



SANDY CITY COMMUNITY DEVELOPMENT

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Staff Report Memorandum December 4, 2025

To: Planning Commission
From: Community Development Department
Subject: Silver Sage Business Park II, Preliminary Site Plan Review and
Subdivision Amendment
10895 S. and 10935 S. 700 E.
[Community #12]

SPR07232025-007003
SUB08252025-007024
SD(PO-Silver Sage) Zone
1.13 Acres,
6,878 Sq. Ft. Office Bldg.,
Consolidate 2 Lots into 1

Public Meeting Notice:

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

Request

The applicants, Kyle Spencer representing Northern Engineering and Scott Bunnell owner of Navigate Private Wealth, LLC., are requesting preliminary site plan review for a new office building and preliminary subdivision plat amendment review to consolidate two lots for properties located at 10895 and 10935 S. 700 E. Please see the attached application materials for the site plan review (Exhibit "A") and the preliminary subdivision amendment plat (Exhibit "B").

Background

The abandoned Sandy Irrigation Canal abuts the property on the east and has now been converted to a public use trail. Sandy City owns this property. To the east of the canal trail are single-family homes zoned R-1-8. To the north of the property are two medical office buildings also zoned SD(PO-Silver Sage). To the south of this property is age-restricted multi-family housing complex zoned SD(H). West, across 700 E. are more single-family homes zoned R-1-8.

Public Notice and Outreach

Notices of this public meeting were mailed to property owners within 500



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Property Case History	
SUB #98-12	Silver Sage Business Park Subdivision, 5 lots, 12.7 Acres. Final Approval 6-20-2000.

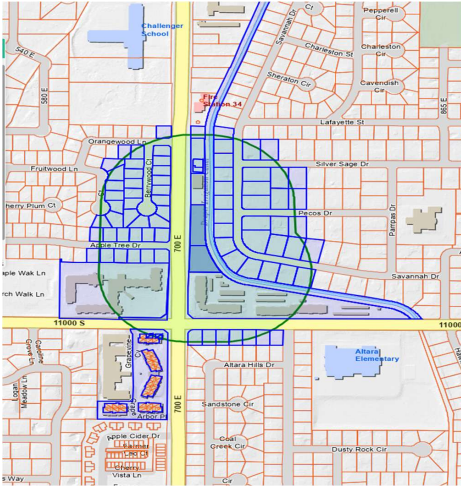
feet of the building site property. This item has been posted on required public notice websites as well as notice posting in required public places as required for commercial site plan review by the planning commission. A sign was also posted on the site with the notice information.

Neighborhood Meeting

A virtual neighborhood meeting was held on this item on Wednesday, October 1, 2025. Two abutting residents participated in the meeting. After the staff presented the proposed projects to the neighbors and showed the initial plans, the questions and concerns raised centered on the issues and questions related to the Public Utility Station use portion only.

Analysis

The subject property has existed as a subdivided and vacant property since 2000. The street frontage along 700 E. St., a UDOT arterial street, was previously improved with curb, gutter, hard surfaced park strip, and an 8-foot-wide sidewalk and pre-located driveway approaches, intended to be shared between the various lots. The site plan proposes a new single story office building for Navigate Private Wealth, with two surface vehicle parking lots on either side of the building. This site plan also includes a future lease site for the proposed Middle Mile Infrastructure’s proposed public utility station, which is the subject of the associated site plan and conditional use permit application (see related staff report SPR08072025-007014 & CUP08052025-007012). This office site plan includes the landscape area surrounding the Middle Mile lease site, so that the Navigate site development installs and maintains the landscaping area surrounding the public utility site as a buffer, as the landlord to the utility lease area.



To understand the relationship of the new office building and site (Navigate Private Wealth, LLC.) and the long-term lease to the Middle Mile Infrastructure site, staff has used the illustration of a donut and a donut hole. Silver Sage Business Park II office’s site plan includes its proposed building and parking lots and the proposed landscaped buffer area (the donut) surrounding the long-term lease site for the middle mile infrastructure’s public Utility Station site (the donut hole). This staff report is limited to the donut area as to this site plan and conditional use permit review.

Site Plan Review for Navigate Private Wealth Office Building

Street Access. There are currently two driveway approaches constructed on this site which were intended to be shared by the developments. The driveway on the north of the property is shared with the medical office use located on Lot 4 (10834 S. 700 E.). This driveway will be widened to the south and incorporates an angled connection to the new parking lot for Navigate on the north of the building. The second access on the south side of the property will access a new parking lot for Navigate lot and will stub a driveway connection to the Middle Mile Infrastructure lease site. Vehicle access to both sites has

been reviewed and approved by the Sandy Public Works Department and will be adequate for the proposed developments. Off Street Vehicle Parking. The office space and the basement storage area require a total of 31 parking stalls provided between the two parking lots. The revised site plan provides 34 parking stalls, which is 10 percent higher than required. There are two options available to resolve the excessive parking proposed. One is to reduce the number of stalls provided by 3 stalls. The other is to apply to the Community Development Department Director for a 10 percent increase (3 stalls) using the provisions of the development code Section 21-24-3 (b) (1) Parking increase up to 10 percent. This parking increase justification or elimination will take place during final site plan review with staff.

Landscape Area Buffering. Required landscaped setbacks and buffers are provided as proposed. All the lots in the Silver Sage Business Park subdivision borders the Sandy Canal public trail. The provisions of this subdivision require that a low height masonry column and three-rail fence be installed when the lots develop with buildings, along the east property line boundary with the trail ownership parcel. This has been done with other developments north and south of this property and adding the fence here will complete the fence along the entire subdivision boundary with the trail.

Building Setbacks. The building to the north of this property were both developed using the Store Front Conservation Overlay Zone to reduce the required front yard setback. This building is set back from the back of curb in excess of the zone required 25-foot setback. Therefore, the Store Front Conservation Overlay zone is not required for this site plan approval. All other building setbacks are being met or exceeded.

Building Architectural Design, Materials and Colors. Please see attached Exhibit “A”, for the proposed building elevations, colors and materials. The SD zone requires a building height limit of 25 feet to the ridgeline above finished grade, a pitched or gable roof design, and building materials and colors that will blend in with the residential development surrounding this SD zoned area.



Subdivision Plat Amendment of Lots 2 and 3, Silver Sage Business Park Subdivision

The applicant, is seeking to combine two existing and vacant lot into one lot through the subdivision amendment. This would eliminate the common lot line between Lots 2 and 3 in the original plat, in preparation for the site plan review contained above in this report. Please see the attached Exhibit “B” for the proposed amended plat and Exhibit “C” for the current plat.

Analysis.

This subdivision amendment is necessary to eliminate an existing lot line from bisecting the proposed office building, which is a building and zoning code issue. Both existing Lots 2 and 3 are owned by the same entity. There is an existing utility easement on the common lot line, which will be eliminated by this subdivision amendment. There is not an issue with required minimum lot size or frontage requirements, as set by the zoning district. There is no common area created by the subdivision. There is not a reason to not allow this subdivision amendment to be approved and recorded to better reflect the public records.

Staff Concerns

Planning staff does not have any concerns with the approval of this site plan and subdivision. (Separate motions are required for the site plan and subdivision amendment agenda items.)

Staff Recommendation**Motion #1, Site Plan Review**

Staff recommends that the Planning Commission approve the proposed Silver Sage Business Park II (Navigate Private Wealth) Office Building preliminary site plan review, located at 10895 S. 700 E., as described in this staff report and based on the following findings and subject to the following conditions:

Findings:

1. Approval of this site plan will develop this vacant professional office site into a valuable use at this location and complete the development along 700 E. St.
2. The site plan meets or will meet all applicable city ordinances and requirement for professional office development in this SD zoning district.

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 red lines, and those modifications as accepted by the Planning Commission.
3. That the developer be responsible to meet all provisions of the SD (PO-Silver Sage) zoning district.
4. That the requirements and conditions of the various city departments and divisions be met and details 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.

Motion #2, Subdivision Review

Staff recommends that the Planning Commission determine that preliminary subdivision review for the proposed Silver Sage Business Park II Subdivision Amendment, as described in the staff report for the property located at 10895 S. and 10935 S. 700 E. St., based on the following findings and subject to the following conditions:

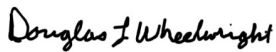
Findings:

1. The proposed subdivision amended plat meets all city code requirements.
2. The proposed subdivision amendment would enable further development of the property and ensure that all public improvements can be installed.

Conditions:

1. That all necessary road dedications be carried out through the plat.
2. That the developer proceeds through the final subdivision plat review process with staff.
3. That this subdivision plat be recorded with the Salt Lake County Recorder's Office prior to the issuance of the building permit for the office building.
4. That the plat reflect a cross access easements with the adjacent commercial development to the north.

Planner:



Douglas L. Wheelwright
Development Services Manager

File Name: S:\Users\PLN\STAFFRPT\2025\SPR07232025-007003\SUB08252025-007024

Exhibit "A"

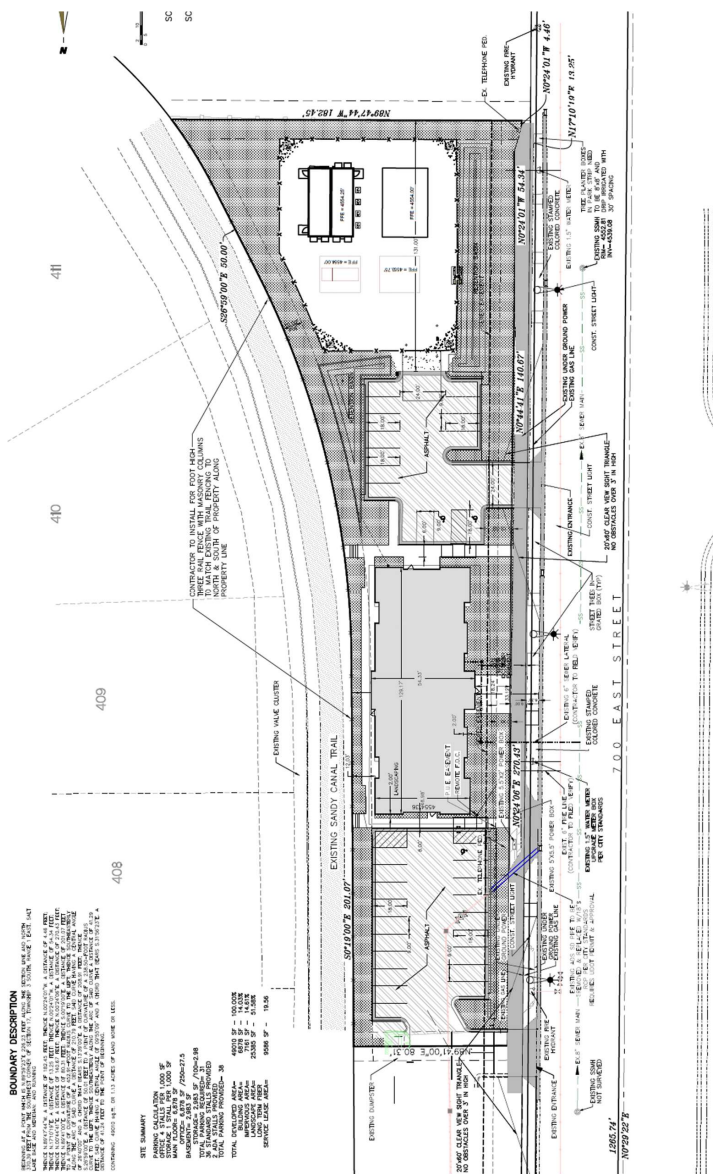
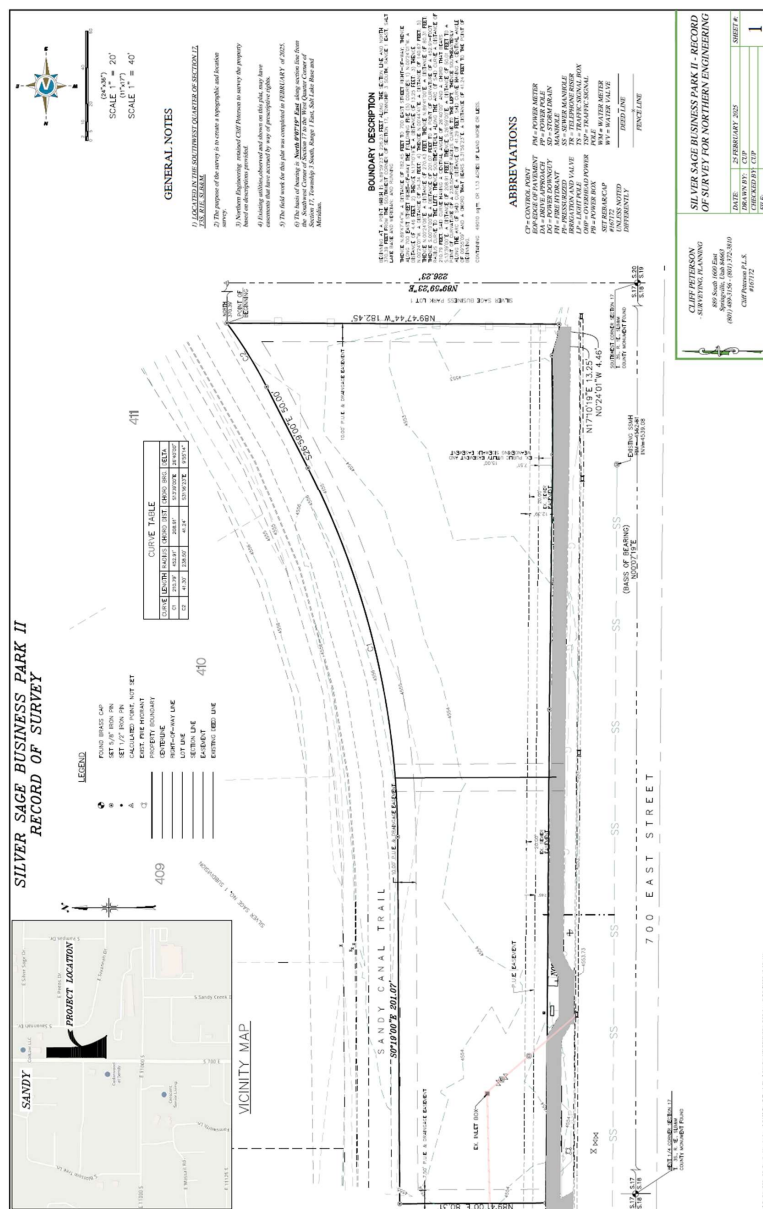


Exhibit "C"



Commented [MW1]: You reference the existing plat. Attached a clipped image here.