



November 11, 2025

Sandy City Planning Department
Attn: Mike Wilcox
10000 S Centennial Pkwy
Sandy, UT 84070

RE: Sandy Station Exception List and Analysis

Dear Mike:

Please find below a list of exceptions that are being sought for the Sandy Station Townhome project. Each exception is followed by its associated comment ID number. The justifications for each exception are provided below each exception in **red**.

1. Combination Park strips on 9000 S frontage (7 & 154)
UDOT hasn't given their approval to landscape the park strip to allow 9000 S frontage to modify its current state. We want to provide and believe that Sandy City also wants to have a healthy and thriving landscape as an entrance to this district. In order to provide that, we need to allow for the park strip trees to be able to be planted on the north side of the sidewalk. If we plant the trees and shrubs in the 25' area north of the sidewalk, they will be outside of this mandated requirement, have a buffer protection from cars and snowplows and power lines and be able to live a longer, healthier life. They will provide the visual buffer that the Cairns district is striving to provide.
2. Harrison Street On-Street Parking Is required. (86)
No on-street parking on Harrison Street will be provided and the existing curb will remain in place. With the bend in Harrison Street, on-street parking will limit visibility and decrease pedestrian and vehicle safety.
3. Building façade materials. "Full brick veneer, quarried stone, architectural metals, glass, or pre-cast architectural concrete, or other high-quality material as recommended by The Cairns Architectural Review Committee (CARC), shall be used on at least 80% of building bases and

AMERICA'S #1 HOME BUILDER SINCE 2002

50% of building middles for all building frontages visible from public streets. 10/15/25 - Will need an exception from the PC, not" (123, 124 & 126)

This project will be an example of attainable housing without government subsidies, that will be showcased at the state legislature.

4. Uninterrupted horizontal expanses over 25 feet in length of any opaque material shall be prohibited on all primary and secondary frontages. (130 & 131)

This project will be an example of attainable housing without government subsidies, that will be showcased at the state legislature.

5. This horizontal break applies. (119)

This project will be an example of attainable housing without government subsidies, that will be showcased at the state legislature.

6. Horizontal Building articulations (263)

This project will be an example of attainable housing without government subsidies, that will be showcased at the state legislature.

7. Max entrance is 24' to parking/alley. (146 & 147)

We are providing 26' to comply with comments from Sandy Fire.

8. Structured recreational opportunities are required. (169 & 173)

The site is too constrained to be able to provide "structured recreational opportunities" and also area for the residents to enjoy. Leaving the open area as a grass field, will give the residents that most opportunities to enjoy recreational activities in their front yard.

9. Max building setback is 20'. (108)

Max building setback from 9000 S is exceeded to allow units fronting this road to front pedestrian mew (Carter Place) instead.

10. Pedestrian Mews/Streets need to follow all Type 1 design standards and 9.1.6 of CDS. (182, 245, 246, 247)

We are narrowing 20' wide pedestrian mew (Carter Place) to 10' wide in two locations.

- a. Northernmost stretch as it approaches Harrison Street ROW, where Public Works asked for the mew to be placed on the west side of the drive approach to allow for public safety.
- b. Between unit 50 and I-15 ROW
- c. Dyess Court is providing half-width during this development with the understanding that the other half-width will be provided when adjacent property develops.

11. Bollard lighting needs to be placed along all walkways **(153)**

Photocell light packs will be installed on the buildings to provide lighting along the walkways, keeping the maintenance and replacement costs lower.

The enhancements that we are providing are:

- The pedestrian mews will be saw cut to provide irregular shapes.
- Raised front patio areas the majority of the units.
- 4' wide balconies on all the units.
- Eyebrow ledges are being built on the outside corner of the units.
- The landscaping along the mews will meander with hardscape materials that are installed adjacent to the concrete.
- The connections on the Dyess Court with the adjacent will be stamped or colored concrete.
- We are creating 2 new pedestrian streets.
- We are providing roughly 6,000 SF of informal recreational opportunity space that will be dedicated as private open space.
- Adding architectural lighting that will replace the use and maintenance of bollards while still providing pedestrian mew lighting.
- We are installing a primary gateway monument sign for the Cairns District along 90th South.
- Adding trail signage along the 90th South pedestrian trail that runs east to west.

Please let me know if you have any questions or need further clarification on the exceptions being sought.

Respectfully,

Dave Kelly
DR Horton, Inc
Cell: 385.283-5285