E. 2.50 FEET BY RECORD), 3) NORTH 63.00 FEET AND 4) WEST (N.89°00'00"W. BY RECORD) 139.80 FEET TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY VERNA LARSON ANNEXATION TO SANDY CITY, RECORDED MARCH 13, 2007, AS ENTRY NO. 10031607 IN BOOK 2007 AT PAGE 114 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: 1) WEST 3.20 FEET AND 2) NORTH 76.00 FEET TO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED IN FAVOR OF JOLENE M. FORTNER RECORDED AS ENTRY NO. 12641967 IN BOOK 10611 AT PAGE 4971 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID DESCRIBED PROPERTY EAST 269.82 FEET (269.00 FEET BY RECORD) TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY SAID EXTENSION OF SANDY CITY LIMITS (BERRETT ANNEXATION), SAID POINT ALSO IN THE QUARTER SECTION LINE; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE AND SAID QUARTER SECTION LINE S.00°10'00"W. (SOUTH BY RECORD) 280.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 46,650 SQUARE FEET OR 1.07 ACRES IN AREA, MORE OR LESS.

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE ADJUSTMENT OF THE CITY BOUNDARY LINE BETWEEN SANDY CITY & UNINCORPORATED SALT LAKE COUNTY AS DESCRIBED HEREON AS REQUESTED BY SANDY CITY. THE BASIS OF BEARING IS N.00°10'00"E. ALONG THE QUARTER SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE SOUTH QUARTER CORNER AND THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

AS PART OF THIS SURVEY, MERIDIAN HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY ARE NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD AFFECT THIS SURVEY. NEW EVIDENCE, MONUMENTATION OR DOCUMENTS THAT MAY ALTER THE CONCLUSIONS OF THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

- (1) EXTENSION OF SANDY CITY LIMITS; ENTRY NO. 2092697 IN BOOK CC AT PAGE 94
- (2) EXTENSION OF SANDY CITY LIMITS (BERRETT ANNEXATION); ENTRY NO. 3998801 IN BOOK 84-9 AT PAGE 143.
- (3) EXTENSION OF SANDY CITY LIMITS (BRUCE ANDERSON ANNEXATION); ENTRY NO. 3379566 IN BOOK 79-12 AT PAGE 362
- (4) VERNA LARSON ANNEXATION TO SANDY CITY; ENTRY NO. 10031607 IN BOOK 2007 AT PAGE 114
- (5) WARRANTY DEED IN FAVOR OF JOLENE M. FORTNER; ENTRY NO. 12641967 IN BOOK 10611 AT PAGE 4971
- (6) QUIT CLAIM DEED IN FAVOR OF JOLENE M. FORTNER; ENTRY NO. 12590716 IN BOOK 10585 AT PAGE 5171
- (7) WARRANTY DEED IN FAVOR OF LOC QUACH AND PHUONG DIEP; ENTRY NO. 11409090 IN BOOK 10025 AT PAGE 7012
- (8) SALT LAKE COUNTY SURVEYOR'S AREA REFERENCE PLAT FOR SECTION 32, T2S, R1E, SLB&M.
- (9) RECORD DESCRIPTIONS OF ADJOINING PARCELS SHOWN HEREON AS RESEARCHED WITHIN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

NOTE: ABOVE REFERENCED DOCUMENTS ARE SHOWN HEREON AS (#).

(M) BEARING AND/OR DISTANCE DATA TAKEN FROM SURVEYED MEASUREMENTS.
(C) BEARING AND/OR DISTANCE DATA CALCULATED FROM SURVEYED MEASUREMENTS COUPLED WITH RECORD INFORMATION.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT MAP OF THAT AREA TO BE ANNEXED TO THE CORPORATE LIMITS OF SANDY CITY, UTAH.

SANDY CITY ENGINEER _____ DATE _____

SANDY CITY APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 2025
BY THE SANDY CITY COUNCIL.

MAYOR

COUNCIL CHAIR

ATTORNEY

CITY RECORDER

**FINAL LOCAL ENTITY PLAT
FORTNER ANNEXATION TO SANDY CITY**

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 32,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SALT LAKE COUNTY, STATE OF UTAH
AUGUST 2025

PREPARED BY: _____

MERIDIAN ENGINEERING, INC.
1628 WEST 11010 SOUTH, SUITE 102
SOUTH JORDAN, UTAH 84095
PHONE (801) 569-1315 FAX (801) 569-1319

LOCAL ENTITIES:

ANNEXATION FROM: SALT LAKE COUNTY

ANNEXATION INTO: SANDY CITY

SALT LAKE COUNTY SURVEYOR

APPROVED THIS _____ DAY OF _____ A.D. 2025 BY THE SALT LAKE COUNTY SURVEYOR AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.

SALT LAKE COUNTY SURVEYOR

SALT LAKE COUNTY RECORDER

RECORDED AND FILED AT THE REQUEST OF _____
RECORDED AS ENTRY NUMBER _____

DATE: _____ TIME: _____ BOOK: _____

DEPUTY SALT LAKE COUNTY RECORDER

COMP. FILE 24225-47
FINAL ENTITY PLAT
PROJECT NO. 24225-47
SHEET NO. 1 OF 1

PRELIMINARY - NOT TO BE RECORDED



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum September 4, 2025

To: City Council via Planning Commission
From: Community Development Department
Subject: Fortner Annexation (R-1-10 and R-2-10 Zones)
Homes located at 8564 S. 1000 E (two parcels) & 8590 S. 1000 E.
[Community #17]

ANX07092025-006994

Approximately 1.07 Acres

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

Request

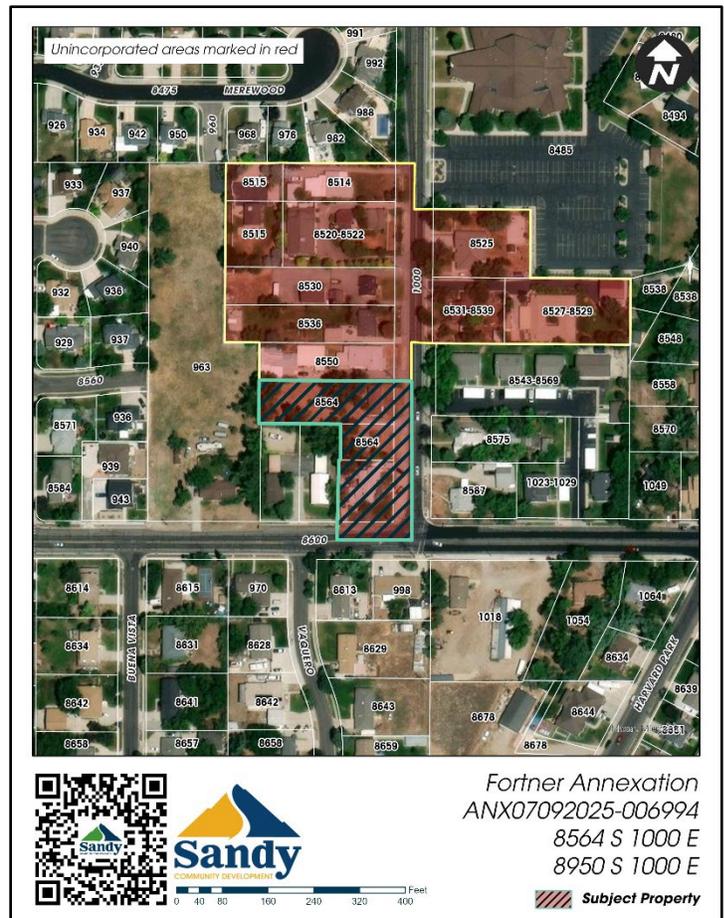
Ben Child, representing Jolene Fortner, is requesting to annex a certain contiguous unincorporated area, totaling approximately 1.07 acres, located at 8564 S. 1000 E (two parcels) & 8590 S. 1000 E., in Salt Lake County, Utah. The subject property under consideration for annexation contains three parcels. One of the two properties that are addressed 8564 S. 1000 E. has a single-family dwelling. The other parcel with the same address is vacant. The property at 8590 S. 1000 E is a duplex that is a rental property. Mr. Child is interested in possibly redeveloping the properties at 8564 S. 1000 E. once this area is annexed into Sandy City.

Staff mailed a letter to all other unincorporated properties in this little island to garner interest in joining this annexation. Unfortunately, there were no other owners expressing interest.

Background

Staff does have the property owner consent for the three parcels.

Sandy City borders the subject area to the south, west and east sides.



Fortner Annexation
ANX07092025-006994
8564 S 1000 E
8950 S 1000 E

Subject Property

Public Notice and Outreach

The City Council approved Resolution 25-42C on August 26, 2025, which set a public hearing for September 30, 2025, 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, west 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 A-1. The A-1 zone requires a minimum of 10,000 square feet of lot size for a single-family dwelling. There is an existing duplex on the corner lot (8590 S. 1000 E.). A two-family dwelling is allowed as a conditional use permit. The current owner purchased the property in 2011 as an existing duplex.

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 two parcels addressed at 8564 S. 1000 E. with the R-1-10 zone. We are also proposing to zone the two-family dwelling located at 8590 S. 1000 E. with the R-2-10 zone in order to avoid creating a legal nonconforming situation. There are existing R-2-10 zones on the west and east (of 1000 E.) of this property in Sandy City.



Recommendation

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

1. The area is **contiguous** to the Sandy City boundary (south, west 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-1-10 (8564 S. 1000 E. - both parcels) and R-2-10 (8590 S. 1000 E.)** 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
Jolene M Fortner	22-32-377-017	\$376,300	.47
Jolene M Fortner	22-32-377-018	\$224,600	.18
Loc Quach; Phuong Diep (JT)	22-32-377-029	\$480,900	.42

File Name: S:\USERS\PLN\STAFFRPT\2025\Fortner Annexation.DOCX



Staff Report

File #:
CUP09022025-007033,
Version: 1

Date: 9/18/2025

Agenda Item Title:

EmpoweringU Adult Day Care (Conditional Use Permit)
11339 S. 700 E.
[Community #13, Alta High]

Presenter:

Sarah Stringham

Description/Background:

The applicant, Winslow Burton, with permission of the property owner, Randall Bunnell of AMJB Properties, is requesting approval of a conditional use permit for a property located at 11339 S. 700 E. The request is to have Adult Daycare for people with developmental disabilities within a portion of the existing building. This proposed use is listed as conditional within the Professional Office (PO) zone. See staff report for full details.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission approve a Conditional Use Permit for the EmpoweringU adult daycare in the PO zone and as described in the staff report for the property located at 11339 S. 700 E. based on the following findings and subject to the following conditions:

Findings:

1. The proposed use meets the intent of the PO Zone.
2. Parking and access requirements are sufficient for this type of business.

Conditions:

1. That the business complies with all requirements from the Department of Services for Persons with Disabilities.
2. That the applicant complies with all Building & Safety, and Fire & Life Codes.
3. That the applicant be responsible for meeting all provisions of the Sandy City Development Code.
4. That this Conditional Use Permit be reviewed upon legitimate complaint.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum September 18, 2025

To: Planning Commission
From: Community Development Department
Subject: EmpoweringU Adult Day Care (Conditional Use Permit)
11339 S. 700 E.
[Community #13, Alta High]

CUP09022025-007033
PO Zone
2.1 acres
3,165 sq. ft

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.

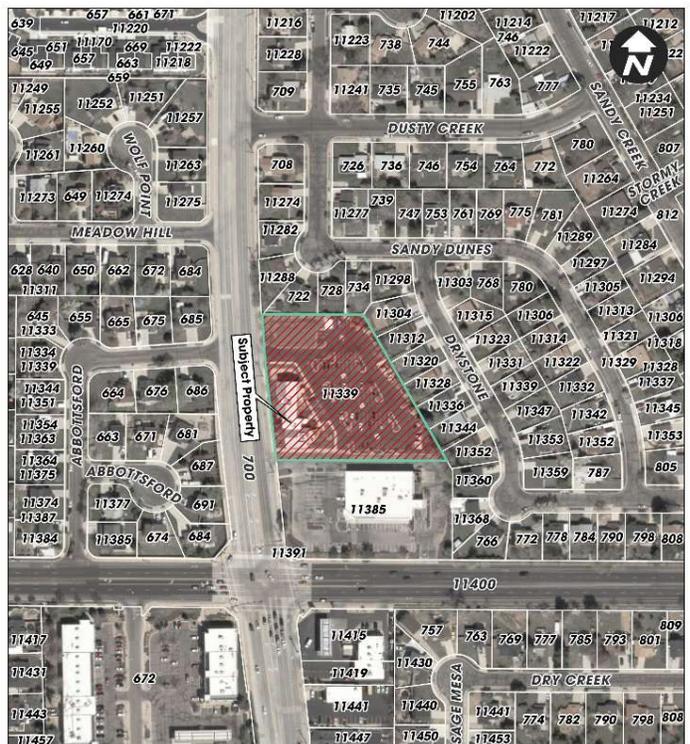
Request

The applicant, Winslow Burton, with permission of the property owner, Randall Bunnell of AMJB Properties, is requesting approval of a conditional use permit for a property located at 11339 S. 700 E. The request is to have Adult Daycare for people with developmental disabilities within a portion of the existing building. This proposed use is listed as conditional within the Professional Office (PO) zone. See the application letter (Exhibit A) and materials (Exhibit B).

Background

The subject property, addressed as 11339 S. 700 E., is approximately 2.1 acres in area. The property includes an existing building that was developed as a commercial school. The building is approximately 21,126 square feet with a basement and two floors above that. The property was recently rezoned to the Professional Office (PO) Zone

The surrounding properties to the north and east are zoned R-1-6 with single family residential. Property to the west is zoned R-1-8 with single family residential. Lastly, property to the south is zoned CvC, with a pharmacy on site.



CUP09022025-007033
Conditional Use Permit
11339 S 700 E

Sandy City, UT
Community Development Department

Property Case History	
Case Number	Case Summary
S98-41	Sandy Rite-Aid Subdivision (2/9/1999)
SPR 06-21	Francois D. Hair Design Academy Site Plan
REZ05192025-006970	Rezone from CvC to PO zone

Public Notice and Outreach

A neighborhood meeting was held on June 12, 2025 for the rezone of the property from the CvC zone to the PO zone. The use of an adult daycare was discussed at the meeting. Residents within 500 feet of the proposed site were notified by mail. Four people attended the meeting. A neighborhood meeting for the conditional use permit was not held because the neighborhood meeting for the rezone, that discussed the use, was so recently held. Residents within 500 feet were sent notices by mail for the Planning Commission meeting.



Analysis

The applicant is proposing to have adult daycare services for clients with developmental disabilities at 11339 S. 700 E., Suite 150. In the Sandy City Land Development Code, Sec. 21-8-2(b) lists Adult and Child Daycare as a conditional use in the PO zone. The PO Zone purpose is shown below:

Professional Office District (PO). This district is established to provide an area for professional and business offices, non-retail services, and other uses not including merchandising, warehousing, and manufacturing, with business hours consistent with those of contiguous property. Developments adjacent to residential areas shall have a residential look to enhance compatibility. Developments adjacent to commercial zones shall act to buffer less dense residential developments or districts.



The proposed non-retail service business would operate within the basement level of the building which has a total of 3,165 square feet. The proposed hours of operation are Monday through Friday from 9:00am to 4:00pm. There will be no evening, overnight, or weekend hours. There will be two to three clients to start, with plans of having around 15 total clients. The applicant is proposing to have one to two vans that will offer transportation services to and from client’s homes. Empowering U will conduct all drop off and pick up from the site. The vans will also be used for field trips out into the community. The applicant is proposing to have two to three employees with up to six employees at one time.

Parking

Sandy City Land Development Code Sec. 21-24-8(b) gives the parking requirements for a daycare at one space for each instructor plus drop off space. The site has approximately 110 parking spaces. The 2021 site plan required 74 parking spaces for office and retail use. The adult daycare will have two to three employees with up to six in the future. The vans will be used for transportation services to and from client’s homes. No clients will be dropped off or picked up onsite. The applicant is proposing to park one to two vans onsite.

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:

- (2) Proposed site ingress and egress to existing and proposed roads and streets.

Ingress and egress to the from the site is accessed through two driveways. One driveway is to the north of the building and a shared access driveway to the south of the property.

- (4) Design, location and amount of off-street parking, loading areas and solid waste disposal and collection areas.

There are 110 parking stalls for the entire building. EmpoweringU would require six parking stalls for their use.

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

Ingress and egress to the from the site is accessed through two driveways to the north and south of the building.

- (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 project.

Recommendation

Staff recommends that the Planning Commission approve a Conditional Use Permit for the EmpoweringU adult daycare in the PO zone and as described in the staff report for the property located at 11339 S. 700 E. based on the following findings and subject to the following conditions:

Findings:

1. The proposed use meets the intent of the PO Zone.
2. Parking and access requirements are sufficient for this type of business.

Conditions:

1. That the business complies with all requirements from the Department of Services for Persons with Disabilities.
2. That the applicant complies with all Building & Safety, and Fire & Life Codes.
3. That the applicant be responsible for meeting all provisions of the Sandy City Development Code.
4. That this Conditional Use Permit be reviewed upon legitimate complaint.

Planner:



Sarah Stringham
Planner

File Name: S:\USERS\PLN\STAFFRPT\2025\CUP09022025-007033 - EMPOWERINGU CUP\STAFF REPORT EMPOWERINGU CUP.DOCX

Exhibit "A"

Dear Planning Commission Members,

I am writing to request approval for a Conditional Use Permit to operate an Adult Day Program at 11339 S. 700 E. Suite 150, Sandy, UT 84070.

This program, EmpoweringU, will serve adults with developmental disabilities by providing a safe, supportive, and structured environment where they can learn skills, build friendships, integrate into the community and enjoy meaningful daily activities.

Hours of Operation

The program will be open Monday through Friday, from 9:00 a.m. to 4:00 p.m. There will be no evening, overnight, or weekend hours.

Employees

We will have 2–3 staff working per shift, with a maximum of 6 employees onsite at one time. Staff are trained to provide respectful support, ensure safety, and encourage positive community involvement.

Impact on the Neighborhood

Traffic & Parking: Most clients will arrive by van transportation provided by our program, limiting extra cars in the area. Parking for staff and vans will be handled on-site.

Noise: Activities are quiet and focused on group learning, crafts, exercise indoors and outdoor time at local museum, diners, libraries, aquarium to name a few. Noise levels will remain consistent with typical residential use.

Community Fit: Our building will be kept clean, safe, and well-maintained. The program will blend into the neighborhood and bring a positive presence by supporting local families.

Safety: Clients will always be supervised by staff, and the program will follow all state safety and licensing requirements.

We believe this program will not only have a minimal impact on the neighborhood but will provide a valuable service for families who need extra support for their loved ones. Our goal is to be a good neighbor and a resource for the community.

Thank you for your time and consideration of this request. I am happy to answer any questions or provide more information as needed.

Sincerely,
Jane Taufa
Program Director
EmpoweringU, LLC

Exhibit "B"

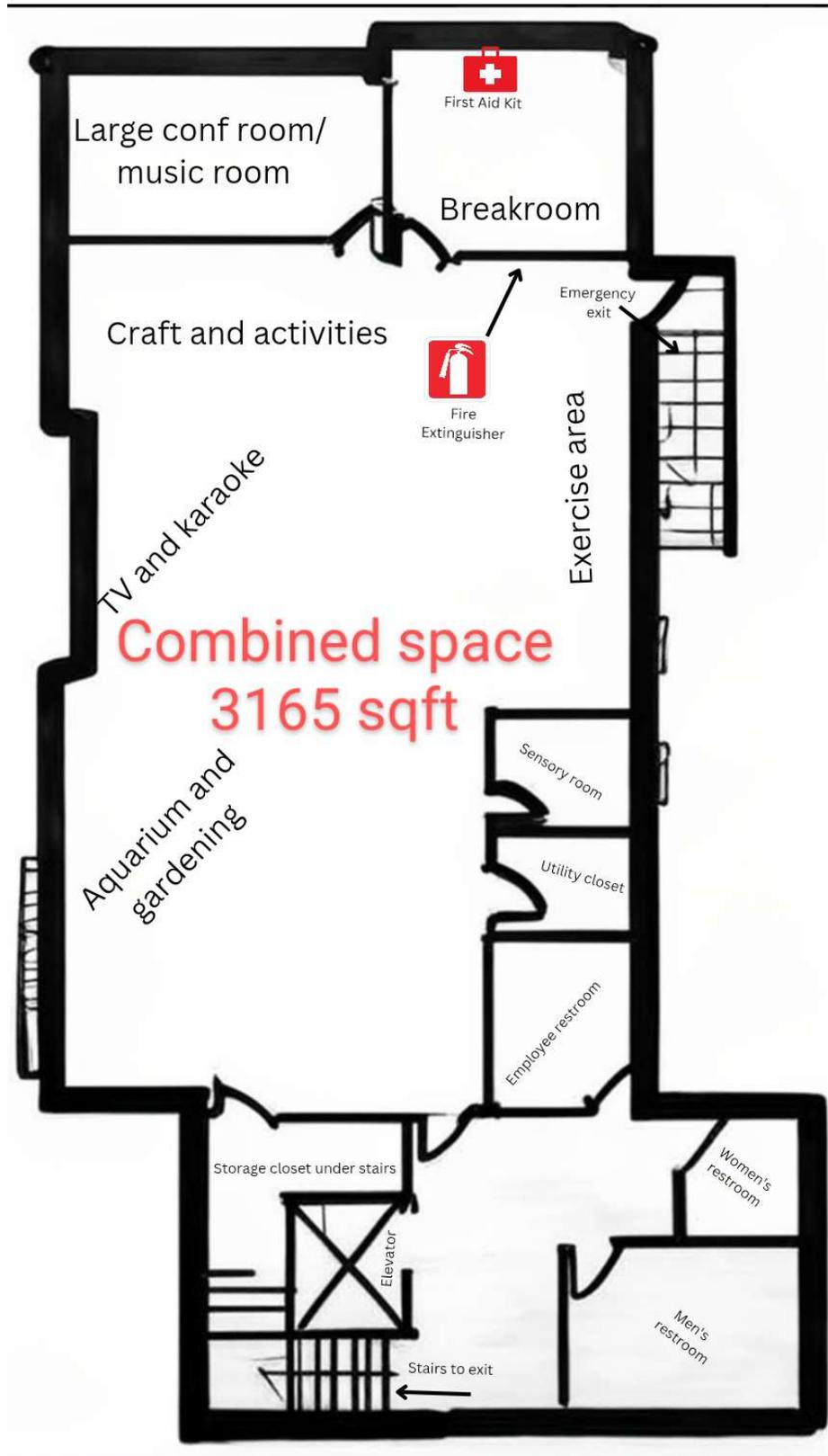


Exhibit "B" continued





Staff Report

File #: 25-289, **Version:** 1

Date: 9/18/2025

Minutes



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, September 4, 2025

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_CMm905zUR0CHmmqF0jwkTw

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/81807405164>

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/81807405164>

Webinar ID: 818 0740 5164

Passcode: 147908

4:45 PM FIELD TRIP

1. [25-275](#) Map

Attachments: [09042025.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

- Present** 8 - Commissioner Dave Bromley
 Commissioner Cameron Duncan
 Commissioner Ron Mortimer
 Commissioner Daniel Schoenfeld
 Commissioner Steven Wrigley
 Commissioner Craig Kitterman
 Commissioner Jennifer George
 Commissioner LaNiece Davenport
- Absent** 1 - Commissioner David Hart

Public Hearings

- 2. [CA08262025](#) Amendments to Title 21 of the Land Development Code related to
[-0007027](#) Brewpubs
[\(PC\)](#)

- Attachments:** [Staff Report - Brewpub Code Amendments](#)
[Exhibit A - Title 21 Brewpub Code Amendments](#)
[Exhibit B - Title 21 Brewpub Code Amendments](#)
[Exhibit C - Map of State-Required Buffers](#)
[Exhibit D - Map of Eligible Areas for Brewpubs](#)

Melissa Anderson presented this item to the Planning Commission.

Dave Bromley opened this item for public comment.

Dave Bromley closed this item to public comment.

A motion was made by LaNiece Davenport, seconded by Cameron Duncan, that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, of the Municipal Code, relating to Brewpubs, as shown in Exhibit "A", based on the four findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 7 - Dave Bromley
 Cameron Duncan
 Ron Mortimer
 Daniel Schoenfeld
 Steven Wrigley
 Jennifer George
 LaNiece Davenport

Absent: 1 - David Hart

Nonvoting: 1 - Craig Kitterman

3. [SPR0630202](#) Alta Canyon Sports Center - Preliminary Modified Site Plan Review
[5-006990](#) 9565 S. Highland Dr.
[Community # 20, Little Cottonwood]

Attachments: [Staff Report](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

[Exhibit D](#)

Doug Wheelwright introduced this item to the Planning Commission.

Dan Medina, Sandy City Parks & Recreation Director, presented this item to the Planning Commission.

Steven Wrigley asked if the racquetball courts will be going away.

Dan Medina said yes.

Cameron Duncan asked if the video is on the city website.

Dan Medina said yes and gave the url info.

LaNiece Davenport asked if this is accessible for pedestrians walking and biking.

Dan Medina said there is a walking and bike path to the center entrance.

Doug Wheelwright further presented this item to the Planning Commission, addressed neighbor concerns from the neighborhood meeting and recommended approval.

Dave Bromley asked if the parking agreement has a term.

Dan Medina said they haven't worked with UTA yet on a term but can look at it as a multi year term.

Dave Bromley suggested that a term with years would be a good idea.

Dave Bromley opened this item for public comment.

Albert Cheng, 9563 Candle Tree Lane, shared his concerns relating to noise and safety.

Kathleen Turner, 9521 Candle Tree Lane, asked about the exits and entrances.

Mitch Gibson asked about amenities for families with young kids.

Chong Teng, 9549 Candle Tree Lane, asked when the next community meeting will be and what the materials of the building will be.

Dave Bromley closed this item to public comment.

Doug Wheelwright said there will be no other public meetings available for this project.

James Sorensen agreed with Doug Wheelwright about no future public meetings would be held but if neighbors had questions they can meet with Doug Wheelwright.

Dave Bromley said that Dan Medina's information can be found on the Sandy City website for residents if they want to talk to him as well.

Dan Medina said the vacant field is being used to stage construction materials and the existing parking lots will be available during construction for the use of the public at the playfields. He spoke about a temporary entrance during construction.

Dave Bromley asked if grading is required.

Dan Medina said no.

Cameron Duncan asked about the exterior elevations.

The architect spoke about the exterior elevations.

A motion was made by Cameron Duncan, seconded by Steven Wrigley that the Planning Commission determine that preliminary modified site plan review is complete for the proposed Alta Canyon Sports Center building, located at 9565 S Highland Dr.; and approve the building height, mass, architectural design, materials and colors as proposed; and set the required on-site parking stall requirement at 148 stalls for this new facility, based on the five findings and subject to the seven conditions detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 7 - Dave Bromley
Cameron Duncan
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
Jennifer George
LaNiece Davenport

Absent: 1 - David Hart

Nonvoting: 1 - Craig Kitterman

Administrative Business

1. Minutes

[25-266](#) Minutes from August 7th Meeting

Attachments: [08.07.2025 PC Minutes \(DRAFT\)](#)

An all in favor motion was made to approve the meeting minutes from 08.07.2025.

2. Sandy City Development Report

[25-264](#) Development Report

Attachments: [09.01.2025 DEV REPORT](#)

3. Director's Report

Adjournment

An all in favor motion was made to adjourn.

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