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CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum April 3, 2025

To: Planning Commission
From: Community Development Department
Subject: Enbridge Gas Public Utility Station (Preliminary Site Plan Review & Conditional Use Permit)
9725 S. State St.
[Community # 5]

SPR02032025-006911
CUP01302025-006910
CBD Zoning District
0.037 Acres

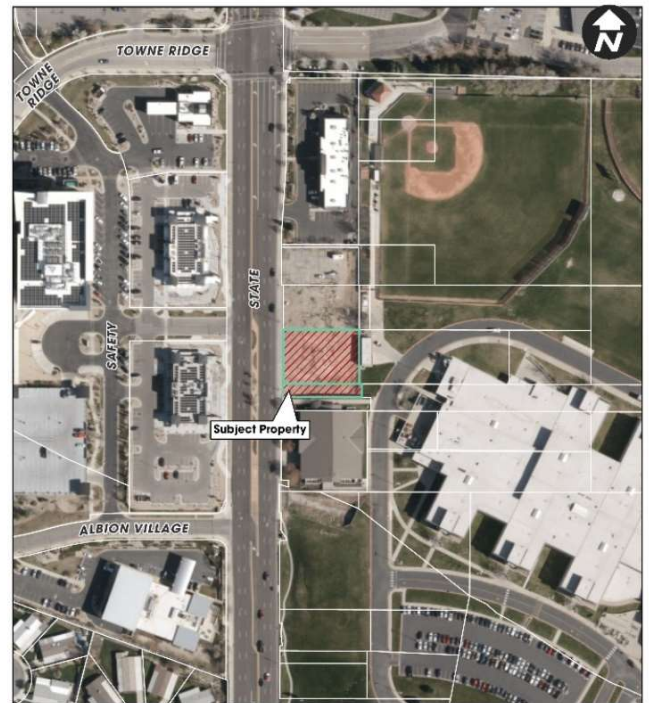
Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, and at public locations.

Request

The applicant, Angela Barber, representing Questar Gas dba Enbridge Gas Utah (with permission of the land owner Canyons School District), is requesting Planning Commission review of a commercial site plan review (SPR) and approval of a conditional use permit (CUP) for a public utility station located at 9725 S. State St. "Public Utility Stations" are a conditional use in the Central Business District (CBD). The proposed public utility station request is for an above ground automatic gas line shut-off valve installation on a major gas transmission line, currently buried along the east side of State St. The applicant is leasing the southwest corner of a newly constructed parking lot at Jordan High School. Please see attached Exhibit A application materials and Exhibit B applicant's letter requesting the conditional use permit.

Background

All the abutting properties and those located west, across the street are zoned CBD. The Jordan High School campus is located to the east and an LDS Church owned seminary building is located to the south. There is a sidewalk existing between the seminary building and this new parking lot, which provides pedestrian access for students.



Enbridge Gas Public Utility Station
SPR02032025-006911
CUP01302025-006910
9725 S STATE ST

Sandy City, UT
Community Development Department

Property Case History	
Case Number	Case Summary
SPR # 93-36	Joanna’s Kitchen Restaurant remodeling and parking lot expansion to adjoining property to the north with approximately 20 additional parking stalls created. Approved August, 1994

Public Notice and Outreach

This item has been noticed via mailed notices to all property owners located within 500 feet of the subject property. Public notice websites have also received notice of this project and this meeting. A neighborhood meeting was not required or held, and no notice sign was posted on the property, due to lack of proximity to residentially zoned property within 250 feet.

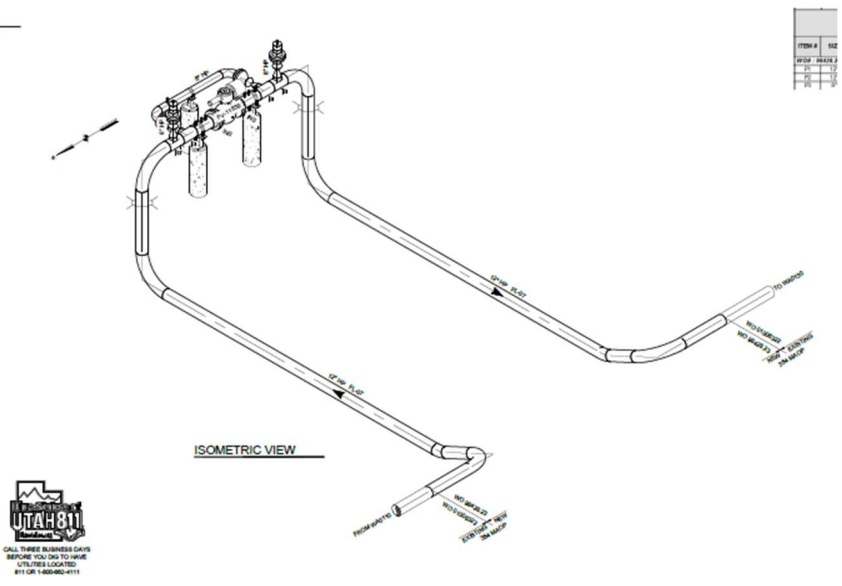


Analysis

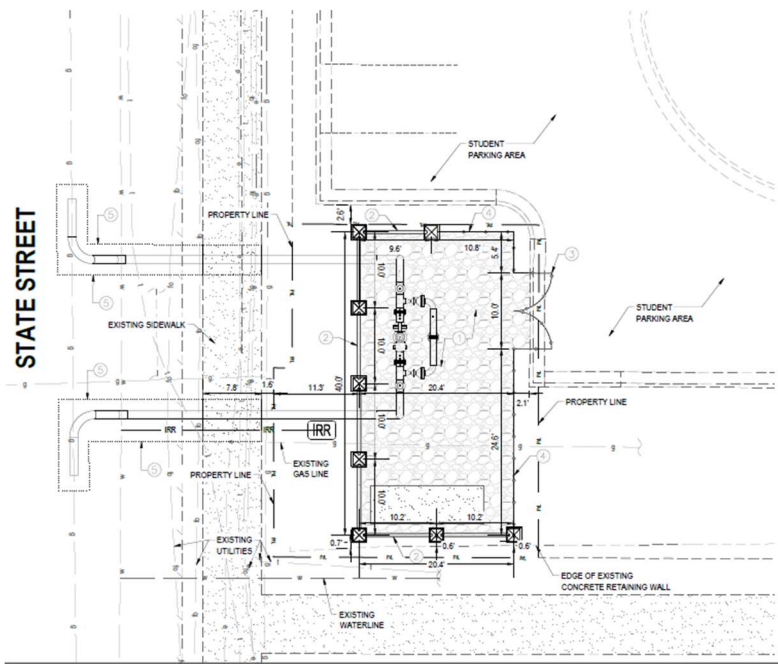
This staff report includes two action items for consideration by the Planning Commission. The site plan review will be analyzed first, followed by an analysis of the conditional use request. Following the analysis of the two requests, staff will present two separate suggested motions, each to be considered and voted upon by the Planning Commission in sequence.

Commercial Site Plan Review

This small site is being leased from the Canyons School District and is in the southwest corner of a recently constructed vehicle parking lot, which the school district is developing as part of recent construction activities at the Jordan High School campus. Vehicle access to the station will be through the parking lot driveways and there will not be any new driveway approaches constructed on State St. Once the above ground shut-off valve station is constructed, it will not be attended by Enbridge employees, except for routine maintenance or emergencies. The operations of the shut-off valve will be controlled remotely linked by telecommunication equipment on site to a remote operations center.



The proposed shut-off valving station cannot be contained within a building, due to explosion risks in the event of a leak or vandalism. Therefore, the industry standard is to locate these valving stations along the major transmission lines above ground, within an open chain link fenced area with only gravel surfacing and no landscaping. In working with Enbridge representatives, staff has suggested that a screening wall be built between State St. and the above ground piping, to provide some screening from public view along State St. and to help protect the above ground pipes and equipment from potential errant State St. vehicle collision damage. The wall will be a post and panel masonry wall, eight feet in height on two- and one-half sides of the rectangular enclosure, with the other one and a half sides being fenced with tubular steel fencing of the same height, with an access gate in the fencing that fronts the parking lot driveway on the east side.



Staff has also indicated that landscaping is required between the enclosure and the parking lot curbing and between the wall and State St. The front yard landscaping on State St. would also need to be at least 15 feet deep behind the property line before the wall. But the pre-arrange space in the parking lot is not big enough to accommodate the 15 feet of setback with landscaping. Only approximately 12.5 feet is available between the wall and the property line of the school district’s property on State St.

The Land Development Code states in section 21-08-02, footnote number 14, that the Planning Commission may determine requirements for the public utility station as to “...minimum lot area, minimum setbacks, fence heights and landscaping,” The flexibility given is designed to not materially deviate from the underlying zone requirements, provided that “...unless evidence is such as to establish

that the amendment will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of any persons residing or working in the vicinity of, or injurious to property or improvements in the vicinity.” (Please see attached (Exhibit B) for the applicant’s letter stating mitigating measures and site improvements that will justify the reduction in setbacks and the proposed fencing and landscaping improvements.)

Internal Site Circulation

The fenced area will be accessed through the Jordan High Parking lot rather than the public way. There will be a gate for vehicle entry to the site during inspection, maintenance and repair activities by Enbridge employees or contractors.

Architectural Building Design and Materials

There will not be a building built on this site. Only the gas piping, fencing, and wall construction.

Landscaping and Irrigation

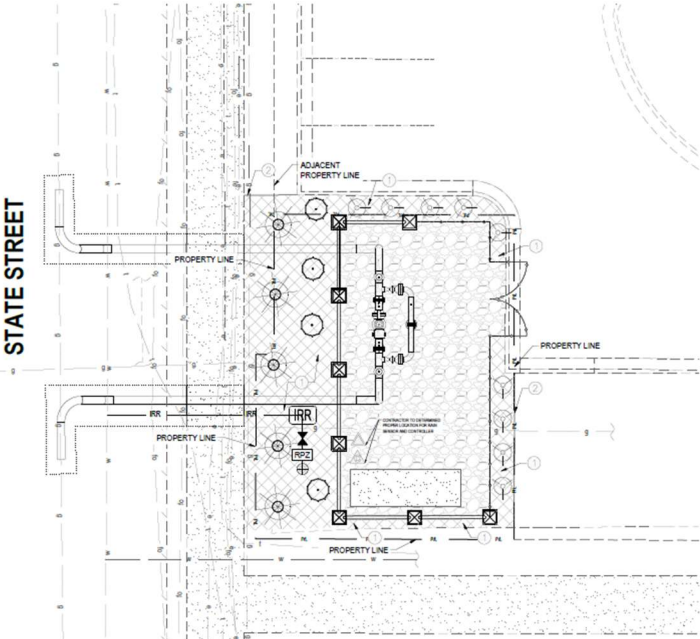
The proposed water-wise landscaping and irrigation plans will meet the city requirements as specified in Sandy City Development Code section 21-25, including required street trees.

Commercial Signage

No signage approval is included in this site plan review.

Fencing

Site fencing will consist of the proposed 8-foot-tall post and panel masonry wall and the 8-foot-tall tubular metal fencing with gate and security locking. The fencing is adequate to secure the site and screen the piping from State St. viewing and potential errant vehicle damage.



Staff concerns

Planning staff does not have any concerns with the utility station or its improvements with the determination of the Planning Commission that the setbacks for the fenced enclosure can be reduced to what is proposed without undue negative impacts.

Conditional Use Permit Analysis

As noted in the site plan sections above, the public utility station land uses proposed within this project are conditional uses subject to footnote number 14, allowing specification flexibility by the Planning Commission relative to the subjects listed in 3rd paragraph of the Enbridge Gas commercial site plan review section of this report. Therefore, a conditional use permit application is required as a companion to the site plan review process. As a part of the conditional use permit analysis, the city may impose conditions on a conditional use, based upon certain standards of review found in section 21-33-04, "Conditional Use Permit", of the Sandy City Land Development Code. The following standards of review are applicable to this request and merit discussion or additional consideration by the Planning Commission before an approval can be given. (staff analysis responses are found below each item, and are written in italics):

Sec. 21-33-4. Conditions.

In order to achieve compliance with the standards set forth herein, the city may impose conditions that address:

- (1) Size, configuration and location of the site and the proposed site plan layout.

The size of the site is minimally adequate to provide the required site improvements necessary to host the proposed new public utility gas shut-off valving facility use.

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

The existing parking lot driveway improvements will provide adequate vehicle access to the site.

- (3) The adequacy, provision, relocation, or protection of public facilities and amenities, including roads and streets, culinary water, secondary water, sanitary sewer, storm drainage, public safety and fire protections, and other utilities.

All the necessary and existing utility infrastructure is present and available on site.

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

The standard is not applicable as the site will not be occupied.

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

The pedestrian and on-site vehicle circulation is adequate for the intended uses. Any vehicle traffic volumes generated by the project will be adequately handled by the existing arterial street and will not infill traffic into the residential neighborhood.

- (2) Mass, size, number, location, design, exterior features, materials, and colors of buildings, structures and other facilities.

This standard is not applicable.

- (3) The location and design of all site features, including proposed signage, lighting, and refuse collection.

These factors have been addressed in the proposed site improvement plans for the project. Commercial Signage is not being currently requested by the applicant. There will not be any waste or garbage generated by the use.

- (4) The provision of usable open space, public features, and recreational amenities.

This standard is not applicable to this project.

- (5) Fencing, screening and landscape treatments, and other features designed to increase the attractiveness and safety of the site and protect adjoining property owners from noise, visual, and other impacts.

The fencing will consist of the 8-foot-high masonry walls and the 8-foot-tall tubular metal fence and gates as shown on the proposed site plan.

- (6) Measures directed at minimizing or eliminating possible nuisance factors, including, but not limited to, noise, vibrations, smoke, dust, dirt, debris, plant materials, odors, gases, noxious matter, heat, glare, electromagnetic disturbances, and radiation.

There will not be any noise from the station during normal operations. Nor will the site emit dust, smoke or vibration.

- (7) The measures designed to protect the natural features of the site, including wetlands and drainage ways, ground water protection, soils, wildlife, and plant life.

This standard does not apply to this location.

- (8) The regulation of operating hours for activities affecting normal schedules and functions.

This standard is not applicable to this project.

- (9) Identifying a time for regular review and monitoring, as determined necessary, to ensure the use continues to operate in compliance with all conditions and requirements of approval.

Plan review processes are in place to review and monitor factors related to the CUP operations. Complaints will be investigated by the City Code Enforcement Staff and resolved or forwarded to the Planning Commission for reconsideration and possible revocation.

- (10) Measures to assure compliance with all conditions and requirements of approval, including, but not limited to, bonds, letters of credit, improvement agreements, agreements to conditions, road maintenance funds, and restrictive covenants.

All these relative requirements will be implemented by city staff during the final review and approval processes.

- (11) Such other conditions determined reasonable and necessary by the city to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this title.

None have been identified.

Recommendations:

Site Plan Review

Motion #1. Staff recommends that the Planning Commission determine preliminary site plan review is complete for the proposed Enbridge Gas Public Utility Station project, located at 9725 S. State St., based on the staff report, and the following findings and subject to the following conditions:

Findings:

1. That the proposed new automatic shut-off valving station will improve overall public safety relative to managing and preventing potential natural gas leaks within the overall gas infrastructure system.
2. That the proposed project will meet all the applicable requirements of the Sandy City Development Code with the reduction in the facility setbacks as proposed as has been determined by the Planning Commission under footnote #14 in the land use classification matrix.
3. The proposed deviations from the typical setback standards would not create any detrimental health, safety or general

welfare of any persons residing or working in the vicinity of, or injurious to property or improvements in the vicinity

Conditions:

1. That the front landscape setback be reduced to 12.5 feet from the typical standard of 15 feet.
2. That the developer proceeds through the final site plan review process with staff prior to the start of any construction. The final site plan shall comply with all Sandy City Development Code requirements and those modifications required or allowed by the Planning Commission.
3. That the final landscape and irrigation plans include required street trees along State St. and must fully meet the waterwise planting and irrigation requirements of Sandy City Development Code Section 21-25.
4. That the development complies with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
5. 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. Said fencing 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.
6. That the applicant complies with all department requirements as noted in all Preliminary Review comments prior to submittal for the final site plan review with staff.

Conditional Use Permit

Motion #2. S taff recommends that the Planning Commission approve a conditional use permit to allow the propose public utility station for Enbridge Gas Co., located at 9725 S. State St., based upon the following finding and subject to the following conditions:

Findings:

1. Reasonably anticipated negative impacts associated with the proposed development will be adequately mitigated with site improvements.
2. That overall public safety will be improved with the installation of the shut-off valve facility on a major natural gas transmission line.

Conditions:

1. That the site plan approval conditions and the proposed site improvements be further refined through the final site plan review process with city staff and installed as part of the SPR process finalization.

Planner:



Douglas L. Wheelwright
Development Services Manager

File Name: S:\Users\PLN\STAFFRPT\2025\SPR02032025-006911 - Enbridge Line Break Valve

Exhibit "A"
See the full plan set in the attached file

ENBRIDGE GAS CANYONS SCHOOL DISTRICT LINE BREAK VALVE SITE 9725 STATE STREET SANDY, UTAH 84070



PROJECT DRAWINGS	
NO.	DESCRIPTION
1	GENERAL DRAWINGS
2	GENERAL NOTES
3	CIVIL DRAWINGS
4	UTILITY PLAN
5	LANDSCAPE AND IRRIGATION PLAN

NOTICE TO DEVELOPER/CONTRACTOR

NOTICE TO DEVELOPER/CONTRACTOR: THE CLIENT HAS REVIEWED THE SUBMITTALS TO CHANGE AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NOT LIMITED TO BEING LIMITED TO THE DESIGN OF THE CONTRACTOR. THE CLIENT HAS REVIEWED THE SUBMITTALS TO CHANGE AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NOT LIMITED TO BEING LIMITED TO THE DESIGN OF THE CONTRACTOR.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ANY UTILITIES SHOWN ON THIS DRAWING IS BASED ON THE INFORMATION PROVIDED TO THE ENGINEER. THE CONTRACTOR SHALL VERIFY THE LOCATION AND/OR ELEVATION OF ANY UTILITIES SHOWN ON THIS DRAWING PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL UTILITY PROVIDERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL UTILITY PROVIDERS.

NOTICE TO CONTRACTOR

THE CONTRACTOR IS ADVISED THAT THE CLIENT HAS REVIEWED THE SUBMITTALS TO CHANGE AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NOT LIMITED TO BEING LIMITED TO THE DESIGN OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL UTILITY PROVIDERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL UTILITY PROVIDERS.

PROJECT CONTACTS	
PROJECT MANAGER	CONTACT INFORMATION
PROJECT MANAGER	CHAD LIND
PROJECT ENGINEER	HEATHER HARRIS
PROJECT INSPECTOR	HEATHER HARRIS
PROJECT SUPERVISOR	HEATHER HARRIS
PROJECT SAFETY	HEATHER HARRIS
PROJECT QUALITY	HEATHER HARRIS

NO.	DATE	DESCRIPTION
001	08/11/2025	ISSUED FOR CONSTRUCTION
002	08/11/2025	ISSUED FOR CONSTRUCTION
003	08/11/2025	ISSUED FOR CONSTRUCTION
004	08/11/2025	ISSUED FOR CONSTRUCTION
005	08/11/2025	ISSUED FOR CONSTRUCTION
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009	08/11/2025	ISSUED FOR CONSTRUCTION
010	08/11/2025	ISSUED FOR CONSTRUCTION

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ENSIGN
THE STANDARD IN ENGINEERING

NO.	DATE	DESCRIPTION
001	08/11/2025	ISSUED FOR CONSTRUCTION
002	08/11/2025	ISSUED FOR CONSTRUCTION
003	08/11/2025	ISSUED FOR CONSTRUCTION
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006	08/11/2025	ISSUED FOR CONSTRUCTION
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008	08/11/2025	ISSUED FOR CONSTRUCTION
009	08/11/2025	ISSUED FOR CONSTRUCTION
010	08/11/2025	ISSUED FOR CONSTRUCTION

Exhibit "B"

Sandy City Planning Commission
1000 Centennial Pkway
Sandy, UT 84070

Subject: Request for Conditional Use for at 9725 State St. Sandy, UT 84070

Dear Members of the Planning Commission,

This letter is to formally request a Conditional Use Permit for the installation of natural gas pipeline facilities at 9725 State St. Sandy, UT 84070. The proposed use will not pose any significant risks to the public health, safety, or welfare. To remain consistent with zoning character, the design and operation of the proposed use includes the following features:

- Drought-resistance shrubbery and decorative rock will be installed as landscaping to increase the curb appeal of the proposed use. Vegetative coverage is expected to achieve 34% at full maturity. Existing water infrastructure will be utilized for irrigation needs.
- Perimeter fencing will be installed to prevent public access to the proposed use. During operation, all gates, doors, pipeline valves and electrical cabinets will be secured with locks to prevent any unauthorized use of equipment. An eight-foot-tall pre-cast concrete fence will be installed on the State St. side of the proposed use to offer additional protection from pedestrian traffic and ensure the facility remains unobtrusive.
- Anti-graffiti wall coatings will be utilized to improve the resiliency to vandalism.
- No gas service interruptions are expected due to the construction or operation of this proposed use.
- The proposed use will not contribute to any additional traffic, noise, dust, or light pollution beyond current levels in the vicinity.
- The proposed use is not expected to have any adverse impacts on the surrounding businesses, parking lots, or public buildings.

If there are any questions on this proposed conditional use, feel free to contact me at any time.

Sincerely,

Chad Laiho
chad.d.laiho@dominionenergy.com
Enbridge Gas
Engineering & Project Management