



SANDY CITY COMMUNITY DEVELOPMENT

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OFFICER

Staff Report Memorandum January 15, 2026

To: Planning Commission
From: Community Development Department
Subject: Architectural Components Headquarters - Site Plan Review
9352 S. 670 W.
[Community #2, Civic Center]

SPR03132025-006926
ID Zoning District
0.69 ac., Bldg 11,502 Sq. Ft.

Public Meeting Notice:

This item has been noticed to property owners within 500 feet of the subject area, on public websites, at public locations, and a sign posted on site.

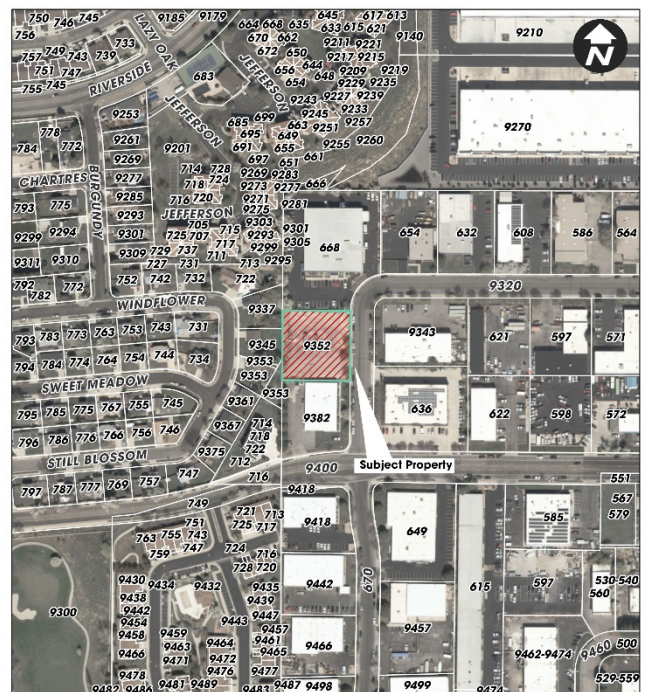
Request

The applicant, Josh Naylor with Architectural Components, is requesting review of a preliminary site plan for the property located at 9352 S. 670 W. The site plan review will consider the new building design, materials, parking lot, driveways, loading dock, and landscaping. The applicant is also seeking a reduction in the number of required parking stalls. (See Exhibit A to review application materials).

Background

The subject property is a .69-acre vacant lot within the Mesa Plaza Subdivision. This location as well as those on the same street frontage are zoned ID (Industrial District) and are fully developed industrial businesses. The properties to the west are zoned PUD (Planned Unit Development) and consist of single-family homes.

The property was the previous location of Sportsman's Outdoor Products which burned down in 2009. It has remained undeveloped ever since. Architectural Components is constructing this new building in order to combine operations currently conducted at two separate facilities. This will allow for improved employee engagement and centralized operations.



SPR03132025-006926
Commercial Site Plan Review
9352 S 670 W

Community Development Department
Sandy City, UT

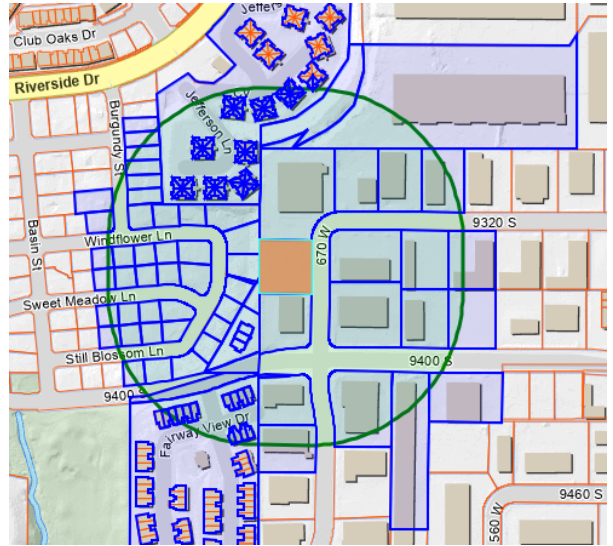
Property Case History	
Case Number/Date	Case Summary
87-20	Mesa Park Plaza Subdivision
November 2009	Sportsman's Outdoor Products Building Burns Down

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 a public notice sign was placed on the subject property.

Neighborhood Meeting

Staff held a virtual neighborhood meeting via Zoon on December 2, 2025. Five property owners attended. They were mostly interested in what type of business was being proposed and how it would be placed on the lot. They felt that seeking to reduce the required parking by only three stalls would not present a problem. Since the meeting, one owner provided a letter in support of the overall project but expressed concern with the proposed reduction in parking. (see Exhibit "B")



Analysis

The proposal is for a two-story commercial building that will include both office and warehouse uses. The building will provide approximately 6,023 square feet of office space and 5,479 square feet of warehouse space. A loading dock will be located on the north side to support warehouse operations. Office space will occupy the south portion of the first floor and the entire second floor. A parking lot will be situated on the south side of the property, along with a pedestrian sidewalk leading to the main entrance.

The property is located within the ID (Industrial District) zone, with a portion of the west side falling under the Sensitive Overlay zone. Both office and warehouse uses are permitted in the ID zone, which is intended to accommodate diverse yet integrated industrial and commercial activities. The proposed building is comparable in size and intensity to adjacent developed properties along 670 West.

Approximately 40 feet along the rear of the property lies within the Sensitive Overlay Zone. The site contains no sensitive slopes, as it was previously developed for another use prior to a fire in 2009. The proposed development will not involve any significant grade changes within this area, and no sensitive slopes exist anywhere on the property.

Commercial Site Plan Review

Existing site improvements include a 5-foot sidewalk along the street frontage and a drive approach at the south end of the property. The proposal retains the existing sidewalk while expanding the southern drive approach and adding a new approach to the north end. The building will be centrally located on the site, allowing for full vehicular circulation around the structure.

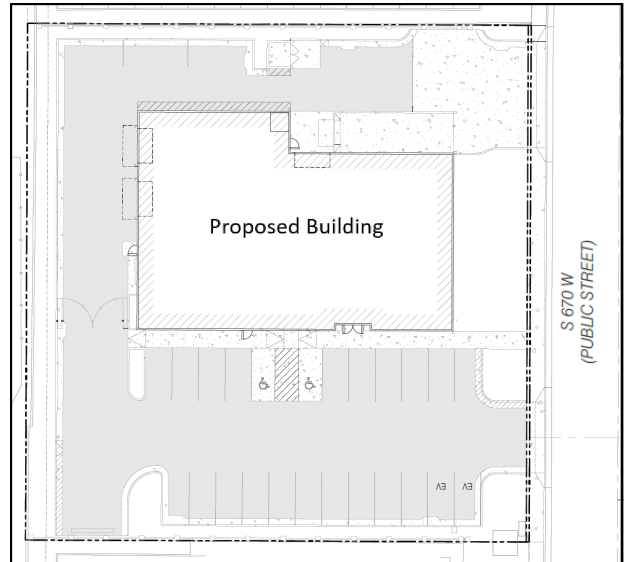
Internal Site Circulation

Vehicle and pedestrian access to the site will be provided entirely from 670 West. A drive approach is proposed on either side of the property. The north one will be primarily for access to the warehousing use and trash pickup while the south will serve a 24-stall parking lot. Three additional parallel stalls are also provided at the northwest corner.

The site layout allows full vehicular circulation around the building, enabling large vehicles to exit the property in a forward motion without backing onto the public street.

Reciprocal access easements will be recorded in favor of the adjoining properties on the north and south sides to ensure that cross-access can be provided in the future when these properties redevelop.

Pedestrian access will be extended via a sidewalk from the 670 West frontage to the south side of the building where the office entrance is located



Required Off-Street Vehicle Parking Reduction Request

Based upon Sandy City's parking calculations, 30 parking stalls would be required. The applicant is seeking a ten percent reduction in this requirement based upon a parking demand analysis conducted by Falcon Traffic, a licensed transportation engineer (see Exhibit "C"). This study meets one of the justifications listed in City Code Section 21-24-4(c)(1) which allows for a ten percent parking reduction.

The study analyzed parking and traffic patterns for the two existing Architectural Components facilities and applied the results to this combined facility. Based upon the results, staff believes that this satisfies the conditions in the code and allows the required parking to be reduced from 30 stalls to 27.

Architectural Building Design and Materials

The proposed structure is a two-story building with a flat roof, featuring colored concrete panels accented with metal elements for a modern aesthetic. Banks of windows will be incorporated on all public-facing elevations to enhance natural light and visual transparency. To add architectural interest, small awnings are proposed above doorways and select windows, providing both functional shading and design variation.



Changes from the initial design have been made in order to comply with Sandy City's Architectural Design Standards. These include screening of the roof-top mechanical units, ensuring roof drains are not exposed along the exterior, and modifying the awning design to prevent precipitation below and drain internal to the building. Staff finds the design of the building meets all necessary requirements of the standards.

Landscaping and Irrigation

Wherever commercial development abuts residential zoning, an 8-foot-high masonry wall and 10-foot-wide landscaped buffer strip is required and has been provided along the west property line. The proposed water-wise landscaping and irrigation plans meet the city requirements as specified in Sandy City Development Code section 21-25.

Commercial Signage

No signage approval is included in this site plan review as separate permits will be reviewed after business license issuance.

Fencing

There is an existing masonry wall surrounding all sides of the property other than the east facing street side. It is 8 feet high at the rear (adjacent to residential), and 6 feet high tapering to 4 feet high along the north and south property lines. This wall will be retained. Staff recommends that a condition of approval be included stating that the CMU wall will be removed at the proposed cross access locations when adjoining properties redevelop in the future.

Recommendations:

Staff recommends that the Planning Commission determine preliminary site plan review is complete for the proposed Architectural Components Headquarters located at 9352 S. 670 W., based on the following findings and subject to the following conditions:

Findings:

1. That the proposed project will meet all the applicable requirements of the Sandy City Development Code and the Sandy City Architectural Design Standards as to building architectural design, materials and colors.
2. That the proposed new building and site improvements to the property will improve the visual appearance of the streetscape and fit in with the surrounding developed properties.
3. That the requested parking reduction is justified under the provision of the Sandy City Development Code.

Conditions:

1. That the developer proceeds through the final site plan review process with staff prior to the start of any construction. The final site plan shall comply with all Development Code requirements and those modifications required or allowed by the Planning Commission.
2. That the existing walls located at proposed cross access locations along the north and south sides of the site be removed when the adjoining properties redevelop, allowing for reciprocal access between properties.
3. That the development complies with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
4. That the applicant complies with all department requirements as noted in all Preliminary Review comments prior to submittal for the final site plan review with staff.

Planner:



Thomas Irvin
Senior Planner

File Name: S:\USERS\PLN\STAFFRPT\2025\SPR03132025-006926 Architectural Components\Planning Commission\Staff Report.DOCX

Exhibit "A"

See the attached file for full information

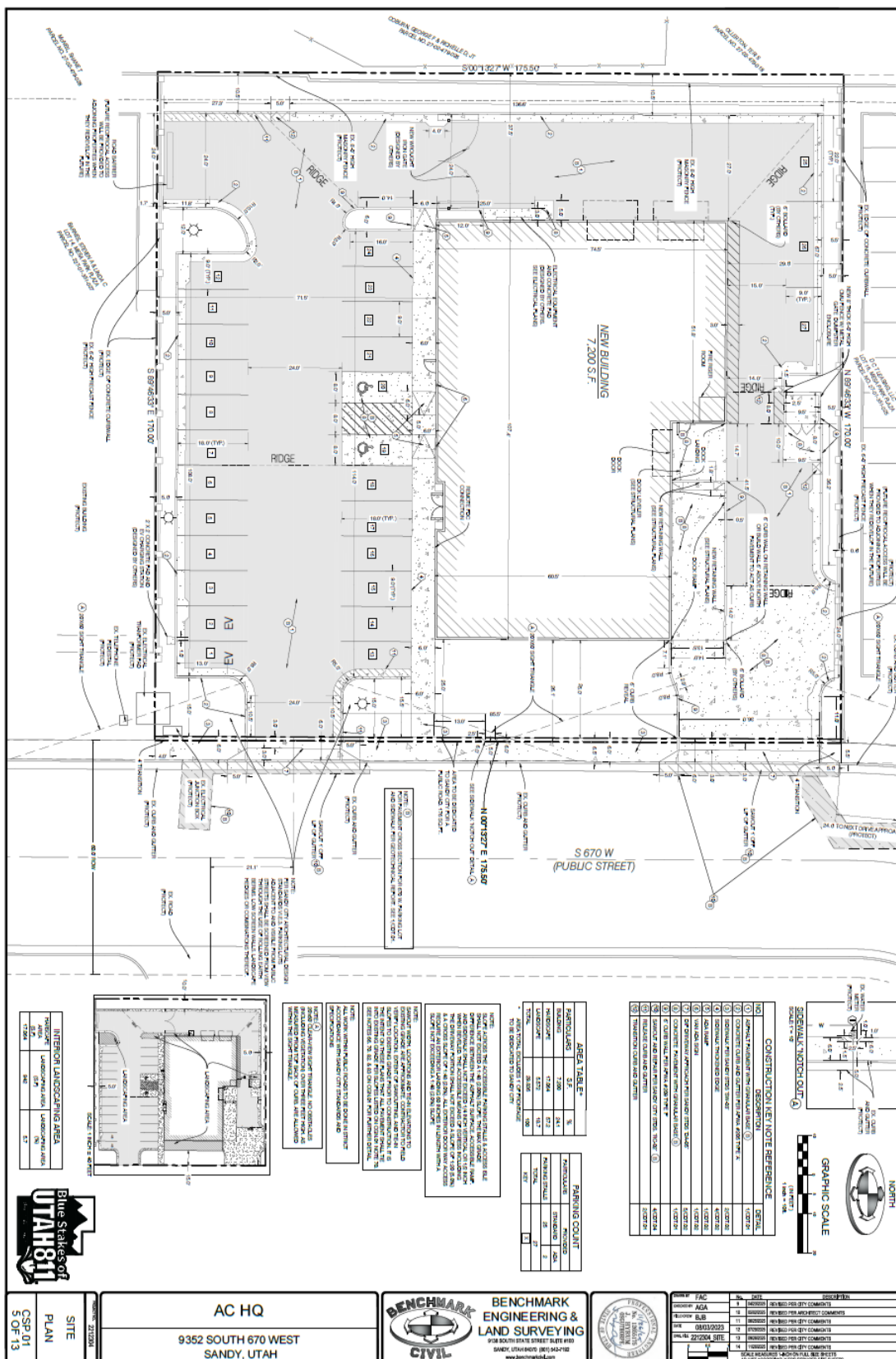


Exhibit "B"



RT CUSTOM CABINETRY

668 W. 9320 S. Sandy, Utah

December 2, 2025

Re: neighborhood meeting regarding property to my South – 9352 S. 670 W. Sandy. (Josh Naylor)

I am Rick Taylor, owner of the property and company currently next door to the north of subject property.

I am pleased to see that Mr. Naylor -Josh if I may is trying to move forward with development of this lot, he has already shown effort & intent to be a good neighbor, the lot has been an eye sore with 4 ft. tall weeds most of the year for years now & when mentioned to Josh, he personally joined the crew he sent to clean up & do maintenance on the property. I met him then and voiced my appreciation. We also discussed the possibility of sharing parking lot(s). I mentioned then that would not be an option.

The previous owner of the building that burned down had a constant overflow of patrons that parked in and polluted my parking lot with trash on such a regular basis, we ended up with no parking or you'll be towed signs everywhere and spent way too much time with the effort to uphold that ideal. (Unsuccessfully).

While I look forward to the development and welcome my business neighbor, I must appose the notion of reduction of parking requirements. I too had to shrink the size of my building (by 5,000 sq. ft.) to achieve the 36 parking spaces Sandy City required at that time. I was quite unhappy with the rule, but built in compliance with current code. Since then, I lease a portion of my building to a company that works on first response vehicles installing lights, sirens, and accessories. With the nature of their work, we have had as many as 72 cars in our parking lot and occasionally have employees parked out on the street to leave a couple of spaces for client parking only. I would have never guessed I would need more than maybe 20 parking spaces, but I guarantee you, if you drive the neighborhood – I have more parking than most and there is very limited parking on the street as a result of insufficient parking for the majority of currently operating businesses for blocks surrounding us.

I really hate to be at odds with the wishes of my new neighbor, but my recommendation would be perhaps build taller, not smaller? I have a mezzanine in my shop that basically doubles office space and limits encroachment of shop & warehouse area. I sincerely hope Josh can make his building work with adequate parking for future and or worst case scenario.

Respectfully, RickTaylor

668 W. 9320 S. Sandy, Utah 84070

ricktaylor@rtcustom.com

Exhibit "C"
See the attached file for full information



December 6, 2024

Ms. Britney Ward, PE
City Engineer/Assistant Public Works Director
Sandy City Public Works
8775 South 700 West
Sandy, UT 84070

Dear Britney,

The proposed site at 9352 South 670 West is planned to develop as a small office building to serve Architectural Components Inc.

Total office space in the building is 5,908 square feet (see attached site plan):

- The main floor has 1,536 square feet of office with 5,666 feet of storage space that will be used for project materials.
- The upper floor has 4,372 square feet of office.

The proposed site is currently vacant. The site is planned to have a full access onto 670 West.

The purpose of this memo is to determine the trip generation for the proposed office building and to review transit availability in the area.

Trip Generation

The Institute of Transportation Engineers (ITE) Trip Generation (11th Edition) handbook was used to estimate trips for the office. ITE Land Use 712 – Small Office Building was selected as the representative land use (offices less than 10,000 square feet of gross leasable area). The trip generation statistics are included in the appendix. The trip generation will be completed based on the square footage of the building. Table One shows Peak Hour Trips as taken from ITE. Table Two shows the trip distribution for the peak hour trips developed in the previous table.

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