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, June 18, 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_Ld0zFIHWQs-jqj9Ig-jSug

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/s/86576129197

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/u/kcLFMyxnlv

Webinar ID: 865 7612 9197

Passcode: 379826

4:30 PM FIELD TRIP

1. 26-330 Map

Attachments: 061826

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Public Meeting Items

2. SPR02272026-007157 Outback Steakhouse & Bonefish Grille Dual Restaurant (Preliminary Site Plan Review)
11114 S. State St.
[Community #9, Commercial Area]

Attachments: Staff Report
ExhibitA
ExhibitB
ExhibitC

3. SUB10112022-006417 (2nd) Brand Estates (Reconsideration of Conditions of Approval for Subdivision and Special Exception Review)
285 East 11000 South
[Community 11, Crescent]

Attachments: Staff Report
Exhibit A
Exhibit C
Exhibit D
Exhibit E

Administrative Business

1. Minutes

26-331 Minutes from June 4, 2026 Meeting

Attachments: 06.04.2026 PC Minutes(DRAFT).pdf

2. Director's Report

3. PC Chair Election (July - December)

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

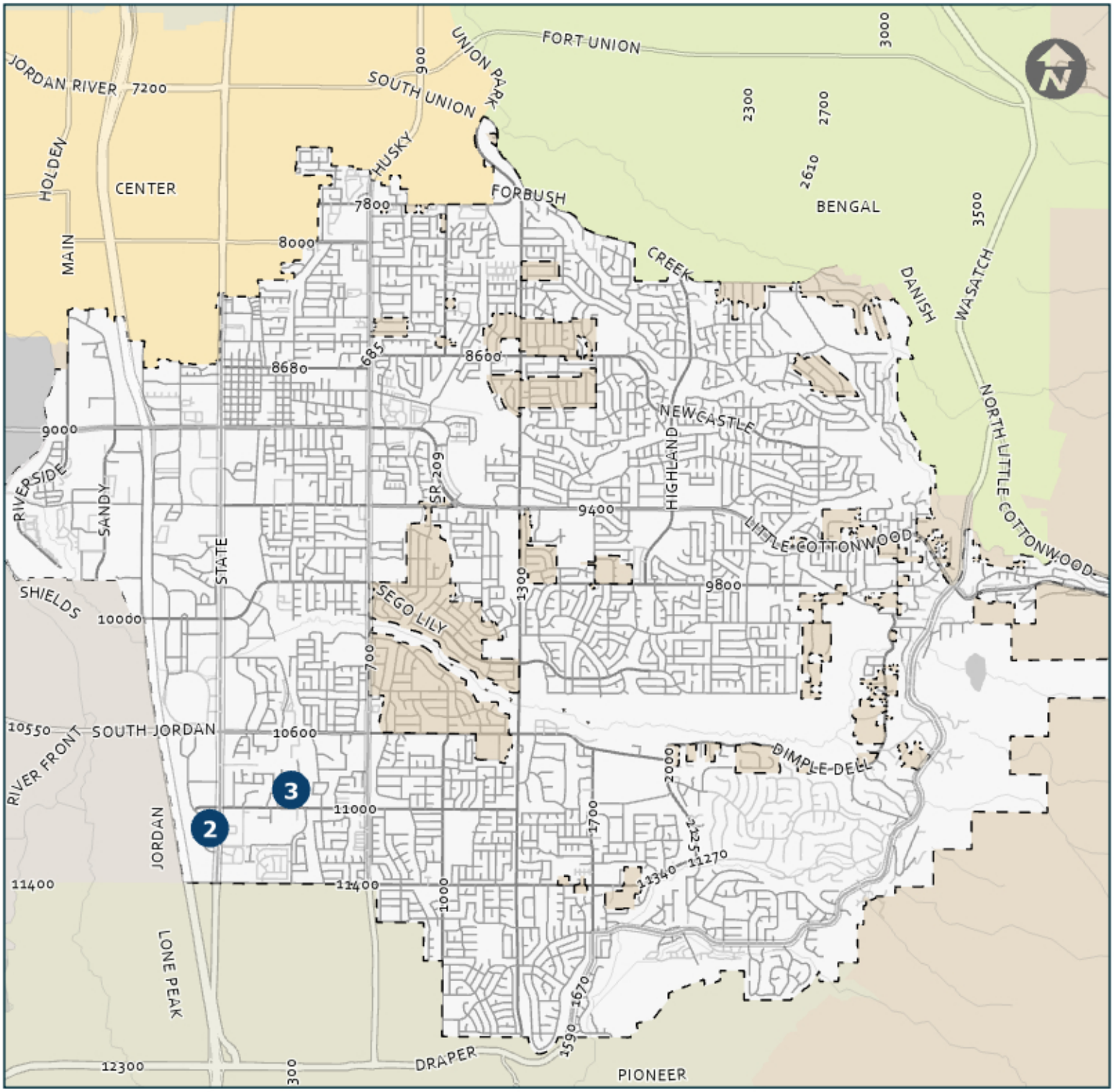
Staff Report

File #: 26-330, **Version:** 1

Date: 6/18/2026

Map

Planning Commission Field Trip
June 18, 2026



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

1 Mile

Sandy City, UT
Community Development Department

Agenda Item Number

1 Locations to visit on your own

1 Locations to be visited on tour

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

Sandy City, Utah

Staff Report

File #:
SPR02272026-007157,
Version: 1

Date: 6/18/2026

Agenda Item Title:
Outback Steakhouse & Bonefish Grille Dual Restaurant (Preliminary Site Plan Review)
11114 S. State St.
[Community #9, Commercial Area]

Presenter:
Clinton Spencer, Development Services Manager

Description/Background:
The applicant, Craig S Chaney w/ Merrick Lentz Architecture (representing the property owner, John Liljenquist w/ OneEleven Partners II, LLC) is requesting preliminary site plan review of a commercial site plan for a dual restaurant for Outback Steakhouse and Bonefish on a property located at 11114 S. State St. The proposal is to construct a single-story building with 11,195 square feet. The proposed use is considered a restaurant (see Exhibit “A” for application materials).

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 preliminary site plan review is substantially complete for the proposed Outback Steakhouse/Bonefish restaurant building at 11114 S. State Street in the CBD zone based on the following findings and subject to the following conditions:

Findings:
1. The applicant has met the intent and substantially complies with most of the applicable Sandy City Architectural Design Standards.

2. The applicant has demonstrated that they have largely complied or intend to comply with the Land Development Code requirements for the CBD Zone.

3. That this dual-user restaurant will enhance the services for current Sandy City residents and visitors alike.

4. The proposed project will provide a financial benefit in terms of property tax to the City where it currently is vacant.

Conditions:
1. That the development will comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.

2. That the developer proceeds through the final site plan review process with staff. The Final Site Plan shall be in compliance with all Development Code requirements, staff redlines, items of planning staff concerns included in this report, and those modifications as required by the Planning Commission.

3. That the developer be responsible to meet all provisions of the (CBD) zoning district and the Sandy City Architectural Design Requirements with the details finalized with staff during Final Site Plan Review.

4. That the requirements and conditions of the various City Departments and Divisions be met and finalized during the Final Site Plan Review process with staff.

5. That all future signage be reviewed and approved under a separate permit application and the existing or amended sign theme approval for the project area and be in conformance with City Code.

6. The applicant continues working with staff to provide an adequate cross access easement through the proposed site.

7. That the Planning Commission recommend approval of the proposed six (6) percent parking increase proposed by the applicant.

8. That the developer be responsible for the placement of a temporary 6-foot-high chain link fence around the perimeter of the project during the construction phase of the project for security and safety. Said fence shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum

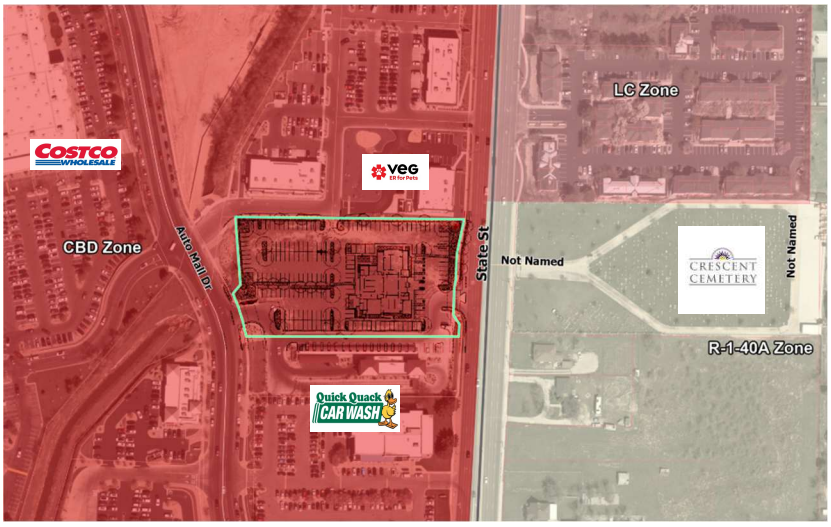
June 18, 2026

To:	Planning Commission	
From:	Community Development Department	
Subject:	Outback Steakhouse & Bonefish Grille Dual Restaurant	SPR02272026-007157
	(Preliminary Site Plan Review)	CBD Zone
	11114 S. State St.	2.40 Acres, 11,195 sq. ft.
	[Community #9, Commercial Area]	Restaurant Bldg.

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

Request

The applicant, Craig S Chaney w/ Merrick Lentz Architecture (representing the property owner, John Liljenquist w/ OneEleven Partners II, LLC) is requesting preliminary site plan review of a commercial site plan for a dual restaurant for Outback Steakhouse and Bonefish on the property located at 11114 S. State St. The proposal is to construct a single-story building with 11,195 square feet. The proposed use is considered a restaurant (see Exhibit A for application materials).



Background

The property is zoned Central Business District (CBD) and is currently vacant. The property is bordered by other properties zoned CBD including Quick Quack Car Wash to the south, Veterinary Emergency Group (VEG) and the School Yard retail center to the north, Costco to the west, then, across State Street to the east the Crescent Cemetery in the R-1-40A zone.

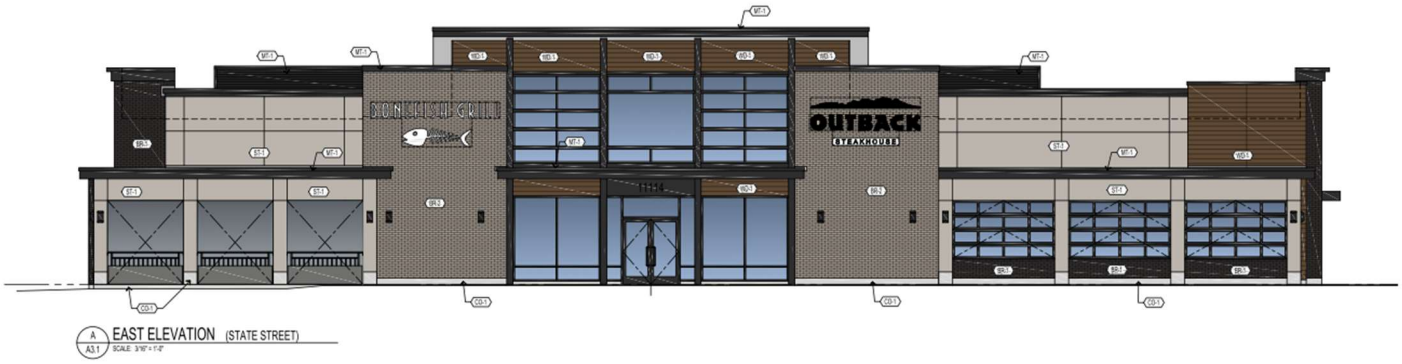
Property Case History	
Case Number	**Case Summary**
A #79-2	Annexed 2/13/1979
SUB09062024-006845	Oneelevensandy No. 2 Subdivision 2025
SPR02272026-007157	Architectural Review Committee approval 2026

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.

Analysis

Being within the CBD Zone, the project was previously subject to review by the city's Architectural Review Committee (ARC). This was completed in April 2026 and was forwarded with recommendation to approve the building.



The proposed building is a dual use restaurant for Outback Steakhouse and Bonefish. As stated by the applicant, the kitchen area will be shared between the two restaurants, as will the seating area. The building includes 11,195 square feet, and is twenty-three (23) feet tall. The applicant is proposing four (4) main materials including two (2) different colored brick, stucco, and a wood toned aluminum siding material. The applicant will also use a black metal trim and small portions of exposed cast concrete on the structure. The dumpster enclosure for the property is directly adjacent to the building on the southwest side and will be finished with similar colored split-face block.

Parking for the structure is provided as well with 181 total spaces. As part of the overall parking area, the applicant is providing for eight (8) parking spaces which are designated strictly for 'take-away' parking, where either customers or drivers can park momentarily while picking up pre-ordered and prepared food. Access to the project is provided from Auto Mall Drive on the west, State Street on the east, and a private street on the north side. The applicant is working on cross access easement language to shore up these access points which will be discussed later in this report.

For landscaping, 14,617 square feet (14%) of the site is provided, including areas within the outdoor dining area of the building. The applicant is providing a planter wall adjacent to the outdoor dining area on the southeast side of the building to enhance that area. Street trees, and trees in the parking area are also provided. The applicant is also proposing an enhanced pedestrian access from Auto Mall Drive through the parking lot that is also well landscaped.



Zoning and Land Use

***Staff Finding**: All the contemplated land use activities for restaurants are permitted usess in the CBD zoning district. Therefore, only Commercial Site Plan Review is required from the designated land use authority, the Sandy City Planning Commission, to entitle this project.*

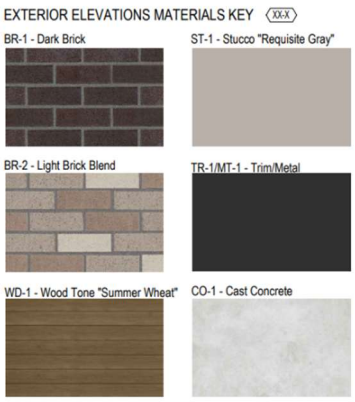
Site Access and Vehicle Parking

***Staff Finding:** As mentioned, there are several access points to this development, including two (2) from public streets. However, per the subdivision for the project, adequate cross access has not been provided with only a small 'box' easement on the north side of the property directly adjacent to the private drive. Staff recommends the applicant continue working with the City to provide a cross-access easement that allows cross-access through the property to the public streets and site to the south (Quick Quack).*

For the parking area, the applicant is providing ten (10) more stalls that are required by ordinance (~6% increase from the required stalls). Eight (8) of these spaces are provided as mentioned above for 'take-away' parking. The applicant has provided a parking study verifying the need for the extra parking stalls. As per 21-24-3(b)(1) City staff may approve up to a ten (10) percent increase in required parking if supported by a parking study. With that study provided, staff recommends approving the additional parking stalls requested by the applicant.

Architectural Design Standards

***Staff Finding:** The applicant is proposing several features to the building including roll up garage doors, large window openings, covered outdoor dining areas, integral raised planter beds, and both a flat and single sloped roof feature. The overall design of the building includes several variations in walls, offsets, roof top, massing, and materials. All sides of the building have been addressed with features that enhance the appearance from all points of view. All features appear to be proportional to the building and roof drains appear to be integral to the structure. Where stucco is proposed, only a maximum of twenty (20) percent is shown per elevation. The other materials proposed are included in the list of recommended materials in the Design Standards.*



Review by the Sandy City Architectural Design Committee (ARC) is required and was completed on April 29, 2026. The committee unanimously approved a motion to favorably recommend the architectural design, exterior colors and materials as proposed. (See Exhibit B for ARC minutes)

Landscaping

***Staff Finding:** The applicant is providing several attractive landscaping features. The pedestrian access from Auto Mall Drive is landscaped as well as the outdoor dining area. The parking lot includes landscaped islands with trees for shading and to break those areas up, and there is screening landscaping provided adjacent to State Street to help block lights from cars in the parking lot shining towards that road. (See Exhibit A for more detail)*

City Department Reviews

***Staff Finding:** City department review of the Commercial Site Plan Review plans and documents submittal are being done concurrently with the writing of this report. A standard condition of approval will specify that all reviewing City Departments and Division's standards, specifications, and conditions, will be met and will be detailed in the future review processes with City Staff.*

Staff Concerns

- Parking Area/ Cross Access – The only concern remaining for staff with the proposed site plan, including the

applicant completing the site plan review process addressing all the City department comments, is regarding the cross-access through the property. With City staff working with the applicant and property owner, this issue should be resolved as part of the site plan construction of this site.

Recommendation

Staff recommends that the Planning Commission determine preliminary site plan review is substantially complete for the proposed Outback Steakhouse/Bonefish restaurant building at 11114 S. State Street in the CBD zone based on the following findings and subject to the following conditions:

Findings:

1. The applicant has met the intent and substantially complies with most of the applicable Sandy City Architectural Design Standards.

2. The applicant has demonstrated that they have largely complied or intend to comply with the Land Development Code requirements for the CBD Zone.

3. That this dual-user restaurant will enhance the services for current Sandy City residents and visitors alike.

4. The proposed project will provide a financial benefit in terms of property tax to the City where it currently is vacant.

Conditions:

1. That the development will comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.

2. That the developer proceeds through the final site plan review process with staff. The Final Site Plan shall be in compliance with all Development Code requirements, staff redlines, items of planning staff concerns included in this report, and those modifications as required by the Planning Commission.

3. That the developer be responsible to meet all provisions of the (CBD) zoning district and the Sandy City Architectural Design Requirements with the details finalized with staff during Final Site Plan Review.

4. That the requirements and conditions of the various City Departments and Divisions be met and finalized during the Final Site Plan Review process with staff.

5. That all future signage be reviewed and approved under a separate permit application and the existing or amended sign theme approval for the project area and be in conformance with City Code.

6. The applicant continues working with staff to provide an adequate cross-access easement through the proposed site.

7. That the Planning Commission recommend approval of the proposed six (6) percent parking increase proposed by the applicant.

8. That the developer be responsible for the placement of a temporary 6-foot-high chain link fence around the perimeter of the project during the construction phase of the project for security and safety. Said fence shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.

Planner.



Clinton Spencer, AICP
Development Services Manager

File Name: S:\Users\PLN\STAFFRPT\2026\SPR02272026-007157 Outback Bonefish

Exhibit "A"

See the attached file for full information

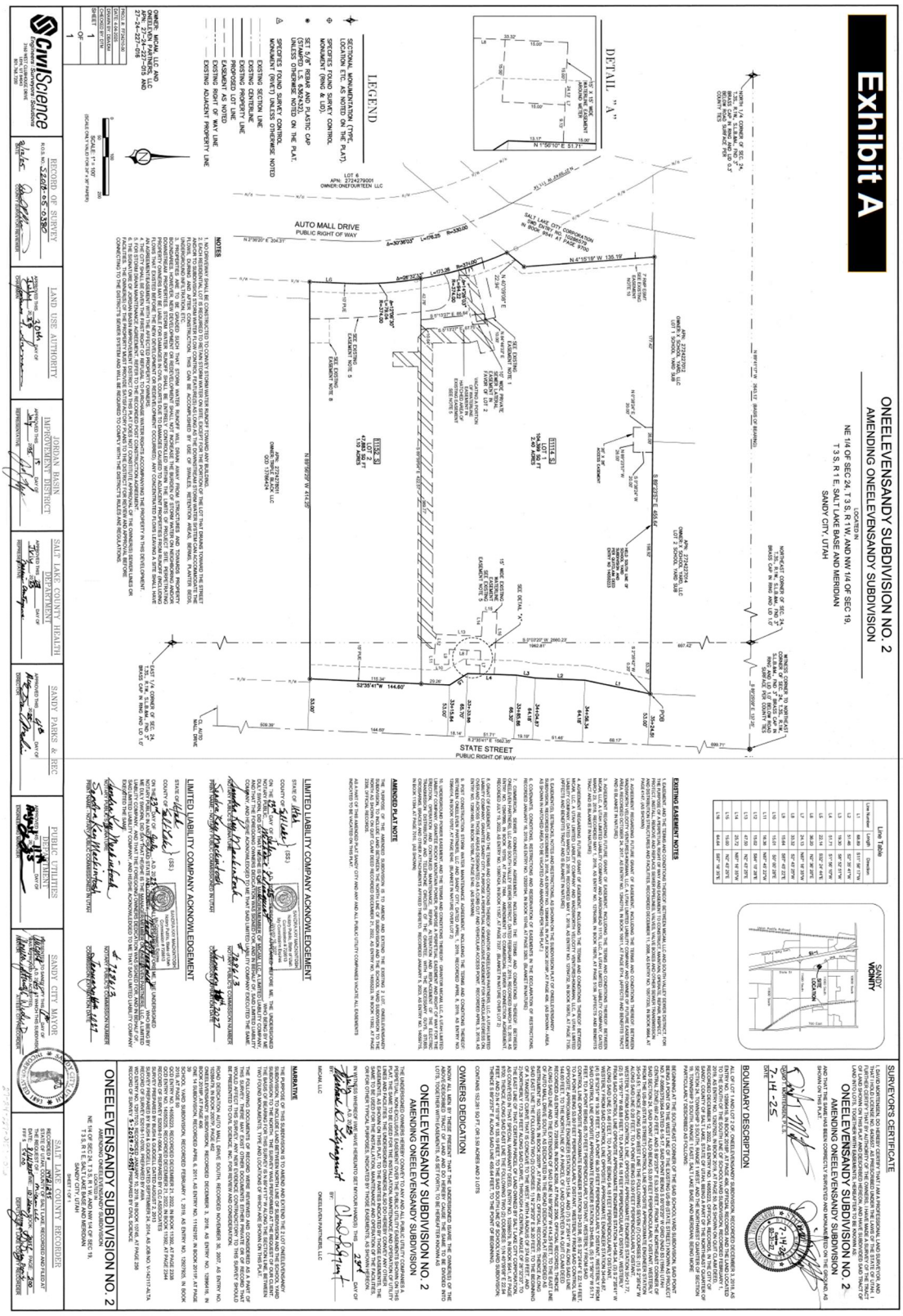


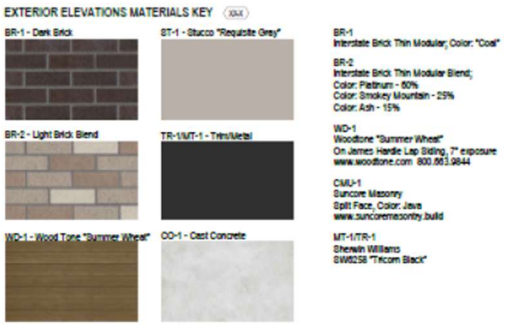
Exhibit "B"
See the attached file for full information

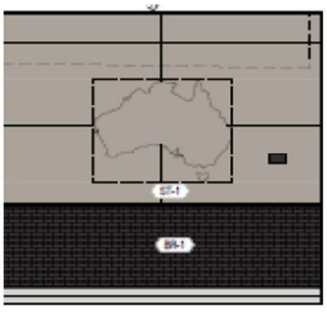
Architectural Review Committee Meeting
April 29, 2026

Members Present:	**Staff Present:**	**Those Absent:**
Steve Burt	James Sorenson	Lyle Beecher
Cheryl Bottorff	Brian McCuistion	Cyndi Sharkey – Alternate/nonvoting
Scott Westra	Mike Wilcox	
David Hart	Clinton Spencer	
Chad Littlewood	Jennifer Gillen	
Kris Nicholl – nonvoting		

4:00 p.m. Outback Steakhouse & Bonefish Grille Dual Restaurant (11114 S. State Street), Jeff Jones (Owner), Craig Chaney (Merrick Lentz)

Craig Chaney introduced the project as a dual-concept restaurant which will combine Outback Steakhouse and Bonefish Grill into a single 10,000 square-foot building. These two restaurants will share a single kitchen, bar, and restrooms to streamline operations. The restaurants will maintain separate brand identities and dining areas where guests can cross order from either menu regardless of where they sit. The building design focuses on maintaining a manageable scale through substantial modulation while maximizing glass and openings of the building. The front facade has two patios flanking the central entries. The design uses extensive glass on the building's front to invite natural daylight and serve as a prominent visual signature. There is a lot of glass on the front of the building and will have horizontal louvers over it to maintain sun control and add some visual interest to it. There will be a flat canopy over the middle of the glass that will define the upper and lower space of the building. They will use four materials on the building, which they feel will bring warmth and natural tones to it. They are asking for signage on all sides of the building, including an LED installation that displays an outline of Australia.





The project features "all the way around" landscaping, including greenery and the use of planters on the front patio to help soften it.

Exhibit "C"
See the attached file for full information

Exhibit C

May 3, 2026

Craig S. Chaney
Principal
Merrick Lentz Architecture
12815 NE 126th Place
Kirkland, WA 98034
425.802.5331
craigc@mlarch.com

ATRANS
TRANSPORTATION ENGINEERING

RE: 11114 S. State Street Dual Restaurant Parking Demand Memo– Sandy City, UT

The following quantifies the likely parking demand for the 10,000 square foot dual sit down restaurant located at 11114 S State Street in Sandy City, Utah. The proposed dual restaurants include Bonefish Grill and Outback Steakhouse. The developer is requesting an increase from the City code to allow for the new trend of pick-up delivery services that require temporary parking spaces near the restaurant. While established restaurants must create temporary stalls by taking from the general parking spaces, there is an opportunity to consider this now and allow these temporary spaces to be created in the planning stage and allow the general parking to still maintain the City code requirements. If these short-term/temporary delivery parking stalls are not provided, delivery drivers will double park for their pick-up. By allowing these temporary spaces as additional spaces, this minimizes the impacts the delivery drivers have on parking lot operations.

Further, the site has room to allow for two additional spaces that are being requested above the City code. The latest National Standard reference "2023 ITE 6th Edition Parking Generation Manual" will show that the empirical data for sit down restaurant (land use 932) is typically demanding higher parking rates than what the City code requires and therefore any additional parking above the City code is likely to minimize parking overflow to the adjacent lots on the peak day and times, Friday evening.

The following memo provides the information for the City to determine if the increase being requested is reasonable.

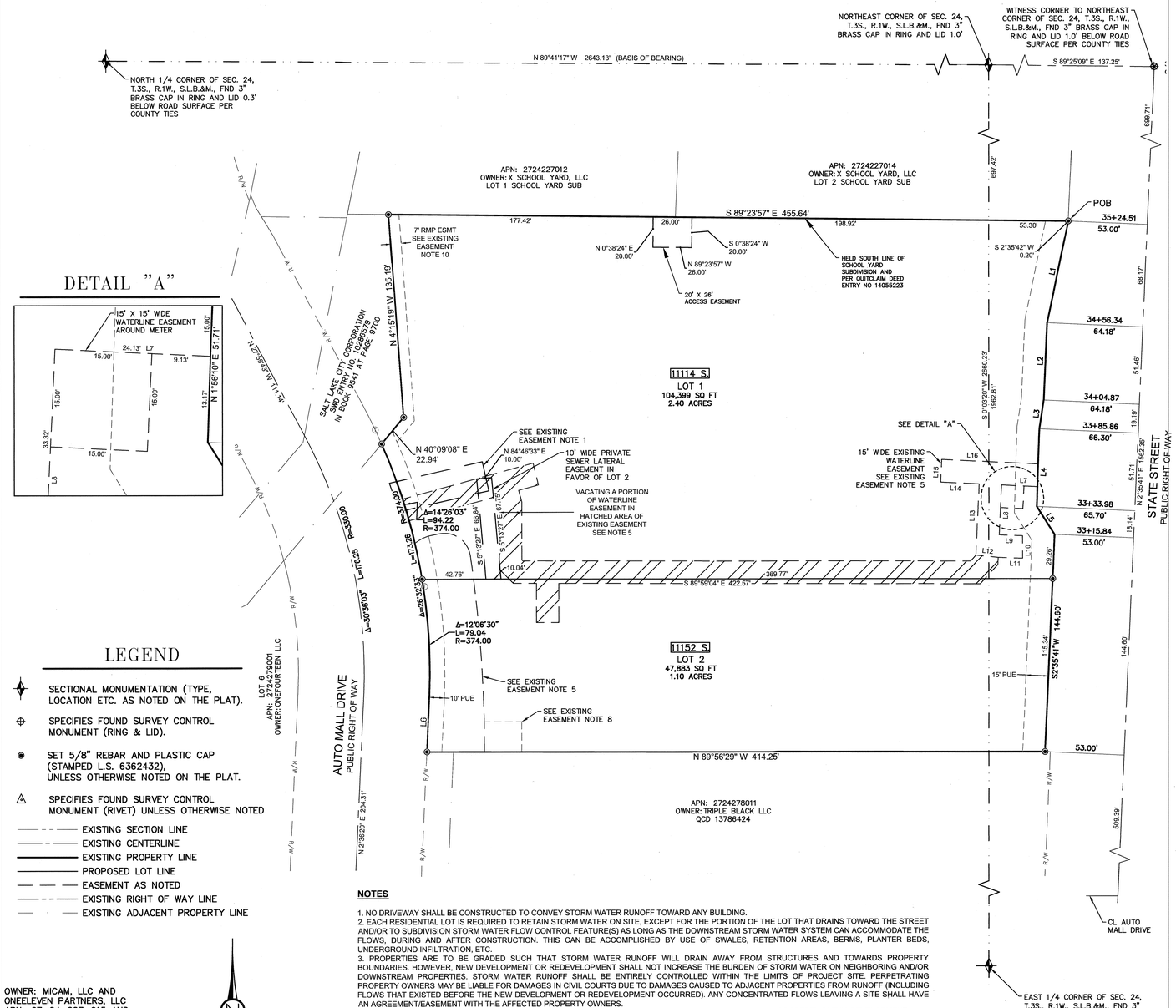
P.O. Box 521651 Salt Lake City, UT 84152
(801) 949-0348 atrans@comcast.net

1

Exhibit A

ONEELEVENSANDY SUBDIVISION NO. 2
AMENDING ONEELEVENSANDY SUBDIVISION

LOCATED IN
NE 1/4 OF SEC 24, T 3 S, R 1 W, AND NW 1/4 OF SEC 19,
T 3 S, R 1 E, SALT LAKE BASE AND MERIDIAN
SANDY CITY, UTAH



LEGEND

- SECTIONAL MONUMENTATION (TYPE, LOCATION ETC. AS NOTED ON THE PLAT).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT (RING & LID).
- SET 5/8" REBAR AND PLASTIC CAP (STAMPED L.S. 6362432), UNLESS OTHERWISE NOTED ON THE PLAT.
- SPECIFIES FOUND SURVEY CONTROL MONUMENT (RIVET) UNLESS OTHERWISE NOTED
- EXISTING SECTION LINE
- EXISTING CENTERLINE
- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- EASEMENT AS NOTED
- EXISTING RIGHT OF WAY LINE
- EXISTING ADJACENT PROPERTY LINE

OWNER: MICAM, LLC AND ONEELEVEN PARTNERS, LLC
APN: 27-24-227-015 AND 27-24-227-016

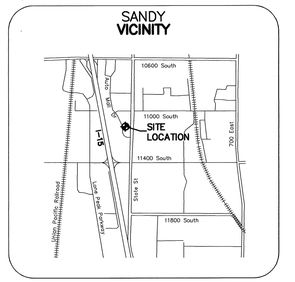
PROJ. #:	FF24210-00
DATE:	4-04-2025
DRAWN BY:	DBA/DM
CHECKED BY:	DTM
SHEET	1 OF 1

0 50 100 200
SCALE: 1" = 100'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

NOTES

1. NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING.
2. 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.
3. 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.
4. THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.
5. FOR STORM DRAIN MAINTENANCE AGREEMENT, REFER TO THE RECORDED POST CONSTRUCTION AGREEMENT.
6. THE SIGNATURE OF JORDAN BASIN IMPROVEMENT DISTRICT ON THIS PLAT DOES NOT CONSTITUTE APPROVAL OF THE OWNER(S) SEWER LINES OR FACILITIES. THE OWNER(S) OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE DISTRICT FOR REVIEW AND APPROVAL BEFORE CONNECTING TO THE DISTRICT'S SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS.

Line Table		
Line Number	Length	Direction
L1	68.89	S11° 56' 17"W
L2	51.46	S2° 35' 41"W
L3	19.30	S8° 52' 51"W
L4	51.71	S1° 56' 10"W
L5	22.14	S32° 24' 44"E
L6	36.20	N2° 36' 20"E
L7	24.13	N87° 16' 35"W
L8	33.32	S2° 43' 25"W
L9	15.64	S87° 45' 22"E
L10	15.01	S0° 00' 28"E
L11	16.36	N87° 45' 22"W
L12	15.02	S84° 10' 28"E
L13	47.50	N2° 43' 25"E
L14	25.72	N87° 16' 35"W
L15	15.00	N2° 43' 25"E
L16	64.64	S87° 16' 35"E



EXISTING EASEMENT NOTES

1. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: BETWEEN MICAM, LLC AND SOUTH VALLEY SEWER DISTRICT, FOR THE PURPOSE OF A PERPETUAL RIGHT OF WAY AND EASEMENT TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, INSTALL, REMOVE AND REPLACE SEWER PIPELINES, VALVES, VALVE BOXES AND OTHER SEWER TRANSMISSION AND DISTRIBUTION STRUCTURES AND FACILITIES, RECORDED DECEMBER 11, 2008, AS ENTRY NO. 10577230, IN BOOK 9664, AT PAGE 4147. (AS SHOWN)

2. AGREEMENT REGARDING FUTURE GRANT OF EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF: BETWEEN WADSWORTH VELOCITY VENTURES-KINGMAN, LLC, A UTAH LIMITED LIABILITY COMPANY AND OWNER OF FUTURE EASEMENT AREA, RECORDED OCTOBER 24, 2017, AS ENTRY NO. 12642719, IN BOOK 10611, AT PAGE 8714. (AFFECTS AND BENEFITS TRACT AND IS BLANKET IN NATURE)

3. AGREEMENT REGARDING FUTURE GRANT OF EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF: BETWEEN MICAM, LLC, A UTAH LIMITED LIABILITY COMPANY AND ARROWHEAD 11170, LLC, A UTAH LIMITED LIABILITY COMPANY, DATED MARCH 23, 2018, RECORDED MAY 1, 2018, AS ENTRY NO. 12764389, IN BOOK 10670, AT PAGE 5139. (AFFECTS AND BENEFITS TRACT AND IS BLANKET IN NATURE)

4. AGREEMENT REGARDING FUTURE GRANT OF EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF: BETWEEN MICAM, LLC, A UTAH LIMITED LIABILITY COMPANY AND WADSWORTH VELOCITY VENTURES-KINGMAN, LLC, A UTAH LIMITED LIABILITY COMPANY, DATED MARCH 23, 2018, RECORDED MAY 1, 2018, AS ENTRY NO. 12764732, IN BOOK 10670, AT PAGE 7135. (AFFECTS AND BENEFITS TRACT AND IS BLANKET IN NATURE)

5. EASEMENT(S), SETBACKS, NOTES AND RESTRICTIONS, AS SHOWN ON THE SUBDIVISION PLAT OF ONEELEVENSANDY SUBDIVISION, RECORDED DECEMBER 3, 2018, AS ENTRY NO. 12896416, IN PLAT BOOK 2018P, AT PAGE 406. (AS SHOWN - AREA AS SHOWN IN HATCHED AREA TO BE VACATED AND ABANDONED PER THIS PLAT.)

6. COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS IN THE DECLARATION OF RESTRICTIONS, RECORDED JANUARY 16, 2019, AS ENTRY NO. 12920194, IN BOOK 10746, AT PAGE 3263. (BLANKET IN NATURE)

7. COMMERCIAL SEWER CONNECTION AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF: BETWEEN ONEELEVEN PARTNERS, LLC AND SOUTH VALLEY SEWER DISTRICT, DATED FEBRUARY 7, 2019, RECORDED MARCH 12, 2019, AS ENTRY NO. 12947999, IN BOOK 10759, AT PAGE 7484. AMENDMENT TO COMMERCIAL SEWER CONNECTION AGREEMENT, RECORDED JULY 19, 2022, AS ENTRY NO. 13987424, IN BOOK 11357, AT PAGE 7337. (BLANKET IN NATURE OVER LOT 2)

8. GRANT OF EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTOR ONEELEVEN PARTNERS, LLC, A UTAH LIMITED LIABILITY COMPANY, GRANTEE SANDY CITY, PURPOSE A PERPETUAL NONEXCLUSIVE EASEMENT FOR VEHICULAR EGRESS ON, OVER AND ACROSS THOSE AREAS DESIGNATED AS A CURB CUT AND VEHICULAR ACCESS POINT. RECORDED APRIL 3, 2019, AS ENTRY NO. 12961495, IN BOOK 10766, AT PAGE 5740. (AS SHOWN)

9. POST CONSTRUCTION STORM WATER MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF: BETWEEN ONEELEVEN PARTNERS, LLC AND SANDY CITY, DATED APRIL 1, 2019, RECORDED APRIL 8, 2019, AS ENTRY NO. 12964314, IN BOOK 10767, AT PAGE 9246. (BLANKET IN NATURE OVER LOT 2)

10. UNDERGROUND POWER EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTOR MICAM, LLC, A UTAH LIMITED LIABILITY COMPANY, GRANTEE ROCKY MOUNTAIN POWER, PURPOSE A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE ERECTION, OPERATION AND CONTINUED MAINTENANCE, REPAIR, ALTERATION AND REPLACEMENT OF THE ELECTRIC TRANSMISSION DISTRIBUTION AND TELEPHONE CIRCUITS OF THE GRANTEE, WITH THE NECESSARY GUYS, STUBS, CROSSARMS, BRACES AND OTHER ATTACHMENTS AFFIXED THERETO. RECORDED JANUARY 5, 2023, AS ENTRY NO. 14059715, IN BOOK 11394, AT PAGE 7010. (AS SHOWN)

AMENDED PLAT NOTE

THE PURPOSE OF THE AMENDED SUBDIVISION IS TO AMEND AND EXTEND THE EXISTING 2 LOT, ONEELEVENSANDY SUBDIVISION, TO INCLUDE LAND BETWEEN THE NORTH LINE OF SUBDIVISION AND THE SCHOOL YARD SUBDIVISION TO THE NORTH AS SHOWN ON QUIT CLAIM DEED RECORDED DECEMBER 21, 2022, AS ENTRY NO. 14055223, IN BOOK 11392, AT PAGE 2338, OFFICIAL RECORDS.

AS A PART OF THIS AMENDED PLAT SANDY CITY AND ANY AND ALL PUBLIC UTILITY COMPANIES VACATE ALL EASEMENTS INDICATED TO BE VACATED ON THIS PLAT.

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF Utah } (SS.)
COUNTY OF Salt Lake }

SANDRA KAY MACKINTOSH
Notary Public, State of Utah
Commission # 728613
My Commission Expires
January 25, 2027

ON THE 23rd DAY OF July, A.D. 2025 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ~~Michael Ligsquist~~, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS ~~THE MANAGER/MEMBER~~ OF MICAM, LLC, A LIMITED LIABILITY COMPANY, AND THAT THE FOREGOING OWNERS DEDICATION WAS SIGNED FOR, AND IN BEHALF OF, SAID LIMITED LIABILITY COMPANY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

Sandra Kay Mackintosh
NOTARY PUBLIC'S SIGNATURE

Sandra Kay Mackintosh
PRINT NAME - NOTARY PUBLIC COMMISSIONED IN UTAH

728613
NOTARY PUBLIC'S COMMISSION NUMBER

January 25th 2027
COMMISSION EXPIRATION DATE

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF Utah } (SS.)
COUNTY OF Salt Lake }

SANDRA KAY MACKINTOSH
Notary Public, State of Utah
Commission # 728613
My Commission Expires
January 25, 2027

ON THE 23rd DAY OF July, A.D. 2025 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ~~Dave Richards~~, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE MANAGER/MEMBER OR ONEELEVEN PARTNERS, LLC, A LIMITED LIABILITY COMPANY, AND THAT THE FOREGOING OWNERS DEDICATION WAS SIGNED FOR, AND IN BEHALF OF, SAID LIMITED LIABILITY COMPANY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

Sandra Kay Mackintosh
NOTARY PUBLIC'S SIGNATURE

Sandra Kay Mackintosh
PRINT NAME - NOTARY PUBLIC COMMISSIONED IN UTAH

728613
NOTARY PUBLIC'S COMMISSION NUMBER

January 25th 2027
COMMISSION EXPIRATION DATE

SURVEYOR'S CERTIFICATE

I, DAVID MORTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6436557, 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 HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

ONEELEVENSANDY SUBDIVISION NO. 2
AMENDING ONEELEVENSANDY SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND, AS SHOWN ON THIS PLAT.

DAVID T. MORTENSEN, P.L.S.

7-14-25
DATE

7-14-25
Expires
03-31-27

BOUNDARY DESCRIPTION

ALL OF LOT 1 AND LOT 2 OF, ONEELEVENSANDY SUBDIVISION, RECORDED DECEMBER 3, 2018, AS ENTRY NO. 12896416, IN BOOK 2018P, AT PAGE 406, OFFICIAL RECORDS AND THE LAND LOCATED TO THE SOUTH OF THE SOUTH LINE OF SCHOOLYARD SUBDIVISION, RECORDED FEBRUARY 1, 2019, AS ENTRY NO. 12927925, IN BOOK 2019, AT PAGE 50, AS SHOWN ON QUIT CLAIM DEED, RECORDED DECEMBER 12, 2022, AS ENTRY NO. 14055223, OFFICIAL RECORDS, IN THE CITY OF SANDY, COUNTY OF SALT LAKE, STATE OF UTAH, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST, AND THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SAID SCHOOLYARD SUBDIVISION, SAID POINT BEING A POINT ON THE WEST LINE OF THE EXISTING US-89 (STATE STREET) KNOWN AS PROJECT NO. F-0089(375)364 DATED 6-15-17, SAID POINT BEING S 00°03'20" W GRID (NAD 83 (1994) UTAH CENTRAL ZONE) 697.42 FEET, AND S 89°23'57" E 53.30 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 24, SAID POINT ALSO BEING 53.00 FEET PERPENDICULARLY DISTANT, WESTERLY FROM THE US-89 (STATE STREET) CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 35+24.51; THENCE ALONG SAID WEST LINE THE FOLLOWING SEVEN (7) COURSES: (1) S 2°35'42" W ALONG SAID LINE 0.20 FEET, TO A POINT BEING 53.00 FEET PERPENDICULARLY DISTANT, WESTERLY FROM SAID CONTROL LINE, OPPOSITE APPROXIMATE ENGINEER STATION 35+21.77, (2) S 11°56'17" W 68.88 FEET, TO A POINT 64.18 FEET PERPENDICULARLY DISTANT, WESTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 34+56.34, (3) S 2°35'41" W ALONG SAID LINE 51.46 FEET, TO A POINT BEING 64.18 FEET PERPENDICULARLY DISTANT, WESTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 34+04.87, (4) S 8°52'51" W 19.30 FEET, TO A POINT 66.30 FEET PERPENDICULARLY DISTANT, WESTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 33+85.86, (5) S 1°56'10" W 51.71 FEET, TO A POINT BEING 65.70 FEET PERPENDICULARLY DISTANT, WESTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 33+15.84, AND (7) S 2°35'41" W ALONG SAID LINE 144.60 FEET, TO THE NORTH LINE OF A PARCEL OF LAND CONVEYED IN A QUIT CLAIM DEED RECORDED AS ENTRY NO. 7291808, IN BOOK 8259, AT PAGE 2506, OFFICIAL RECORDS; THENCE ALONG SAID LINE AND THE EXTENSION OF SAID LINE N 89°56'29" W 414.25 FEET, TO THE EAST LINE OF AUTO MALL DRIVE SOUTH, AS DEDICATED IN THE ROAD DEDICATION PLAT RECORDED AS INSTRUMENT NO. 10288479, IN BOOK 2007P, AT PAGE 462, OFFICIAL RECORDS; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES: 1) N 2°36'20" E 36.20 FEET, TO THE BEGINNING OF A TANGENT CURVE THAT IS CONCAVE TO THE WEST, WITH A RADIUS OF 374.00 FEET, AND 2) NORTHERLY 173.26 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°32'33", TO THE EAST LINE OF THAT CERTAIN PARCEL OF LAND OWNED BY SALT LAKE CITY CORPORATION, AS CONVEYED IN THAT SPECIAL WARRANTY DEED, ENTRY NO. 10288579, IN BOOK 9541, AT PAGE 9700; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES: 1) N 40°09'08" E 22.94 FEET, AND 2) N 4°15'19" W 135.19 FEET, TO THE SAID SOUTH LINE OF SCHOOLYARD SUBDIVISION; THENCE S 89°23'57" E ALONG SAID LINE 455.64 FEET, TO THE POINT OF BEGINNING.

CONTAINS 152,281 SQ FT, OR 3.50 ACRES AND 2 LOTS

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE ABOVE-DESCRIBED TRACT OF LAND AND DO HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, TOGETHER WITH EASEMENTS, AS SET FORTH, TO BE HEREAFTER KNOWN AS

ONEELEVENSANDY SUBDIVISION NO. 2
AMENDING ONEELEVENSANDY SUBDIVISION

THE UNDERSIGNED OWNERS HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO DO HEREBY CONVEY ANY OTHER EASEMENTS, AS SHOWN ON THIS PLAT, TO THE PARTIES INDICATED BY THOSE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THE FACILITIES, OR FOR OTHER TYPICAL PURPOSES, INDICATED BY THOSE EASEMENTS, AS SHOWN HEREON.

IN WITNESS WHEREOF I/WE HAVE HEREUNTO SET MY/OUR HAND(S) THIS 23rd DAY OF July, A.D. 2025

BY: Michael D. Ligsquist
MICAM, LLC

BY: Dave Richards
ONEELEVEN PARTNERS, LLC

NARRATIVE

THE PURPOSE OF THIS SUBDIVISION IS TO AMEND AND EXTEND THE 2 LOT ONEELEVENSANDY SUBDIVISION, TO INCLUDE LAND BETWEEN NORTH LINE OF SUBDIVISION AND THE SCHOOL YARD SUBDIVISION TO THE NORTH. THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT. THE BASIS OF BEARING FOR THIS SURVEY IS N 89°41'17" W ALONG THE SECTION LINE, BETWEEN TWO FOUND MONUMENTS, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO CIVIL SCIENCE, INC. FOR REVIEW AND CONSIDERATION.

ROAD DEDICATION AUTO MALL DRIVE SOUTH, RECORDED NOVEMBER 30, 2007, AS ENTRY NO. 10288479, IN BOOK 2007P, PAGE 462
ONEELEVENSANDY SUBDIVISION, RECORDED DECEMBER 3, 2018, AS ENTRY NO. 12896416, IN BOOK 2018P, AT PAGE 406
ONE 14 SUBDIVISION, RECORDED APRIL 6, 2011, AS ENTRY NO. 11162197, IN BOOK 2011P, AT PAGE 39
SCHOOL YARD SUBDIVISION, RECORDED FEBRUARY 1, 2019, AS ENTRY NO. 12927925, IN BOOK 2019, AT PAGE 50
QCD ENTRY NO. 14055223, RECORDED DECEMBER 21, 2022, IN BOOK 11392, AT PAGE 2338
QCD ENTRY NO. 14055225, RECORDED DECEMBER 21, 2022, IN BOOK 11392, AT PAGE 2344
RECORD OF SURVEY S2009-01-0064, PREPARED BY CLC ASSOCIATES
SURVEY PREPARED BY BUSH & GUDGELL DATED AUGUST 2, 2013
SURVEY PREPARED BY BUSH & GUDGELL DATED SEPTEMBER 24, 2014, AS JOB NO. V-142117-ALTA
RECORD OF SURVEY S2018-11-0700, PREPARED BY AWA
WD ENTRY NO. 12917010, RECORDED JANUARY 10, 2019, IN BOOK 10745, AT PAGE 258
RECORD OF SURVEY S-2025-07-0529 PREPARED BY CIVIL SCIENCE

ONEELEVENSANDY SUBDIVISION NO. 2
AMENDING ONEELEVENSANDY SUBDIVISION
LOCATED IN
NE 1/4 OF SEC 24, T 3 S, R 1 W, AND NW 1/4 OF SEC 19,
T 3 S, R 1 E, SALT LAKE BASE AND MERIDIAN
SANDY CITY, UTAH

SHEET 1 OF 1

CivilScience Engineers | Surveyors | Solutions
3160 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.768.7200

RECORD OF SURVEY
R.O.S. NO.: S2018-05-0380
8/12/25 DATE
COUNTY SURVEYOR REVIEWER

LAND USE AUTHORITY
APPROVED THIS 30th DAY OF July, 2025
CHAIRMAN

JORDAN BASIN IMPROVEMENT DISTRICT
APPROVED THIS 15 DAY OF July, 2025
REPRESENTATIVE

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS 23 DAY OF July, 2025
REPRESENTATIVE

SANDY PARKS & REC
APPROVED THIS 4th DAY OF Aug, 2025
DIRECTOR

PUBLIC UTILITIES DEPARTMENT
APPROVED THIS 11th DAY OF August, 2025
ENGINEERING MANAGER

SANDY CITY MAYOR
PRESENTED TO SANDY CITY THIS 12th DAY OF August, A.D. 2025 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
MAYOR
ATTEST: CITY RECORDER

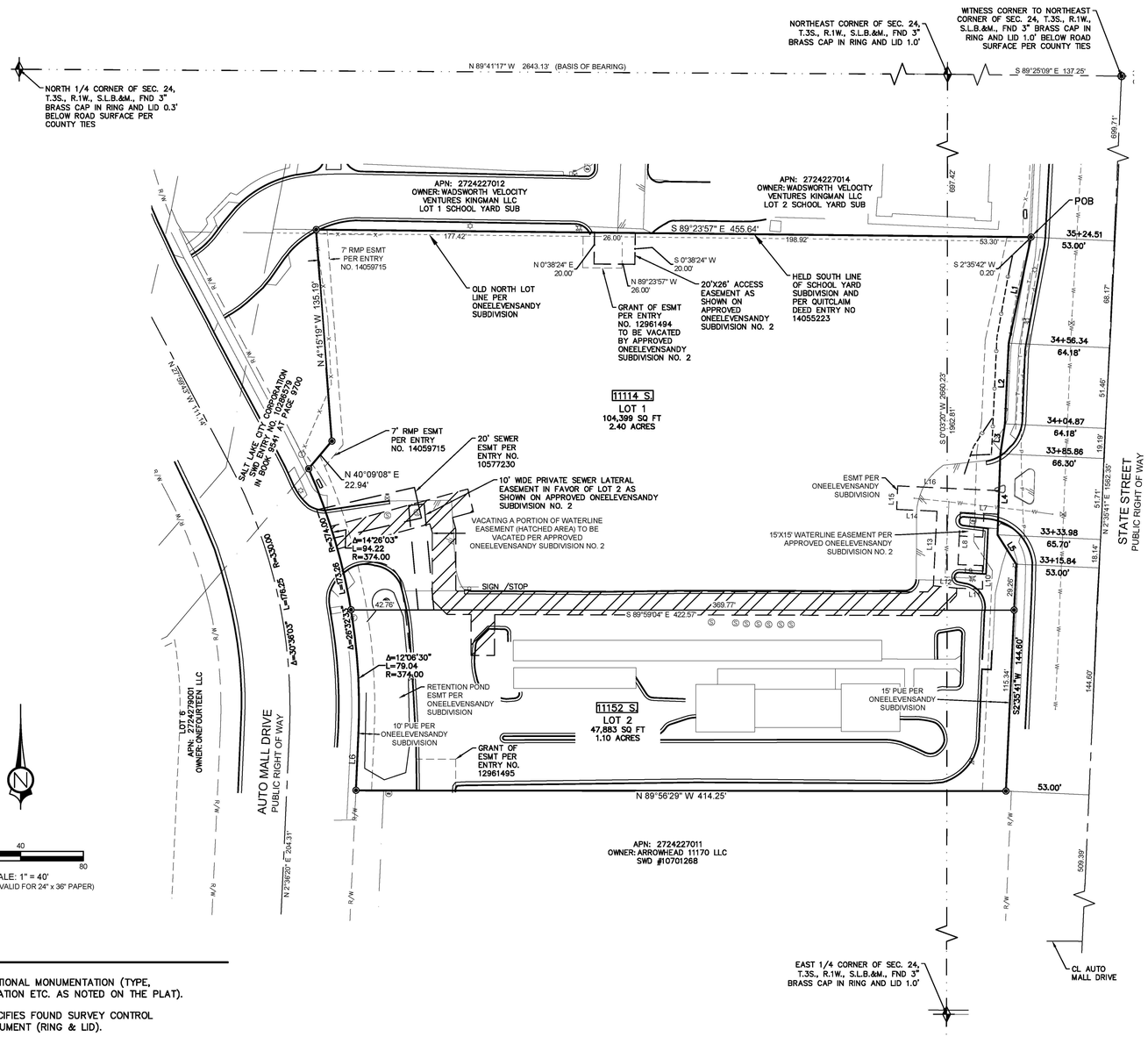
SALT LAKE COUNTY RECORDER
RECORDED # 14421295
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: MICAM LLC
DATE: 8/11/2025 TIME: 10:26am BOOK: 2025P PAGE: 200
FEE $ 54.00
DEPUTY - SALT LAKE COUNTY RECORDER

27-24-227-015; 016

RECORD OF SURVEY PLAT

LOCATED IN

NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST, AND THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



LEGEND

- SECTIONAL MONUMENTATION (TYPE, LOCATION ETC. AS NOTED ON THE PLAT).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT (RING & LID).
- SET 5/8" REBAR AND PLASTIC CAP (STAMPED CIVIL SCIENCE SURVEYORS), UNLESS OTHERWISE NOTED ON THE PLAT.
- SPECIFIES FOUND SURVEY CONTROL MONUMENT (RIVET) UNLESS OTHERWISE NOTED
- EXISTING SECTION LINE
- EXISTING CENTERLINE
- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- EASEMENT AS NOTED
- EXISTING RIGHT OF WAY LINE
- EXISTING ADJACENT PROPERTY LINE

NOTES

1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER.

2. SURVEYOR RELIED UPON TITLE COMMITMENT PROVIDED BY METRO NATIONAL TITLE COMPANY. COMMITMENT NUMBER 102120, DATED JUNE 7, 2024 AT 7:45AM.

3. THE FIELD WORK WAS PERFORMED ON JUNE 11, 2024.

Line Table		
Line Number	Length	Direction
L1	68.88	S11° 56' 17"W
L2	51.46	S2° 35' 41"W
L3	19.30	S8° 52' 51"W
L4	51.71	S1° 56' 10"W
L5	22.14	S32° 24' 44"E
L6	36.20	N2° 36' 20"E

BOUNDARY DESCRIPTION

METRO NATIONAL TITLE REPORT. COMMITMENT NUMBER 102120, DATED JUNE 7, 2024 AT 7:45AM

PARCEL 1:
ALL OF LOT 1, ONEELEVENSANDY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN PLAT BOOK 2018P AT PAGE 406 OF OFFICIAL RECORDS.

PARCEL 2:
ALL OF LOT 2, ONEELEVENSANDY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN PLAT BOOK 2018P AT PAGE 406 OF OFFICIAL RECORDS.

PARCEL 3:
A STRIP OF LAND LYING BETWEEN ONEELEVENSANDY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN PLAT BOOK 2018P AT PAGE 406 OF OFFICIAL RECORDS AND SCHOOL YARD SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN PLAT BOOK 2019P AT PAGE 50, SAID STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SAID SCHOOLYARD SUBDIVISION, SAID POINT BEING A POINT ON THE WEST LINE OF THE EXISTING US-89 (STATE STREET) KNOWN AS PROJECT F-0089(375)364 DATED 6-15-17, SAID POINT BEING S 00°03'20" W GRID (NAD 83 (1994) UTAH CENTRAL ZONE) 697.42 FEET, AND S 89°23'57" E 53.30 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 24, SAID POINT ALSO BEING 53.00 FEET PERPENDICULARLY DISTANT, WESTERLY FROM THE US-89 (STATE STREET) CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 35+24.51; THENCE ALONG SAID WEST LINE THE FOLLOWING SEVEN (7) COURSES: (1) S 2°35'42" W ALONG SAID LINE 0.20 FEET, TO A POINT BEING 53.00 FEET PERPENDICULARLY DISTANT, WESTERLY FROM SAID CONTROL LINE, OPPOSITE APPROXIMATE ENGINEER STATION 35+21.77, (2) S 11°56'17" W 68.88 FEET, TO A POINT 64.18 FEET PERPENDICULARLY DISTANT, WESTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 34+56.34, (3) S 2°35'41" W ALONG SAID LINE 51.46 FEET, TO A POINT BEING 64.18 FEET PERPENDICULARLY DISTANT, WESTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 34+04.87, (4) S 8°52'51" W 19.30 FEET, TO A POINT 66.30 FEET PERPENDICULARLY DISTANT, WESTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 33+85.86, (5) S 1°56'10" W 51.71 FEET, TO A POINT BEING 65.70 FEET PERPENDICULARLY DISTANT, WESTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 33+33.98, (6) S 32°24'44" E 22.14 FEET, TO A POINT BEING 53.00 FEET PERPENDICULARLY DISTANT, WESTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 33+15.84, AND (7) S 2°35'42" W ALONG SAID LINE 144.60 FEET, TO THE NORTH LINE OF A PARCEL OF LAND CONVEYED IN A QUIT CLAIM DEED RECORDED AS ENTRY NO. 7291808, IN BOOK 8259, AT PAGE 2506, OFFICIAL RECORDS; THENCE ALONG SAID LINE AND THE EXTENSION OF SAID LINE N 89°56'29" W 414.25 FEET, TO THE EAST LINE OF AUTO MALL DRIVE SOUTH, AS DEDICATED IN THE ROAD DEDICATION PLAT RECORDED AS INSTRUMENT NO. 10288479, IN BOOK 2007P, AT PAGE 462, OFFICIAL RECORDS; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES: 1) N 02°36'20" E 36.20 FEET, TO THE BEGINNING OF A TANGENT CURVE THAT IS CONCAVE TO THE WEST, WITH A RADIUS OF 374.00 FEET, AND 2) NORTHERLY 173.26 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°32'33", TO THE EAST LINE OF THAT CERTAIN PARCEL OF LAND OWNED BY SALT LAKE CITY CORPORATION, AS CONVEYED IN THAT SPECIAL WARRANTY DEED, ENTRY NO. 10286579, IN BOOK 9541, AT PAGE 9700; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES: 1) N 40°09'08" E 22.94 FEET, AND 2) N 04°15'19" W 135.19 FEET, TO THE SAID SOUTH LINE OF SCHOOLYARD SUBDIVISION; THENCE S 89°23'57" E ALONG SAID LINE 455.64 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF THE ABOVE PARCEL 3 LYING WITHIN THE BOUNDS OF ONEELEVENSANDY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN PLAT BOOK 2018P AT PAGE 406 OF OFFICIAL RECORDS, BEING DESCRIBED AS FOLLOWS:

ALL THAT REMAINDER PARCEL OF LAND, OWNED BY MICAM, LLC, LOCATED AT 11114 SOUTH AND 11148 SOUTH STATE STREET, IN THE CITY OF SANDY, COUNTY OF SALT LAKE, STATE OF UTAH, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST, AND THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; BEING MORE PARTICULARLY DESCRIBED (FROM THE RESULTS OF A FIELD SURVEY PERFORMED BY CLC ASSOCIATES, IN 2006-2007, IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE) AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE EXISTING US-89 (STATE STREET) KNOWN AS PROJECT NO. F-0089(375)364 DATED 6-15-17, SAID POINT BEING S 00°03'20" W GRID (NAD 83 (1994) UTAH CENTRAL ZONE) 700.10 FEET, AND S 89°21'38" E 52.76 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 24, SAID POINT ALSO BEING 53.42 FEET PERPENDICULARLY DISTANT, WESTERLY FROM THE US-89 (STATE STREET) CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 35+21.77; THENCE ALONG SAID WEST LINE THE FOLLOWING SIX (6) COURSES: (1) S 11°56'17" W 66.31 FEET, TO A POINT BEING 64.18 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE, OPPOSITE APPROXIMATE ENGINEER STATION 34+56.34, (2) S 2°35'41" W 51.46 FEET, ALONG SAID LINE, TO A POINT 64.18 FEET PERPENDICULARLY DISTANT, WESTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 34+04.87, (3) S 8°52'51" W 19.30 FEET, TO A POINT BEING 66.30 FEET PERPENDICULARLY DISTANT, WESTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 33+85.86, (4) S 1°56'10" W 51.71 FEET, TO A POINT 65.70 FEET PERPENDICULARLY DISTANT, WESTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 33+33.98, (5) S 32°24'44" E 22.14 FEET, TO A POINT BEING 53.00 FEET PERPENDICULARLY DISTANT, WESTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 33+15.84, AND (6) S 2°35'41" W 144.60 FEET, ALONG SAID LINE 53.00 PERPENDICULARLY DISTANT, WESTERLY FROM SAID CONTROL LINE, TO THE NORTH LINE OF A PARCEL OF LAND CONVEYED IN A QUIT CLAIM DEED RECORDED AS ENTRY NO. 7291808, IN BOOK 8259, AT PAGE 2506, OFFICIAL RECORDS; THENCE ALONG SAID LINE AND THE EXTENSION OF SAID LINE N 89°56'29" W 414.25 FEET, TO THE EAST LINE OF AUTO MALL DRIVE SOUTH, AS DEDICATED IN THE ROAD DEDICATION PLAT RECORDED AS INSTRUMENT NO. 10288479, IN BOOK 2007P, AT PAGE 462, OFFICIAL RECORDS; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES: 1) N 02°36'20" E 36.20 FEET, TO THE BEGINNING OF A TANGENT CURVE THAT IS CONCAVE TO THE WEST, WITH A RADIUS OF 374.00 FEET, AND 2) NORTHERLY 173.26 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°32'33", TO THE EAST LINE OF THAT CERTAIN PARCEL OF LAND OWNED BY SALT LAKE CITY CORPORATION, AS CONVEYED IN THAT SPECIAL WARRANTY DEED, ENTRY NO. 10286579, IN BOOK 9541, AT PAGE 9700; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES: 1) N 40°09'08" E 22.94 FEET, AND 2) N 04°15'19" W 132.77 FEET, TO THE SOUTH LINE OF THE JORDAN SCHOOL DISTRICT PROPERTY; THENCE S 89°21'38" E ALONG SAID LINE 454.92 FEET, TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THAT PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDS OF THE SALT LAKE CITY CANAL THAT LIES NORTH OF THAT CERTAIN SPECIAL WARRANTY DEED SHOWN AS ENTRY NO. 10286579.

SURVEYED BOUNDARY DESCRIPTION

ALL OF LOT 1 AND LOT 2 OF, ONEELEVENSANDY SUBDIVISION, RECORDED DECEMBER 3, 2018, AS ENTRY NO. 12896416, IN BOOK 2018P, AT PAGE 406, OFFICIAL RECORDS AND THE LAND LOCATED TO THE SOUTH OF THE SOUTH LINE OF SCHOOLYARD SUBDIVISION, RECORDED FEBRUARY 1, 2019, AS ENTRY NO. 12927925, IN BOOK 2019, AT PAGE 50, AS SHOWN ON QUIT CLAIM DEED, RECORDED DECEMBER 12, 2022, AS ENTRY NO. 14055223, OFFICIAL RECORDS, IN THE CITY OF SANDY, COUNTY OF SALT LAKE, STATE OF UTAH, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST, AND THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SAID SCHOOLYARD SUBDIVISION, SAID POINT BEING A POINT ON THE WEST LINE OF THE EXISTING US-89 (STATE STREET) KNOWN AS PROJECT NO. F-0089(375)364 DATED 6-15-17, SAID POINT BEING S 00°03'20" W GRID (NAD 83 (1994) UTAH CENTRAL ZONE) 697.42 FEET, AND S 89°23'57" E 53.30 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 24, SAID POINT ALSO BEING 53.00 FEET PERPENDICULARLY DISTANT, WESTERLY FROM THE US-89 (STATE STREET) CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 35+24.51; THENCE ALONG SAID WEST LINE THE FOLLOWING SEVEN (7) COURSES: (1) S 2°35'42" W ALONG SAID LINE 0.20 FEET, TO A POINT BEING 53.00 FEET PERPENDICULARLY DISTANT, WESTERLY FROM SAID CONTROL LINE, OPPOSITE APPROXIMATE ENGINEER STATION 35+21.77, (2) S 11°56'17" W 68.88 FEET, TO A POINT 64.18 FEET PERPENDICULARLY DISTANT, WESTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 34+56.34, (3) S 2°35'41" W ALONG SAID LINE 51.46 FEET, TO A POINT BEING 64.18 FEET PERPENDICULARLY DISTANT, WESTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 34+04.87, (4) S 8°52'51" W 19.30 FEET, TO A POINT 66.30 FEET PERPENDICULARLY DISTANT, WESTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 33+85.86, (5) S 1°56'10" W 51.71 FEET, TO A POINT BEING 65.70 FEET PERPENDICULARLY DISTANT, WESTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 33+33.98, (6) S 32°24'44" E 22.14 FEET, TO A POINT BEING 53.00 FEET PERPENDICULARLY DISTANT, WESTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 33+15.84, AND (7) S 2°35'41" W ALONG SAID LINE 144.60 FEET, TO THE NORTH LINE OF A PARCEL OF LAND CONVEYED IN A QUIT CLAIM DEED RECORDED AS ENTRY NO. 7291808, IN BOOK 8259, AT PAGE 2506, OFFICIAL RECORDS; THENCE ALONG SAID LINE AND THE EXTENSION OF SAID LINE N 89°56'29" W 414.25 FEET, TO THE EAST LINE OF AUTO MALL DRIVE SOUTH, AS DEDICATED IN THE ROAD DEDICATION PLAT RECORDED AS INSTRUMENT NO. 10288479, IN BOOK 2007P, AT PAGE 462, OFFICIAL RECORDS; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES: 1) N 02°36'20" E 36.20 FEET, TO THE BEGINNING OF A TANGENT CURVE THAT IS CONCAVE TO THE WEST, WITH A RADIUS OF 374.00 FEET, AND 2) NORTHERLY 173.26 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°32'33", TO THE EAST LINE OF THAT CERTAIN PARCEL OF LAND OWNED BY SALT LAKE CITY CORPORATION, AS CONVEYED IN THAT SPECIAL WARRANTY DEED, ENTRY NO. 10286579, IN BOOK 9541, AT PAGE 9700; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES: 1) N 40°09'08" E 22.94 FEET, AND 2) N 4°15'19" W 135.19 FEET, TO THE SAID SOUTH LINE OF SCHOOLYARD SUBDIVISION; THENCE S 89°23'57" E ALONG SAID LINE 455.64 FEET, TO THE POINT OF BEGINNING.

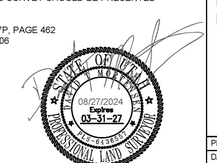
CONTAINS 152,281 SQ FT, OR 3.50 ACRES AND 2 LOTS

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RE-ESTABLISH THE BOUNDARY OF THE ABOVE DESCRIBED PARCEL. THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT. THE BASIS OF BEARING FOR THIS SURVEY IS N 89°41'17" W ALONG THE SECTION LINE, BETWEEN TWO FOUND MONUMENTS, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY BE OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO CIVIL SCIENCE FOR REVIEW AND CONSIDERATION.

ROAD DEDICATION AUTO MALL DRIVE SOUTH, RECORDED NOVEMBER 30, 2007, AS ENTRY NO. 10288479, IN BOOK 2007P, PAGE 462
ONEELEVENSANDY SUBDIVISION, RECORDED DECEMBER 3, 2018, AS ENTRY NO. 12896416, IN BOOK 2018P, AT PAGE 406
ONE 14 SUBDIVISION, RECORDED APRIL 6, 2011, AS ENTRY NO. 11162197, IN BOOK 2011P, AT PAGE 39
SCHOOL YARD SUBDIVISION, RECORDED FEBRUARY 1, 2019, AS ENTRY NO. 12927925, IN BOOK 2019, AT PAGE 50
QUIT CLAIM DEED ENTRY NO. 14055223, RECORDED DECEMBER 21, 2022, IN BOOK 11392, AT PAGE 2338
QUIT CLAIM DEED ENTRY NO. 14055225, RECORDED DECEMBER 21, 2022, IN BOOK 11392, AT PAGE 2344
RECORD OF SURVEY S2009-01-0064, PREPARED BY CLC ASSOCIATES
SURVEY PREPARED BY BUSH & GUDGELL DATED AUGUST 2, 2013
SURVEY PREPARED BY BUSH & GUDGELL DATED SEPTEMBER 24, 2014, AS JOB NO. V-142117-ALTA
RECORD OF SURVEY S2018-11-0700, PREPARE BY AWA
WARRANTY DEED ENTRY NO. 12917010, RECORDED JANUARY 10, 2019, IN BOOK 10745, AT PAGE 258



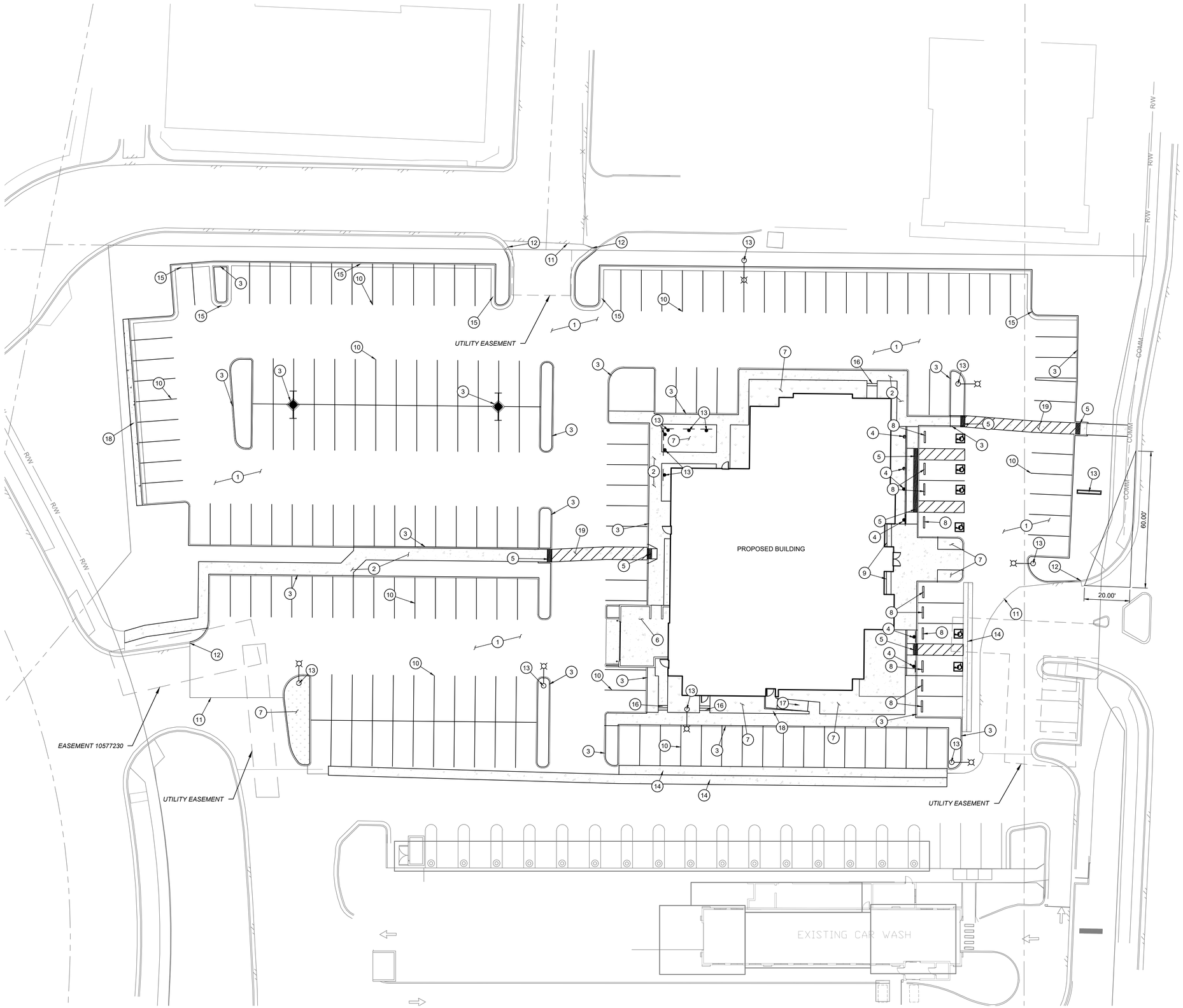
PARCEL NO. 27-24-227-015 AND 27-24-227-016

S2025-07-0529
Bradley E. Park, P.L.S.
SALT LAKE COUNTY SURVEYOR

3160 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.768.7200
CivilScience

RECORD OF SURVEY PLAT
LOCATED IN
NE 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST, AND THE NW 1/4 OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

PROJ. #: FX24210
DATE: 08-27-24
DRAWN BY: DM
CHECKED BY: DTM
dmortensen@civilscience.com
SCALE OF SHEET
HOR SCALE: 1" = 40'
SHEET
1
OF
1



GENERAL SHEET NOTES

1. Contractor is responsible for verifying existing conditions, dimensions, and grades on-site prior to beginning construction. Any discrepancies shall be reported to the engineer immediately.
2. Protect existing trees, vegetation, and site features not designated for removal.
3. Maintain access to adjoining properties and public rights-of-way unless otherwise approved.
4. All work areas must be restored to their original condition or as specified upon project completion.

SHEET KEYNOTES

1. PROPOSED ASPHALT PER GEOTECHNICAL REPORT. PER DETAIL A. SEE SHEET C-500
2. PROPOSED CONCRETE SIDEWALK PER SANDY CITY DETAIL SW-03. SEE SHEET C-501
3. PROPOSED TYPE P CURB PER APWA PLAN NO 209. SEE SHEET C-500
4. ADA PARKING SIGN PER SANDY CITY DETAIL SN-01. SEE SHEET C-501
5. CURB RAMP PER SANDY CITY DETAIL SW-01. SEE SHEET C- 501
6. DUMPSTER ENCLOSURE & PAD PER GEOTECHNICAL REPORT.
7. PROPOSED LANDSCAPE. SEE LANDSCAPE PLANS.
8. CONCRETE WHEEL STOP PER SANDY CITY STANDARDS.
9. WAITING BENCH. SEE ARCHITECTURAL PLANS.
10. WHITE PARKING STRIPE PER M.U.T.C.D. STANDARDS.
11. PROPOSED ASPHALT TIE-IN TO EXISTING
12. CONNECT TO EXISTING CURB AND GUTTER PER APWA PLAN NO.206 SEE SHEET C-500
13. SEE ARCHITECTURAL PLANS.
14. PROPOSED 4' WATERWAY PER APWA PLAN NO. 211. SEE SHEET C-502
15. PROPOSED TYPE A 24" CURB PER APWA PLAN NO. 205.1. SEE SHEET C-504
16. CONCRETE STAIRWAY WITH HANDRAIL PER DETAIL E. SEE SHEET C-506
17. INSTALL RAMP WITH HANDRAIL AND BASE PER DETAILS H & G. SEE SHEET C-506
18. RETAINING WALL WITH GUARDRAIL. SEE STRUCTURAL PLANS
19. PROPOSED CONCRETE PER GEOTECHNICAL REPORT. PER DETAIL B. SEE SHEET C-500

Blue Stakes of UTAH811 bluestakes.org

CivilScience
3160 W. Clubhouse Drive, Ste. A
Lehi, UT 84043
801.768.7200

Sandy HEART OF THE WASATCH

REGISTERED PROFESSIONAL ENGINEER No. 10187523-2202 JOSHUA A. PALMER STATE OF UTAH

STATE ST. RESTAURANT

11114 S. STATE ST. SANDY, UTAH 84070

BLUE CAP DRAWINGS
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF CIVIL SCIENCE, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY AGREEMENT WITH AND WRITTEN APPROVAL FROM CIVIL SCIENCE, INC.

REVISIONS			
MARK	DATE	DESCRIPTION	

PROJECT NO:	24361
DATE:	MAY 2026
DESIGN BY:	JOSH S.
CHECKED BY:	JEFF P.

SHEET TITLE

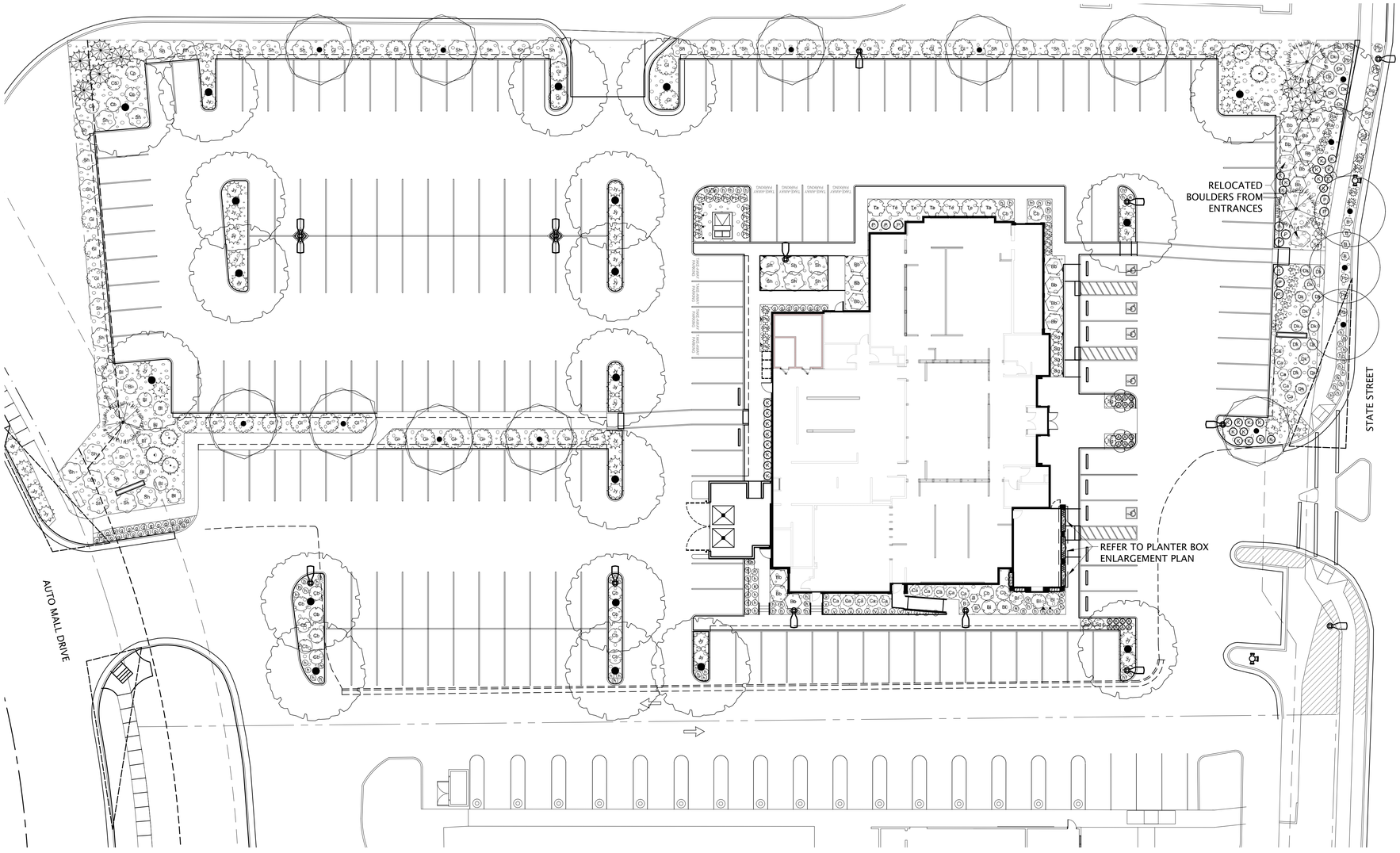
SITE PLAN

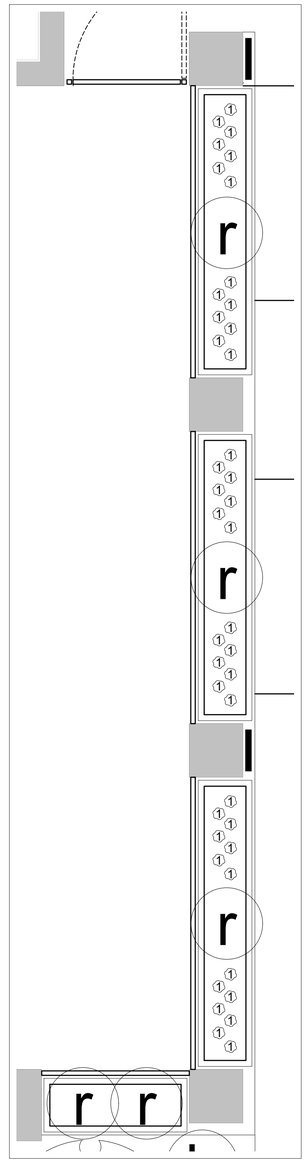
C-101

4 OF 17

PRELIMINARY

FILENAME: L:\Civil Projects\active 2024\24361.00 - new restaurant development at 11114 s state st\700 - cad\sheet_files\24361-C-101.dwg, PLOTTED JD2TO - DATE: 5/18/2026 3:04 PM





PLANTER BOX ENLARGEMENT PLAN
SCALE: 1" = 2'-0"

PLANT SCHEDULE

SYMBOL | BOTANICAL / COMMON NAME

DECIDUOUS TREES

GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` / THORNLESS HONEY LOCUST

MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE

MALUS X 'JFS KW213MX' / RASPBERRY SPEAR® CRABAPPLE

QUERCUS MACROCARPA 'JFS-KW3' / URBAN PINNACLE® OAK

EVERGREEN TREES

PICEA ABIES 'CUPRESSINA' / CUPRESSINA NORWAY SPRUCE

PICEA PUNGENS `BABY BLUE EYES` / BABY BLUE EYES SPRUCE

PINUS FLEXILIS `VANDERWOLF`S PYRAMID` / VANDERWOLF`S PYRAMID PINE

EXISTING TREES

EXISTING DECIDUOUS TREE TO REMAIN

SYMBOL | BOTANICAL / COMMON NAME

ANNUALS/PERENNIALS

GAURA LINDHEIMERI 'BANTAM® PINK' / WHIRLING BUTTERFLIES
HEMEROCALLIS X 'PASSIONATE RETURNS' / DEEP PINK MIDSUMMER DAYLILY
HEMEROCALLIS X 'STELLA SUPREME' / STELLA SUPREME DAYLILY
PETUNIA X HYBRIDA 'PAS320593' / BLUE EASY WAVE® PETUNIA
SALVIA NEMOROSA `SENSATION DEEP BLUE IMPROVED` / DEEP BLUE SAGE

DECIDUOUS SHRUBS

BERBERIS THUNBERGII 'BAILELLA' / LAMBRUSCO™ JAPANESE BARBERRY
BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY JAPANESE BARBERRY
CARYOPTERIS X CLANDONENSIS `DARK KNIGHT` / BLUE MIST SHRUB
CORNUS ALBA 'JEFREB' LITTLE REBEL® / LITTLE REBEL DOGWOOD
CORNUS SERICEA 'BAILADELINE' / FIREDANCE™ RED TWIG DOGWOOD
EUONYMUS ALATUS `COMPACTUS` / COMPACT BURNING BUSH
PEROVSKIA ATRIPLICIFOLIA `BLUE JEAN BABY` / BLUE JEAN BABY RUSSIAN SAGE
PHYSOCARPUS OPULIFOLIUS 'ZLEYEL2' / RASPBERRY LEMONADE™ NINEBARK
RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
RIBES ALPINUM `GREEN MOUND` / GREEN MOUND ALPINE CURRANT
SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA
SYMPHORICARPOS X CHENAULTII 'HANCOCK' / HANCOCK CHENAULT CORALBERRY

EVERGREEN SHRUBS

JUNIPERUS HORIZONTALIS 'YOUNGSTOWN' / YOUNGSTOWN CREEPING JUNIPER
PINUS MUGO `SLOWMOUND` / MUGO PINE
TAXUS X MEDIA 'EVERLOW' / EVERLOW ANGLO-JAPANESE YEW

ORNAMENTAL GRASSES

BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA
CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS
PENNISETUM ALOPECUROIDES `HAMELN` / DWARF FOUNTAIN GRASS

SYMBOL | BOTANICAL / COMMON NAME

GROUND COVERS

1-1/2" SOUTHTOWN COBBLE ROCK MULCH / ROCK MULCH

EXISTING LANDSCAPE TO REMAIN

OUTBACK STEAKHOUSE AND BONEFISH GRILL	
LANDSCAPE AREA*	**PROVIDED: 15,944 S.F. (0.412 ACRES)**
LANDSCAPE TURF	**PROVIDED: 0 S.F. (0.0%)**
LANDSCAPE PLANTER BED AREA	**PROVIDED: 15,944 S.F.**
PARKING LOT TREES REQ. (2 TREES PER ISLAND) = 20	**PROVIDED: 24**
STREET TREES REQ. (1 EVERY 30') =5	**PROVIDED: 5**
33% PLANT COVERAGE (EXCLUDING TREE CANOPIES) PER SANDY CITY DEVELOPMENT CODE TITLE 21, CHAPTER 25	**PROVIDED: 44%**
40% OF ALL ON SITE TREES TO BE EVERGREEN	**TOTAL ON SITE TREES: TOTAL EVERGREEN TREES (40%)**
* ALL AREAS ARE FOR ENTIRETY OF LANDSCAPE SHOWN TO BE IMPROVED AND/OR MAINTAINED BY THE PARCEL OWNER; WHICH INCLUDES LANDSCAPE AREA OUTSIDE OF PROPERTY EXTENTS, SUCH AS PARK STRIPS OR OTHER LANDSCAPE. SEE CIVIL PLANS FOR PLAT BOUNDARIES	
ANY CHANGES TO PLANS MUST BE APPROVED BY CITY STAFF AND LANDSCAPE ARCHITECT.	

Scale: 1" = 20'-0"
0 10 20 40 60

UNPUBLISHED WORK
© 2025 MERRICK LENTZ ARCHITECTURE/ CHANEY BEAGLE ARCHITECTS, PLLC
Unauthorized use or reproduction of these drawings or any part herein without the permission of Merrick Lentz Architecture is not permitted

MERRICK LENTZ ARCHITECTURE
12815 NE 126th Place, Kirkland, WA 98034
t.425.747.3177 www.mlarch.com

stamp

STATE OF UTAH
CORY A. SHUPE
No. 5410047-5301
Registered Landscape Architect
05/12/2026

consultant

blu line designs
planning landscape architecture design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7904

project name

OUTBACK STEAKHOUSE
BONEFISH GRILL™
Dual Store
11114 S. State Street
Sandy, Utah 84070

site plan review

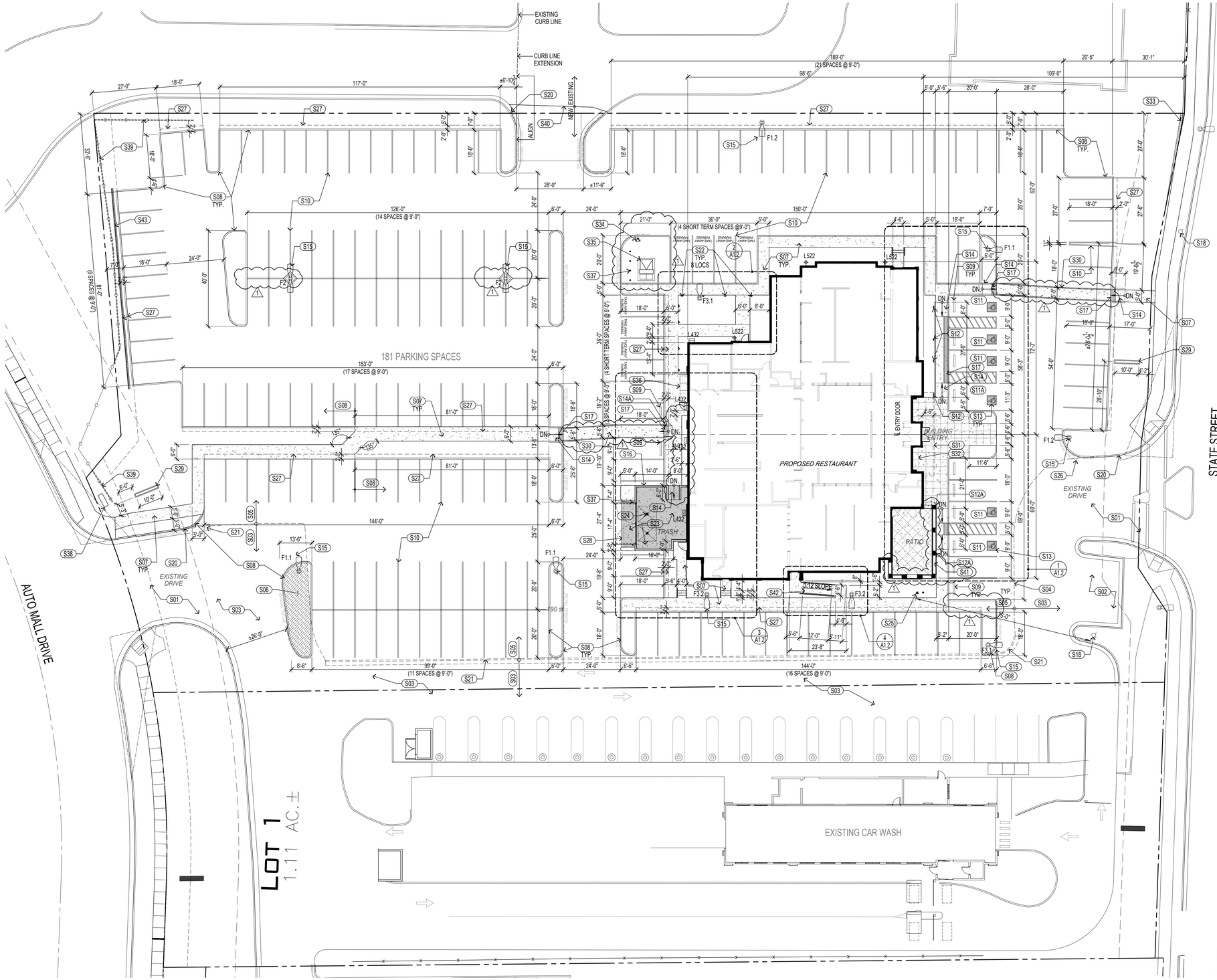
drawing title

LANDSCAPE PLANTING PLAN

drawn by	ES
checked by	RD/CS

issued	date	description
	05/12/2026	SITE PLAN SUBMITTAL

LP-101



SITE PLAN

SCALE: 1" = 20'-0"

PARCEL NUMBER: 27242270150000

SITE PLAN NOTES

- S01 EXISTING ENTRANCE, EXIT TO REMAIN
- S02 EXISTING PARKING TO REMAIN
- S03 EXISTING ASPHALT PAVING TO REMAIN
- S04 EDGE OF EXISTING PAVING; TIE NEW INTO EXISTING PER CIVIL
- S05 NEW ASPHALT PAVING PER CIVIL.
- S06 PORTION OF EXISTING ASPHALT PAVING AND SUBBASE TO BE REMOVED FOR NEW PLANTER
- S07 NEW CONCRETE SIDEWALK ON GRADE OVER COMPACTED GRAVEL BASE, W/ INTEGRAL CURB WHERE ADJACENT TO ASPHALT PAVING (EXCEPT WHERE FLUSH W/ PAVING); PER CIVIL.
- S08 NEW EXTRUDED CONCRETE CURB PER CIVIL.
- S09 NEW PREMAN. CONCRETE WHEEL STOP, TYP. PER CIVIL.
- S10 NEW WHITE PAVEMENT STRIPE, TYP., PER CIVIL
- S11 NEW ACCESSIBLE PARKING STALL PER X/A1.2; VAN ACCESSIBLE AT "A".
- S12 ACCESSIBLE PARKING STALL SIGN, PER X/A1.2. BUILDING MOUNTED AT "A".
- S13 NEW INTL SYMBOL OF ACCESSIBILITY; REFER X/A1.2
- S14 ACCESSIBLE CURB RAMP, 6" MAX. RISE, 6'-0" RUN, 1:12 SLOPE. W/ 6" CURB WHERE ADJ. TO LANDSCAPING. REFER CIVIL. (2" RISE AT "A".)
- S15 PARKING LOT AREA LIGHT PER SITE LIGHTING SCHEDULE PER X/A1.X.
- S16 NEW CMU TRASH/RECYCLING ENCLOSURE, PER X/A1.2.
- S17 NEW 24" DETECTABLE WARNING STRIP FULL WIDTH OF RAMP (5'0" WIDE AT "A"); PER X/A1.2.
- S18 EXISTING FIRE HYDRANT TO REMAIN
- S19 SET CONCRETE SIDEWALK FLUSH TO PAVING
- S20 TIE IN NEW EXTRUDED CURB TO EXISTING, PER CIVIL.
- S21 PORTION OF EXISTING EXTRUDED CURB TO BE REMOVED
- S22 "TAKE AWAY PARKING ONLY" SIGN PER X/A1.2
- S23 6" CONCRETE SLAB ON GRADE W/ #4 @ 18"o.c. EA. WAY CENTERED
- S24 AREA DRAIN PER CIVIL. SLOPE SLAB TO DRAIN.
- S25 PROPOSED FDC AND PIV PER CIVIL AND FIRE SPRINKLER DESIGN/BUILD
- S26 FIRE LANE SIGNAGE AND MARKINGS AS REQ'D PER CODE. SEE FIRE DEPARTMENT COMMENTS ON APPROVED PLANS FOR FINAL LOCATION OF FIRE LANES.
- S27 2'-0" VEHICLE OVERHANG AT SIDEWALK/LANDSCAPING
- S28 12" HIGH WHITE LETTERS AS INDICATED
- S29 NEW MONUMENT SIGN UNDER SEPARATE PERMIT
- S30 5' WIDE CONCRETE PEDESTRIAN PATH/CROSSING; BROOM FINISH; 4" WHITE PAINT LINES ON PERIMETER OF CONCRETE.
- S31 CANOPY ABOVE
- S32 WAITING BENCH, TYP.
- S33 AREA OF FRONTAGE TO BE DEDICATED TO R.O.W. (EXTENDING 12" BEHIND EDGE OF EXISTING SIDEWALK)
- S34 NEW FIRE HYDRANT
- S35 SITE TRANSFORMER PER ELECTRICAL DRAWINGS
- S36 LOCATION OF ELECTRICAL SWITCHGEAR
- S37 BOLLARD, TYP., PER X/A1.2
- S38 EXISTING TRANSFORMER TO REMAIN
- S39 EXISTING CHAIN LINK FENCE. REMOVE PORTION ON PROPERTY, TYP.
- S40 TIE ASPHALT PAVING THIS PROPERTY INTO EXISTING ASPHALT PAVING ON ADJACENT PROPERTY. SEAL JOINT.
- S41 PREMANUF'D GFRC PLANTER, 18" W, 24" TALL, LENGTH: (3) @ 8', (2) @ 4', (1) @ 5' ; W/ DRIP IRRIGATION
- S42 CONCRETE RAMP, SLOPE 1:12. W/ HANDRAIL EA. SIDE; REFER X/A1.3
- S43 CONCRETE RETAINING WALL PER STRUCTURAL; W/ 42" TALL CHAIN LINK FENCE ON TOP OF WALL (BLACK VINYL-COATED)

SITE COVERAGE

DESCRIPTION	AREA (SF)	%
BUILDING/PATIO	11,627	11.1%
DUMPSTER ENCLOSURE	570	0.6%
CONCRETE WALKS	6071	5.8%
LANDSCAPING-BUILDING	2408	2.3%
LANDSCAPING-PARKING LOT/PERIMETER	12,209	11.7%
ASPHALT PAVING	71,514	68.5%
SITE AREA	104,399	

PARKING CALCULATIONS

SEATING SUMMARY

SEATING SUMMARY		ACCESS'L TABLES REQ'D (5%)
OUTBACK DINING	144 SEATS	8 LOC'S
OUTBACK PRIVATE DINING	36 SEATS	2 LOC'S
BONEFISH DINING	91 SEATS	5 LOC'S
BONEFISH PRIVATE DINING	68 SEATS	4 LOC'S
BAR/LOUNGE	44 SEATS	3 LOC'S
WAITING	20 SEATS	1 LOC
TOTAL INSIDE	403 SEATS	21 LOC'S
PATIO 1	24 SEATS	2 LOC'S
WAITING PATIO	20 SEATS	1 LOC
TOTAL SEATS	447 SEATS	

PARKING CALCULATION

1 space per 3 seats (including outdoor seating) plus 0.5 space/number of employees on the largest shift (minimum of 5 employee spaces)

GUEST PARKING: 447 Seats/3 seats/space = 149 parking spaces

EMPLOYEE PARKING: 44 Employees x 0.5 space/Empl = 22 spaces

REQUIRED PARKING: 171 Parking Spaces

PROPOSED PARKING: 173 Guest Parking Spaces (101.1% of Req'd)

PROPOSED TEMPORARY PARKING (Take-Away): 8 spaces

TOTAL PROPOSED PARKING: 181 spaces

UNPUBLISHED WORK
© 2025 MERRICK LENTZ ARCHITECTURE/ CHANEY BEAGLE ARCHITECTS, PLLC
Unauthorized use or reproduction of these drawings or any part herein without the permission of Merrick Lentz Architecture is not permitted

MERRICK LENTZ ARCHITECTURE
12815 NE 126th Place, Kirkland, WA 98034
t.425.747.3177 www.mlarch.com

stamp



This seal/signature is valid only for the original version of this document as issued by the Consultant. Any subsequent modifications, alterations, or unauthorized use render the seal/signature invalid.

consultant

project name

OUTBACK STEAKHOUSE
BONEFISH GRILL™

Dual Store

11114 S. State Street
Sandy, Utah 84070

site plan review

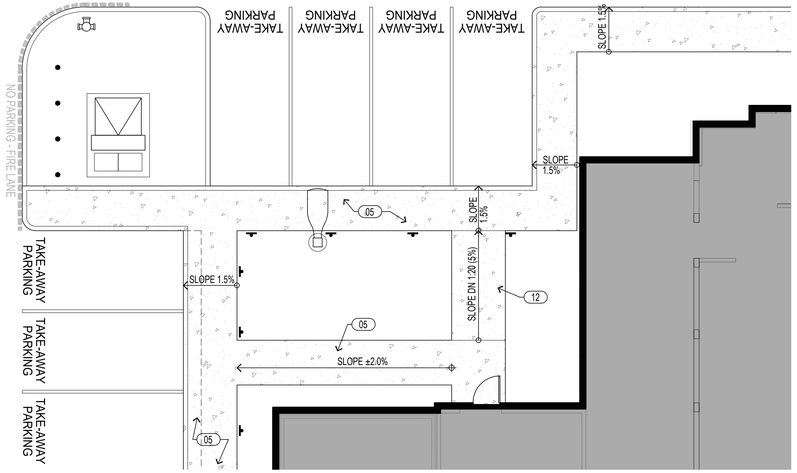
drawing title

ARCHITECTURAL SITE PLAN

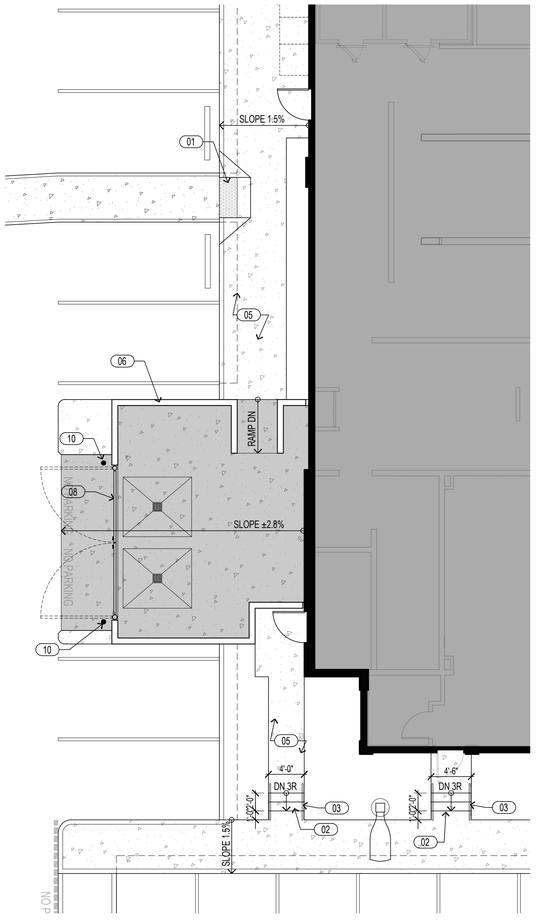
drawn by	CSC
checked by	CSC

issued	date	description
1	5/12/26	SITE PLAN/DESIGN REVIEW-REV
	12/30/25	REVISED LEASE EXHIBIT

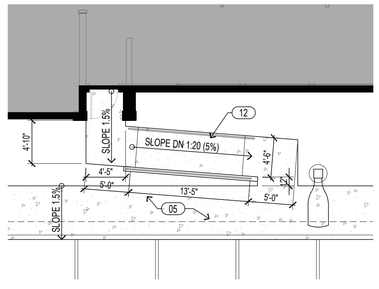
A1.1



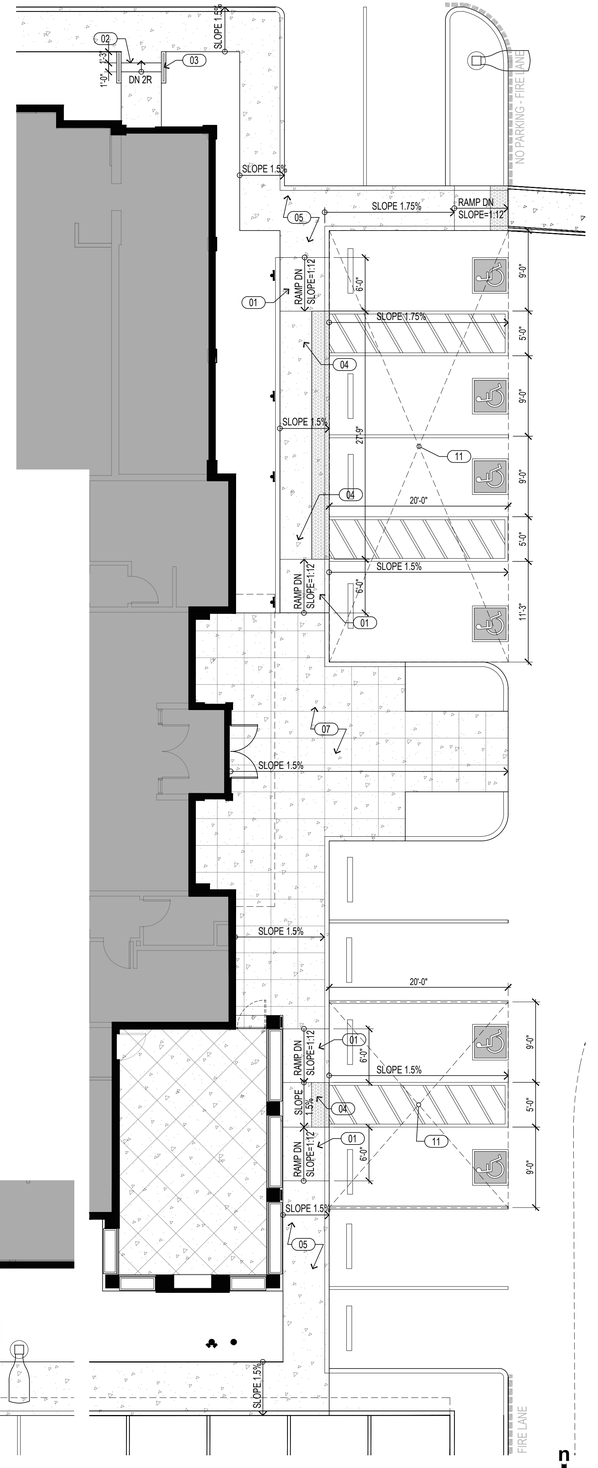
3 A1.2 **DETAIL SITE PLAN** - TAKE AWAY ENTRY (NORTH)
SCALE: 1/8" = 1'-0"



4 A1.2 **DETAIL SITE PLAN** - KITCHEN DOOR/DUMPSTER (SOUTHWEST)
SCALE: 1/8" = 1'-0"



4 A1.2 **DETAIL SITE PLAN** - EXIT SIDEWALK (SOUTH)
SCALE: 1/8" = 1'-0"



1 A1.2 **DETAIL SITE PLAN** - BUILDING ENTRY (EAST)
SCALE: 1/8" = 1'-0"

DETAIL SITE PLAN NOTES

01 CONCRETE RAMP DOWN; SLOPE=1:12 MIN. WIDTH AS INDICATED

02 CONCRETE STAIR DOWN, TREAD WIDTH AS SHOWN; RISER HEIGHT = 7" MAX.; PER DETAIL

03 HANDRAIL EA. SIDE; 1-1/4"Ø GALV. TOP @ +36" ABOVE RAMP/NOSING; MIN. 1-1/2" CLEAR TO WALL. EXTEND 12" MIN. BEYOND TOP AND BOT. OF RAMP/STAIR, RETURN ENDS TO WALL/POST

04 60" RAMP LANDING; MAX 2% SLOPE

05 CONCRETE WALK; 4" CONC. SLAB ON GRADE, OVER 4" MIN. GRANULAR BASE COURSE OVER COMPACTED FILL AS REQ'D

06 CMU DUMPSTER ENCLOSURE WALL, PER STRUCTURAL

07 CONCRETE WALK PER NOTE 5; W/ TOOLED JOINTS @ 3'-0"o.c. EA. WAY, AS SHOWN

08 DUMPSTER GATE PER X/A1.2

09 PROVIDE FLAT CONCRETE PAD FOR OIL RECOVERY SYSTEM

10 6"Ø x48" BOLLARD; STEEL PIPE FILLED W/ CONCRETE; EMBED 42" IN 18" DIAMETER FTG

11 2% MAX SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING SPACE AND LOADING AREA

12 CONCRETE WALK PER NOTE 5, MAX. SLOPE = 5%

UNPUBLISHED WORK
© 2025 MERRICK LENTZ ARCHITECTURE/ CHANEY BEAGLE ARCHITECTS, PLLC
Unauthorized use or reproduction of these drawings or any part herein without the permission of Merrick Lentz Architecture is not permitted

MERRICK LENTZ ARCHITECTURE
12815 NE 126th Place, Kirkland, WA 98034
t.425.747.3177 www.mlarch.com

stamp



This seal/signature is valid only for the original version of this document as issued by the Consultant. Any subsequent modifications, alterations, or unauthorized use render the seal/signature invalid.

consultant

project name

OUTBACK STEAKHOUSE
BONEFISH GRILL™

Dual Store

11114 S. State Street
Sandy, Utah 84070

site plan review

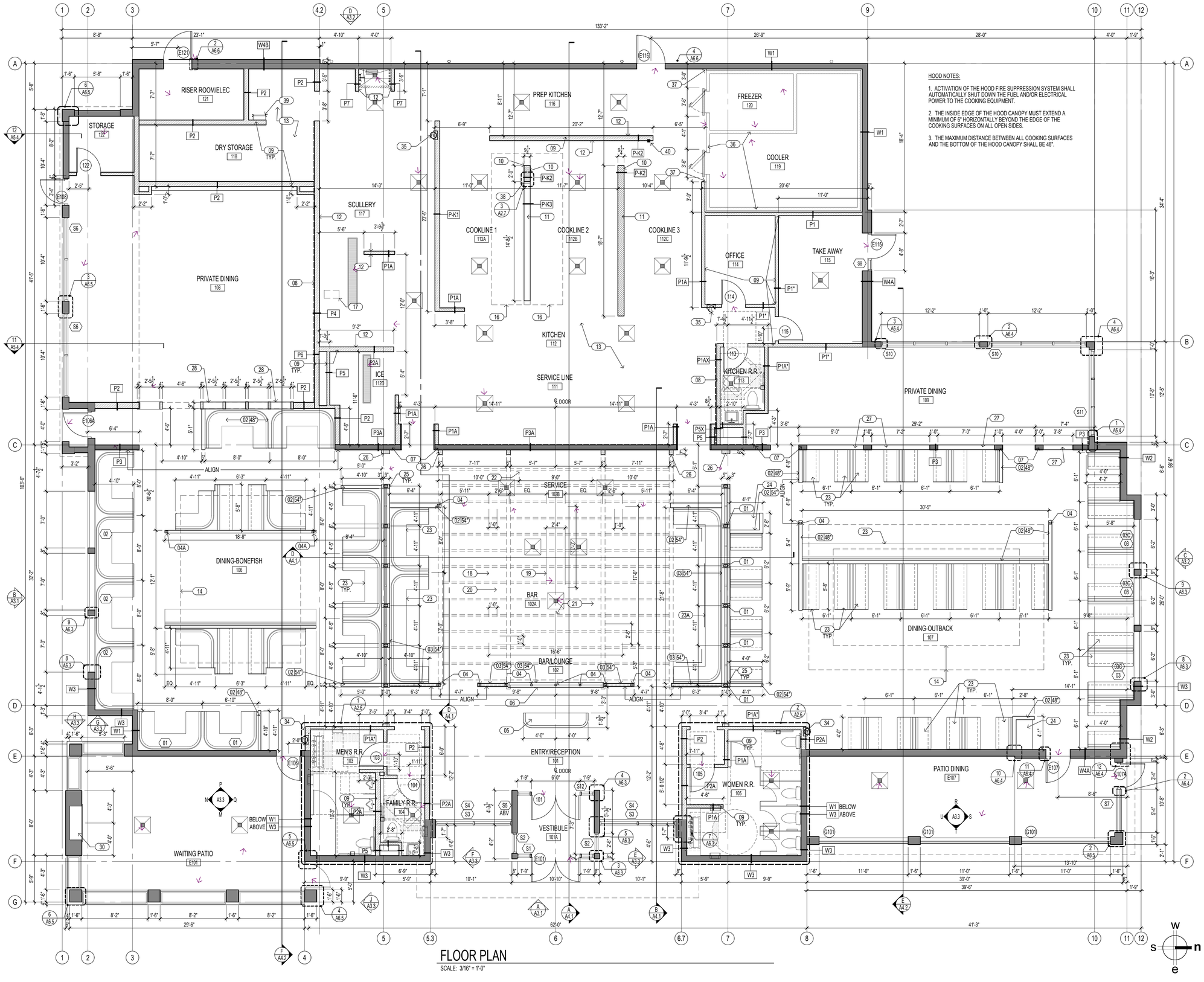
drawing title

ARCHITECTURAL DETAIL SITE PLANS

drawn by	CSC
checked by	CSC

issued	date	description
1	5/12/26	SITE PLAN/DESIGN REVIEW-REV
	12/30/25	REVISED LEASE EXHIBIT

A1.2



FLOOR PLAN

SCALE: 3/16" = 1'-0"

FLOOR PLAN NOTES

01 COLUMN PER STRUCTURAL, TYP.; W/ MILLWORK SURROUND PER DETAIL AT "A"

02 PARTIAL HEIGHT WALL PER SCHEDULE AND DETAIL; FINISHED TOP AT ELEV. INDICATED

03 PARTIAL HEIGHT WALL W/ SIGHT-OBSCURING SCREEN ON FINISHED WALL CAP PER SCHEDULE AND DETAIL; FINISHED WALL CAP AT ELEV. INDICATED; TOTAL WALL HEIGHT = 5'-9", U.N.O.

04 PARTIAL HEIGHT WALL BRACE IN WALL FRAMING; CLARKDIETRICH PW36, OR EQ. TYP.; ANCHOR TO SLAB W/ (4) 1/2" TITEN HD OR (4) 1/2" x3-3/4" EXP. ANCHOR. W/ LGPW36 AT "A"

05 RECEPTION DESK, F.O.I.C.; REFER ELEC'L FOR ELECTRICAL ROUGH-IN'S AND TRIM

06 PARTIAL HEIGHT WALL W/ INSET DECORATIVE SIGHT-OBSCURING SCREEN PER SCHEDULE AND DETAIL; TOTAL WALL HEIGHT = 72".

07 INTERIOR BEARING WALL PER SCHEDULE AND STRUCTURAL

08 INTERIOR STRUCTURAL WALL PER SCHEDULE AND STRUCTURAL

09 INTERIOR NON-BEARING PARTITION WALL PER SCHEDULE, TYP. U.N.O

10 NON-COMBUSTIBLE KITCHEN HOOD WALL PER SCHEDULE THUS:
- METAL STUDS @16"o.c. PER SCHEDULE
- 14 GAUGE SHEET METAL WALL BACKING UP TO 106" A.F.F. AGAINST STUDS
- 1/2" CEMENTITOUS BOARD HOOD SIDE(S)
- 5/8" GWB OPPOSITE SIDE WHERE APPLICABLE
- STAINLESS STEEL WALL PANELS FULL HEIGHT OF WALL EA. SIDE

11 PARTIAL HEIGHT NON-COMBUSTIBLE KITCHEN HOOD WALL PER SCHEDULE AND NOTE 10, TOP AT +4"-6"; WITH S.S. CLADDING ON SIDES AND TOP

12 STAINLESS STEEL PANEL CLADDING FULL HEIGHT OF WALL - 22 GAUGE

13 F.R.P. PANEL CLADDING FULL HEIGHT, TYP THROUGH KITCHEN, EXCEPT AS NOTED OTHERWISE. PROVIDE J-TRIM TERMINATION MOLDINGS AS FLOOR BASE, CEILINGS AND OTHER TERMINATIONS. PROVIDE T-MOLDINGS AT PANEL EDGES IN FIELD, AND INSIDE AND OUTSIDE CORNER MOLDING AT THEIR RESPECTIVE LOCATIONS.

14 LINE OF SUSPENDED GWB SOFFIT ABOVE, REFER REFLECTED CEILING PLAN.

15 LINE OF SUSPENDED DECORATIVE TRELLIS ABOVE, REFER REFLECTED CEILING PLAN

16 LINE OF TYPE 1 KITCHEN EXHAUST HOOD ABOVE; REFER MECH DRAWINGS AND KITCHEN EQUIPMENT DRAWINGS.

17 LINE OF TYPE 2 KITCHEN EXHAUST HOOD ABOVE; REFER MECH DRAWINGS AND KITCHEN EQUIPMENT DRAWINGS.

18 BAR TOP; TOP @ 42" A.F.F.

19 BAR CENTER ISLAND BY MILLWORK MANUF'R. COUNTER @ +42" A.F.F.; REFER KITCHEN DRAWINGS ELECTRICAL, AND PLUMBING DRAWINGS.

20 BAR DIE WALL; REFER BAR SECTION 8/A8.2

21 REFER KITCHEN DRAWINGS FOR BAR EQUIPMENT; EQUIPMENT BY KITCHEN SUPPLIER. REFER ELECTRICAL AND PLUMBING FOR ROUGH-IN'S AND CONNECTIONS.

22 BACK BAR COUNTER AND CASEWORK, REFER KITCHEN DRAWINGS

23 BUILT-IN BOOTH/BANQUET SEAT; REFER DINING PLAN FOR BOOTH TYPE. BOOTH SEAT ON 5-1/2" ELEVATED PLATFORM AT "A"

24 SERVICE STATION CASEWORK, W/ SOLID SURFACE COUNTER @ + 42" A.F.F., PER 7/A9.3

25 MILLWORK COLUMN SURROUND, TYP.; REFER DETAIL INDICATED

26 BACK BAR WALL MILLWORK; REFER BUILDING SECTION AND INTERIOR ELEVATION FOR DETAIL CALLOUTS

27 SILL @ +48" A.F.F.

28 MILLWORK DIVIDING WALL; REFER INTERIOR DETAILS.

29 HSS COLUMN PER STRUCTURAL.

30 PREMANUF'D GAS FIREPLACE; ZERO CLEARANCE, DIRECT VENT TO EXTERIOR. MAJESTIC ECHELON II 48 (NATURAL GAS), INSTALL AT ELEVATION INDICATED ON ELEVATION

31 PREMANUF'RD GFRC PLANTER; REFER ELEVATIONS

32 1-1/2"x1-1/2" STEEL GUARDRAIL, COLOR: MT-1; TOP @ +42"

33 STEEL GATE W/ PANIC EXITING HARDWARE

34 FIRE EXTINGUISHER, RATED 2A:10-B:C, IN SEMI-RECESSED CASE

35 FIRE EXTINGUISHER, CLASS K, IN SEMI-RECESSED CASE

36 PREMANUFACTURED COOLER WALL BY KITCHEN EQUIPMENT SUPPLIER, TYP. REFER KITCHEN DRAWINGS

37 COOLER CLOSURE PANEL, FULL HEIGHT TO UNDERSIDE OF CEILING ABOVE

38 S/S FRYER CHASE BY KEC VENDOR; REFER DTL. 3/A2.7

39 ROOF ACCESS LADDER PER 1/A2.3.1.

40 HOOD FIRE SUPPRESSION MANUAL ACTIVATION DEVICE AT +52" A.F.F.;

UNPUBLISHED WORK
© 2025 MERRICK LENTZ ARCHITECTURE/ CHANEY BEAGLE ARCHITECTS, PLLC
Unauthorized use or reproduction of these drawings or any part herein without the permission of Merrick Lentz Architecture is not permitted

MERRICK LENTZ ARCHITECTURE
12815 NE 126th Place, Kirkland, WA 98034
t.425.747.3177 www.mlarch.com

stamp

STATE OF UTAH
CRAIG S. CHANEY
NO. 14202489-0301
LICENSED ARCHITECT

This seal/signature is valid only for the original version of this document as issued by the Consultant. Any subsequent modifications, alterations, or unauthorized use render the seal/signature invalid.

consultant

project name

OUTBACK STEAKHOUSE
BONEFISH GRILL™

Dual Store

11114 S. State Street
Sandy, Utah 84070

site plan review

drawing title

FLOOR PLAN

drawn by CSC
checked by CSC

issued	date	description
1	5/12/26	SITE PLAN REVIEW-D.R. REVISION
	12/30/25	REVISED LEASE EXHIBIT

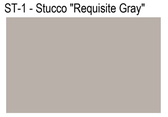
A2.1

EXTERIOR ELEVATIONS MATERIALS KEY (XX-X)

BR-1 - Dark Brick



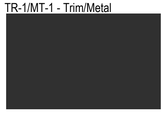
ST-1 - Stucco "Requisite Gray"



BR-2 - Light Brick Blend



TR-1/MT-1 - Trim/Metal



WD-1 - Wood Tone "Summer Wheat"



CO-1 - Cast Concrete



BR-1
Interstate Brick Thin Modular; Color: "Coal"

BR-2
Interstate Brick Thin Modular Blend;
Color: Platinum - 60%
Color: Smokey Mountain - 25%
Color: Ash - 15%

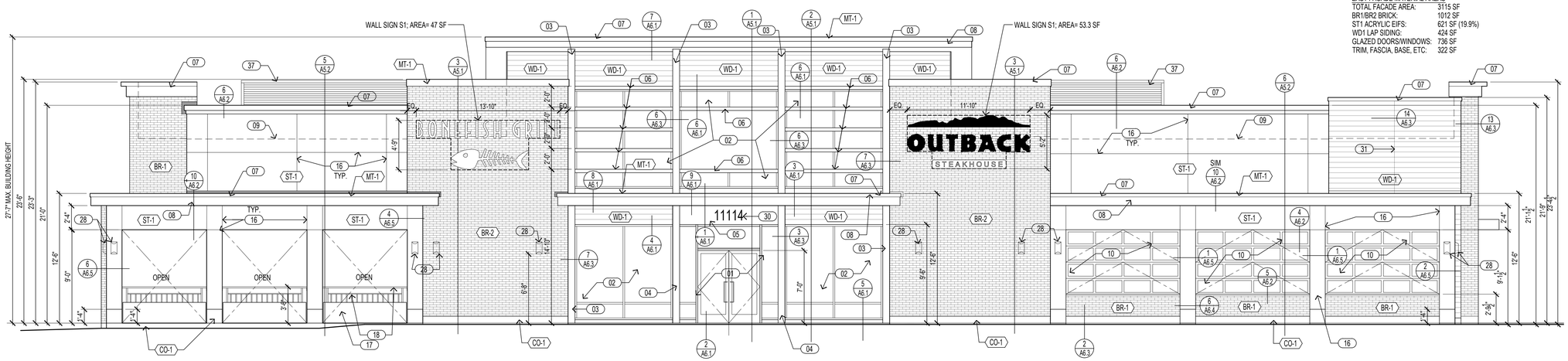
WD-1
Woodtone "Summer Wheat"
On James Hardie Lap Siding, 7" exposure
www.woodtone.com 800.663.9844

CMU-1
Suncore Masonry
Split Face, Color: Java
www.suncoremasontry.build

MT-1/TR-1
Sherwin Williams
SW6258 "Tricorn Black"

EAST FACADE MATERIAL AREAS

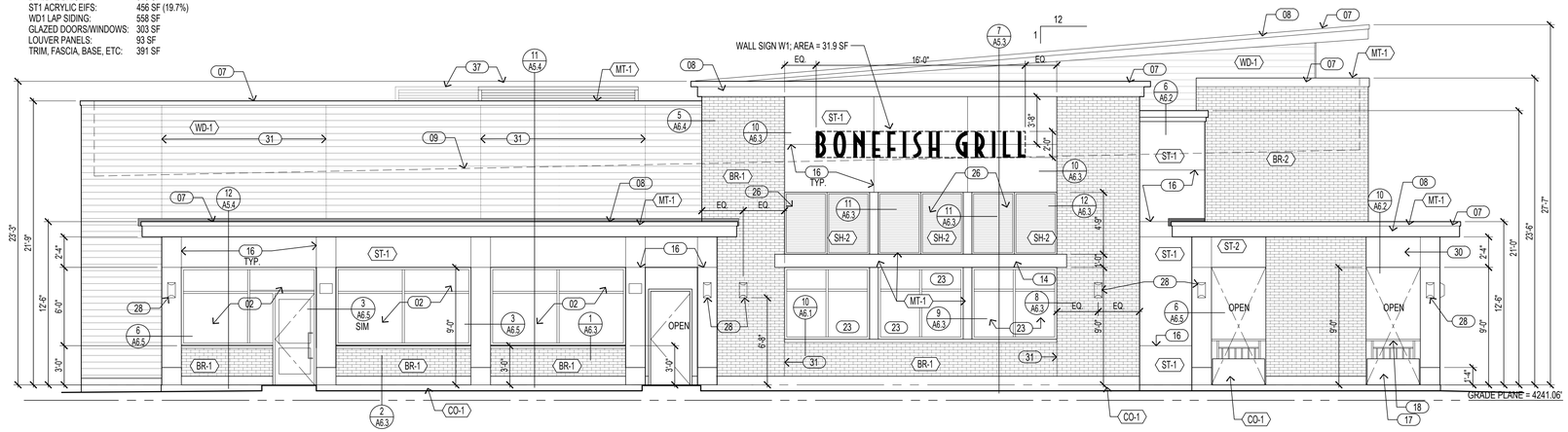
TOTAL FACADE AREA:	3115 SF
BR1/BR2 BRICK:	1012 SF
ST1 ACRYLIC EIFS:	621 SF (19.9%)
WD1 LAP SIDING:	424 SF
GLAZED DOORS/WINDOWS:	736 SF
TRIM, FASCIA, BASE, ETC:	322 SF



A A3.1 EAST ELEVATION (STATE STREET)
SCALE: 3/16" = 1'-0"

SOUTH FACADE MATERIAL AREAS

TOTAL FACADE AREA:	2314 SF
BR1/BR2 BRICK:	513 SF
ST1 ACRYLIC EIFS:	456 SF (19.7%)
WD1 LAP SIDING:	558 SF
GLAZED DOORS/WINDOWS:	303 SF
LOUVER PANELS:	93 SF
TRIM, FASCIA, BASE, ETC:	391 SF



B A3.1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

BUILDING CONSTRUCTION TYPE:
TYPE VB, SPRINKLERED

EXTERIOR ELEVATION NOTES

01 STOREFRONT ENTRY DOOR SIDELIGHT AND/OR TRANSOM SYSTEM PER SCHEDULE
02 STOREFRONT WINDOW SYSTEM PER SCHEDULE
03 F.R.C PANEL VERTICAL FAUX COLUMN, COLOR TR.1
04 BRAKE METAL CORNER TRIM; MATCH STOREFRONT COLOR
05 F.R.C PANEL FACADE, COLOR TR.1
06 PREMANUCF'RD 3-1/2"x13" ALUM. SUNSHADE, PREFIN.; BY FENWALL OR EQ.; REFER TO WALL SECTIONS
07 PREMANUF'RD, PREFIN. FASCIA; METAL-ERA ANCHOR-TITE STANDARD FASCIA, OR EQ.; FASCIA SIZE PER DETAIL
08 5/4"x_ F.R.C FASCIA TRIM PER DETAIL; COLOR TR.1
09 LINE OF ROOF BEYOND PARAPET WALL
10 PREMANUFACTURED ELECTRIC BIFOLD OVERHEAD DOOR PER SCHEDULE; COLOR TBD;
11 NOT USED
12 NOT USED
13 PREMANUFACTURED, PREFIN. FIXED LOUVER PER NOTE 11, OVER BLANK EXTERIOR WALL ASSEMBLY REFER APPLICABLE DETAIL
14 PREMANUFACTURED, PREFIN. METAL SUNSHADE; BY FENWALL, OR EQ.; REFER 12/A6.2
15 PREMANUFACTURED, PREFIN. ENTRY CANOPY; BY FENWALL, OR EQ. REFER APPLICABLE DETAIL
16 EIFS V-GROOVE REVEAL TYP.
17 GFRC PLANTER; TOURNESOL "WILSHIRE GFRC", COLOR: SHADOW ACID ETCH; 24" HIGH, 18" WIDE, LENGTH AS SHOWN ON PLAN
18 GUARDRAIL AT PATIO OPENINGS; TOP @ + 42" A.F.F.; PER X/A1.2
19 NOT USED
20 NOT USED
21 NOT USED
22 COLUMN AND BASE PER STRUCT'L
23 WINDOW PER SCHEDULE AND PLAN
24 8" CMU DUMPSTER ENCLOSURE, WALL PER PLAN AND STRUCT'L; CMU: SUNCORE MASONRY, SPLIT-FACE, INTEGRAL COLOR: JAVA
25 STEEL DUMPSTER GATE PER A1/A1.4; COLOR PER ELEVATION.
26 PREFAB. PREFIN. ALUM. BAHAMA SHUTTER; MFR. BY FENWALL; COLOR MT-1 REFER APPLICABLE WALL SECTIONS; PROVIDE BACKING IN WALL AS REQ'D FOR ATTACHMENT
27 PREFIN. SCUPPER AND RAINLEADER PER ROOF PLAN; COLOR MT-1
28 WALL SCONCE PER LIGHTING SCHEDULE
29 WALL-MOUNTED AREA AND/OR EMERGENCY EXIT LIGHT PER LIGHTING SCHEDULE
30 WALL-MOUNTED ADDRESS LETTERS, 12" TALL, COLOR MT-1
31 VERT. METAL TRIM PER X.AX.X; COLOR MT-1
32 PREMAN. GAS FIREPLACE PER PLAN
33 TILE SURROUND; TILE T-1 12X24, STACKED LAYUP AS SHOWN
34 OVERHEAD ROLLUP DOOR W/ HIGH LIFT TRACK PER SCHED'L
35 PREFAB. ZERO CLEARANCE FIREPLACE PER PLAN
36 ELECTRICAL SWITCHGEAR; PAINT TO MATCH BACKGROUND.
37 NEW ROOFTOP EQUIPMENT SCREEN BEYOND PER ROOF PLAN

UNPUBLISHED WORK
© 2025 MERRICK LENTZ ARCHITECTURE/ CHANEY BEAGLE ARCHITECTS, PLLC
Unauthorized use or reproduction of these drawings or any part herein without the permission of Merrick Lentz Architecture is not permitted

MERRICK LENTZ ARCHITECTURE
12815 NE 126th Place, Kirkland, WA 98034
t.425.747.3177 www.mlarch.com

stamp



This seal/signature is valid only for the original version of this document as issued by the Consultant. Any subsequent modifications, alterations, or unauthorized use render the seal/signature invalid.

consultant

project name

OUTBACK STEAKHOUSE
BONEFISH GRILL™

Dual Store

11114 S. State Street
Sandy, Utah 84070

site plan review

drawing title

EXTERIOR ELEVATIONS

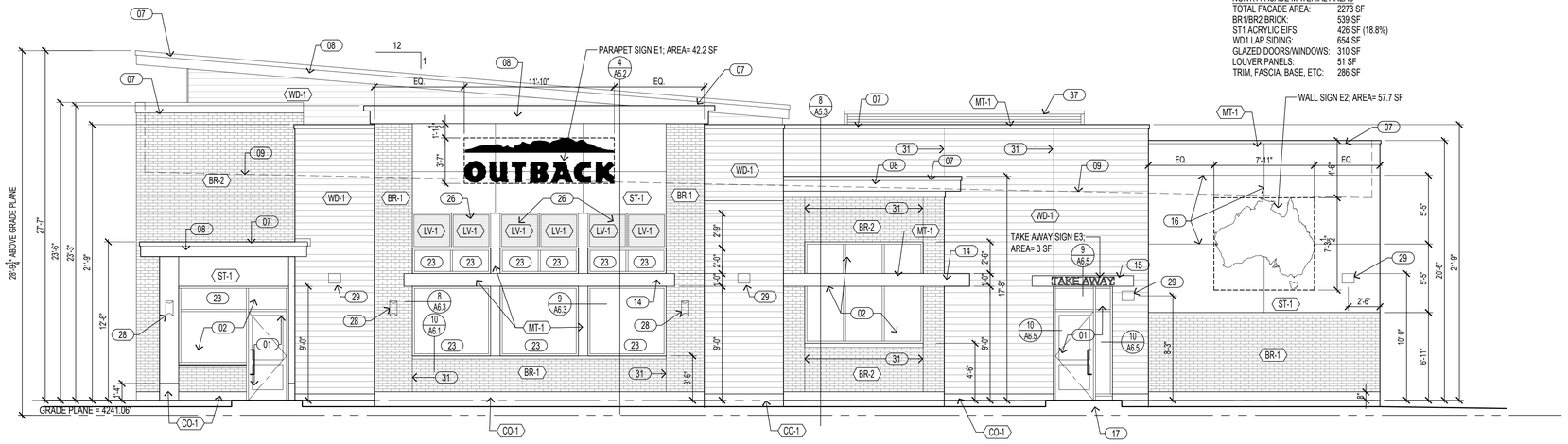
drawn by CSC
checked by CSC

issued	date	description
1	5/12/26	SITE PLAN/DESIGN REVIEW-REV
	12/30/25	REVISED LEASE EXHIBIT

A3.1

NORTH FACADE MATERIAL AREAS

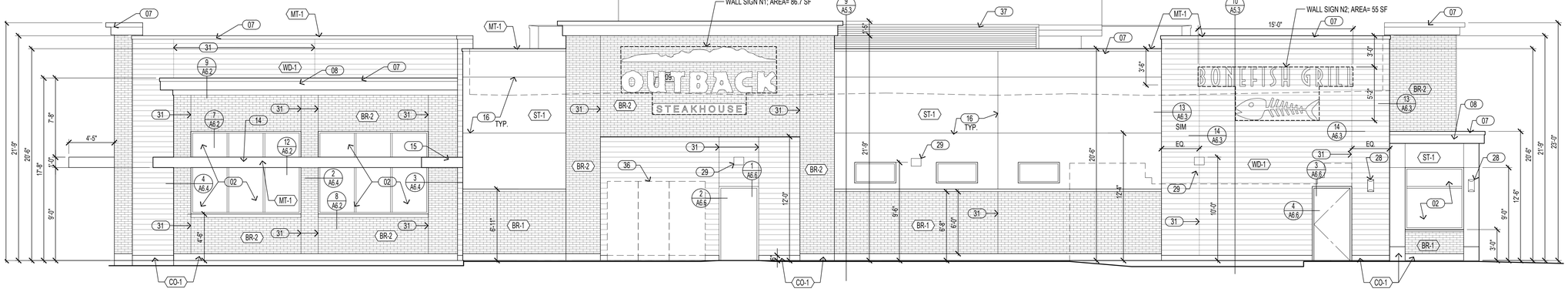
TOTAL FACADE AREA:	2273 SF
BR1/BR2 BRICK:	539 SF
ST1 ACRYLIC EIFS:	426 SF (18.8%)
WD1 LAP SIDING:	654 SF
GLAZED DOORS/WINDOWS:	310 SF
LOUVER PANELS:	51 SF
TRIM, FASCIA, BASE, ETC:	286 SF



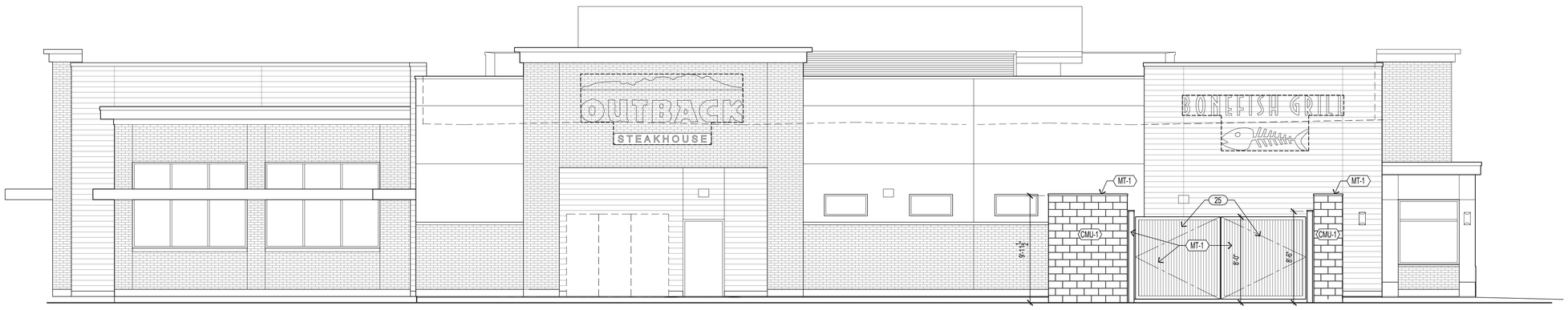
C A3.2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

WEST FACADE MATERIAL AREAS

TOTAL FACADE AREA:	2856 SF
BR1/BR2 BRICK:	499 SF
ST1 ACRYLIC EIFS:	562 SF (20.0%)
WD1 LAP SIDING:	826 SF
GLAZED DOORS/WINDOWS:	208 SF
OPAQUE DOORS:	49 SF
TRIM, FASCIA, BASE, ETC:	383 SF



D A3.2 WEST ELEVATION - DUMPSTER ENCLOSURE OMITTED
SCALE: 3/16" = 1'-0"



D1 A3.2 WEST ELEVATION - DUMPSTER ENCLOSURE SHOWN
SCALE: 3/16" = 1'-0"

EXTERIOR ELEVATION NOTES

01 STOREFRONT ENTRY DOOR SIDELIGHT AND/OR TRANSOM SYSTEM PER SCHEDULE

02 STOREFRONT WINDOW SYSTEM PER SCHEDULE

03 F.R.C PANEL VERTICAL FAUX COLUMN, COLOR TR.1

04 BRAKE METAL CORNER TRIM; MATCH STOREFRONT COLOR

05 F.R.C PANEL FACADE, COLOR TR.1

06 PREMANUFC'FRD 3-1/2"x13" ALUM. SUNSHADE, PREFIN.; BY FENWALL OR EQ.; REFER TO WALL SECTIONS

07 PREMANUF'RD, PREFIN. FASCIA; METAL-ERA ANCHOR-TITE STANDARD FASCIA, OR EQ.; FASCIA SIZE PER DETAIL

08 5/4"x_ F.R.C FASCIA TRIM PER DETAIL; COLOR TR.1

09 LINE OF ROOF BEYOND PARAPET WALL

10 PREMANUFACTURED ELECTRIC BIFOLD OVERHEAD DOOR PER SCHEDULE; COLOR TBD;

11 NOT USED

12 NOT USED

13 PREMANUFACTURED, PREFIN. FIXED LOUVER PER NOTE 11, OVER BLANK EXTERIOR WALL ASSEMBLY REFER APPLICABLE DETAIL

14 PREMANUFACTURED, PREFIN. METAL SUNSHADE; BY FENWALL, OR EQ.; REFER 12/A6.2

15 PREMANUFACTURED, PREFIN. ENTRY CANOPY; BY FENWALL, OR EQ. REFER APPLICABLE DETAIL

16 EIFS V-GROOVE REVEAL TYP.

17 GFRC PLANTER; TOURNESOL "WILSHIRE GFRC", COLOR: SHADOW ACID ETCH; 24" HIGH, 18" WIDE, LENGTH AS SHOWN ON PLAN

18 GUARDRAIL AT PATIO OPENINGS; TOP @ + 42" A.F.F.; PER X/A1.2

19 NOT USED

20 NOT USED

21 NOT USED

22 COLUMN AND BASE PER STRUCT'L

23 WINDOW PER SCHEDULE AND PLAN

24 8" CMU DUMPSTER ENCLOSURE, WALL PER PLAN AND STRUCT'L; CMU: SUNCORE MASONRY, SPLIT-FACE, INTEGRAL COLOR: JAVA

25 STEEL DUMPSTER GATE PER A1/A1.4; COLOR PER ELEVATION.

26 PREFAB. PREFIN. ALUM. BAHAMA SHUTTER; MFR. BY FENWWALL; COLOR MT-1 REFER APPLICABLE WALL SECTIONS; PROVIDE BACKING IN WALL AS REQ'D FOR ATTACHMENT

27 PREFIN. SCUPPER AND RAINLEADER PER ROOF PLAN; COLOR MT-1

28 WALL SCONCE PER LIGHTING SCHEDULE

29 WALL-MOUNTED AREA AND/OR EMERGENCY EXIT LIGHT PER LIGHTING SCHEDULE

30 WALL-MOUNTED ADDRESS LETTERS, 12" TALL; COLOR MT-1

31 VERT. METAL TRIM PER X.AX.X; COLOR MT-1

32 PREMAN. GAS FIREPLACE PER PLAN

33 TILE SURROUND; TILE T-1 12X24, STACKED LAYUP AS SHOWN

34 OVERHEAD ROLLUP DOOR W/ HIGH LIFT TRACK PER SCHED'L

35 PREFAB. ZERO CLEARANCE FIREPLACE PER PLAN

36 ELECTRICAL SWITCHGEAR; PAINT TO MATCH BACKGROUND.

37 NEW ROOFTOP EQUIPMENT SCREEN BEYOND PER ROOF PLAN

UNPUBLISHED WORK
© 2025 MERRICK LENTZ ARCHITECTURE/ CHANEY BEAGLE ARCHITECTS, PLLC
Unauthorized use or reproduction of these drawings or any part herein without the permission of Merrick Lentz Architecture is not permitted

MERRICK LENTZ ARCHITECTURE
12815 NE 126th Place, Kirkland, WA 98034
t.425.747.3177 www.mlarch.com

stamp



This seal/signature is valid only for the original version of this document as issued by the Consultant. Any subsequent modifications, alterations, or unauthorized use render the seal/signature invalid.

consultant

project name

OUTBACK STEAKHOUSE
BONEFISH GRILL™

Dual Store

11114 S. State Street
Sandy, Utah 84070

site plan review

drawing title

EXTERIOR ELEVATIONS

drawn by CSC
checked by CSC

issued	date	description
1	5/12/26	SITE PLAN/DESIGN REVIEW-REV
	12/30/25	REVISED LEASE EXHIBIT

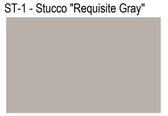
A3.2

EXTERIOR ELEVATIONS MATERIALS KEY (XX-X)

BR-1 - Dark Brick



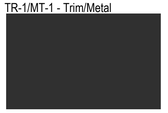
ST-1 - Stucco "Requisite Gray"



BR-2 - Light Brick Blend



TR-1/MT-1 - Trim/Metal



WD-1 - Wood Tone "Summer Wheat"



CO-1 - Cast Concrete



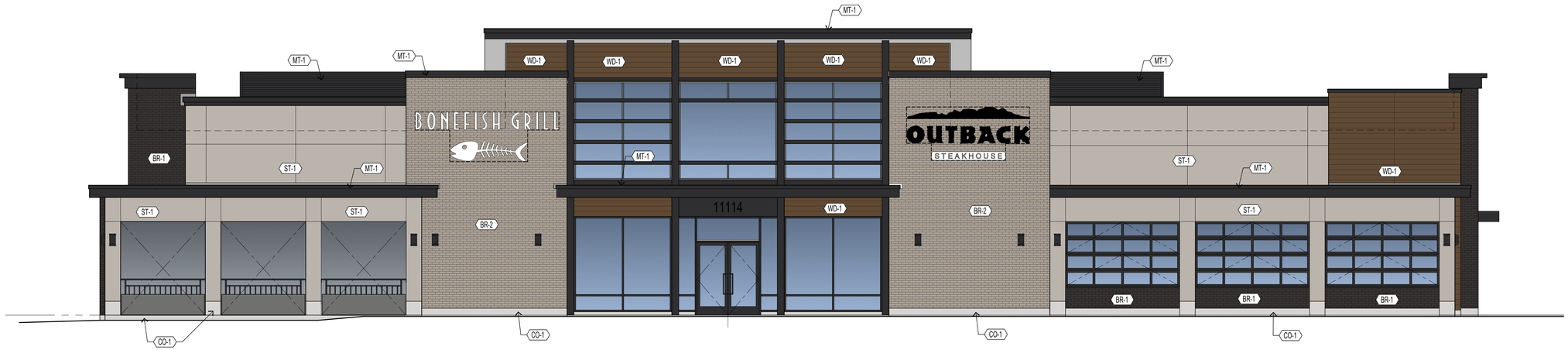
BR-1
Interstate Brick Thin Modular; Color: "Coal"

BR-2
Interstate Brick Thin Modular Blend;
Color: Platinum - 60%
Color: Smokey Mountain - 25%
Color: Ash - 15%

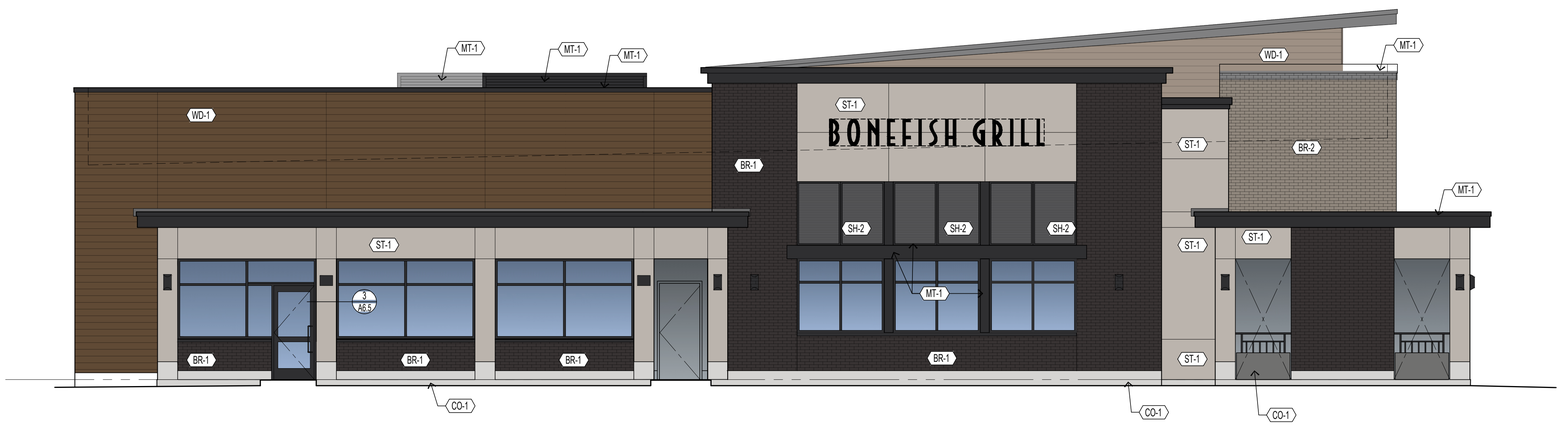
WD-1
Woodtone "Summer Wheat"
On James Hardie Lap Siding, 7" exposure
www.woodtone.com 800.663.9844

CMU-1
Suncore Masonry
Split Face, Color: Java
www.suncoremasontry.build

MT-1/TR-1
Sherwin Williams
SW6258 "Tricorn Black"



A A3.1 EAST ELEVATION (STATE STREET)
SCALE: 3/16" = 1'-0"



B A3.1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

UNPUBLISHED WORK
© 2025 MERRICK LENTZ ARCHITECTURE/
CHANEY BEAGLE ARCHITECTS, PLLC
Unauthorized use or reproduction of these drawings
or any part herein without the permission of
Merrick Lentz Architecture is not permitted

MERRICK LENTZ
ARCHITECTURE

12815 NE 126th Place, Kirkland, WA 98034
t.425.747.3177 www.mlarch.com

stamp



This seal/signature is valid only for the original version of this document as issued by the Consultant. Any subsequent modifications, alterations, or unauthorized use render the seal/signature invalid.

consultant

project name

OUTBACK STEAKHOUSE
BONEFISH GRILL™

Dual Store

11114 S. State Street
Sandy, Utah 84070

site plan review

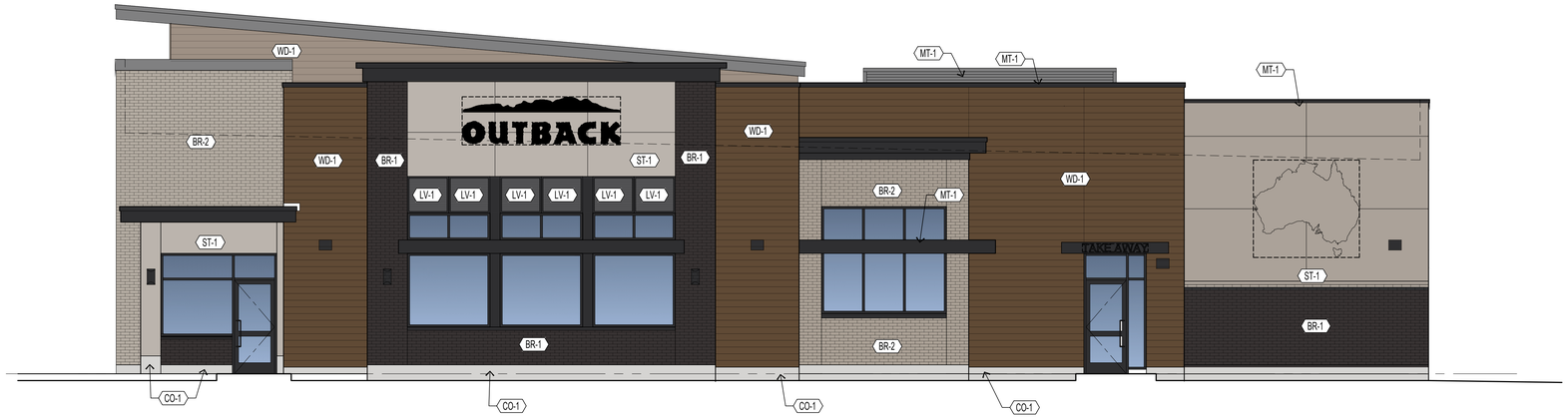
drawing title

EXTERIOR
ELEVATIONS
(COLOR)

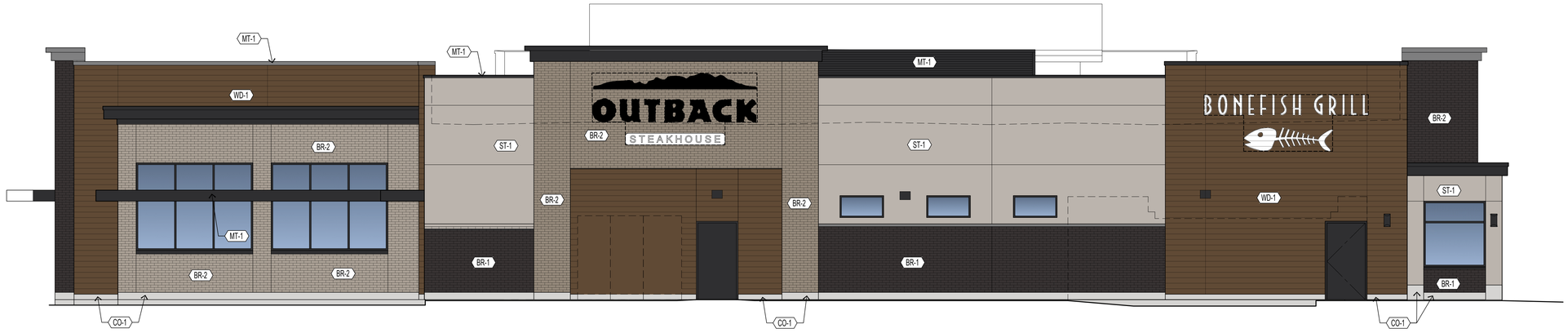
drawn by	CSC
checked by	CSC

issued	date	description
1	5/12/26	SITE PLAN/DESIGN REVIEW-REV
	12/30/25	REVISED LEASE EXHIBIT

A3.1A



C / A3.2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



D / A3.2 WEST ELEVATION - DUMPSTER ENCLOSURE OMITTED
SCALE: 3/16" = 1'-0"

UNPUBLISHED WORK
© 2025 MERRICK LENTZ ARCHITECTURE/
CHANEY BEAGLE ARCHITECTS, PLLC
Unauthorized use or reproduction of these drawings
or any part herein without the permission of
Merrick Lentz Architecture is not permitted

MERRICK LENTZ
ARCHITECTURE

12815 NE 126th Place, Kirkland, WA 98034
t.425.747.3177 www.mlarch.com

stamp

STATE OF UTAH
CRAIG S. CHANEY
No. 14202489-0301
LICENSED ARCHITECT

This seal/signature is valid only for the original version of this document as issued by the Consultant. Any subsequent modifications, alterations, or unauthorized use render the seal/signature invalid.

consultant

project name

OUTBACK STEAKHOUSE
BONEFISH GRILL™

Dual Store

11114 S. State Street
Sandy, Utah 84070

site plan review

drawing title

EXTERIOR ELEVATIONS (COLOR)

drawn by	CSC
checked by	CSC

issued	date	description
1	5/12/26	SITE PLAN/DESIGN REVIEW-REV
	12/30/25	REVISED LEASE EXHIBIT

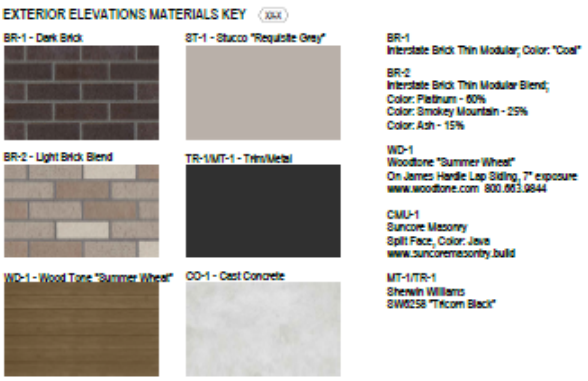
A3.2A

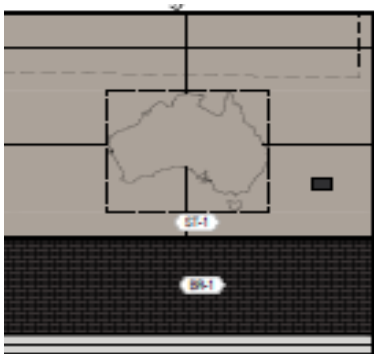
Architectural Review Committee Meeting
April 29, 2026

Members Present:	**Staff Present:**	**Those Absent:**
Steve Burt	James Sorenson	Lyle Beecher
Cheryl Bottorff	Brian McCuistion	Cyndi Sharkey – Alternate/nonvoting
Scott Westra	Mike Wilcox	
David Hart	Clinton Spencer	
Chad Littlewood	Jennifer Gillen	
Kris Nicholl – nonvoting		

4:00 p.m. Outback Steakhouse & Bonefish Grille Dual Restaurant (11114 S. State Street), Jeff Jones (Owner), Craig Chaney (Merrick Lentz)

Craig Chaney introduced the project as a dual-concept restaurant which will combine Outback Steakhouse and Bonefish Grill into a single 10,000 square-foot building. These two restaurants will share a single kitchen, bar, and restrooms to streamline operations. The restaurants will maintain separate brand identities and dining areas where guests can cross order from either menu regardless of where they sit. The building design focuses on maintaining a manageable scale through substantial modulation while maximizing glass and openings of the building. The front facade has two patios flanking the central entries. The design uses extensive glass on the building's front to invite natural daylight and serve as a prominent visual signature. There is a lot of glass on the front of the building and will have horizontal louvers over it to maintain sun control and add some visual interest to it. There will be a flat canopy over the middle of the glass that will define the upper and lower space of the building. They will use four materials on the building, which they feel will bring warmth and natural tones to it. They are asking for signage on all sides of the building, including an LED installation that displays an outline of Australia.





The project features "all the way around" landscaping, including greenery and the use of planters on the front patio to help soften it.



Steve Burt wanted more explanation about the dumpster enclosure on the west side of the building.

Craig Chaney explained that the walls will be constructed with split-face CMUs and will be a dark gray integral color. The gates will be constructed from black steel.

Steve Burt asked if there would be rooftop equipment.

Craig Chaney said there would be rooftop equipment behind parapets and screened as necessary.

Scott Westra wanted to know what the brown wood-like material was that was mentioned earlier.

Craig Chaney said that the material is a fiber cement lap siding (similar to Hardie board) but specifically uses an aftermarket process and adds multi-tone coloring. They have used this for years because it mimics real wood but does not have maintenance to it.

Chad Littlewood wanted to know if the roll-up doors were just for the interior experience, or would they open to the outside.

Craig Chaney explained that the bi-fold doors are designed to open up, allowing an exterior dining patio to offer "al fresco" dining for customers. Although the area remains an exterior patio in terms of building conditioning, the roll-down doors are intended to extend the usable season for this outdoor space.

Cheryl Bottorf wanted to know more about the trash enclosure because staff were not happy about the CMU block.

Craig Chaney said they are going with an integral colored split-face stone from a local supplier. To finish it off, they are doing a black coping cap on top and matching black steel doors with corrugated panels.

Mike Wilcox asked if the dumpster enclosure was physically attached to the building.

Crag Chaney said that it is not attached and was separated from the building about 4 inches.

David Hart wanted to know what the horizontal black line was on the east elevation that went all the way across the building and looked like it dropped.

Craig Chaney said this architectural feature is a 10 inch deep, projecting metal sun trellis designed to serve as a horizonal separator between the transom and the main window. It will be finished to match the building's existing trim, ensuring visual continuity.

Steve Burt asked why they will use split face block instead of brick on the dumpster enclosure.

Craig Chaney said it was an economic decision.

Mike Wilcox asked if it was a full brick or a thin brick.

Craig Chaney said it would be a thin brick.

Mike Wilcox went on to say that they have done a great job on the design to make the back of house not really look like the back of house.

Jeff Jones stated how happy he was with the design of the back of house that Craig did. He said that if they were permitted to do it with split face block rather than brick, it would be maintained far better by their operators.

David Hart had a question about our sign ordinance and the number of signs they will have.

Mike Wilcox stated that signage has not yet been evaluated but will be reviewed as the project progresses. While there is no limit on the number of signs, they must comply with all percentage requirements. A separate permit will be required for the signage.

David Hart asked if all material and rooftop mechanical equipment heights have been checked to ensure appropriate screening and feel confident it will not be seen.

Craig Chaney said they are checking on that and if there is anything that peaks above the parapet, they will provide roof screens to hide it.

MOTION

Cheryl Bottorf made a positive recommendation to the Planning Commission to approve the project as shown. **Scott Westra** seconded. All voted in favor of the motion. Following the motion, committee asked to amend the motion to include a requirement that all rooftop equipment extending above the parapet be fully screened. The amendment passed unanimously.

**Staff Report Memorandum is attached for this project.

JAMES SORENSEN
COMMUNITY DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum

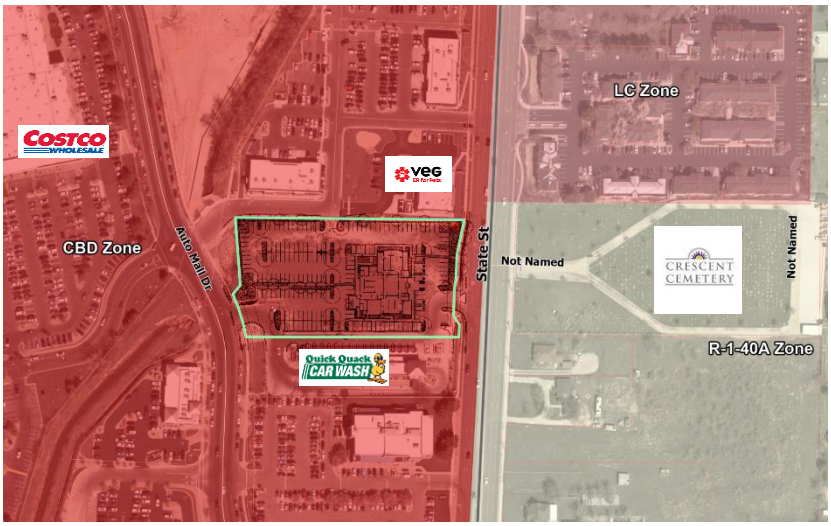
April 29, 2026

To:	Architectural Review Committee	
From:	Community Development Department	
Subject:	Outback Steakhouse & Bonefish Grille Dual Restaurant (Preliminary Site Plan Review)	SPR02272026-007157
		CBD Zone
	11114 S. State St.	2.40 Acres, 11,195 sq. ft. Restaurant Bldg.
	[Community #9, Commercial Area]	

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, Craig S Chaney w/ Merrick Lentz Architecture (representing the property owner, John Liljenquist w/ OneEleven Partners II, LLC) is requesting preliminary site plan review of a commercial site plan for a dual restaurant for Outback Steakhouse and Bonefish on a property located at 11114 S. State St. The proposal is to construct a single-story building with 11,195 square feet. The proposed use is considered a restaurant (see Exhibit "A" for application materials).



Background

The property is zoned Central Business District (CBD) and is currently vacant. The property is bordered by other properties zoned CBD including Quick Quack Car Wash to the south, Veterinary Emergency Group (VEG) and the School Yard retail center to the north, Costco to the west, then, across State Street to the east the Crescent Cemetery in the R-1-40A zone.

Architectural Analysis

As part of being within the CBD Zone the city's Architectural Design Standards must be reviewed by the Architectural Review Committee (ARC) and provide a recommendation to the Planning Commission. Important design issues or considerations on this proposed development in the Design Standards that will need to be reviewed are building frontages, massing, heights, design and materials, articulation, and street level entries.

The applicant is proposing four (4) main materials including two (2) different colored brick, stucco, and a wood toned aluminum siding material. The applicant will also use a black metal trim and small portions of exposed cast concrete on the structure.

Architectural Design Standards:
Design/ Building Color

Staff Finding: *The applicant is proposing several features to the building including roll up garage doors, large window openings, covered outdoor dining areas, integral raised planter beds, and both a flat and single sloped roof feature. The overall design of the building includes several variations in walls, offsets, roof top, massing, and materials. All sides of the building have been addressed with features that enhance the appearance from all points of view. All features appear to be proportional to the building and roof drains appear to be integral to the structure. Where stucco is proposed, only a maximum of twenty (20) percent is shown per elevation. The other materials proposed are included in the list of recommended materials in the Design Standards.*



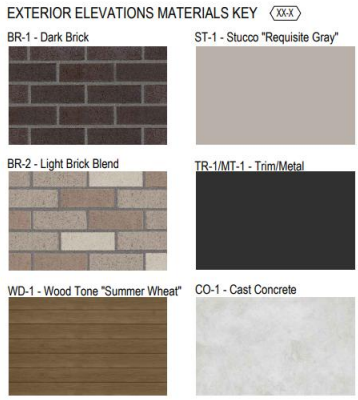






Materials/ Colors

Staff Finding: *The applicant is proposing four main materials and colors as mentioned above. Each color is earth toned and blend in well with the surrounding developments. Additional trim and cast concrete materials are also proposed which finishes enhance the main materials proposed.*



Landscape/ Streetscape

Staff Finding: *Where the Design Standards recommend landscaping around the base of the building (where possible), the applicant has complied. The outdoor dining area is enclosed with integral raised planter beds to help soften the dining space from the parking and pedestrian areas to meet this requirement.*



Roof Design/Equipment Screening

Staff Finding: *The applicant has not provided a roof plan showing any and all roof mounted utilities. This will be required for consideration and approval by the Planning Commission.*

Pedestrian Access

Staff Finding: *Entrances into the building are well defined with large glass openings, and coverings over the main entrances. Utility or maintenance entrances are not as attractive to clearly represent to those visiting that they are not main entrances into the building.*

Trash Area Screening

Staff Finding: *A trash enclosure is proposed on the rear (west facing) side of the building. The material shown appears to be a cinder block (CMU) material, but no defining colors have been included in the plan. Staff recommends that to maintain a consistent appearance to the structure that the trash enclosure material be the same brick material included on the building and not CMU as proposed.*

Staff Concerns

Overall the building accomplishes the purpose of the Architectural Design Standards as proposed. As stated above in regards to the trash enclosure material, no definitive material or color has been proposed. Where the structure is attached to the building, staff recommends that the material be the same as the building utilizing the brick material in either color in order to maintain consistency with the overall appearance of the building.

Planner:

Clinton Spencer
Development Services Manager

SEG Mall Redevelopment Ph 4B – Jazz Practice Facility (10450 S. State Street), Larry Oldham and Rob Cottle (Babcock Design), Jamie Galileo (SEG)

Chad Littlewood recused himself from voting on this project because his company is working on this project.

Rob Cottle explained that Jazz Box will be their practice facility consisting of two NBA regulation courts for their players. This multi-story building will include office amenities, locker rooms, and an underground parking structure for both this practice facility and a future building to the north. The proposed facility is designed with a heavy focus on privacy and security while maximizing the aesthetic value of its location. Key features of the site plan include a new four-way stop at 105th South and Mall Ring Road which will serve as the entry point, featuring a dedicated control point for credentialed staff, players, and visitors. The site includes an underground garage for credentialed users and an upper-deck parking area featuring a one-way roundabout with 28 stalls. By building atop the parking garage and setting the structure back from the road, the facility gains both a scenic view of the eastern mountains and a natural buffer from public traffic. To protect the basketball team's privacy, the design incorporates landscape buffering and specialized window glazing with integrated blinds for both sun and vision control.

Scott Westra asked how many levels to the underground parking garage.

Rob Cottle said the parking garage will be one level.

David Hart asked if the upper-deck parking will be private parking or if it will be opened to the public.

Rob Cottle said it would be all private parking. Because of this, there will be a control point with some type of booth and gate where those credentialed will have access.

David Hart asked if the security booth would be custom designed, or are they planning to buy a pre-built unit and install it on-site.

Rob Cottle stated they have not gotten that far yet but would probably do something to match the building. Also, the building to the north (not yet built) has a more public function, featuring regular patron traffic, a partially public parking garage, and a plaza that includes a public drop-off and turnaround area.

Scott Westra asked if they were going to secure the south side of the underground parking.

Rob Cottle stated that yes there would be some barriers set up.

Kris Nicholl asked how many cars the underground parking will hold.

Rob Cottle stated that the Jazz facility will use around 120 stalls and the building to the north will have around 150 stalls. The players will park in their designated lot and will have their own specific entrance to the facility.



Steve Burt asked if the public would be able to look into the basketball practice facility.

Rob Cottle said access to the deck is restricted due to privacy, safety, and confidentiality concerns regarding NBA players, including injury privacy. Team staff will decide access based on daily activities. There will be some visibility into the practice facility from the opposite sidewalk if shades are left open.

David Hart asked about their plan for the shades and whether they would be floor-to-ceiling, fully blackout, or more of a filtering option.

Rob Cottle said they would probably be metal blackout shades, electronically controlled, giving the team the ability to shade the court when needed.

Steve Burt asked what the glass color will be.

Rob Cottle said they were going to match what they have on the existing facility, which is a "Clear" glass to make it as transparent as possible.

Kris Nicholl asked if the glass product would create a glare for the drivers.

Rob Cottle said it is a standard low E architectural glass which will have a low E coating on it. It will have some reflection to it, but it is not a highly reflected glass that's mirrored.



David Hart asked if there are any plans for exterior/building lighting, such as up-lights, down-lights, or lighting integrated into the overhang.

Rob Cottle said they are planning to incorporate architectural lighting but have intentionally delayed those final decisions because they need to align them with the final branding direction, specifically regarding the placement and design of the logos.

David Hart asked about the materials they will be using.

Rob Cottle explained that the project features a design that matches the material palette of the Mammoth facility to create a cohesive campus feel. This building will have architectural concrete with a high-quality finished look. It will include charcoal-colored ACM panels for a crisp, flat look, and a Trespa panel rainscreen system on the east elevation that will have a stone-like appearance. Our design includes cantilevered elements, wood look soffits, and a distinct darker roofline definition. This building will have a higher end, warmer interior, featuring a wood ceiling that will be visible from the outside at night. The east facing vertical elements will feature branding and wayfinding signage to assist with navigating the broader site.



Clinton Spencer explained that staff feels the project complies with the Cairns Design Standards, except for the concrete retaining wall height exceeding four feet. Due to privacy needs for the team's practice facility, a height exception has been requested. To mitigate visual impact, the design includes landscaping to soften the wall from the east side entrances.

Davis Hart asked if the concrete retaining walls of the garage would match the main building's concrete, specifically matching the same cone-tie pattern and finish.

Rob Cottle said yes, and that it is their intention to have a nice clean finish with contrasting layers of landscaping.

Steve Burt asked if there would be any rooftop equipment.

Rob Cottle said that there will be rooftop units that are centered behind the vertical wall on the west side and will be screened in.

MOTION

David Hart made a positive recommendation to the Planning Commission to approve the project. **Scott Westra** seconded. All in favor of the motion.

**Staff Report Memorandum is attached for this project.

JAMES SORENSEN
COMMUNITY DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum

April 29, 2026

To:	Architectural Review Committee	
From:	Community Development Department	
Subject:	SEG Mall Redevelopment Ph 4B - Jazz Practice Facility	SPR04222026-007197
		CBD Zone
	10450 S. State St.	Cairns District
	[Community #9]	4.1 Acres, 39,852 Sq. feet

Public Meeting Notice: This item has been noticed on public websites, and at public locations.

Request

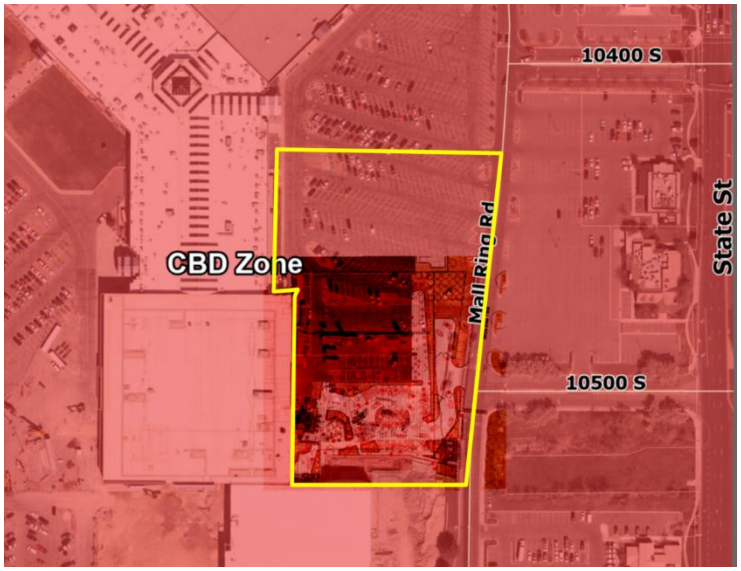
The applicant, Larry Oldham with Babcock Design (representing the property owner, Jamie Galileo with SEG), is requesting preliminary site plan review of a commercial site plan within the Cairns District for a basketball practice facility structure and office spaces for the Utah Jazz. The proposal is to construct a multi-story use building for this proposed use which includes offices, amenities, locker rooms, basketball courts, and an underground parking structure for both the Jazz Practice Facility building being proposed and a future building to the north (see Exhibit "A" for application materials).

Background

The property is zoned Central Business District (CBD) and is part of the South Village of the Cairns Master Plan and is subject to the Cairns Design Standards. The land is currently a parking lot for the existing mall structure and is adjacent to the Mammoth Practice Facility to the south which was recently completed. The proposed Jazz Practice Facility addition will contribute to the continued overall renovation of the mall into a multi-use sports, shopping and office space.

Architectural Analysis

As part of being within the CBD Zone & Cairns District, the city's Architectural Design Standards and Cairns Design Standards (CDS) both apply and must be reviewed by the Architectural Review Committee (ARC) and provide a recommendation to the Planning Commission. Important design issues or considerations on this proposed development in the Design Standards that will need to be reviewed are building massing, building heights, building design and materials, and building articulation.





The applicant has provided the following narrative regarding the approach of the design of the building in regards to the purposes and general design standards of the Cairns District:

> "The relationship between humans and mountains has ancestrally been one of necessity, but as we grew, we moved away from these natural titans and created what we call our 'built environment'. The SEG projects continue to aim to reinforce and regrow the deep-seated relationship between nature and humanity, the organic and the constructed, where mountain meets urban. In the fourth phase of this project, we continue the same design elements as we add the Utah Jazz Practice Center to the east side of the mall.
>
> Taking cues from the great sheer-faced and cave-pocked mountains of the Wasatch range, Phase 4 continues to mimic the stark natural beauty of these cliffs and ledges by way of its layering and contrast. The new Jazz box elevation looks to represent these sheer cliff faces, with cantilevered 'outcroppings' over the basket courts and raised vertical elements giving a variety of heights.to the façade. It also hints to similar design element included on the Mammoth Hockey practice center.
>
> This phase of the construction is focused on the Jazz Practice Center. The concept is natural light and providing the occupants as much as possible. This is accomplished with vertical curtain wall reminiscent of sheer rock cliffs. The façade is broken by engaged vertical column element of changing material, cantilever out door patio and a long linear bent plate element on the east façade."

Cairns Design Standards (CDS):

Building Form

- **Materials**
  Staff Finding: *The applicant is proposing five main materials for the proposed structure, which exist and are consistent with the hockey structure to the south. The materials are primarily architectural metal paneling in different colors and textures, and architectural concrete. The materials are high quality and have a life span beyond the minimum fifty (50) years recommended in the CDS.*



- **Massing & Architectural Form**
  Staff Finding: *For the proposed Jazz building and the future building to the north, there is architectural concrete for the underground parking facility. The first story on top of that acts as a base which consists of several window openings. Then there is the large windows which make up the middle of the building, and a well defined cap of the structure with the proposed roof feature and large exposed eves. The design of the structure is timeless. The main height of the structure is setback from the pedestrian realm as to not overwhelm it, and there are massing elements to the structure that break up is size and height with gathering areas and other areas for landscaping to help soften the building from the pedestrian realm.*

- **Articulating Mountain Elements**
  Staff Finding: *There are several "mountain elements" in the design of the building. The pedestrian plaza makes up a 'hanging valley' element, while the break in the massing it creates could be viewed as a 'canyon' feature. The overhangs on the building make up 'ledge' features and the cap of the structure, although not narrower than the rest of the building with its large overhangs, is clearly representative of the 'peak' of the structure.*

- **Community Spaces**
  Staff Finding: *While the intent of the CDS speak more generally throughout the area, the proposed structure does include and provide smaller community spaces within it. Several areas and amenities make gathering on the main plaza attractive and inviting. Although private to the users of the building, the plaza will still generate an area for gathering for those*

Exceptions

The applicant is requesting one exception to these standards. The applicant has identified some of the proposed enhancements they are offering as offsets to the exceptions to the standards. The following exception is needed for the proposed structure:

- Building foundation height
  - The proposed parking structure and retaining walls that make up the foundation of the structure exceed four (4) feet.



There are two types of Cairns Standards exceptions requests: hardships and non-hardships. In review of the requested exception, staff finds that their requests fit into the non-hardship category as they can't meet all five of the criteria of hardship type. The non-hardship exception requests must meet the following criteria:

- The intent of the applicable regulations are met.
- The intent of the Master Plan is met.
- The same or better-quality design is achieved.

Staff Finding: *The structure is uniquely designed for a specific purpose, that being a practice facility for a professional basketball team, the Utah Jazz. Given the constraints of the site, and the desire for a community space for those involved with the structure some degree of privacy is desired. By raising the grade with the proposed concrete walls, a higher level of privacy is met closer to the building entrances where the plaza is provided. The retaining walls will include landscaping to help soften them from the Mall Ring Road and sidewalk.*

The applicant is proposing the following as development enhancements to offset the impact of not complying with the requirements listed above:

- Iconic or Unique architecture
- Construction of below grade parking structure

Development enhancements are intended to balance the scales of failure to comply with all of Cairns Design Standards. There should be sufficient number of development enhancements that generate enough impact to offset the negative impacts to the branding identity and unique design elements that make this area unique.

Staff Finding: *The ionic structure, below grade parking structure, plaza elements, and proposed landscaping help offset the negative impacts of the proposed building and site.*

Staff Concerns

Staff has other concerns mentioned hereafter regarding the building and site that can be addressed separately from the building during Site Plan consideration by the Planning Commission. Although not specifically addressed the CDS recommends EV parking stalls within the parking garage. Also, the crosswalk where the sidewalk and driveway into the parking structure meet should be stamped and colored concrete. The surface parking adjacent to the plaza area has areas that should be landscaping forming islands at the end of the parking stall rows. The area is currently shown as striped paving, but should be landscaped with trees, and shrubs with raised concrete curbs. Also not addressed specifically in these plans were any screening of utilities on the site or roof. The applicant will need to clearly show the location of utilities and how they are screened from view.

What has been discussed in this report are only the issues that relate to the Massing and Architectural Design per the previous consideration of the hockey facility. In the Planning Commission staff report from that item it states, "some of the Cairns design standards would not be applied to this phase of the project, except for the sections that apply to the building itself. It is anticipated that the full Cairns Design Standards will be applicable to the future Phase 3 redevelopment of the remainder of the mall property. Until then, staff has determined that only Chapters 4 and 5 of the
Cairns Design Standards should be considered for these buildings."

Staff would like to see the concerns listed above addressed during the site plan review process and presentation to the Planning Commission.

Planner:

Clinton Spencer
Development Services Manager

Exhibit C

May 3, 2026

Craig S. Chaney
Principal
Merrick Lentz Architecture
12815 NE 126th Place
Kirkland, WA 98034
425.802.5331
craigc@mlarch.com

TRANS
TRANSPORTATION ENGINEERING

RE: 11114 S. State Street Dual Restaurant Parking Demand Memo– Sandy City, UT

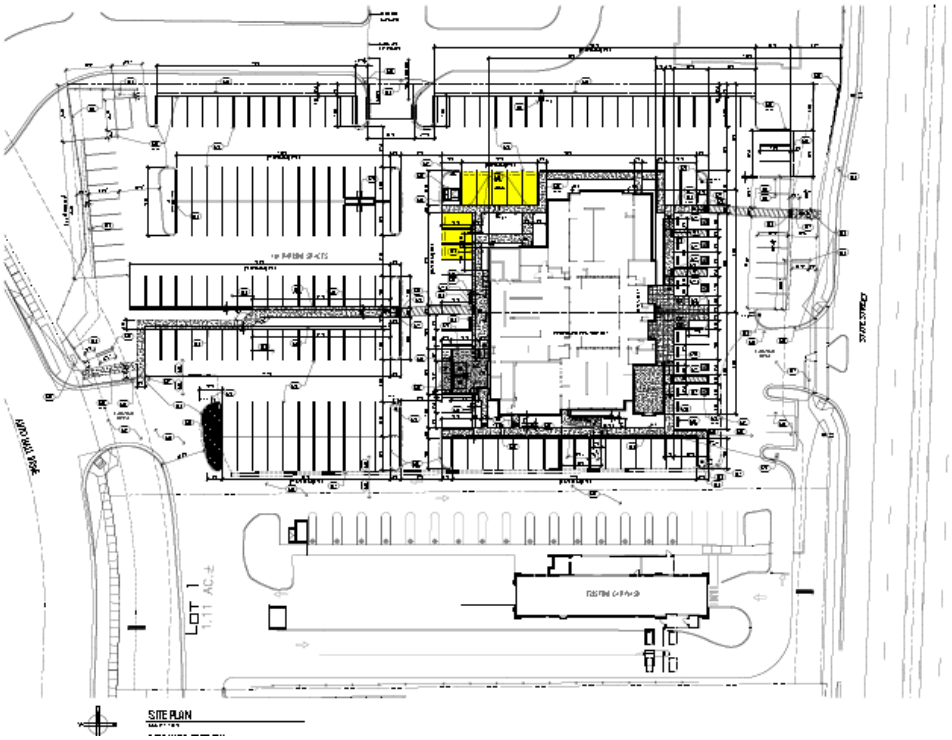
The following quantifies the likely parking demand for the 10,000 square foot dual sit down restaurant located at 11114 S State Street in Sandy City, Utah. The proposed dual restaurants include Bonefish Grill and Outback Steakhouse. The developer is requesting an increase from the City code to allow for the new trend of pick-up delivery services that require temporary parking spaces near the restaurant. While established restaurants must create temporary stalls by taking from the general parking spaces, there is an opportunity to consider this now and allow these temporary spaces to be created in the planning stage and allow the general parking to still maintain the City code requirements. If these short-term/temporary delivery parking stalls are not provided, delivery drivers will double park for their pick-up. By allowing these temporary spaces as additional spaces, this minimizes the impacts the delivery drivers have on parking lot operations.

Further, the site has room to allow for two additional spaces that are being requested above the City code. The latest National Standard reference "2023 ITE 6th Edition Parking Generation Manual" will show that the empirical data for sit down restaurant (land use 932) is typically demanding higher parking rates than what the City code requires and therefore any additional parking above the City code is likely to minimize parking overflow to the adjacent lots on the peak day and times, Friday evening.

The following memo provides the information for the City to determine if the increase being requested is reasonable.



Site Location at 11114 S State Street



Proposed Site Plan at 11114 S State Street

P.O. Box 521651 Salt Lake City, UT 84152
(801) 949-0348 atrans@comcast.net

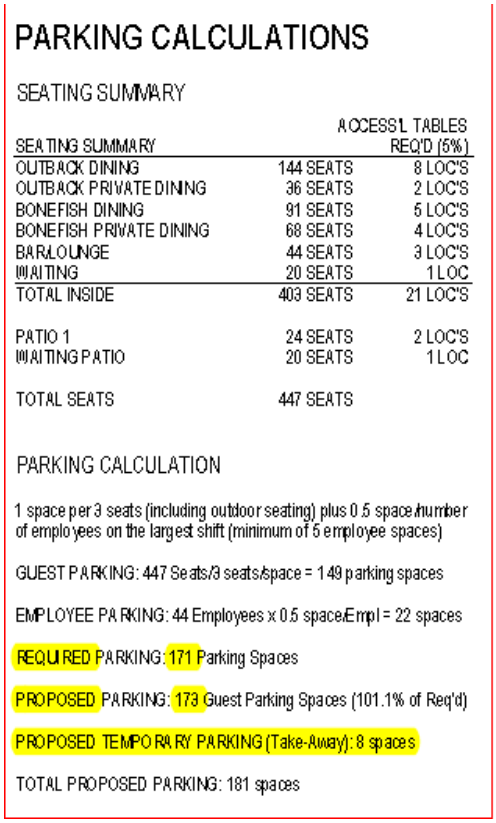
Sandy City Code
Chapter 21-24 of the Sandy City code describes the Parking, Access and Circulation Requirements. The code for restaurants is provided by Section 21-24-8 – Parking Requirements. This provides the minimum parking required based on seats. The 447 seats and 44 employees indicate that the minimum City requirement is 171 parking spaces.

The developer is proposing 181 total spaces, 173 general parking spaces and 8 temporary (pick-up) spaces.

Sec. 21-24-8. - Parking Space Requirements

Minimum

Restaurants	
Restaurant—sit down	1 space per 3 seats (including outdoor seating) plus 0.5 space per number of employees on the largest shift (minimum of 5 employee spaces)



PARKING CALCULATIONS

SEATING SUMMARY

SEATING SUMMARY		ACCESS'L TABLES REQ'D (5%)
OUTBACK DINING	144 SEATS	8 LOC'S
OUTBACK PRIVATE DINING	36 SEATS	2 LOC'S
BONEFISH DINING	91 SEATS	5 LOC'S
BONEFISH PRIVATE DINING	68 SEATS	4 LOC'S
BAR/LOUNGE	44 SEATS	3 LOC'S
WAITING	20 SEATS	1 LOC
TOTAL INSIDE	403 SEATS	21 LOC'S
PATIO 1	24 SEATS	2 LOC'S
WAITING PATIO	20 SEATS	1 LOC
TOTAL SEATS	447 SEATS	

PARKING CALCULATION

1 space per 3 seats (including outdoor seating) plus 0.5 space/number of employees on the largest shift (minimum of 5 employee spaces)

GUEST PARKING: 447 Seats/3 seats/space = 149 parking spaces

EMPLOYEE PARKING: 44 Employees x 0.5 space/Empl = 22 spaces

REQUIRED PARKING: 171 Parking Spaces

PROPOSED PARKING: 173 Guest Parking Spaces (101.1% of Req'd)

PROPOSED TEMPORARY PARKING (Take-Away): 8 spaces

TOTAL PROPOSED PARKING: 181 spaces

ITE Parking Demand

The ITE 6th Edition Parking Generation Manual is a standard practice reference for determining the likely parking demand based on land use. This is based on empirical data collected from across the US. This data includes weekday (Mon-Thurs), Friday and Saturday and provides both the average and the 85th percentile parking demand rates and is based on the different variable of 1,000 square foot (ksf), the number of seats, and the number of employees.

Using the land use 932 from the ITE Parking Generation Manual, the variable, time period and average and 85th percentile are shown in the following table.

Land Use 932 - High-Turnover (Sit Down) Restaurant			
Parking Demand Rate	10	447	44
ITE Rates	ksf	seats	employees
Weekday Rate			
Avg	8.97	0.28	2.48
85th	13.44	0.48	4.58
Friday Rate			
Avg	14.27	0.47	4.5
85th	20.24	0.79	6.5
Saturday Rate			
Avg	11.53	0.38	
85th	16.37	0.56	
Parking Space Demand	10	447	44
Parking Spaces	ksf	seats	employees
Weekday Spaces			
Avg	90	125	109
85th	134	215	202
Friday Spaces			
Avg	143	210	198
85th	202	353	286
Saturday Spaces			
Avg	115	170	
85th	164	250	

The ITE data indicates that the critical time is Friday and the ITE rates would indicate that the demand is likely to be higher than the Code requires.

The new trend of using delivery such as Uber Eats, DoorDash, etc, creates the need for temporary parking spaces near the restaurant pick up area. Many existing restaurants are having to convert general parking into the pick-up parking spaces.

Adding designated delivery parking stalls is a crucial strategy for restaurants to optimize high-volume carryout, with 3-4 converted spots allowing for faster, safer, and more efficient order pick-ups. These spaces, often combined with clear signage or a dedicated pickup window, improve traffic flow and reduce illegal, risky double-parking by delivery drivers.

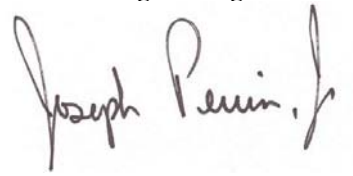
- By allowing these as separate spaces, allows the general parking to still meet the City parking code requirements and therefore, these temporary spaces should be allowed as this is a new operational aspect of restaurants that the City code has not considered.

The developer is asking that the general parking be allowed to increase from 171 to 173 spaces of general parking (181 total with the 8 temporary spaces). The ITE data indicates that the parking demand is likely to be higher than the City code is and therefore the addition of the 2 general spaces, if space is available on the site, is prudent. City Code 21-24-3 (b) indicates that an increase up to 10% is allowed if justified.

City Code Direction (21-24-3-(b))
Parking Increase. Developments are required to provide a certain number of parking stalls, as determined by this title, based on the land uses associated with the site. In some cases, it may be appropriate to allow for more than the required parking. At the time of site plan review, a Parking Plan shall be submitted showing all parking spaces, the overall circulation system, and justification for requesting increases in parking space requirements as specified below:
(1)
Increase up to Ten Percent. The Director may approve an increase of up to ten percent of the amount of required parking upon review of one or more of the following that justifies the request:
a.
Parking Demand Analysis. A study provided by a licensed transportation engineer that demonstrates actual usage of employees and customers of the proposed land use or similarly situated land uses in other locations.
b.
Market Demand Analysis. A study provided by a licensed real estate professional or real estate financial professional that provides estimates of current market demand for a particular land use.

Please contact me with any questions.

Sincerely,
A-Trans Engineering



Joseph Perrin, PhD, PE, PTOE
Principal

Sandy City, Utah

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

Staff Report

File #: SUB10112022-006417 (2nd), **Version:** 1

Date: 6/18/2026

Agenda Item Title:
Brand Estates (Reconsideration of Conditions of Approval for Subdivision and Special Exception Review)
285 East 11000 South
[Community 11, Crescent]

Presenter:
Cache Hancey, Senior Planner

Description/Background:
The applicant, Davina Brand is requesting a reconsideration of the conditions of approval for the subdivision and special exception for a property located at 285 East 11000 South. The current approval limited access onto Sophie Lane, a Private Lane, to the existing three homes that were in the Mertlich Subdivision. The applicant is requesting that Lots 11, 12, 13, and 14 of the Brand Subdivision (see Exhibit “A”) and Lot 2 of the Mertlich Subdivision (see Exhibit “B”) be granted access to Sophie Lane. The full details of the applicant’s request can be found in Exhibit “C”.

See the full details of the request in the attached staff report and exhibits.

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission approve the revised conditions of approval for the Brand Estates Subdivision and Special Exception as described in the staff report for the property located at 285 E. 11000 S. based on the following revised additional findings and conditions as follows:

Additional Findings:

5. That sufficient improvements exist on Sophie Court to provide access to all 5 lots as determined by the Planning Staff and City Engineer.

Additional Conditions:

7. That the proposed private lane (Sophie Court) may be used by Lots 11, 12, 13, and 14 of the Brand Subdivision and Lot 2 of the Mertlich Subdivision.

8. That a private access and maintenance agreement for Sophie Court is recorded that grants access and delineates maintenance responsibilities for all five (5) lots.

9. That Lots 11 and 12 be deemed corner lots and be required to be addressed from and front

the homes onto Brand Lane with an option to have side loaded garages with vehicular access onto Sophie Court.

10. No on-street parking is permitted along Sophie Court and it's hammerhead terminus and at least three (3) signs restricting on-street parking must be erected along this private street.

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum

June 18, 2026

To:	Planning Commission	
From:	Community Development Department	
Subject:	Brand Estates (Reconsideration of Conditions of Approval for Subdivision and Special Exception Review)	SUB10112022-006417
	285 E. 11000 S.	SPX05262023-006540
	(Community 11, Crescent)	R-1-10 & R-1-15
		4.8 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 applicants and property owners, Ryan and Davina Brand, are requesting a reconsideration of the conditions of approval for the subdivision and special exception for a property located at 285 East 11000 South. The current approval limited access onto Sophie Court, a private street, to the existing three homes that were originally part of the Mertlich Subdivision. The applicant is requesting that Lots 11, 12, 13, and 14 of the Brand Subdivision (see Exhibit "A") and Lot 2 of the Mertlich Subdivision (see Exhibit "B") be granted access to Sophie Court. The full details of the applicant's request can be found in Exhibit "C".



SPX05262023-006540
Subdivision and Special Exception Reconsideration
285 E 11000 S
Community Development Department

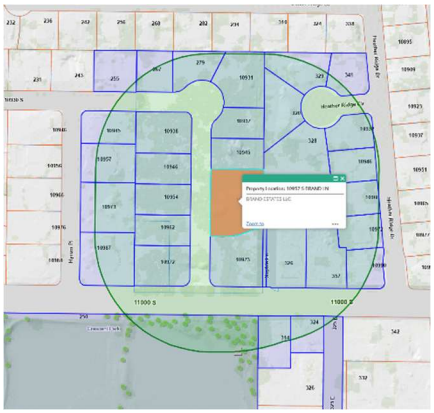
Background

This project was originally reviewed and granted preliminary approval by the Planning Commission on June 1, 2023 (see Exhibits "E" and "F") and received final approval on November 1, 2024. The plat was recorded on February 20, 2026, after all the required improvements were completed. The subject property includes two zoning districts. The front portion facing 11000 South was recently re-zoned to R-1-15, while the rear portion is zoned R-1-10. The surrounding properties reflect similar zoning with those facing 11000 South being R-1-15 and the remainder being R-1-10. All adjoining properties are developed as single-family residential lots except for the property south of 11000 South which has been developed as Crescent Park.

Property Case History	
Case Number	**Case Summary**
A #79-2	Fiarborn Annexation (2/13/1979) – 640.8 acres
S #03-09	Mertlich Subdivision Plat (6/5/2003)
REZ05042022-6315	Brand Estates Rezone (6/16/2022)

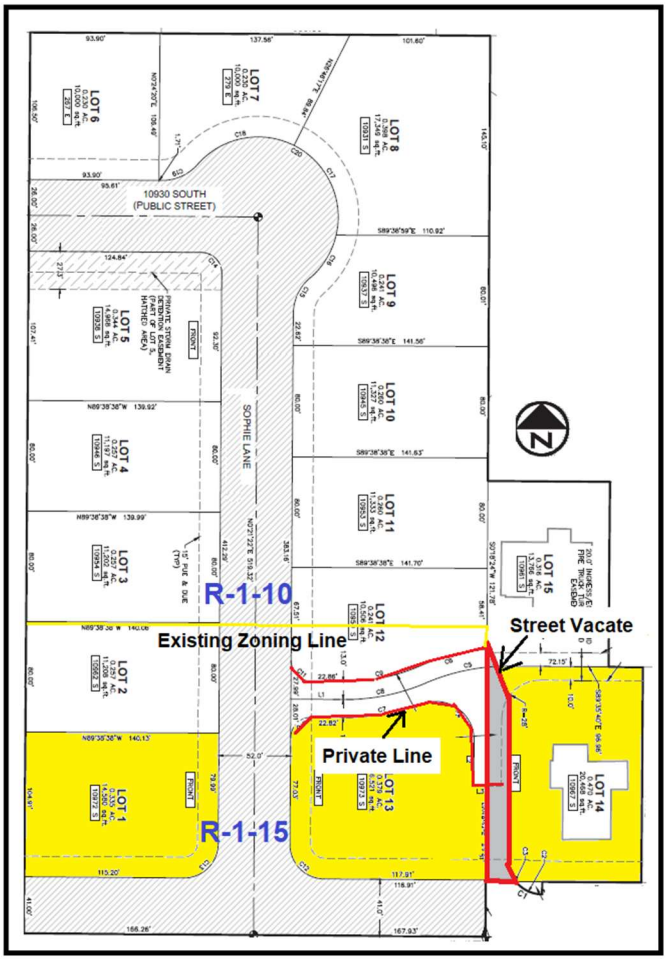
Public Notice and Outreach

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



Analysis

Sophie Lane was originally developed with the Mertlich Subdivision and accessed three homes that were developed with that subdivision. It was a public road stub that was intended to be expanded with further development in the area. With the Brand Estates Subdivision, this stub street caused issues with their subdivision layout, and Sophie Lane was subsequently vacated, and the homes were reconnected to a new public street via a realigned and redesigned private street named Sophie Court. It was designed with a lesser overall width than typically required for a private street (26 foot right of way easement) and the road improvements were reduced to curb and gutter on one side with an asphalt width of 25 feet (eliminating sidewalks, parkstrips, and curb/gutter on one side of the street). This design was approved since the number of homes accessing this street was limited to those existing homes (Lots 13 and 14 of the Brand Estates Subdivision and Lot 2 of the Mertlich Subdivision). The subdivision plan did not intend to provide vehicular access to the new lots within the Brand Estates subdivision (despite this road being made part of the ownership of these adjacent lots) since those lots have public frontage onto the new public street, Brand Lane.



The new property owners of Lots 11 and 12 have submitted a request to amend this restriction and allow these lots to have vehicular access onto Sophie Court. They feel this will help make lots 11 and 12 of the Brand Estates Subdivision function better, improve marketability, and improve access and circulation within the development. To allow for this change, it requires an amendment to the original conditions of approval for the subdivision and special exception. They are requesting to broaden access to include all five (5) lots that have frontage onto this private street with no additional width or improvements.

This request has been reviewed by staff. This proposal would only slightly increase the load onto this private street, and the

existing improvements would be adequate to support the five (5) lots without need for further improvements. Please see the full City Engineer's analysis shown in Exhibit "E" for full details.

Staff Concerns

Staff is concerned that the subdivision plat is not being amended but has a clear restriction shown thereon that limits access to Sophie Court. By amending this access restriction, an amended access and maintenance agreement will be needed to be recorded on title to ensure the access is clarified and maintenance responsibilities for this private roadway are made clear. Staff has included an additional finding and four (4) additional conditions to the original subdivision's approval that would address this concern.

Recommendation

Staff recommends that the Planning Commission approve the revised conditions of approval for the Brand Estates Subdivision and Special Exception as described in the staff report for the property located at 285 E. 11000 S. based on the following revised additional findings and conditions as follows:

Additional Findings:

5. That sufficient improvements exist on Sophie Court to provide access to all 5 lots as determined by the Planning Staff and City Engineer.

Additional Conditions:

7. That the proposed private lane (Sophie Court) may be used by Lots 11, 12, 13, and 14 of the Brand Subdivision and Lot 2 of the Mertlich Subdivision.

8. That a private access and maintenance agreement for Sophie Court is recorded that grants access and delineates maintenance responsibilities for all five (5) lots.

9. That Lots 11 and 12 be deemed corner lots and be required to be addressed from and front the homes onto Brand Lane with an option to have side loaded garages with vehicular access onto Sophie Court.

10. No on-street parking is permitted along Sophie Court and it's hammerhead terminus and at least three (3) signs restricting on-street parking must be erected along this private street.

Planner:

Cache Hancey
Senior Planner

File Name: S:\USERS\PLN\STAFFRPT\2026\SPX05262023-006540 BRAND ESTATES RECONSIDERATION\STAFF REPORT.DOCX

Exhibit “A” – Brand Estates Subdivision



Exhibit “B” – Mertlich Subdivision

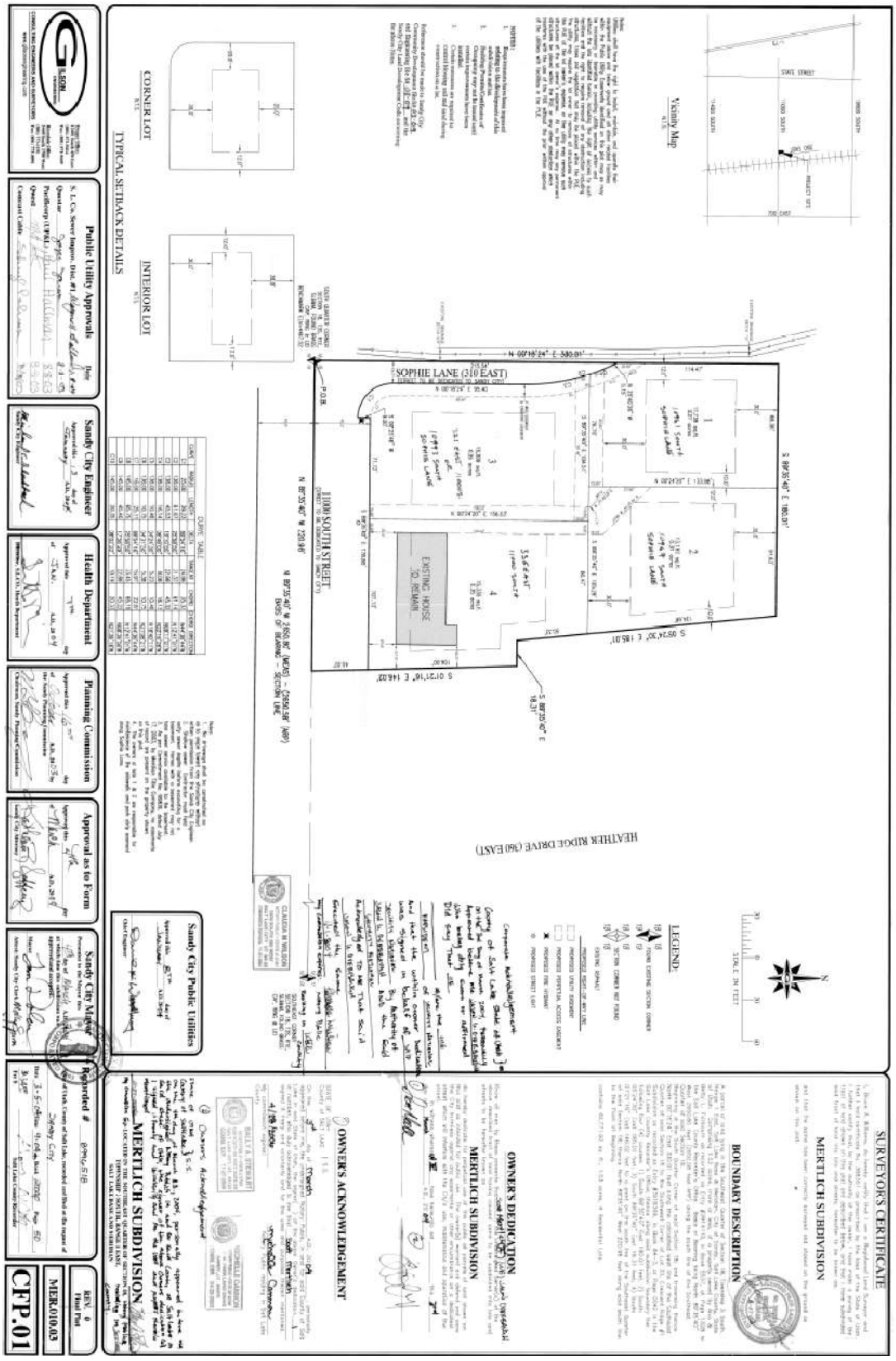


Exhibit "C" – Applicant Request and Submitted Materials (See Attachments for Full Letter)

Applicant: Ryan and Davina Brand
Property: Lot 11 – Brand Estates (.527 acres)
Subdivision: Brand Estates (formerly part of the Mertlich Subdivision)
Request: Approval for garage access from the 26' private lane extension

To the Sandy City Planning Commission,

I respectfully submit this request for a Special Exception to allow garage access for Lot 11 (.527 acres) of the Brand Estates subdivision from the 26-foot private lane extension, which connects directly to the long-established private lane serving the original Mertlich subdivision.

For more than 21 years, the residents which includes us currently living in lot 15 (which was lot 1 of the original Mertlich subdivision) have maintained, improved, and relied upon this private lane as our primary access point. This lane has functioned safely and consistently throughout its entire history, and its continued use is essential to the established access pattern of the neighborhood. We plan on keeping our current home in hopes that one of our children will want to purchase it in the future. We will also be taking ownership of lot 10 Brand estates.

The developer of Brand Estates has confirmed that garage access from the private lane extension is essential to the functional layout, marketability, and sale of Lot 11, the largest lot in the subdivision. Lot 11 was designed with the understanding that its garage would be accessed from this lane, ensuring proper circulation, safe ingress/egress, and compliance with the subdivision's intended design.

Conformance With All Other Requirements
All other aspects of our development, site layout, and improvements are fully in conformance with Sandy City subdivision requirements, zoning standards, and recorded subdivision restrictions.
We have made no other special requests of the City.

Fire Code Access Compliance
The 26' private lane extension meets the width, turning, and access requirements necessary for Sandy City Fire Code compliance, ensuring that emergency vehicles can safely reach the residence on Lot 11.
This access configuration improves emergency response efficiency and maintains continuity with the existing private lane that has served the area for over two decades.
In fact it was put to the test when I was carried out of my home in a bag instead of stretcher after having my very first panic attack a few weeks ago. Because of this development taking twice as long as when the entire empire state building was built .

Developer's Determination of Necessity
The developer has verified that:

The private lane extension was engineered and constructed to support garage access for Lot 11.

The access is practical, safe, and essential to the subdivision's intended design.

Without this access, Lot 11 would face significant functional limitations and reduced market viability.

Approval of this exception supports the subdivision's overall planning objectives and protects property values.

Exhibit "D" – City Engineer Recommendation (See Attachments for Full Letter)

DEPARTMENT OF PUBLIC WORKS

Monica Zoltanski
Mayor

Shane Pace
Chief Administrative Officer

Ryan Kump, P.E.
Director

CITY ENGINEERS RECOMMENDATION MEMORANDUM

Date: June 11, 2026
To: Cache Hancey, Senior Planner
From: Britney Ward, P.E., Assistant Public Works Director/City Engineer

Project Name: **Brand Estates Subdivision**
Plan Case Number: **SPX05262023-006540**
Project Address: **285 East 11000 South**

Davina Brand has requested a modification to the June 2023 conditions of approval for the above-referenced project. I have reviewed this request, understand the intent, and am recommending that the changes be approved to grant cross-access between lots 11 and 12.

Findings include the following:

1. The original subdivision, known as case number SUB10112022-006417, was issued final approval and signatures in October 2024. After completing the final bond payment, the plat was recorded in January 2026. The subdivision approval and plat recordation vacated Sophie Lane and converted it into a Shared Access Easement, titled Sophie Court. Sophie Court was created in favor of Lots 13 and 14 of the subject subdivision, and Lot 2 of the Mertlich subdivision. As currently recorded, Lots 14 and 2 do not have street frontage and although Lot 13 does have street frontage along 11000 South, it is an existing home that is accessed from Sophie Court. Sophie Court can be accessed from either Brand Lane or 11000 South. Brand Lane is public right-of-way, dedicated by recordation of the subject subdivision.
2. Sophie Court is a fully-improved access with pavement, curb and gutter, and utilities, straddling through lots 13 and 14 along their shared lot line. The owner of Lots 11 and 12 would like to utilize Sophie Court rather than creating two additional access points onto Brand Ln.
3. While Sophie Court was not approved as a roadway, it was recorded as a 26' wide easement with a pavement width of 25'. Flag-lots and emergency accesses require only 20' of pavement width. Roadways (private and public) require a minimum 27' pavement width. A 25' pavement width is adequate for 2-way traffic, so long as on-street parking is restricted. A 20' pavement width is not wide enough for 2-way traffic.
4. Each single family home generates an average of 11 trips per day, or 55 trips per day for all 5 lots. This is a low volume of traffic and Sophie Court is adequately wide

Exhibit "E" – Original Staff Report (See Attachments for Full Report)

SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum

June 1, 2023

To:	Planning Commission	
From:	Community Development Department	
Subject:	Brand Estates Subdivision	SUB10112022-006417
	285 East 11000 South	SPX05262023-006540
	(Community #11, Crescent)	R-1-10 & R-1-15
		4.8 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.

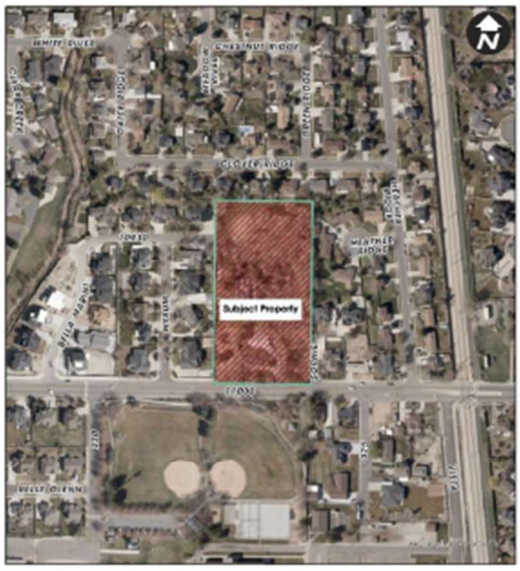
Request

The applicant, Kyle Denos representing the property owner John D. Thomas, is requesting Preliminary Subdivision approval and a Special Exception to create a private lane for the property at 285 East 11000 South. The proposal consists of subdividing the 4.8-acre parcel into 13 residential lots and modifying the access for the three existing lots of the Mertlich Subdivision located east of this proposal by vacating Sophie Lane and providing access through the use of a private lane.

Background

The subject property includes two zoning districts. The front portion facing 11000 South was recently re-zoned to R-1-15, while the rear portion is zoned R-1-10. The surrounding properties reflect similar zoning with those facing 11000 South being R-1-15 and the remainder being R-1-10. The property to the south is zoned OS.

All adjoining properties are developed as single-family residential lots except for the property south of 11000 South which has been developed as Crescent Park.



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

Exhibit "F" – Planning Commission Minutes from June 1, 2023

Yes: 4 - Monica Collard
Cameron Duncan
Daniel Schoenfeld
Jamie Tsandes

Absent: 4 - Dave Bromley
Ron Mortimer
Steven Wrigley
David Hart

3. SUB10112022-006417 Brand Estates Subdivision
285 East 11000 South
[Community #11, Crescent]

Attachments: Staff Report
Exhibit A - Application Materials

Thomas Irvin introduced this item to the Planning Commission.

John Thomas, 11616 S State St #1504, Draper, is relieved that the project is moving along.

Daniel Schoenfeld asked John Thomas if he's read the staff report.

John Thomas said yes.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by Monica Collard seconded by Cameron Duncan that the Planning Commission determine that a special exception for a private lane be approved with a lesser width and preliminary subdivision review is complete for the Brand Estates Subdivision located at 285 East 11000 South based on the four findings and subject to the six conditions detailed in the staff report.

Yes: 4 - Monica Collard
Cameron Duncan
Daniel Schoenfeld
Jamie Tsandes

Absent: 4 - Dave Bromley
Ron Mortimer
Steven Wrigley
David Hart

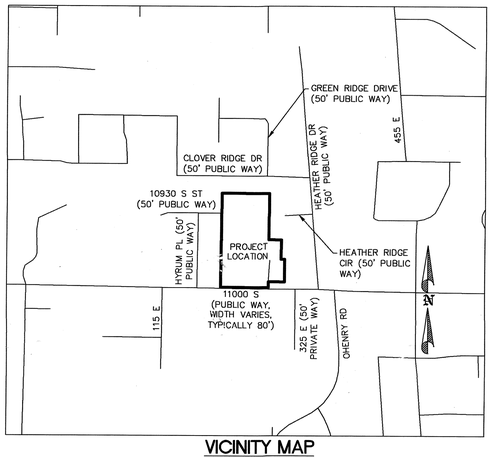
BRAND ESTATES SUBDIVISION

AMENDING AND EXTENDING LOTS 1 AND 3, MERTLICH SUBDIVISION
LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH
FINAL PLAT

NOTICE TO PURCHASERS & SANDY CITY GENERAL PLAT NOTES:

1. REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS.
2. BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
3. CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING CONSTRUCTION ON A LOT.
4. NO TREES SHALL BE PLANTED IN THE PUBLIC PARK STRIP LESS THAN 8 FEET WIDE. CENTERLINE OF TREE(S) SHALL BE PLANTED A MINIMUM OF 4 FEET AWAY FROM BACK OF CURB AND EDGE OF SIDEWALK.
5. NO DRIVEWAYS SHALL BE CONSTRUCTED AS TO SLOPE TOWARD ANY STRUCTURE WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
6. EVIDENCE THAT THE CONTRACTOR HAS A SANDY CITY PERMIT TO WORK IN THE PUBLIC WAY SHALL BE PRESENTED TO THE BUILDING DIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT THE PUBLIC WORKS DEPARTMENT (801-568-2960) FOR MORE INFORMATION. TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED.
7. ALL ROADWAYS THAT ARE NOT PRIVATE ROADS (IF ANY) ARE DEDICATED TO SANDY CITY AS RIGHT OF WAY (R.O.W.) FOR PUBLIC USE.
8. 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.
9. 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 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.
10. THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.
11. THE RECORDED POST CONSTRUCTION AGREEMENT SHALL ALSO INCLUDE THE STORM DRAIN MAINTENANCE AGREEMENT.
12. THE STORM WATER DETENTION BASIN AS SHOWN ON LOT 5 IS SUBJECT TO A PRIVATE MAINTENANCE AGREEMENT.
13. LOT 13 SHALL BE RESPONSIBLE FOR PARKSTRIP MAINTENANCE & SNOW REMOVAL ALONG 11000 SOUTH STREET.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-7 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB10112022-006417) 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 SPECIFICATIONS FOR MUNICIPAL IMPROVEMENTS, THE STREETS AND PUBLIC IMPROVEMENTS CHAPTERS OF THE REVISED ORDINANCES OF SANDY CITY, THE SANDY CITY 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 RELATING TO THE SUBJECT PROPERTY.



VICINITY MAP
SCALE: 1" = 500'
SANDY, UTAH

ACKNOWLEDGMENT:

STATE OF UTAH)
:SS
COUNTY OF Salt Lake)

KYLE MARCUS DENOS
Notary Public, State of Utah
Commission # 729163
My Commission Expires
March 18, 2027

ON THIS 8th DAY OF December A.D. 2025 PERSONALLY APPEARED BEFORE ME RYAN D. BRAND, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT HE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HIM FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

SIGNATURE — PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH Kyle M. Denos
COMMISSION NUMBER 729163 — EXPIRATION DATE 03/18/27

ACKNOWLEDGMENT:

STATE OF UTAH)
:SS
COUNTY OF Salt Lake)

KYLE MARCUS DENOS
Notary Public, State of Utah
Commission # 729163
My Commission Expires
March 18, 2027

ON THIS 8th DAY OF December A.D. 2025 PERSONALLY APPEARED BEFORE ME DAVINA BRAND, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT SHE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

SIGNATURE — PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH Kyle M. Denos
COMMISSION NUMBER 729163 — EXPIRATION DATE 03/18/27

ACKNOWLEDGMENT:

STATE OF UTAH)
:SS
COUNTY OF Salt Lake)

KYLE MARCUS DENOS
Notary Public, State of Utah
Commission # 729163
My Commission Expires
March 18, 2027

ON THIS 8th DAY OF December A.D. 2025 PERSONALLY APPEARED BEFORE ME BEAU J. ETLING, TRUSTEE OF THE BEAU J. AND GINA L. ETLING FAMILY TRUST DATED SEPTEMBER 5, 2013, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT HE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HIM FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

SIGNATURE — PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH Kyle M. Denos
COMMISSION NUMBER 729163 — EXPIRATION DATE 03/18/27

ACKNOWLEDGMENT:

STATE OF UTAH)
:SS
COUNTY OF Salt Lake)

KYLE MARCUS DENOS
Notary Public, State of Utah
Commission # 729163
My Commission Expires
March 18, 2027

ON THIS 8th DAY OF December A.D. 2025 PERSONALLY APPEARED BEFORE ME GINA L. ETLING, TRUSTEE OF THE BEAU J. AND GINA L. ETLING FAMILY TRUST DATED SEPTEMBER 5, 2013, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT SHE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

SIGNATURE — PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH Kyle M. Denos
COMMISSION NUMBER 729163 — EXPIRATION DATE 03/18/27

SURVEYOR'S CERTIFICATE

I, KAGAN M. DIXON ,DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 9061091 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY AS FILE NO. S2023-11-0884, AND MADE A REFERENCE TO SUCH HEREON, IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERLY; HEREAFTER KNOWN AS BRAND ESTATES SUBDIVISION.

PROFESSIONAL LAND SURVEYOR — KAGAN M. DIXON — No. 9061091 — 02/27/2024 — STATE OF UTAH

PROPERTY DESCRIPTION:

A TRACT OF LAND BEING ALL OF LOTS 1 AND 3 OF THE MERTLICH SUBDIVISION, RECORDED AS ENTRY NO. 8996518, A PARCEL OF LAND DISCLOSED IN THAT WARRANTY DEED RECORDED AS ENTRY NO. 13845561, AND A PARCEL OF LAND DISCLOSED IN THAT WARRANTY DEED RECORDED AS ENTRY NO. 13845768 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID TRACT OF LAND BEING SITUATE IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18, AND RUNNING THENCE NORTH 89°35'40" WEST ALONG THE SECTION LINE A DISTANCE OF 334.18 FEET TO THE SOUTHEAST CORNER OF HARDCASTLE ESTATES SUBDIVISION AMENDED, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 99-10P, PAGE 281 OF PLATS; THENCE NORTH 00°24'20" EAST ALONG THE EASTERLY LINE OF SAID SUBDIVISION A DISTANCE OF 651.82 FEET TO THE SOUTHERLY LINE OF CRESCENT RIDGE NO. 2, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 90-10, PAGE 124 OF PLATS; THENCE SOUTH 89°35'00" EAST ALONG SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF CRESCENT RIDGE RIDGE NO. 1 SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 84-3, PAGE 42 OF PLATS A DISTANCE OF 333.06 FEET; THENCE SOUTH 00°18'24" WEST ALONG THE WESTERLY LINE OF SAID CRESCENT RIDGE NO. 1 SUBDIVISON A DISTANCE OF 321.75 FEET TO THE NORTHWEST CORNER OF LOT 1, MERTLICH SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 2004P, PAGE 50 OF PLATS; THENCE SOUTH 89°35'40" EAST ALONG THE NORTHERLY LINE OF SAID LOT 1 A DISTANCE OF 88.38 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 00°24'20" WEST ALONG THE EASTERLY LINE OF SAID LOT 133.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF LOT 3 OF SAID SUBDIVISION; THENCE ALONG SAID LOT 3 THE FOLLOWING FIVE (5) COURSES, 1) SOUTH 89°35'40" EAST 24.81 FEET, 2) SOUTH 00°24'20" WEST 156.03 FEET, 3) NORTH 89°35'40" WEST 71.72 FEET, 4) SOUTH 00°24'20" WEST 9.00 FEET TO THE POINT OF A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, 5) ALONG SAID CURVE A DISTANCE OF 23.18 FEET THROUGH A CENTRAL ANGLE OF 53°08'01" (CHORD BEARS NORTH 63°02'04" WEST 22.36 FEET); THENCE NORTH 89°35'40" WEST 20.97 FEET; THENCE SOUTH 00°18'24" WEST 41.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 246,980 SQUARE FEET OR 5.670 ACRES, MORE OR LESS.
13 LOTS AND 2 EXISTING LOTS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS/ARE THE OWNER(S) (HEREAFTER, "THE UNDERSIGNED OWNERS") OF THE ABOVE-DESCRIBED TRACT OF LAND AND THAT THE UNDERSIGNED OWNERS DO HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS, AS SET FORTH, TO BE HEREAFTER KNOWN AS

BRAND ESTATES SUBDIVISION

AND THAT THE UNDERSIGNED OWNERS DO HEREBY DEDICATE TO SANDY CITY, FOR PERPETUAL USE, ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND UTILITY USES AND ALSO VACATES A PORTION OF SOPHIE LANE. THE UNDERSIGNED OWNERS ALSO DO HEREBY DEDICATE TO THE LOT OWNERS, FOR PERPETUAL USE, ALL PRIVATELY-OWNED STREETS, LANES, ALLEYS, AND DRIVEWAYS AS NON-EXCLUSIVE VEHICULAR AND PEDESTRIAN ACCESS EASEMENTS FOR THE USE OF THE LOT OWNERS AND THEIR GUESTS AND INVITEES. THE UNDERSIGNED OWNERS ALSO DO HEREBY DEDICATE TO THE OWNERS OF THE FOLLOWING-NAMED FACILITIES, FOR PERPETUAL USE, ALL PRIVATELY-OWNED STREETS, LANES, ALLEYS, AND DRIVEWAYS, AS NON-EXCLUSIVE WATER, SANITARY SEWER, STORM SEWER, PUBLIC UTILITY, STREETLIGHT, AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THOSE FACILITIES. THE UNDERSIGNED OWNERS ALSO DO HEREBY DEDICATE, TO ANY AND ALL PUBLIC UTILITY COMPANIES, A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO DO HEREBY CONVEY ANY OTHER EASEMENTS, AS SHOWN ON THIS PLAT, TO THE PARTIES INDICATED BY THOSE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THE FACILITIES, OR FOR OTHER TYPICAL PURPOSES, INDICATED BY THOSE EASEMENTS, AS SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET MY/OUR HAND(S) THIS 8 DAY OF December 20 25

SIGNED BY: JOHN D. THOMAS, MANAGING MEMBER
FOR: BRAND ESTATES, LLC

SIGNED BY: BEAU J. ETLING, TRUSTEE
FOR: BEAU J. AND GINA L. ETLING FAMILY TRUST DATED SEPTEMBER 5, 2013

SIGNED BY: GINA L. ETLING, TRUSTEE
FOR: BEAU J. AND GINA L. ETLING FAMILY TRUST DATED SEPTEMBER 5, 2013

SIGNED BY: RYAN D. BRAND

SIGNED BY: DAVINA BRAND

LLC ACKNOWLEDGEMENT

STATE OF UTAH)
:SS
COUNTY OF Salt Lake)

ON THE 8th DAY OF December, 2025 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE, SAID STATE OF UTAH, JOHN D. THOMAS, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE MANAGING MEMBER OF BRAND ESTATES, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE FOREGOING OWNER'S DEDICATION WAS SIGNED FOR, AND IN BEHALF OF, SAID LIMITED LIABILITY COMPANY, BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

SIGNATURE — PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH Kyle M. Denos
COMMISSION NUMBER 729163 — EXPIRATION DATE 03/18/27

KYLE MARCUS DENOS
Notary Public, State of Utah
Commission # 729163
My Commission Expires
March 18, 2027

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH HEREBY APPROVES THIS PLAT SOLELY FOR PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH

APPROVED THIS 1 DAY OF March, 2024

BY:

TITLE: Pre Const Rep

DEVELOPER / OWNER:
NEXT LEVEL HOMES, LLC
385-557-4979
KYLE@NLHBUILDERS.COM

SALT LAKE COUNTY SURVEYOR

APPROVED THIS ____ DAY OF ____ A.D., 20__ BY THE OFFICE OF THE SALT LAKE COUNT SURVEYOR.

SLCO SURVEYOR

SANDY CITY ATTORNEY

APPROVED AS TO FORM THIS 5 DAY OF February, A.D. 2026

SANDY CITY ATTORNEY

SANDY PARKS & RECREATION

APPROVED THIS 14 DAY OF Jan, A.D. 2026.

DIRECTOR

JORDAN BASIN IMPROVEMENT DISTRICT

APPROVED THIS 7th DAY OF January, A.D. 2026

REPRESENTATIVE

EASEMENT APPROVAL

CENTURYLINK — Paul Biering — 12-8-2025 DATE
ROCKY MOUNTAIN POWER — 12/09/2025 DATE
COMCAST — 12/11/25 DATE

BRAND ESTATES SUBDIVISION

LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

SHEET 1 OF 2

SALT LAKE COUNTY SURVEYOR

ROS# S2023-11-0884

PLAT REVIEWER — DATE FEB 20, 2026

PLANNING COMMISSION

APPROVED THIS 13 DAY OF January, A.D. 2026 BY THE SANDY CITY PLANNING COMMISSION.

CHAIRMAN

SANDY CITY PUBLIC UTILITIES

APPROVED THIS 22nd DAY OF January, A.D. 2026

ENGINEERING MANAGER

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS 8 DAY OF January, A.D. 2026.

DIRECTOR

SANDY CITY ENGINEER

APPROVED THIS 26 DAY OF January, A.D. 2026.

Bill Wood
SANDY CITY ENGINEER

SANDY CITY MAYOR

PRESENTED TO THE MAYOR OF SANDY CITY THIS 3rd DAY OF February, A.D. 2026 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CITY MAYOR — ATTEST: SANDY CITY RECORDER

SANDY CITY, UTAH — INCORPORATED 1893

RECORDER'S OFFICE

RECORDED # 14503770

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Brand Estates LLC

DATE 2/20/2026 TIME 2:24pm BOOK 2026P PAGE 056

FEE $ 128.00

DEPUTY, SALT LAKE COUNTY RECORDER

28-18-376-009; -008; -005
28-18-451-015; -019

BRAND ESTATES SUBDIVISION

AMENDING AND EXTENDING LOTS 1 AND 3, MERTLICH SUBDIVISION
LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 18,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH
FINAL PLAT

Scale 1" = 40 ft

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	23.18'	25.00'	53°08'01"	N63°02'04"W	22.36'
C2	21.91'	25.00'	50°12'53"	N64°29'37"W	21.22'
C3	1.27'	25.00'	2°55'07"	N37°55'37"W	1.27'
C4	61.67'	150.00'	23°33'23"	N78°37'38"E	61.24'
C5	45.64'	150.00'	17°26'02"	N75°33'58"E	45.47'
C6	31.43'	20.00'	90°02'58"	N45°22'51"E	28.30'
C7	31.40'	20.00'	89°57'02"	S44°37'09"E	28.27'
C8	23.55'	15.00'	89°57'02"	N44°37'09"W	21.20'
C9	29.94'	35.00'	49°00'40"	S24°51'42"W	29.03'
C10	36.70'	58.00'	36°15'05"	N31°14'29"E	36.09'
C11	81.41'	58.00'	80°25'28"	N27°05'48"W	74.89'
C12	72.17'	58.00'	71°17'48"	S77°02'34"W	67.61'
C13	29.94'	35.00'	49°00'40"	N65°54'00"E	29.03'
C14	190.28'	58.00'	187°58'21"	N44°37'09"W	115.72'
C15	8.54'	150.00'	3°15'48"	N85°54'53"E	8.54'
C16	0.20'	136.00'	0°05'00"	N18°49'45"W	0.20'

NOTES:
1. WILDING ENGINEERING WILL SET REBAR AND CAPS AT ALL REAR LOT CORNERS.
2. RIVETS WILL BE SET IN THE TOP BACK OF CURB FOR FRONT LOT CORNERS REPRESENTING AN EXTENSION OF SIDE LOT LINES.

1 RIGHT-OF-WAY AND EASEMENT GRANT IN FAVOR OF QUESTAR GAS COMPANY
ENTRY: 9192751
BOOK/PAGE: 9046/4826
RECORDED: OCTOBER 7, 2004
EXACT LOCATION IS NOT DESCRIBED IN INSTRUMENT, APPROXIMATE LOCATION SHOWN BASED UPON EXHIBIT.

2 EASEMENT AND THE TERMS AND CONDITIONS CONTAINED THEREIN, RECORDED AUGUST 3, 2001, AS ENTRY NO. 7965540, IN BOOK 8486, AT PAGE 56 OF OFFICIAL RECORDS. A TRANSFORMER WAS FOUND ALONG 11000 SOUTH. THIS WAS THE ONLY EVIDENCE FOUND OF THE EASEMENT AS SHOWN ON THE REFERENCED EXHIBIT. NO EXACT LOCATION IS DISCLOSED WITHIN THE DOCUMENT.

3 ROADWAY AND MAINTENANCE AGREEMENT
ENTRY: 8996519
BOOK/PAGE: 8954/4461
RECORDED: MARCH 5, 2004.

LEGEND

- SECTION LINE
- FOUND SECTION CORNER
- ROW CENTERLINE
- NEW STREET MONUMENT PER SLCO SURVEYOR MONUMENT PERMIT
- SET 5/8 REBAR AND CAP (WILDING ENGINEERING) (BOUNDARY LINE)
- ADJACENT PROPERTY / ROW LINE
- EASEMENT LINE
- LOT LINE
- THIS AREA HEREBY DEDICATED TO SANDY CITY AS RIGHT-OF-WAY FOR PUBLIC AND UTILITY USES. THIS AREA CONTAINS 52,297 SQUARE FEET.
- PERPETUAL ACCESS EASEMENT AS SHOWN ON MERTLICH SUBDIVISION

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

HEATHER RIDGE CIR (PUBLIC STREET)

LAMPLIGHT TRUST (ET AL) APN: 28-18-451-005 LOT 33, CRESCENT RIDGE 1
CRESCENT RIDGE #1 ENTRY: 3918369
EARL STEPHENSON (ET AL) APN: 28-18-451-007 LOT 34, CRESCENT RIDGE 1
PAYZYN TRUST APN: 28-18-451-008 LOT 35, CRESCENT RIDGE 1
CURRY TRUST APN: 28-18-451-002 LOT 29, CRESCENT RIDGE 1
JAMES BERNARD; FATIMA BERNARD (JT) APN: 28-18-451-016 LOT 4, MERTLICH SUB
MERTLICH SUB ENTRY: 8996518
MATTHEW DEANGELO; BRITTNE DEANGELO (JT) APN: 28-18-451-015 LOT 4, MERTLICH SUB
JAMES ROBERT NEEDHAM (ET AL) APN: 28-18-382-006 LOT 29, CRESCENT RIDGE 1
MICHAEL D REINKEN (ET AL) APN: 28-18-382-004 LOT 201, CRESCENT RIDGE 2
ELAKE A MOSS (ET AL) APN: 28-18-382-003 LOT 202, CRESCENT RIDGE 2
CRESCENT RIDGE #2 ENTRY: 4978240
ERIC T PRAGG (ET AL) APN: 28-18-384-015 LOT 8, HARDCASTLE EST AMD
MOYERS LIVING TRUST (ET AL) APN: 28-18-384-001 LOT 9, HARDCASTLE EST AMD
GRANT REED PARRY APN: 28-18-384-002 LOT 10, HARDCASTLE EST AMD
HARDCASTLE EST AMENDED ENTRY: 7485690
CHARLES D THOMAS TRUST (ET AL) APN: 28-18-384-003 LOT VII, HARDCASTLE EST AMD
SLH LEGACY TRUST APN: 28-18-384-004 LOT 12, HARDCASTLE EST AMD

S89°35'40"E 24.81'
20' INGRESS/EGRESS EASEMENT IN FAVOR OF LOT 2, MERTLICH SUBDIVISION AND PUBLIC UTILITY/DRAINAGE EASEMENT
SEE NOTE 3
S0°24'20"W 133.98'
S0°24'20"W 156.03'
10' UTILITY EASEMENT PER MERTLICH SUBDIVISION (10' PRIVATE SEWER LATERAL EASEMENT IN FAVOR OF LOT 14 AND IN FAVOR OF LOT 2 OF MERTLICH SUBDIVISION)
40.0'
S89°35'40"E 104.51'
20' INGRESS/EGRESS AND FIRE TRUCK TURN AROUND EASEMENT
326 E
LOT 13
0.404 AC.
17,578 sq.ft.
LOT 14
0.272 AC.
11,831 sq.ft.
327 E
S89°35'40"E 88.38'
79.70'
R=28'
9' SIDEWALK & PARKSTRIP EASEMENT (HEREBY VACATED WITH THIS PLAT)
FRONT
49.17'
20.0'
90.93'
N89°35'40"W 71.72'
S0°24'20"W 9.00'
0.003 AC.
120 sq.ft.
AREA HEREBY DEDICATED TO SANDY CITY
N89°35'40"W 20.97'
S0°18'24"W 41.00'
S0°18'24"W 23.95'
S89°41'36"E 30.00'
10.0'
20.00'
S0°18'24"W 134.84'
151.48'
24.77' SOPHIE COURT CL TO PUE
N0°18'24"E 26.16'
PUE & WATERLINE EASEMENT IN FAVOR OF SANDY CITY
10.00'
C15
C16
86.36'
33.77'
N0°18'24"E 154.17'
41.00'
P.O.B.
SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP MONUMENT
S0°18'24"W 321.75'
145.10'
80.01'
80.00'
101.60'
S89°38'58"E 108.32'
LOT 8
0.391 AC.
17,047 sq.ft.
10931 S
LOT 9
0.232 AC.
10,128 sq.ft.
10937 S
S89°38'38"E 136.95'
LOT 10
0.252 AC.
10,959 sq.ft.
10945 S
S89°38'38"E 137.02'
LOT 11
0.527 AC.
22,966 sq.ft.
10957 S
SOPHIE COURT (PRIVATE STREET)
26' SHARED ACCESS EASEMENT IN FAVOR OF LOTS 14 AND 13, AND LOT 2, MERTLICH SUBDIVISION, & WATERLINE EASEMENT IN FAVOR OF SANDY CITY
LOT 12
0.433 AC.
18,861 sq.ft.
10973 S
117.30'
183.32'
C4
C6
C5
N26°46'17"E 87.94'
C11
C10
C9
C8
C7
C14
C13
C12
22.61'
80.00'
175.51'
388.16'
110.04'
FRONT
10.0'
16.0'
S89°35'40"E 33.23'
20' SANITARY SEWER EASEMENT ENTRY: 4524921 BOOK/PAGE: 11551/2093
BRAND LANE
285 EAST STREET
(PUBLIC STREET)
10965 S
285 E
10930 S
285 E
N0°21'22"E 519.32'
11000 SOUTH (PUBLIC STREET)
S89°35'00"E 333.06'
137.56'
LOT 7
0.232 AC.
10,124 sq.ft.
279 E
417.32'
92.80'
80.00'
80.00'
80.00'
84.51'
FRONT
12.35' (DETENTION EASEMENT)
15' PUE & DUE (TYP)
STORM DRAIN DETENTION EASEMENT IN FAVOR OF SANDY CITY. THE OWNER OF LOT 5 IS RESPONSIBLE FOR LANDSCAPING MAINTENANCE.
6.31'
N0°24'20"E 106.49'
10930 SOUTH (PUBLIC STREET)
N89°35'40"W 170.41' (TO BOUNDARY) (337.50' MON TO MON)
LOT 5
0.356 AC.
15,526 sq.ft.
10938 S
LOT 4
0.265 AC.
11,565 sq.ft.
10946 S
LOT 3
0.266 AC.
11,571 sq.ft.
10954 S
LOT 2
0.266 AC.
11,576 sq.ft.
10962 S
LOT 1
0.345 AC.
15,048 sq.ft.
10972 S
128.45'
S89°46'27"E 144.46'
S89°35'40"E 144.53'
S89°35'40"E 144.60'
S89°35'40"E 144.67'
S89°35'40"E 144.74'
124.81'
170.86'
N89°35'40"W 334.18'
LOT 6
0.230 AC.
10,000 sq.ft.
267 E
93.96'
93.96'
100.21'
27.79' (DETENTION EASEMENT)
10' POWER EASEMENT
S0°24'20"W 141.38'
106.50'
26.00'
26.00'
107.79'
80.00'
80.00'
80.00'
80.00'
104.53'
141.38'
41.00'
N0°24'20"E 651.82'
N89°35'40"W 10.00'
50.0'
2322.88' N89°35'40"W 2657.06' (MEAS) BASIS OF BEARINGS
40.0'
INTERSECTION OF 10930 S AND HYRUM PLACE (FOUND BRASS CAP MONUMENT)
S00°24'20"W 519.31' (MEAS, MON TO MON)
INTERSECTION OF 11000 S AND HYRUM PLACE (FOUND BRASS CAP MONUMENT)
SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN FOUND BRASS CAP MONUMENT

Applicant: Ryan and Davina Brand
Property: Lot 11 – Brand Estates (.527 acres)
Subdivision: Brand Estates (formerly part of the Mertlich Subdivision)
Request: Approval for garage access from the 26' private lane extension

To the Sandy City Planning Commission,

I respectfully submit this request for a Special Exception to allow garage access for Lot 11 (.527 acres) of the Brand Estates subdivision from the 26-foot private lane extension, which connects directly to the long-established private lane serving the original Mertlich subdivision.

For more than 21 years, the residents which includes us currently living in lot 15 (which was lot 1 of the original Mertlich subdivision) have maintained, improved, and relied upon this private lane as our primary access point. This lane has functioned safely and consistently throughout its entire history, and its continued use is essential to the established access pattern of the neighborhood. We plan on keeping our current home in hopes that one of our children will want to purchase it in the future. We will also be taking ownership of lot 10 Brand estates.

The developer of Brand Estates has confirmed that garage access from the private lane extension is essential to the functional layout, marketability, and sale of Lot 11, the largest lot in the subdivision. Lot 11 was designed with the understanding that its garage would be accessed from this lane, ensuring proper circulation, safe ingress/egress, and compliance with the subdivision's intended design.

Conformance With All Other Requirements
All other aspects of our development, site layout, and improvements are fully in conformance with Sandy City subdivision requirements, zoning standards, and recorded subdivision restrictions.
We have made no other special requests of the City.

Fire Code Access Compliance
The 26' private lane extension meets the width, turning, and access requirements necessary for Sandy City Fire Code compliance, ensuring that emergency vehicles can safely reach the residence on Lot 11.
This access configuration improves emergency response efficiency and maintains continuity with the existing private lane that has served the area for over two decades.
In fact it was put to the test when I was carried out of my home in a bag instead of stretcher after having my very first panic attack a few weeks ago. Because of this development taking twice as long as when the entire empire state building was built .

Developer's Determination of Necessity
The developer has verified that:

The private lane extension was engineered and constructed to support garage access for Lot 11.

The access is practical, safe, and essential to the subdivision's intended design.

Without this access, Lot 11 would face significant functional limitations and reduced market viability.

Approval of this exception supports the subdivision's overall planning objectives and protects property values.

City Engineer Review & Recommendation

Engineer Name: _____
Title: _____

Recommendation:

Signature: _____
Date: _____

Summary of Request
For the reasons outlined above, I respectfully request approval of this Special Exception, recognizing that:

The private lane has been safely used and maintained for over 21 years.

The 26' extension was specifically designed to support garage access for Lot 11.

The request is essential to the subdivision's intended design and the sale of its largest lot.

All other subdivision requirements are fully met, with no additional exceptions requested.

The access configuration complies with Sandy City Fire Code and supports emergency response needs.

The developer and property owner are aligned in confirming the necessity and practicality of this access.

Thank you for your time and consideration.

Sincerely,
Ryan & Davina Brand
Property Owner, Lot 11 – Brand Estates

MOONVIEW
design company

May 05, 2026
SOUTH SIDE GARAGE SUPPORT LETTER: Brand Estates LOT 11

Applicant: Ryan and Davina Brand
Property: Lot 11 – Brand Estates (.527 acres)
Subdivision: Brand Estates (formerly part of the Mertlich Subdivision)

Request: Approval for garage access from the 26' private lane extension

To the Sandy City Planning Commission,

In my professional capacity as the Project Architectural Designer for the proposed residence on Lot 11 of the Brand Estates subdivision, I have conducted a site circulation and code analysis. I am writing to provide professional justification for the requested Special Exception to allow garage access, on the South Side of the lot, via the 26-foot private lane extension.

With a Master's Degree in Architecture and 15 years of experience in residential design and subdivision design, it is my professional opinion that the proposed access point is the most logical, safe, and efficient planning solution for this specific lot.

The requested exception directly supports the stated purposes of Sandy City's Subdivision Design Standards, specifically **Sec. 21-21-1(2)**, which seeks to "provide for the orderly development of the City, with adequate provisions for traffic... and other public requirements". Additional Key factors provided.

1. **Alignment with Subdivision Purpose (Sec. 21-21-1)**
2. **Technical Compliance with Private Lane Standards (Sec. 21-21-11)**
3. **Mitigation of Design Hardship**

By utilizing the 26-foot private lane for garage access, we fulfill the following objectives:

- **Reduced Street Congestion:** Moving the primary ingress/egress to the private lane preserves the main subdivision thoroughfare for neighborhood traffic and on-street parking, fulfilling the intent to "reduce street congestion and traffic hazards" as outlined in **Sec. 21-24-1(a)**.
- **Preservation of Streetscape:** Architecturally, this configuration minimizes the "impervious material coverage" on the lot's primary frontage. In accordance with **Sec. 21-15-4(b)(1)**, minimizing hardscape helps manage stormwater runoff and preserves the "natural scenic character" of the development.
- The private lane extension was specifically engineered and constructed to meet **Sec. 21-21-11(e)** standards, providing a "20-foot minimum width paved surface". Our proposed design ensures that a "full size fire apparatus" can negotiate the lane without backing maneuvers, in full compliance with **Sec. 21-21-11(e)(1)**. Denying access to a lane that was specifically widened to 26 feet for safety would result in a functional impairment of the lot's intended design.
- Per **Sec. 21-30-1(b)**, the City recognizes that "each parcel of real property is unique" and that "additional reasonable conditions may be imposed" to promote the welfare of citizens. Forcing garage access from the primary street would require a significantly longer driveway, creating an unnecessary "unusable yard space" and increasing the environmental footprint of the home.

MoonView
design company

Conclusion

The proposed design is a "common sense" architectural solution that respects the 21-year history of the Mertlich lane while adhering to the engineering intent of the Brand Estates subdivision plat. I respectfully urge the Commission to grant this exception, as it represents a superior design that enhances the safety and aesthetics of the neighborhood.

EXHIBIT A – 1 sheet PDF drawing provided -

Filename: SOUTH SIDE GARAGE_SITE PLAN_BRAND_lot11_A100_05.05.26.pdf

Proposed Footprint shown on A100 – SOUTH SIDE GARAGE – PROPOSED FOOTPRINT.

Supporting NOTES:

SPECIAL EXCEPTION REQUEST
This site plan seeks a Special Exception for primary garage access via the 26' South Private Lane Extension to preserve the primary streetscape and minimize hardscape.

A 60-foot sight visibility triangle shall be maintained at the intersection of the private lane and public street. No obstructions over 3 feet in height shall be placed within this zone. CHAPTER 21-2-12 CLEAR VIEW of INTERSECTING STREETS.

NOTES:
1)Garage access via the South Private Lane allows for forward-motion egress, enhancing neighborhood safety for a full-size fire apparatus (2011 AASHTO Figure 2-6, City Bus).
2) The drive approach shall have a minimum width of 12 feet and a maximum of 30 feet, constructed with a minimum concrete thickness of 4 inches over 6 inches of compacted base.

If you have any questions or require additional information, please contact us directly at your convenience.

Cheers!

Cortland Wilson – 801-808-2462
Principal: MoonViewDesign
moonviewdesign@gmail.com

PROPOSED FOOTPRINT
5.5.26

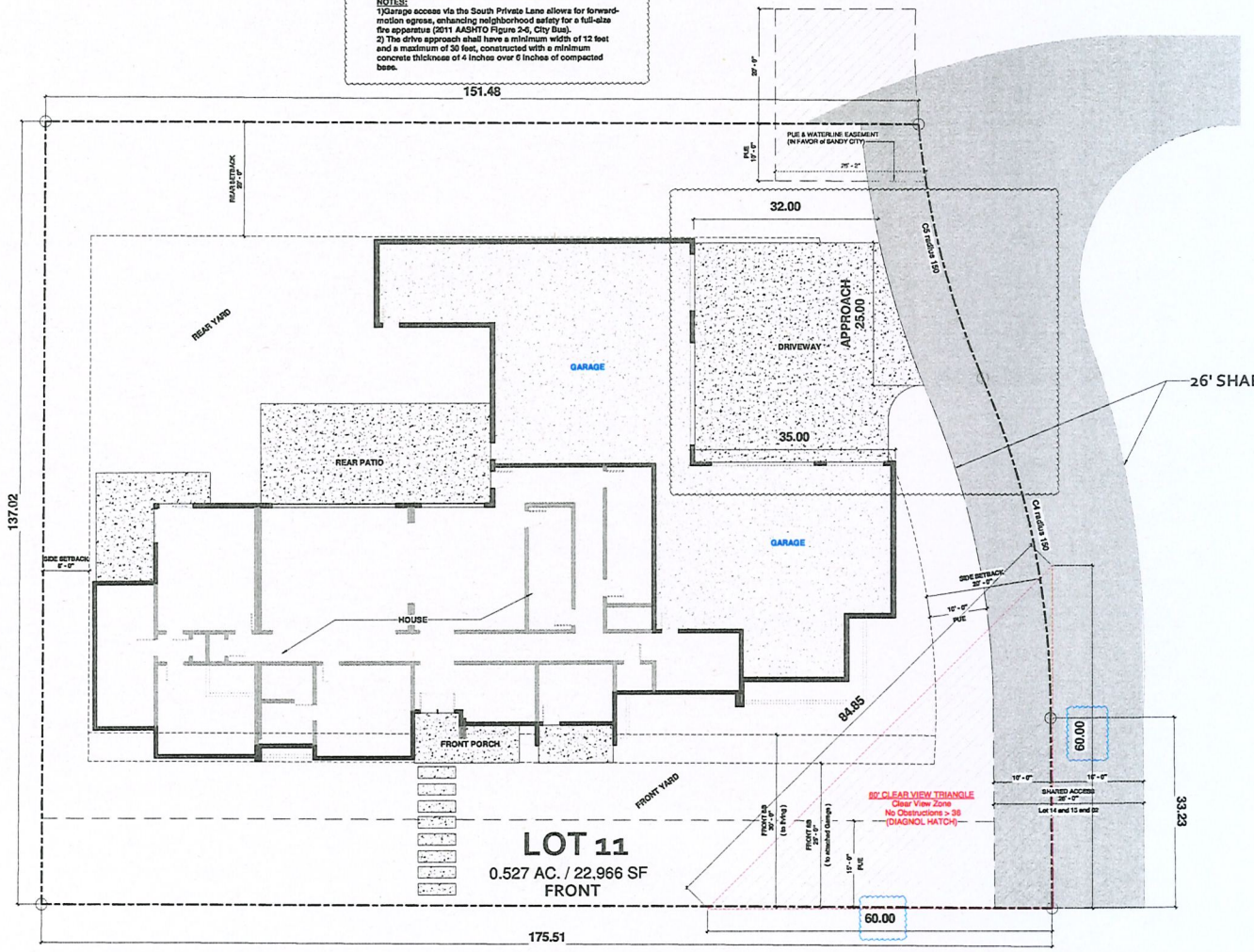
BOUNDARY LINES, SETBACKS, EASEMENTS AND SITE DESIGN PER "BRAND ESTATES SUBDIVISION" RECORDED PLAT.

**SPECIAL EXCEPTION REQUEST
This site plan seeks a Special Exception for primary garage access via the 26' South Private Lane Extension to preserve the primary streetscape and minimize hardscape.

A 60-foot sight visibility triangle shall be maintained at the intersection of the private lane and public street. No obstructions over 3 feet in height shall be placed within this zone. CHAPTER 21-2-12 CLEAR VIEW of INTERSECTING STREETS.

NOTES:
1)Garage access via the South Private Lane allows for forward-motion egress, enhancing neighborhood safety for a full-size fire apparatus (2011 AASHTO Figure 2-6, City Bus).
2) The drive approach shall have a minimum width of 12 feet and a maximum of 30 feet, constructed with a minimum concrete thickness of 4 inches over 6 inches of compacted base.

ACCOMPANIED WITH SUPPLEMENTARY SUPPORT LETTER
SOUTH SIDE GARAGE SUPPORT LETTER_Brand Lot 11_5.05.26.PDF



10957 S. BRAND LANE (285 E.)

1 SITE PLAN
1/8" = 1'-0"

ZONE R-1-10 (SANDY CITY) : CHAPTER 21-20 12.15.25
* CONFIRMED ZONING - R-1-10 per PLAT * THOMAS IRVIN EMAIL 12.15.25

Residential Overlay Zone: This is an overlay zone that can be invoked when looking for flexibility from setbacks and other zoning restrictions. As of yet, no effort has been made to invoke these requirements for this development. - Thomas Irvin EMAIL 5.31.23

SETBACKS & HT

PRIMARY	R-1-10
Min./Max. Dwelling Size (one story)	1300 / 5000
Min./Max. Dwelling Size (two story)	1625 / 6000**
FRONT (to living)	30' *
FRONT (to attached garage)	25' *
FRONT (Corner A)	30'
FRONT (Corner B)	20'
FRONT (Cul de Sac)	20'
FRONT (lot on elbow)	20'
SIDE (min.)/(combined)	8' / 20'c *
REAR (interior)	20'
REAR (Corner)	20'
HEIGHT (max.) * Measured to peak of Roof	<.35'

** Approval for a Home Larger than Maximum Size. Individuals who desire to construct a new home larger than the maximum home size limits (or desire to increase the size of an existing home) may apply for a special exception from the Planning Commission. To qualify for the special exception, the applicant shall comply with the following requirements: a. The proposed square footage of the home (excluding basement) is within ten percent of the average home size within a 1,000-foot radius as measured from the property line or if the proposed home is located within a planned unit development, it is consistent with the approved standards and home sizes for the entire planned unit development. b. The proposed home or addition is consistent with the existing architectural standard for the surrounding neighborhood (e.g., rambler style homes, two-story home, brick facade, stucco, half timber, similar pitched roof, etc.). c. The proposed enlargement is not permitted to increase the available space for an accessory apartment. d. The increased square footage is not permitted for nonresidential structures. Institutional care uses shall comply with the minimum and maximum square footage requirements for the underlying zone*

EROSION CONTROL NOTES

1) A STABILIZED GRAVEL CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS FIRST SITE ACTIVITY

2) EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY AND MAINTAINED AS NECESSARY TO ENSURE THEIR FUNCTION

3) EROSION CONTROL MEASURES SHALL BE KEPT IN PLACE UNTIL PERMANENT GROUND COVER IS ETABLISHED

GENERAL GRADING NOTES

ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE.

SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10FT. IRC R401.3

STREET, CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY

GRAVEL BAGS TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION

BERMS OR SWALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL ALIGN WITH ADJACENT LOTS

A LINED CONCRETE WASHOUT AREA MUST BE PROVIDED AT THE SITE FOR ALL CONCRETE WORK. WASHOUT INTO THE FOUNDATION OR ON THE GROUND IS PROHIBITED.

ALL PROPERTY CORNERS SHALL BE IDENTIFIED WITH RUSS AND REFERENCE STAKES. IF ANY OF THE ABOVE POINTS ARE MISSING OR HAVE NOT BEEN DONE, THEY SHALL BE ESTABLISHED BY A REGISTERED SURVEYOR PRIOR TO THE LAYOUT, SETBACK & FOOTING INSPECTION. NO FOOTING SHALL BE DONE UNTIL THIS INSPECTION HAS BEEN ACCOMPLISHED.

GEO-TECH ENGINEER MUST INSPECT EXCAVATION PRIOR TO ANY FILL OF CONCRETE BEING PLACED. GEO-TECH SHALL PROVIDE A LETTER TO CONTRACTOR PRIOR TO FOOTING INSPECTION

1- CONTRACTOR TO VERIFY IN FIELD THE CROSS SLOPE FROM REAR OF PROPERTY TO TOP BACK OF CURB. ADJUST SPOT ELEVATIONS AS NEEDED. SLOPED @ 1.5 - 3%

2- SET GRADE BELOW FINISH FLOOR HEIGHT OF HOUSE

3- ALL GRADING SHALL BE IN ACCORDANCE WITH PROJECT GEOTECHNICAL STUDY

4- FILLS SHALL BE BENCHED IN COMPETANT MATERIAL AS PER SPECIFICATIONS AND GEOTECHNICAL REPORT.

LOT NOTES:

TOTAL BLDG. AREA NOT TO EXCEED 40% OF GROSS LOT

LOT OWNERS ARE RESPONSIBLE TO VERIFY GRADES AND WATER TABLES BEFORE BUILDING

MoonView DesignN
Millcreek, UT 84106
801.808.2262
moonviewdesign.com

BRAND RESIDENCE - Lot 11
10957 So. Brand Lane (285 East)
SANDY, UT (zone R 1-10)

(SITE)
BRAND RESIDENCE - Lot 11

5/5/2026 10:13:22 AM

A100
SOUTH SIDE GARAGE

SCALE:
1/8" = 1'-0"

NEXT LEVEL HOMES, LLC
11616 South State Street, Suite 1504
Draper, Utah 84020

May 7, 2026

SANDY CITY PLANNING COMMISSION
10000 Centennial Pkwy
Sandy, UT 84070

Re: Support for Special Exception Request – Garage Access for Lot 11, Brand Estates

Ladies and Gentlemen:

As the builder and development partner for the Brand Estates Subdivision, Next Level Homes, LLC ("NLH") submits this letter in support of the Special Exception Request submitted by Davina Brand for garage access to Lot 11 (.527 acres) from Sophie Court, the 26-foot private lane extension that connects directly to the long-established private lane serving the former Mertlich Subdivision.

Essential to the Subdivision's Intended Design

The subdivision layout, engineering, and lot configuration were completed with the expectation and design intent that garage access for Lot 11 would occur from the private lane extension. This access is essential to:

- Safe and functional vehicle circulation;
- Proper lot design and home orientation;
- Maintaining the subdivision's planned aesthetic and layout; and
- Preserving the functional utility and intended residential design of the subdivision's largest lot.

Without this access, Lot 11 would face significant design constraints that would materially impair the intended functionality and residential layout of the lot and negatively impact the overall cohesiveness of the subdivision design.

Engineered and Constructed for This Purpose

The 26-foot private lane extension was engineered and constructed to meet or exceed applicable Sandy City standards, including:

- Required lane width;

- Structural and drainage specifications;
- Turning radii for residential and service vehicles;
- Compliance with Sandy City Fire Code access requirements; and
- Seamless continuity with the existing private lane that has served the area for more than twenty-one (21) years.
- This lane extension was built specifically to support garage access for Lot 11 and is fully capable of doing so safely and efficiently

Importantly, the proposed access configuration maintains safe and efficient emergency vehicle accessibility to the property.

Conformance With Applicable Requirements

NLH confirms that all other aspects of the subdivision and proposed home construction conform with applicable Sandy City subdivision requirements, zoning regulations, and recorded CC&Rs. Neither the developer nor the property owner has requested any additional special exceptions or variances in connection with the subdivision or Lot 11.

Compatibility With Existing Development Pattern

The surrounding area has historically incorporated private lane access serving residential properties for more than two decades. The proposed garage access configuration remains compatible with the established residential character of the neighborhood and surrounding development pattern. The proposed access from Sophie Court is limited solely to normal single-family residential use and does not materially increase density, intensify use, or create incompatible traffic impacts within the area. Further, the proposed access configuration is consistent with the subdivision's engineered design, maintains appropriate emergency access capability, and provides safe and functional residential access to Lot 11 in a manner compatible with surrounding residential uses.

Request for Approval

For the reasons outlined above, NLH respectfully requests that the Sandy City Planning Commission approve the requested Special Exception for garage access to Lot 11 from the private lane extension. Approval of the requested Special Exception would allow the subdivision to function substantially as designed while maintaining compatibility with the surrounding neighborhood and existing access infrastructure. The requested access is necessary for proper lot function, consistent with the subdivision's engineered design, compliant with applicable fire access requirements, and supportive of the orderly completion and residential build-out of the subdivision.

Thank you for your time and consideration.

Sincerely,

NEXT LEVEL HOMES, LLC

John D. Thomas

cc: Ryan and Davina Brand

When recorded, mail to:
Davina Brand
10961 S Sophie Lane
Sandy, UT 84070

RECIPROCAL ACCESS EASEMENT

(Shared Driveway Access)
Affects Salt Lake County Parcels 28-18-385-011 and 28-18-385-012

This Reciprocal Easement Agreement ("Agreement") is made and entered into this 5th day of June, 2026, by and between Ryan D. Brand and Davina Brand, husband and wife, as joint tenants ("Party A"), owner of the property described herein as "Lot 11", and Brand Estates, LLC ("Party B"), owner of the property described herein as "Lot 12".

RECITALS

WHEREAS, Party A is the fee owner of certain real property located in Salt Lake County, State of Utah, commonly known as 10957 S Brand Lane, and more particularly described in Exhibit A attached hereto and incorporated herein ("Lot 11"); and

WHEREAS, Party B is the fee owner of certain real property located in Salt Lake County, State of Utah, commonly known as 10973 S Brand Lane, and more particularly described in Exhibit B attached hereto and incorporated herein ("Lot 12"); and

WHEREAS, there exists a driveway that straddles the common boundary line between Lot 11 and Lot 12, the exact location and legal dimensions of which are described and depicted in Exhibit C attached hereto and incorporated herein (the "Easement Area"); and

WHEREAS, the parties desire to grant reciprocal, mutual easements over their respective portions of the Easement Area for the purposes of ingress and egress to provide vehicular and pedestrian access to both properties.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. GRANT OF EASEMENTS

1.1 Party A hereby grants, conveys, and warrants to Party B, and to their successors and assigns, a perpetual, non-exclusive easement for ingress and egress over, across, and through that portion of the Easement Area lying within the boundaries of Lot 11.

EXHIBIT A

Legal Description of Lot 11

All of Lot 11, Brand Estates Subdivision, on file with the office of the Salt Lake County Recorder as Entry No. 14503770, in Book 2026P, at Page 56 of plats.

EXHIBIT B

Legal Description of Easement Area

A TRACT OF LAND BEING SITUATE IN THE SOUTH QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 00°18'24" EAST 142.57 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 18, SAID POINT ALSO BEING ON THE EASTERLY LINE OF LOT 12, BRAND ESTATES SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER AS ENTRY NO. 14503770, IN BOOK 2026P, AT PAGE 56 OF PLATS, AND RUNNING THENCE ALONG A 28.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 55.20 FEET THROUGH A CENTRAL ANGLE OF 112°57'39" (CHORD BEARS NORTH 56°10'26" WEST 46.69 FEET) TO THE POINT OF A 173.28 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 57.84 FEET THROUGH A CENTRAL ANGLE OF 19°07'27" (CHORD BEARS SOUTH 77°04'52" WEST 57.57 FEET); THENCE NORTH 89°35'20" WEST 42.22 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 12; THENCE NORTH 00°21'22" EAST 26.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 11 OF SAID SUBDIVISION; THENCE SOUTH 89°35'40" EAST 33.24 FEET TO THE POINT OF A 140.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 57.56 FEET THROUGH A CENTRAL ANGLE OF 23°33'23" (CHORD BEARS NORTH 78°37'38" EAST 57.15 FEET) TO THE POINT OF A 160.00 FOOT RADIUS REVERSE CURVE; THENCE ALONG SAID CURVE A DISTANCE OF 49.74 FEET THROUGH A CENTRAL ANGLE OF 17°48'42" (CHORD BEARS NORTH 75°45'18" EAST 49.54 FEET) TO THE EASTERLY LINE OF SAID LOT 11; THENCE SOUTH 00°18'24" WEST 62.65 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,997 SQUARE FEET OR 0.092 ACRES, MORE OR LESS.

NOTARY ACKNOWLEDGEMENTS

State of Utah)
)ss.
County of Salt Lake)

On this 5th day of June, 2026, before me, the undersigned notary public, personally appeared Ryan D. Brand and Davina Brand, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

Notary Public

My Commission Expires: 03/18/27

KYLE MARCUS DENOS
Notary Public, State of Utah
Commission # 729163
My Commission Expires
March 18, 2027

State of Utah)
)ss.
County of Salt Lake)

On this 5th day of June, 2026, before me, the undersigned notary public, personally appeared John D. Thomas (Party B), known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

Notary Public

My Commission Expires: 03/18/27

KYLE MARCUS DENOS
Notary Public, State of Utah
Commission # 729163
My Commission Expires
March 18, 2027

Sandy
PUBLIC WORKS

DEPARTMENT OF PUBLIC WORKS

Monica Zoltanski
Mayor

Shane Pace
Chief Administrative Officer

Ryan Kump, P.E.
Director

CITY ENGINEERS RECOMMENDATION MEMORANDUM

Date: June 11, 2026
To: Cache Hancey, Senior Planner
From: Britney Ward, P.E., Assistant Public Works Director/City Engineer

Project Name: **Brand Estates Subdivision**
Plan Case Number: **SPX05262023-006540**
Project Address: **285 East 11000 South**

Davina Brand has requested a modification to the June 2023 conditions of approval for the above-referenced project. I have reviewed this request, understand the intent, and am recommending that the changes be approved to grant cross-access between lots 11 and 12.

Findings include the following:

1. The original subdivision, known as case number SUB10112022-006417, was issued final approval and signatures in October 2024. After completing the final bond payment, the plat was recorded in January 2026. The subdivision approval and plat recordation vacated Sophie Lane and converted it into a Shared Access Easement, titled Sophie Court. Sophie Court was created in favor of Lots 13 and 14 of the subject subdivision, and Lot 2 of the Mertlich subdivision. As currently recorded, Lots 14 and 2 do not have street frontage and although Lot 13 does have street frontage along 11000 South, it is an existing home that is accessed from Sophie Court. Sophie Court can be accessed from either Brand Lane or 11000 South. Brand Lane is public right-of-way, dedicated by recordation of the subject subdivision.
2. Sophie Court is a fully-improved access with pavement, curb and gutter, and utilities, straddling through lots 13 and 14 along their shared lot line. The owner of Lots 11 and 12 would like to utilize Sophie Court rather than creating two additional access points onto Brand Ln.
3. While Sophie Court was not approved as a roadway, it was recorded as a 26’ wide easement with a pavement width of 25’. Flag-lots and emergency accesses require only 20’ of pavement width. Roadways (private and public) require a minimum 27’ pavement width. A 25’ pavement width is adequate for 2-way traffic, so long as on-street parking is restricted. A 20’ pavement width is not wide enough for 2-way traffic.
4. Each single family home generates an average of 11 trips per day, or 55 trips per day for all 5 lots. This is a low volume of traffic and Sophie Court is adequately wide

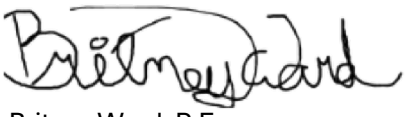
enough to service this trip rate. The overall trip rate on Brand Lane would not change, however the number of vehicle conflict points will decrease because the number of accesses is decreased. Reducing the number of conflict points/accesses increases the safety of Brand Lane.

5. With the inclusion of a shared access agreement to be recorded between lots 11 and 12, and a maintenance agreement to be recorded among all five lots, maintenance responsibilities and long-term functionality of Sophie Court will be adequately addressed. This approach equitably balances the needs of the property owners and represents an efficient and safer use of the roadway infrastructure.

For these reasons, Public Works supports approval of the Planning Commissions approved conditions reconsideration request, subject to the conditions outlined in the staff report, including the requirement that a private maintenance and shared access agreement be recorded prior to final approval.

Please feel free to contact me with any questions, requests for additional technical information, or wishes for further discussion at 801.568.2991 or bward@sandy.utah.gov.

Thank you,



Britney Ward, P.E.
Assistant Public Works Director/City Engineer

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum

June 1, 2023

To:	Planning Commission	
From:	Community Development Department	
Subject:	Brand Estates Subdivision	SUB10112022-006417
	285 East 11000 South	SPX05262023-006540
	(Community #11, Crescent)	R-1-10 & R-1-15
		4.8 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.

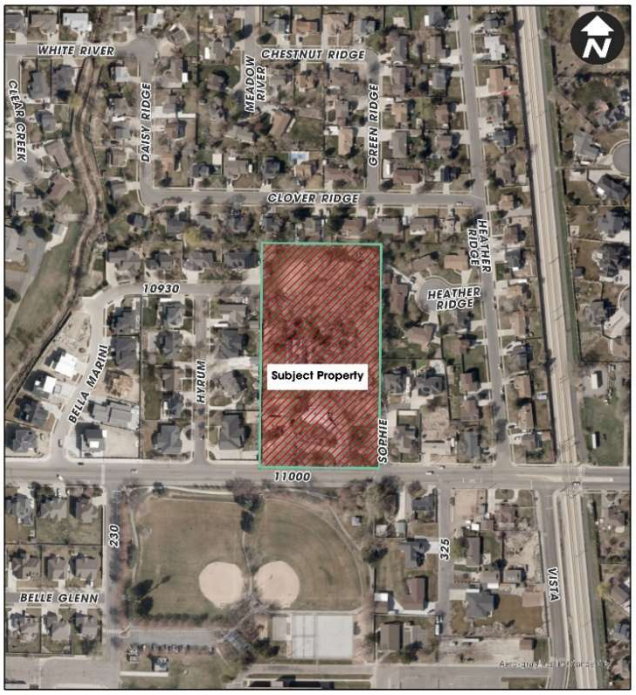
Request

The applicant, Kyle Denos representing the property owner John D. Thomas, is requesting Preliminary Subdivision approval and a Special Exception to create a private lane for the property at 285 East 11000 South. The proposal consists of subdividing the 4.8-acre parcel into 13 residential lots and modifying the access for the three existing lots of the Mertlich Subdivision located east of this proposal by vacating Sophie Lane and providing access through the use of a private lane.

Background

The subject property includes two zoning districts. The front portion facing 11000 South was recently re-zoned to R-1-15, while the rear portion is zoned R-1-10. The surrounding properties reflect similar zoning with those facing 11000 South being R-1-15 and the remainder being R-1-10. The property to the south is zoned OS.

All adjoining properties are developed as single-family residential lots except for the property south of 11000 South which has been developed as Crescent Park.



Property Case History	
Case Number	**Case Summary**
A #79-2	Fiarborn Annexation (2/13/1979) – 640.8 acres
S #03-09	Mertlich Subdivision Plat (6/5/2003)
REZ05042022-6315	Brand Estates Rezone (6/16/2022)

Public Notice and Outreach

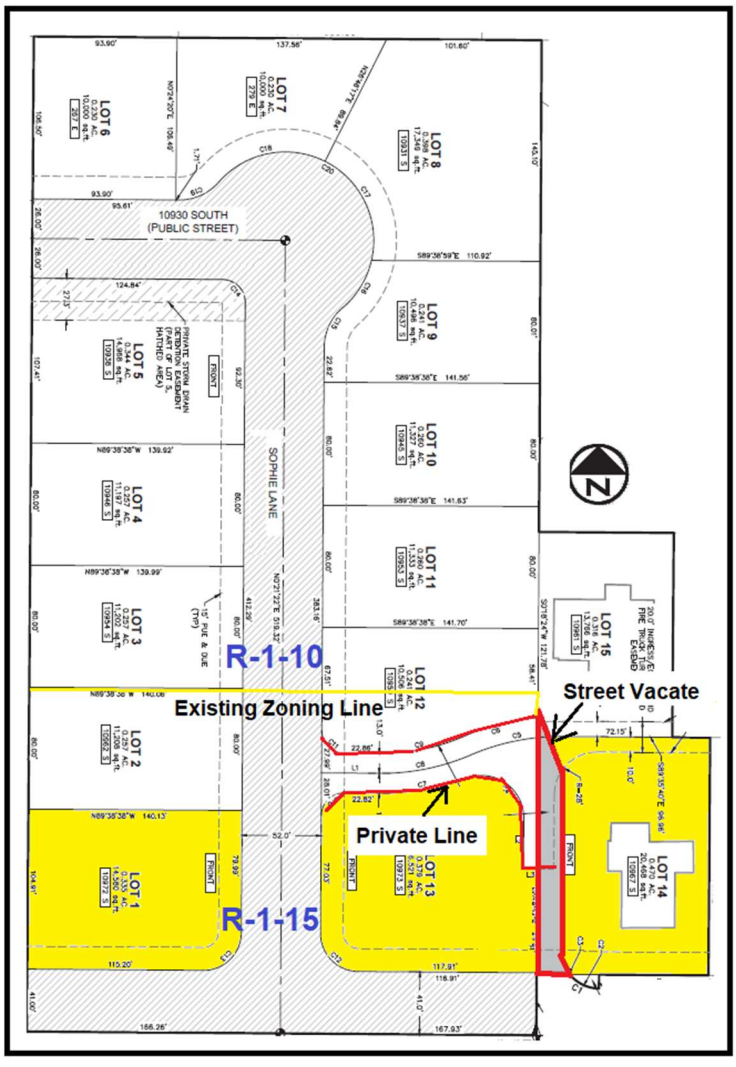
This item was noticed to all property owners within 500 feet of the proposal. Staff held a virtual neighborhood meeting via Zoom on May 23, 2023. Attendees did not express any concerns about the project and were generally in favor of the development.

Analysis

The applicant is proposing the creation of a 13-lot single-family residential subdivision on approximately 4.8 acres. In 2022, the front portion of the development was rezoned to R-1-15 based on a prior layout to allow for larger lots along 11000 South.

In 2004, the Mertlich Subdivision was recorded and created a partial width public street known as Sophie Lane. The current layout of the Brand Estates subdivision requires vacating Sophie Lane and replacing access with a private lane from the proposed subdivision rather than 11000 South.

The existing stubbed street (10930 South) that was created through the Hardcastle Estates Amended Subdivision will be connected and extended out to 110000 South. Right-of-way dedications will be required to comply with Sandy City's street requirements. The applicant will be required to construct right-of-way improvements along both street frontages including a 2-1/2 curb and gutter, a five-foot parkstrip, and a five-foot sidewalk in order to meet the City's required right-of-way cross section.



Staff Concerns

The private lane being provided to access the three existing homes in the Mertlich Subdivision will require special exception approval since the lots will not have frontage onto a public street. The proposed street is less than the required width of 52 feet. A 26 foot wide private lane is being proposed with a hammer head turn-around.

Sophie Lane is a public street and will require a vacation through City Council approval. The current configuration of the proposed subdivision also requires a rezone of the property to align with the new subdivision lot layout as the existing zone boundaries split the proposed lots, thus requiring a rezone through the City Council as well.

Recommendation

Staff recommends that the Planning Commission determine that a special exception for a private lane be approved with a lesser width and preliminary subdivision review is complete for the Brand Estates Subdivision located at 285 East 11000 South based on the following findings and subject to the following conditions:

Findings:

1. That the proposed lot configuration is an efficient use of the land.
2. That the proposed lot sizes and frontages conform to the requirements of the R-1-10 and R-1-15 Zones.
3. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.
4. The Director and City Engineer support the vacation of Sophie Lane and re-alignment as a private lane. The proposal equitably balances the needs of the public and presents the most efficient use of land.

Conditions:

1. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.
2. That all City provisions, codes, and ordinances are adhered to during the review, construction, and operations process of this project.
3. That all residential lots comply with all requirements of the R-1-10 and R-1-15 Zones.
4. That the applicant completes the necessary street vacation process for Sophie Lane prior to final staff approval.
5. That the applicant completes the rezone process to the align the zone boundaries with the proposed property lines of this development.
6. That the proposed private lane be constructed to a 26 foot right-of-way width to include all required street improvements.

Planner:



Thomas Irvin
Senior Planner

ESTATES STAFF REPORT SUB10112022-006417.DOCX

Exhibit "A" – *See the attached file for full information*

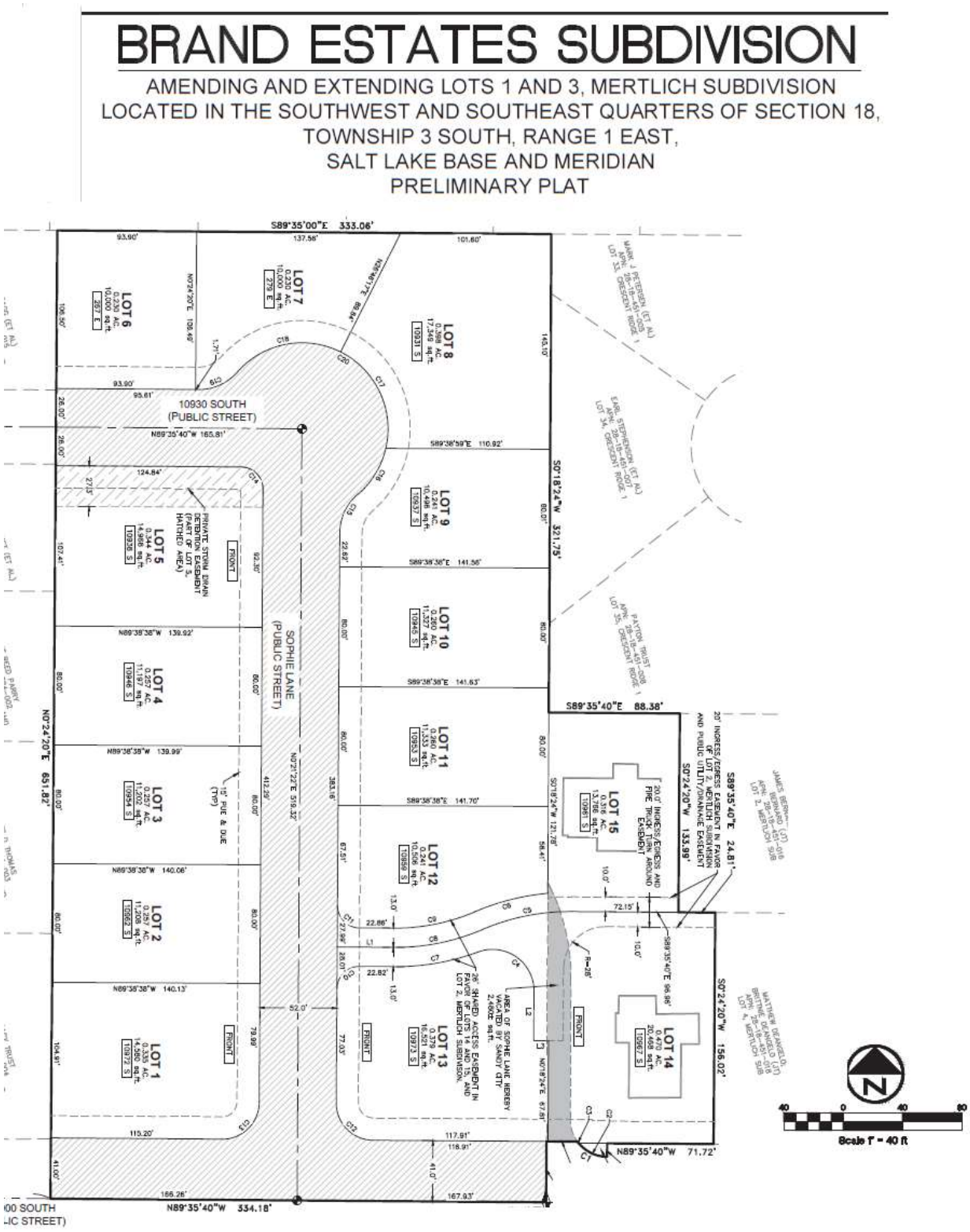


Exhibit "B"

From: jocurrit@gmail.com <jocurrit@gmail.com>
Sent: Tuesday, May 23, 2023 7:59 AM
To: Thomas Irvin <tirvin@sandy.utah.gov>
Subject: [EXTERNAL] Development at 285 East 11000 South

We live at 310 Clover Ridge Drive. Our property borders the proposed new development. We support more mixed lot sizes to blend with the investments all ready made surrounding the property. Mixed lot size would also blend better with the excellent development to the west. Mix 1/3 acre and 1/2 acre lots with 1/4 acre lots. The houses will be around long after the developer leaves. This type of development would blend better with the existing community. Also we need the field mowed for fire safety and watered if there is a delay in development.

Thanks,

Dennis and Jolene Currit

Sent from my iPhone

From: Joseph Rodriguez <rodriguez.d.joseph@gmail.com>
Sent: Tuesday, May 23, 2023 7:31 PM
To: Thomas Irvin <tirvin@sandy.utah.gov>
Subject: [EXTERNAL] Questions: 285 E 11000 S

Hi,

I wasn't able to join the zoom this evening. Is there a summary or recording or way to participate further?

Really wishing we had a park or some amenities instead of reedless homes. Or at least don't cut down the trees.

Thanks,

Joe R

Sandy City, Utah

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

Staff Report

File #: 26-331, **Version:** 1

Date: 6/18/2026

Minutes from June 4, 2026 Meeting

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, June 4, 2026 **6:15 PM** **Council Chambers and Online**

DRAFT

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_ZVO5Qf93RTaMAFBcaMGCmw

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/s/85075210493

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/u/ksavS05rU

Webinar ID: 850 7521 0493

Passcode: 407115

4:00 PM FIELD TRIP

1. 26-307 Map

Attachments: 060426.pdf

4:45 PM EXECUTIVE SESSION

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

Absent 1 - Commissioner Daniel Schoenfeld

2. 26-298 Detached Accessory Dwelling Units Work Session

Attachments: Presentation D-ADUs for Work Session

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Public Hearings

DRAFT

3. GPA04222026-007196 Canyon Gate General Plan Amendment
825 E 9085 S
[Community #2, Quarry Bend]

Attachments: Staff Report-Canyon Gate GPA

*The general plan amendment and rezone were combined into one joint presentation, discussion and public hearing.

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

Spencer Moffett, 101 S 200 E, Salt Lake City, presented this item to the Planning Commission.

Steven Wrigley said the current density is less than what's currently allowed and asked if there's areas for kids to play.

Spencer Moffett said they're compliant with the 40% open space that's required in the zone and there's a pickle ball court, a tot lot and a dog park.

Steven Wrigley asked if he knows what the pricing of the units will be.

Spencer Moffett said that they don't have the construction costs so he doesn't have a number yet.

Steven Wrigley asked if these units would be considered moderate income.

Spencer Moffett said that based on what they're paying the school district these units will not be considered affordable or moderate income.

Jake Warner, Sandy City Long Range Planning Manager, further presented this item to the Planning Commission.

Cameron Duncan said this is a great use of the transition zone.

Jake Warner said the medium density designation supports the request.

LaNiece Davenport opened this item for public comment.

Zoe Millard, 826 E Gatewood Drive, asked if these units will be owner occupied.

LaNiece Davenport closed this item to public comment.

Jake Warner said the applicant is intending to subdivide this property into individual townhome sellable units.

A motion was made by Cameron Duncan, seconded by David Hart, that the Planning Commission forward a positive recommendation, recommending that the City Council approve the application for a future land use designation of the

DRAFT

subject property from the Institutional designation to the Medium Density Neighborhood designation. The motion carried by the following roll call vote:

Yes: 7 - Jennifer George
LaNiece Davenport
Cameron Duncan
Dave Bromley
David Hart
Ron Mortimer
Steven Wrigley

Absent: 1 - Daniel Schoenfeld

Nonvoting: 1 - Craig Kitterman

4. REZ04222026-007195 Canyon Gate Rezone
825 E 9085 S
[Community #2, Quarry Bend]

Attachments: Staff Report-Canyon Gate REZ

The general plan amendment and rezone were combined into one joint presentation, discussion and public hearing and all minutes are listed under item #3.

A motion was made by Cameron Duncan, seconded by David Hart, that the Planning Commission forward a positive recommendation, recommending that the City Council approve the application for a zone change of the subject property from the R-1-8 Zone to the PUD(12) Zone for the property The motion carried by the following roll call vote:

Yes: 7 - Jennifer George
LaNiece Davenport
Cameron Duncan
Dave Bromley
David Hart
Ron Mortimer
Steven Wrigley

Absent: 1 - Daniel Schoenfeld

Nonvoting: 1 - Craig Kitterman

DRAFT

5. CA02132026-0007114 Amendments to Title 21 of the Land Development Code related to Building Height

Attachments: Staff Report

Exhibit A - Applicant Proposal

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

Jeff Knighton, with Knighton Architecture, presented this item to the Planning Commission.

David Hart asked what would stop someone from over excavating and then wanting to go from the natural grade that was there originally.

Jeff Knighton said if they over excavated they could potentially bury more of the basement into the home.

David Hart said if it's over excavated they'd lower the grade and would be adding additional square footage and additional height down below, so you could build a taller house by over excavating.

Jeff Knighton said that in the end the house is taller but in terms of visual impact to the neighbors they're not exceeding what would have been built.

Steven Wrigley asked how tall the current home is.

Jeff Knighton said it exceeds the height by 5 feet so it's 40 feet tall.

Melissa Anderson, Sandy City Zoning Administrator, further presented this item to the Planning Commission.

Steven Wrigley asked if the amendment is approved, will it be retroactive for this home since it's already built.

Melissa Anderson said they would need to apply for a new building permit that would be reviewed with any new code.

Steven Wrigley said this would be difficult for him to vote on because he's not sure what exactly he's voting on.

David Hart asked if the applicant could apply for a variance or a waiver versus requesting to rewrite the code.

Jennifer George asked if the applicant has other options other than spending the money to rebuild the home or rewrite the code.

Melissa Anderson said that there are administrative variances, but those requests are very small with a difference of less than a foot and only if all the code criteria for an administrative variance are met. She does not believe this case would meet the criteria.

Ron Mortimer asked if there's a third option for this applicant or if the Planning Commission has authority for a variance or change.

DRAFT

Mike Wilcox said the Planning Commission doesn't have authority to grant an exception for height. They have an option to apply for a variance that would go to the Board of Adjustment however there are statutes that have been established by the state that set minimum criteria. One of those criteria is that it cannot be a self-imposed hardship.

LaNiece Davenport opened this item to public comment.

Pratt Diamond, 2627 E Canyon Edge Drive, was the developer who built the home and gave a history on what happened and said he would hope there's some type of variance and code update.

David Hunt, 3351 E 9980 S, is the homeowner of the property and said that the code should be modernized.

Steve Van Maren, Draper resident, is confused about the grade and uninhabitable space.

LaNiece Davenport closed this item to public comment.

David Hart doesn't feel the code amendment should be approved for one person.

A motion was made by Cameron Duncan, seconded by David Hart, that the Planning Commission forward a negative recommendation to the City Council to amend Title 21, of the Sandy Municipal Code, relating to Building Height, based on the four findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 7 - Jennifer George
LaNiece Davenport
Cameron Duncan
Dave Bromley
David Hart
Ron Mortimer
Steven Wrigley

Absent: 1 - Daniel Schoenfeld

Nonvoting: 1 - Craig Kitterman

Public Meeting Items

DRAFT

6. SPX0701202 5-006991 Silver Ridge Flats Special Exception Review
886 E. 7800 S.
Community #6, High Point

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

Brandon Preece, 12401 S 400 E, Draper, presented this item to the Planning Commission.

Steven Wrigley asked if these units have driveways.

Brandon Priest said no.

Cache Hancey, Sandy City Senior Planner, further presented this item to the Planning Commission. He also clarified the number of parking spots.

LaNiece Davenport opened this item for public comment.

Susan Hardman, 870 E 7800 S, said that nine units on less than an acre lot is not safe and shared other concerns relating to traffic safety and rodents.

Peter Warnick, 865 E 7800 S, shared concerns over speed and additional traffic.

LaNiece Davenport closed this item for public comment.

Steven Wrigley asked what the maximum is allowed per city code and what's the required number of parking stalls.

Cache Hancey, said nine units are allowed.

Mike Wilcox said that each home requires two car off street parking per unit plus visitor parking. The way that's administered is for the first five units there's a requirement for five off street parking in addition to the two off street and then for every additional home, it's 0.25 stalls per unit for additional guest parking when it's configured in a parking lot configuration.

Steven Wrigley asked if this project meets the parking requirements.

Mike Wilcox said yes.

Steven Wrigley asked if a traffic study is required on a project this small.

Ivan Hooper, Sandy City Transportation Engineer, said a traffic study is not required with such a small project. With nine units they would generate approximately 70 trips a day and the overall traffic impact is very minor.

A motion was made by Dave Bromley, seconded by Ron Mortimer, that the Planning Commission approve the requested special exceptions for the Silver Ridge Flats Subdivision located at 886 E 7800 S based on the three findings detailed in the staff report. The motion carried by the following roll call vote:

DRAFT

Yes: 7 - Jennifer George
LaNiece Davenport
Cameron Duncan
Dave Bromley
David Hart
Ron Mortimer
Steven Wrigley

Absent: 1 - Daniel Schoenfeld

Nonvoting: 1 - Craig Kitterman

7. SPR04072025-006948 Silver Ridge Flats Site Plan Review
886 E. 7800 S.
Community #6, High Point

A motion was made by Dave Bromley, seconded by Steven Wrigley, that the Planning Commission determine preliminary site plan review is complete for the proposed Silver Ridge Flats development located at 886 E 7800 S based on the five findings and subject to the five conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 7 - Jennifer George
LaNiece Davenport
Cameron Duncan
Dave Bromley
David Hart
Ron Mortimer
Steven Wrigley

Absent: 1 - Daniel Schoenfeld

Nonvoting: 1 - Craig Kitterman

8. SUB04112025-006998 Silver Ridge Flats Subdivision
886 E. 7800 S.
Community #6, High Point

Attachments: Staff Report
Exhibit A

A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission determine that preliminary subdivision review is substantially complete for the Silver Ridge Flats Subdivision located at 886 E 7800 S 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 - Jennifer George
LaNiece Davenport
Cameron Duncan
Dave Bromley
David Hart
Ron Mortimer
Steven Wrigley

DRAFT

Absent: 1 - Daniel Schoenfeld

Nonvoting: 1 - Craig Kitterman

Administrative Business

1. Minutes

An all in favor motion was made to approve the meeting minutes from 05.21.2026.

26-308 Minutes from May 21, 2026 Meeting

Attachments: 05.21.2026 PC Minutes (DRAFT).pdf

2. Sandy City Development Report

26-309 Development Report

Attachments: 06.01.2026 DEV REPORT.pdf

3. Director's Report

Adjournment

An all in favor motion was made 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

DRAFT

Note

Note

Meeting went into Recess

Note

Note

Meeting reconvened