



# SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

MONICA ZOLTANSKI  
MAYOR

SHANE E. PACE  
CHIEF ADMINISTRATIVE  
OFFICER

## Staff Report Memorandum May 15, 2025

To: Planning Commission  
From: Community Development Department  
Subject: GSL Electric Campus Subdivision Amendment  
595 W. Sandy Parkway  
[Community #1, Northwest Exposure]

SUB01252024-006704  
CR(PUD) Zoning District  
3.077 Acres, 1 lot

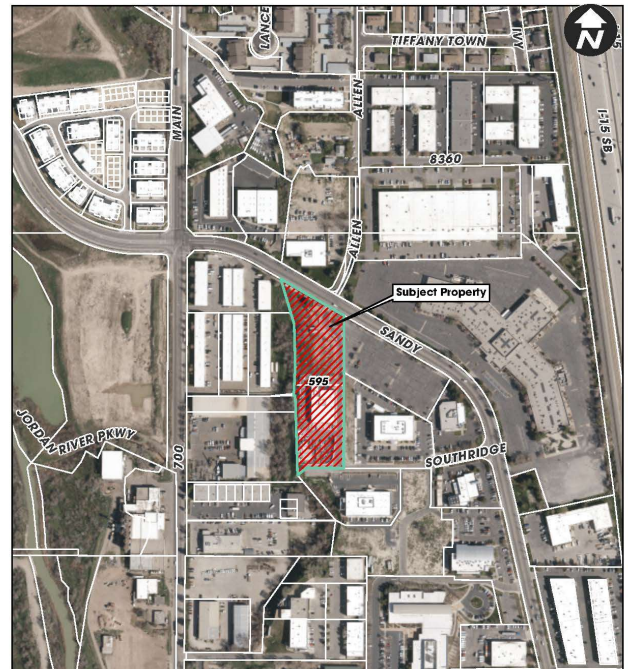
**Public Meeting Notice:** This item has been noticed to property owners within 500 feet of the subject area, on public websites, and at public locations. No on-site sign was required, due to lack of residential zoning within 250 feet of this site.

### Request

The applicant, Carl Green, Surveyor, McNeil Engineering Group, representing Lance Cappel, CEO of GSL Electric LLC, and owner of Sandy Technology Center II, LLC, is requesting preliminary subdivision amendment approval for the GSL Electric Campus Subdivision Amendment for a property located at 595 W. Sandy Parkway. This amended subdivision will combine two existing subdivision lots into one lot, dedicate some property for street widening along Sandy Parkway; and delineate a private road continuation of the stubbed South Ridge Way. Please see attached subdivision amendment plat (Exhibit A).

### Background

This property has been included in 3 industrial subdivisions beginning in 2002. The current subdivision plat is the Sandy Technology Center Amended and Extended plat, recorded in 2013 which splits this subject land into two lots: lot 3C and lot 3D. This proposed subdivision amendment will combine lots 3C and 3D into one lot, containing 3.077 acres. The proposed new lot is owned and used by GSL Electric LLC and will be known as the GSL Electric Campus. One GSL building (the Production Facility) was built in 2022 on the south one-half of the subject property. The northern part of the new lot will be used for a future office building for GSL Electric.

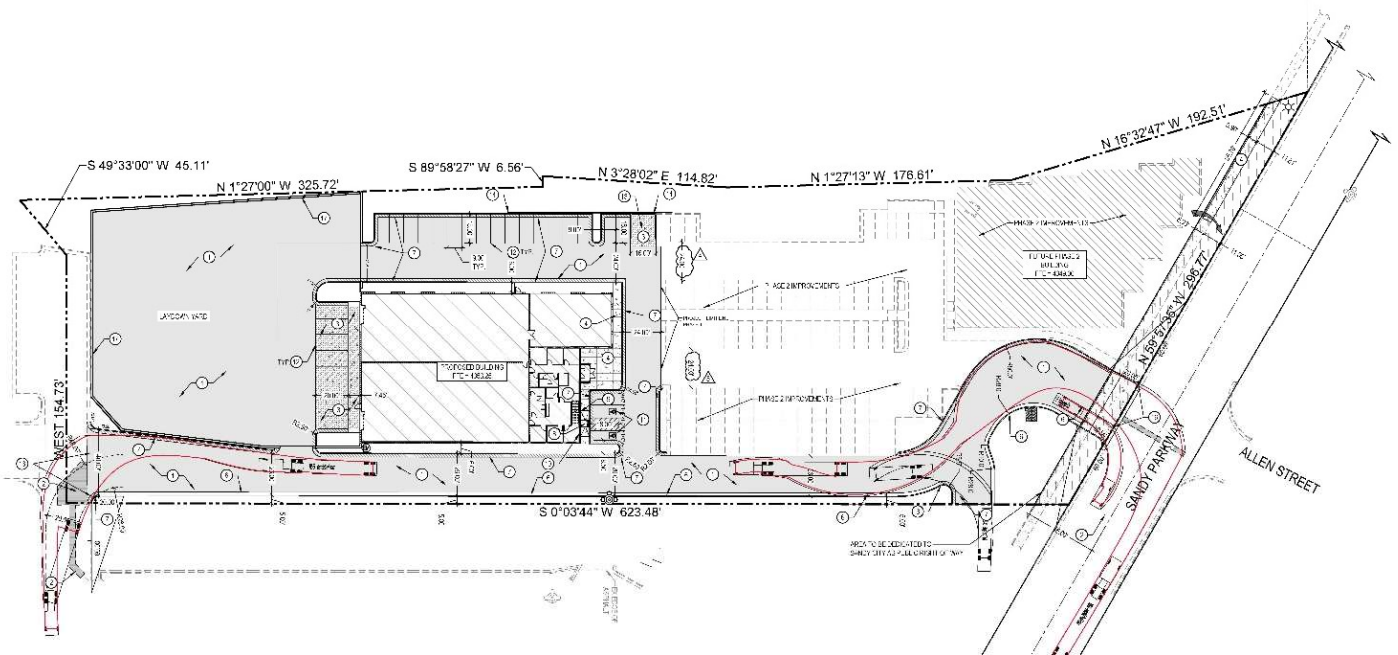


GSL Electrical Campus  
595 W Sandy Pkwy  
SUB01252024-006704

Sandy City, UT  
Community Development Department

Property Case History	
Case Number	Case Summary
Ord. 73-8-64	Area annexed into Sandy City. 134.341 Acres. Approved 1973
SPR#81-22	South Ridge Industrial Park Site Plan. Approved 1981
S-01-17	Sandy Technology Center Subdivision. 16.799 acres. Approved 12-26-2002
S-04-28	Sandy Technology Center Lot 3 Amended Subdivision. 6.08 Acres. Approved 9-28-2004
SUB 8-11-1945	Sandy Technology Center Amended and Extended Subdivision Lots 3C and 3D. 7.639 Acres. Approved 7-10-2013
SPR06112021-006074	Site Plan approval for GSL Electric Production Facility. Building permit issued 3-30-2022

Both buildings will share site improvements and a surface parking lot, located between the existing and the proposed new building. A private road, to be named South Ridge Way, has been constructed, south to north, along the east edge of the proposed lot. This construction was done with the GSL Electric Production Facility site improvements. This private street connects the current west stubbed end of South Ridge Way (a private road) with Sandy Parkway (a public street) to the north.



The entire area around this property is zoned Regional Commercial--Planned Unit Development (CR(PUD)). This is a commercial office and industrial park development located north of 9000 S. St. and is accessed by Sandy Parkway (500 W.) a minor arterial roadway, which connects to 700 W. St.

The west edge of the proposed new lot includes steep slopes, which are identified with the sensitive areas overlay designation, which was studied during prior plat approvals. A development limit line has been established on the prior subdivision plat affecting this property and that development limit line will not change with this amended plat. Therefore, SAO study will not be required or re-visited, with this subdivision amendment not going through the SAO study requirements again.

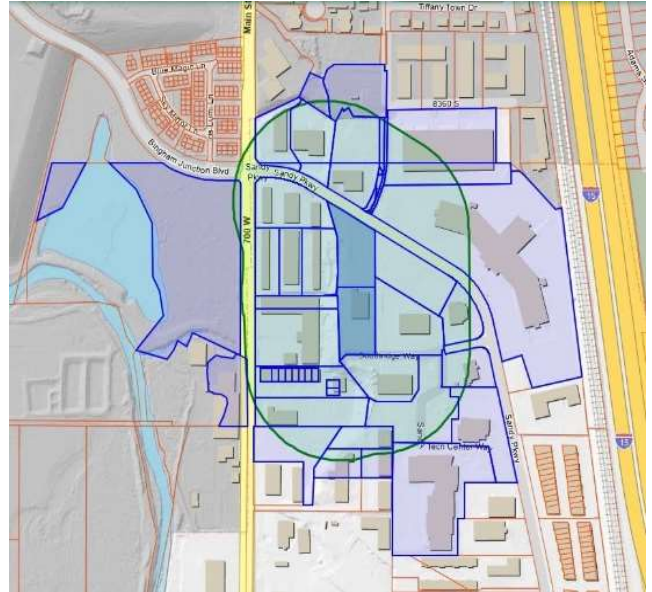
**Public Notice and Outreach**

Property owners located within 500 feet of the subject property were notified of the Planning Commission meeting via mailed public meeting notice. The public meeting notice was also posted in public spaces and to the city website and the Utah Public Meeting Notice Website.

**Analysis**

The purpose of this subdivision plat amendment is to accomplish three elements as follows:

1. To combine the previously plated two lots (Lot 3C and Lot 3D) into a single lot, which eliminates a lot line between the two owned properties to allow a shared parking lot and unified site improvements between the existing GSL Electric production building and the future GSL Electric office building.
2. Delineating the existing access road as an extension of the existing South Ridge Way private road by designating the private road name and formalizing the on-site circulation requirement between existing building and parking lots within the larger Sandy Technology Center development. This will clarify these private roads as meeting the required shared and cross access requirements of Sandy City between private commercial or industrial properties.
3. There is also a required street dedication to Sandy City for the widening of Sandy Parkway for the frontage length of the subdivision along Sandy Parkway. This dedication area is approximately 18.5 feet by 229 feet, totaling approximately 5, 346 Square feet.

**Staff Concerns**

Planning staff does not have any concerns with the approval of this preliminary subdivision amendment because the planning requirements are being met and all the city reviewing departments and divisions recommend approval by the planning commission.

**Recommendation**

Staff recommends that the planning commission approve the proposed preliminary GSL Electric Campus Subdivision amended plat as described in the staff report for the property located at 595 W. Sandy Parkway, based on the following findings and subject to the following conditions:

**Findings:**

1. The proposed subdivision plat will meet all city code requirements.
2. The proposed amendment will enable further development of the property as the intended “Campus” complex for GSL Electric.

**Conditions:**

1. That the developer proceeds through the final subdivision review process with staff.
2. That this subdivision plat will be recorded with the Salt Lake County Recorder’s Office prior to the issuance of a future building permit for the GSL Electric office building project.

3. That cross access and maintenance agreements are recorded with or by the plat to ensure that the overall development vehicle cross access requirements are met and formalized.

Planner:

A handwritten signature in black ink that reads "Douglas L. Wheelwright". The signature is written in a cursive, flowing style.

Douglas L. Wheelwright, Development Services Manager











File Name: S:\USERS\PLN\STAFFRP\2024\SUB01252024-006704 – GSL Electric Campus Subdivision Amendment

# G.S.L. ELECTRIC CAMPUS SUBDIVISION

SCA\_E: 1' = 50'

SCA_E Range	Frequency (Bar Length)
0 - 25	10
25 - 50	5
50 - 100	15
100 - 150	12

### LEGEND

-  DUBBY DOW, 10.4 INCHES  
 DECORATION  
 VOLUNTARY, BUCKLE UP, WE'VE GOT TO GO!  
 LOT LINE  
 RIGHT OF WAY LINE  
 EASEMENT LINE  
 SUBV. MAP CORNER  
 EXISTING PIERE-AUGUST  
 AREA DESIGNATED TO SANDY COTTON FOR FORWARD  
 REDEVELOPMENT OF THE P.A. 6339 92. FT.  
 PUBLIC ACCESS EASEMENT

## PLAT NOTES AND NOTICE TO PURCHASERS

- [illegible]

THE HIGH SCHOOL BUILDING LOCATED ON THE CORNER OF 34TH AND KENYON AVENUES, IN THE SAN JOSE CITY COMMUNITY DEVELOPMENT AND WORKING MEN'S HOUSE (KNOWN AS BUILDING 1), AND BUILDING 2, ARE EXISTING AS OF 1960. IN 1960, THE BUILDING WAS USED FOR THE 11TH GRADE OF THE SAN JOSE CITY SCHOOLS. IN 1961, THE SAN JOSE CITY PLANNING COMMISSION, THE SAN JOSE CITY BUILDING DEPARTMENT, AND THE BOARD OF SUPERVISORS OF THE SAN JOSE CITY SCHOOLS AND PUBLIC WORKS DEPARTMENT APPROVED THE HIGH SCHOOL BUILDING OF THE SAN JOSE CITY SCHOOLS. THE SAN JOSE CITY BUILDING DEPARTMENT AND THE SAN JOSE CITY LAND DEVELOPMENT DEPARTMENT REQUIREMENTS MAY BE IMPOSED AS REQUIRED BY THE APPLICABLE SAN JOSE CITY ORDINANCES AT THE TIME OF ADDITIONAL DEVELOPMENT APPLICATIONS AND APPROVALS RELATING TO SUBJECT PROPERTY.

SHEET

1  
OF  
1

DEVELOPER/OWNER  
JOHN T. SMITH  
681 E. 10100  
5540 SAGEY PARKWAY  
SAND CITY, UTAH 84309  
(801) 571-5724

PREPARED BY:

 **McNEIL ENGINEERING**  
Economic and Sustainable Designs, Professionals You Know and Trust

8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 [mcneilengineering.com](http://mcneilengineering.com)

**Civil Engineering • Consulting & Landscape Architecture**  
**Structural Engineering • Land Surveying & HDS**