



# SANDY CITY COMMUNITY DEVELOPMENT

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## Staff Report Memorandum April 3, 2025

To: Planning Commission  
From: Community Development Department  
Subject: 90<sup>th</sup> South Wadsworth Subdivision (Preliminary Review)  
694 W. 9000 S. St.  
[Community #1, Northwestern Exposure]

SUB01212025-006907  
RC Zoning District  
3.371 Acres, 2 lots

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

### Request

The applicant, Elizabeth Cole, representing Wadsworth Development Group, the property owner, is requesting preliminary commercial subdivision review by the planning commission for a property located at 694 W. 9000 S. St. The property is within the Regional Commercial (RC) zoning district. This two-lot commercial subdivision is the first subdivision of this vacant property and requires a recorded plat. Please see the proposed subdivision plat attached as Exhibit A.

### Background

The property is located on the north side of 9000 S. Street and on the east side of 700 W. St. The site is vacant and has a major electrical transmission line bisecting the site northwest to southeast. The north and south sides of 9000 S. St. are zoned Regional Commercial (RC) to the east. The south side of 9000 S. St. is developed with office uses. Abutting the north side of the property is vacant land zoned Industrial (ID) and is owned by the Sandy Suburban Sewer Improvement District. The west side of 700 W. St. is also zoned industrial and is vacant and was recently annexed into Sandy City. 9000 S St is a UDOT owned major arterial street, which is undergoing construction of a new bridge over the Jordan River and is being widened to the west into West Jordan City.



9000 S C-Store Commercial Site Plan  
SPR12172024-006901  
SUB01212025-006907  
694 W 9000 S

0 50 100 200 300 400 500 Feet

Sandy City, UT  
Community Development Department

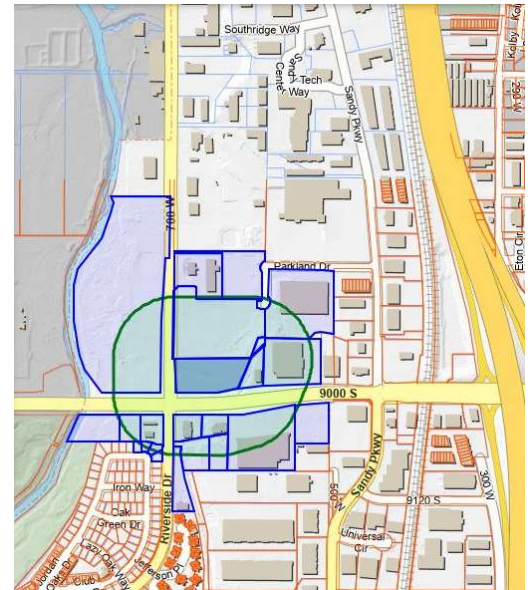
Property Case History	
Case Number	Case Summary
SPR-03-19-5627	90 <sup>th</sup> South Office Bldg. 3.38 ac., 14,428 Sq. Ft. building footprint, 5 stories, approved by P.C in 2019, but withdrawn in 2021 due to Covid19 and crash of office market. Project was abandoned before permitting or any construction.

**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.

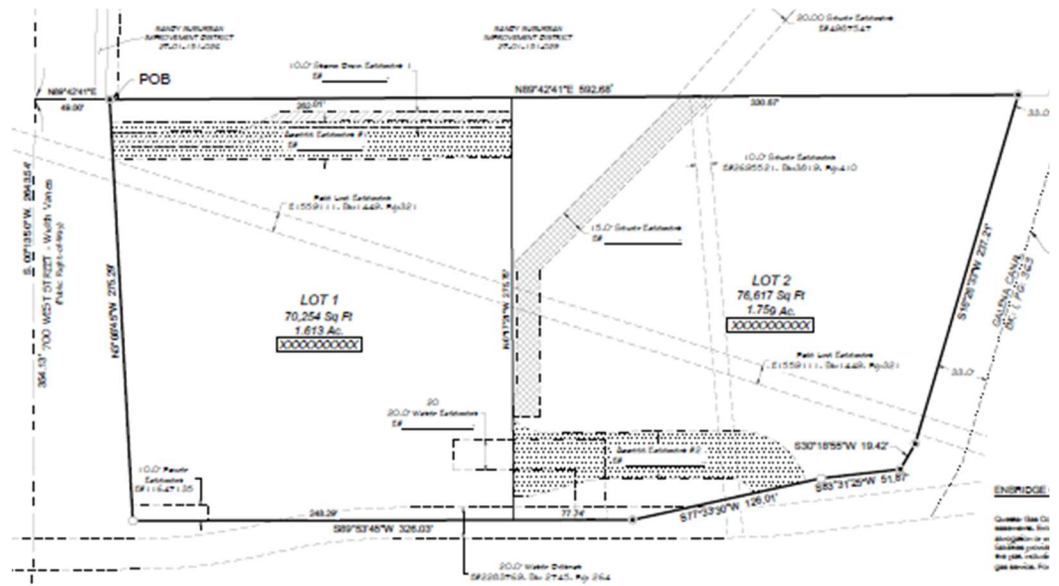
**Analysis**

This two-lot commercial subdivision is associated with the related site plan review case SPR12172025-006901, 9000 S. St. C-store, appearing on this same meeting agenda. This site has been filled and regraded over time and is bisected northwest to southeast by a major electric power transmission line, which greatly complicates the development of this property. The subdivision is being proposed by the owner to allow the creation of proposed Lot 1, which will be sold to the developer of the 9000 S. St. C-store project.



The subject 3.371-acre property parcel was created prior to annexation of this property into Sandy City. No subdivision has ever been applied for on this property. Wadsworth Development Group originally purchased the property to build a five-story commercial office building using the full parcel. This project was abandoned by Wadsworth Development after the Covid 19 pandemic collapsed the speculative office building market. All street widening needs for both frontages of the public street have been previously obtained and the current right of way and curb and gutter locations have been established for both streets,

The subdivision plat is necessary to create Lot 1 for the related development and to create a second lot that will be sold or developed in the future. Access to the property is limited, so the subdivision plat will create the necessary shared access driveway locations to ensure that future development is possible for Lot 2. Existing and proposed access and utility infrastructure easements will be created and identified by the subdivision plat. There is no minimum lot size or street frontage requirement for development, in the RC zoning district.



**Staff Concerns**

Planning staff do not have any concerns with the approval of this subdivision, as all necessary public and private improvements will be required through the commercial site plan review process.

**Recommendation**

Staff recommends that the Planning Commission approve the proposed 90<sup>th</sup> South Wadsworth Subdivision, 2 lot preliminary commercial subdivision as described in the staff report for the property located at 694 W. 9000 S. St., based on the following findings and subject to the following conditions:

**Findings:**

1. The proposed subdivision plat generally meets city code requirements.
2. The proposal would enable further development of the property and ensure that all public improvements can be built, and public utility easements granted to provide future services on and through the property.

**Conditions:**

1. That the developer proceeds through the final subdivision review process with staff.
2. That this subdivision plat be recorded with the Salt Lake County Recorder’s Office prior to the issuance of the building permit for the C-store project.
3. That cross access and maintenance agreements be recorded with the plat to ensure that access to both lots from the public streets is provided and maintained in perpetuity.
4. That this plat be recorded prior to the final approval and of any site development of either lot.

Planner:



Douglas L. Wheelwright  
Development Services Manager

File Name: S:\Users\PLN\STAFFRPT\2025\SUB01212025-006907 - 90th S. Wadsworth Subdivision

Exhibit "A"

**90TH SOUTH WADSWORTH SUBDIVISION**  
**LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST,  
 SALT LAKE BASE AND MERIDIAN**  
**SANDY CITY, SALT LAKE COUNTY, UTAH**

Plat No. 2025-006907  
 Section 1, T.3S., R.1W., S.L.S.M.  
 Shaded Top Sheet 2.2

**Legend of Symbols & Abbreviations**

- Boundary Line
- Lot Line
- Right-of-Way Line
- Adjacent Parcel
- A.S.C. and Easements
- Other Use
- Other
- Area Not Being Surveyed

**PLAT NOTES:**

- 1) Dimensions are given in feet and inches (F&I), and are rounded to the nearest 1/16th of an inch.
- 2) Right-of-Way (ROW) lines are shown in dashed lines.
- 3) All other dimensions are in feet (F).

**APPROXIMATE AREA:**

- LOT 1: 70,244 SQ FT
- LOT 2: 76,017 SQ FT
- LOT 3: 76,017 SQ FT

**PROPOSED USE:** COMMERCIAL USE - WITH AN ASSESSMENT VALUE AS INDICATED

**OWNER'S DECLARATION:**

I, the undersigned, do hereby certify that I am the owner of the above-described property, and that the same is being subdivided into the lots shown on this plat. I have caused a survey to be made of the property, and the results of the same are shown on this plat. I have caused this plat to be prepared and recorded in accordance with the provisions of the Utah Subdivided Lands Act, and I have caused the same to be published in accordance with the provisions of the Utah Subdivided Lands Act. I have caused this plat to be recorded in the County Clerk's Office of Salt Lake County, Utah, and I have caused the same to be published in accordance with the provisions of the Utah Subdivided Lands Act.

**NOTARY ACKNOWLEDGMENT:**

Notary Public for the State of Utah

**90TH SOUTH WADSWORTH SUBDIVISION**  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 1,  
 TOWNSHIP 3 SOUTH, RANGE 1 WEST,  
 SALT LAKE COUNTY, UTAH

**SURVEYORS CERTIFICATE:**

I, the undersigned, do hereby certify that I am a duly licensed surveyor in the State of Utah, and that I have caused this plat to be prepared and recorded in accordance with the provisions of the Utah Subdivided Lands Act. I have caused this plat to be recorded in the County Clerk's Office of Salt Lake County, Utah, and I have caused the same to be published in accordance with the provisions of the Utah Subdivided Lands Act.

**BOUNDARY DESCRIPTION:**

The boundaries of the above-described property are as follows: ...

**APPROVALS:**

SOUTH VALLEY SEWER DISTRICT	APPROVED:	DATE:
S.L. COUNTY HEALTH DEPARTMENT	APPROVED:	DATE:
SANDY CITY ENGINEER	APPROVED:	DATE:
SANDY CITY PLANNING COMMISSION	APPROVED:	DATE:
APPROVAL AS TO FORM	APPROVED:	DATE:
SANDY CITY PUBLIC UTILITIES	APPROVED:	DATE:
SANDY CITY PARKS & RECREATION	APPROVED:	DATE:
SANDY CITY UTILITIES	APPROVED:	DATE:
SALT LAKE COUNTY SURVEYOR	APPROVED:	DATE:
SANDY CITY MAYOR	APPROVED:	DATE:

**UTILITIES:**

Water, Sewer, Gas, Electric, Telephone, Cable TV, etc.