



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, July 16, 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_zSto0sZvQbWf2S8VJ4MrGA

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/j/82136325679>

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/j/82136325679>

Webinar ID: 821 3632 5679

Passcode: 954346

4:00 PM FIELD TRIP

1. [26-366](#) Map

Attachments: [071626.pdf](#)

5:15 PM EXECUTIVE SESSION

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Public Meeting Items

2. [SPR0327202](#) 10600 Church Site Plan (Modified Site Plan Review)
[6-007183](#) 166 E. 10600 S.
[Community #11, Crescent]

Attachments: [Staff Report](#)
[Exhibit A](#)
3. [SPX0406202](#) Hollow Bend Subdivision (Special Exception)
[6-007190](#) 166 E. 10600 S.
[Community #11, Crescent]
4. [SUB0324202](#) Hollow Bend Subdivision (Preliminary Subdivision Review)
[6-007172](#) 166 E. 10600 S.
[Community #11, Crescent]

Attachments: [Staff Report](#)
[Exhibit A](#)
[Exhibit B](#)
5. [SPX0826202](#) Indigo Subdivision (Special Exception Review)
[5-007025](#) 348 E. 8000 S.
Community #3, Sandy Woods
6. [SUB0711202](#) Indigo Subdivision (Preliminary Subdivision Review)
[5-006996](#) 348 E. 8000 S.
Community #3, Sandy Woods

Attachments: [Staff Report](#)
[Exhibit A](#)
[Exhibit B](#)
[Exhibit C](#)
[Exhibit D](#)

Administrative Business

1. Minutes

[26-367](#) Minutes from the June 18, 2026 Meeting

Attachments: [06.18.2026 PC Minutes \(DRAFT\).pdf](#)

2. Sandy City Development Report

[26-368](#)

Development Report

Attachments:[07.01.2026 DEV REPORT.pdf](#)

3. Director's Report

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
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Staff Report

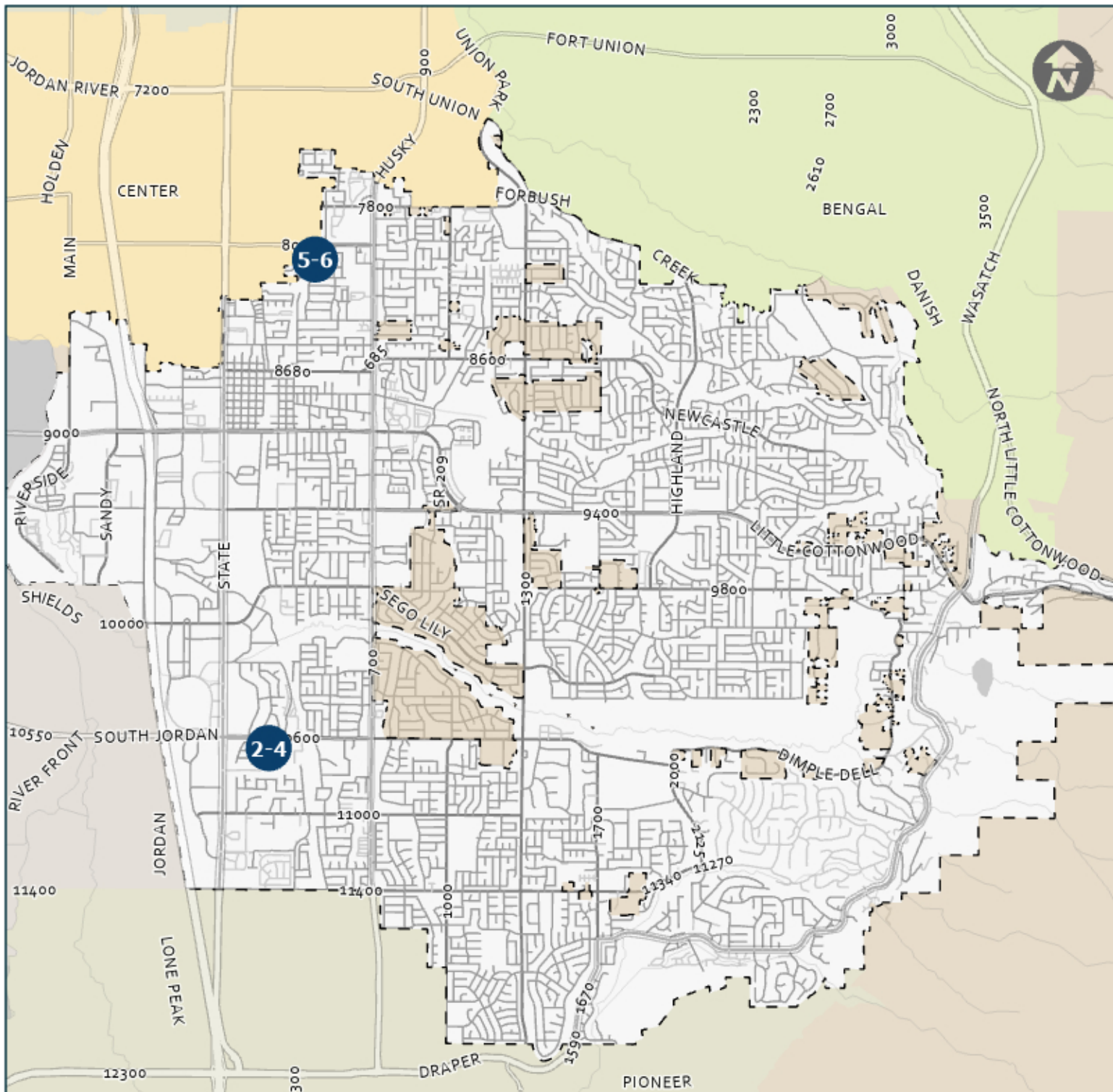
File #: 26-366, **Version:** 1

Date: 7/16/2026

Map

Planning Commission Field Trip

July 16, 2026



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

1 Mile

Sandy City, UT
Community Development Department

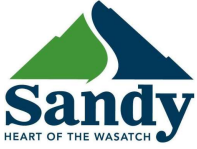
Agenda Item Number



Locations to visit on your own



Locations to be visited on tour



Staff Report

File #:
SPR03272026-007183,
Version: 1

Date: 7/16/2026

Agenda Item Title:
10600 Church Site Plan (Modified Site Plan Review)
166 E. 10600 S.
[Community #11, Crescent]

Presenter:
Sarah Stringham, Senior Planner

Description/Background:
The applicant, Matt Sneyd with the Muve Group (on behalf of the owner, Mountain Side Baptist Church) is requesting approval of a preliminary modified site plan review for a property located at 166 E. 10600 S. The site plan review will consider an updated parking layout and provide new landscaping around the church site based due to the proposed subdivision of this land that will reduce the size of this church site and affect the drive isles, access points, parking lot area, and landscaping (see related subdivision application, SUB03242026-007172).

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

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission determine that preliminary modified site plan review is complete for the 10600 Church located at 166 E. 10600 S. as described in the staff report and application materials and based on the following findings and subject to the following conditions:

Findings:

1. That the proposed lot configuration is an efficient use of land.
2. The proposed configuration equitably balances the needs of the public.
3. That existing site non-conformities will not be made more non-conforming.

Conditions:

1. That all necessary road dedications be carried out through the plat.
2. 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.
3. That all City provisions, codes, and ordinances are adhered to during the review, construction, and operations process of this project.

File #:
SPR03272026-007183,
Version: 1

Date: 7/16/2026



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

MARTIN JENSEN
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum July 16, 2026

To: Planning Commission
From: Community Development Department
Subject: 10600 Church Site Plan (Modified Site Plan Review)
166 E. 10600 S.
[Community #11, Crescent]

SPR03272026-007183
R-1-10
1.94 Acres

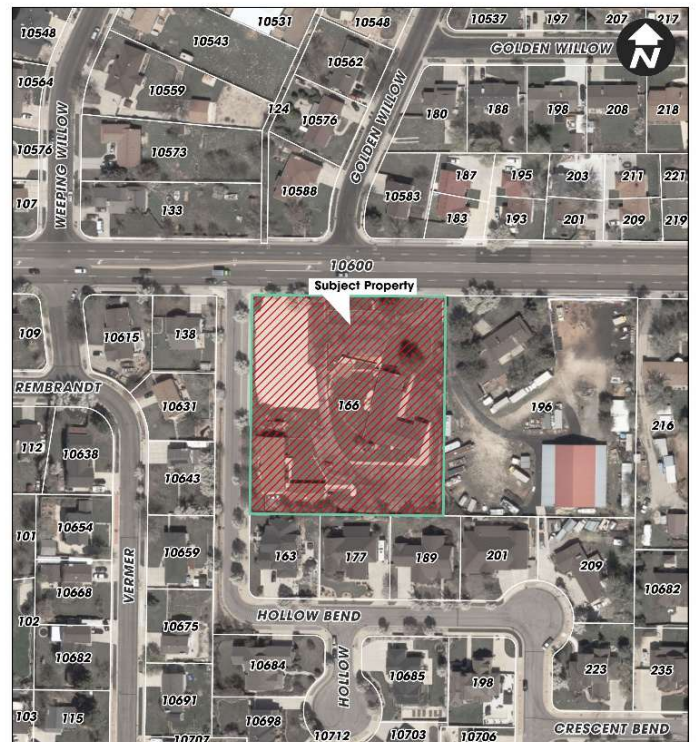
Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, at public locations, and a sign posted on site.

Request

The applicant, Matt Sneyd with the Muve Group (on behalf of the owner, Mountain Side Baptist Church) is requesting approval of a preliminary modified site plan review for a property located at 166 E. 10600 S. The site plan review will consider an updated parking layout and provide new landscaping around the church site based due to the proposed subdivision of this land that will reduce the size of this church site and affect the drive isles, access points, parking lot area, and landscaping (see related subdivision application, SUB03242026-007172). See attached Exhibits for details on the application materials.

Background

The subject property is currently one parcel addressed as 166 E. 10600 S. and is approximately 1.94 acres in area. The property includes an existing church building and a caretaker house. The property was annexed into the City as part of the Fairborn Annexation in 1979. A house built in the 1970's was converted to a church in 1989 with an approved site plan application. A caretaker house appears to have been built in 1996. The property was zoned R-1-40(A) and went through a rezone in February 2026 to change the zoning to R-1-10.



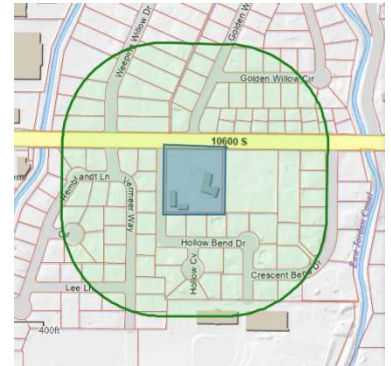
SPR03272026-007183
Modified Site Plan
166 E 10600 S

Community Development Department
Sandy City, UT

Property Case History	
Case Number	Case Summary
A79-2	Fairborn Annexation (2/13/1979)
CUP 88-25	Mountain Side Baptist Church
SPR 89-02	Mountain Side Baptist Church Site Plan
REZ01132026-007102	Rezone from R-1-40A to R-1-10

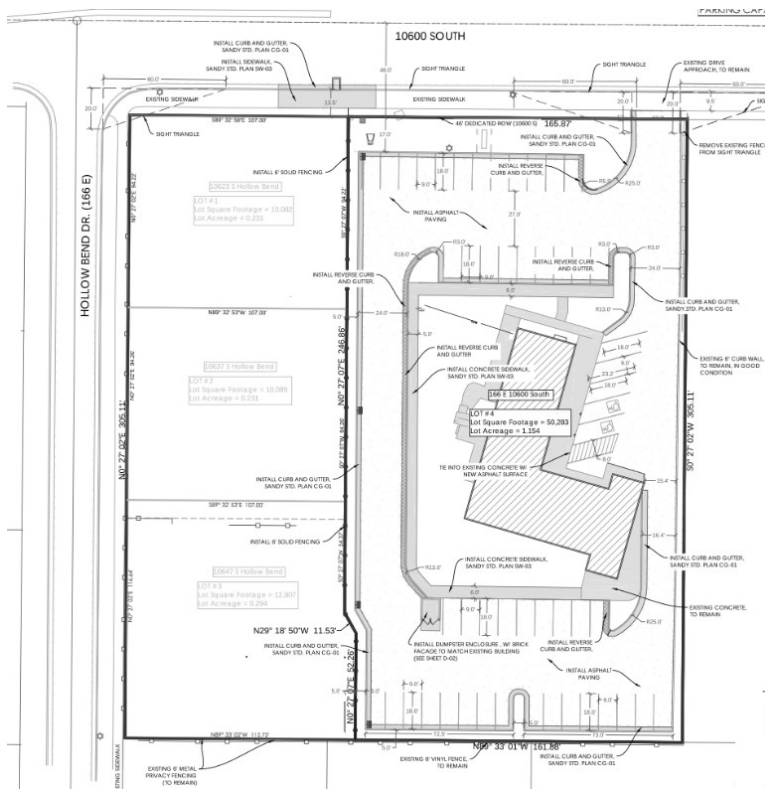
Public Notice and Outreach

This item has been noticed to property owners within 500 feet of the subject area by mail and public notice signs were placed on the subject property. Staff held a virtual neighborhood meeting via Zoom on February 19, 2026, for the rezone application. Residents within 500 feet of the proposed site were notified by mail. Other than staff and the applicant, six people attended the meeting. A summary of the meeting is attached (see Exhibit “B”).



Analysis

There is an existing church and caretaker house on a lot that is approximately two acres. A conditional use permit was approved in 1988 for the existing church building. The applicant is proposing that the church will remain on its own parcel (approximately 50,000 square feet). The western portion of the lot (approximately 30,000 square feet) will create three residential lots conforming to the R-1-10 standards. The existing house will be one of the newly created lots. The proposed subdivision affects the improvements related to the church such as driveway accesses, drive isles, parking lot, and landscaping. The site and use are subject to development standards found in Sec. 21-11-18 that apply to all church developments.



This modified site plan addresses the changes and updates to landscape and parking within the reduced site. The church building, which will not be altered with this proposal, has capacity of 200 seats, and the applicant is proposing to have 51 parking stalls. Only 50 stalls would be required to meet the standard of one parking space per four seats as found in Sec. 21-24-8(b) in the Sandy City Land Development Code. Curb and gutter as well as required landscaping and landscaping buffering from surrounding residential properties is proposed.

The site will no longer have two points of access, but the easterly access point will remain. Sec. 21-11-18 in the Sandy City Land Development Code states that it is preferred for churches to have access to two streets unless otherwise approved by the Planning Commission. The proposed subdivision will make this property no longer a corner lot, but staff has determined that this small church will have sufficient access and circulation. A new fence will be placed on the new westerly property line in accordance with city standards. A new trash enclosure will also be added in the rear of the building.

Staff Concerns

The site has some existing non-conforming conditions in relation to the east side yard landscape setback, and the existing parking lot being located within the front landscape setback of 30 feet. The front parking lot area is being expanded but it is not making it more non-conforming. The code requires a five foot (5') landscape area along the side and rear property lines. There is not sufficient space between the building and the existing boundary to maintain access and a landscape buffer. That easterly drive isle is not proposed to be modified at this time. Staff supports allowing those nonconformities to remain as they will not be made more non-conforming.

Recommendation

Staff recommends that the Planning Commission determine that preliminary modified site plan review is complete for the 10600 Church located at 166 E. 10600 S. as described in the staff report and application materials and based on the following findings and subject to the following conditions:

Findings:

1. That the proposed lot configuration is an efficient use of land.
2. The proposed configuration equitably balances the needs of the public.
3. That existing site non-conformities will not be made more non-conforming.

Conditions:

1. That all necessary road dedications be carried out through the plat.
2. 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.
3. That all City provisions, codes, and ordinances are adhered to during the review, construction, and operations process of this project.

Planner:



Sarah Stringham
Senior Planner

File Name: S:\USERS\PLN\STAFFRPT\2026\SPR03272026-007183 106 CHURCH MODIFIED SITE PLAN\STAFF REPORT
106 CHURCH SITE PLAN.DOCX

Exhibit "A"
(See attachments for Plan Set)

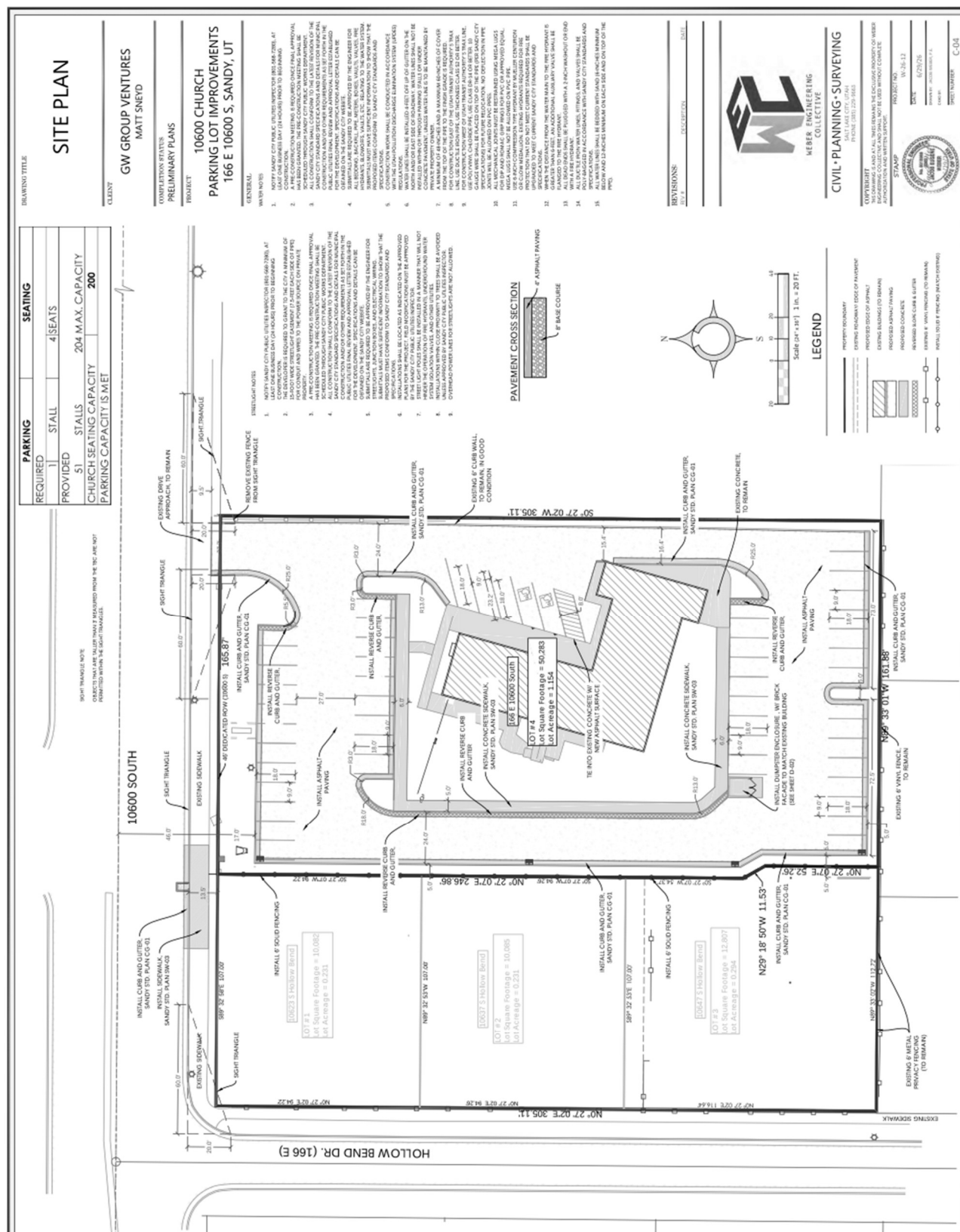


Exhibit "B"



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY
DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

 Neighborhood Meeting Summary

Date: 2/3/2026

Project Name: 106 Church Rezone

Applicant: The Muve Group, Matt Sneyd

Location: Zoom Webinar

Number of Attendees: 6

Number of Invitees: 101

Project Description:

The application proposes to rezone one parcel (approximately 1.94 with an existing church building and caretaker home from the R-1-40A Zone to R-1-10 Zone, with the intention of subdividing to create three residential lots, including the existing home, while keeping the existing church building.

Summary of Attendee Comments:

Other than Planning staff and two people representing the applicant, six people attended. Staff and the applicant presented the application. The only comment received was from the president of the HOA to the south. He stated that the HOA has been maintaining the parkstrip along Hollow Bend Drive. Staff responded by saying that the applicant would need to work with the HOA to resolve.

DRAWING TITLE

SITE PLAN

CLIENT

GW GROUP VENTURES
MATT SNEYD

COMPLETION STATUS

PRELIMINARY PLANS

PROJECT

10600 CHURCH
PARKING LOT IMPROVEMENTS
166 E 10600 S, SANDY, UT

GENERAL

WATER NOTES

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
2. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
3. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
4. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, METERS, BOXES, VAULTS, VALVES, FIRE HYDRANTS, BLOWOFFS, VAULTS, ETC. RELATING TO THE WATER SYSTEM. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
6. WATER LINES SHALL BE INSTALLED 4-FEET OFF LIP OF GUTTER ON THE NORTH AND/OR EAST SIDE OF ROADWAY. WATER LINES SHALL NOT BE INSTALLED WITHIN OR THROUGH PARKING STALLS OR UNDER CONCRETE PAVEMENT, UNLESS WATER LINE IS TO BE MAINTAINED BY PRIVATE PROPERTY OWNER.
7. A MINIMUM OF 48-INCHES AND A MAXIMUM 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED. FOR CONSTRUCTION EAST OF THE UTAH TRANSIT AUTHORITY'S TRAX LINE, USE DUCTILE IRON PIPE, USE THICKNESS CLASS 52 OR BETTER. FOR CONSTRUCTION WEST OF UTAH TRANSIT AUTHORITY'S TRAX LINE, USE POLYVINYL CHLORIDE PIPE, USE CLASS DR-14 OR BETTER. 10 GAUGE WIRE SHALL BE PLACED ON TOP OF THE PIPE (PER SANDY CITY SPECIFICATIONS) FOR FUTURE RELOCATION. NO DEFLECTION IN PIPE JOINTS WILL BE ALLOWED ON PVC PIPES.
8. ALL MECHANICAL JOINTS MUST BE RESTRAINED USING MEGA LUGS FOR DIP AND ROMAC GRIP RINGS FOR PVC OR APPROVED EQUAL. MEGA LUGS SHALL NOT BE ALLOWED ON PVC PIPE.
9. USE 6-INCH COMPRESSION TYPE HYDRANT BY MUELLER CENTURION OR CLOW MEDALLION. EXISTING HYDRANTS REQUIRED FOR FIRE PROTECTION THAT DO NOT MEET CURRENT STANDARDS SHALL BE UPGRADED TO MEET CURRENT SANDY CITY STANDARDS AND SPECIFICATIONS.
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12. ALL DUCTILE IRON WATER LINES, FITTINGS, AND VALVES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY STANDARDS AND SPECIFICATIONS.
13. ALL WATER LINES SHALL BE BEDDED WITH SAND (6-INCHES MINIMUM BELOW AND 12-INCHES MINIMUM ON EACH SIDE AND ON TOP OF THE PIPE).

REVISIONS:

REV #	DESCRIPTION	DATE
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STAMP



PROJECT NO.

W-26-12

DATE

6/29/26

DRAWN BY: JACOB WEBER, P.E.

CHECK BY:

SHEET NUMBER

C-04

PARKING		SEATING	
REQUIRED			
1	STALL	4	SEATS
PROVIDED			
51	STALLS	204	MAX. CAPACITY
CHURCH SEATING CAPACITY		200	
PARKING CAPACITY IS MET			

SIGHT TRIANGLE NOTE

OBJECTS THAT ARE TALLER THAN 3' MEASURED FROM THE TBC ARE NOT PERMITTED WITHIN THE SIGHT TRIANGLES.

HOLLOW BEND DR. (166 E)

DETAILS

CG-01 CURB AND GUTTER

D-01

DA-02 FLARED DRIVE APPROACH REQ. CURB CUT

D-01

SW-03 CONCRETE SIDEWALK

D-01

CG-04 CURB AND GUTTER SD INLET DTL.

D-01

TE-01 TRASH ENCLOSURE

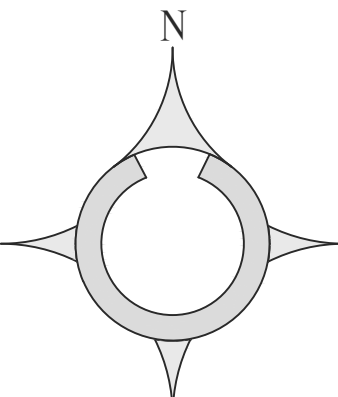
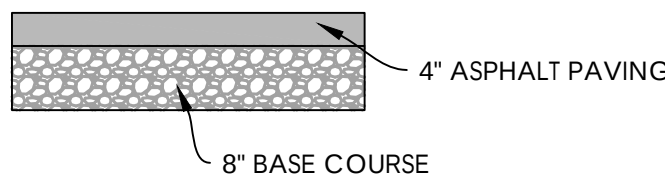
D-02



STREETLIGHT NOTES

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
2. THE DEVELOPER IS REQUIRED TO GRANT TO THE CITY A MINIMUM OF 15-FOOT WIDE STREETLIGHT EASEMENT (7.5-FEET EACH SIDE OF PIPE) FOR CONDUIT AND WIRES TO THE POWER SOURCE ON PRIVATE PROPERTY.
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5. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR STREETLIGHTS, JUNCTION BOXES, AND ELECTRICAL WIRING. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
6. INSTALLATIONS SHALL BE LOCATED AS INDICATED ON THE APPROVED PLANS FOR THE PROJECT. FIELD MODIFICATIONS MUST BE APPROVED BY THE SANDY CITY PUBLIC UTILITIES INSPECTOR.
7. STREET LIGHT POLES SHALL BE INSTALLED IN A MANNER THAT WILL NOT HINDER THE OPERATION OF FIRE HYDRANTS, UNDERGROUND WATER SYSTEM ISOLATION VALVES, AND OTHER UTILITIES.
8. INSTALLATIONS WITHIN CLOSE PROXIMITY TO TREES SHALL BE AVOIDED UNLESS APPROVED BY SANDY CITY PUBLIC UTILITIES INSPECTOR. OVERHEAD POWER LINES FOR STREETLIGHTS ARE NOT ALLOWED.

PAVEMENT CROSS SECTION



Scale (24" x 36") 1 in. = 20 FT.

LEGEND

- PROPERTY BOUNDARY
- EXISTING ROADWAY/ EDGE OF PAVEMENT
- PROPOSED EDGE OF ASPHALT
- EXISTING BUILDINGS (TO REMAIN)
- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE
- REVERSED SLOPE CURB & GUTTER
- EXISTING 6" VINYL FENCING (TO REMAIN)
- INSTALL SOLID 6" FENCING (MATCH EXISTING)

DRAWING TITLE

TURN DIAGRAM PLAN

CLEINT

GW GROUP VENTURES
MATT SNEYD

COMPLETION STATUS
PRELIMINARY PLANS

PROJECT
10600 CHURCH
PARKING LOT IMPROVEMENTS
166 E 10600 S, SANDY, UT

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PROJECT NO.

W-26-12

DATE

6/29/26

DRAWN BY: JACOB WEBER, P.E.

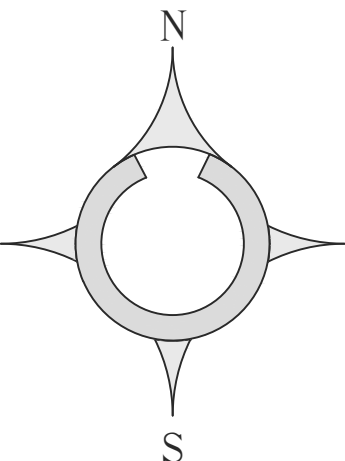
CHECK BY:

SHEET NUMBER

C-04A

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5. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR STREETLIGHTS, JUNCTION BOXES, AND ELECTRICAL WIRING. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
6. INSTALLATIONS SHALL BE LOCATED AS INDICATED ON THE APPROVED PLANS FOR THE PROJECT. FIELD MODIFICATIONS MUST BE APPROVED BY THE SANDY CITY PUBLIC UTILITIES INSPECTOR.
7. STREET LIGHT POLES SHALL BE INSTALLED IN A MANNER THAT WILL NOT HINDER THE OPERATION OF FIRE HYDRANTS, UNDERGROUND WATER SYSTEM ISOLATION VALVES, AND OTHER UTILITIES.
8. INSTALLATIONS WITHIN CLOSE PROXIMITY TO TREES SHALL BE AVOIDED UNLESS APPROVED BY SANDY CITY PUBLIC UTILITIES INSPECTOR.
9. OVERHEAD POWER LINES FOR STREETLIGHTS ARE NOT ALLOWED.



Scale (24" x 36") 1 in. = 20 FT.

LEGEND

- | | |
|--|---|
| | PROPERTY BOUNDARY |
| | EXISTING ROADWAY/ EDGE OF PAVEMENT |
| | PROPOSED EDGE OF ASPHALT |
| | EXISTING BUILDINGS (TO REMAIN) |
| | PROPOSED ASPHALT PAVING |
| | PROPOSED CONCRETE |
| | REVERSED SLOPE CURB & GUTTER |
| | EXISTING 6" VINYL FENCING (TO REMAIN) |
| | INSTALL SOLID 6" FENCING (MATCH EXISTING) |

DETAILS

- | | |
|---------------|-------------------------------------|
| CG-01
D-01 | CURB AND GUTTER |
| DA-02
D-01 | FLARED DRIVE APPROACH REQ. CURB CUT |
| SW-03
D-01 | CONCRETE SIDEWALK |
| CG-04
D-01 | CURB AND GUTTER SD INLET DTL. |
| TE-01
D-02 | TRASH ENCLOSURE |



10600 SOUTH

HOLLOW BEND DR. (166 E)

N0° 27' 02"E 305.11'

EXISTING SIDEWALK

EXISTING SIDEWALK

13.5'

EXISTING SIDEWALK

9.5'

10623 S Hollow Bend

LOT #1
Lot Square Footage = 10,082
Lot Acreage = 0.231

10637 S Hollow Bend

LOT #2
Lot Square Footage = 10,085
Lot Acreage = 0.231

10647 S Hollow Bend

LOT #3
Lot Square Footage = 12,807
Lot Acreage = 0.294

166 E 10600 South

LOT #4
Lot Square Footage = 50,283
Lot Acreage = 1.154

WHEEL TURNING PATH

INSTALL REVERSE CURB AND GUTTER

EXISTING 6" CURB WALL,
TO REMAIN, IN GOOD
CONDITION

WHEEL TURNING PATH

DRAWING TITLE

DRAINAGE PLAN

CLEINT

GW GROUP VENTURES
MATT SNEYD

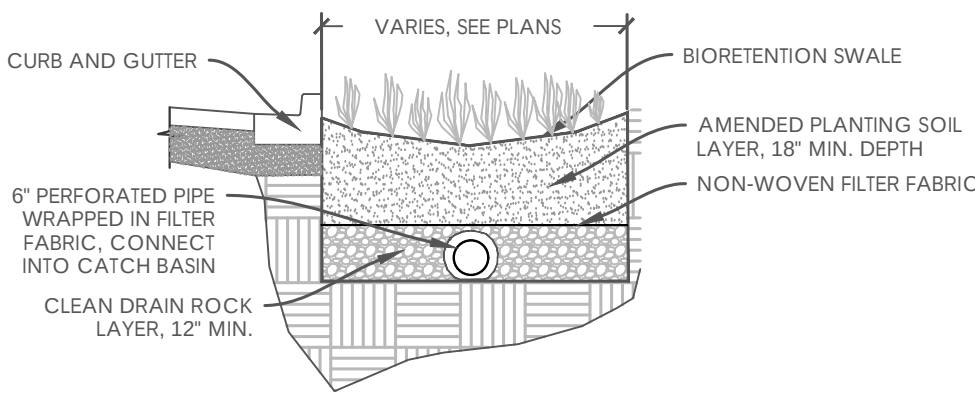
COMPLETION STATUS
PRELIMINARY PLANS

PROJECT
10600 CHURCH
PARKING LOT IMPROVEMENTS
166 E 10600 S, SANDY, UT

GENERAL

LID 80th Percentile Storm	
DETENTION STORAGE (10 yr-3hr) =	1,649 ft ³
ALLOWABLE RELEASE RATE =	0.000 ft ³ /s
MAX RETENTION TIME =	72 hr
TOTAL RETENTION STORAGE VOLUME REQUIRED INCLUDING 80% PERCENTILE LID VOLUME	
TOTAL REQUIRED DETENTION (ft³) = 2,937	

80TH PERCENTILE STORM (LID Volume)	
$WQRV = \frac{P_{80\%} \cdot R_{new} \cdot A}{12}$	
% of Impervious Area in Basin =	68.75%
80th Percentile (in) =	0.5
R _{new} =	0.605
WQRV (Acre-ft) =	0.0296
WQRV (ft ³) =	1288



BIORETENTION SWALE DETAIL SECTION A-A

NOTE:

CONTRACTOR TO CONTACT CITY ENGINEER FOR INSPECTION PRIOR TO BACKFILLING. CONTRACTOR TO PHOTOGRAPH INSTALLATION

HOLLOW BEND DR. (166 E)

10600 SOUTH

100-YR EMERGENCY OVERFLOW PATH

INSTALL SP-04 COMBO BOX CB S2
RIM:4437.21
EX INV:4431.52
INV IN:4433.00 15"

EXISTING DRAIN VAULT
RIM:4440.33
INV IN RCP:4436.99 18"
INV IN RCP: UNKNOWN 12"
INV OUT RCP:4435.61 15"

STORM DRAIN BOX
GRATE = 4443.17
15" RCP I.E. = 4438.28 OUT W.

19.69' of 15" RCP @ 0.81%

INSTALL CB S1
RIM:4436.44
SUMP:4433.16
INV OUT:4433.16 15"

INSTALL BIORETENTION SWALE,
LID 80th PERCENTILE STORM
STORAGE 1,300 CUFT.

7.05' of 15" RCP @ 1.00%

INSTALL SD-04 CURB INLET CB1
RIM:4439.44
SUMP:4436.28
INV IN:4436.28 12"
INV OUT:4436.28 15"

INSTALL FLARED END OUTLET
RIM:4440.33
INV IN:4436.21 15"

INSTALL CURB CUT
INSTALL REVERSE SLOPE
CURB AND GUTTER

10623 S Hollow Bend

LOT #1
Lot Square Footage = 10,082
Lot Acreage = 0.231

10637 S Hollow Bend

LOT #2
Lot Square Footage = 10,085
Lot Acreage = 0.231

10647 S Hollow Bend

LOT #3
Lot Square Footage = 12,807
Lot Acreage = 0.294

166 E 10600 South
LOT #4
Lot Square Footage = 50,283
Lot Acreage = 1.154

INSTALL SD-02 CURB INLET CB 1A
RIM:4442.14
SUMP:4437.53
INV IN:4437.53 12"
INV OUT:4437.53 12"

124.27' of ADS HP @ 1.01%

95.13' of 12" ADS HP @ 1.01%

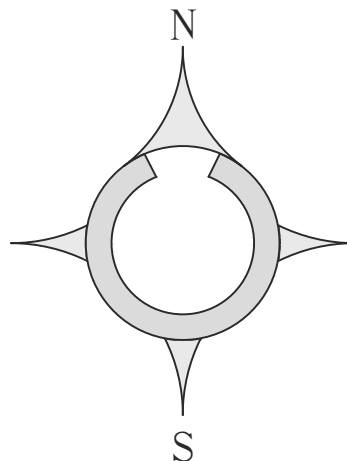
INSTALL SD-02 CURB INLET CB2
RIM:4444.41
SUMP:4438.50
INV IN:4438.50 12"
INV OUT:4438.50 12"

58.85' of 12" ADS HP @ 1.01%

INSTALL SD-02 CURB INLET CB3
RIM:4442.51
SUMP:4439.09
INV OUT:4439.09 12"

STORM WATER NOTES:

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4. ALL MATERIALS AND WORK DONE IN UDOT RIGHT-OF-WAY SHALL CONFORM TO UDOT STANDARDS AND SPECIFICATIONS (DELETE IF NOT APPLICABLE).
5. NON-SHRINK GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM DRAIN FACILITIES.
6. CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE AND GROUT AT CONNECTION OF PIPE TO BOX TO A SMOOTH FINISH. ADDITIONALLY, ALL JAGGED OR SHARP EDGES AT PIPE CONNECTIONS ARE TO BE REMOVED AND GROUTED SMOOTH.
7. GROUT BETWEEN GRADE RINGS. FOR EACH INLET BOX THAT IS LOCATED NEXT TO A CURB, THE CURB AND GUTTER CONTRACTOR IS RESPONSIBLE TO REMOVE ALL PROTRUDING, JAGGED OR SHARP CONCRETE EDGES AND TO GROUT BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX. GROUT TO CREATE A SMOOTH, BEVELED TRANSITION AT ALL EDGES IN CLEAN OUT AND INLET BOXES. GROUT AROUND ALL EDGES OF THE RESTRICTIVE ORIFICE PLATE.
8. REMOVE SNAP TIES, NAILS, REBAR AND OTHER PROTRUSIONS FROM THE BOX OR PIPE INSIDE SURFACE, AS WELL AS ALL FORM WORK, PLASTIC AND CARDBOARD.
9. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL INLET BOXES, COMBO BOXES, JUNCTION BOXES, AND PIPE. THE BOXES AND PIPES ARE TO BE MAINTAINED IN A CLEAN CONDITION UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
10. CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
11. WHERE A SUMP IS REQUIRED, THE SANDY CITY PUBLIC UTILITIES INSPECTOR SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE AN OPPORTUNITY TO CHECK THE VOLUME OF GRAVEL AND GRAVEL GRADATION.
12. SIGNS MUST BE POSTED NEAR EACH INLET BOX LOCATED IN A DRINKING WATER RECHARGE ZONE, WITH THE FOLLOWING WORDS "WARNING THIS IS A DRINKING WATER AQUIFER RECHARGE AREA. DISPOSAL OF ANY WASTE MATERIALS IN THE STORM WATER IS STRICTLY PROHIBITED."
13. ALL INLET, COMBO AND JUNCTION BOXES SHALL BE PLACED ON 12-INCH (MIN.) COMPACTED STABILIZATION MATERIAL.
14. A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 80% OR 90% BOND RELEASE.
15. A REPRESENTATIVE OF THE MANUFACTURER OR SUPPLIER SHALL BE ON SITE DURING INSTALLATION OF OIL/WATER SEPARATOR, MECHANICAL TREATMENT DEVICES, MEDIA FILTERS, AND UNDERGROUND DETENTION/RETENTION SYSTEMS. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE A LETTER STATING THAT THE SYSTEM WAS INSTALLED PER MANUFACTURER'S SPECIFICATIONS. IF IT IS UNKNOWN WHETHER A REPRESENTATIVE IS REQUIRED TO BE PRESENT DURING INSTALLATION, CONTACT THE SANDY CITY PUBLIC UTILITIES INSPECTOR.
16. A STAMPED "LETTER OF CONFORMANCE" FROM THE DESIGN ENGINEER IS REQUIRED TO BE SUBMITTED TO SANDY CITY PUBLIC UTILITIES DEPARTMENT, PRIOR TO 90% BOND RELEASE, STATING THAT STORM WATER FLOW CONTROL ELEMENTS AND STORM WATER TREATMENT FACILITIES DETENTION, RETENTION, LID BEST MANAGEMENT PRACTICES, OIL-WATER SEPARATORS, SUMPS, ETC.) WERE CONSTRUCTED ACCORDING TO THE APPROVED PLANS.



Scale (24" x 36") 1 in. = 20 FT.

LEGEND

---	EXISTING MAJOR CONTOURS (5')
- - - -	EXISTING MINOR CONTOURS (1')
---	PROPOSED MAJOR CONTOUR (5')
---	PROPOSED MINOR CONTOUR (1')
---	EDGE OF PROPOSED ASPHALT
---	PROPOSED DRAINAGE SWALE
---	PROPOSED SLOPE
---	PROPOSED FINISHED GRADE
---	FLOW LINE ELEVATION
---	EXISTING ELEVATION
---	BIORETENTION SWALE

REVISIONS:

REV #	DESCRIPTION	DATE
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STAMP



PROJECT NO.

W-26-12

DATE

6/29/26

DRAWN BY: JACOB WEBER, P.E.

CHECK BY:

SHEET NUMBER

C-05



DRAWING TITLE

GRADING PLAN

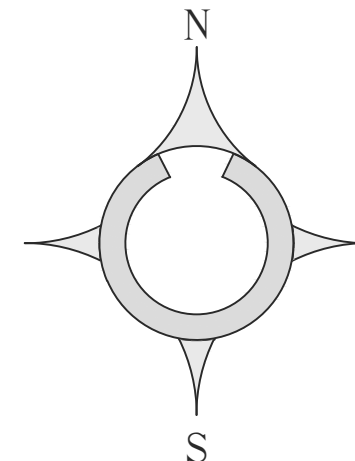
CLEINT

GW GROUP VENTURES
MATT SNEYD

COMPLETION STATUS
PRELIMINARY PLANS

PROJECT
10600 CHURCH
PARKING LOT IMPROVEMENTS
166 E 10600 S, SANDY, UT

GENERAL



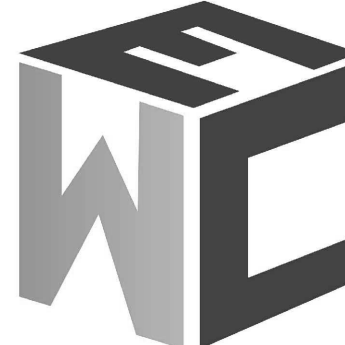
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LEGEND

	EXISTING MAJOR CONTOURS (5')
	EXISTING MINOR CONTOURS (1')
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	PROPOSED MINOR CONTOUR (1')
	EDGE OF PROPOSED ASPHALT
	PROPOSED DRAINAGE SWALE
	PROPOSED SLOPE
	PROPOSED FINISHED GRADE
	FLOW LINE ELEVATION
	EXISTING ELEVATION
	BIORETENTION SWALE

REVISIONS:

REV #	DESCRIPTION	DATE
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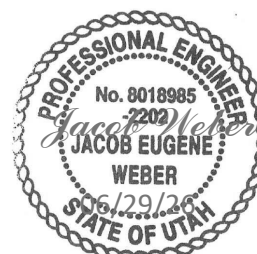
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STAMP



PROJECT NO.

W-26-12

DATE

6/29/26

DRAWN BY: JACOB WEBER, P.E.

CDD BY:

SHEET NUMBER

C-06

STORM WATER NOTES:

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
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DRAWING TITLE

UTILITY PLAN

CLEINT

GW GROUP VENTURES
MATT SNEYD

COMPLETION STATUS
PRELIMINARY PLANS

PROJECT
10600 CHURCH
PARKING LOT IMPROVEMENTS
166 E 10600 S, SANDY, UT

GENERAL

WATER NOTES

- NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
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- CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
- WATER LINES SHALL BE INSTALLED 4-FEET OFF LIP OF GUTTER ON THE NORTH AND/OR EAST SIDE OF ROADWAY. WATER LINES SHALL NOT BE INSTALLED WITHIN OR THROUGH PARKING STALLS OR UNDER CONCRETE PAVEMENT, UNLESS WATER LINE IS TO BE MAINTAINED BY PRIVATE PROPERTY OWNER.
- A MINIMUM OF 48-INCHES AND A MAXIMUM 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED. FOR CONSTRUCTION EAST OF THE UTAH TRANSIT AUTHORITY'S TRAX LINE, USE DUCTILE IRON PIPE, USE THICKNESS CLASS 52 OR BETTER. FOR CONSTRUCTION WEST OF UTAH TRANSIT AUTHORITY'S TRAX LINE, USE POLYVINYL CHLORIDE PIPE, USE CLASS DR-14 OR BETTER. 10 GAUGE WIRE SHALL BE PLACED ON TOP OF THE PIPE (PER SANDY CITY SPECIFICATIONS) FOR FUTURE RELOCATION. NO DEFLECTION IN PIPE JOINTS WILL BE ALLOWED ON PVC PIPES.
- ALL MECHANICAL JOINTS MUST BE RESTRAINED USING MEGA LUGS FOR DIP AND ROMAC GRIP RINGS FOR PVC OR APPROVED EQUAL. MEGA LUGS SHALL NOT BE ALLOWED ON PVC PIPE.
- USE 6-INCH COMPRESSION TYPE HYDRANT BY MUELLER CENTURION OR CLOW MEDALLION. EXISTING HYDRANTS REQUIRED FOR FIRE PROTECTION THAT DO NOT MEET CURRENT STANDARDS SHALL BE UPGRADED TO MEET CURRENT SANDY CITY STANDARDS AND SPECIFICATIONS.
- WHEN THE DISTANCE FROM THE WATER MAIN TO THE FIRE HYDRANT IS GREATER THAN 6-FEET, AN ADDITIONAL AUXILIARY VALVE SHALL BE FLANGED TO THE FIRE HYDRANT.
- ALL DEAD ENDS SHALL BE PLUGGED WITH A 2-INCH WASHOUT OR END WITH A FIRE HYDRANT.
- ALL DUCTILE IRON WATER LINES, FITTINGS, AND VALVES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY STANDARDS AND SPECIFICATIONS.
- ALL WATER LINES SHALL BE BEDDED WITH SAND (6-INCHES MINIMUM BELOW AND 12-INCHES MINIMUM ON EACH SIDE AND ON TOP OF THE PIPE).

REVISIONS:

REV #	DESCRIPTION	DATE
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STAMP



PROJECT NO.

W-26-12

DATE

6/29/26

DRAWN BY: JACOB WEBER, P.E.

CHECK BY:

SHEET NUMBER C-07

DETAILS

WTR-09
D-02 3/4" AND 1" WATER SERVICE

RC-02
D-02 RESTORATION OF ASPHALT



Existing Building Elevations - 166 E 10600 S





Staff Report

File #:

SPX04062026-007190,

Version: 1

Date: 7/16/2026

Agenda Item Title:

Hollow Bend Subdivision (Special Exception)
166 E. 10600 S.
[Community #11, Crescent]

Presenter:

Sarah Stringham, Senior Planner

Description/Background:

The applicant, Matt Sneyd with the Muve Group (on behalf of the owner, Mountain Side Baptist Church), is requesting preliminary subdivision approval and special exceptions for road improvements for a property at 166 E. 10600 S. The proposal is to create a total of four lots, with three new residential lots on the west side of the existing church. The special exception request is to allow the existing road improvements along Hollow Bend Rd. and 10600 South St. to remain in their current configuration, while to providing for additional public right-of-way dedication for future improvements.

See attached staff report and attachments in the associated subdivision file SUB03242026-007172 for full details of this request.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission approve the requested special exceptions for the Hollow Bend Subdivision located at 166 E. 10600 S. as described in the staff report based on the following findings:

Findings:

1. That sufficient improvements exist on Hollow Bend Dr. to provide access to the three proposed lots as determined by the Community Development Director and City Engineer.
2. That the requests meet the criteria of the code as shown in the analysis of the staff report.

Conditions:

1. That a fifth off-street parking space be required on each lot and noted on the plat.
2. That all necessary road dedications be carried out through the plat.
3. That a shared parking agreement be recorded between the church at 166 E. 10600 S. and proposed residential lots to provide additional off-street parking in the church parking lot

File #:
SPX04062026-007190,
Version: 1

Date: 7/16/2026

4. That no on-street parking is permitted along Hollow Bend Dr. and signs restricting on-street parking must be erected along both sides of the street as determined by the City Engineer.



Staff Report

File #:
SUB03242026-007172,
Version: 1

Date: 7/16/2026

Agenda Item Title:

Hollow Bend Subdivision (Preliminary Subdivision Review)
166 E. 10600 S.
[Community #11, Crescent]

Presenter:

Sarah Stringham, Senior Planner

Description/Background:

The applicant, Matt Sneyd with the Muve Group (on behalf of the owner, Mountain Side Baptist Church), is requesting preliminary subdivision approval and special exceptions for road improvements for a property at 166 E. 10600 S. The proposal is to create a total of four lots, with three new residential lots on the west side of the existing church. The special exception request is to allow the existing road improvements along Hollow Bend Rd. and 10600 South St. to remain in their current configuration, while to providing for additional public right-of-way dedication for future improvements.

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

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission determine that the preliminary subdivision review for the Hollow Bend Subdivision located at 166 E. 10600 S. is substantially complete 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. The proposed configuration equitably balances the needs of the public.
3. That the proposed lot configuration conforms to the requirements of the R-1-10 zone.
4. That the associated Special Exception are congruent with the proposed site plan.

Conditions:

1. That all residential lots comply with all requirements of the R-1-10 zone.
2. That all necessary road dedications be carried out in accordance with the approved plans as shown in the application materials.

File #:
SUB03242026-007172,
Version: 1

Date: 7/16/2026

3. 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.
4. That all City provisions, codes, and ordinances are adhered to during the review, construction, and operations process of this project.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

MARTIN JENSEN
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum July 16, 2026

To: Planning Commission
From: Community Development Department
Subject: Hollow Bend Subdivision (Preliminary Subdivision Review and Special Exception)
166 E. 10600 S.
[Community #11, Crescent]

SUB03242026-007172
SPX04062026-007190
R-1-10
1.94 Acres, 4 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, and a sign posted on site.

Request

The applicant, Matt Sneyd with the Muve Group (on behalf of the owner, Mountain Side Baptist Church), is requesting preliminary subdivision approval and special exceptions for road improvements for a property at 166 E. 10600 S. The proposal is to create a total of four lots, with three new residential lots on the west side of the existing church. The special exception request is to allow the existing road improvements along Hollow Bend Rd. and 10600 South St. to remain in their current configuration, while to providing for additional public right-of-way dedication for future improvements. Please see the attached Exhibits "A" and "B" for details of the request and the applicant's materials.

Background

The subject property is currently one parcel addressed as 166 E. 10600 S. and is approximately 1.94 acres in area. The property includes an existing church building and a caretaker house. The property was annexed into the City as part of the Fairborn Annexation in 1979. A house built in the 1970's was converted to a church in 1989 with an approved site plan application. A caretaker house appears to have been built in 1996. The property was zoned R-1-40(A) and went through a rezone in February 2026 to change the zoning to R-1-10.



SUB03242026-007172
SPX04062026-007190
Subdivision and Special Exception
166 E 10600 S
Community Development Department
Sandy City, UT

Property Case History	
Case Number	Case Summary
A 79-2	Fairborn Annexation (2/13/1979)
CUP 88-25	Mountain Side Baptist Church
SPR 89-02	Mountain Side Baptist Church Site Plan
REZ01132026-007102	Rezone from R-1-40A to R-1-10

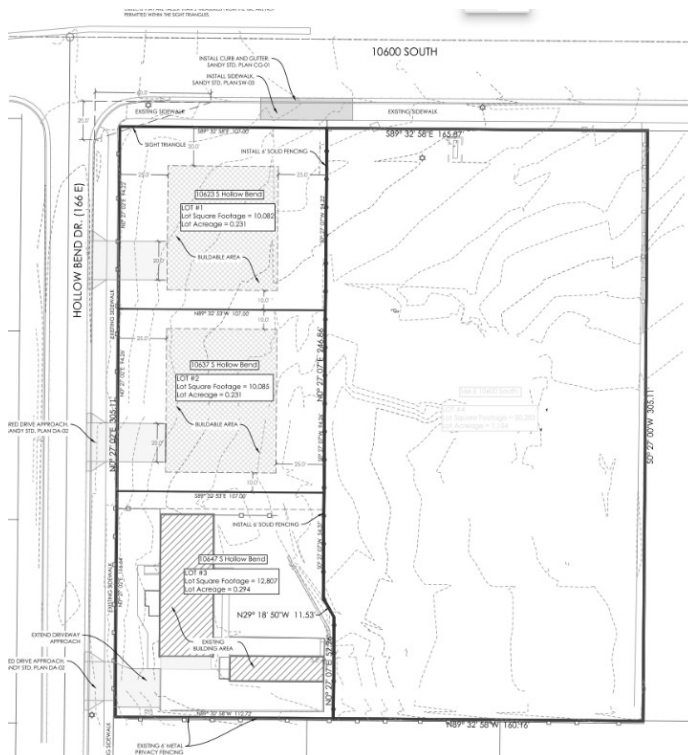
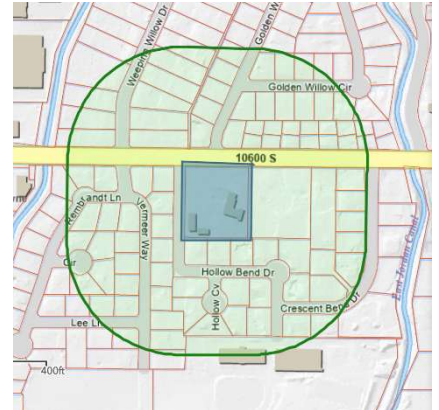
Public Notice and Outreach

This item has been noticed to property owners within 500 feet of the subject area by mail and public notice signs were placed on the subject property. Staff held a virtual neighborhood meeting via Zoom on February 19, 2026 for the rezone application. Residents within 500 feet of the proposed site were notified by mail. Other than staff and the applicant, six people attended the meeting. A summary of the meeting is attached (see Exhibit “D”).

Analysis

Subdivision

The subject property has an existing church and house. The applicant is proposing to subdivide the property into four lots. The church will remain on one lot (approximately 50,000 square feet) and three residential lots (approximately 30,000 square feet total) to the west will be created. The three proposed lots, including the lot with the existing home, will conform to the R-1-10 standards (see Exhibit “A”). The plat will address the required public street dedication along 10600 South and Hollow Bend Dr. Access to the residential lots will be from Hollow Bend Dr. which is public street that is limited to right in, right out access. On the proposed Lot 3, the applicant intends to remodel the existing caretaker residence and reorient it to Hollow Bend Dr.



Special Exception

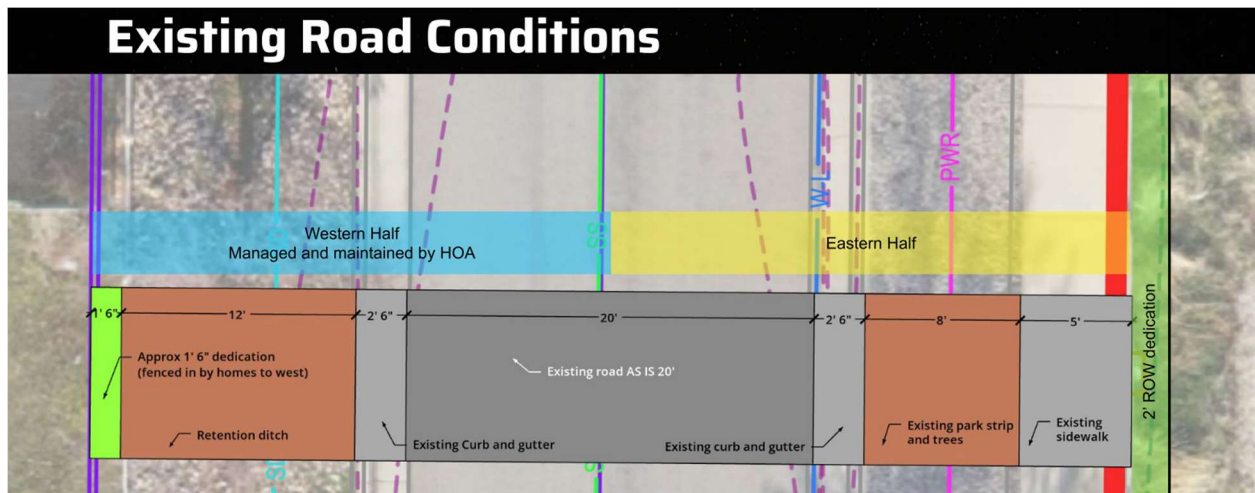
The applicant is requesting special exceptions to maintain the current right of way improvements with a one foot additional dedication (See Exhibit “C” request details). The existing improvements along Hollow Bend Dr. include a 50-foot-wide right of way with a five foot sidewalk and eight foot park strip with existing trees on the eastern half of the street. There are curbs, gutters, and asphalt that are approximately 25 feet, and a 12 foot retention and drainage area on the west side of the road. The code requires a 52 foot standard city street profile (26 foot half-width) which would typically require a wider street width than the existing improvements.

Sec. 21-21-10(n) of the Sandy City Land Development Code allows for a special exception for certain improvements to be waived by the Planning Commission. The code section states:

Curbs, gutters, park strips, and sidewalks shall be required on all existing and proposed public and private street frontage of any lot within a subdivision or legal buildable parcel in conformance with the Standard Specifications.

The Planning Commission may grant a special exception to waive any of these improvements, after considering a recommendation from the Director and City Engineer. They shall consider and evaluate the following criteria:

1. The number of homes within the subdivision;
2. The length of a cul-de-sac;
3. The precedence of adjoining improvements;
4. The configuration of lots;
5. Where the only other alternative is a private road design;
6. Flood control and storm drainage;
7. Pedestrian safety and walkable element demands;
8. The proposal equitably balances the needs of the public and presents the most efficient use of land;
9. The potential negative impacts created by the waiver(s); and
10. The cumulative effect of all the waivers and any other exceptions requested for the development.



Hollow Bend Dr. currently has a 50 foot right of way with a 20 foot wide asphalt section. The existing road was constructed in the mid 2000's. There is currently one existing home fronting Hollow Bend Dr. The applicant is proposing to add three lots, one with an existing home previously accessed through the church property and two new lots that will all access Hollow Bend Dr. No on-street parking would be allowed. The west side of the street has a 12 foot wide retention and drainage ditch to manage stormwater. Public Utilities recommendation is to keep those improvements as is. Major improvements to the drainage on the west would be needed if the road were to be widened or sidewalk installed. The homes on the west side do not face the street and have a fence that limits access. The existing sidewalk on the east is 5 feet with an 8 foot park strip with existing trees and provides adequate pedestrian safety and walkability for the area.

The applicant is proposing to further mitigate parking concerns by creating a shared parking agreement between the church and the three residential lots to use the church parking lot for additional parking. The applicant is also proposing to add additional off-street parking for each lot. Four off-street parking spaces are required for residential lots with two garage spaces and two driveway spaces. At least one additional off-street space is proposed by the applicant.

The applicant is seeking approval for special exceptions to not rebuild or further improve Hollow Bend Dr. provide a one foot dedication. The Community Development Director and City Engineer have reviewed the request and agree that the existing improvements are sufficient for this proposed development. They are requiring a one-foot dedication to provide the space for future improvements should a city project to widen the road ever take place (See Exhibit "C").

Staff Concerns

Staff has no concerns with the proposed subdivision or special exceptions request.

Recommendation**Motion #1 Special Exceptions**

Staff recommends that the Planning Commission approve the requested special exceptions for the Hollow Bend Subdivision located at 166 E. 10600 S. as described in the staff report based on the following findings:

Findings:

1. That sufficient improvements exist on Hollow Bend Dr. to provide access to the three proposed lots as determined by the Community Development Director and City Engineer.
2. That the requests meet the criteria of the code as shown in the analysis of the staff report.

Conditions:

1. That a fifth off-street parking space be required on each lot and noted on the plat.
2. That all necessary road dedications be carried out through the plat.
3. That a shared parking agreement be recorded between the church at 166 E. 10600 S. and proposed residential lots to provide additional off-street parking in the church parking lot
4. That no on-street parking is permitted along Hollow Bend Dr. and signs restricting on-street parking must be erected along both sides of the street as determined by the City Engineer.

Motion #2 Preliminary Subdivision Review

Staff recommends that the Planning Commission determine that the preliminary subdivision review for the Hollow Bend Subdivision located at 166 E. 10600 S. is substantially complete 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. The proposed configuration equitably balances the needs of the public.
3. That the proposed lot configuration conforms to the requirements of the R-1-10 zone.
4. That the associated Special Exception are congruent with the proposed site plan.

Conditions:

1. That all residential lots comply with all requirements of the R-1-10 zone.
2. That all necessary road dedications be carried out in accordance with the approved plans as shown in the application materials.
3. 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.
4. That all City provisions, codes, and ordinances are adhered to during the review, construction, and operations process of this project.

Planner:



Sarah Stringham
Senior Planner

File Name: S:\USERS\PLN\STAFFRPT\2026\SUB03242026-007172 HOLLOW BEND DR SUBDIVISION AND SPECIAL EXCEPTION\STAFF REPORT HOLLOW BEND SUBDIVISION.DOCX

Exhibit "A"
(See Attachments for Plan Set)

[illegible]

Exhibit "B"
(See Attachments for full letter and application)

Hollow Bend Dr - Special Exception App
Subdivision and Access Considerations

Section of Code: Sec. 21-21-10. - Street Standards for All Types.

Exception Requested: Reduced road width per local street standards

This special exception involves the subdivision of an existing 1.94 acre property in Sandy, Utah. The church will remain and be placed on its own 40k sq ft parcel. The remaining land, which includes an existing single family house, will be divided into three residential lots: the existing home and two new buildable single family lots.

At present, no homes are accessed from Hollow Bend Drive. The existing house currently takes access through the church parking lot, and the church itself is accessed directly from 10600 South. Under the proposed plan, that arrangement changes. The two new lots will take access from Hollow Bend Drive, and the existing home will construct a new, independent driveway onto Hollow Bend Drive. The church will not provide vehicular access to any of the homes. Residential and church circulation will be physically separated, eliminating the shared access condition that exists today.

Hollow Bend Drive connects to 10600 South via a right-in, right-out intersection due to the existing median. This configuration limits turning movements and prevents the street from functioning as a cut through route. It currently does and will continue to only serve local traffic.

The roadway was constructed in the mid 2000's as a City approved 20 foot wide asphalt section, measuring 24 feet from face of curb to face of curb. It has operated in that configuration for approximately twenty years. The Fire Marshal has recently reviewed and approved the existing 20 foot road width for emergency access. Over time, the surrounding improvements have matured. On the east side, there is a 5 foot wide sidewalk in good condition and an 8 foot wide park strip with mature trees. On the west side, an 8 foot wide retention and drainage ditch manages stormwater, also with mature trees. Hollow Bend Dr is maintained by an HOA, though no homes currently access it and only one home within the HOA fronts it.

The subdivision introduces only two new single family homes and relocates access for one existing home. Typical trip generation for a single family residence is approximately 8 to 10 vehicle trips per day. Even at the higher end, the total increase remains modest and local in nature. The church access remains exclusively from 10600 South and does not interact with residential driveways.

An additional factor further mitigates potential parking concerns. The church is primarily active on Sundays with limited weekday use. As part of this project, the church parking lot will be reconstructed and improved. Because the ownership of the church and the subdivision properties is currently unified, a formal shared parking agreement can be recorded allowing the

Exhibit "C"



DEPARTMENT OF PUBLIC WORKS

Monica Zoltanski
Mayor

Shane Pace
Chief Administrative Officer

Ryan Kump, P.E.
Director

CITY ENGINEERS RECOMMENDATION
MEMORANDUM

Date: July 9, 2026
To: Sarah Stringham, Senior Planner
From: Ryan Kump, P.E., Public Works Director/Acting City Engineer *RK*
Project Name: 10600 S Church Subdivision
Plan Case Number: SUB03242026-007172 and SPX04062026-007190
Project Address: 166 East 10600 South

The developer has requested a special exception to waive requirements to build improvements along Hollow Bend Dr (150 E) to our standard 52' cross section local road standard. I have reviewed this request, understand the intent, and am recommending that the exception be approved.

Findings include the following:

1. Hollow Bend Dr was originally dedicated as a 50' right-of-way with the Crescent Hollow Subdivision in 2005. The roadway was constructed with 20' of asphalt, a 12.5' storm water detention basin behind and running parallel to the western top back of curb, and a 7.5' park strip and 5' sidewalk along the east side, as well as utilities.
2. Sandy Cities current local road cross section standard is 52'. This consists of 27' of asphalt, 2.5' curb and gutter, 5' park strip, and 5' sidewalk.
3. The back property lines of Lots 302 through 306 of the Transwest Village Subdivision front along the western right-of-way line of Hollow Bend Dr. These lots do not have access to Hollow Bend Dr.
4. Transwest Village Subdivision's stormwater runoff is collected within the 12.5' detention basin.
5. The existing two parcels along the east side of Hollow Bend Dr also do not have access to Hollow Bend Dr from their western property lines. These parcels are addressed as 166 E 10600 S and 163 E Hollow Bend Dr.
6. The 10600 S Church subdivision developer would like to subdivide the 166 E 10600 S parcel into four lots; three of them as single family home lots fronting and accessing Hollow Bend Dr. This is exclusive of the 162 E Hollow Bend Dr parcel, which is not a part of the proposed development.
7. There are existing street trees within the existing 7.5' park strip and the 12.5' detention basin along either side of Hollow Bend Dr.

8775 SOUTH 700 WEST • SANDY, UTAH 84070 • PHONE (801) 568-2999 • www.sandy.utah.gov

Exhibit "C" continued

8. Rebuilding Hollow Bend Dr to the 52' standard requires significant cost as the following items would be needed:
 - a. Remove and pipe the 12.5' detention basin
 - b. Remove and rebuild the western curb 2.5' to the west
 - c. Remove and rebuild the eastern curb 4.5' to the east
 - d. Remove all mature trees along both sides of Hollow Bend Dr due to conflicts with the new curbing.
 - e. Remove and rebuild the eastern sidewalk 5' to the east
9. The existing Hollow Bend Dr improvements are in excellent shape.
10. Instead of rebuilding Hollow Bend Dr to meet the current 52' right-of-way standard, the developer would like to leave the improvements in place as is.
11. The developer has agreed to dedicate 1' of right-of-way to meet the 52' width local road cross-section, measured at 42' from the western TBC to preserve the detention basin and street trees, and provide for a future 27' width pavement, 5' park strip, and 5' sidewalk.
12. A 20' pavement width is not wide enough for on-street parking. The developer has agreed to fund No Parking signs along Hollow Bend Dr. This will keep the roadway open for emergency access, 2-way traffic, and roadway maintenance and plowing.

For these reasons, Public Works supports approval of the special exception to not require rebuilding Hollow Bend Dr at this time, subject to the conditions outlined in the staff report.

Thank you,



Ryan Kump, P.E.
Public Works Director/ Acting City Engineer

Exhibit "D"



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY
DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Neighborhood Meeting Summary

Date: 2/3/2026

Project Name: 106 Church Rezone

Applicant: The Muve Group, Matt Sneyd

Location: Zoom Webinar

Number of Attendees: 6

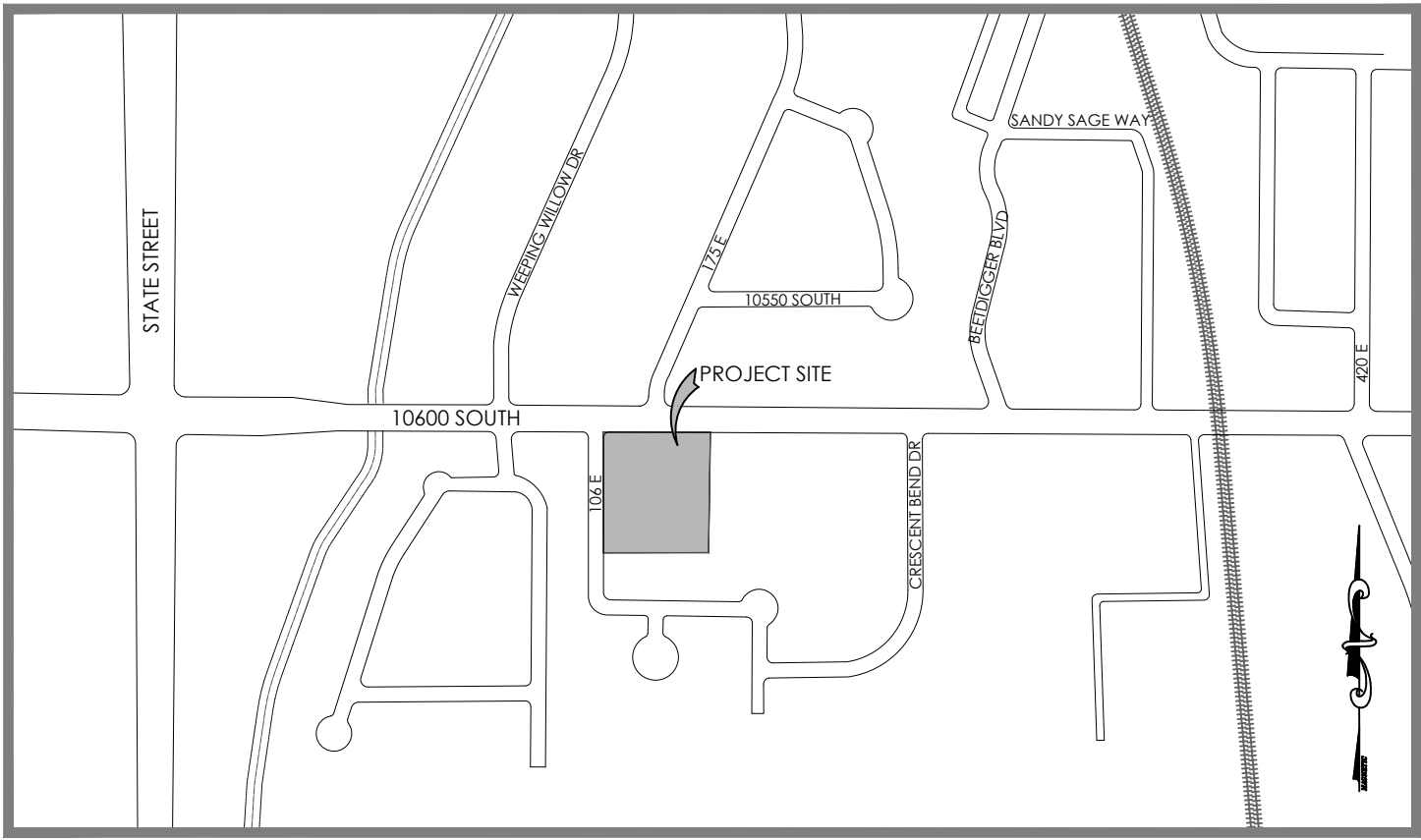
Number of Invitees: 101

Project Description:

The application proposes to rezone one parcel (approximately 1.94 with an existing church building and caretaker home from the R-1-40A Zone to R-1-10 Zone, with the intention of subdividing to create three residential lots, including the existing home, while keeping the existing church building.

Summary of Attendee Comments:

Other than Planning staff and two people representing the applicant, six people attended. Staff and the applicant presented the application. The only comment received was from the president of the HOA to the south. He stated that the HOA has been maintaining the parkstrip along Hollow Bend Drive. Staff responded by saying that the applicant would need to work with the HOA to resolve.



VICINITY MAP
N.T.S.

SURVEYOR'S NARRATIVE

- The location of each easement, right of way, and other plottable information affecting the subject property as shown have been relied upon as listed in the title insurance commitment dated December 30th, 2025, issued by Fidelity National Title Insurance Company, Commitment # FTUT2600121-HW, with respect to the subject property. Title items are labeled with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. All information of record has been solely relied Upon as shown in the said Title commitment. Underground utilities shown are as per utility staking provided by blue staking and/or utility companies concerning their lines.
- Except as shown on the survey, there are no visible easements or rights of way of which the undersigned has knowledge of.
- Record descriptions of the subject property forms a mathematically closed figure. Found discrepancies from record are shown hereon as measured/calculated vs. (REC.)
- The basis of bearing was derived from the found Section Corners along 10600 South, and utilized on this survey as South 89°32'58" East.
- Other than adjoining subdivisions surveys, Surveys of record examined during courses survey. An adjoining survey by Land Design file number S8005-06-0373. A survey of the subject property performed by A1 Land Survey and Engineering File Number. 890-05-0218.

PLAT NOTES:

- NO DRIVEWAYS SHALL BE CONSTRUCTED AS TO SLOPE TOWARD ANY STRUCTURE WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
- 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 DOWNSIDE 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.
- 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 DOWNSIDE 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.
- THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.
- 5/8" X 24" REBAR WITH SURVEY CAP TO BE PLACED AT ALL LOT CORNERS. CAP SHALL INCLUDE THE BUSINESS NAME OR "P.L.S." FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE. OFF-SET PINS TO BE PLACED IN THE TOP OF THE CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-7 ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB03242026-007172 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 SPECIFICATION FOR SANDY 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 RELATED TO THE SUBJECT PROPERTY.

ENBRIDGE GAS

ENBRIDGE GAS APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING 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 OR OTHER NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION, PLEASE CONTACT THE ENBRIDGE GAS RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

ROCKY MOUNTAIN POWER COMPANY

- PURSUANT TO UTAH CODE ANNOTATED, §54-3-27, THIS PLAT CONVEYS, TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES, A PUBLIC UTILITY EASEMENT, ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANNOTATED, §17-27A-603(4)(C)(ii), ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUBLIC UTILITY EASEMENT(S) (SOMETIMES INDICATED BY "P.U.E." OR "PUE" ON THE PLAT), AS DESCRIBED OR SHOWN ON THIS PLAT, AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT DOES NOT CONTAIN PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY.
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.
 - UTAH CODE ANNOTATED, TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
 - ANY OTHER PROVISIONS OF LAW.

EASEMENT APPROVAL

ENBRIDGE GAS UTAH REPRESENTATIVE	DATE
ROCKY MOUNTAIN POWER REPRESENTATIVE	DATE
CENTURY LINK REPRESENTATIVE	DATE
COMCAST REPRESENTATIVE	DATE

PREPARED BY:

JOHANSON SURVEYING
P.O. BOX 18941
SALT LAKE CITY, UT 84118
SHANE JOHANSON P.L.S. 801-815-2541

ENGINEERING MANAGER

SANDY CITY PARKS & RECREATION

APPROVED THIS _____ DAY OF _____, A.D. 20____
BY THE SANDY CITY PARKS & RECREATION.

DIRECTOR

SANDY CITY PUBLIC UTILITIES

APPROVED THIS _____ DAY OF _____, A.D. 20____
BY THE SANDY CITY PUBLIC UTILITIES.

NAME OF CANAL COMPANY

APPROVED THIS _____ DAY OF _____, A.D. 20____

REPRESENTATIVE

SANDY CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, A.D. 20____
BY THE SANDY CITY PLANNING COMMISSION.

REPRESENTATIVE

SOUTH VALLEY SEWER COMPANY

APPROVED THIS _____ DAY OF _____, A.D. 20____

REPRESENTATIVE

SANDY CITY ENGINEER

APPROVED THIS _____ DAY OF _____, A.D. 20____
BY THE SANDY CITY PLANNING COMMISSION.

SANDY CITY ENGINEER

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____, A.D. 20____

REPRESENTATIVE

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____
BY THE SANDY CITY ATTORNEY.

SANDY CITY ATTORNEY

ROS NUMBER

RECORD OF SURVEY FILE NO. _____

SANDY CITY MAYOR

PRESENTED TO THE SANDY CITY MAYOR THIS _____ DAY OF _____, A.D. 20____, AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.

SANDY CITY MAYOR

ATTEST: SANDY CITY RECORDER

SURVEYORS CERTIFICATE

I, SHANE JOHANSON, WITH JOHANSON SURVEYING LLC, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. _____ IN ACCORDANCE WITH UTAH CODE ANNOTATED TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT, BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-73-504, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREINAFTER TO BE KNOWN AS: [10600 CHURCH], AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND, AS SHOWN ON THIS PLAT.

NAME: _____

PLS NO. _____

DATE OF PLAT: _____

BOUNDARY DESCRIPTION

Tax Parcel # 28-18-326-001

BEGINNING AT POINT 1600.44 FEET SOUTH 89°32'58" EAST THENCE SOUTH 0°27'2" WEST 46.00 FEET FROM WEST QUARTER CORNER SECTION 18, TOWNSHIP 3 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 0°27'2" WEST 305.11 FEET THENCE NORTH 89°32'58" WEST 272.77 FEET THENCE NORTH 0°27'2" EAST 305.11 FEET THENCE SOUTH 89°32'58" EAST 272.87 FEET TO THE POINT OF BEGINNING.

OWNER'S DEDICATION

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

HOLLOW BEND SUBDIVISION

AND DO HEREBY DEDICATE TO SANDY CITY, FOR PERPETUAL USE, ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND UTILITY USES. THE UNDERSIGNED OWNERS ALSO HEREBY DEDICATE TO THE OWNERS OF THE LOTS OR UNITS, FOR PERPETUAL USE, ALL PRIVATELY-OWNED ROADS, STREETS, LANES, ALLEYS, AND DRIVEWAYS AS VEHICULAR AND PEDESTRIAN ACCESS EASEMENTS FOR THE PERPETUAL USE OF THE LOT OWNERS AND THEIR GUESTS AND INVITEES, AND 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 UTILITY LINES AND FACILITIES, OR FOR OTHER TYPICAL PURPOSES INDICATED BY THOSE EASEMENTS. THE UNDERSIGNED OWNERS ALSO HEREBY DEDICATE ALL COMMON AND LIMITED COMMON AREAS AS NON-EXCLUSIVE PEDESTRIAN ACCESS EASEMENTS FOR THE USE OF THE LOT OR UNIT OWNERS AND THEIR INVITEES, AND 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 UTILITY LINES AND FACILITIES, OR FOR OTHER TYPICAL PURPOSES INDICATED BY THOSE EASEMENTS. THE UNDERSIGNED OWNERS ALSO 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 _____ DAY OF _____, A.D. 20____.

SIGNED: _____

FOR: [NAME OF ENTITY FOR WHICH THIS PERSON WILL SIGN]

ACKNOWLEDGMENT

[TYPE OF ENTITY THAT IS SIGNING THE OWNER'S DEDICATION] NOTARY ACKNOWLEDGMENT

STATE OF [NAME OF STATE])
COUNTY OF [NAME OF COUNTY])

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED

NOTARY PUBLIC, IN AND FOR SAID COUNTY OF [NAME OF COUNTY], SAID STATE OF [NAME OF STATE],

_____, WHO, BEING BY ME DULY SWORN, DID

SAY THAT HE/SHE IS THE _____ OF [NAME OF ENTITY THAT IS

SIGNING THE OWNER'S DEDICATION] AND THAT THE FOREGOING OWNER'S DEDICATION WAS SIGNED FOR, AND IN BEHALF OF, SAID [TYPE OF ENTITY THAT IS SIGNING THE OWNER'S DEDICATION], BY AUTHORITY OF ITS ORGANIZATIONAL DOCUMENTS, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID [TYPE OF ENTITY THAT IS SIGNING THE OWNER'S DEDICATION] EXECUTED THE SAME.

NOTARY'S COMMISSION NUMBER: _____

PRINT NOTARY'S NAME: _____

DATE MY COMMISSION EXPIRES: _____

NOTARY PUBLIC SIGNATURE: _____

(RESIDING IN [NAME OF COUNTY, NAME OF STATE])

HOLLOW BEND SUBDIVISION

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE &
MERIDIAN, SANDY CITY, SALT LAKE COUNTY, STATE OF
UTAH

REF. DEED/MON. TIE
ADJUSTED TO MATCH
LOCAL SURVEY'S AND
FOUND MONUMENTATION

REF. TIE
S 89°32'58" E
1326.07'

FOUND 2.5" FLAT BRASS CAP
W. 1/4 COR. SEC. 18
T.3S., R.1E. S.L.B&M

PROJECT BENCHMARK
FOUND 3" FLAT BRASS CAP
STREET MON. AT INT. OF
HOLLOW BEND DR. & 10600 S.
NAVD. 88 EL. = 4433.86'

10600 SOUTH

BASIS OF BEARING
SEC. COR TO SEC. COR.
S 89°32'58" E 2671.72' (REC. 2672.69' ARP)

FOUND 2.5" FLAT BRASS CAP
CEN. SEC. 18 T.3S., R.1E. S.L.B&M

REF. TIE
S 89°32'58" E 1071.78'

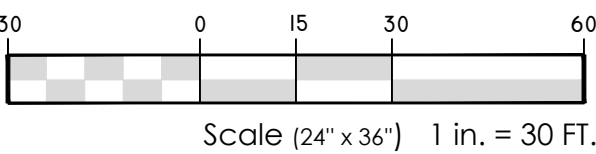
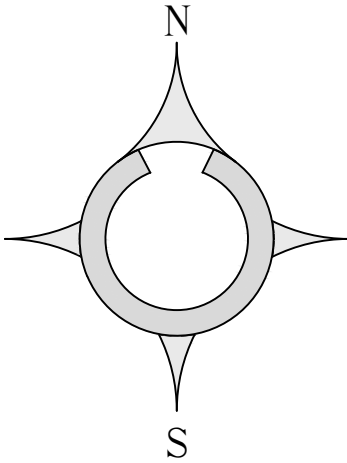
QUIT CLAIM DEED
RECORDED MARCH 28TH 1990
ENTRY # 4897521 BK. 6208 PG.
214

DEDICATE 4.2' TO SANDY
AS PUBLIC "RIGHT OF WAY"

PROPERTY CORNER,
FOUND

PROPERTY CORNER,
FOUND

Parcel ID: 28-18-326-002
Acreage: 1.96
Owner Name: MATT
SHADLE



LEGEND

- SUBDIVISION BOUNDARY
- SUBDIVISION LOT LINE
- SECTION LINE
- MONUMENT LINE
- ADJOINER BOUNDARY
- ROADWAY DEDICATION
- PUE AND DE
- RIGHT OF WAY
- AREA HEREBY DEDICATED TO SANDY CITY AS PUBLIC "RIGHT-OF-WAY"
- PROPERTY CORNER
- FOUND STREET MONUMENT
- FOUND SECTION CORNER/WITNESS CORNER

HOLLOW BEND DR. (166 E)

TRANSWEST VILLAGE
SUB
ENTRY #3161736

DEDICATE 1.0' TO SANDY
AS PUBLIC "RIGHT OF WAY"

LOT 1
Parcel ID: 28-18-326-012
Owner Name: TRUST
NOT IDENTIFIED

LOT 2
Parcel ID: 28-18-326-013
Owner Name: DENNIS T
PAY (JT); AMY PAY (JT)

LOT 3
Parcel ID: 28-18-326-014
Owner Name: NATHAN
G S JENSEN (JT); GINNY
R JENSEN (JT)

LOT 4
Parcel ID: 28-18-326-015
Owner Name: LEE PARK
FAMILY TRUST 7/28/2023

SHEET NO.
1 OF 1

HOLLOW BEND SUBDIVISION

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE &
MERIDIAN, SANDY CITY, SALT LAKE COUNTY, STATE OF UTAH

SALT LAKE COUNTY RECORDER

RECORDED AND FILED AT THE REQUEST OF _____
RECORDED AS ENTRY NUMBER _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE \$ _____ SALT LAKE COUNTY RECORDER

CITY RECORDER STAMP AREA

SITE PLAN

CLEINT

GW GROUP VENTURES
MATT SNEYD

COMPLETION STATUS
PRELIMINARY PLANS

PROJECT

HOLLOW BEND SUBDIVISION
166 E 10600 S, SANDY, UT

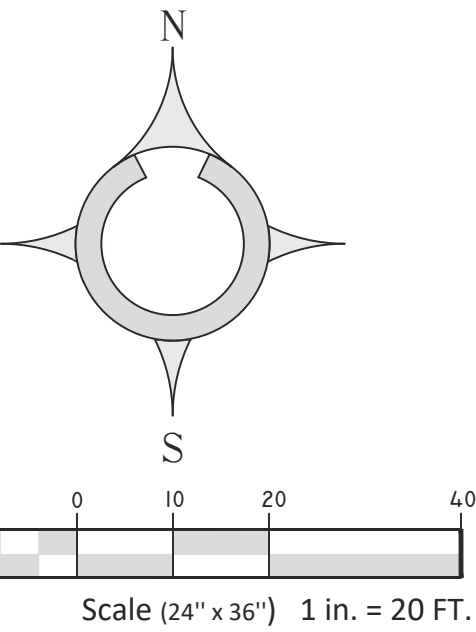
GENERAL

WATER NOTES

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
2. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
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4. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, METERS, BOXES, VAULTS, VALVES, FIRE HYDRANTS, BLOWOFFS, VAULTS, ETC. RELATING TO THE WATER SYSTEM. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
6. WATER LINES SHALL BE INSTALLED 4-FEET OFF LIP OF GUTTER ON THE NORTH AND/OR EAST SIDE OF ROADWAY. WATER LINES SHALL NOT BE INSTALLED WITHIN OR THROUGH PARKING STALLS OR UNDER CONCRETE PAVEMENT, UNLESS WATER LINE IS TO BE MAINTAINED BY PRIVATE PROPERTY OWNER.
7. A MINIMUM OF 48-INCHES AND A MAXIMUM 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED. FOR CONSTRUCTION EAST OF THE UTAH TRANSIT AUTHORITY'S TRAX LINE, USE DUCTILE IRON PIPE. USE THICKNESS CLASS 52 OR BETTER. FOR CONSTRUCTION WEST OF UTAH TRANSIT AUTHORITY'S TRAX LINE, USE POLYVINYL CHLORIDE PIPE. USE CLASS DR-14 OR BETTER. 10 GAUGE WIRE SHALL BE PLACED ON TOP OF THE PIPE (PER SANDY CITY SPECIFICATIONS) FOR FUTURE RELOCATION. NO DEFLECTION IN PIPE JOINTS WILL BE ALLOWED ON PVC PIPES.
8. ALL MECHANICAL JOINTS MUST BE RESTRAINED USING MEGA LUGS FOR DIP AND ROMAC GRIP RINGS FOR PVC OR APPROVED EQUAL. MEGA LUGS SHALL NOT BE ALLOWED ON PVC PIPE.
9. USE 6-INCH COMPRESSION TYPE HYDRANT BY MUELLER CENTURION OR CLOW MEDALLION. EXISTING HYDRANTS REQUIRED FOR FIRE PROTECTION THAT DO NOT MEET CURRENT STANDARDS SHALL BE UPGRADED TO MEET CURRENT SANDY CITY STANDARDS AND SPECIFICATIONS.
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11. ALL DEAD ENDS SHALL BE PLUGGED WITH A 2-INCH WASHOUT OR END WITH A FIRE HYDRANT.
12. ALL DUCTILE IRON WATER LINES, FITTINGS, AND VALVES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY STANDARDS AND SPECIFICATIONS.
13. ALL WATER LINES SHALL BE BEDDED WITH SAND (6-INCHES MINIMUM BELOW AND 12-INCHES MINIMUM ON EACH SIDE AND ON TOP OF THE PIPE).

STREETLIGHT NOTES

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2. THE DEVELOPER IS REQUIRED TO GRANT TO THE CITY A MINIMUM OF 15-FOOT WIDE STREETLIGHT EASEMENT (7.5-FEET EACH SIDE OF PIPE) FOR CONDUIT AND WIRES TO THE POWER SOURCE ON PRIVATE PROPERTY.
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6. INSTALLATIONS SHALL BE LOCATED AS INDICATED ON THE APPROVED PLANS FOR THE PROJECT. FIELD MODIFICATIONS MUST BE APPROVED BY THE SANDY CITY PUBLIC UTILITIES INSPECTOR.
7. STREET LIGHT POLES SHALL BE INSTALLED IN A MANNER THAT WILL NOT HINDER THE OPERATION OF FIRE HYDRANTS, UNDERGROUND WATER SYSTEM ISOLATION VALVES, AND OTHER UTILITIES.
8. INSTALLATIONS WITHIN CLOSE PROXIMITY TO TREES SHALL BE AVOIDED UNLESS APPROVED BY SANDY CITY PUBLIC UTILITIES INSPECTOR.
9. OVERHEAD POWER LINES FOR STREETLIGHTS ARE NOT ALLOWED.



LEGEND

- | | |
|--|---|
| | PROPERTY BOUNDARY |
| | EXISTING ROADWAY/ EDGE OF PAVEMENT |
| | PROPOSED EDGE OF ASPHALT |
| | EXISTING BUILDINGS (TO REMAIN) |
| | PROPOSED ASPHALT PAVING |
| | PROPOSED CONCRETE |
| | REVERSED SLOPE CURB & GUTTER |
| | EXISTING 6' VINYL FENCING (TO REMAIN) |
| | INSTALL SOLID 6' FENCING (MATCH EXISTING) |

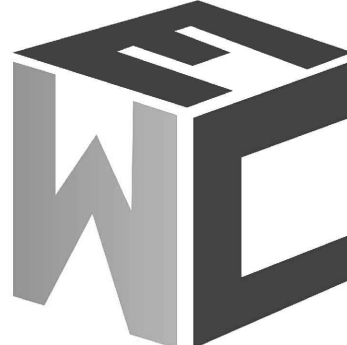
DETAILS

- | | |
|---------------|-------------------------------------|
| CG-01
D-01 | CURB AND GUTTER |
| DA-02
D-01 | FLARED DRIVE APPROACH REQ. CURB CUT |
| SW-03
D-01 | CONCRETE SIDEWALK |
| CG-04
D-01 | CURB AND GUTTER SD INLET DTL. |
| TE-01
D-02 | TRASH ENCLOSURE |



REVISIONS:

REV #	DESCRIPTION	DATE
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WEBER ENGINEERING
COLLECTIVE

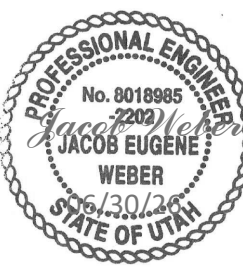
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PHONE (385) 229-9663

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STAMP



PROJECT NO.

W-26-12

DATE

6/30/26

DRAWN BY: JACOB WEBER, P.E.

SHEET NUMBER

C-02

DRAWING TITLE

GRADING PLAN

CLEINT

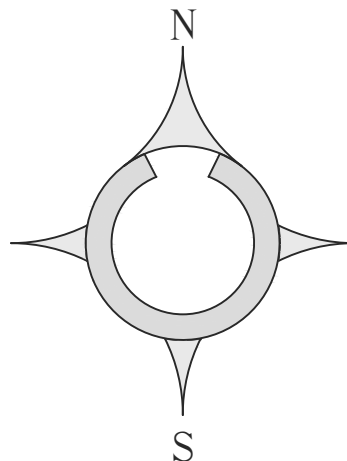
GW GROUP VENTURES
MATT SNEYD

COMPLETION STATUS
PRELIMINARY PLANS

PROJECT

HOLLOW BEND SUBDIVISION
166 E 10600 S, SANDY, UT

GENERAL



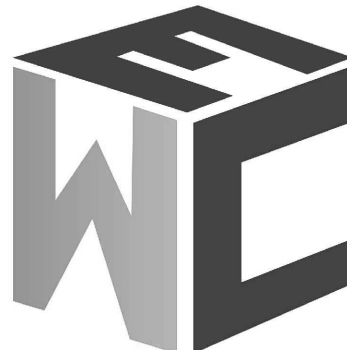
Scale (24" x 36") 1 in. = 20 FT.

LEGEND

	EXISTING MAJOR CONTOURS (5')
	EXISTING MINOR CONTOURS (1')
	PROPOSED MAJOR CONTOUR (5')
	PROPOSED MINOR CONTOUR (1')
	EDGE OF PROPOSED ASPHALT
	PROPOSED DRAINAGE SWALE
	PROPOSED SLOPE
	PROPOSED FINISHED GRADE
	FLOW LINE ELEVATION
	EXISTING ELEVATION
	BIORETENTION SWALE

REVISIONS:

REV #	DESCRIPTION	DATE
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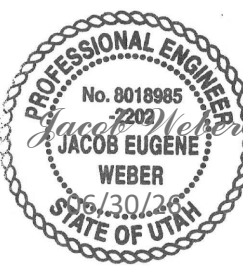
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STAMP



PROJECT NO.

W-26-12

DATE

6/30/26

DRAWN BY: JACOB WEBER, P.E.

CHECK BY:

SHEET NUMBER

C-04

STORM WATER NOTES:

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
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3. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, AND STRUCTURES (INLET BOXES, COMBO BOXES, AND JUNCTION BOXES). SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
4. ALL MATERIALS AND WORK DONE IN UDOT RIGHT-OF-WAY SHALL CONFORM TO UDOT STANDARDS AND SPECIFICATIONS (DELETE IF NOT APPLICABLE).
5. NON-SHRINK GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM DRAIN FACILITIES.
6. CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE AND GROUT AT CONNECTION OF PIPE TO BOX TO A SMOOTH FINISH. ADDITIONALLY, ALL JAGGED OR SHARP EDGES AT PIPE CONNECTIONS ARE TO BE REMOVED AND GROUTED SMOOTH.
7. GROUT BETWEEN GRADE RINGS. FOR EACH INLET BOX THAT IS LOCATED NEXT TO A CURB, THE CURB AND GUTTER CONTRACTOR IS RESPONSIBLE TO REMOVE ALL PROTRUDING, JAGGED OR SHARP CONCRETE EDGES AND TO GROUT BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX. GROUT TO CREATE A SMOOTH, BEVELED TRANSITION AT ALL EDGES IN CLEAN OUT AND INLET BOXES. GROUT AROUND ALL EDGES OF THE RESTRICTIVE ORIFICE PLATE. REMOVE SNAP TIES, NAILS, REBAR AND OTHER PROTRUSIONS FROM THE BOX OR PIPE INSIDE SURFACE, AS WELL AS ALL FORM WORK, PLASTIC AND CARDBOARD.
8. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL INLET BOXES, COMBO BOXES, JUNCTION BOXES, AND PIPE. THE BOXES AND PIPES ARE TO BE MAINTAINED IN A CLEAN CONDITION UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
9. CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
10. WHERE A SUMP IS REQUIRED, THE SANDY CITY PUBLIC UTILITIES INSPECTOR SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE AN OPPORTUNITY TO CHECK THE VOLUME OF GRAVEL AND GRAVEL GRADATION.
11. SIGNS MUST BE POSTED NEAR EACH INLET BOX LOCATED IN A DRINKING WATER RECHARGE ZONE, WITH THE FOLLOWING WORDS: "WARNING THIS IS A DRINKING WATER AQUIFER RECHARGE AREA. DISPOSAL OF ANY WASTE MATERIALS IN THE STORM WATER IS STRICTLY PROHIBITED."
12. ALL INLET, COMBO AND JUNCTION BOXES SHALL BE PLACED ON 12-INCH (MIN.) COMPACTED STABILIZATION MATERIAL.
13. A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 80% OR 90% BOND RELEASE.
14. A REPRESENTATIVE OF THE MANUFACTURER OR SUPPLIER SHALL BE ON SITE DURING INSTALLATION OF OIL/WATER SEPARATOR, MECHANICAL TREATMENT DEVICES, MEDIA FILTERS, AND UNDERGROUND DETENTION/RETENTION SYSTEMS. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE A LETTER STATING THAT THE SYSTEM WAS INSTALLED PER MANUFACTURER'S SPECIFICATIONS, IF IT IS UNKNOWN WHETHER A REPRESENTATIVE IS REQUIRED TO BE PRESENT DURING INSTALLATION, CONTACT THE SANDY CITY PUBLIC UTILITIES INSPECTOR.
15. A STAMPED "LETTER OF CONFORMANCE" FROM THE DESIGN ENGINEER IS REQUIRED TO BE SUBMITTED TO SANDY CITY PUBLIC UTILITIES DEPARTMENT, PRIOR TO 90% BOND RELEASE, STATING THAT STORM WATER FLOW CONTROL ELEMENTS AND STORM WATER TREATMENT FACILITIES DETENTION, RETENTION, LID BEST MANAGEMENT PRACTICES, OIL-WATER SEPARATORS, SUMPS, ETC.] WERE CONSTRUCTED ACCORDING TO THE APPROVED PLANS.



DRAWING TITLE

UTILITY PLAN

CLIENT

GW GROUP VENTURES
MATT SNEYD

COMPLETION STATUS

PRELIMINARY PLANS

PROJECT

HOLLOW BEND SUBDIVISION
166 E 10600 S, SANDY, UT

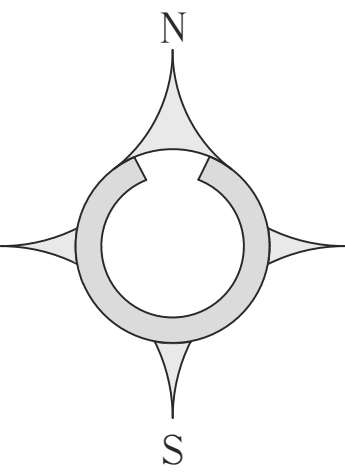
GENERAL

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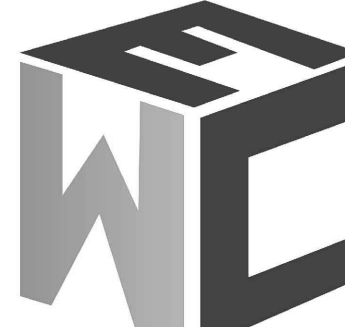
Scale (24" x 36") 1 in. = 20 FT.

LEGEND

	PROPOSED 4" SEWER LATERAL
	PROPOSED 8" SANITARY SEWER LINE
	SANITARY SEWER CLEANOUTS
	PROPOSED SEWER MANHOLE
	EXISTING 4" SEWER LATERAL
	EXISTING 8" SANITARY SEWER LINE
	EXISTING 18" STORM DRAIN
	EXISTING 6" WATERLINE
	EXISTING LATERAL
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING 12" IRRIGATION LINE
	PROPOSED 1" WATER METER
	PROPOSED WATER LATERAL
	PROPOSED POWER CONNECTION

REVISIONS:

REV #	DESCRIPTION	DATE
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WEBER ENGINEERING
COLLECTIVE

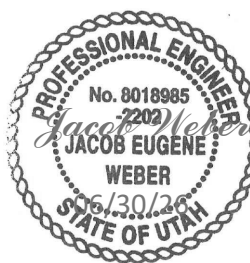
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STAMP



PROJECT NO.

W-26-12

DATE

6/30/26

DRAWN BY: JACOB WEBER, P.E.

CHECK BY:

SHEET NUMBER

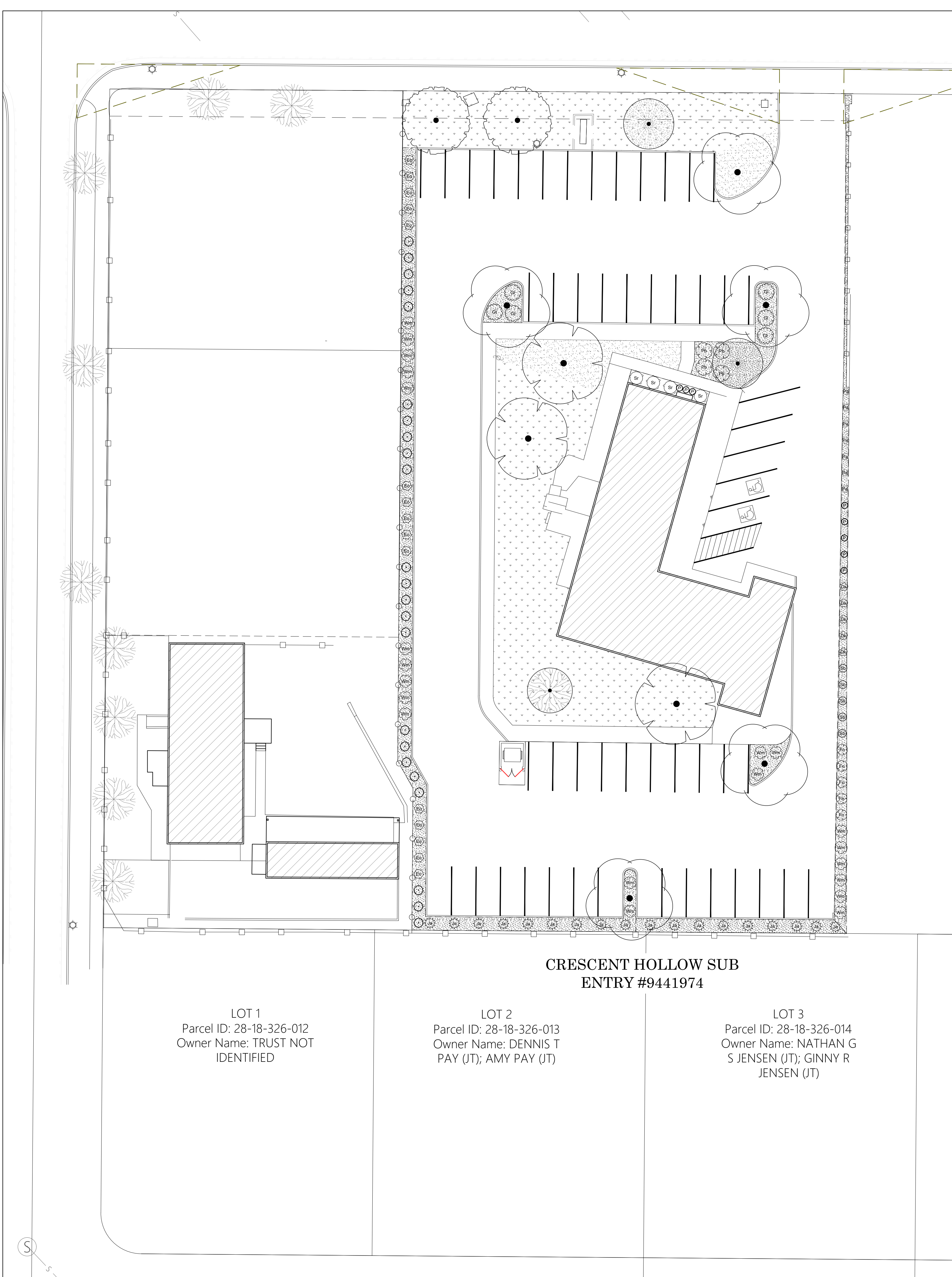
C-05

DETAILS

WTR-09
D-02 3/4" AND 1" WATER SERVICE

RC-02
D-02 RESTORATION OF ASPHALT





PLANT SCHEDULE

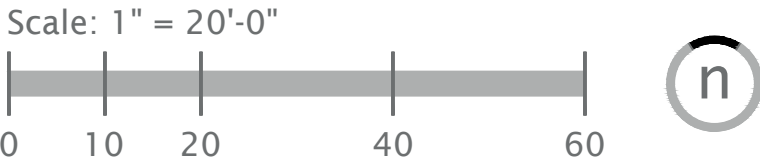
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	ACER TRUNCATUM X PLATANOIDES 'WARRENRED' / PACIFIC SUNSET® MAPLE
	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD
	EXISTING TREE TO REMAIN
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST
	JUNIPERUS SCOPULORUM 'BLUE ARROW' / BLUE ARROW JUNIPER

SYMBOL	BOTANICAL / COMMON NAME
SHRUBS	
	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SHRUB
	EUONYMUS ALATUS 'ODOR' / LITTLE MOSES DWARF BURNING BUSH
	FORSYTHIA X 'COURTASOL' / GOLD TIDE® FORSYTHIA
	JUNIPERUS COMMUNIS 'ALPINE CARPET' / JUNIPER
	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'™ / LITTLE SPIRE RUSSIAN SAGE
	PRUNUS BESSEYI 'P0115' / PAWNEE BUTTES® SAND CHERRY
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
	SPIRAEA BETULIFOLIA / BIRCH LEAF SPIREA
	SPIRAEA X BUMALDA 'DART'S RED' / DART'S RED SPIREA
	WEIGELA FLORIDA 'MINUET' / MINUET WEIGELA

ORNAMENTAL GRASSES	
	PENNISETUM ALOPECUROIDES 'HADELN' / HAMELN DWARF FOUNTAIN GRASS

SYMBOL	BOTANICAL / COMMON NAME
GROUND COVERS	
	EXISTING GRASS TO BE PRESERVED AND PROTECTED.
	POA PRATENSIS / KENTUCKY BLUEGRASS
	ROCK MULCH / ROCK MULCH

166 E 10600 S Church Improvement	
LANDSCAPE AREA*	PROVIDED: 12,868 S.F. (0.30 ACRES)
NEW LANDSCAPE TURF	PROVIDED: 1,133 S.F. (8.9% OF TOTAL LANDSCAPE AREA)
LANDSCAPE PLANTER BED AREA	PROVIDED: 3,231 S.F.(25%)
PARKING LOT TREES	PROVIDED: 28
STREET TREES REQ.**	PROVIDED: 3
33% PLANT COVERAGE (EXCLUDING TURF & TREE CANOPIES) PER SANDY CITY DEVELOPMENT CODE TITLE 21, CHAPTER 25	PROVIDED: 45.2%
40% OF ALL ON SITE TREES TO BE EVERGREEN	TOTAL ON SITE TREES: TOTAL EVERGREEN TREES 23 (64%)
* 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	
** STREET TREES PROVIDED ARE BASED ON CONSTRAINTS OF EXISTING CONDITIONS, SUCH AS DRIVE ISLE, SITE VIEW TRIANGLE, LARGE EXISTING TREE TO REMAIN, AND EXISTING MONUMENT TO REMAIN. NEW TREES ARE PROVIDED AT 30' O.C. IN AREAS WITHOUT CONSTRAINTS	
ANY CHANGES TO PLANS MUST BE APPROVED BY CITY STAFF AND LANDSCAPE ARCHITECT.	





GENERAL DEVELOPMENT APPLICATION

Revised April 2022

Project Information

Name of Proposed Project: 106 and Church Date Submitted: 4/6/2026
Parcel Tax I.D. Number(s): 28183260010000 Address: 166 East 10600 South

Type of Request (mark all that apply)

☐	Annexation	☒	Special Exception
☐	Code Amendment	☐	Special Use Permit
☐	Conditional Use Permit	☐	Street Vacation / Closure / Street Renaming
☐	General Plan Amendment	☐	Subdivision
☐	Rezoning of Property	☐	Telecommunications
☐	Sign Review	☐	Temporary Use
☐	Site Plan Review	☐	Other (Please Specify)

Provide a brief summary of the proposed action/request:

Requesting special exception for improvements on Hollow Bend Dr**Applicant/Project Contact**

By signing this application, you certify that you own the subject property or are authorized to act on behalf of the property owner to make the above referenced land use application(s). You also certify that the application information provided and submitted through the [Cityworks Portal](#) constitutes a complete submittal in compliance with Sandy City Code and Administrative Procedures to the best of your knowledge. You do also acknowledge that you have read and consent to the [disclosure](#) shown at the bottom of the page.

Signature:  Date: 4/6/2026
Name: Matt Sneyd Company: The Muve Group

Property Owner (if property owner is different than applicant)

By signing this application, you certify that the applicant listed above is authorized to act in your behalf regarding the above referenced land use application.

Signature: _____ Date: _____
Name: _____ Company: _____

Disclosure: The Planning Commission typically meets on the first and third Thursdays of the month. Applicants will be notified of changes in meetings and meetings times. The Planning Division will not officially accept a submittal until the conditions and necessary parts of each application procedure are completed.

Records provided to Sandy City are subject to the Utah Government Records Access and Management Act, Utah Code Ann. §63G-2-101 et seq., which may require Sandy City to produce a copy, including in its original form, to any person upon that person's request. Please consult legal counsel prior to submitting or presenting any record (book, letter, document, paper, map, plan, photograph, film, card, tape, recording, electronic data, or other documentary material regardless of physical form or characteristics) to any officer, official, employee, volunteer or agent of Sandy City for any reason including without limitation, in support of an application or for presentation or display in a meeting. Information that is not provided to Sandy City will not be considered when making decisions.

By signing this application, the property owner is allowing Sandy City staff access over and through the property close to the right-of-way to post legal notice requirements and to take photographs and/or drone footage.

DRAWING TITLE

SITE PLAN

CLEINT

JAG HOLDINGS LLC
MATT SNEYD

COMPLETION STATUS
PRELIMINARY PLANS

PROJECT

166 E 10600 S
SANDY, UT

GENERAL

1. INSTALL WATER AND SANITARY SEWER IMPROVEMENTS TO SANDY CITY STANDARDS.
2. MAINTAIN A MINIMUM 1' HORIZONTAL DISTANCE BETWEEN WATER AND SANITARY SEWER LINES.
3. MINIMUM 18" OF VERTICAL CLEARANCE IS REQUIRED WHERE SEWER AND WATER CROSS.
4. MINIMUM 12" OF VERTICAL CLEARANCE IS REQUIRED WHERE CROSSING EXISTING GAS LINE.
5. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITY LINES.
6. FOUR FEET OF COVER REQUIRED OVER ALL WATER LINES. CONTRACTOR RESPONSIBLE FOR OBTAINING SANDY CITY DEPARTMENT OF PUBLIC UTILITY STANDARD PRACTICES AND/OR APWA 2025 SPECIFICATIONS AND CONSTRUCTION STANDARDS.
7. CONTRACTORS RESPONSIBILITY TO OBTAIN AND FOLLOW THE SOILS REPORT AND ITS RECOMMENDATIONS.
8. CONTRACTOR RESPONSIBILITY TO VERIFY CIVIL SITE PLAN AND BUILDING DIMENSIONS MATCH BUILDING PLANS BEFORE STARTING CONSTRUCTION.
9. ALL UTILITY LINES SHALL BE BACKFILLED AND TRENCHED ACCORDING TO SANDY CITY AND/OR APWA STANDARD PLAN 255.
10. ALL STORM DRAIN PIPING TO BE CUT FLUSH WITH INSIDE WALL OF DRAINAGE INSIDE WALL TO BE GROUTED SMOOTH WITH A NON-SHRINK GROUT.
11. CONTRACTOR TO REPLACE ANY AREAS AROUND CONSTRUCTION SITE THAT IS DAMAGED DURING CONSTRUCTION.
12. THERE SHALL BE NO CHANGES TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD AND RE-SUBMITTAL OF THE PROPOSED CHANGES TO SANDY CITY FOR REVIEW AND APPROVAL.
13. INCORPORATE THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
14. LOCATION (HORIZONTAL AND VERTICAL) OF UNDERGROUND UTILITIES SHALL BE UNCOVERED BY THE CONTRACTOR AT THE BEGINNING OF THE PROJECT TO SEE IF THEY IMPACT THE DESIGN.
15. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY ON THE SITE AT ALL TIMES AND SHALL OBTAIN THE NECESSARY PERMITS TO ACCOMPLISH THE JOB.
16. CALL BLUE STAKES BEFORE YOU DIG

REVISIONS:

REV #	DESCRIPTION	DATE
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WEBER ENGINEERING
COLLECTIVE

CIVIL • PLANNING • SURVEYING

SALT LAKE CITY, UTAH
PHONE (801) 229-9663

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STAMP

PROJECT NO.

W-26-12

DATE

3/19/26

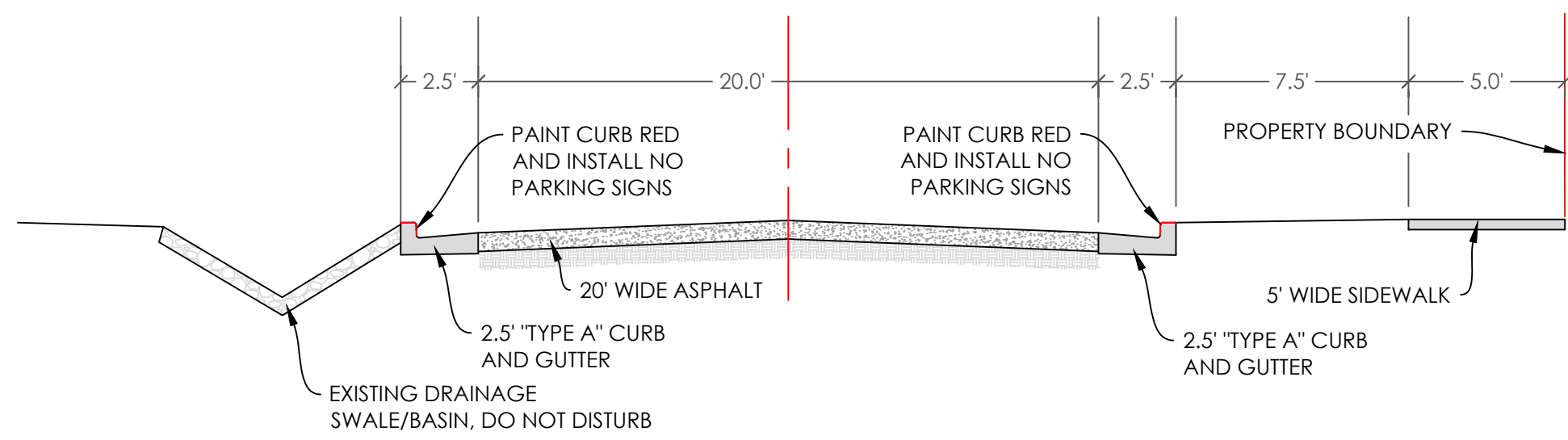
DRAWN BY: JACOB WEBER, P.E.

CHECK BY:

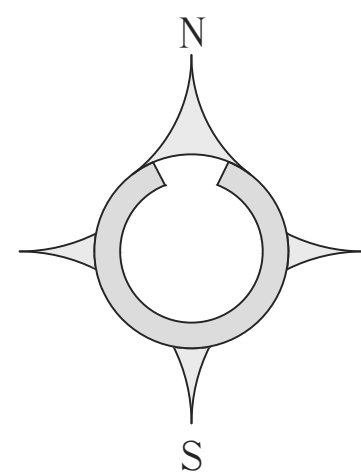
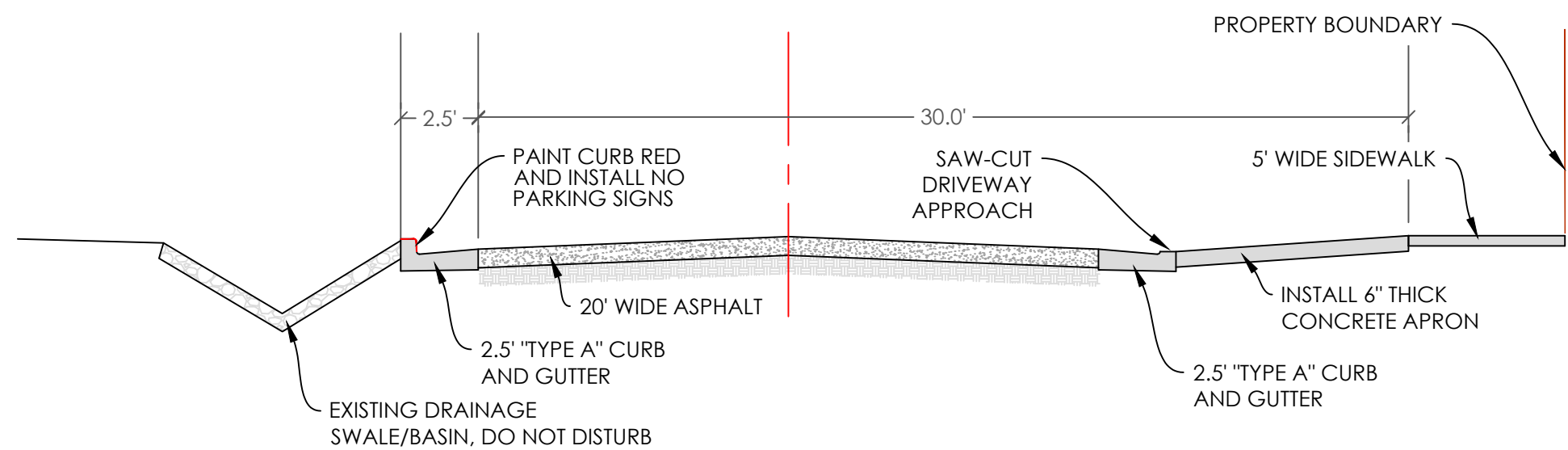
SHEET NUMBER

C-02

CROSS SECTION A-A - EXISTING ROADWAY



CROSS SECTION B-B - ROADWAY IMPROVEMENTS



Scale (24" x 36") 1 in. = 20 FT.

LEGEND

- PROPERTY BOUNDARY
- PROPERTY SETBACK
- EXISTING ROADWAY / EDGE OF PAVEMENT
- PROPOSED EDGE OF ASPHALT
- PROPOSED NEW TOWNHOME BUILDINGS
- EXISTING SIDEWALK / CURB AND GUTTER
- HEAVY DUTY ASPHALT (3" ASPH/6" UBC/8" SUB-BASE)
- LIGHT DUTY ASPHALT (3" ASPH/8" UBC)
- PROPOSED CONCRETE
- PROPOSED LANDSCAPING
- PROPOSED FIRE HYDRANT

STORM DRAIN NOTE

THE PROPOSED IMPROVEMENTS FOR LOTS 1 AND 2 DO NOT IMPACT THE STORM DRAINAGE INFRASTRUCTURE FOR THE EXISTING DEVELOPMENT. DRAINAGE FROM THE NEW LOTS IS CAPTURED VIA THE CURB AND GUTTER ON THE WEST SIDE OF 166 EAST AND DISCHARGES TOWARDS 10600 SOUTH.

10600 SOUTH

SECTION A-A

SECTION B-B

SECTION B-B

SECTION B-B

166 EAST



Hollow Bend Dr - Special Exception App

Subdivision and Access Considerations

Section of Code: Sec. 21-21-10. - Street Standards for All Types.

Exception Requested: Reduced road width per local street standards

This special exception involves the subdivision of an existing 1.94 acre property in Sandy, Utah. The church will remain and be placed on its own 40k sq ft parcel. The remaining land, which includes an existing single family house, will be divided into three residential lots: the existing home and two new buildable single family lots.

At present, no homes are accessed from Hollow Bend Drive. The existing house currently takes access through the church parking lot, and the church itself is accessed directly from 10600 South. Under the proposed plan, that arrangement changes. The two new lots will take access from Hollow Bend Drive, and the existing home will construct a new, independent driveway onto Hollow Bend Drive. The church will not provide vehicular access to any of the homes. Residential and church circulation will be physically separated, eliminating the shared access condition that exists today.

Hollow Bend Drive connects to 10600 South via a right-in, right-out intersection due to the existing median. This configuration limits turning movements and prevents the street from functioning as a cut through route. It currently does and will continue to only serve local traffic.

The roadway was constructed in the mid 2000's as a City approved 20 foot wide asphalt section, measuring 24 feet from face of curb to face of curb. It has operated in that configuration for approximately twenty years. The Fire Marshal has recently reviewed and approved the existing 20 foot road width for emergency access. Over time, the surrounding improvements have matured. On the east side, there is a 5 foot wide sidewalk in good condition and an 8 foot wide park strip with mature trees. On the west side, an 8 foot wide retention and drainage ditch manages stormwater, also with mature trees. Hollow Bend Dr is maintained by an HOA, though no homes currently access it and only one home within the HOA fronts it.

The subdivision introduces only two new single family homes and relocates access for one existing home. Typical trip generation for a single family residence is approximately 8 to 10 vehicle trips per day. Even at the higher end, the total increase remains modest and local in nature. The church access remains exclusively from 10600 South and does not interact with residential driveways.

An additional factor further mitigates potential parking concerns. The church is primarily active on Sundays with limited weekday use. As part of this project, the church parking lot will be reconstructed and improved. Because the ownership of the church and the subdivision properties is currently unified, a formal shared parking agreement can be recorded allowing the

three homes to utilize the church parking lot when needed. This provides overflow parking capacity without placing vehicles on Hollow Bend Drive. The combination of off street residential driveways and available shared church parking significantly reduces the likelihood of on street parking pressure.

The width concern is strictly city code compliance and is not related to structural failure, traffic congestion, or emergency access limitations. It centers on the possibility that parked vehicles could narrow the usable travel way. This is a parking management issue rather than a structural deficiency. It can be addressed directly through installation of No Parking signage and red curbs where appropriate. With parking restricted, the full paved width remains available for two way travel, preserving the same condition that has already been reviewed and accepted for emergency access.

Multiple widening options have been evaluated in an effort to respond to the City's request to increase roadway width. These alternatives involve various combinations of dedicating additional right-of-way, reconstructing the existing sidewalk, removing or reducing the existing park strip, eliminating mature trees, modifying or removing the west side drainage ditch, shifting pavement alignment, and coordinating with the HOA for cost participation (the HOA has indicated it is not willing to assume any costs). Each of these road widening scenarios requires significant disruption to existing infrastructure that has functioned without issue for two decades.

Widening to the east would necessitate removal of mature trees and reconstruction of a sidewalk that is currently in good condition. Widening to the west would impact the retention ditch, introducing stormwater redesign considerations and reliance on HOA cooperation. More extensive reconstruction would substantially alter the established character of the street, including creating a pinch point on the south end of the road in front of the existing home (not in our control) that fronts Hollow Bend Dr, all in response to a limited increase in residential use. The scope of these improvements exceeds the impact created by adding two homes and formalizing access for one existing residence.

Proportionality remains central. The size and cost of the required road improvements should match the size of the impact being created. This subdivision does not introduce commercial traffic, does not create any meaningful through circulation, and does not materially intensify density. It clarifies access patterns, separates church and residential vehicle movements, and provides additional off street parking capacity through a shared parking arrangement. The net traffic increase is small. The addition of two homes on a residential street that has already been operating at a reduced width for 20 years does not justify full reconstruction of sidewalks, park strips, drainage systems, or pavement alignment.

Maintaining the 20 foot roadway while implementing enforceable parking restrictions and formalizing shared parking availability provides a focused and balanced solution. It preserves established drainage and landscaping, avoids unnecessary reconstruction, prevents financial burden on outside parties, and directly addresses the identified concern.

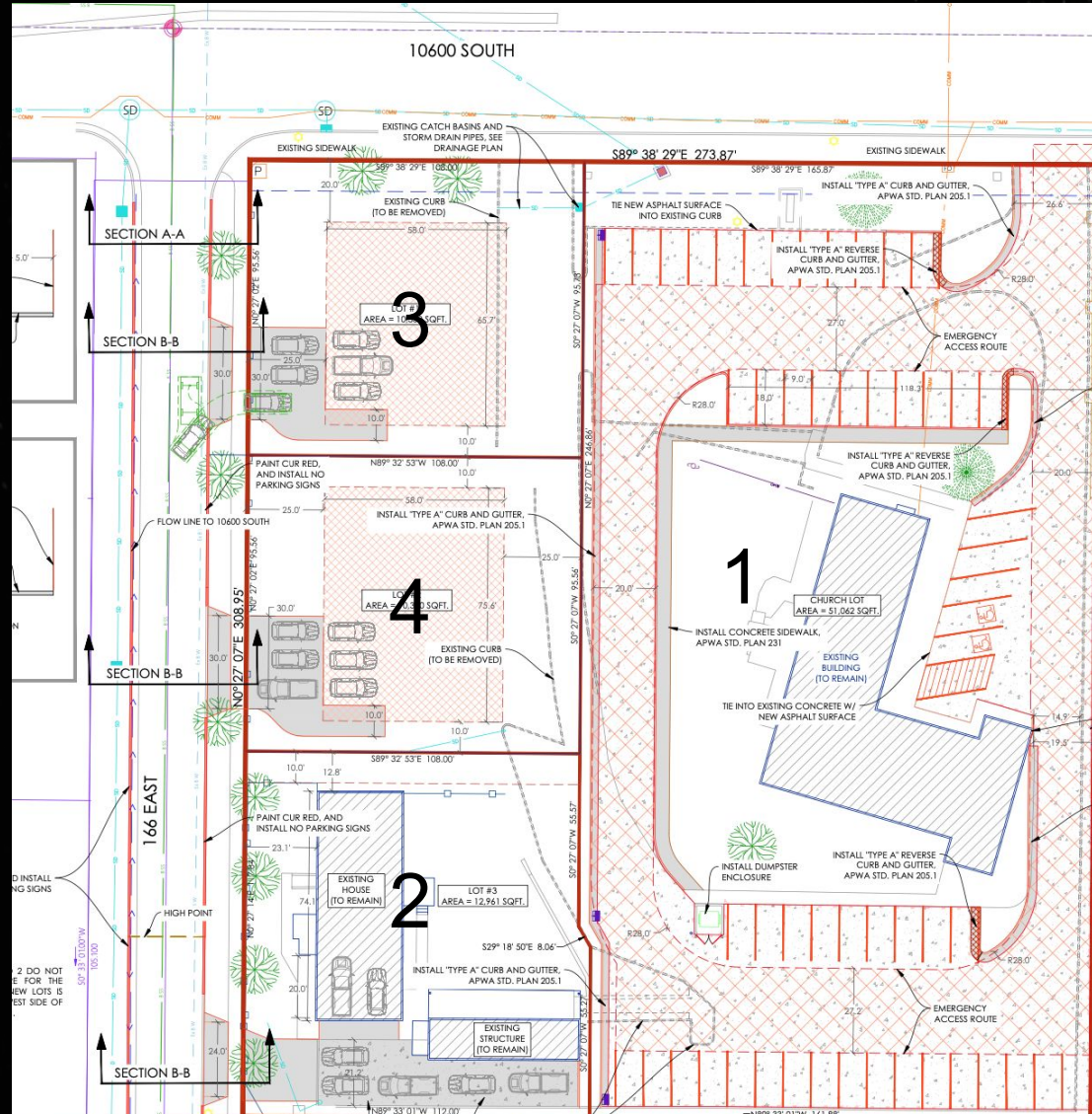
Hollow Bend Drive has operated successfully under City approval for twenty years. Emergency access is approved and confirmed. Traffic increases are nominal and localized. With 'No Parking' controls and shared church parking in place, retaining the existing roadway width is the most proportionate and practical approach.

Hollow Bend Drive

Subdivision Access Considerations



Project Overview



Proposed Subdivision of 1.94 Acres

The existing property will be divided into four parcels:

Church Parcel

- 1 Existing church remains in place on its own lot - 51,062 sq ft lot

Existing Home

- 2 Existing single family residence on its own lot - 12,961 sq ft lot

Lot 1 — New

- 3 New buildable single family residential lot - 10,330 sq ft lot

Lot 2 — New

- 4 New buildable single family residential lot - 10,320 sq ft lot

Access Reorganization

The proposed plan eliminates shared access and physically separates church and residential circulation.

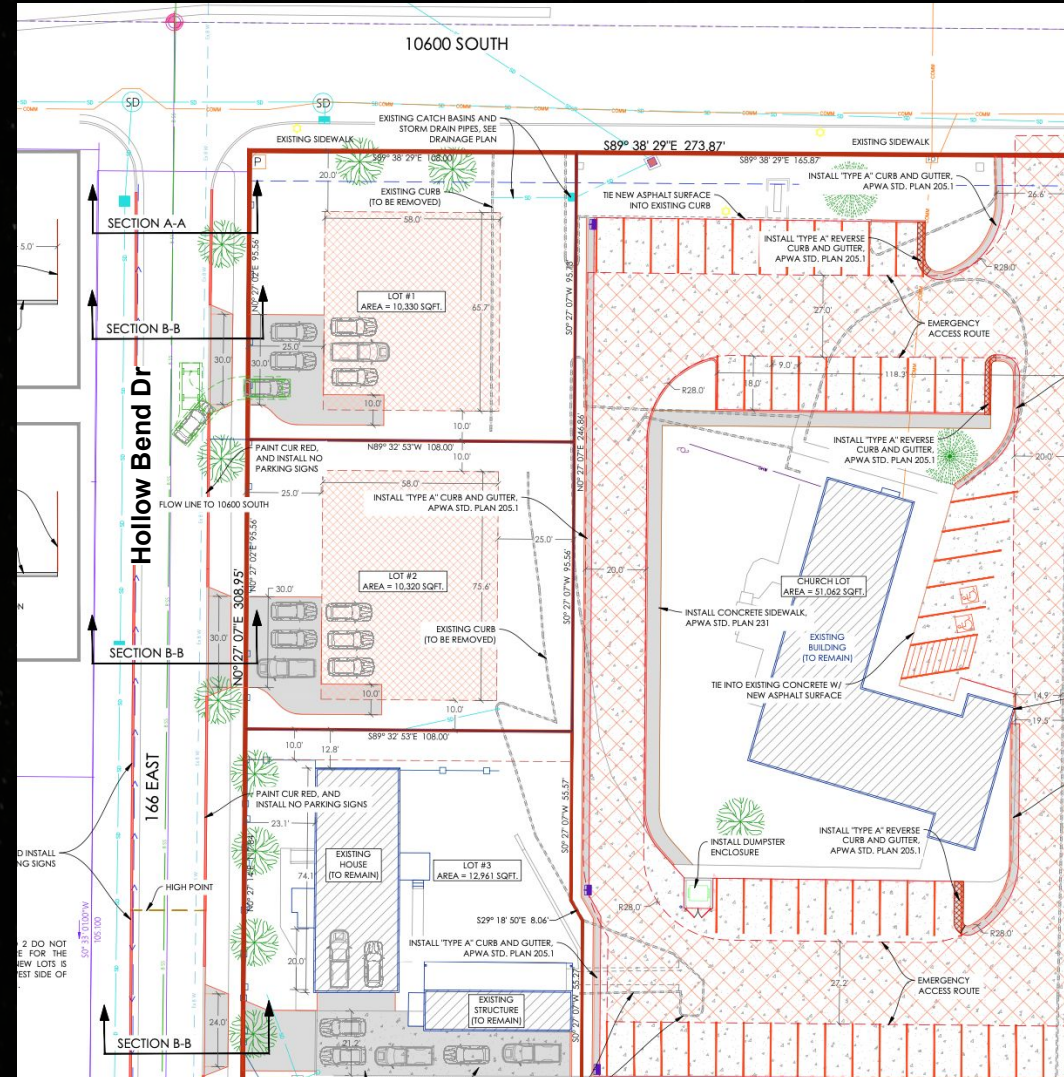
Current

Home accessed via church parking;
shared circulation



Proposed

Three independent driveways onto Hollow Bend Drive;
Church access remains solely on 10600 South



No residential driveway will interact with the church lot. The right-in, right-out median at 10600 S limits Hollow Bend Dr to local traffic only. Therefore, it cannot function as a cut through route.



Hollow Bend Drive: Existing Conditions

20+ Years of Operation

City approved 20 ft asphalt section, 24 ft face-to-face of curb, constructed mid-2000s

East Side

5 ft sidewalk in good condition; 8 ft park strip with mature trees

West Side

12 ft retention and drainage ditch managing stormwater, also with mature trees

Emergency Access

Fire Marshal has reviewed and approved the existing 20 ft black top width

Proposed Traffic Impact Is Nominal

3 New Driveways Only three new single family driveways are being added	~30 Daily Trips Added 8–10 trips/day per home at the higher end of typical SFR generation	0 Through Traffic Right-in/right-out median prevents any cut through routing
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Context

The church retains exclusive access from 10600 South and contributes no traffic to Hollow Bend Drive. The net increase in residential trips is small, localized, and fully consistent with the street's existing low volume character. No commercial or high frequency use is introduced.

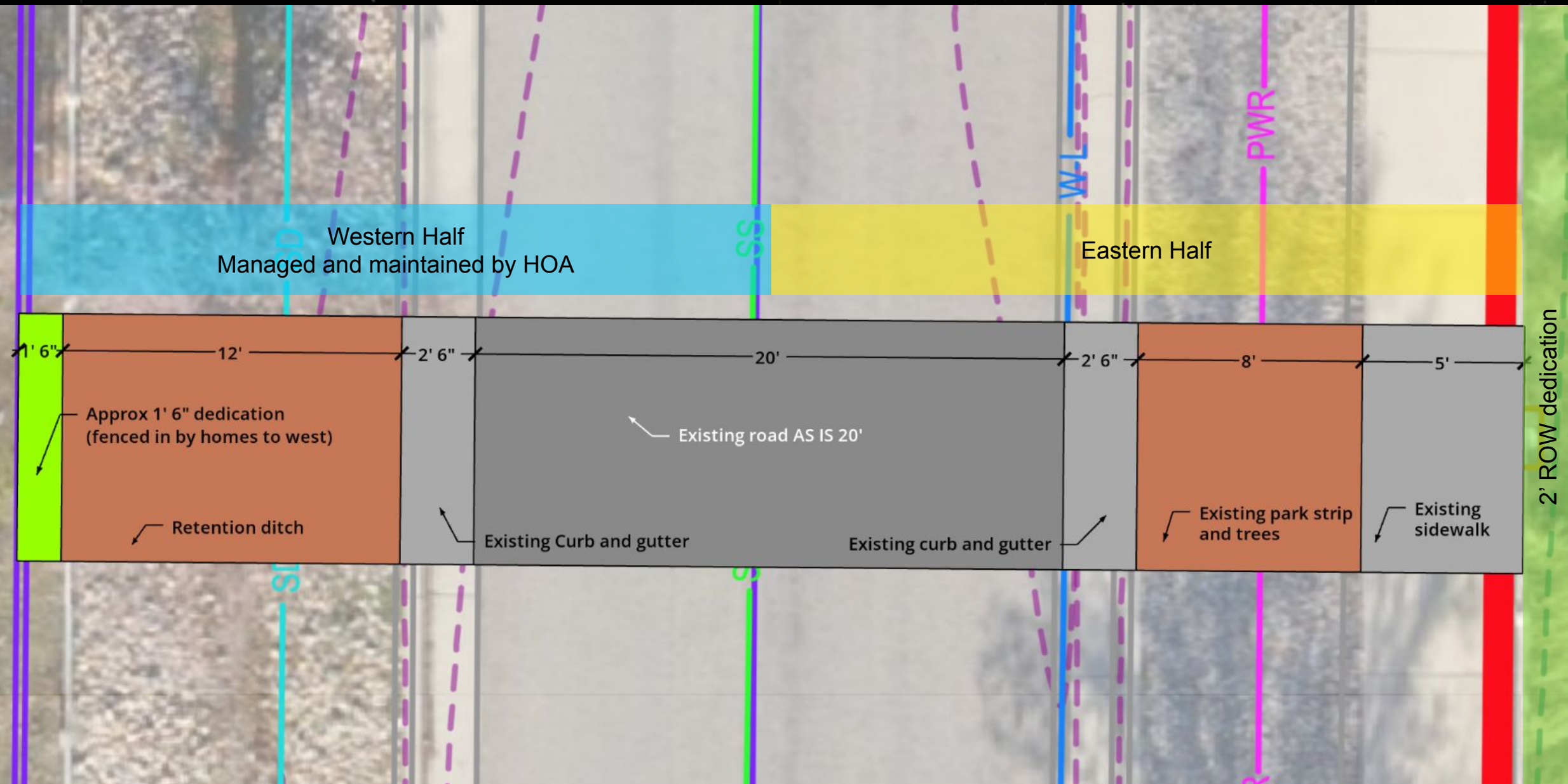
Widening Scenarios

Multiple road widening scenarios were offered by the city engineer. All were studied per their request.

City Generated Suggestions:

1. No road modification; add No Parking Signs
2. Dedicate 2' to the east; no road modification; add No Parking Signs
3. Widen asphalt 4' to the east; dedicate 2' to the east; rebuild east 5' wide sidewalk and 5' wide park strip
4. Work with HOA; widen asphalt 3' to the west; dedicate 2' to the east; rebuild east 5' wide sidewalk and 5' wide park strip
5. Work with HOA; widen asphalt 7' to the west; east sidewalk and park strip remain as is; remove west drainage ditch, build 6' wide sidewalk on west side
6. Widen asphalt 3' 6" on both sides; dedicate 1' to the east; rebuild east 5' wide sidewalk and 5' wide park strip
7. Vacate 7' of ROW on west side; maintain west top back of curb; build 6' wide sidewalk on west side; widen asphalt 7' to the east; rebuild east curb and gutter; rebuild east 5' wide sidewalk and 5' wide park strip; dedicate 5' to the east
8. Move west curb and gutter to west property line; build 27' wide asphalt road; move east curb and gutter 6' to the west; rebuild east 5' wide sidewalk and 8' wide park strip

Existing Road Conditions



Per discussions with city staff, work is limited to the eastern half of the public ROW fronting this specific property. The existing ROW is 50' wide, though 52' is required. **A 2' dedication will be provided from this property to meet the 52' ROW requirement.**

Widening Alternatives Evaluated



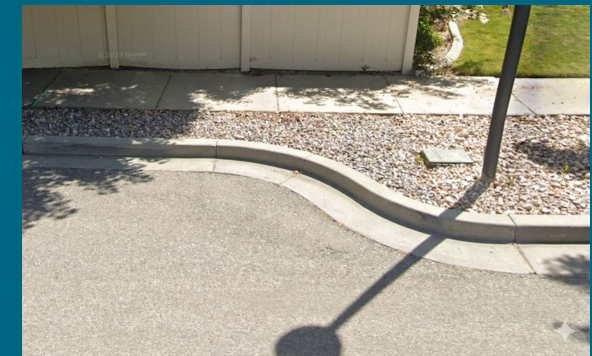
WIDEN TO THE WEST: Preliminary cost est. of \$300,000

ALL WEST SCENARIOS: Removes retention ditch, removes all existing park strip trees, requires ground level stormwater redesign, existing underground stormwater pipe to be removed or paved over, inconsistent road width creates pinch points on both 10600 S entrance and south portion of road, increased road width invites street parking, the existing house would no longer be compliant with required setbacks, HOA maintained and HOA declined any participation*



WIDEN TO THE EAST:

MAJORITY OF EAST SCENARIOS: Park strip is moved which causes all existing park strip trees to be removed and requires demolishing and replacing the existing sidewalk that is in good condition, inconsistent road width creates pinch points on both 10600 S entrance and south portion of road, increased width invites street parking



MARKINGS:

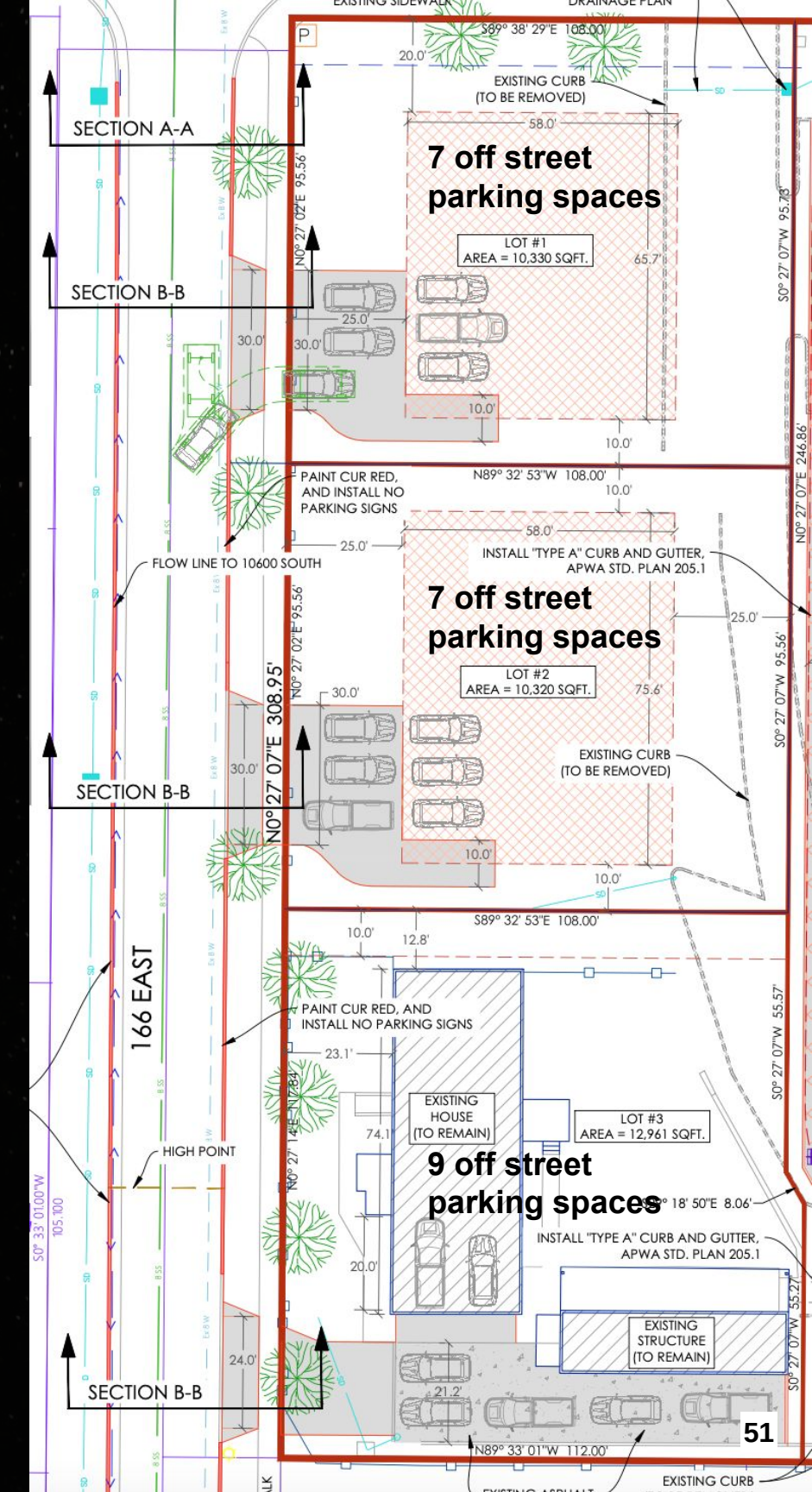
Requires No Parking signage on both sides of the road; curb on both sides of the road are painted red

**The HOA is responsible for the west side of the road and has stated it is not willing to assume any costs associated with road widening. All scenarios require disruption to infrastructure that has functioned without issue for over twenty years.*

Proportionality Is the Standard

Required improvements must be proportionate to the impact being created.
This subdivision:

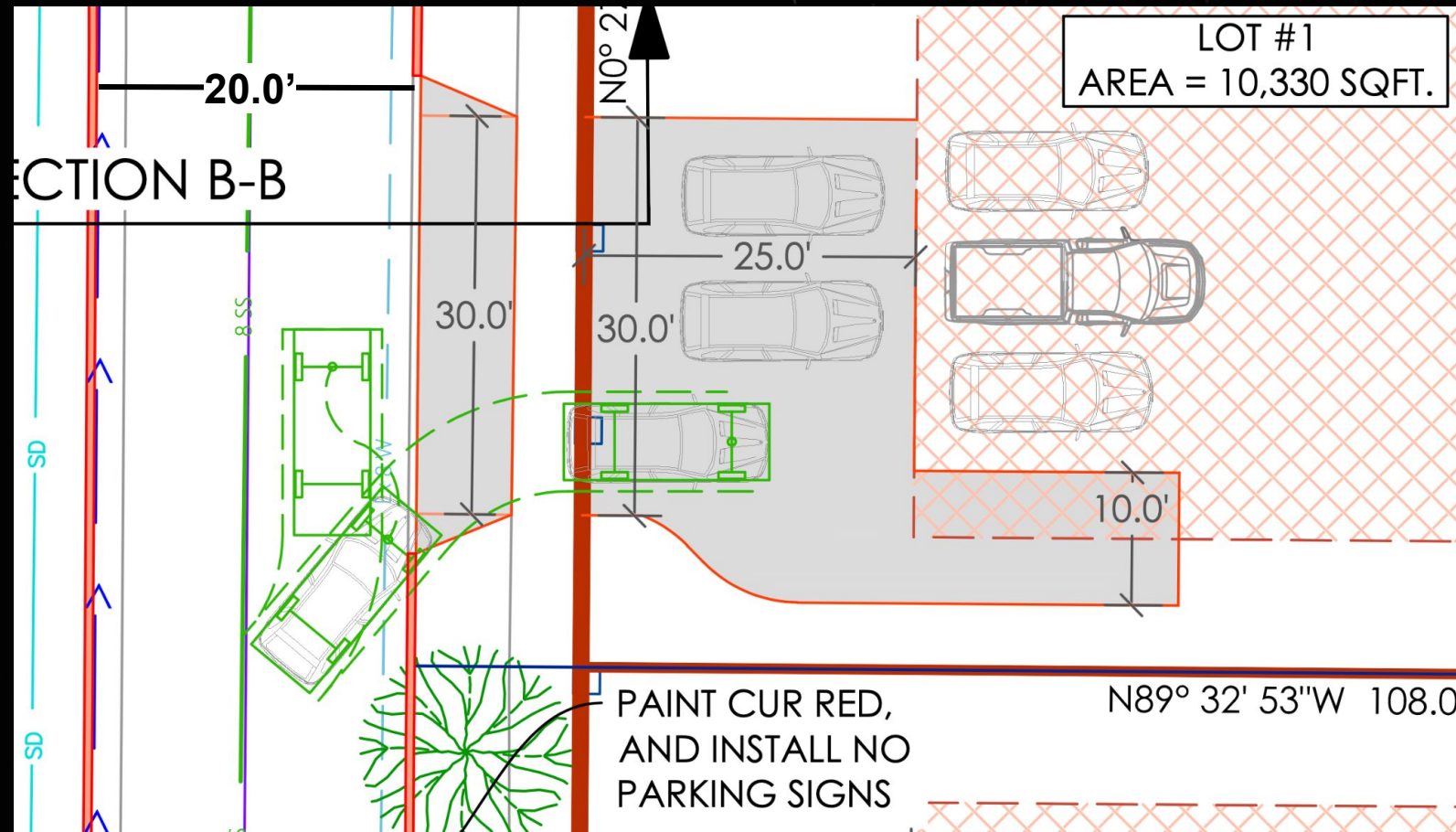
- Does not introduce commercial traffic
Strictly low volume single family residential use
- Does not create meaningful through circulation
Right-in/right-out access physically prevents cut through routing
- Does not materially intensify density
Three new driveways on a street that has operated at a reduced width for two decades
- Allows Shared Church Parking Agreement
Unified ownership enables a recorded agreement granting all three homes access to the reconstructed church parking lot
- Clarifies and improves access patterns
Separates church and residential circulation; formalizes shared parking



Recommended Approach

Retain the Existing 20 ft Roadway + 2' Gutter on Both Sides

The road has been City approved and operationally successful for over twenty years. Emergency access is confirmed. No structural or safety deficiency exists. Actual driveable width is 24', curb to curb.



- Add **No Parking signage** and **red curb markings** preserve the full travel way
- **Shared parking agreement** with the church eliminates overflow pressure
- Each home has ample off-street driveway parking, thus no reliance on street parking
- Each 30' wide curb cut provides sufficient space to initiate turning prior to entering the public ROW
- Established drainage, landscaping, mature trees, and sidewalk remain undisturbed
- Existing conditions and proposed lots/driveways have been reviewed and accepted by Fire Marshal
- 2' of property will be dedicated to Sandy to achieve a 52' ROW for this section of Hollow Bend

This approach directly resolves the parking management concern without triggering unnecessary reconstruction or financial burden on outside parties.

Summary & Request

01

Subdivision Approved

1.94 acres divided into four parcels — existing church, existing home, and two new SFR lots

03

Parking Controls Implemented

No Parking signage and red curbs installed; shared church parking agreement recorded

02

Access Formalized

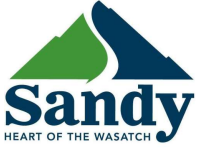
All residential driveways access Hollow Bend Drive independently; church retains 10600 South access only

04

Existing Roadway Retained

20 ft width maintained — proportionate, practical, and consistent with 20+ years of approved operation

With seven or more parking spaces provided per residential lot, 30' wide curb cuts that allow 12 feet of right-of-way depth for turning before any vehicle enters the roadway, and a full 24' curb-to-curb drivable surface width, this project is already designed to function safely and efficiently. This exact access configuration has successfully functioned for over 20 years, and it has received Fire Marshal approval, further confirming its safety and adequacy. When you add the supplemental parking capacity from the shared parking agreement with the adjacent church, along with planned "No Parking" signage and red curb restrictions, the conclusion is straightforward: the existing road infrastructure fully supports this residential access, and it should be approved as proposed.



Staff Report

File #:
SPX08262025-007025,
Version: 1

Date: 7/16/2026

Agenda Item Title:
Indigo Subdivision (Special Exception Review)
348 E. 8000 S.
Community #3, Sandy Woods

Presenter:
Cache Hancey, Senior Planner

Description/Background:
The applicant, Damian Mora, is requesting a preliminary subdivision and special exception review for a property located at 348 E. 8000 S. The proposal consists of assembling two (2) existing properties and then subdividing them into twenty residential single-family lots. Additionally, he is seeking special exception approval to only require a single point of ingress and egress onto 8000 S, a private road to access the proposed lots, lots not fronting a public street, and a reduced right of way width and private street improvements.

Please see the attached staff report and attachments in the related file (SUB07112025-006996) for full details of the request.

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission approve the requested special exceptions described in the staff report for the Indigo Subdivision located at 348 E. 8000 S. based upon the following findings:

- Findings:
1. That the proposed configuration equitably balances the needs of the public and presents the most efficient use of the land.
 2. That the requests meet the criteria of the code as shown in the analysis of the staff report.
 3. The precedence of adjoining improvements would be continued and maintained



Staff Report

File #:
SUB07112025-006996,
Version: 1

Date: 7/16/2026

Agenda Item Title:
Indigo Subdivision (Preliminary Subdivision Review)
348 E. 8000 S.
Community #3, Sandy Woods

Presenter:
Cache Hancey, Senior Planner

Description/Background:
The applicant, Damian Mora, is requesting a preliminary subdivision and special exception review for a property located at 348 E. 8000 S. The proposal consists of assembling two (2) existing properties and then subdividing them into twenty residential single-family lots. Additionally, he is seeking special exception approval to only require a single point of ingress and egress onto 8000 S, a private road to access the proposed lots, lots not fronting a public street, and a reduced right of way width and private street improvements.

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 that preliminary subdivision review is substantially complete for the Indigo Subdivision at 348 E. 8000 S. 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. The proposed configuration equitably balances the needs of the public.
3. That the proposed unit count conforms to the requirements of the RM(12) zone
4. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.
5. That the associated Special Exception are congruent with the proposed subdivision.

Conditions:

1. That all necessary road dedications of 8000 South be carried out through the plat.

2. That a Homeowners Association for the subdivision be established. A set of CC&R's be recorded with the plat to regulate and ensure maintenance of all common areas. Said documents shall include language that requires use of garages be such that they be used to park vehicles at all times and that garages will not be used for any long-term storage.
3. No on-street parking is permitted within the private road hammerhead terminus and signs restricting on-street parking must be erected along this private street as determined by the City Engineer.
4. 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.
5. That all City provisions, codes, and ordinances are adhered to during the review, construction, and operations process of this project.
6. That a reciprocal extensible private cross access easement be provided to the surrounding properties to the west to allow for future pedestrian and vehicular access when/if they redevelop further to enable the future connectivity and secondary points of access in the future as shown in the Master Plan Road Exhibit.
7. That the setbacks for the subdivision be determined by the Planning Commission and that these setbacks be recorded as a note on the plat.



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

MARTIN JENSEN
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum

July 17, 2026

To: Planning Commission
From: Community Development Department
Subject: Indigo – Preliminary Subdivision and Special Exception Review
348 E. 8000 S.
Community #3, Sandy Woods

SUB07112025-006996
SPX08262025-007025
RM(12) Zone
2.4 Acres, 20 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, and a sign posted on site.

Request

The applicant, Damian Mora with Garbett Homes (representing the property owner Midvale Mill Investments, LC), is requesting a preliminary subdivision and special exception review for a property located at 348 E 8000 S. The proposal consists of assembling two (2) existing properties and then subdividing them into 20 residential lots. Additionally, the applicant is seeking special exceptions to only require a single point of ingress and egress onto 8000 S, a private road to access the proposed units, a reduced right of way width and private street improvements, and creating residential lots not facing a public street (see Exhibits “A” and “B” to review application materials).

Background

The subject parcels consist of approximately 2.4 acres within the RM(12) Zone. There are currently no existing structures on the property. The surrounding properties to the east and south are primarily zoned R-1-8 and PUD(4.75). The surrounding properties to the north and west are within Midvale City

These parcels were rezoned from IC to RM(12) on June 7, 2022, originally entitled Sunrise Ridge.



Property Case History	
Case Number	Case Summary
REZ03082022-6278	Rezone from IC to RM(12), Approved June 2022

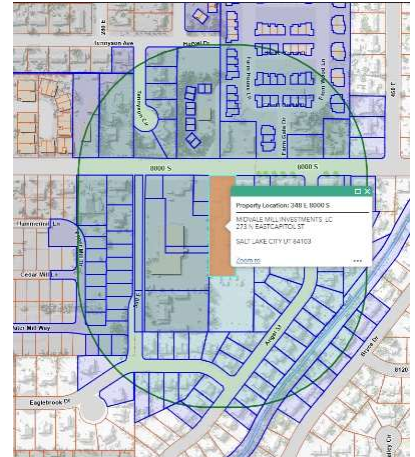
Public Notice and Outreach

This item was noticed to all property owners within 500 feet of the proposal. A notice was posted on the Utah Public Notice website and the city website. A physical copy of the notice was posted at City Hall, and public notice signs were placed on the subject property.

Neighborhood Meeting

A neighborhood meeting was held on Thursday, July 9, 2026. A summary of the meeting minutes is attached. (see Exhibit “C”).

Four (4) individuals attended the neighborhood meeting. After a presentation from the applicant and staff, questions were asked about the water line, building placement, and fencing.



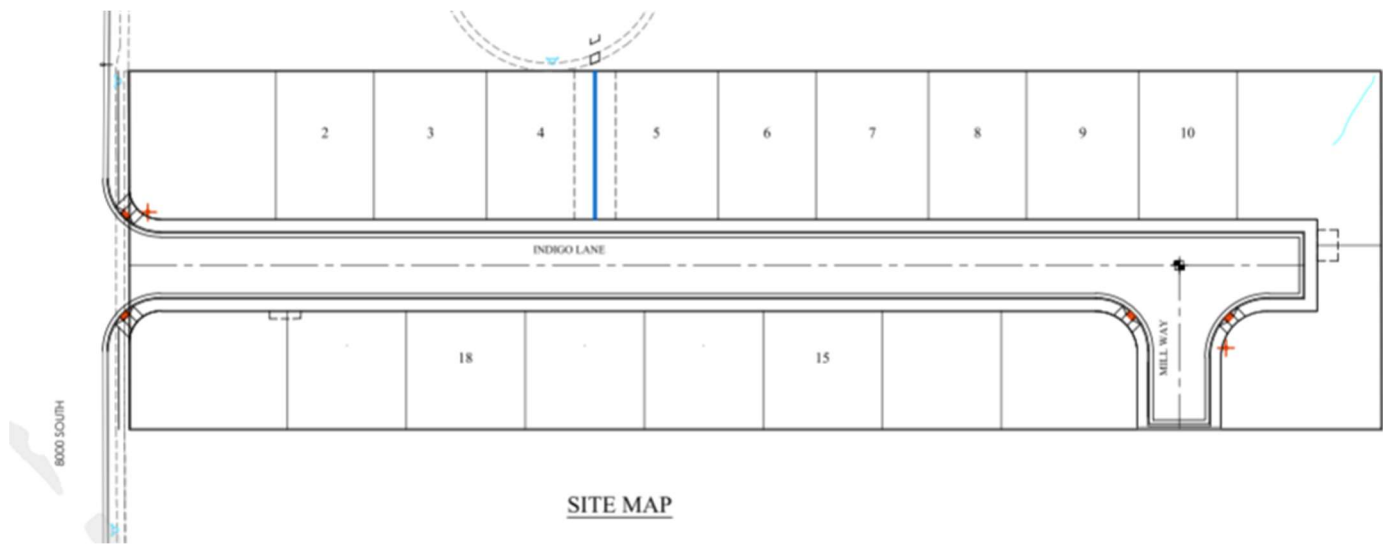
Analysis

Subdivision

The applicant is proposing to assemble two (2) existing parcels and then subdivide them into 20 single-family home lots with an average lot size of 3,759 sq/ft. At 2.4 acres within the RM(12) zone, they are permitted up to 12 units per acre, or 28 total units. As this property is zoned in an RM district, there are special standards and setbacks that apply. The director has determined that the prescribed setbacks of the zone are applied to the outer edges of the subdivision boundary. The front property line (north) shall have a minimum of 20'. The west side yard setback must be a minimum of eight feet (8'), and the east side yard must be setback a minimum of 15' as they are adjacent to existing residential. The rear setback (south property line) must have a 20' minimum setback. The Planning Commission may increase the minimum 8' side yard and 20' rear yard setback considering the surrounding area. The individual lot setbacks are governed by a 20' setback from the private street to the attached garage, and a five foot (5') minimum setback from the internal side yard property lines.

The RM zone also requires that screening is installed when the property borders areas that are single-family residential. A fence will be installed around the perimeter boundary of the subdivision.

The plat will address the required public street dedication along 8000 S. and further improve the public road per city standards. The internal street that provides access and frontage to the new single-family homes is proposed to be private, and have a hammerhead turnaround at the end of the road. This turn-around will be stubbed to the property to the west and the development will be limited to a single point of access unless the road is extended to 300 East with future development. An extensible private street easement will be provided to enable future development to the west to connect to this private street for both pedestrian and vehicular ingress and egress.



Special Exceptions

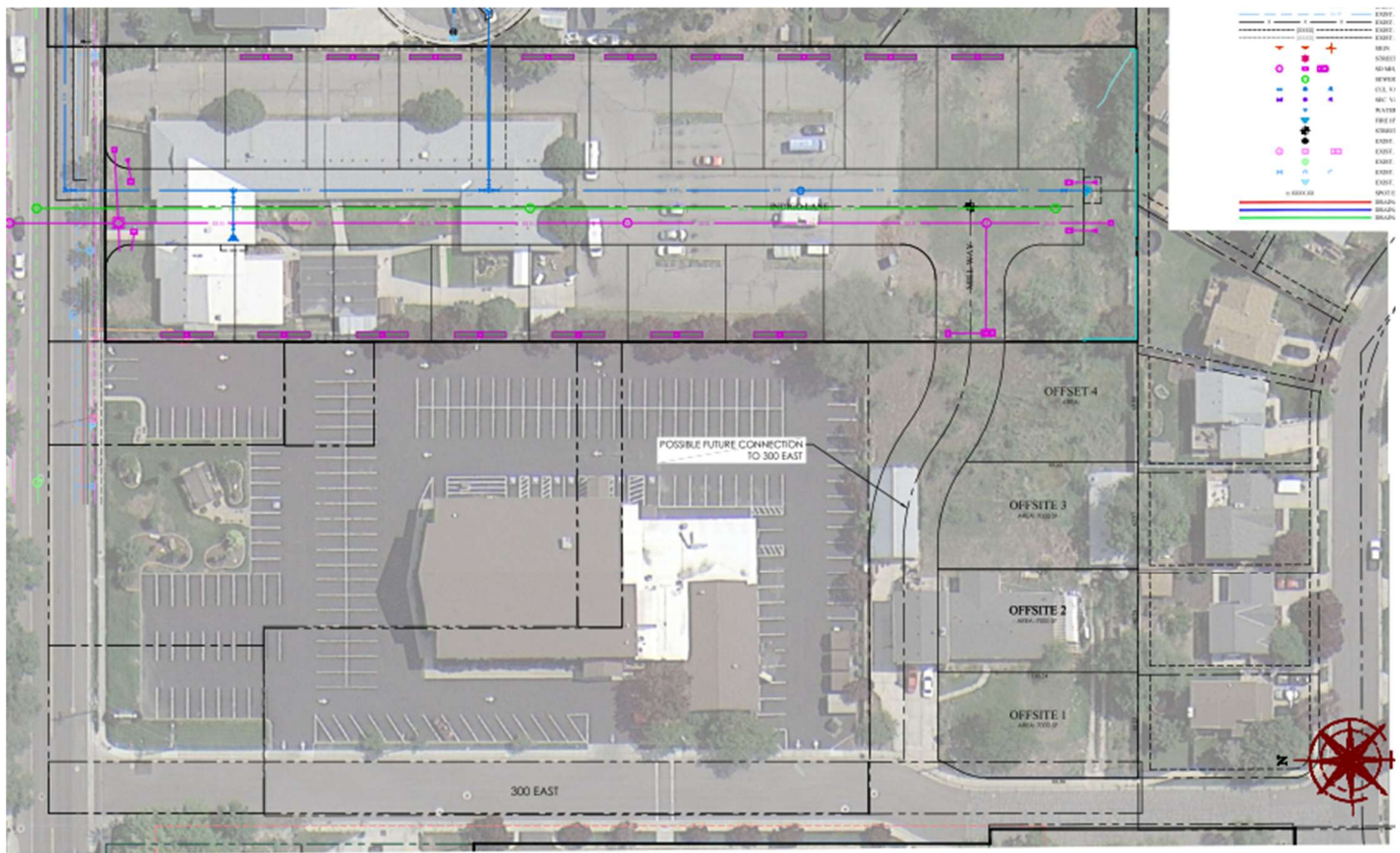
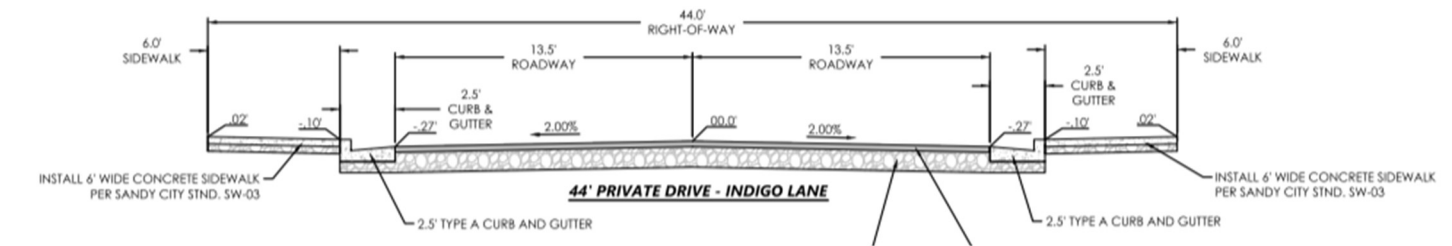
The development, as referenced in the applicant's letter (See Exhibit "B"), due to the narrowness of the lot and the existing development and infrastructure is requesting a special exception to allow for a private street, residential lots without fronting onto a public street, one point of access, and a reduced right-of-way width and improvements on a private street. The access point onto 8000 S. is being designed to consist of 27' of asphalt, a 2.5' curb and gutter on each side, and a 6' sidewalk on each side with no parkstrip. Each lot would front onto this private street with driveway access. The street consists of a hammerhead turn-around that is also stubbed to the western property line that would allow connection to future potential redevelopment. This potential connection would grant additional access to the subdivision from 300 E.

Sec. 21-21-10(n) of the Sandy City Land Development Code allows for a special exception for certain improvements to be waived by the Planning Commission. The code section states:

Curbs, gutters, park strips, and sidewalks shall be required on all existing and proposed public and private street frontage of any lot within a subdivision or legal buildable parcel in conformance with the Standard Specifications. The Planning Commission may grant a special exception to waive any of these improvements, after considering a recommendation from the Director and City Engineer. They shall consider and evaluate the following criteria:

1. The number of homes within the subdivision;
2. The length of a cul-de-sac;
3. The precedence of adjoining improvements;
4. The configuration of lots;
5. Where the only other alternative is a private road design;
6. Flood control and storm drainage;
7. Pedestrian safety and walkable element demands;
8. The proposal equitably balances the needs of the public and presents the most efficient use of land;
9. The potential negative impacts created by the waiver(s); and
10. The cumulative effect of all the waivers and any other exceptions requested for the development.

The Community Development Director and City Engineer have reviewed and support the requests (see Exhibit "D" for City Engineer Recommendation Letter).



Staff Concerns

Staff has no concerns with this proposed development.

Recommendation

Motion #1 Special Exception

Staff recommends that the Planning Commission approve the requested special exceptions described in the staff report for the Indigo Subdivision located at 348 E. 8000 S. based upon the following findings:

Findings:

1. That the proposed configuration equitably balances the needs of the public and presents the most efficient use of the land.
2. That the requests meet the criteria of the code as shown in the analysis of the staff report.
3. The precedence of adjoining improvements would be continued and maintained

Motion #2 Preliminary Subdivision Review

Staff recommends that the Planning Commission determine that preliminary subdivision review is substantially complete for the Indigo Subdivision at 348 E. 8000 S. 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. The proposed configuration equitably balances the needs of the public.
3. That the proposed unit count conforms to the requirements of the RM(12) zone
4. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.
5. That the associated Special Exception are congruent with the proposed subdivision.

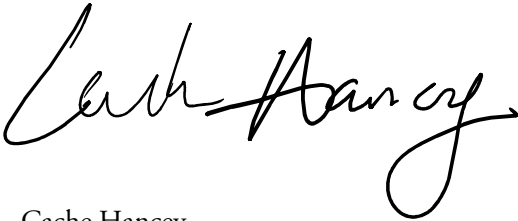
Conditions:

1. That all necessary road dedications of 8000 South be carried out through the plat.
2. That a Homeowners Association for the subdivision be established. A set of CC&R's be recorded with the plat to regulate and ensure maintenance of all common areas. Said documents shall include language that requires use of garages be such that they be used to park vehicles at all times and that garages will not be used for any long-term storage.
3. No on-street parking is permitted within the private road hammerhead terminus and signs restricting on-street parking must be erected along this private street as determined by the City Engineer.
4. 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.
5. That all City provisions, codes, and ordinances are adhered to during the review, construction, and operations process of this project.
6. That a reciprocal extensible private cross access easement be provided to the surrounding properties to the west to

allow for future pedestrian and vehicular access when/if they redevelop further to enable the future connectivity and secondary points of access in the future as shown in the Master Plan Road Exhibit.

7. That the setbacks for the subdivision be determined by the Planning Commission and that these setbacks be recorded as a note on the plat.

Planner:

A handwritten signature in black ink, appearing to read "Cache Hancey". The signature is fluid and cursive, with the first name "Cache" and last name "Hancey" clearly distinguishable.

Cache Hancey
Senior Planner

File Name: S:\Users\PLN\STAFFRPT\2026\SUB07112025-006996 Indigo Subdivision

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

[illegible]

Exhibit “B” – Special Exception Letter

Indigo Subdivision Special Exceptions (SPX08262025-007025)**348st 8000 South, Sandy, UT**Special Exception: Residential Lots without frontage on a public street (21-21-21(b)(1))**21-21-21 Lots*****(b) Except as may be otherwise provided in this title, all lots shall have the required frontage upon a dedicated and improved street. Exceptions may include the following:***

- (1) Residential building lots that do not have frontage upon a public street shall obtain a special exception from the Planning Commission as part of the preliminary review process.***

Response: Indigo is 171.42' wide along 8000 South and 599.47' deep. It is about 3.5x deeper than it is wide, making the site difficult to develop and impractical to develop with frontage along the existing public street, 8000 South. We are proposing 20 detached lots, 2 of which will have public street frontage on 8000 South and the remaining 18 will have frontage on an improved private street. The private street will function as a public street in that the public would be able to access the private street from 8000 South, but the street would be maintained by the HOA.

Special Exception: Creation of a private street for access to dwellings (21-21-11(a))**21-21-11 Additional Standards For Private Streets/Lanes/Alleys/Pedestrian Mews**

- a. Public street systems shall be required for access to all residential dwellings, unless it is demonstrated by the developer that a public street cannot be constructed due to the following issues: Property width, connectivity (or the inability to connect to the existing street patterns), topographical concerns, overall subdivision design, utility connections, and the ability to provide service, which includes, but is not limited to, snow plowing, street sweeping, trash collection and overall street maintenance.***

Response: A public street within the Indigo subdivision cannot be constructed due to property width and overall subdivision design. Indigo is surrounded by established neighborhoods. The property is only 171.42' wide, the public right-of-way width requirement of 52' would not leave sufficient area to develop the proposed subdivision. We are proposing 20 detached homes, 10 along the east property line and 10 along the west property line, with a private road running through the middle. With lot setback and a 20' garage setback requirements, we are asking for some additional room to both develop the

Exhibit “C” – Neighborhood Meeting Minutes



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

MARTIN JENSEN
CHIEF ADMINISTRATIVE OFFICER

 Neighborhood Meeting Summary

Date: 7/9/2026

Location: Zoom Webinar

Project Name: Indigo Subdivision

Number of Attendees: 4

Applicant: Garbett Homes – Damian Mora

Number of Invitees: 128

Project Description:

The application proposes a new 20-lot single-family home subdivision with special exceptions. The project is approximately 2.4 acres within the RM (12) zone.

Summary of Attendee Comments:

Other than Planning staff and the applicant team, four people attended. Staff and the applicant presented the application. Two people commented. Comments were general in nature with no one speaking up in opposition to the proposal. Questions were asked about the removal of the existing fencing, building heights and location, and the proposed water line loop. The applicant informed the attendees that they would provide ample notice when the fence is being replaced.

Exhibit “D” – City Engineer Letter of Recommendation



DEPARTMENT OF PUBLIC WORKS

Monica Zoltanski
Mayor

Martin Jensen
Chief Administrative Officer

Ryan Kump, P.E.
Director

**CITY ENGINEERS RECOMMENDATION
MEMORANDUM**

Date: July 10, 2026
To: Cache Hancey, Senior Planner
From: Ryan Kump, P.E., Public Works Director/Acting City Engineer

Project Name: Indigo Subdivision
Plan Case Number: SUB07112025-006996, SPX08262025-007025
Project Address: 348 E 8000 S

The developer has requested the following five special exceptions: Residential Lots without public street frontage, creation of a private street (approx. 350 E), 44' wide cross section (less than the typical 52' local road standard), not providing all required street improvements along the proposed private street (Indigo Lane), and one point of ingress/egress. I have reviewed this request, understood the intent, and am recommending that these exceptions be approved.

Findings include the following:

1. The Residential Lots will have frontage to the private street instead of a public street.
2. A proposed private street at approx. 350 E to be named "Indigo Lane."
3. Sandy City's current local road cross section standard is 52'. This consists of 27' of asphalt, 2.5' curb and gutter, 5' park strip, and 5' sidewalk. Indigo Subdivision is proposing a private street which consists of 27' of asphalt, 2.5' curb, and 6' sidewalk.
4. Because the property is narrow, they are requesting an exception to the 5' park strip.
5. The developers are proposing that the private street end in a Hammerhead configuration (Alternate 1), with the West leg (also private, to be named "Mill Way") to be stubbed for future access to the adjoining property.

For these reasons, Public Works supports the approval of the proposed special exceptions.

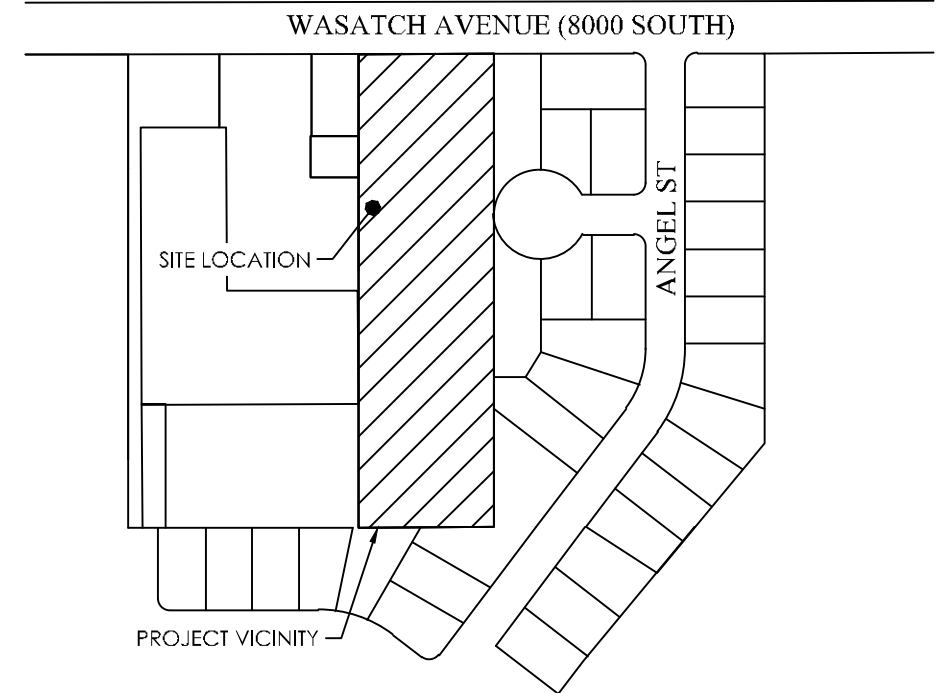
Please feel free to contact me with any questions, requests for additional technical information, or wishes for further discussion at 801.568.2962 or rkump@sandy.utah.gov.

Thank you,

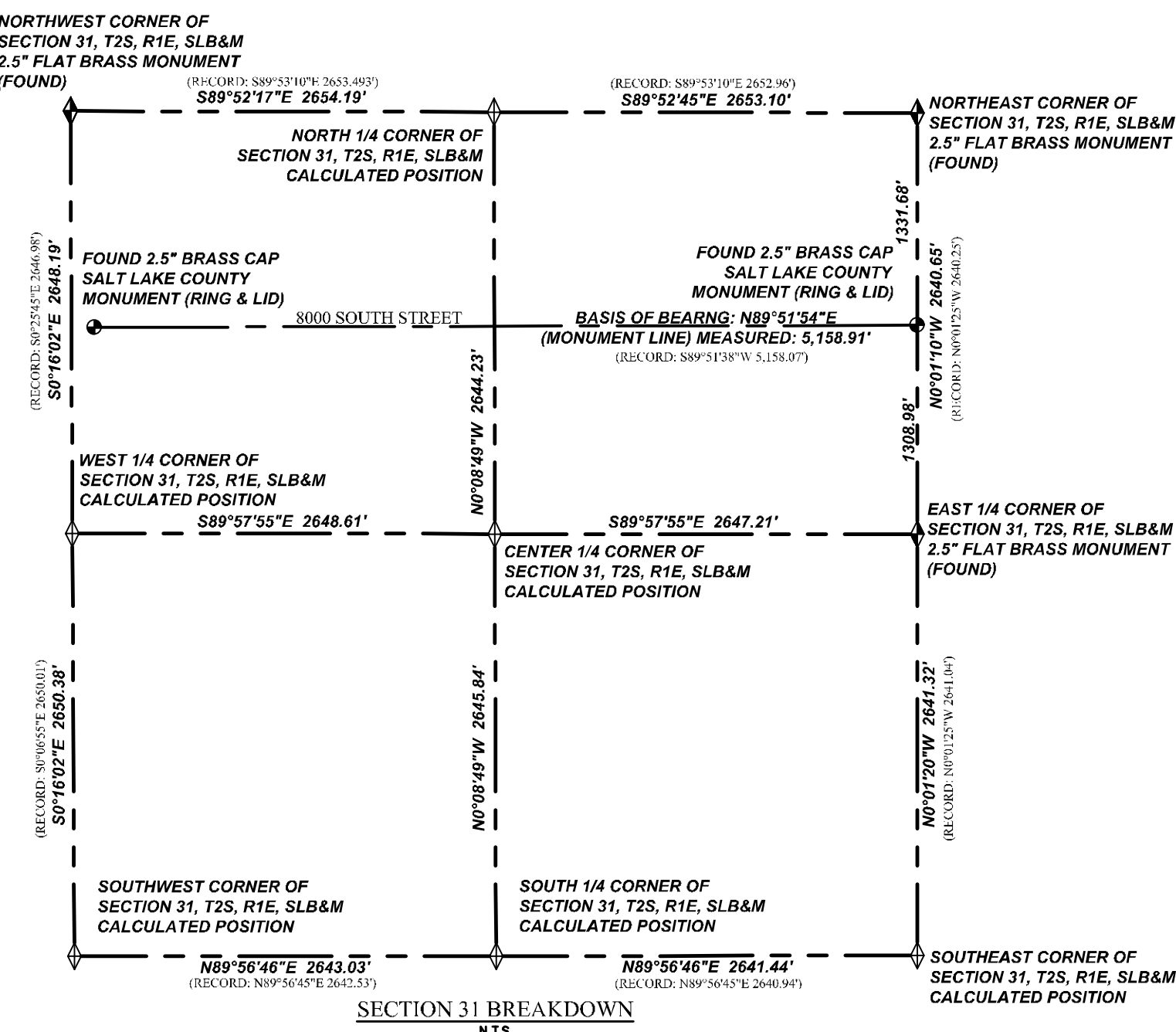
A handwritten signature in blue ink that reads "Ryan Kump".

Ryan Kump, P.E.
Public Works Director/Acting City Engineer

8775 SOUTH 700 WEST • SANDY, UTAH 84070 • PHONE (801) 568-2999 • www.sandy.utah.gov



VICINITY MAP
N.T.S.

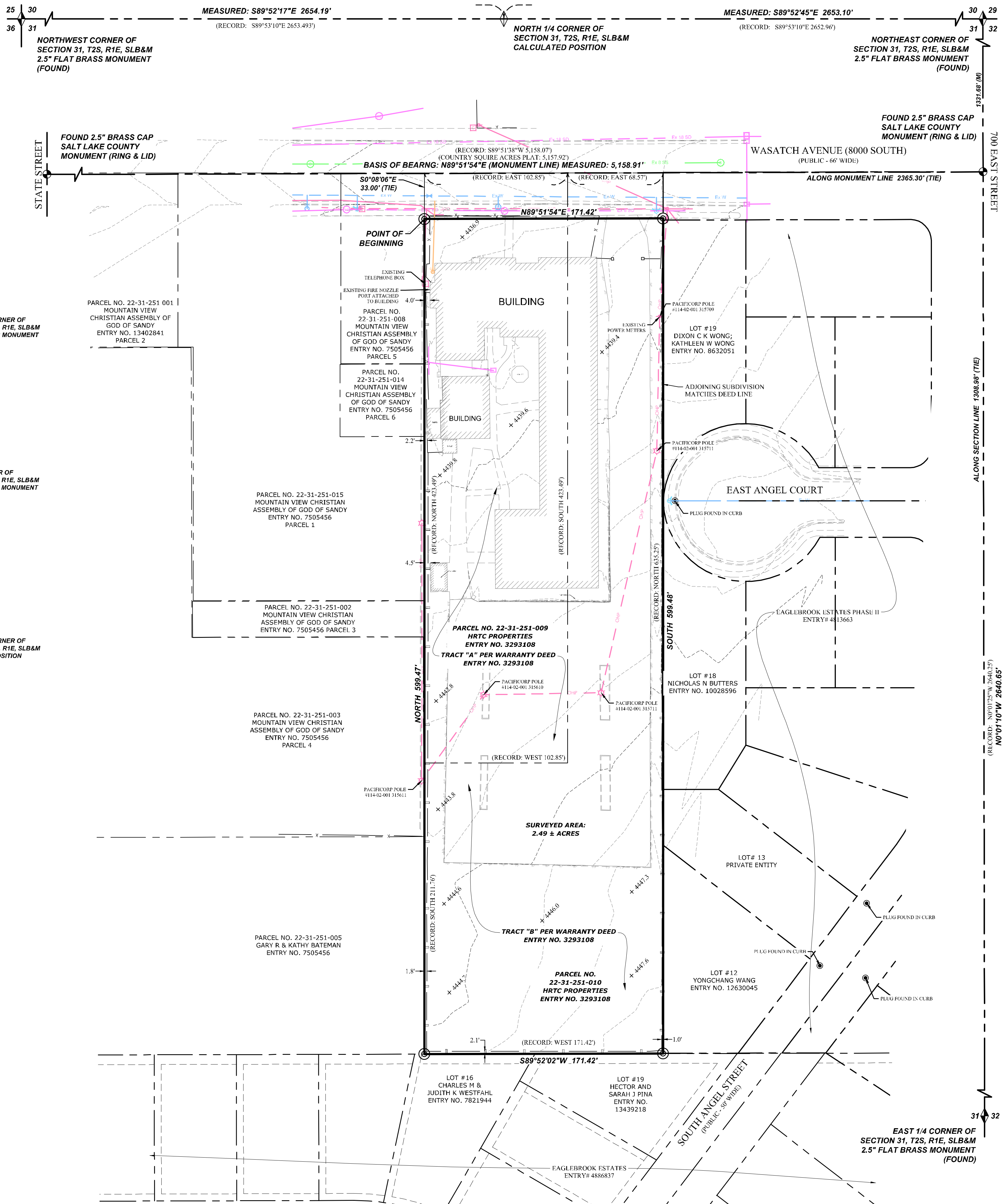


SURVEYOR'S NARRATIVE

During the fieldwork for this survey, it was observed that the easterly & southerly fence lines adjoining Eaglebrook Estates Phase 1 & 2 Subdivision was built with a wooden fence line centered between square brick columns measured 20x20 inches. Said easterly & southerly fence lines are located at the center of the wooden fence line, and said fence line lies within the surveyed area as shown and dimensioned on survey. The westerly fence line was built with a wooden fence centered between square brick columns. However, it was observed that the portion of the fence adjoining the Mountain View Christian Church the wooden fence panels between the brick columns have been replaced with vinyl panels, placed along the southerly edge of brick columns. The north 130' of said westerly fence is all vinyl.

LEGEND

	BOUNDARY LINE
	SECTION LINE
	EXIST. EASEMENT LINE
	EXIST. PROPERTY LINE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. NATURAL GAS
	EXIST. COMMUNICATIONS
	EXIST. OVERHEAD POWER
	EXIST. UNDERGROUND POWER
	EXIST. FENCE
	EXIST. CONCRETE, CURB & GUTTER, SIDEWALK
	EXIST. EDGE OF ASPHALT
	SECTION MONUMENT (FOUND)
	SECTION MONUMENT (NOT FOUND)
	BOUNDARY MARKER
	EXIST. SD INLET, MANHOLE & COMBO BOX
	EXIST. SEWER MANHOLE
	EXIST. WATER VALVE & WATER METER
	EXIST. FIRE HYDRANT
	EXIST. GAS VALVE & GAS METER
	EXIST. STREET LIGHT
	EXIST. POWER POLE
	EXIST. ELECTRICAL BOX
	EXIST. COMMUNICATIONS BOX
	EXIST. SPOT ELEVATION
	DEED BOOK/PAGE PER XXX COUNTY RECORDS
	XXX COUNTY PARCEL NO.



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

NOTES

- The purpose of this Survey is to provide a boundary and topographical survey for the two (2) parcels identified as 22-31-251-009 & 22-31-251-010, described and graphically shown hereon.
- Documents of record in the offices of the Salt Lake County Recorder and Surveyor were utilized in the preparation of this survey. Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of these documents, and is not liable for errors and omissions based on their reliance thereof. Unless noted otherwise, all record parcels noted on this Survey are referenced from said documents. No Title Report was provided to the surveyor by the client, and no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership, title evidence, or any other facts which an accurate and current title search may disclose.
- The Basis of Bearing for this Survey is N89°51'54"E along the Monument line of 8000 South Street between two found Salt Lake County Monuments at the intersection of State Street and 700 East Street. All deeds and plats of record have been rotated to match the aforementioned basis of bearing, or to other Sectional/monument lines relative to said basis of bearing per measured lines as shown hereon.
- Vertical data (contour lines and/or spot elevations, etc.) is based on the NAVD88 Foot-equivalent elevation of 4398.40 feet published by the Salt Lake County Surveyor on the brass cap monument found at the intersection of 8000 South Street & State Street.
- #5x24 rebar & cap (FOCUS ENG) to be set at all boundary corners unless noted otherwise.
- This drawing, its design and invention thereof, either electronic or hard copy, is the property of Focus Engineering & Surveying, LLC, and is submitted to, and is for the exclusive use of the client referenced on the Survey. Only signed and sealed copies authorized by the Surveyor and sent from Focus Engineering & Surveying, LLC, or certified copies obtained from the office of the County Surveyor may be used as the official work of the Surveyor.
- Except as specifically stated or shown on this drawing, no attempt has been made as a part of this 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, contact the appropriate agency.
- Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions. Underground utilities have been shown hereon based on observed evidence. Additional utilities, including, but not limited to power, phone, cable TV, water, sewer, storm drainage, etc. may exist within the boundaries of this Survey and Blue Stakes should be contacted prior to digging. Engineers, Contractors, and others that rely on this information should be cautioned that the locations of the existing utilities may not be relied upon as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of any contractor prior to, or during construction of any additional improvements.
- The following documents were reviewed and/or utilized in the preparation of this Survey:
 - Eaglebrook Estates II Subdivision, recorded as Entry #4813663 in Book 89-8 Page 84, date: August 22, 1989 of official records.
 - Eaglebrook Estates Subdivision, recorded as Entry #4486837 in Book 87-7 Page 81, date: July 6, 1987 of official records.
 - Warranty Deed, recorded as Entry #7505456 in Book 8320 Page 8390, date: July 30, 1999 of official records.
 - Warranty Deed, recorded as Entry #3293108 in Book 4879, Page 882, date: May 31, 1979 of official records.

RECORD DESCRIPTIONS
(PER WARRANTY DEED #3293108)

TRACT "A":

Commencing 79 rods North and 2365.69 ft. West of the Southeast corner of the Northeast 1/4 of Section 31, Township 2 South, Range 1 East, Salt Lake Base & Meridian; and running thence East 102.85 feet; thence South 423.49 feet; thence West 102.85 feet; thence North 423.49 feet to the place of Beginning.

TRACT "B":

Beginning at a point North 68.25 feet and West 2194.27 feet from the East Quarter corner of Section 31, Township 2 South, Range 1 East, Salt Lake Base & Meridian; thence North 635.25 ft. to the center line of a County Road; thence West 68.57 feet; thence South 423.49 feet; thence West 102.85 feet; thence South 211.76 feet; thence East 171.42 feet to the point of Beginning.

Contains: 2.49 +/- acres

SURVEYOR'S CERTIFICATE

"I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."

Evan J. Wood
Professional Land Surveyor
Certificate No. 183395

11/29/2022
Date

BOUNDARY & TOPOGRAPHICAL SURVEY

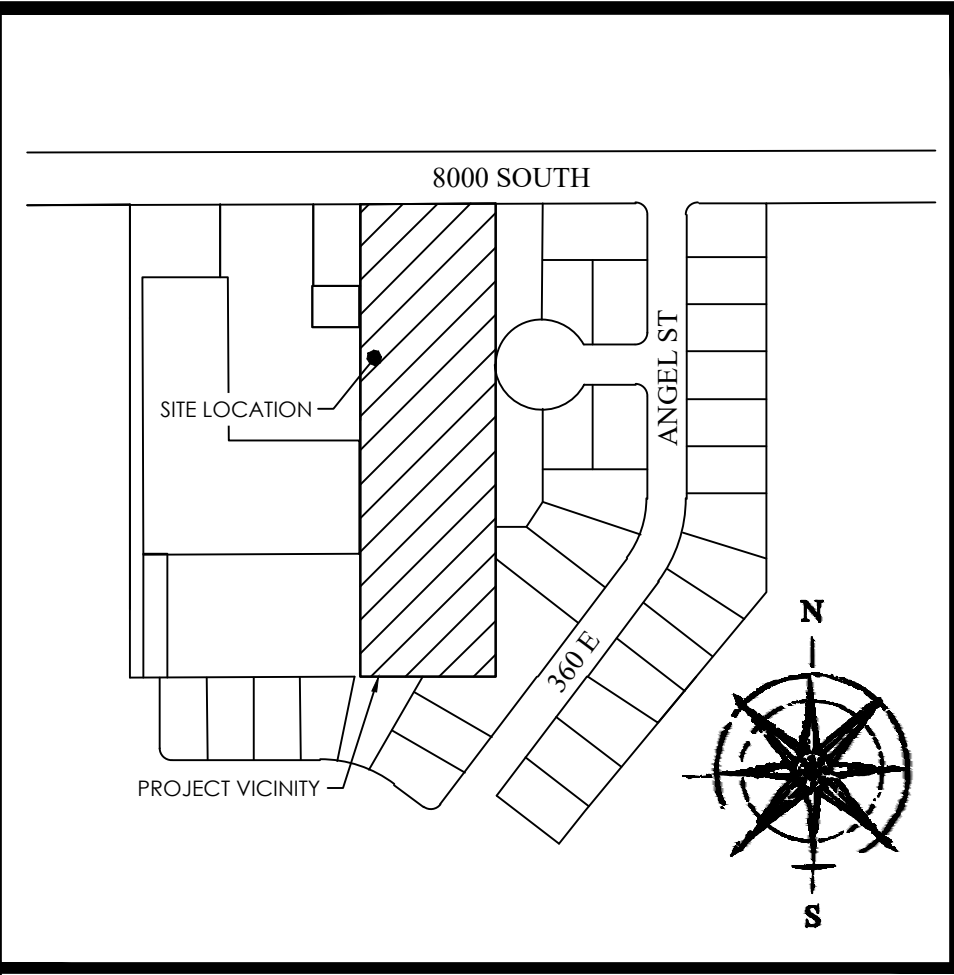
LOCATION: NE1/4 OF SECTION 31, T2S, R1E, SLB&M
MIDVALE CITY, SALT LAKE COUNTY, UTAH
PREPARED FOR: GROWTH AID
PROPERTY SHOWN HEREON



REVISION BLOCK		DESCRIPTION
#	DATE	
1	11/28/22	add RMP pole information, define fence
2	###	###
3	###	###
4	###	###
5	###	###
6	###	###

Drawn: ARS/TGA	Checked: EJW
Scale: 1"=40'	Job #: 22-0026
Date: 11/23/2022	
Sheet:	

1 OF 1



VICINITY MAP

NOTES

- #5 REBAR AND CAP (FOCUS ENGINEERING) TO BE SET AT ALL PROPERTY CORNERS.
- NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING.
- 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.
- 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.
- THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-5 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB07112025-006996) 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

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	15.00	89°51'54"	23.53	S44°55'57"W
C2	15.00	90°08'03"	23.60	N45°04'02"W
C3	20.00	90°00'00"	31.42	N45°00'00"E
C4	22.00	90°00'00"	34.56	N45°00'00"W

- ROCKY MOUNTAIN POWER**
- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
 - PURSUANT TO UTAH CODE ANN. § 10-9A-603 AND 17-27A-603 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW.

APPROVED THIS _____ DAY OF _____ A.D. 20 _____

ROCKY MOUNTAIN POWER

BY: _____

TITLE: _____

EASEMENT APPROVAL

CENTURY LINK DATE _____

ROCKY MOUNTAIN POWER DATE _____

COMCAST DATE _____

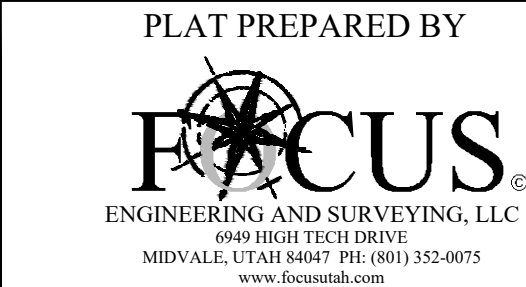
SANDY CITY MAYOR

PRESENTED TO THE SANDY CITY MAYOR THIS _____ DAY OF _____, A.D. 20 _____, AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR _____

ATTEST: CITY RECORDER _____

SEAL



PREPARED FOR:
OWNER/DEVELOPER
GARRETT HOMES
273 N. EAST CAPITOL STREET
SALT LAKE CITY, UTAH 84103
(801) 456-2430
CONTACT: JACOB BALLSTAEDT

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS _____ DAY OF _____, A.D. 20 _____

REPRESENTATIVE _____

SANDY CITY PARKS AND RECREATION

APPROVED THIS _____ DAY OF _____, A.D. 20 _____

DIRECTOR _____

SANDY CITY PUBLIC UTILITIES DEPARTMENT

APPROVED THIS _____ DAY OF _____, A.D. 20 _____

ENGINEERING MANAGER _____

SALT LAKE COUNTY HEALTH DEPT.

APPROVED THIS _____ DAY OF _____, A.D. 20 _____

REPRESENTATIVE _____

APPROVAL AS TO FORM

APPROVAL AS TO FORM THIS _____ DAY OF _____, A.D. 20 _____

SANDY CITY ATTORNEY _____

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, A.D. 20 _____, BY THE SANDY CITY PLANNING COMMISSION.

REPRESENTATIVE _____

SANDY CITY ENGINEER

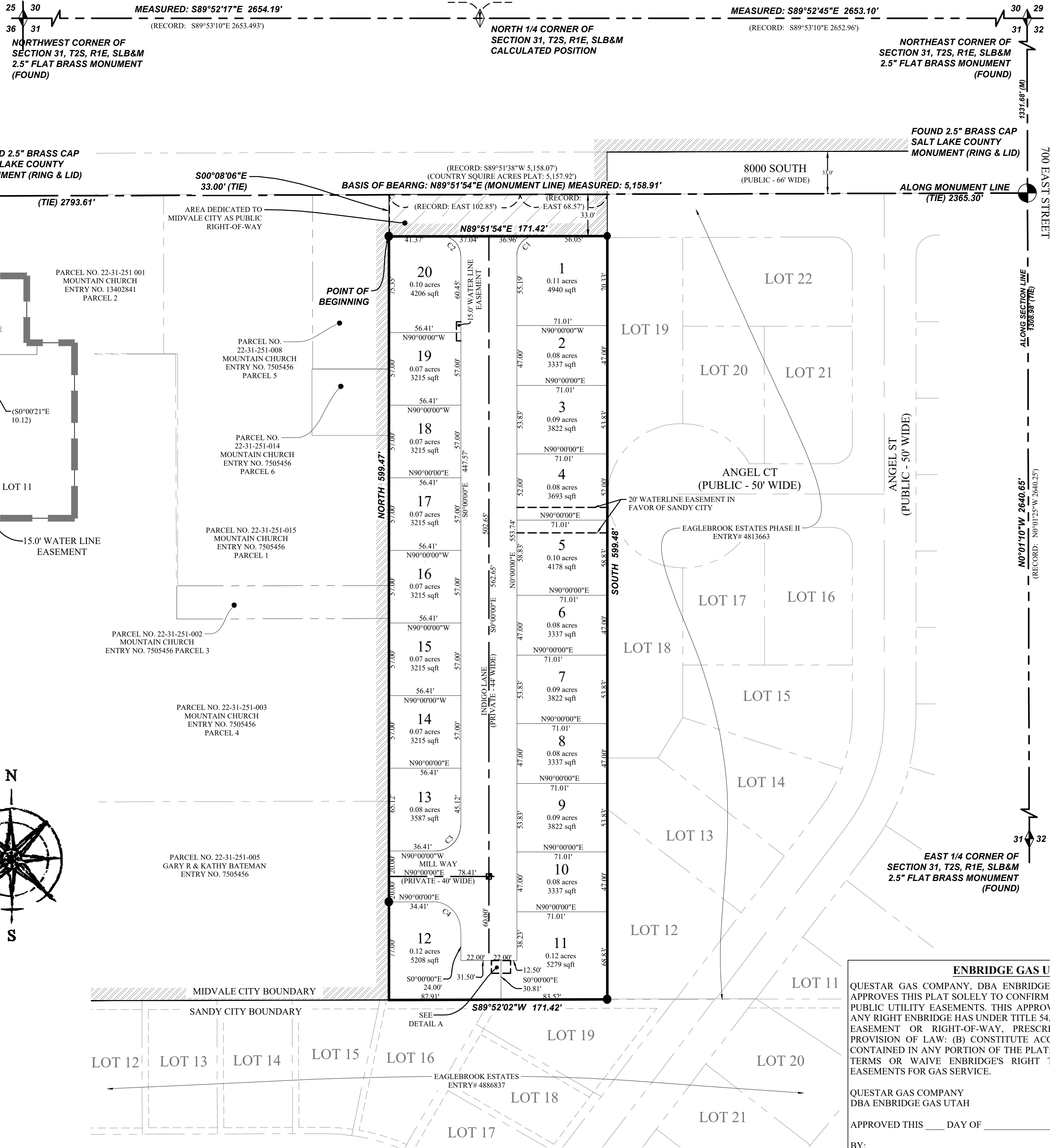
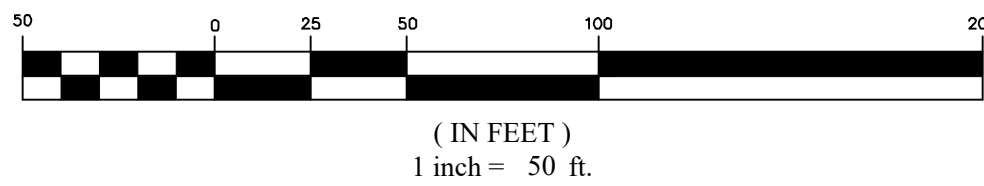
APPROVED THIS _____ DAY OF _____, A.D. 20 _____

CITY ENGINEER _____

INDIGO SUBDIVISION

LOCATED IN THE NE1/4 OF SECTION 31, T2S, R1E,
SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

GRAPHIC SCALE



ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH

APPROVED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____

TITLE: _____

SURVEYOR'S CERTIFICATE

I, EVAN J. WOOD, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 183395 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 DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

FOR REVIEW

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

EVAN J. WOOD
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 183395

DATE _____

BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 31, Township 2 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point located at the Northeast corner of a Parcel as described by a Warranty Deed, Recorded as Entry #7505456 in Book 8320 at Page 8390, Date: July 30, 1999 on file with the Salt Lake County Recorder, said point being S89°51'54"W 2365.30 feet along the Monument line and S0°08'06"E 33.00 feet from the centerline monument located at the intersection of 8000 South Street and 700 East Street, said point also being N0°01'10"W 1308.98 feet along the Section line to said Centerline Monument, and S89°51'54"W 2365.30 feet along the Monument line and S0°08'06"E 33.00 feet from the East Quarter Corner of Section 31, Township 2 South, Range 1 East, Salt Lake Base & Meridian; running thence N89°51'54"E 171.42 feet to the West Subdivision line of Eaglebrook Estates Phase 2 Subdivision, recorded as Entry #4813663 in Book 89-8 at Page 84, Date: August 22, 1989 on file with the Salt Lake County Recorder; thence South along the West line of said subdivision 599.48 feet to the Northerly line of Eaglebrook Estates Subdivision, recorded as Entry #4486837 in Book 87-7 Page 81, date: July 6, 1987 of official records; thence westerly along the Northerly line of said Subdivision S89°52'02"W 171.42 feet to the southwest corner of a Parcel described in a Warranty Deed, recorded as Entry No. 7505456 in Book 8320 at Page 8390 Date: July 30, 1999 of official records; thence North 599.47 feet to the point of beginning.

Containing 102,761 square feet or 2.36 acres, more or less.
20 Lots.

Private roads total area: 27563 square feet or 0.63 acres, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS 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 AND STREETS, TOGETHER WITH EASEMENTS, AS SET FORTH, TO BE HERE AFTER KNOWN AS

INDIGO SUBDIVISION

AND DO HEREBY DEDICATE, FOR PERPETUAL USE, ALL STREETS, LANES, AND ALLEYS AS NON-EXCLUSIVE WATER, SANITARY SEWER, STORM SEWER, PUBLIC UTILITY, STREETLIGHT, AND DRAINAGE EASE, EASEMENTS, AS WELL AS VEHICULAR AND PEDESTRIAN ACCESS EASEMENTS FOR THE USE OF THE LOT OWNERS AND THEIR INVITEES. THE UNDERSIGNED OWNERS DO ALSO 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 PUBLIC UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS DO ALSO 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/W WE HAVE HEREUNTO SET MY/OUR HANDS THIS _____ DAY OF _____ A.D. 20 _____

SIGNED: _____

BY: JACOB BALLSTAEDT
ITS: PRESIDENT OF MIDVALE MILL DEVELOPMENT, CORP

SIGNED: _____

BY: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, A.D. 20 _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____

A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____

COUNTY _____

MY COMMISSION No. _____

PRINTED FULL NAME OF NOTARY _____

INDIGO SUBDIVISION

LOCATED IN THE NE1/4 OF SECTION 31, T2S, R1E,
SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

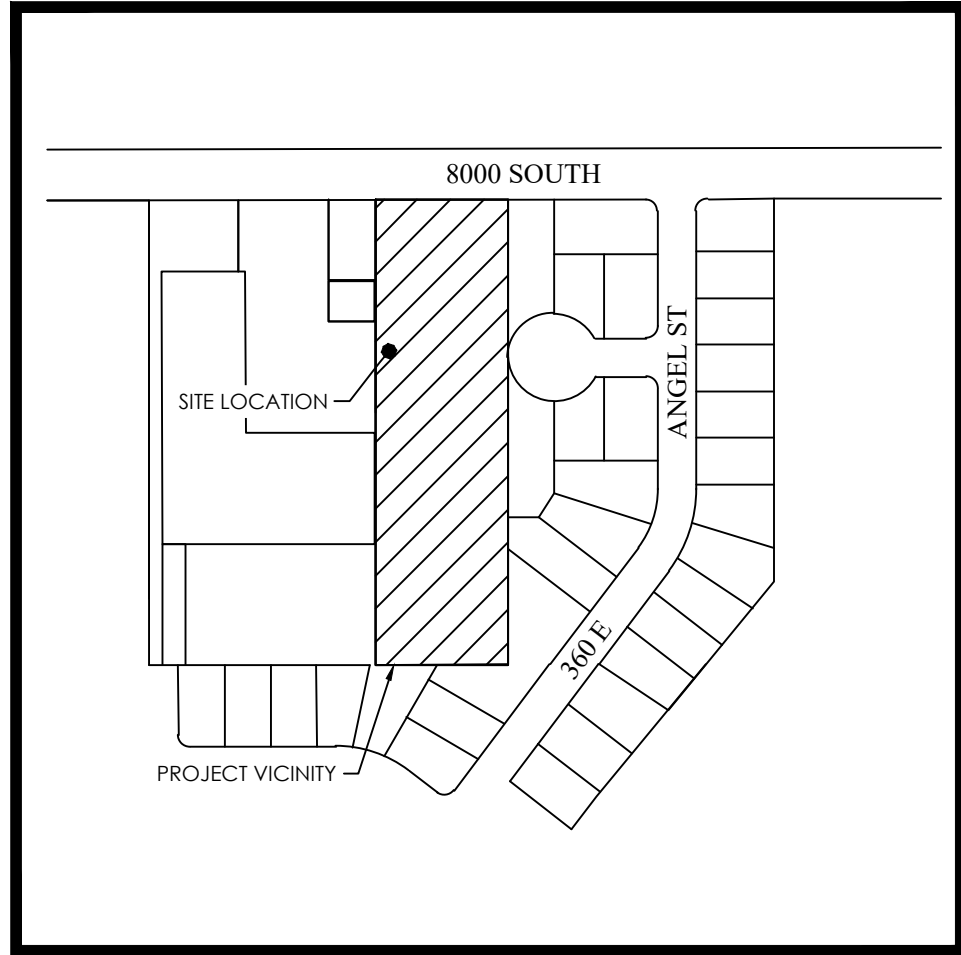
SALT LAKE COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE \$ _____

SALT LAKE COUNTY DEPUTY RECORDER _____

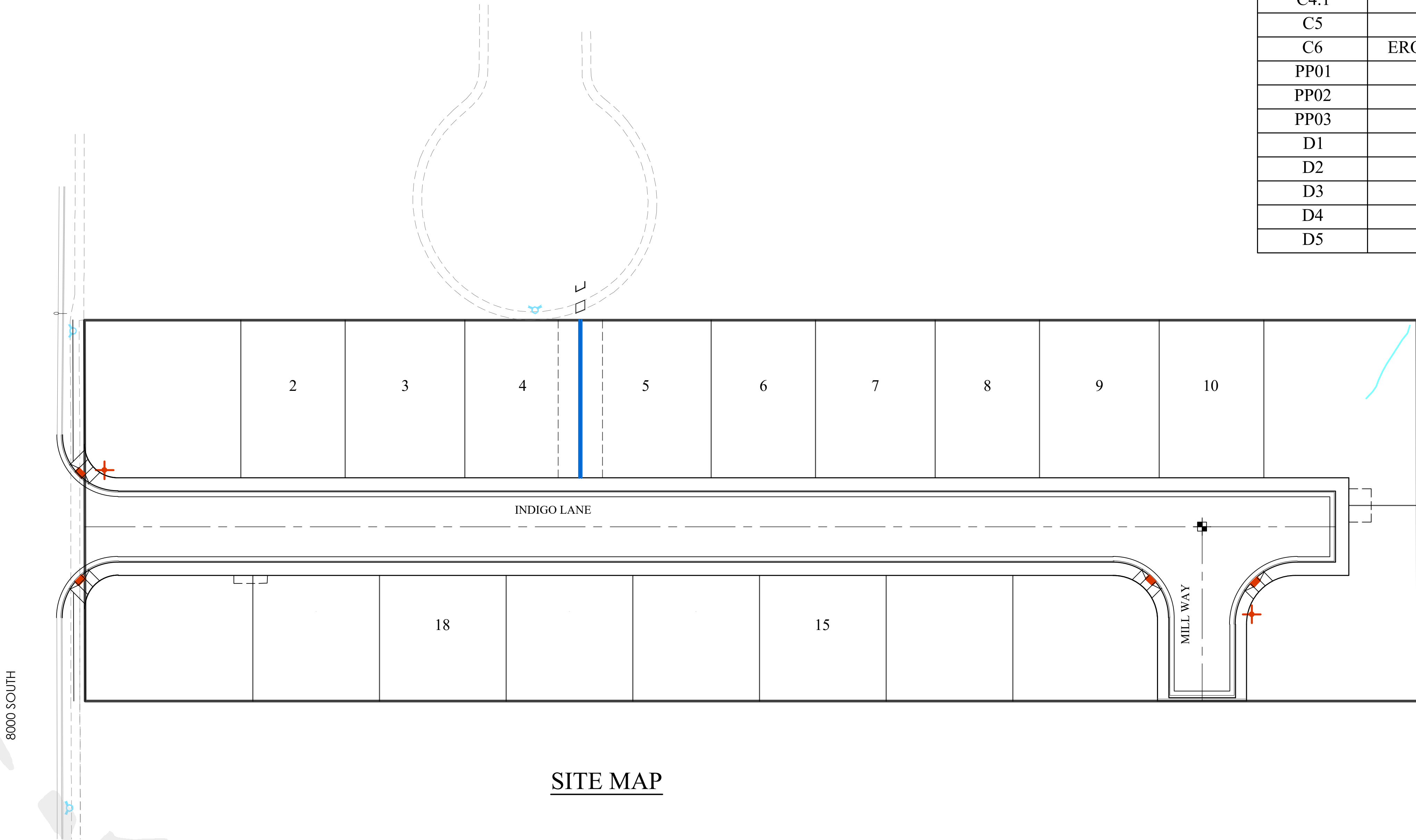


VICINITY MAP
NTS

INDIGO

PREPARED FOR:
GARBETT HOMES
LOCATED IN:
SANDY CITY, UT

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	FINAL PLAT
C3.0	SITE PLAN
C3.1	ROAD CROSS-SECTIONS
C3.2	DEMO PLAN
C3.3	FUTURE ROAD MASTERPLAN
C4.0	GRADING & DRAINAGE PLAN
C4.1	DRAINAGE CALCS
C5	UTILITY PLAN
C6	EROSION CONTROL PLAN
PP01	STREET A
PP02	STREET A
PP03	STREET B
D1	DETAILS
D2	DETAILS
D3	DETAILS
D4	DETAILS
D5	DETAILS



SITE MAP

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO SANDY CITY STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

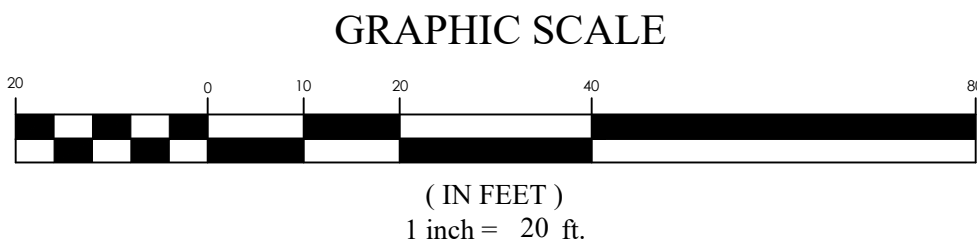
ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: MATT CHRISTENSEN
SURVEY MANAGER: EVAN WOOD

OWNER/DEVELOPER
GARBETT HOMES
273 N. EAST CAPITOL STREET
SALT LAKE CITY, UTAH 84103
(801) 456-2430
CONTACT: JACOB BALLSTAEDT

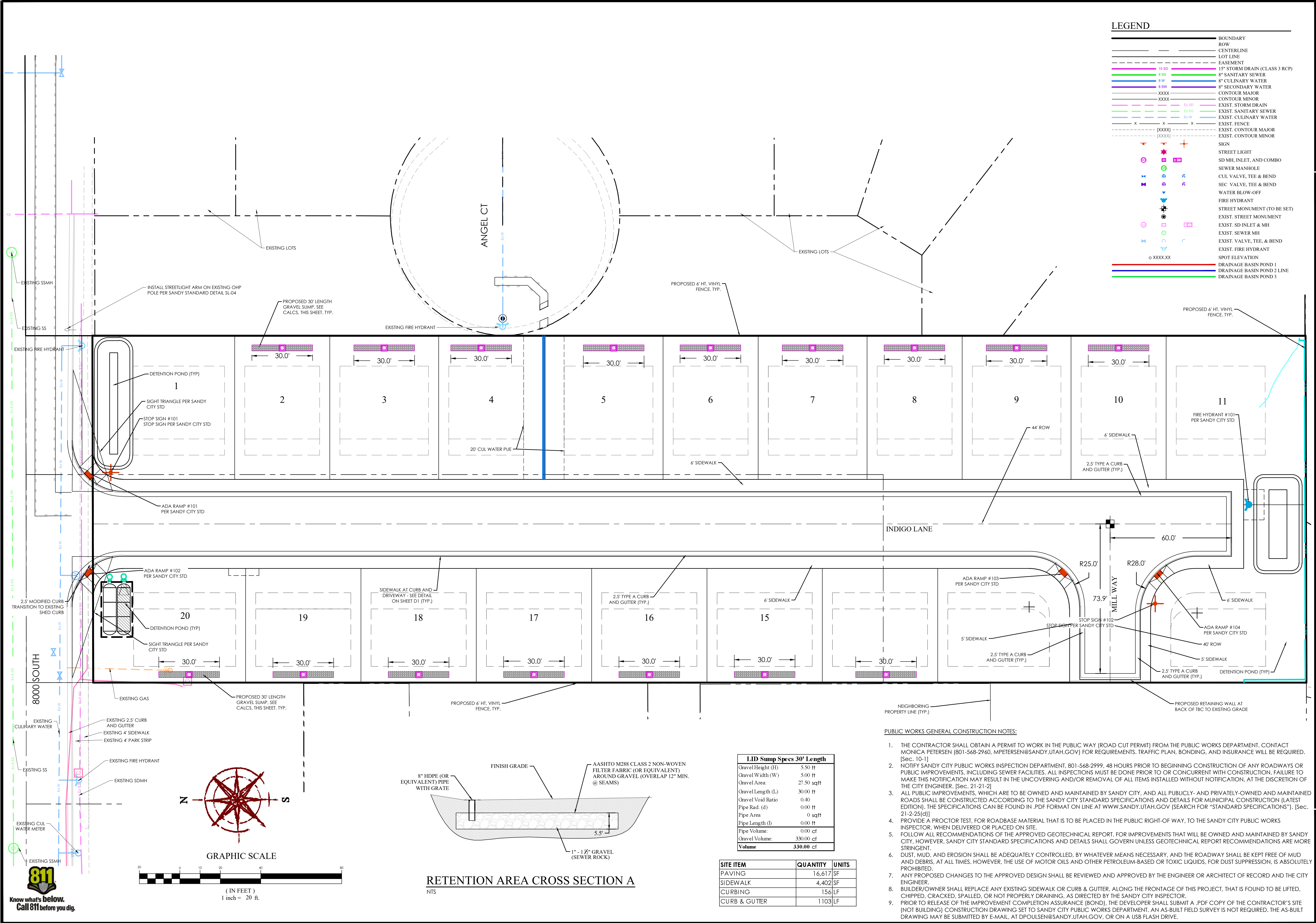


INDIGO
SANDY CITY, UT
COVER SHEET

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

COVER SHEET

Scale: 1"=20'	Drawn: CSA
Date: 04/30/26	Job #: 22-0026
Sheet: C1	



LEGEND

—	BOUNDARY
—	ROW
—	CENTERLINE
—	LOT LINE
---	EASEMENT
15 SD	15" STORM DRAIN (CLASS 3 RCP)
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
Ex SW	EXIST. SECONDARY WATER
X	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH. INLET, AND COMBO
+	SEWER MANHOLE
+	CUL. VALVE, TEE & BEND
+	SEC. VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION
+	DRAINAGE BASIN POND 1
+	DRAINAGE BASIN POND 2 LINE
+	DRAINAGE BASIN POND 3

FOCUS[®]
CONSULTING
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 552-0075
www.focus-cs.com



INDIGO
SANDY CITY, UT
SITE PLAN

REVISION BLOCK		DESCRIPTION
NO.	DATE	
1		
2		
3		
4		
5		
6		

SITE PLAN

Scale: 1"= 20'
Date: 04/30/26
Sheet: C3.0

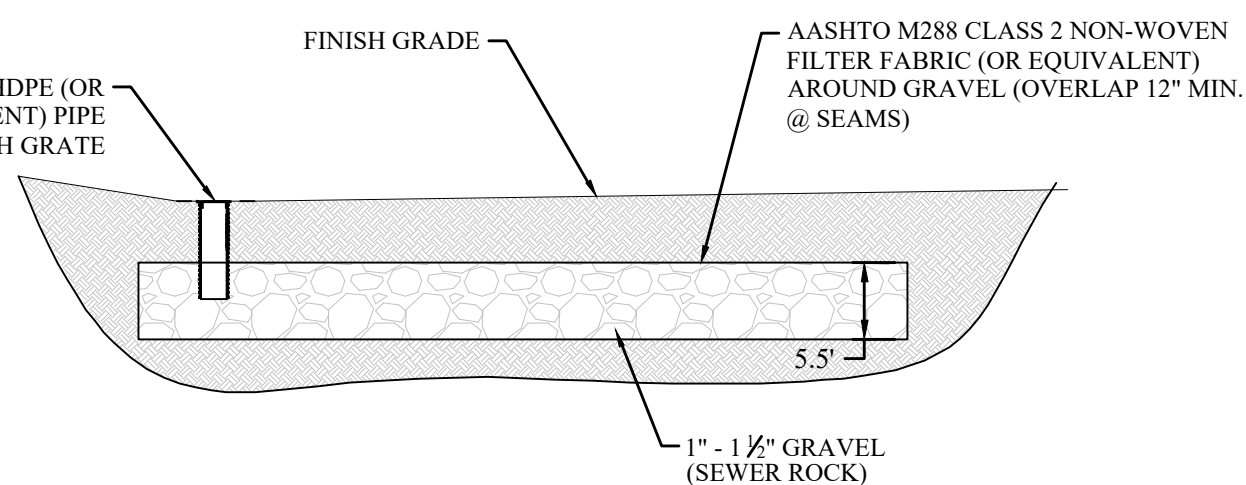
Drawn: RWU
Job #: 22-0026

- PUBLIC WORKS GENERAL CONSTRUCTION NOTES:**
- THE CONTRACTOR SHALL OBTAIN A PERMIT TO WORK IN THE PUBLIC WAY (ROAD CUT PERMIT) FROM THE PUBLIC WORKS DEPARTMENT. CONTACT MONICA PETERSEN (801-568-2960, MPETERSEN@SANDY.UTAH.GOV) FOR REQUIREMENTS. TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED. [Sec. 10-1]
 - NOTIFY SANDY CITY PUBLIC WORKS INSPECTION DEPARTMENT, 801-568-2999, 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OF ANY ROADWAYS OR PUBLIC IMPROVEMENTS, INCLUDING SEWER FACILITIES. ALL INSPECTIONS MUST BE DONE PRIOR TO OR CONCURRENT WITH CONSTRUCTION. FAILURE TO MAKE THIS NOTIFICATION MAY RESULT IN THE UNCOVERING AND/OR REMOVAL OF ALL ITEMS INSTALLED WITHOUT NOTIFICATION, AT THE DISCRETION OF THE CITY ENGINEER. [Sec. 21-21-2]
 - ALL PUBLIC IMPROVEMENTS, WHICH ARE TO BE OWNED AND MAINTAINED BY SANDY CITY, AND ALL PUBLICLY- AND PRIVATELY-OWNED AND MAINTAINED ROADS SHALL BE CONSTRUCTED ACCORDING TO THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION (LATEST EDITION). THE SPECIFICATIONS CAN BE FOUND IN .PDF FORMAT ON LINE AT WWW.SANDY.UTAH.GOV (SEARCH FOR "STANDARD SPECIFICATIONS"). [Sec. 21-2-25(d)]
 - PROVIDE A PROCTOR TEST, FOR ROADBASE MATERIAL THAT IS TO BE PLACED IN THE PUBLIC RIGHT-OF-WAY, TO THE SANDY CITY PUBLIC WORKS INSPECTOR, WHEN DELIVERED OR PLACED ON SITE.
 - FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT. FOR IMPROVEMENTS THAT WILL BE OWNED AND MAINTAINED BY SANDY CITY, HOWEVER, SANDY CITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS ARE MORE STRINGENT.
 - DUST, MUD, AND EROSION SHALL BE ADEQUATELY CONTROLLED, BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES. HOWEVER, THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.
 - ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
 - BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB & GUTTER, ALONG THE FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE LIFTED, CHIPPED, CRACKED, SPALLED, OR NOT PROPERLY DRAINING, AS DIRECTED BY THE SANDY CITY INSPECTOR.
 - PRIOR TO RELEASE OF THE IMPROVEMENT COMPLETION ASSURANCE (BOND), THE DEVELOPER SHALL SUBMIT A .PDF COPY OF THE CONTRACTOR'S SITE (NOT BUILDING) CONSTRUCTION DRAWING SET TO SANDY CITY PUBLIC WORKS DEPARTMENT. AN AS-BUILT FIELD SURVEY IS NOT REQUIRED. THE AS-BUILT DRAWING MAY BE SUBMITTED BY E-MAIL, AT DPOLSEN@SANDY.UTAH.GOV, OR ON A USB FLASH DRIVE.

LID Sump Specs 30' Length

Gravel Height (H)	5.50 ft
Gravel Width (W)	5.00 ft
Gravel Area	27.50 sqft
Gravel Length (L)	30.00 ft
Gravel Void Ratio	0.40
Pipe Rad. (d)	0.00 ft
Pipe Area	0 sqft
Pipe Length (l)	0.00 ft
Pipe Volume	0.00 cf
Gravel Volume	330.00 cf
Volume	330.00 cf

SITE ITEM	QUANTITY	UNITS
PAVING	16,617	SF
SIDEWALK	4,402	SF
CURBING	156	LF
CURB & GUTTER	1103	LF

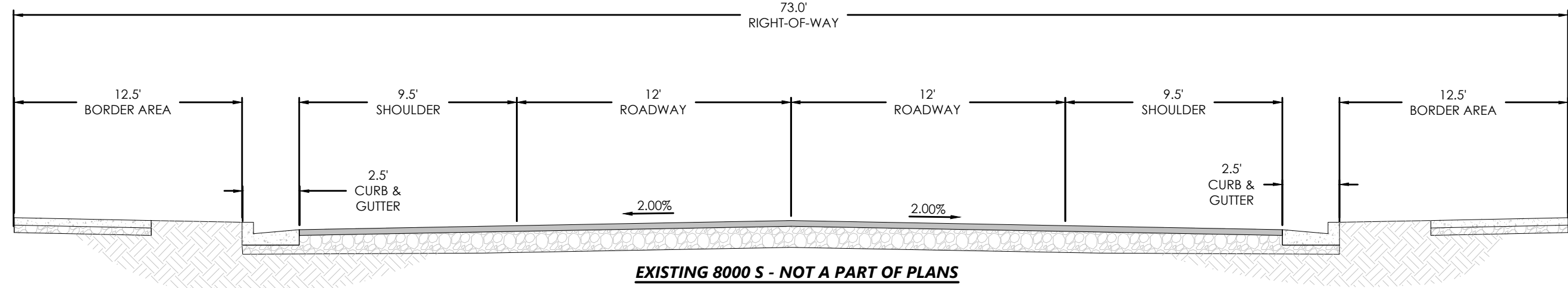
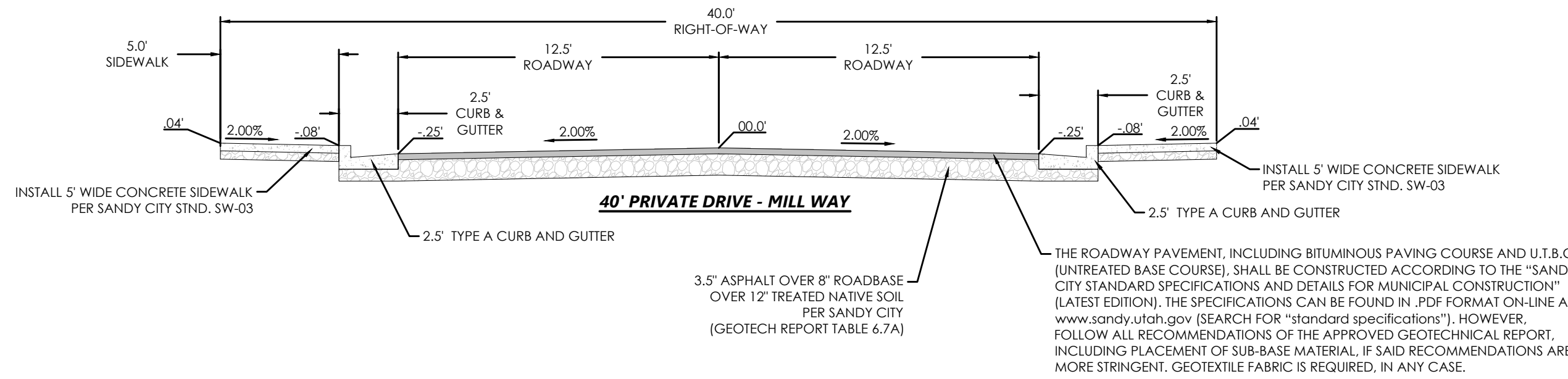
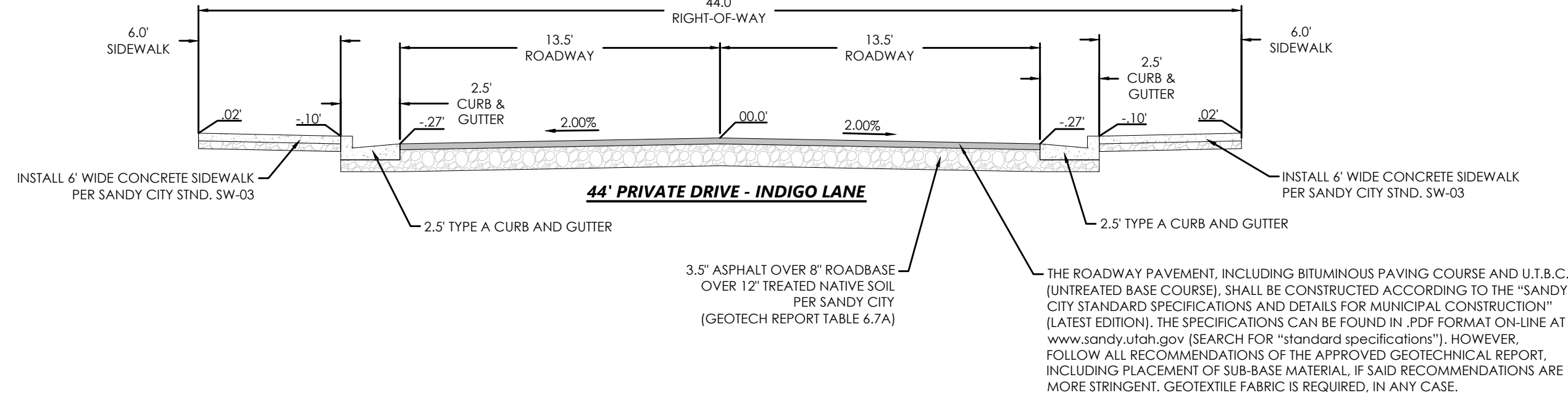


GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

0 10 20 30

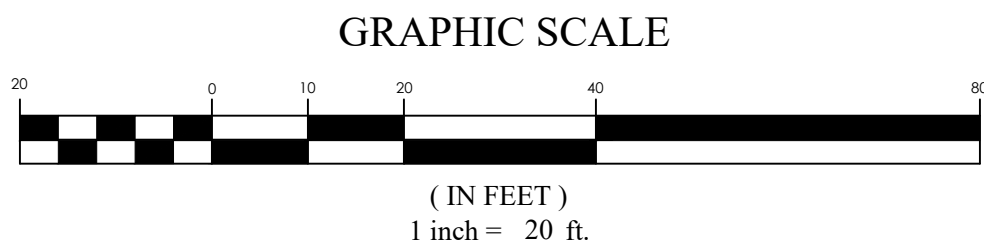




LEGEND	
	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	15" STORM DRAIN (CLASS 3 RCP)
	8" SANITARY SEWER
	8" CULINARY WATER
	8" SECONDARY WATER
	CONTOUR MINOR
	CONTOUR MAJOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	CUL VALVE, TEE & BEND
	SEC VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
	SPOT ELEVATION
	DRAINAGE BASIN POND 1
	DRAINAGE BASIN POND 2 LINE
	DRAINAGE BASIN POND 3

PUBLIC WORKS GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL OBTAIN A PERMIT TO WORK IN THE PUBLIC WAY (ROAD CUT PERMIT) FROM THE PUBLIC WORKS DEPARTMENT. CONTACT MONICA PETERSEN (801-568-2960, MPETERSEN@SANDY.UTAH.GOV) FOR REQUIREMENTS, TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED. [Sec. 10-1]
2. NOTIFY SANDY CITY PUBLIC WORKS INSPECTION DEPARTMENT, 801-568-2999, 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OF ANY ROADWAYS OR PUBLIC IMPROVEMENTS, INCLUDING SEWER FACILITIES. ALL INSPECTIONS MUST BE DONE PRIOR TO OR CONCURRENT WITH CONSTRUCTION. FAILURE TO MAKE THIS NOTIFICATION MAY RESULT IN THE UNCOVERING AND/OR REMOVAL OF ALL ITEMS INSTALLED WITHOUT NOTIFICATION, AT THE DISCRETION OF THE CITY ENGINEER. [Sec. 21-21-2]
3. ALL PUBLIC IMPROVEMENTS, WHICH ARE TO BE OWNED AND MAINTAINED BY SANDY CITY, AND ALL PUBLICLY- AND PRIVATELY-OWNED AND MAINTAINED ROADS SHALL BE CONSTRUCTED ACCORDING TO THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION (LATEST EDITION). THE SPECIFICATIONS CAN BE FOUND IN .PDF FORMAT ON LINE AT WWW.SANDY.UTAH.GOV (SEARCH FOR "STANDARD SPECIFICATIONS"). [Sec. 21-2-25(d)]
4. PROVIDE A PROCTOR TEST, FOR ROADBASE MATERIAL THAT IS TO BE PLACED IN THE PUBLIC RIGHT-OF WAY, TO THE SANDY CITY PUBLIC WORKS INSPECTOR, WHEN DELIVERED OR PLACED ON SITE.
5. FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT. FOR IMPROVEMENTS THAT WILL BE OWNED AND MAINTAINED BY SANDY CITY, HOWEVER, SANDY CITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS ARE MORE STRINGENT.
6. DUST, MUD, AND EROSION SHALL BE ADEQUATELY CONTROLLED, BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES. HOWEVER, THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.
7. ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
8. BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB & GUTTER, ALONG THE FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE LIFTED, CHIPPED, CRACKED, SPALLED, OR NOT PROPERLY DRAINING, AS DIRECTED BY THE SANDY CITY INSPECTOR.
9. PRIOR TO RELEASE OF THE IMPROVEMENT COMPLETION ASSURANCE (BOND), THE DEVELOPER SHALL SUBMIT A .PDF COPY OF THE CONTRACTOR'S SITE (NOT BUILDING) CONSTRUCTION DRAWING SET TO SANDY CITY PUBLIC WORKS DEPARTMENT. AN AS-BUILT FIELD SURVEY IS NOT REQUIRED. THE AS-BUILT DRAWING MAY BE SUBMITTED BY E-MAIL, AT TACKERMANN@SANDY.UTAH.GOV, OR ON A USB FLASH DRIVE.



INDIGO
SANDY CITY, UT
ROAD CROSS-SECTIONS

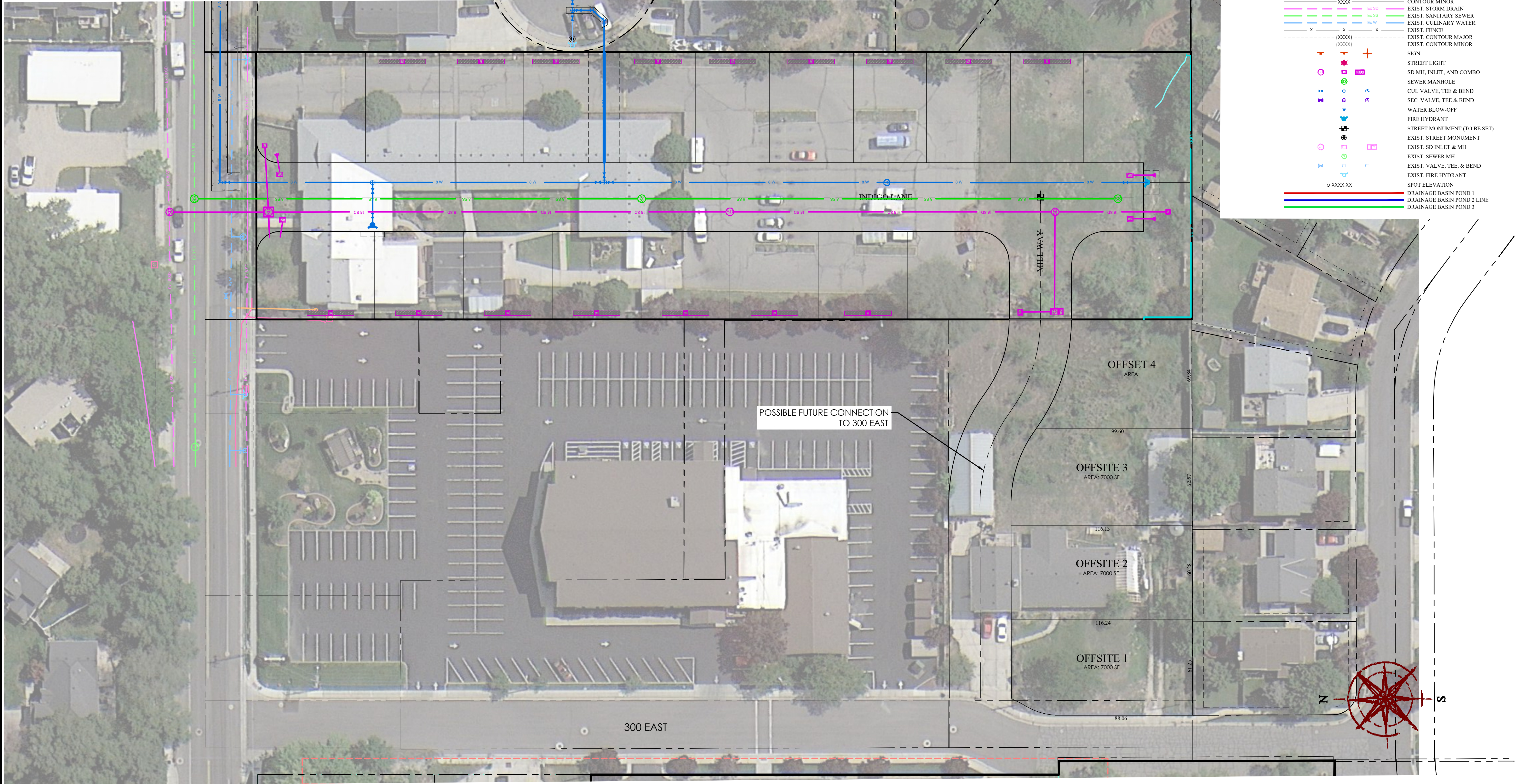
REVISION BLOCK		DESCRIPTION
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ROAD CROSS-SECTIONS	
Scale: 1"= 20'	Drawn: RWU
Date: 04/30/26	Job #: 22-0026
Sheet:	C3.1

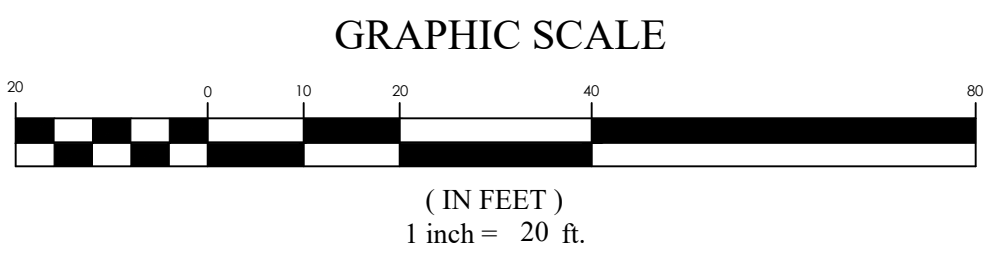
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3	04-11-20	04-11-20
4	04-11-20	04-11-20
5	04-11-20	04-11-20
6	04-11-20	04-11-20

C3.2





- LEGEND**
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - 15" STORM DRAIN (CLASS 3 RCP)
 - 8" SANITARY SEWER
 - 8" CULINARY WATER
 - 8" SECONDARY WATER
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - EXIST. STORM DRAIN
 - EXIST. SANITARY SEWER
 - EXIST. CULINARY WATER
 - EXIST. FENCE
 - EXIST. CONTOUR MAJOR
 - EXIST. CONTOUR MINOR
 - SIGN
 - STREET LIGHT
 - SD MH, INLET, AND COMBO
 - SEWER MANHOLE
 - CUL VALVE, TEE & BEND
 - SEC VALVE, TEE & BEND
 - WATER BLOW-OFF
 - FIRE HYDRANT
 - STREET MONUMENT (TO BE SET)
 - EXIST. STREET MONUMENT
 - EXIST. SD INLET & MH
 - EXIST. SEWER MH
 - EXIST. VALVE, TEE, & BEND
 - EXIST. FIRE HYDRANT
 - SPOT ELEVATION
 - DRAINAGE BASIN POND 1
 - DRAINAGE BASIN POND 2 LINE
 - DRAINAGE BASIN POND 3



INDIGO
SANDY CITY, UT
MASTER PLAN FOR FUTURE ROAD

REVISION BLOCK		DESCRIPTION
#	DATE	
1	****	
2	****	
3	****	
4	****	
5	****	
6	****	

**MASTER PLAN
FOR FUTURE
ROAD**

Scale: 1" = 20'
Date: 04/30/26
Job #: 22-0026

Sheet: **C3.3**

LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" STORM DRAIN (CLASS 3 RCP)
---	8" SS
---	8" SW
---	8" SECONDARY WATER
---	XXXX
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	CUL VALVE, TEE & BEND
---	SEC VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION
---	DRAINAGE BASIN POND 1
---	DRAINAGE BASIN POND 2 LINE
---	DRAINAGE BASIN POND 3

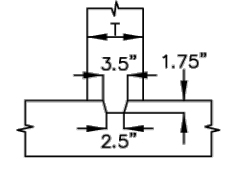
GENERAL NOTES

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3. REINFORCING STEEL SHALL MEET THE REQUIREMENTS SPECIFIED IN SECTION 03200.
4. PRECAST MANHOLES AND STRUCTURES SHALL MEET THE REQUIREMENTS SPECIFIED IN SECTION 03400. COMBO AND JUNCTION BOXES SHALL BE CAST-IN-PLACE UNLESS SPECIFIED AND/OR APPROVED BY THE CITY REPRESENTATIVE.
5. BACKFILL SHALL MEET THE REQUIREMENTS SPECIFIED IN SECTION 02240.
6. COMPACTION SHALL BE 96% PER SPECIFICATIONS IN SECTION 02240.
7. PIPE SIZE, ELEVATION, AND LOCATION SHALL BE SHOWN ON APPROVED CONSTRUCTION DRAWINGS.
8. MANHOLE RING AND COVER SHALL BE D&L SUPPLY MODEL A-1180 OR APPROVED EQUAL.
9. INLET FRAME, GRATE, AND HOOD SHALL BE D&L SUPPLY MODEL I-3517 (FOR SLOPES LESS THAN 2%) OR MODEL I-3516 (FOR SLOPES GREATER THAN 2%) OR APPROVED EQUAL.
10. THROAT OPENING HEIGHT OF CURB INLET SHALL BE A MIN. OF 4".
11. WHEN A CURB INLET BOX IS INSTALLED IN A LOCATION WITH EXISTING CURB AND GUTTER, THE CURB AND GUTTER SHALL BE REPLACED TO THE NEXT JOINT OR AS DIRECTED BY THE CITY REPRESENTATIVE.
12. REBAR SPLICE FOR CAST-IN-PLACE STRUCTURES SHALL BE MIN. 40 DIAMETERS.
13. PIPE TO STRUCTURE COLLAR (SEE SHEET SD-06) SHALL BE INSTALLED FOR ALL PIPE TO STRUCTURE CONNECTIONS FOR CURB INLET BOXES, COMBO BOXES, AND JUNCTION BOXES.

WALL REINFORCEMENT FOR CURB INLET, COMBO, AND JUNCTION BOXES

HEIGHT	VERT. STL.	HORIZ. STL.	WALL THICKNESS
0'- 4'	#4 @ 12" O.C.	#4 @ 12" O.C.	6" WALL
4'- 6'	#4 @ 8" O.C.	#4 @ 12" O.C.	6" WALL
6'- 8'	#5 @ 12" O.C.	#4 @ 12" O.C.	8" WALL
8'- 10'	#5 @ 12" O.C.	#4 @ 12" O.C.	8" WALL
10'- 12'	#5 @ 8" O.C.	#4 @ 12" O.C.	8" WALL

NOTES:
1) INSIDE FACE BARS TO LINE UP W/OUTSIDE FACE BARS.
2) USE DOUBLE CURTAIN REINFORCEMENT FOR BOXES 8' OR MORE DEEP. FOR BOXES EXCEEDING 12', CONSULT WITH ENGINEER.
3) PRECAST STRUCTURES MAY HAVE 8" WALL BASED ON MANUFACTURER'S DESIGN/RECOMMENDATION FOR STRUCTURES W/ HEIGHT UP TO 8'.
4) HEIGHT IS MEASURED FROM TOP OF FLOOR SLAB TO BOTTOM OF ROOF SLAB.



SHEAR KEY
T = WALL THICKNESS

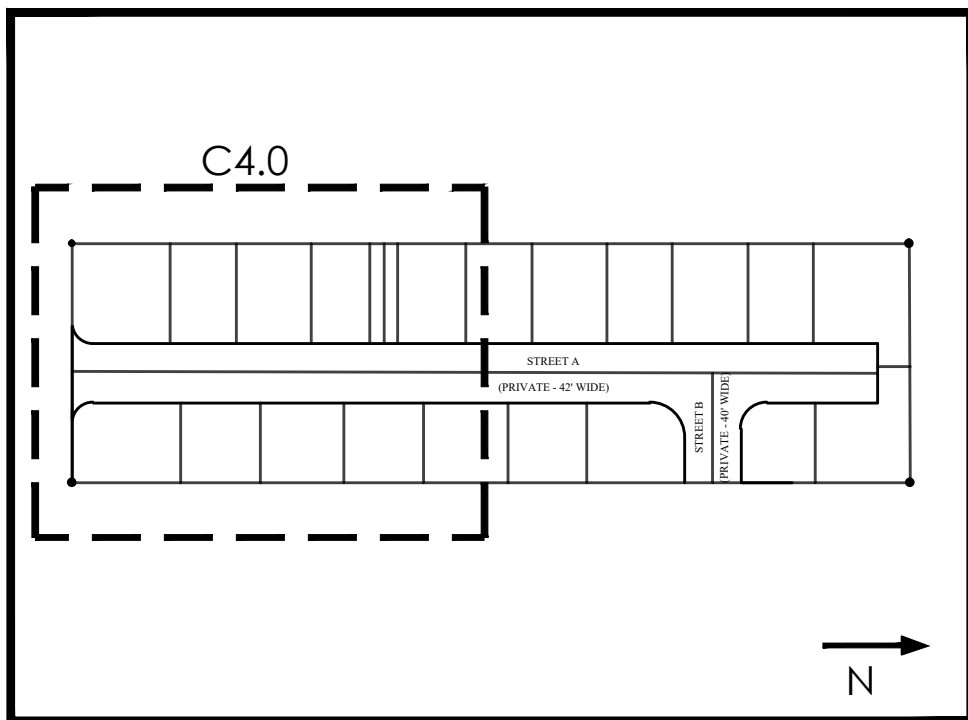
NOTE: SHEAR KEY REQUIRED AT BASE OF WALL FOR ALL WALLS 8" AND TALLER.

NOT TO SCALE

1	TS	CREATED	6/2017
NO.	AUTHORIZED BY	REVISIONS	DATE

HEART OF THE WATCHDOG

STANDARD DETAIL
PUBLIC UTILITIES
SD-01
GENERAL STORM DRAIN NOTES

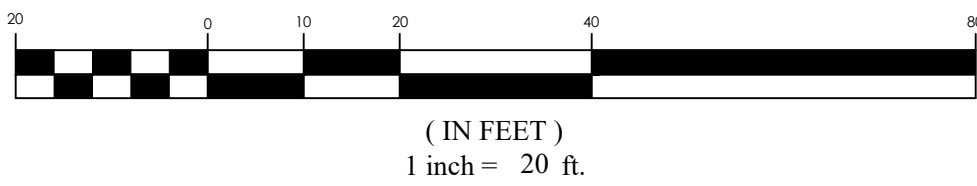


KEY MAP
N.T.S

MATCHLINE SEE SHEET C4.1



GRAPHIC SCALE



INDIGO
SANDY CITY, UT
GRADING & DRAINAGE PLAN

REVISION BLOCK	DATE	DESCRIPTION
1	---	---
2	---	---
3	---	---
4	---	---
5	---	---
6	---	---

GRADING & DRAINAGE PLAN

Scale: 1"= 20'
Date: 04/30/26
Job #: 22-0026

Sheet: **C4.0**

LEGEND

---	BOUNDARY
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" SD
---	8" SS
---	8" W
---	8" SW
---	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
XXXX	EXIST. CONTOUR MAJOR
XXXX	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	CUL VALVE, TEE & BEND
+	SEC VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION
---	DRAINAGE BASIN POND 1
---	DRAINAGE BASIN POND 2 LINE
---	DRAINAGE BASIN POND 3

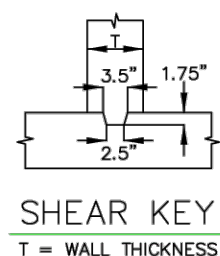
GENERAL NOTES

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WALL REINFORCEMENT FOR CURB INLET, COMBO, AND JUNCTION BOXES

HEIGHT	VERT. STL.	HORIZ. STL.	WALL THICKNESS
0'- 4'	#4 @ 12" O.C.	#4 @ 12" O.C.	6" WALL
4'- 6'	#4 @ 8" O.C.	#4 @ 12" O.C.	6" WALL
6'- 8'	#5 @ 12" O.C.	#4 @ 12" O.C.	8" WALL
8'- 10'	#5 @ 12" O.C.	#4 @ 12" O.C.	8" WALL
10'- 12'	#5 @ 8" O.C.	#4 @ 12" O.C.	8" WALL

NOTES:
1) INSIDE FACE BARS TO LINE UP W/OUTSIDE FACE BARS.
2) USE DOUBLE CURTAIN REINFORCEMENT FOR BOXES 6' OR MORE DEEP. FOR BOXES EXCEEDING 12', CONSULT WITH ENGINEER.
3) PRECAST STRUCTURES MAY HAVE 8" WALL BASED ON MANUFACTURER'S DESIGN/RECOMMENDATION FOR STRUCTURES W/ HEIGHT UP TO 8'.
4) HEIGHT IS MEASURED FROM TOP OF FLOOR SLAB TO BOTTOM OF ROOF SLAB.

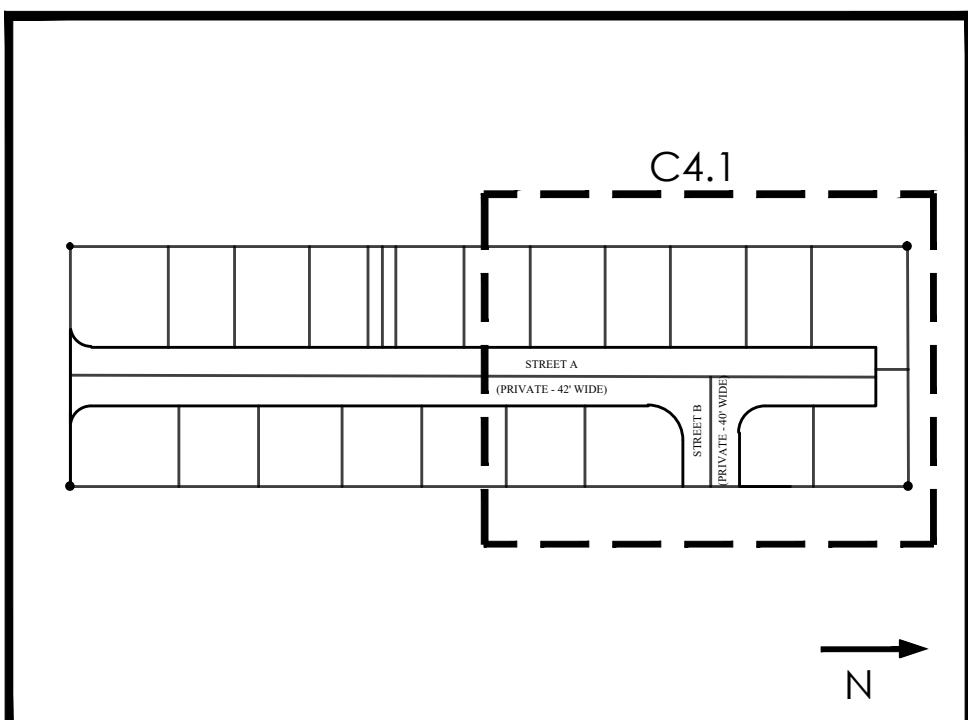


NOTE: SHEAR KEY REQUIRED AT BASE OF WALL FOR ALL WALLS 8' AND TALLER.

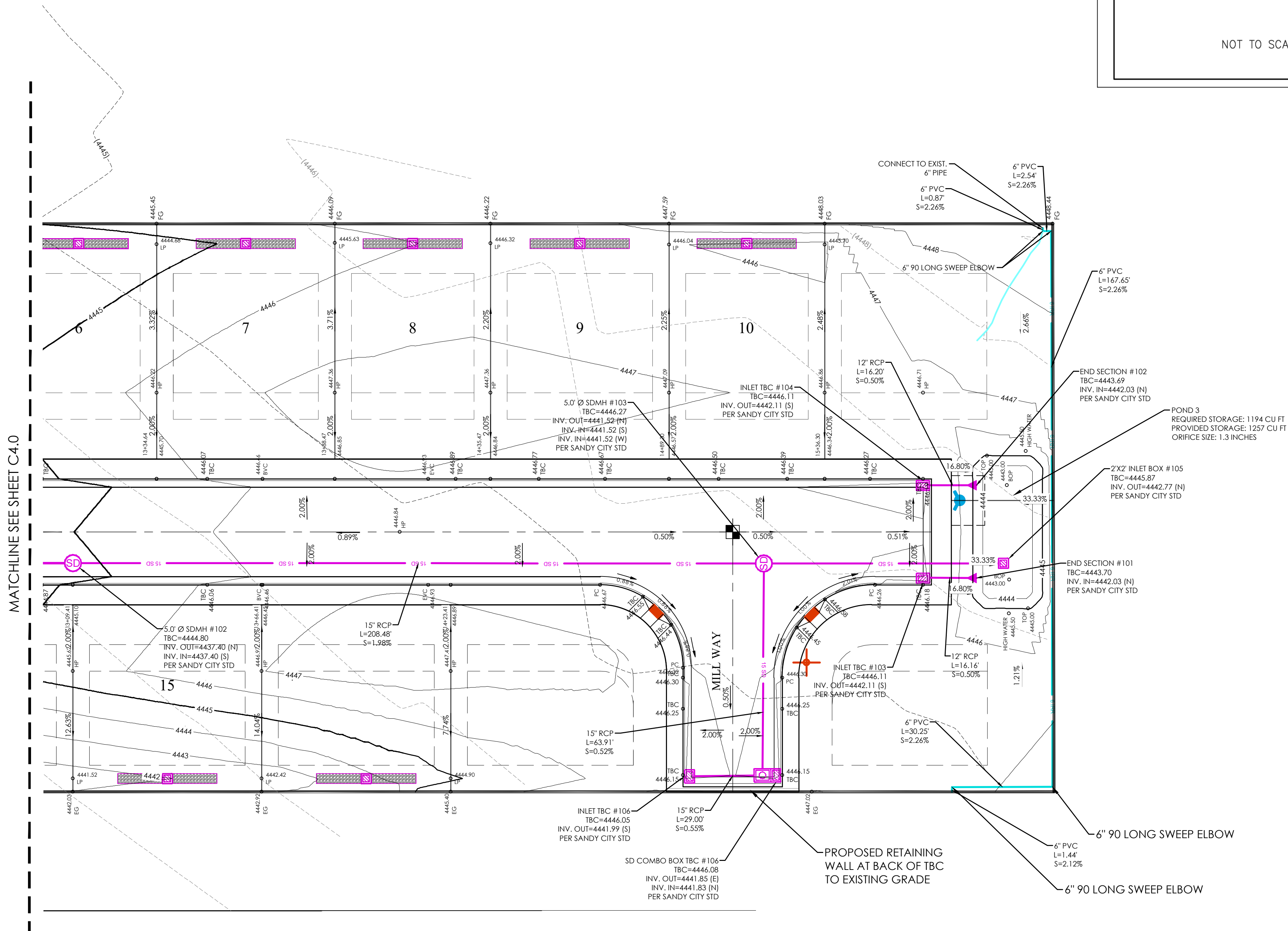
NOT TO SCALE

1	TS	CREATED	6/2017
NO.	AUTHORIZED BY	REVISIONS	DATE

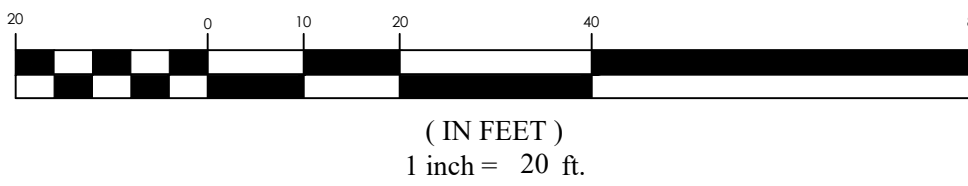
STANDARD DETAIL
PUBLIC UTILITIES
SD-01
GENERAL STORM DRAIN NOTES



KEY MAP
N.T.S.



GRAPHIC SCALE



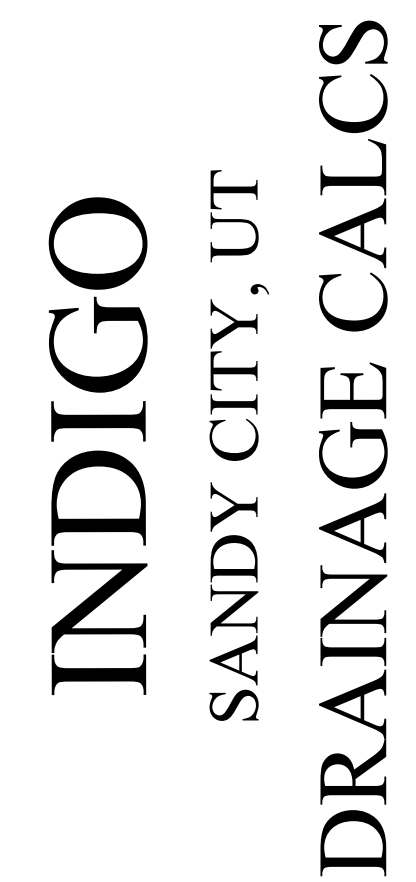
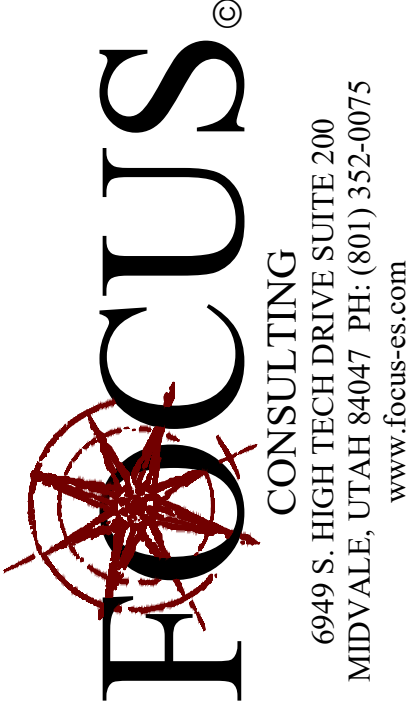
INDIGO
SANDY CITY, UT
GRADING & DRAINAGE PLAN

REVISION BLOCK	DATE	DESCRIPTION
1		
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GRADING & DRAINAGE PLAN

Scale: 1"= 20'	Drawn: BH
Date: 04/30/26	Job #: 22-0026
Sheet:	

C4.1



DRAINAGE CALCS

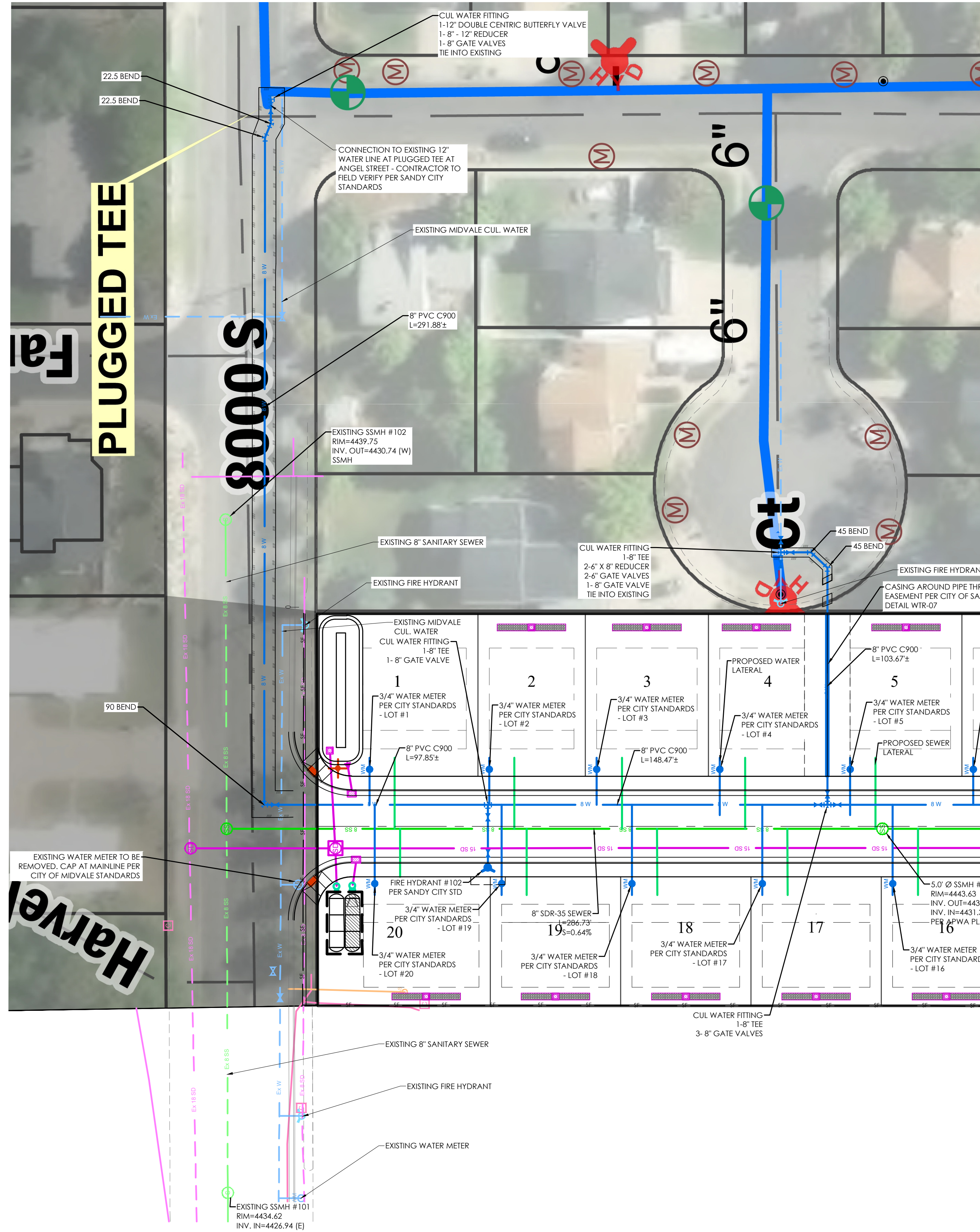
Scale: 1" = 20'	Drawn: RWU
Date: 04/30/26	Job #: 22-0026

Sheet:

C4.2

LID Sump Specs 30' Length	
Gravel Height (H)	5.00 ft
Gravel Width (W)	5.00 ft
Gravel Area:	25.00 sqft
Gravel Length (L)	30.00 ft
Gravel Void Ratio	0.40
Pipe Rad. (d)	2.00 ft
Pipe Area	3.14 sqft
Pipe Length (l)	28.00 ft
Pipe Volume:	87.92 cf
Gravel Volume:	300.00 cf
Volume	387.92 cf





LEGEND

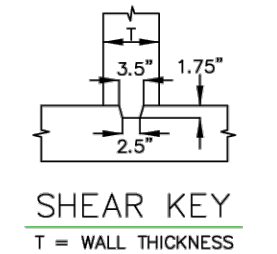
---	BOUNDARY
---	LOT LINE
---	CENTERLINE
---	EASEMENT
---	15" STORM DRAIN (CLASS 3 RCP)
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	CUL VALVE, TEE & BEND
+	SEC VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION
+	DRAINAGE BASIN POND 1
+	DRAINAGE BASIN POND 2 LINE
+	DRAINAGE BASIN POND 3

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4'-6"	#4 @ 8" O.C.	#4 @ 12" O.C.	6" WALL
6'-8"	#5 @ 12" O.C.	#4 @ 12" O.C.	8" WALL
8'-10"	#5 @ 12" O.C.	#4 @ 12" O.C.	8" WALL
10'-12"	#5 @ 8" O.C.	#4 @ 12" O.C.	8" WALL

NOTES:
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2) USE DOUBLE CURTAIN REINFORCEMENT FOR BOXES 8' OR MORE DEEP. FOR BOXES EXCEEDING 12', CONSULT WITH ENGINEER.
3) PRECAST STRUCTURES MAY HAVE 4" WALL BASED ON MANUFACTURER'S DESIGN/RECOMMENDATION FOR STRUCTURES W/ HEIGHT UP TO 8'.
4) HEIGHT IS MEASURED FROM TOP OF FLOOR SLAB TO BOTTOM OF ROOF SLAB.

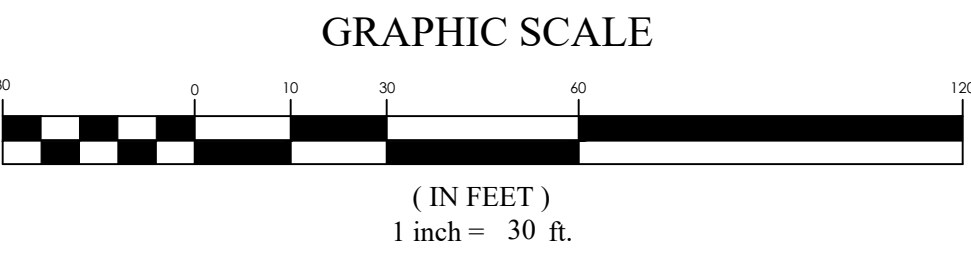


NOTE: SHEAR KEY REQUIRED AT BASE OF WALL FOR ALL WALLS 8" AND TALLER.

NOT TO SCALE

1	TS	CREATED	6/2017
NO.	AUTHORIZED BY	REVISIONS	DATE

STANDARD DETAIL PUBLIC UTILITIES
SD-01
GENERAL STORM DRAIN NOTES



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INDIGO
SANDY CITY, UT
UTILITY PLAN

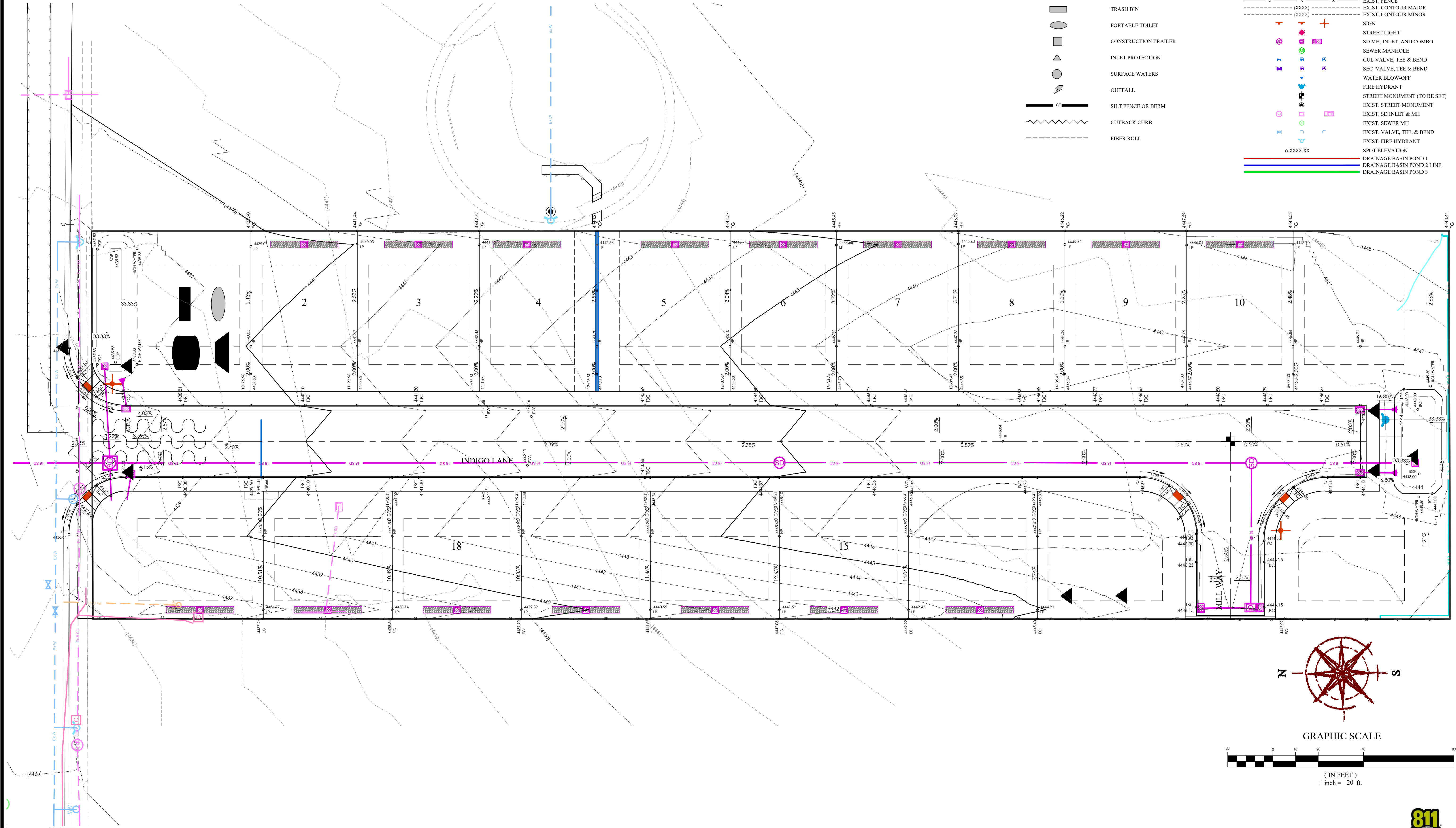
REVISION BLOCK

#	DATE	DESCRIPTION
1		
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UTILITY PLAN

Scale: 1"=30'
Date: 04/30/26
Sheet:

Drawn: BH
Job #: 22-0026
C5

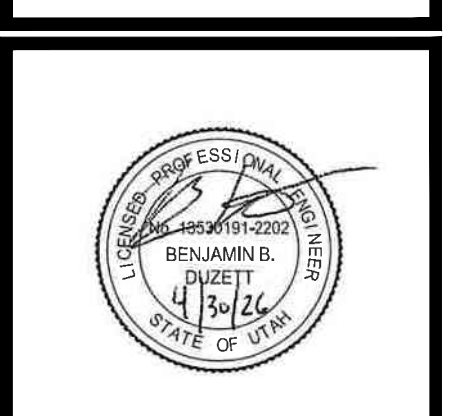
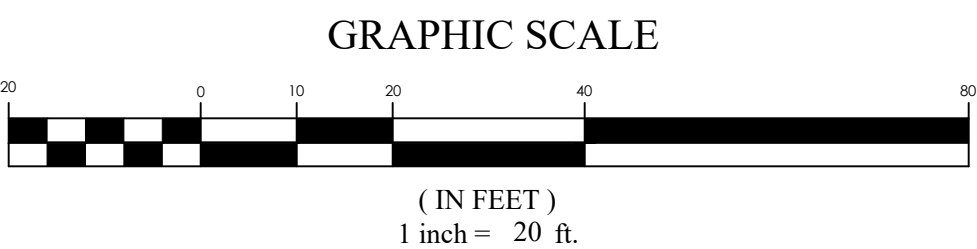


EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE OR BERM
- CUTBACK CURB
- FIBER ROLL

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN (CLASS 3 RCP)
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CUL VALVE, TEE & BEND
- SEC VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- DRAINAGE BASIN POND 1
- DRAINAGE BASIN POND 2 LINE
- DRAINAGE BASIN POND 3

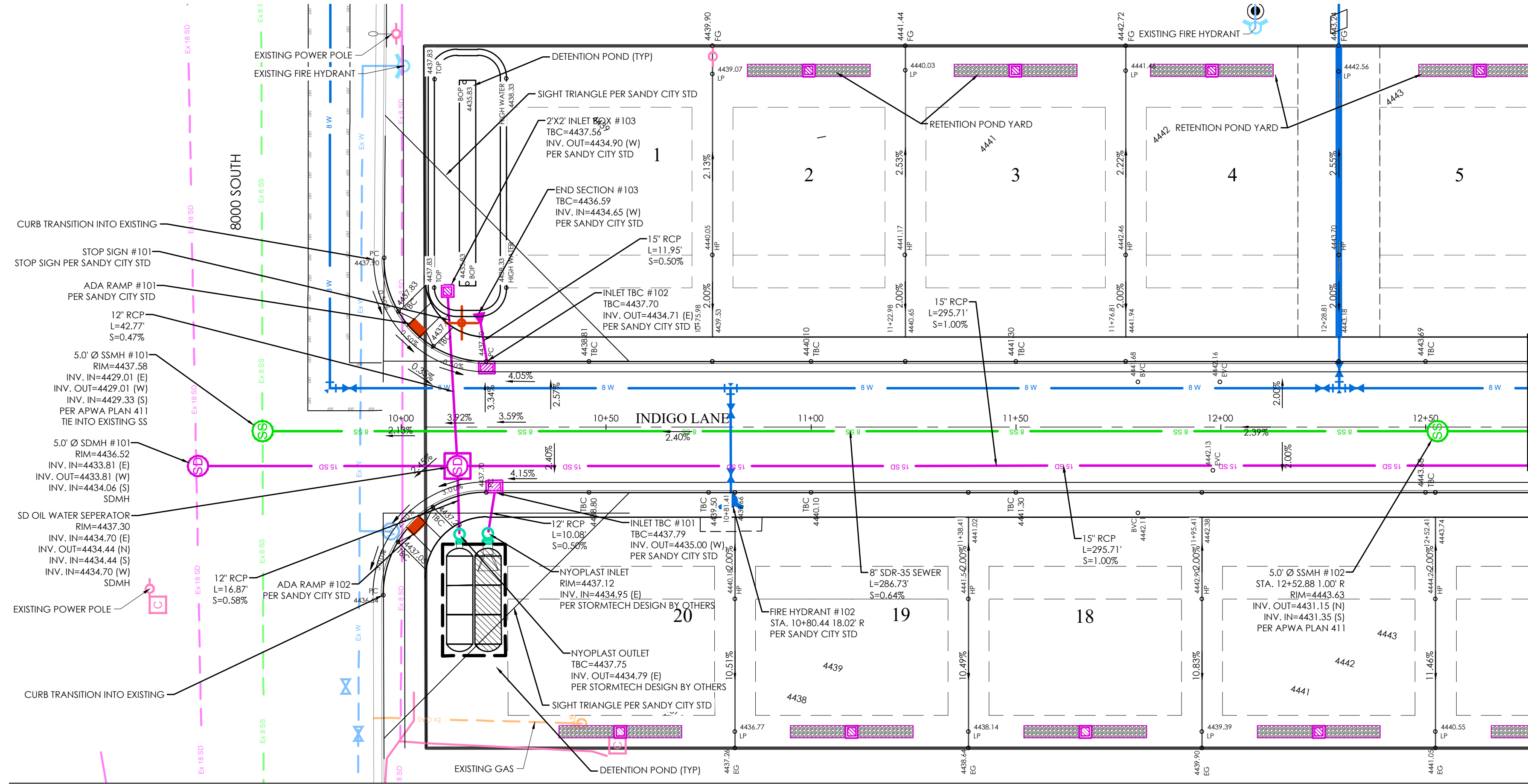


INDIGO
SANDY CITY, UT
EROSION CONTROL PLAN

REVISION BLOCK	
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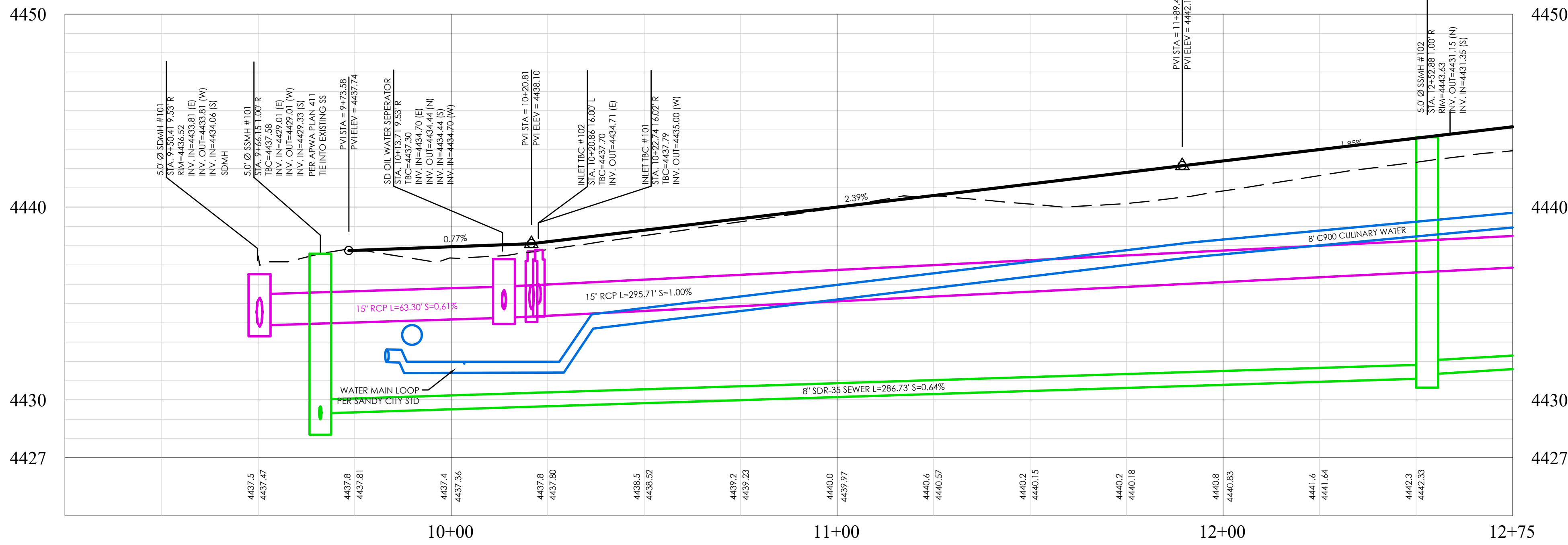
EROSION CONTROL PLAN

Scale: 1"= 20' Drawn: BH
Date: 04/30/26 Job #: 22-0026
Sheet: **C6**

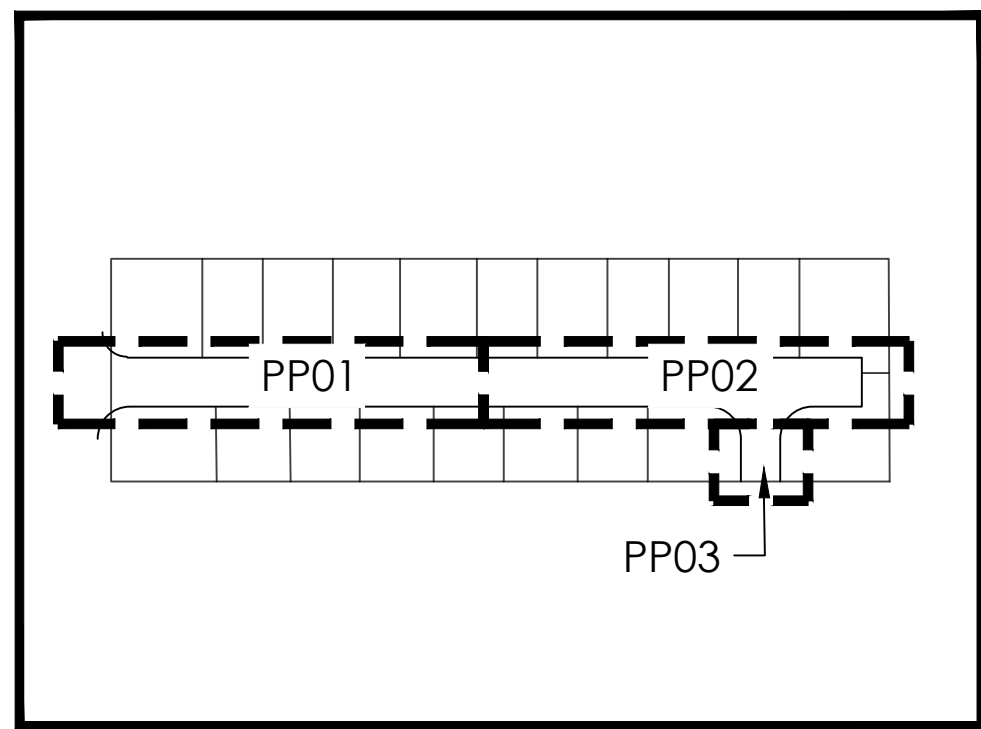


STREET A PLAN

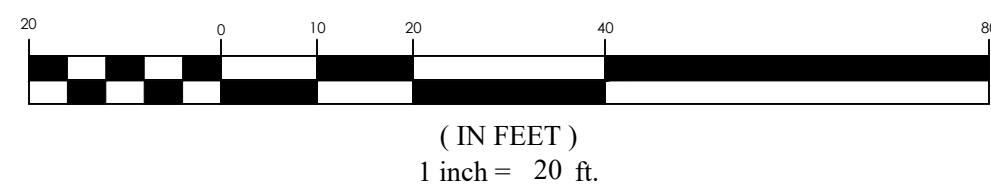
LEGEND	
	BOUNDARY
	CENTERLINE
	LOT LINE
	EASEMENT
	15" STORM DRAIN (CLASS 3 RCP)
	8" SANITARY SEWER
	8" CULINARY WATER
	8" SECONDARY WATER
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	CUL VALVE, TEE & BEND
	SEC VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
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	EXIST. FIRE HYDRANT
	SPOT ELEVATION
	DRAINAGE BASIN POND 1
	DRAINAGE BASIN POND 2 LINE
	DRAINAGE BASIN POND 3



INDIGO LANE PROFILE



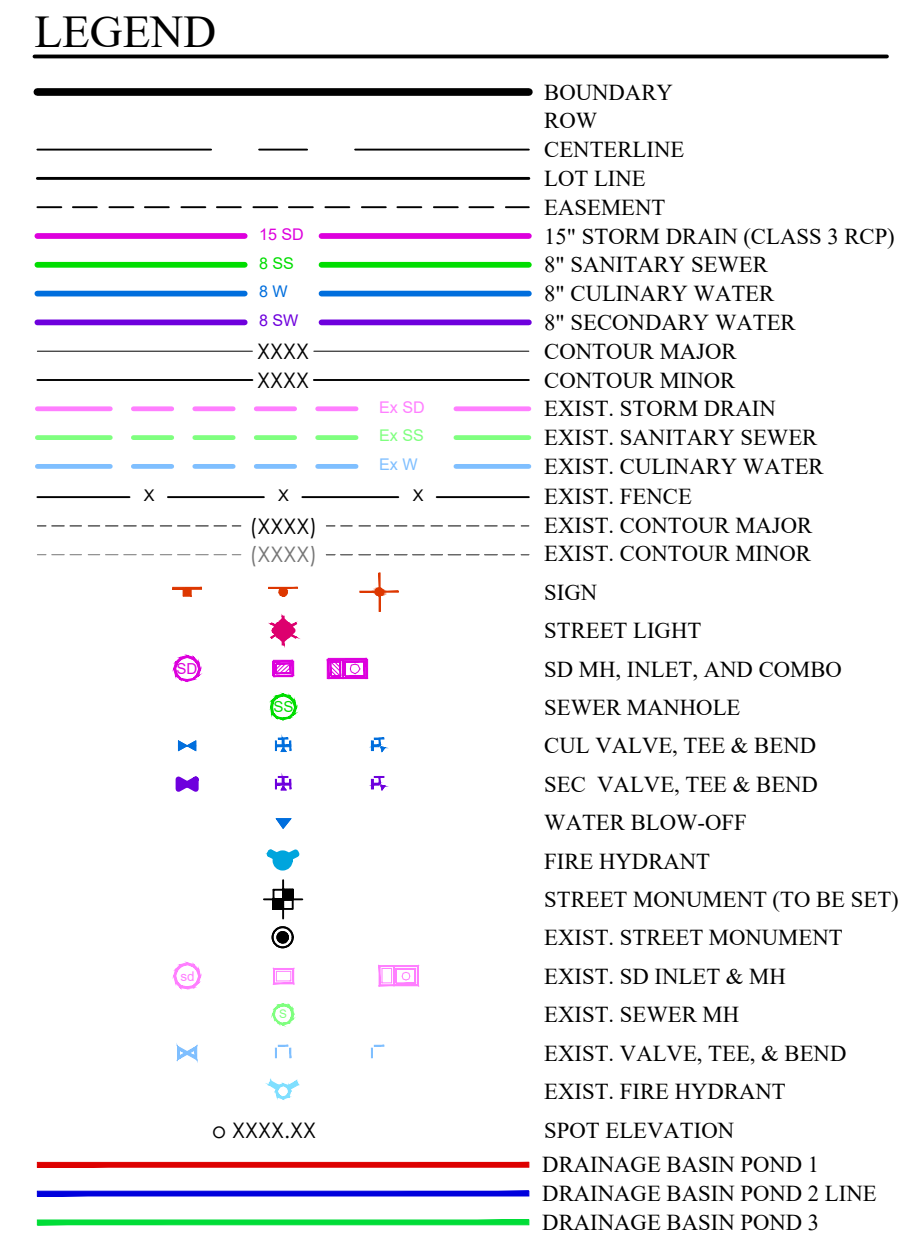
GRAPHIC SCALE



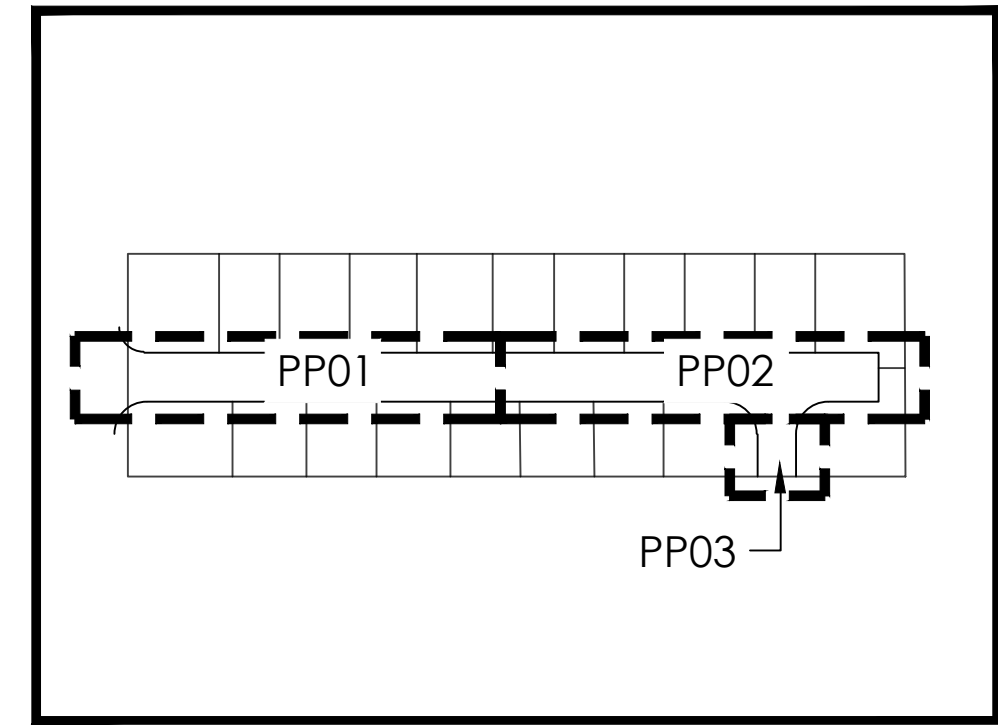
BENCHMARK
FOUND SALT LAKE COUNTY SURVEYOR'S
MONUMENT NUMBER: 2231 1001 LOCATED
AT 8000 SOUTH STATE STREET
SALT LAKE BASE AND MERIDIAN
ELEV: 4398.40
DATUM: NAVD88



REVISION BLOCK	
#	DESCRIPTION
1	
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INDIGO
SANDY CITY, UT
STREET A

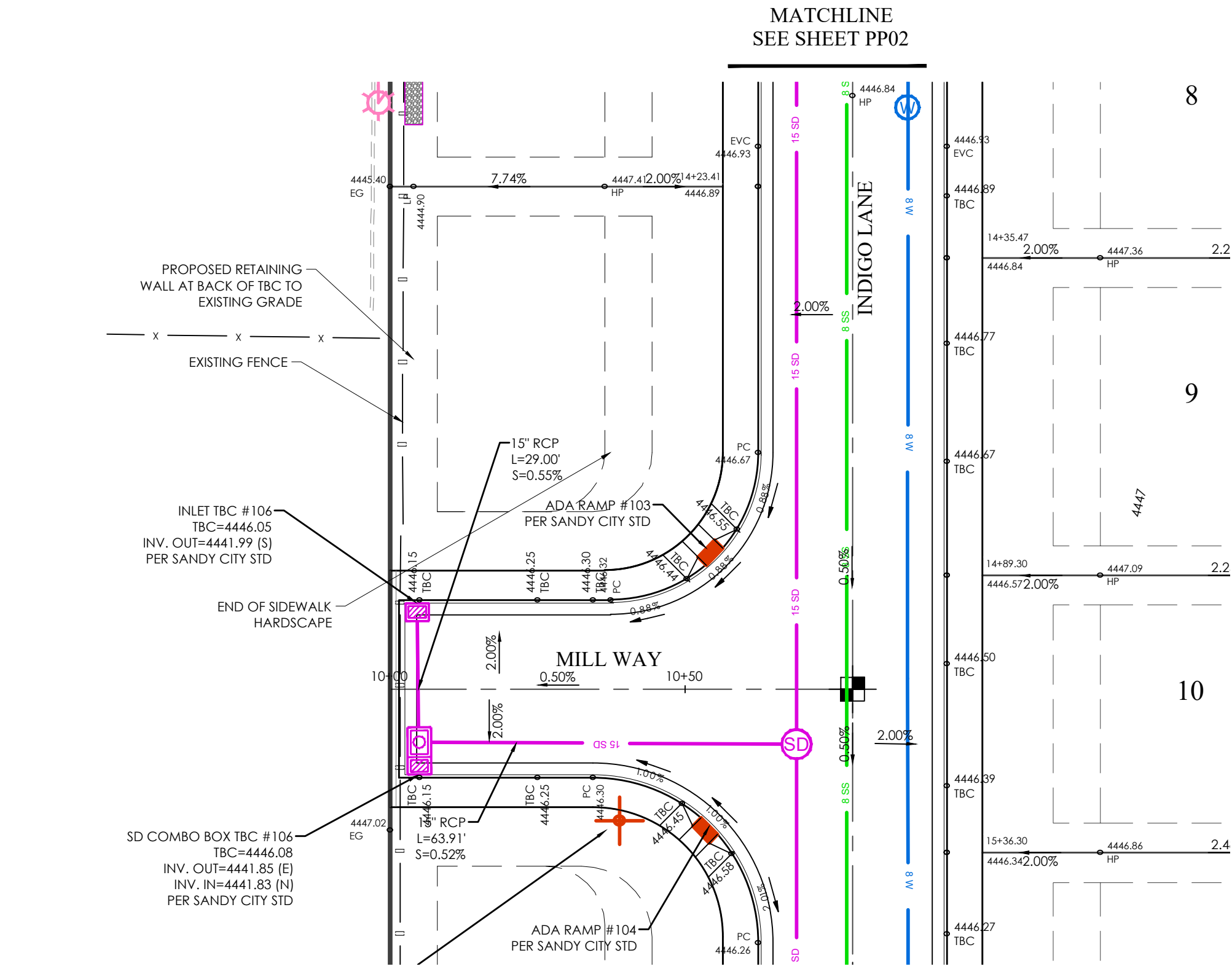
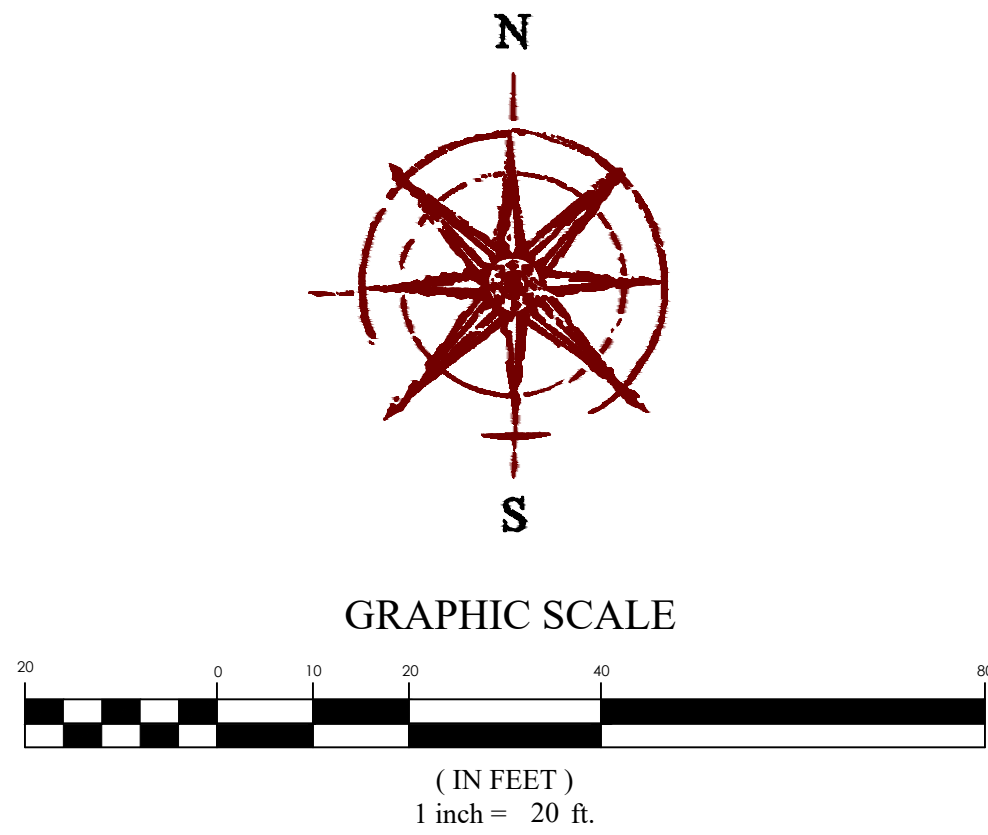


GRAPHIC SCALE

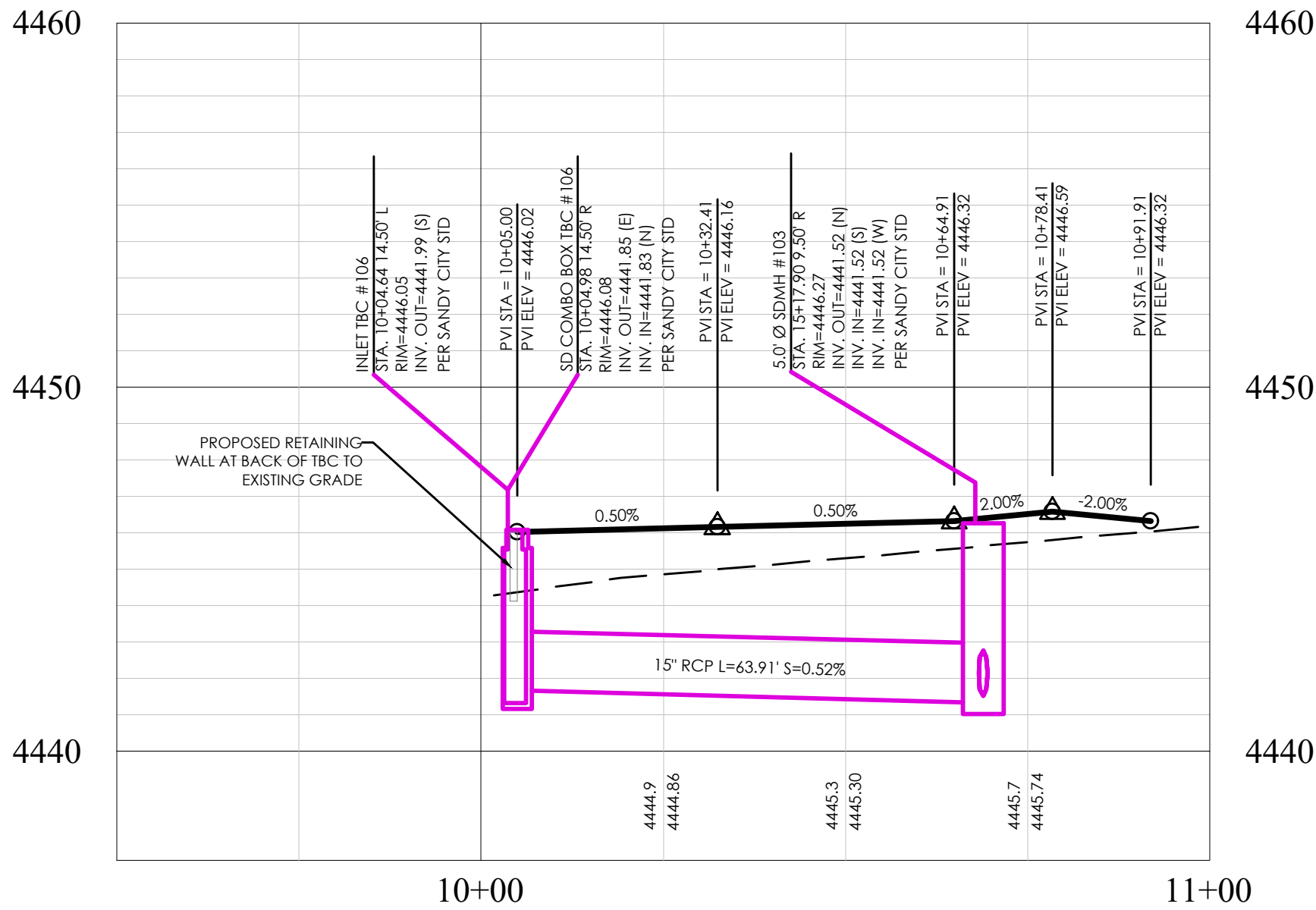
(IN FEET)
1 inch = 20 ft.



STREET A	
Scale: 1"=20'	Drawn: RWU
Date: 04/30/26	Job #: 22-0026
Sheet: PP02	

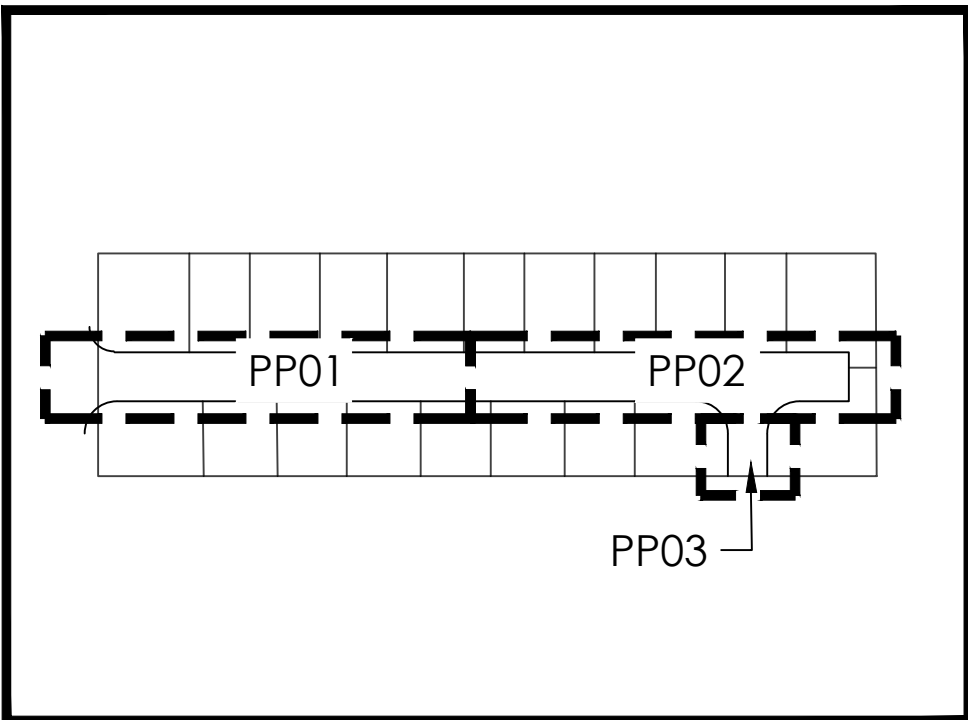


STREET B PLAN



MILL WAY PROFILE

LEGEND	
BOUNDARY	BOUNDARY
ROW	ROW
LOT LINE	LOT LINE
EASEMENT	EASEMENT
15' SD	15' STORM DRAIN (CLASS 3 RCP)
8" SS	8" SANITARY SEWER
8" W	8" CULINARY WATER
8" SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
Ex SW	EXIST. SECONDARY WATER
X	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
SIGN	SIGN
STREET LIGHT	STREET LIGHT
SD MH, INLET, AND COMBO	SD MH, INLET, AND COMBO
SEWER MANHOLE	SEWER MANHOLE
CUL VALVE, TEE & BEND	CUL VALVE, TEE & BEND
SEC VALVE, TEE & BEND	SEC VALVE, TEE & BEND
WATER BLOW-OFF	WATER BLOW-OFF
FIRE HYDRANT	FIRE HYDRANT
STREET MONUMENT (TO BE SET)	STREET MONUMENT (TO BE SET)
EXIST. STREET MONUMENT	EXIST. STREET MONUMENT
EXIST. SD INLET & MH	EXIST. SD INLET & MH
EXIST. SEWER MH	EXIST. SEWER MH
EXIST. VALVE, TEE, & BEND	EXIST. VALVE, TEE, & BEND
EXIST. FIRE HYDRANT	EXIST. FIRE HYDRANT
SPOT ELEVATION	SPOT ELEVATION
DRAINAGE BASIN POND 1	DRAINAGE BASIN POND 1
DRAINAGE BASIN POND 2 LINE	DRAINAGE BASIN POND 2 LINE
DRAINAGE BASIN POND 3	DRAINAGE BASIN POND 3



KEY MAP
N.T.S



INDIGO
SANDY CITY, UT
STREET B

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

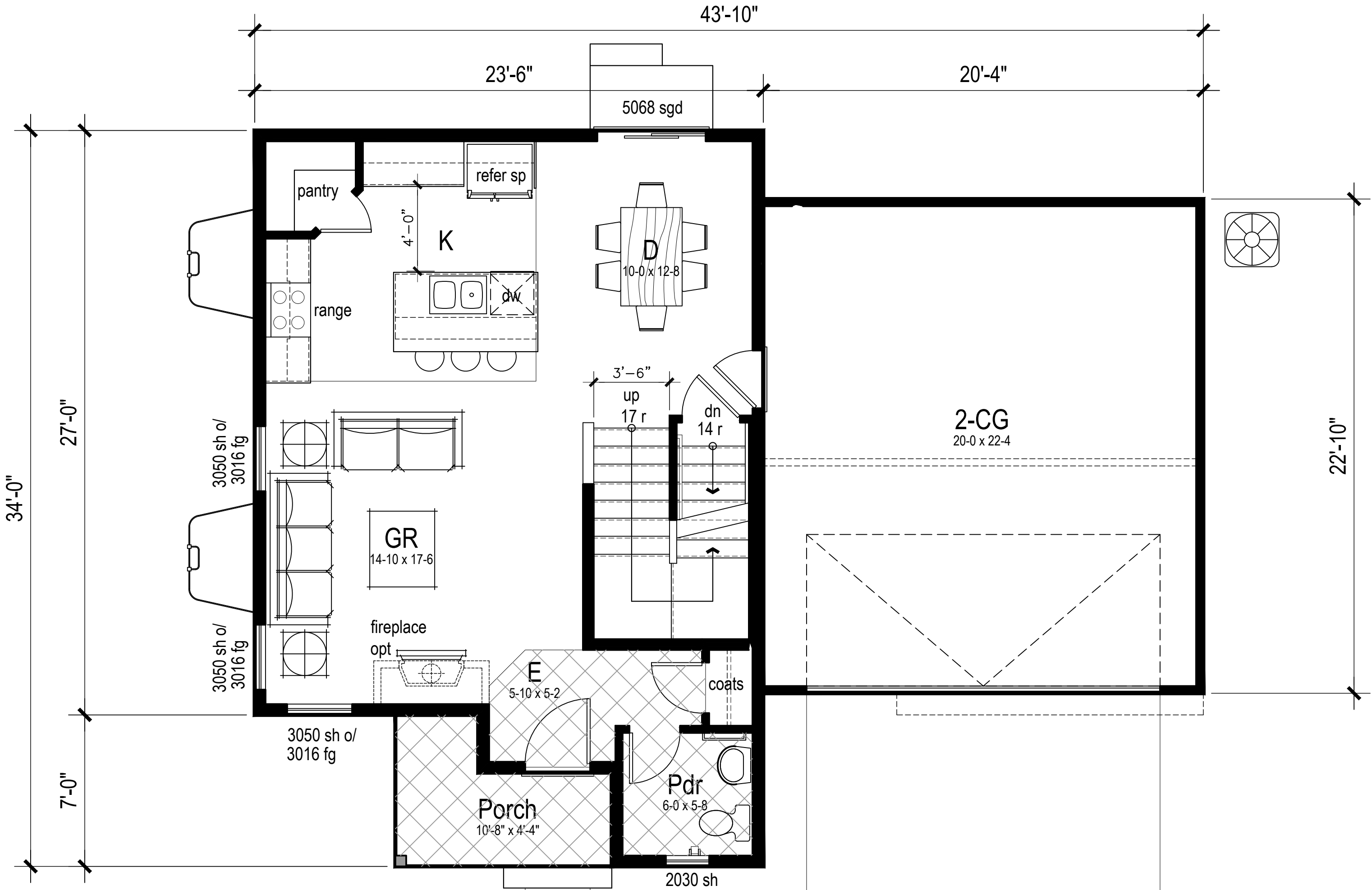
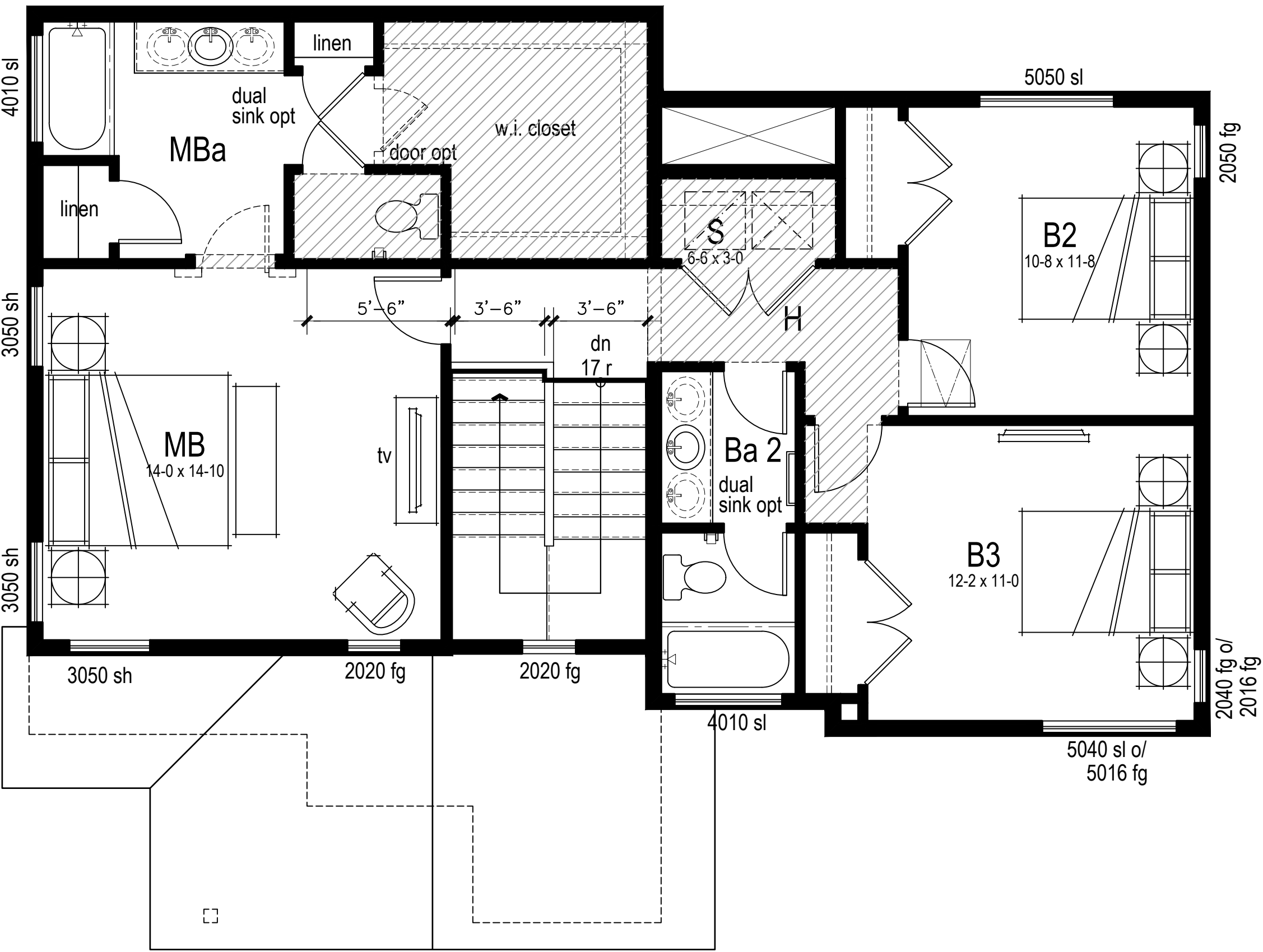
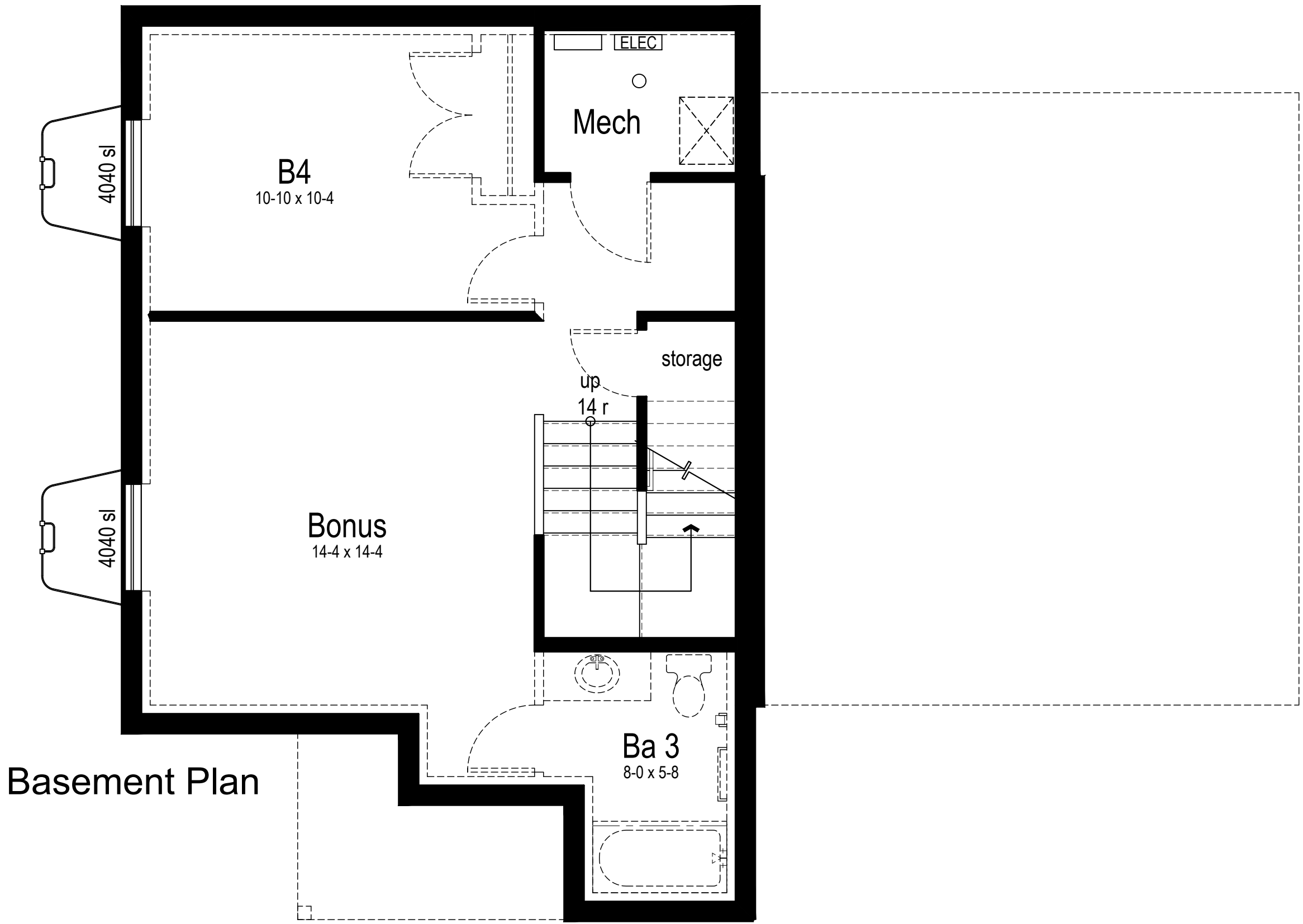
STREET B

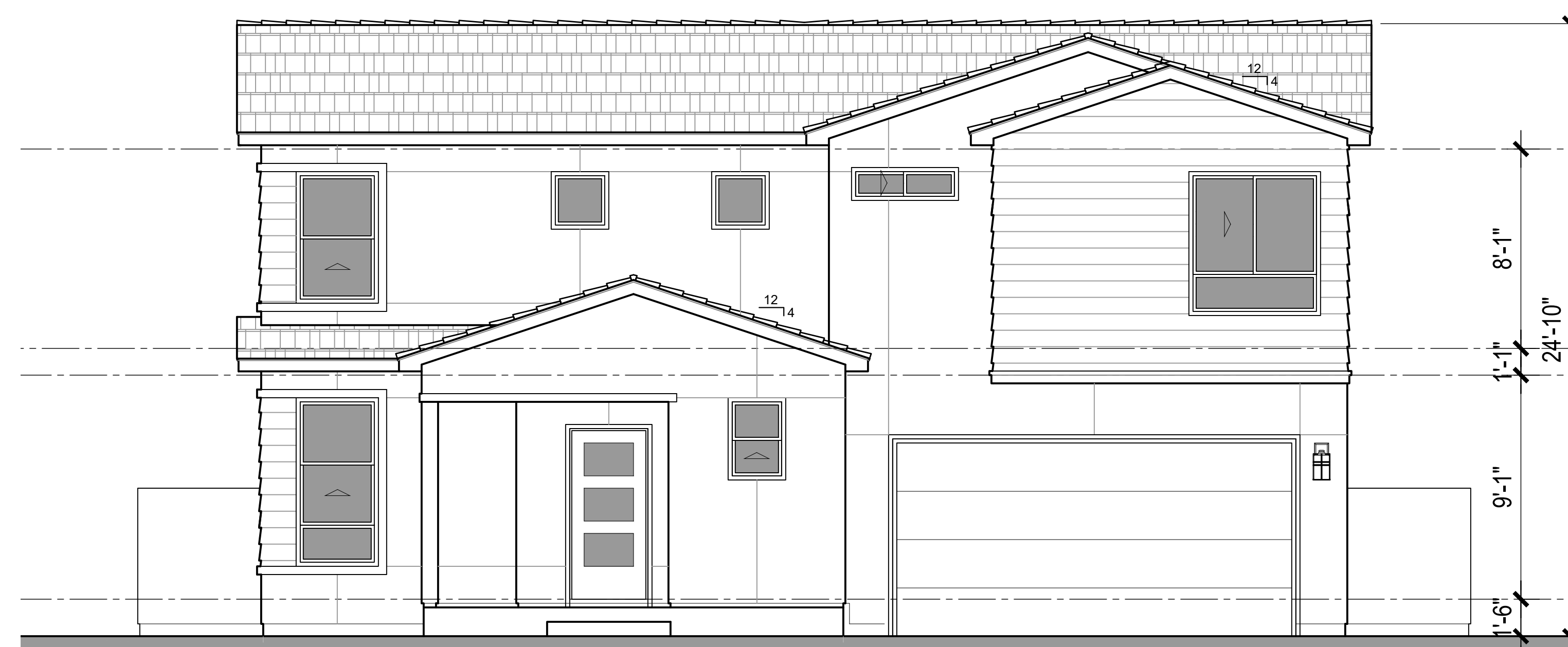
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Date: 04/30/26	Job #: 22-0026
Sheet:	

PP03

SQUARE FOOTAGE

First Floor	700 SQ. FT.
Second Floor	968 SQ. FT.
Total Livable	1668 SQ. FT.
Garage	464 SQ. FT.
Porch	54 SQ. FT.
Basement	708 SQ. FT.





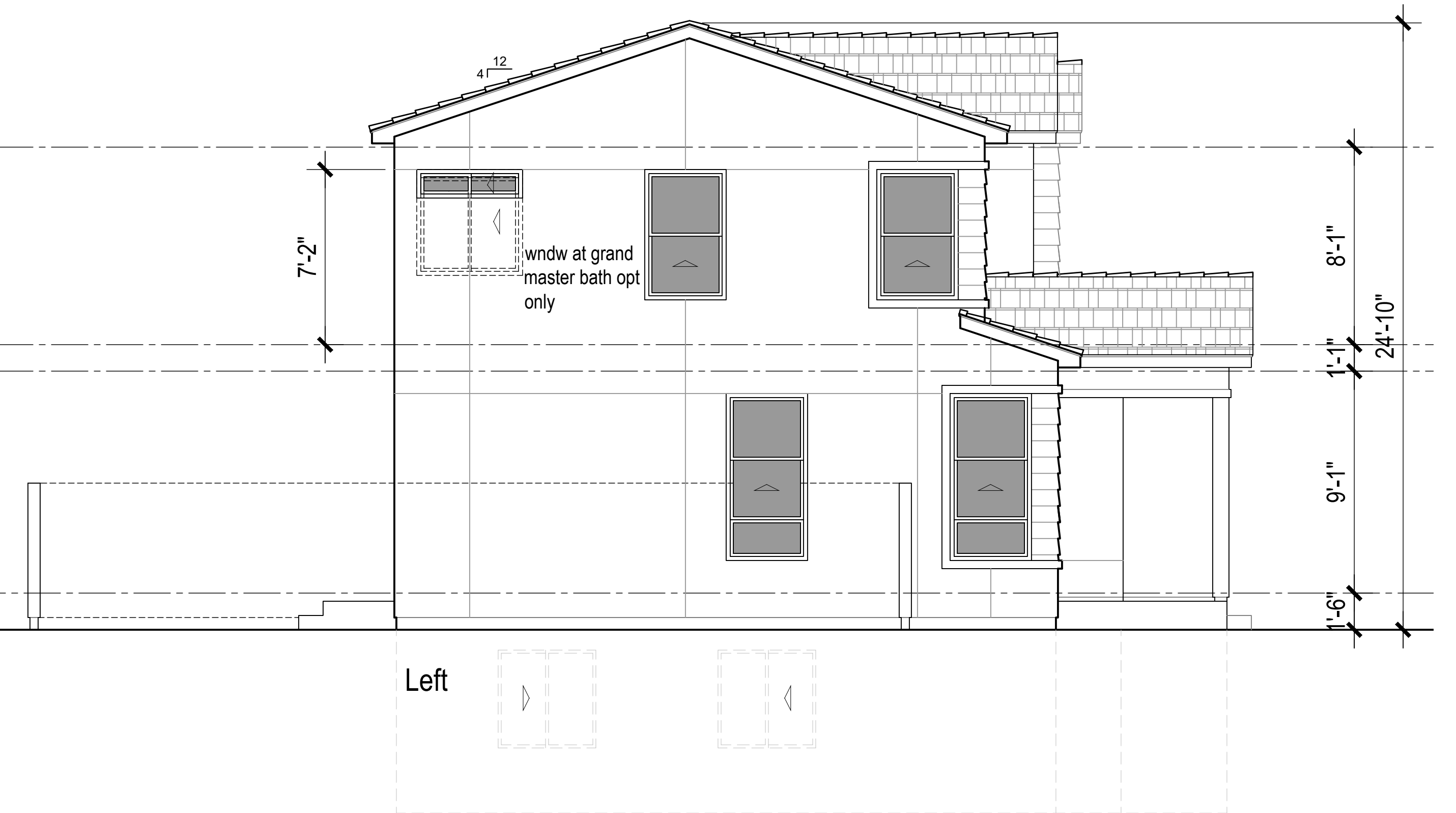
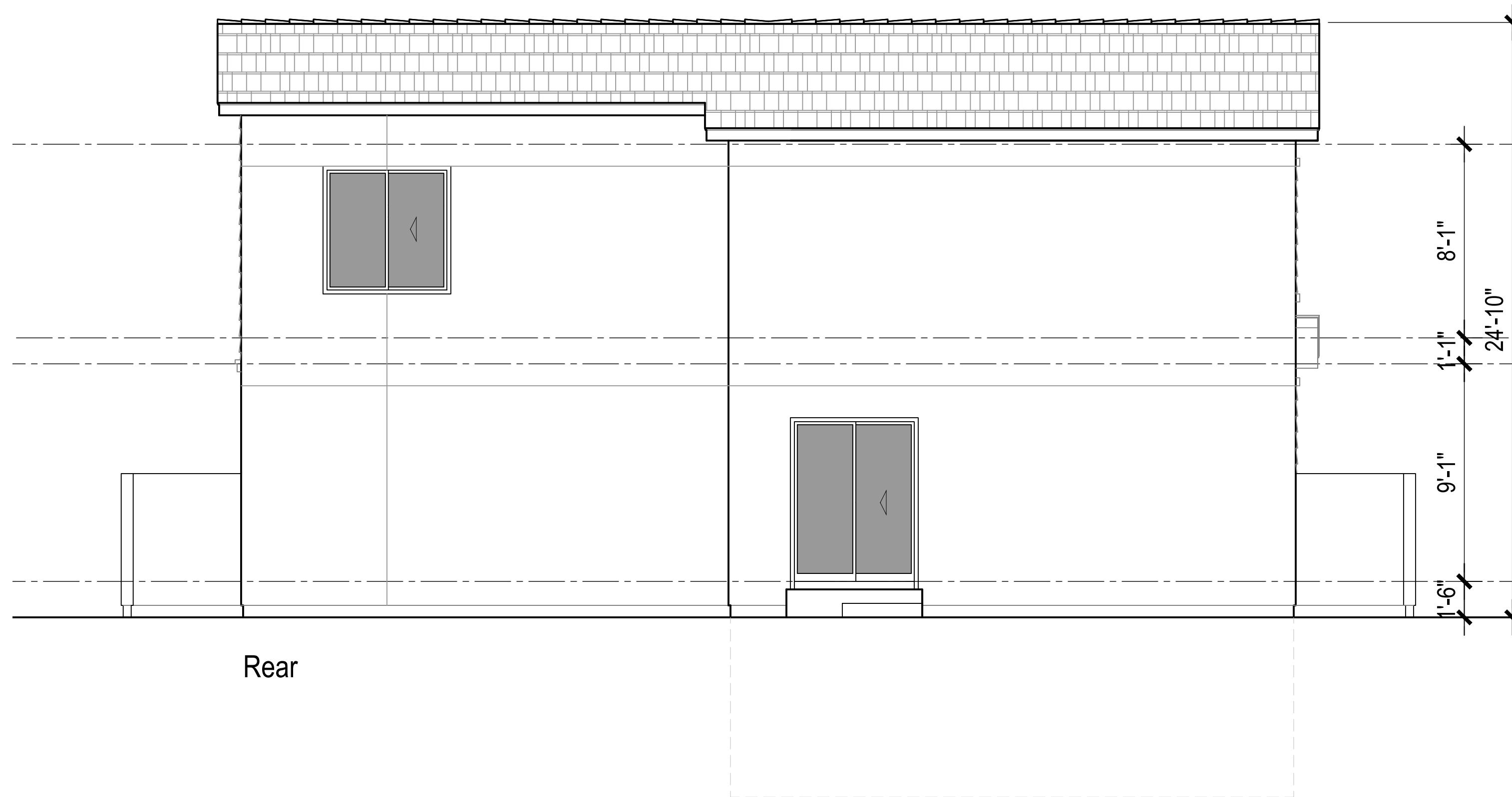
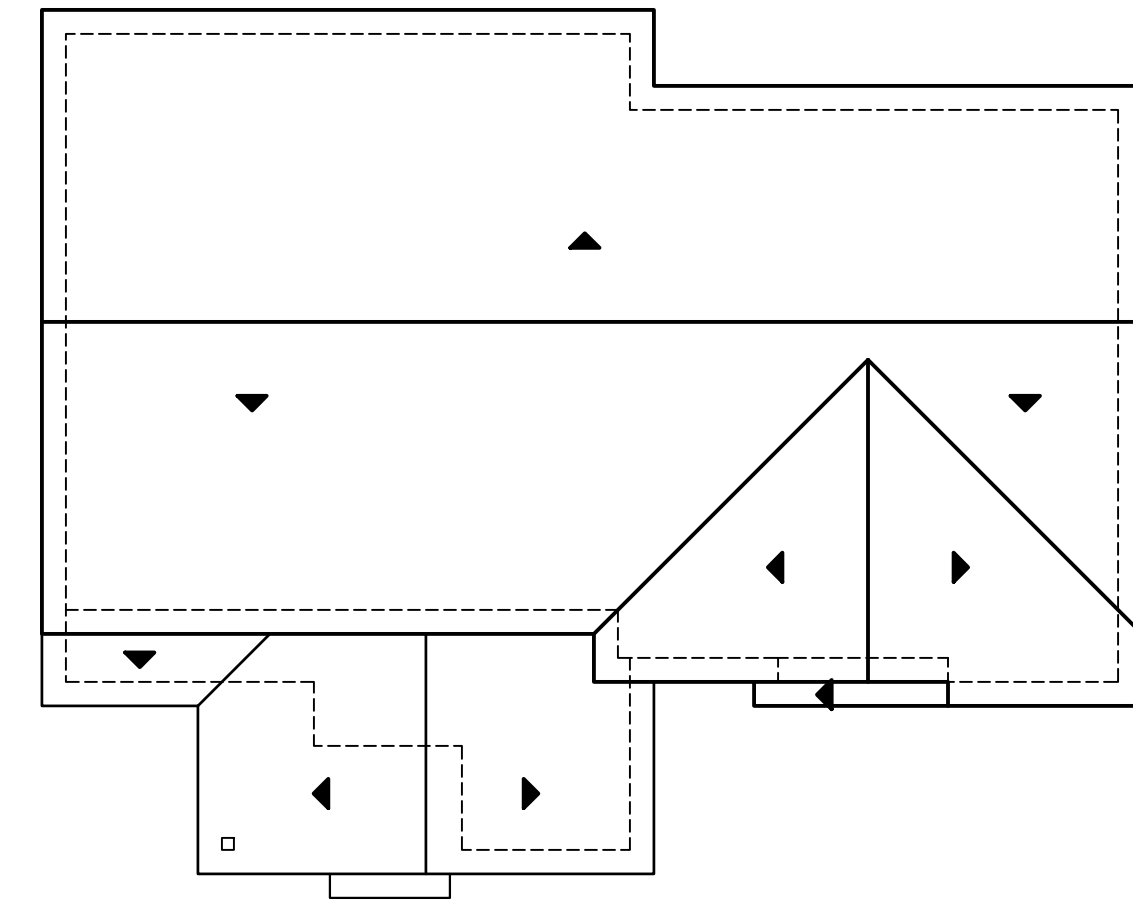
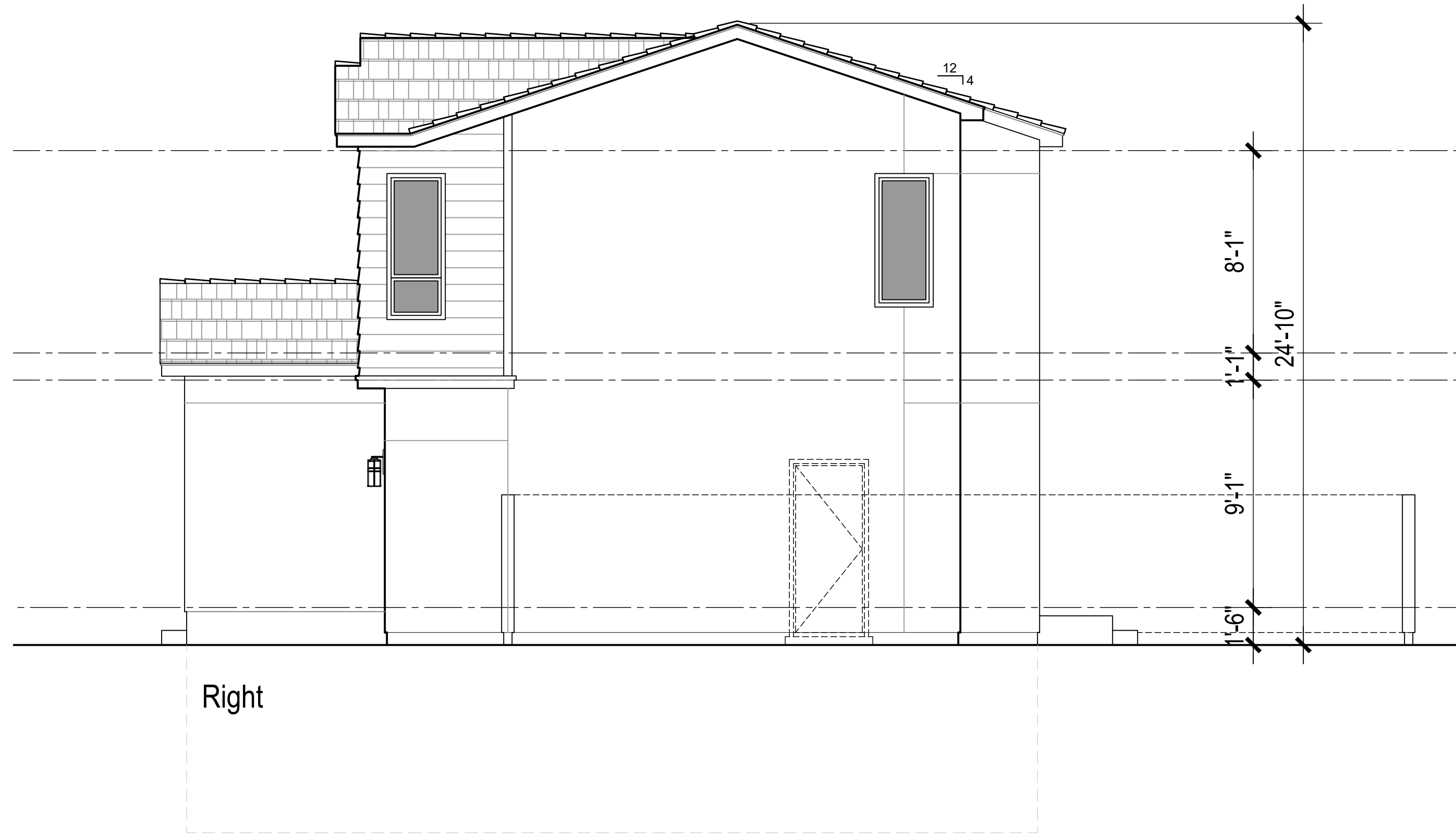
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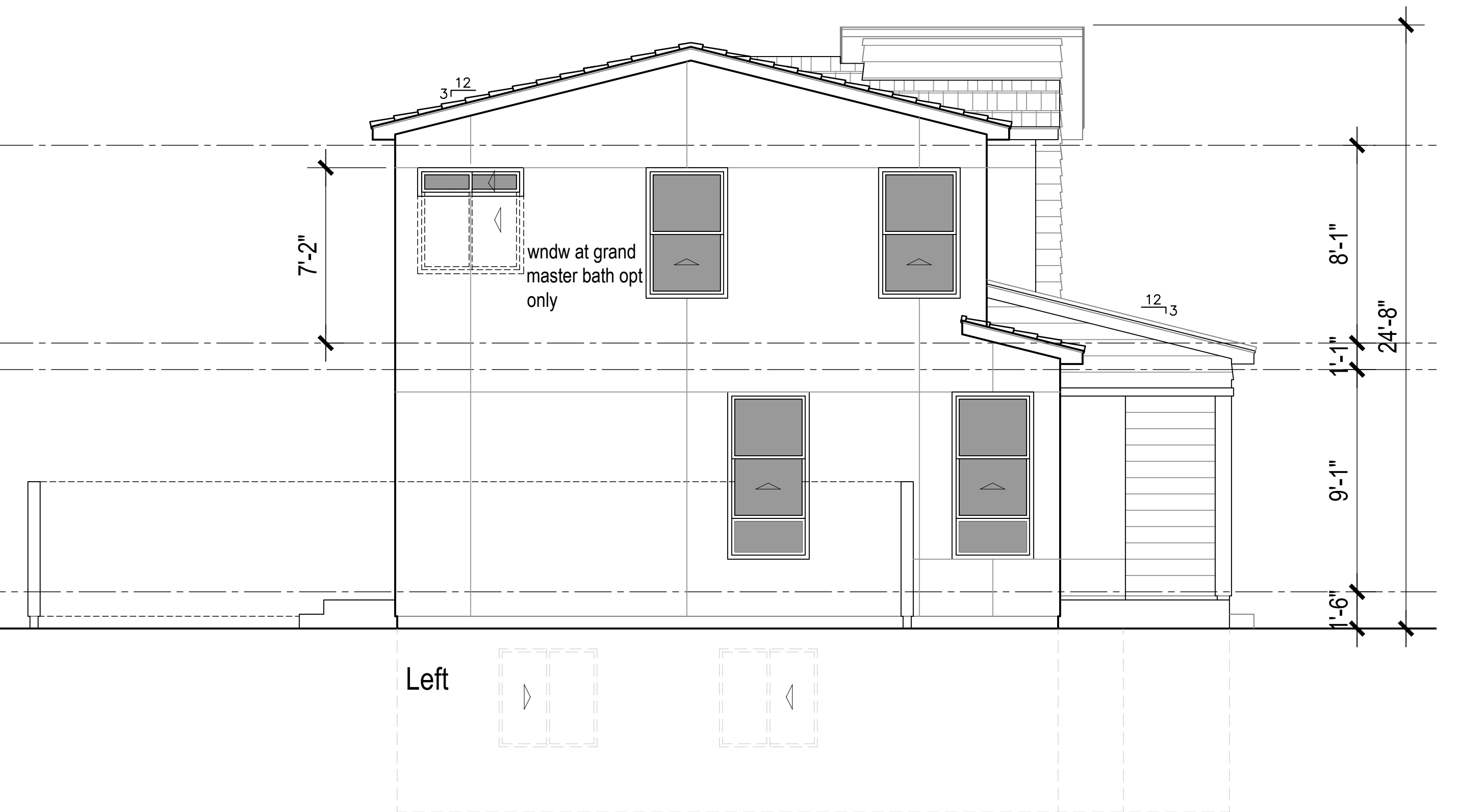
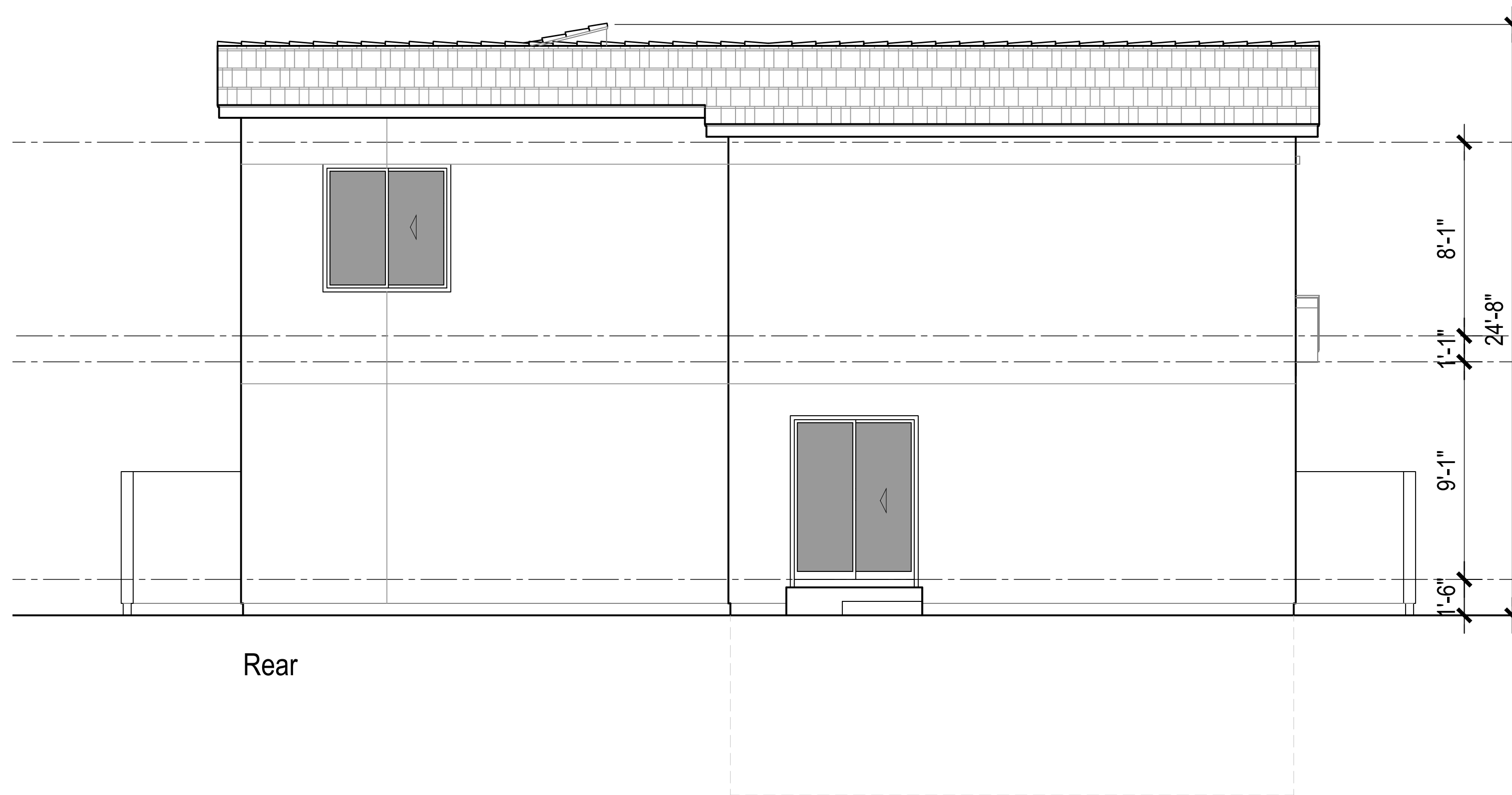
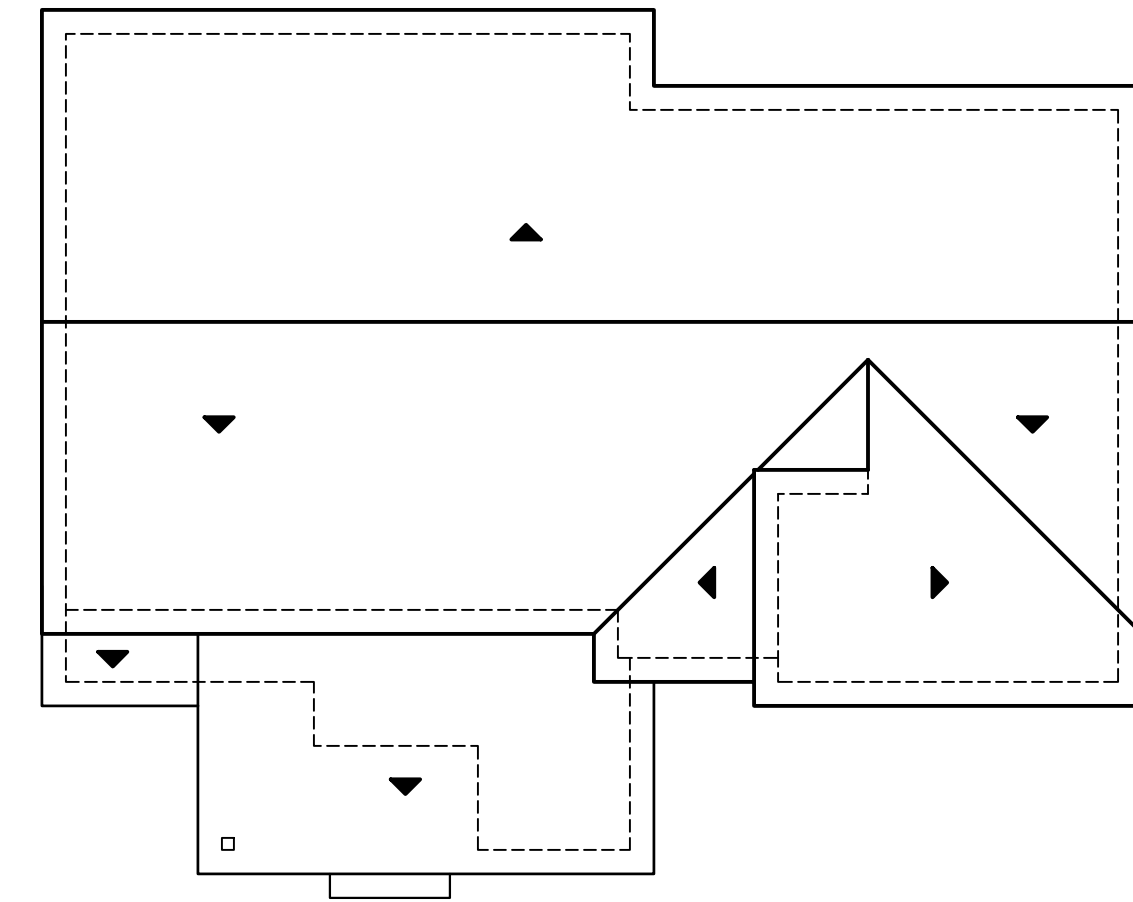
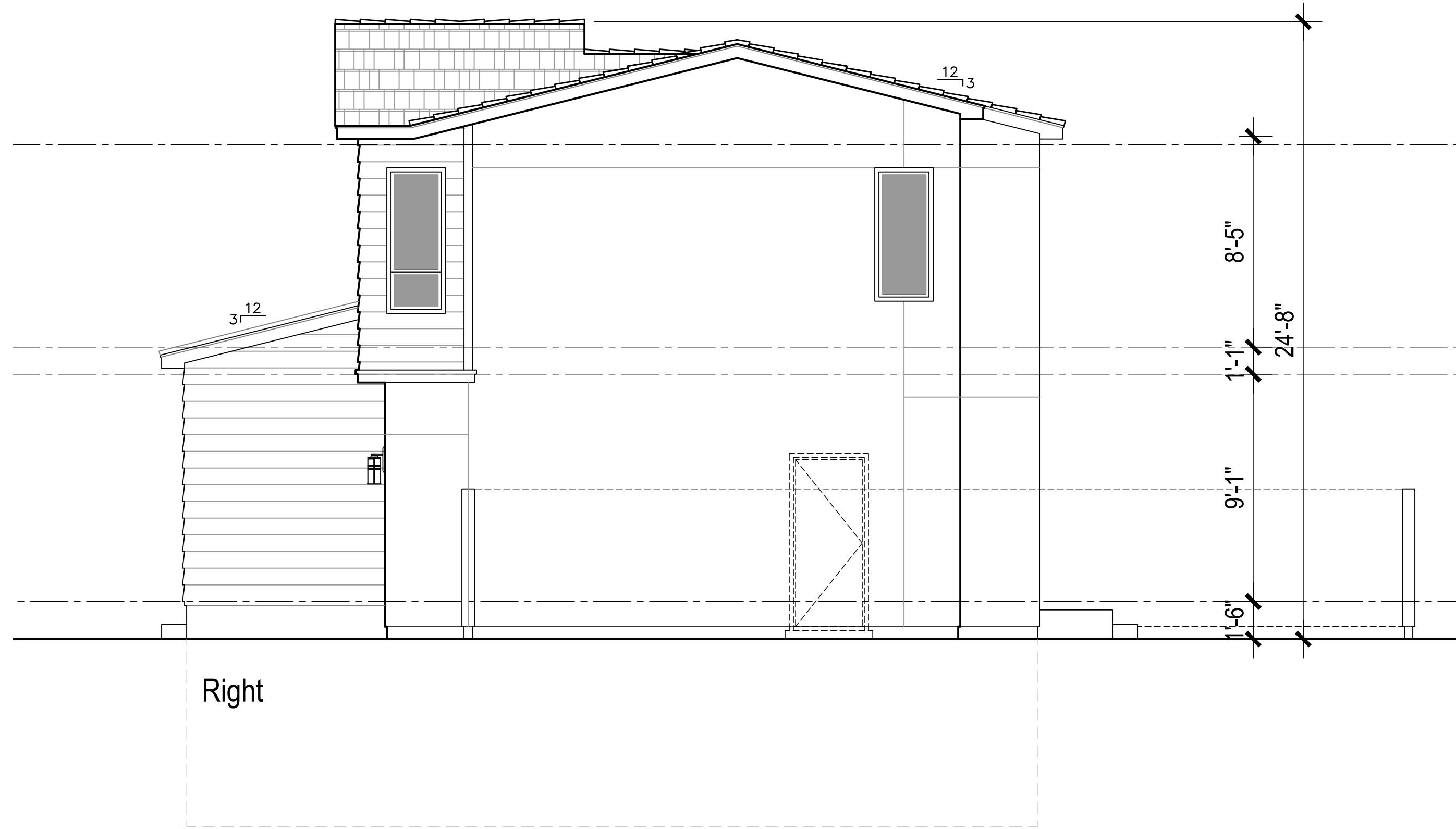


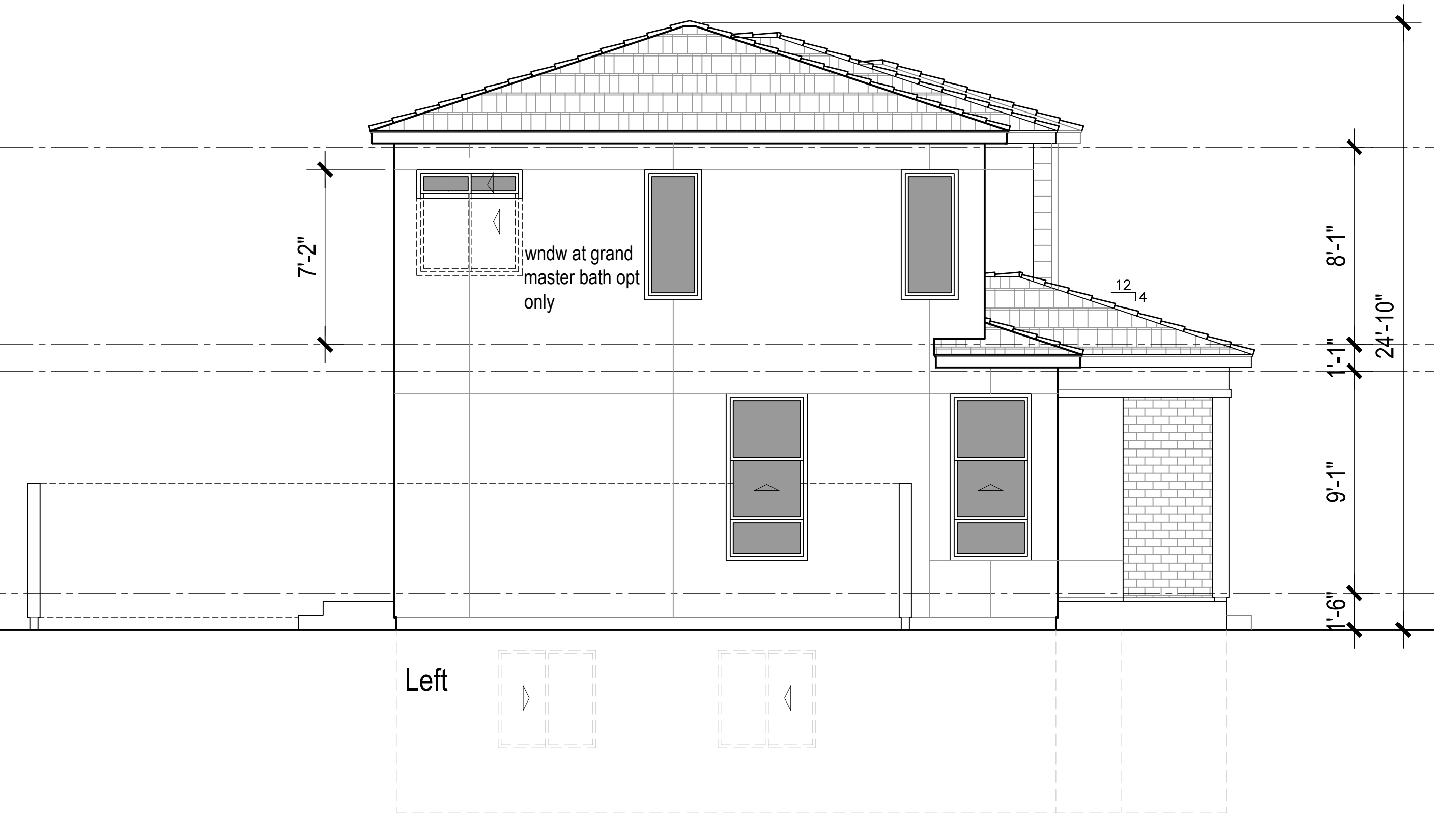
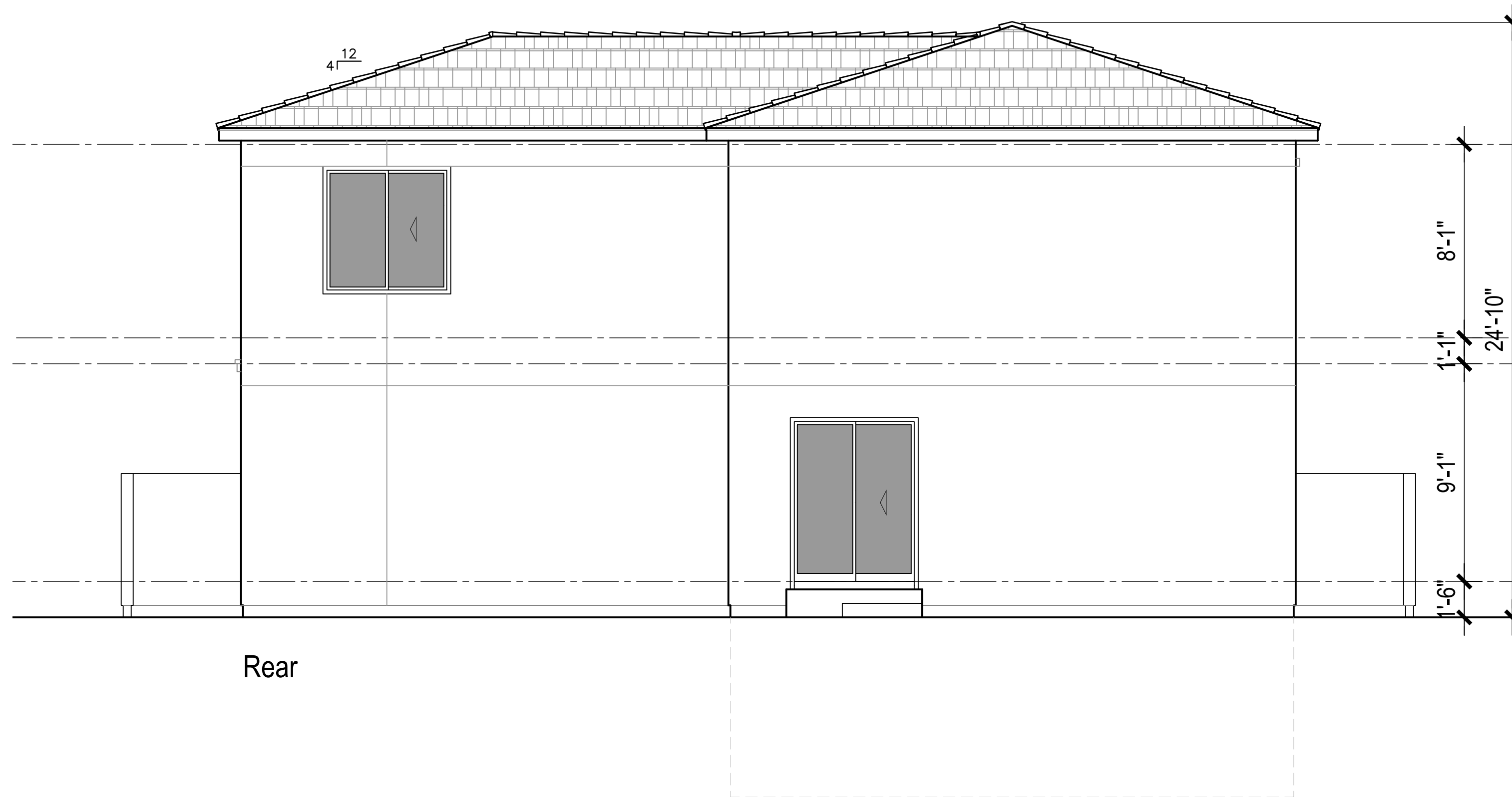
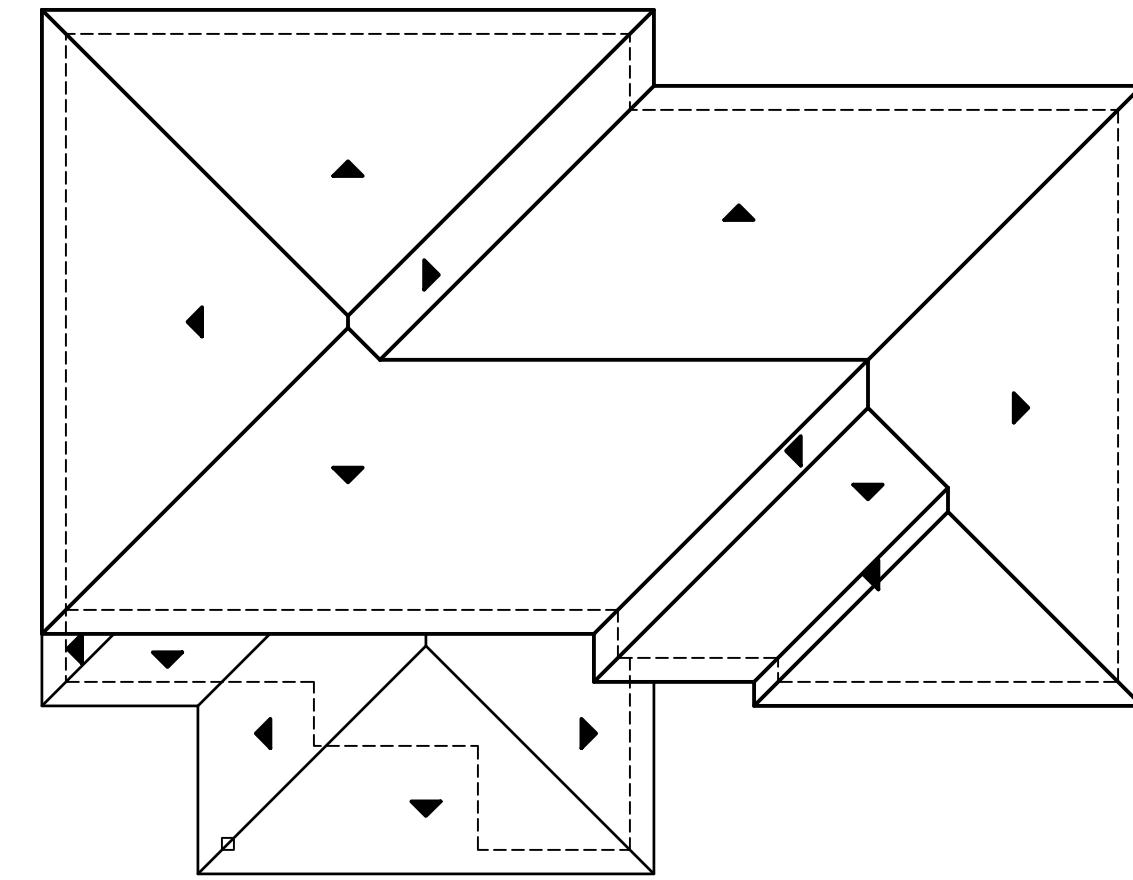
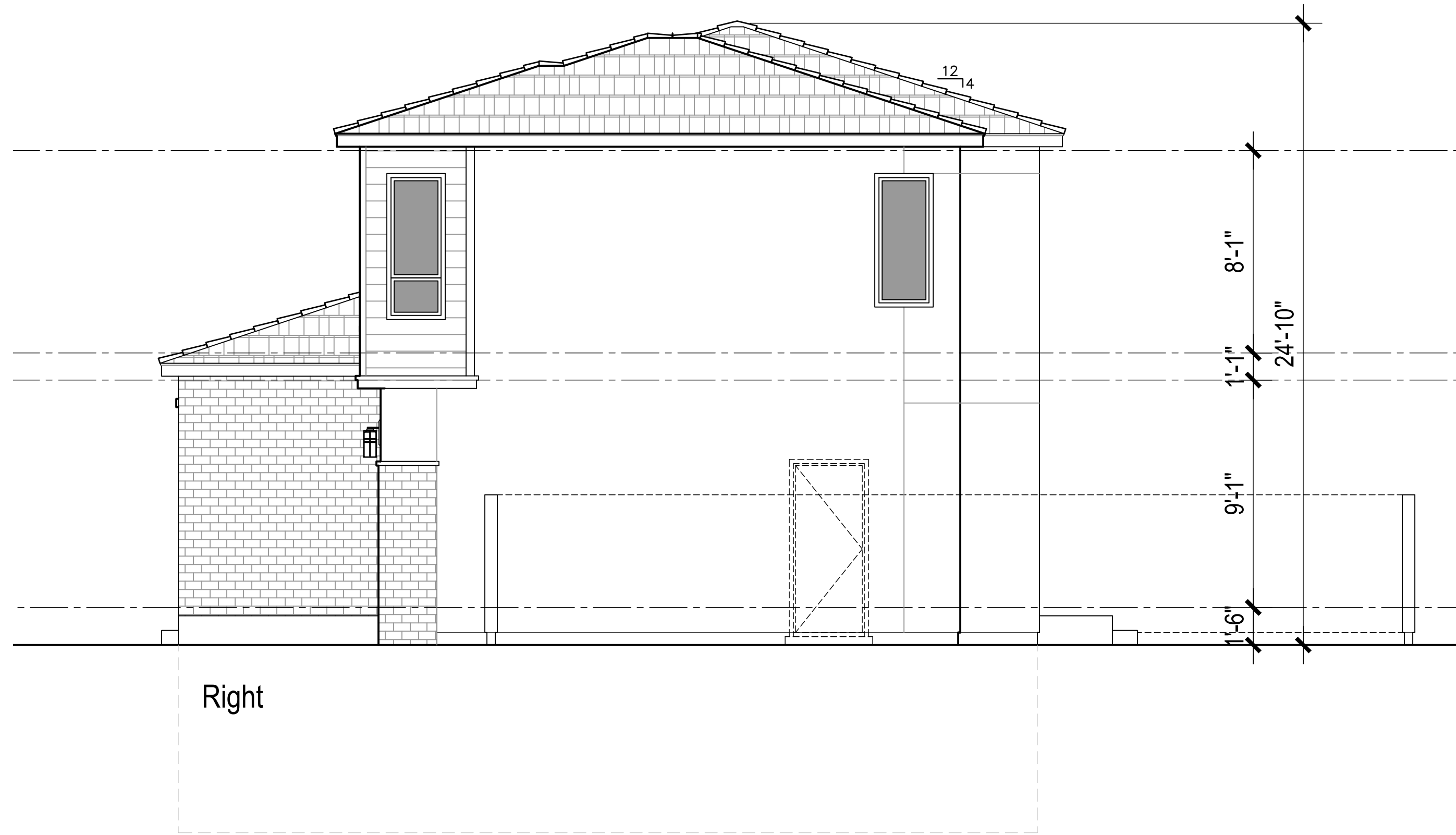
BRAUN - STYLE 'B'



BRAUN - STYLE 'C'

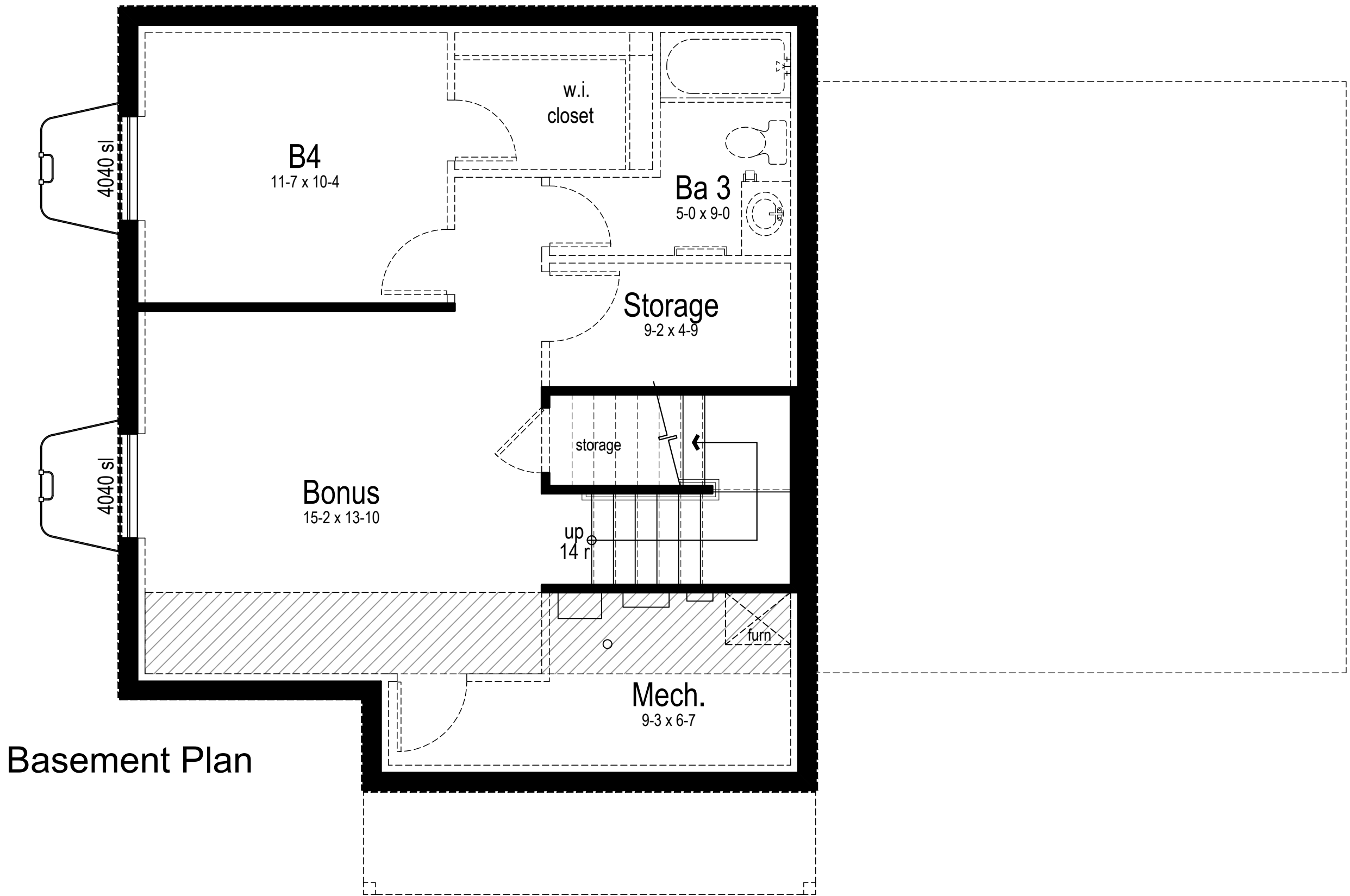




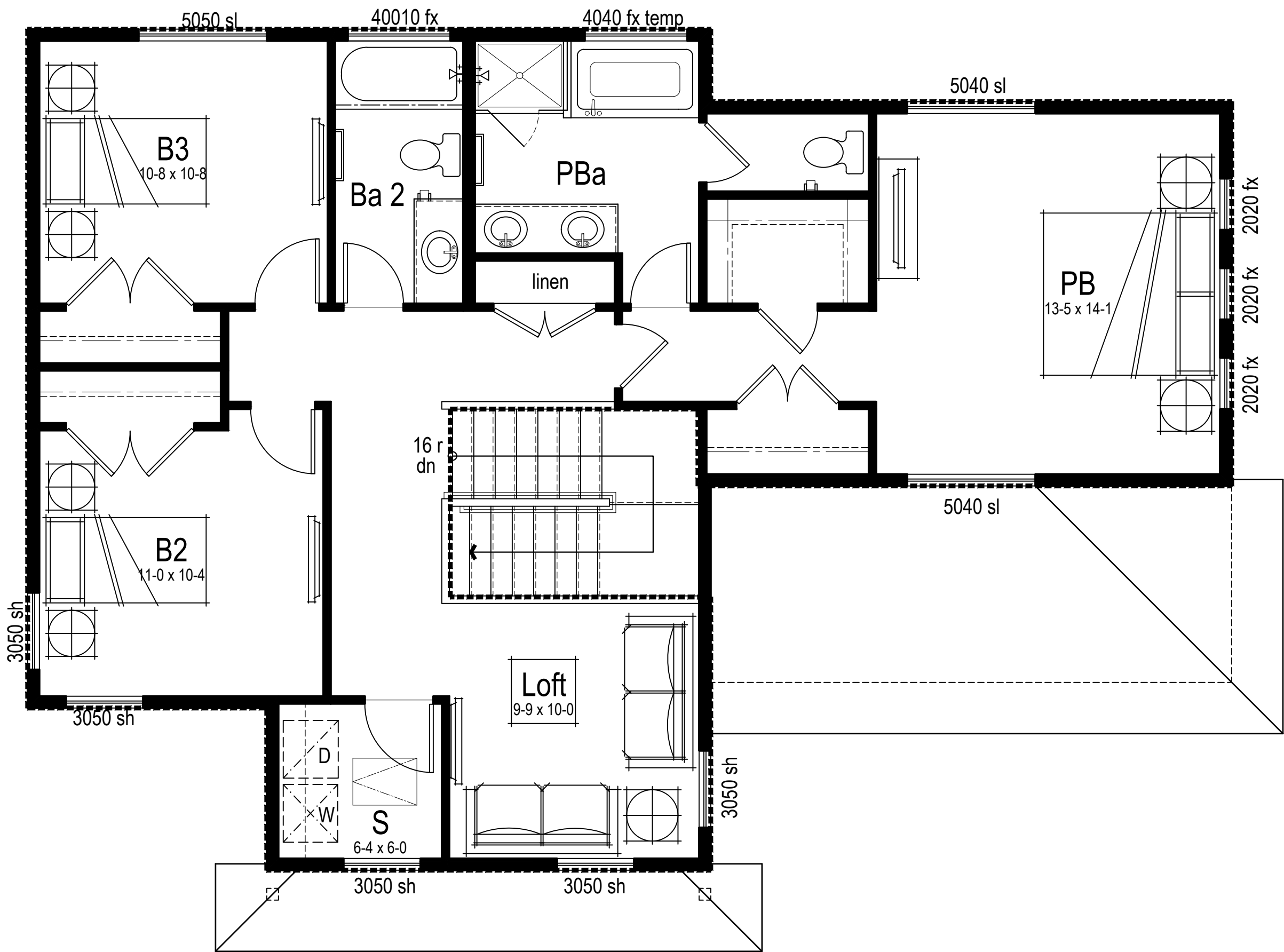


SQUARE FOOTAGE

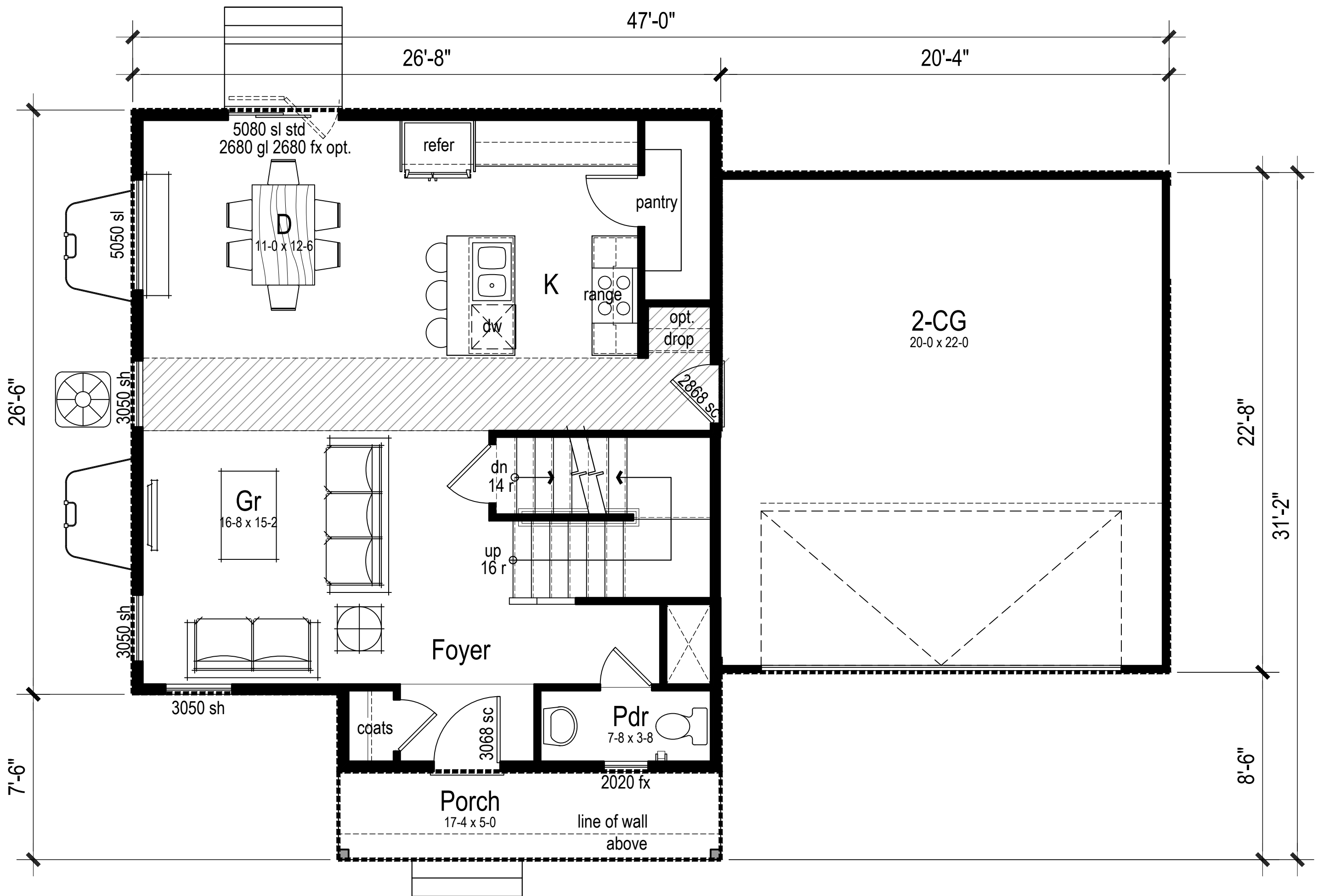
First Floor	767 SQ. FT.
Second Floor	1048 SQ. FT.
Total Livable	1851 SQ. FT.
Garage	461 SQ. FT.
Porch	69 SQ. FT.
Basement	767 SQ. FT.



Basement Plan



Second Floor Plan



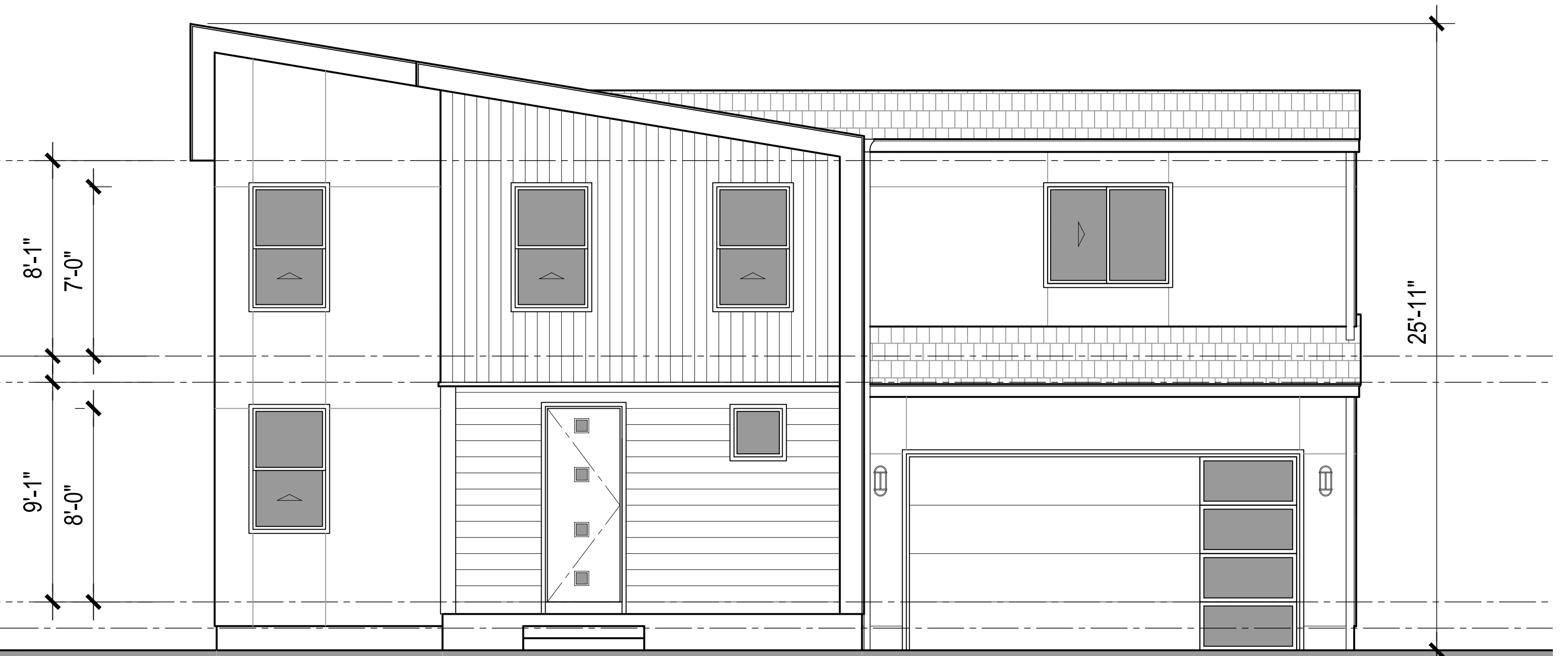
First Floor Plan



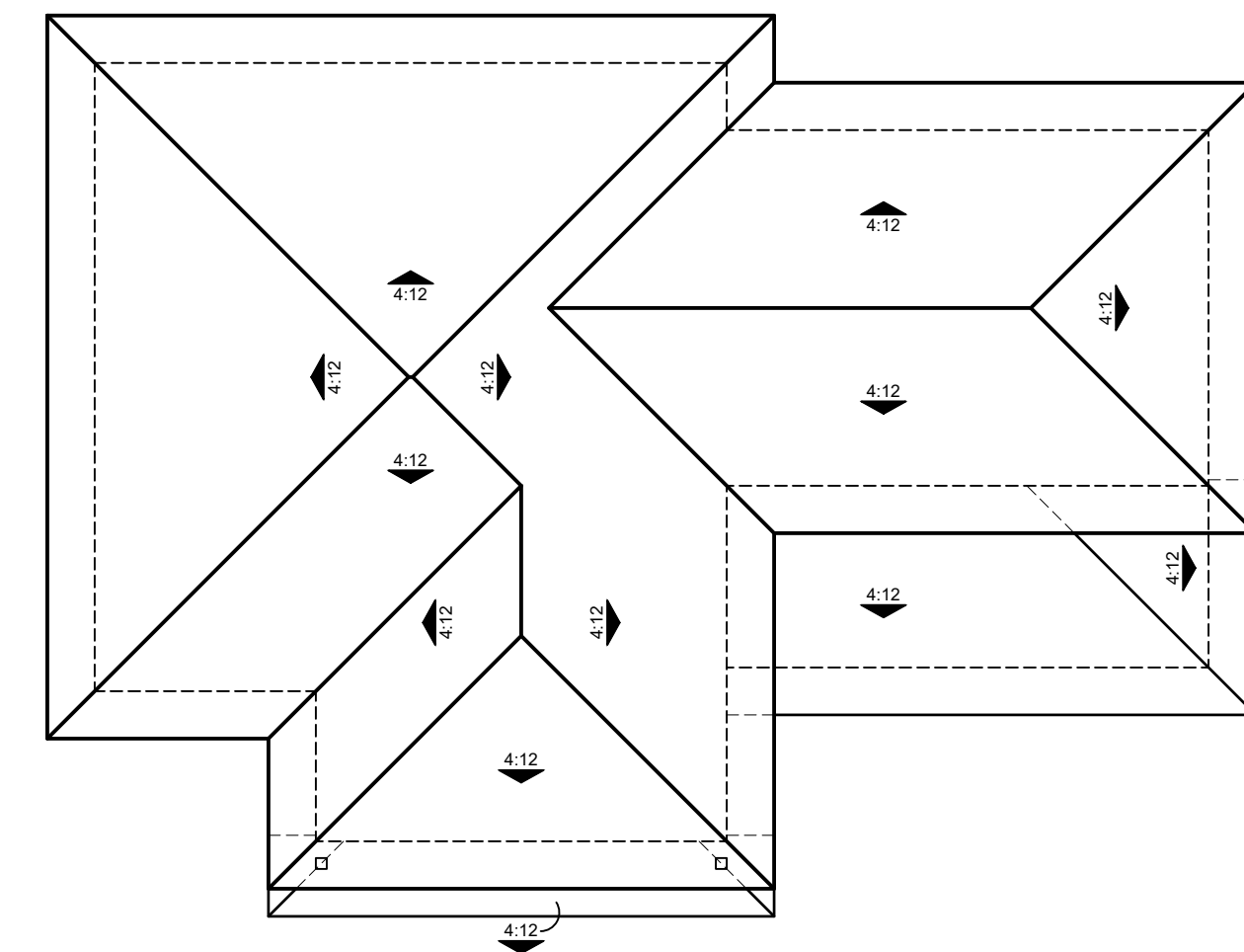
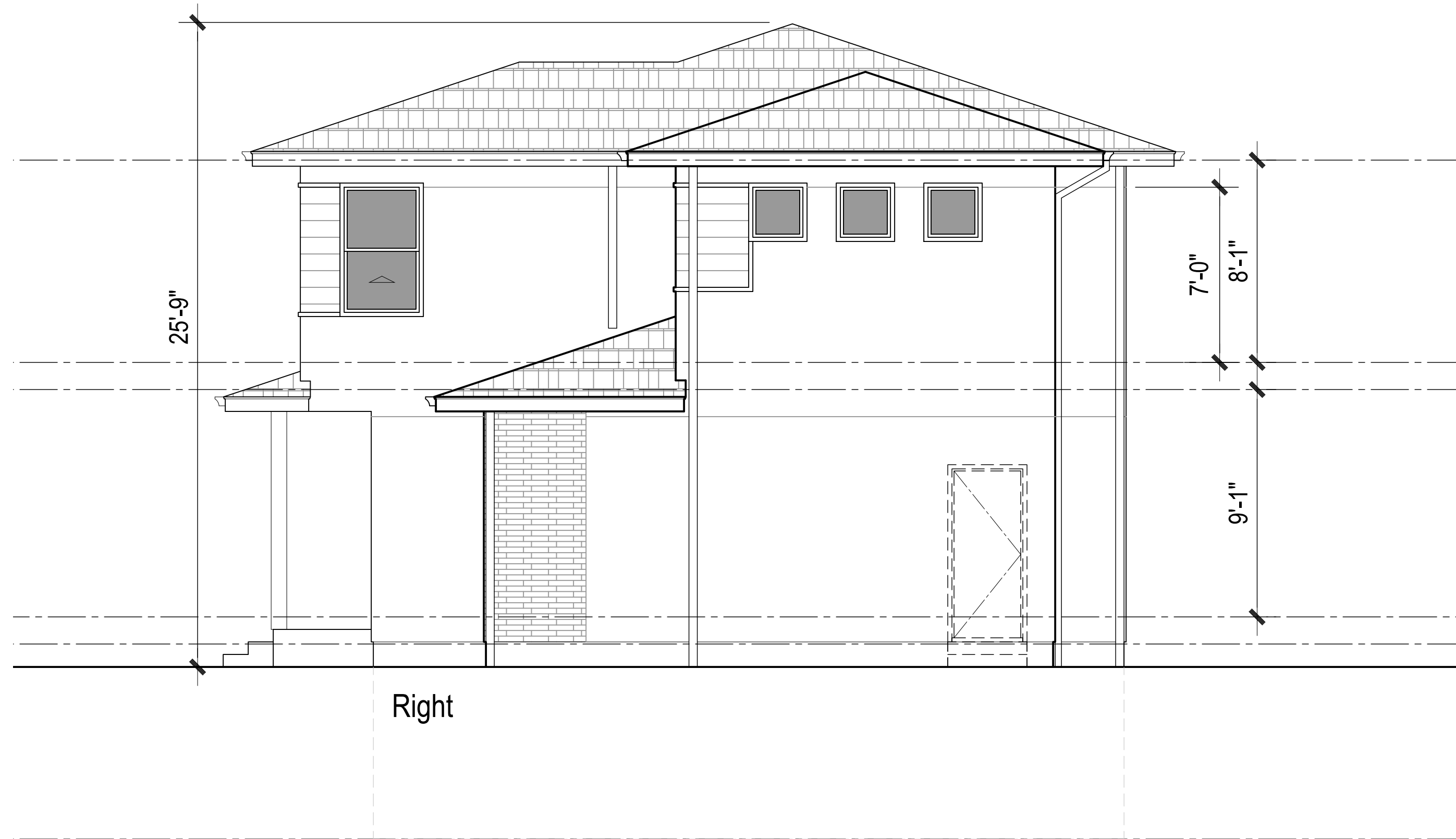
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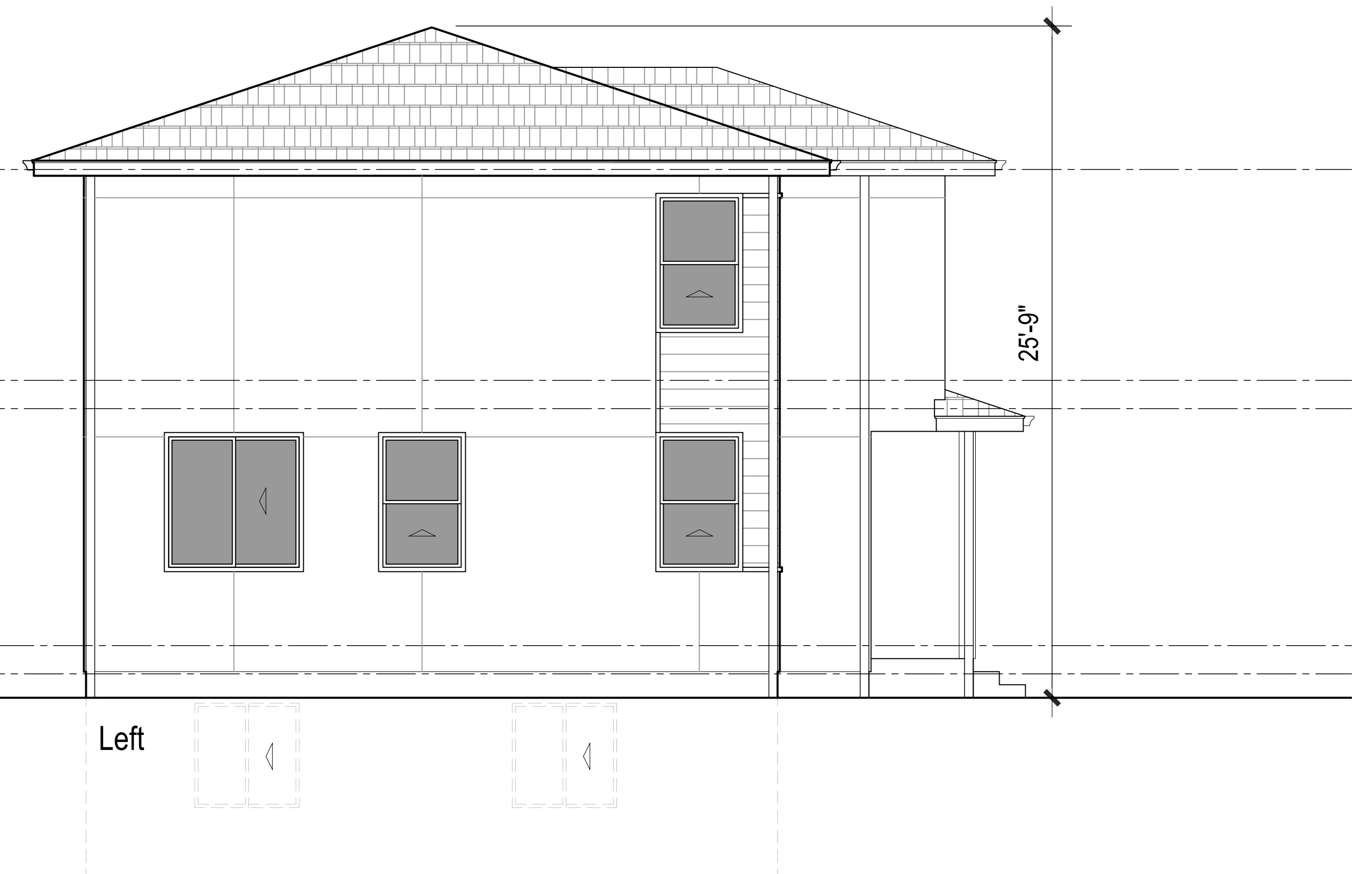
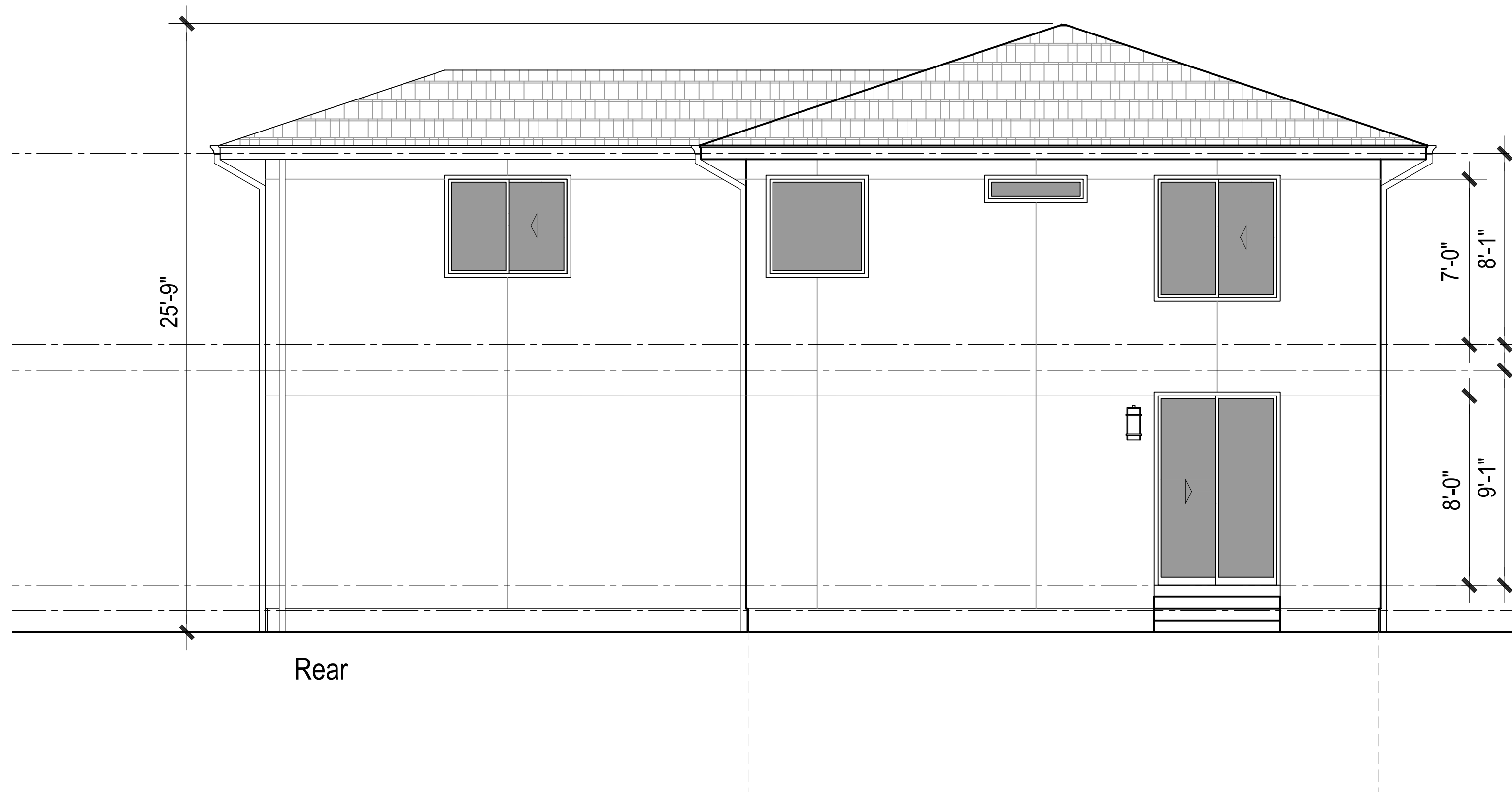
CRAWFORD - STYLE 'B'

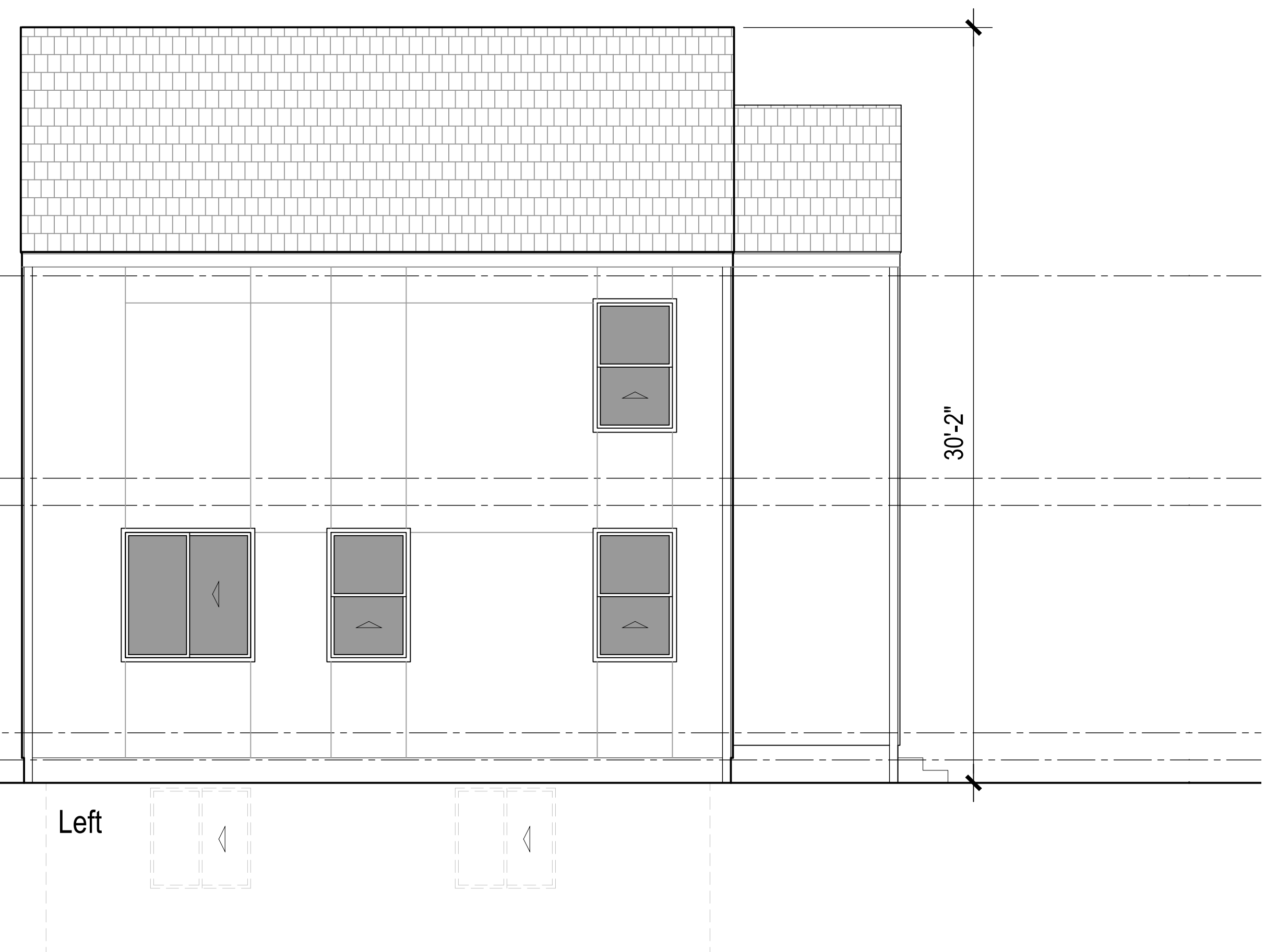
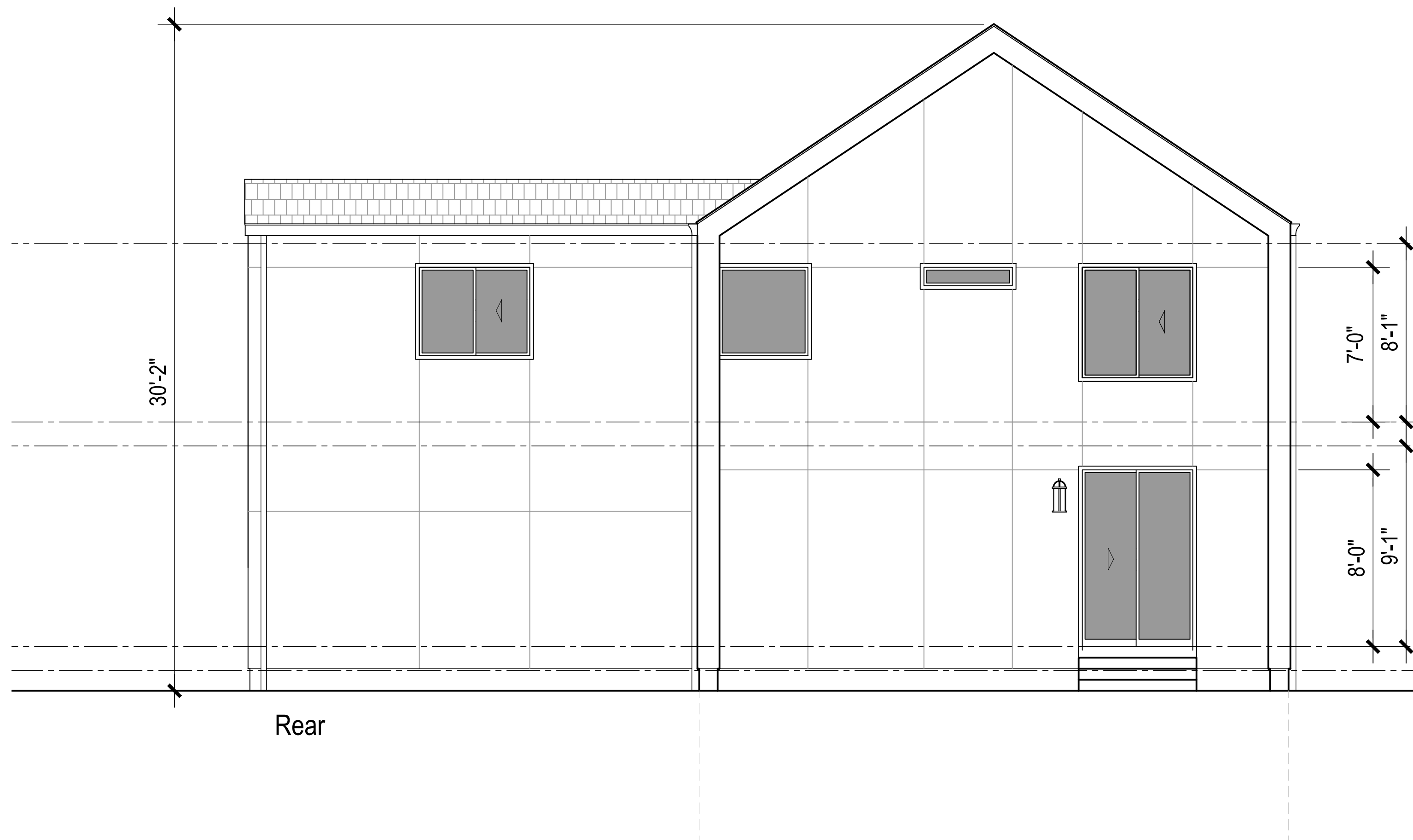
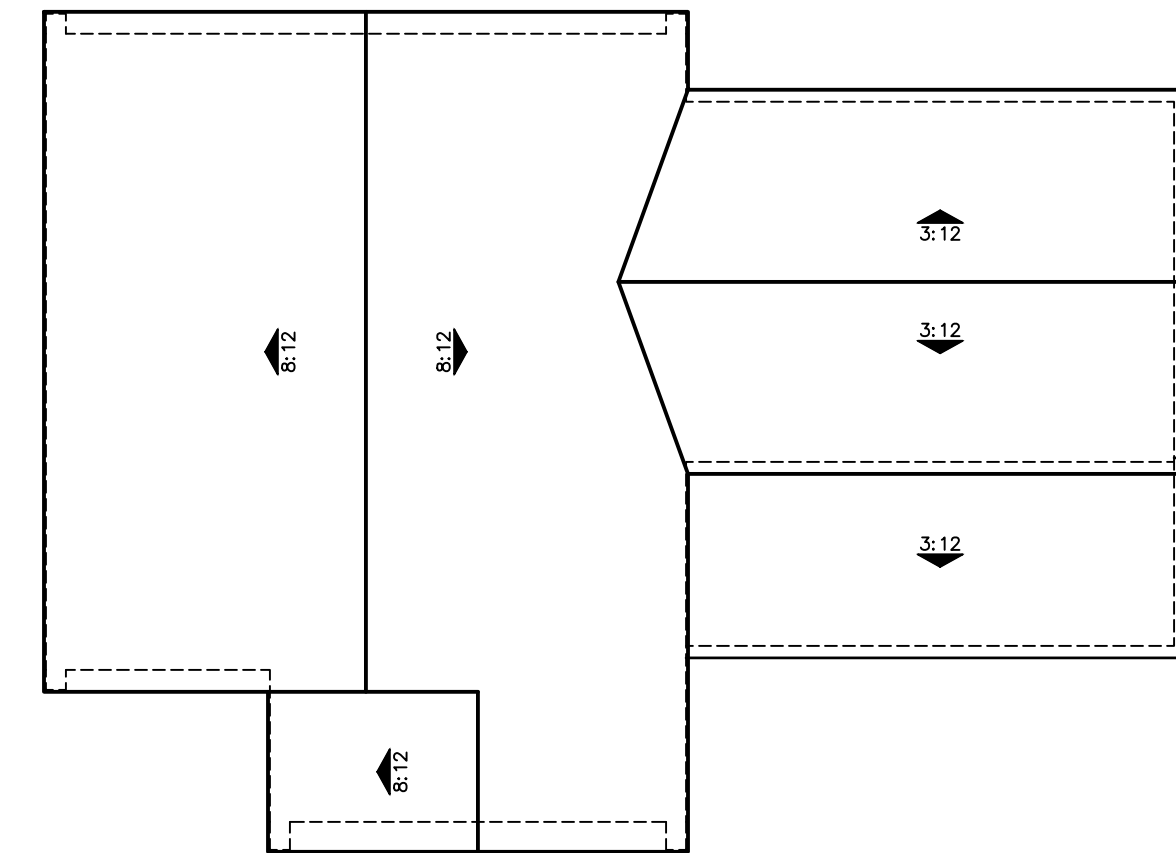
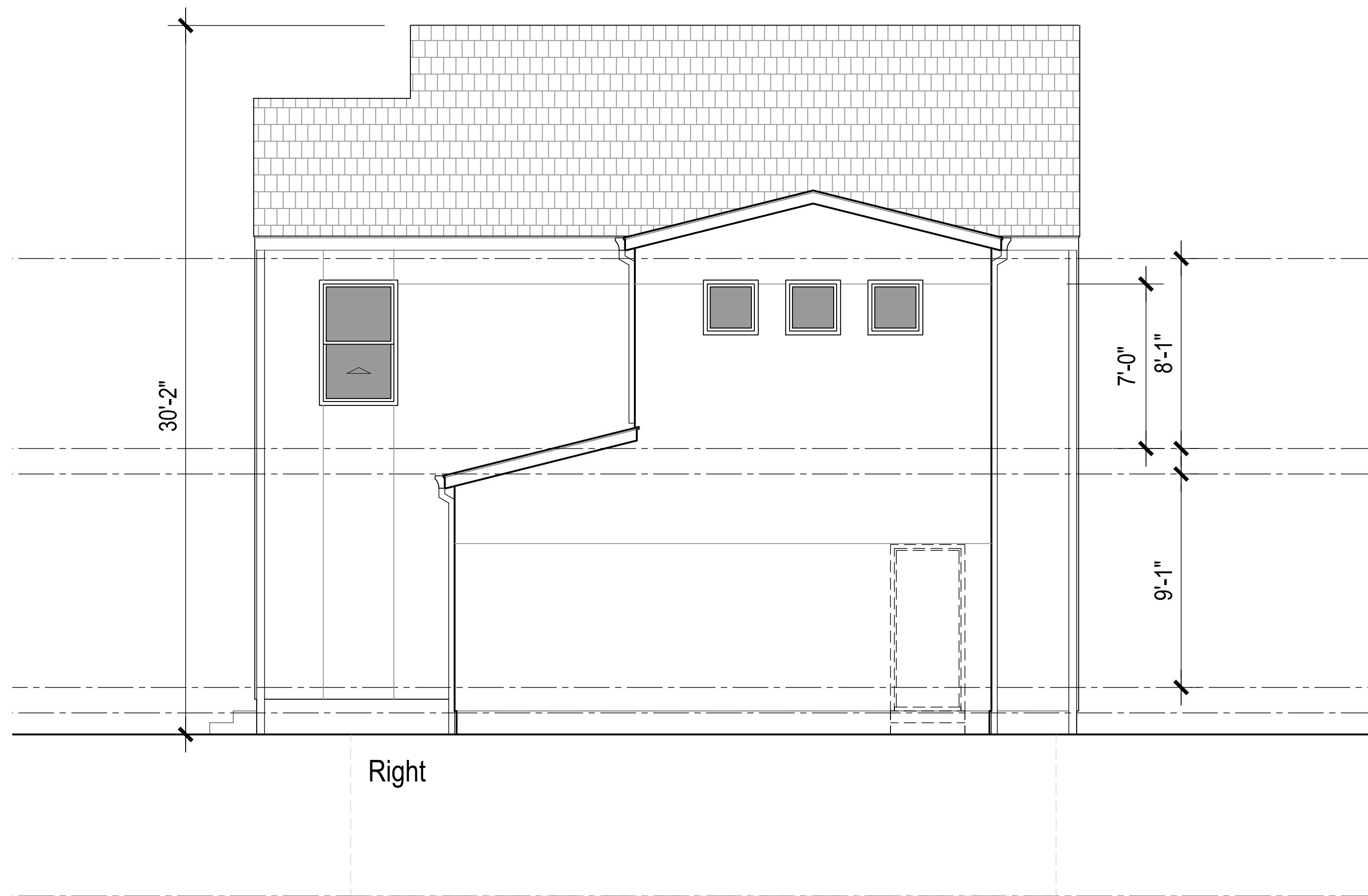


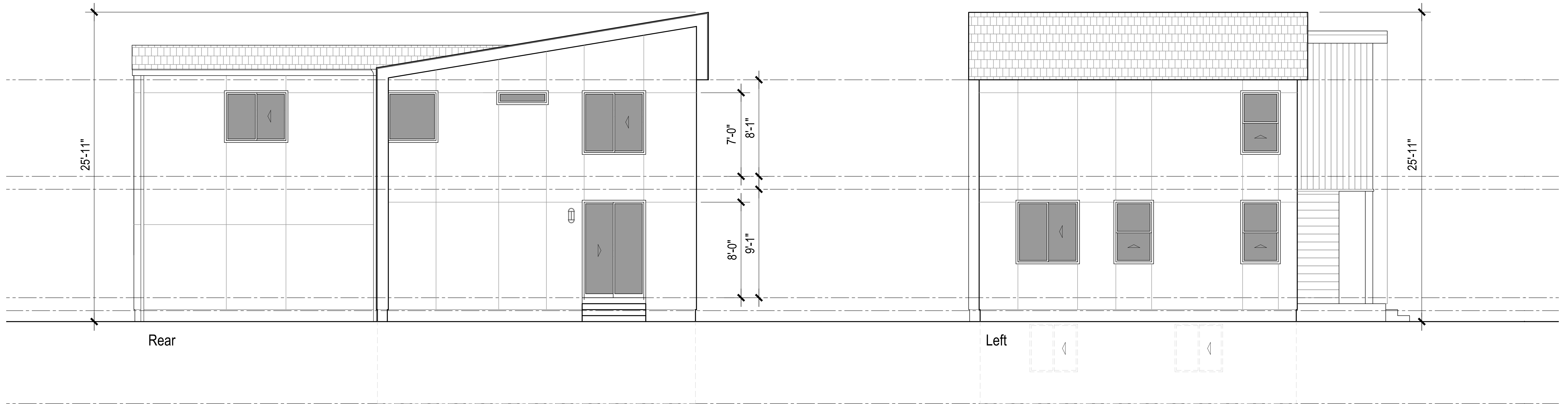
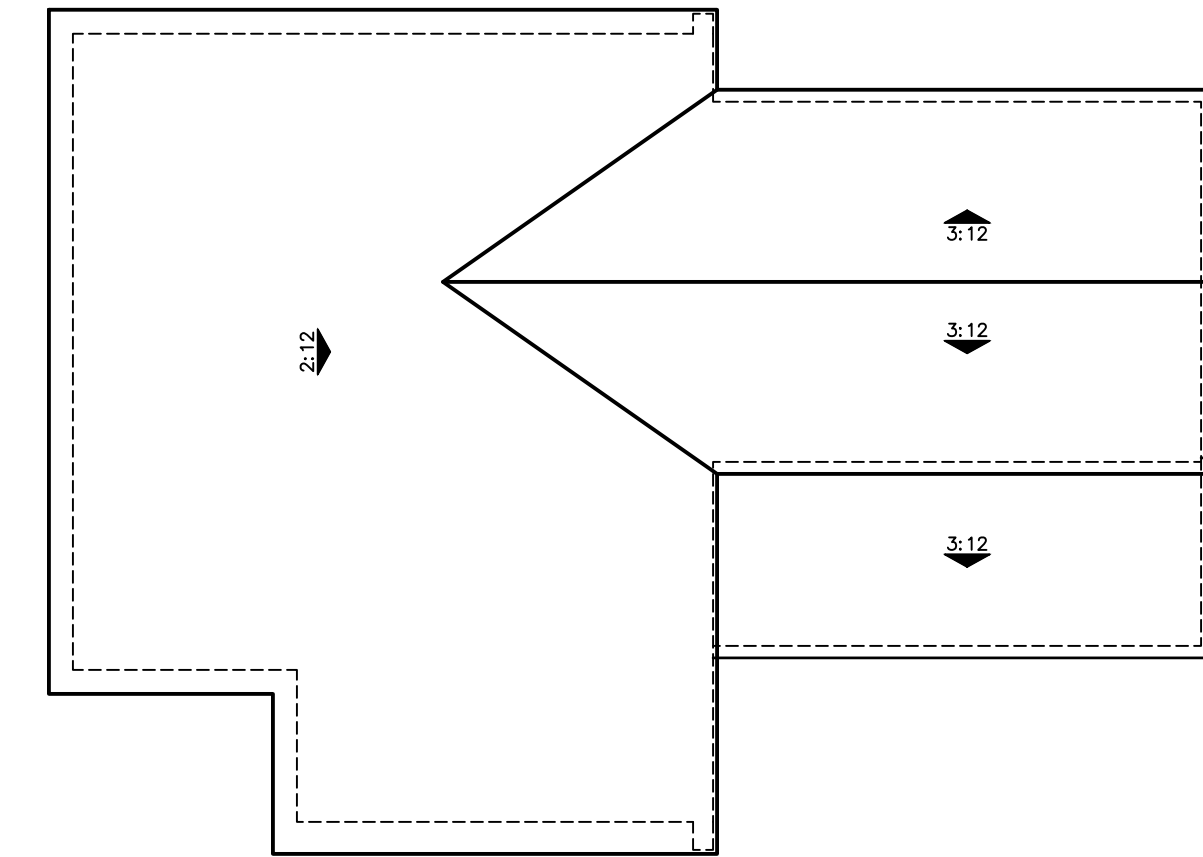
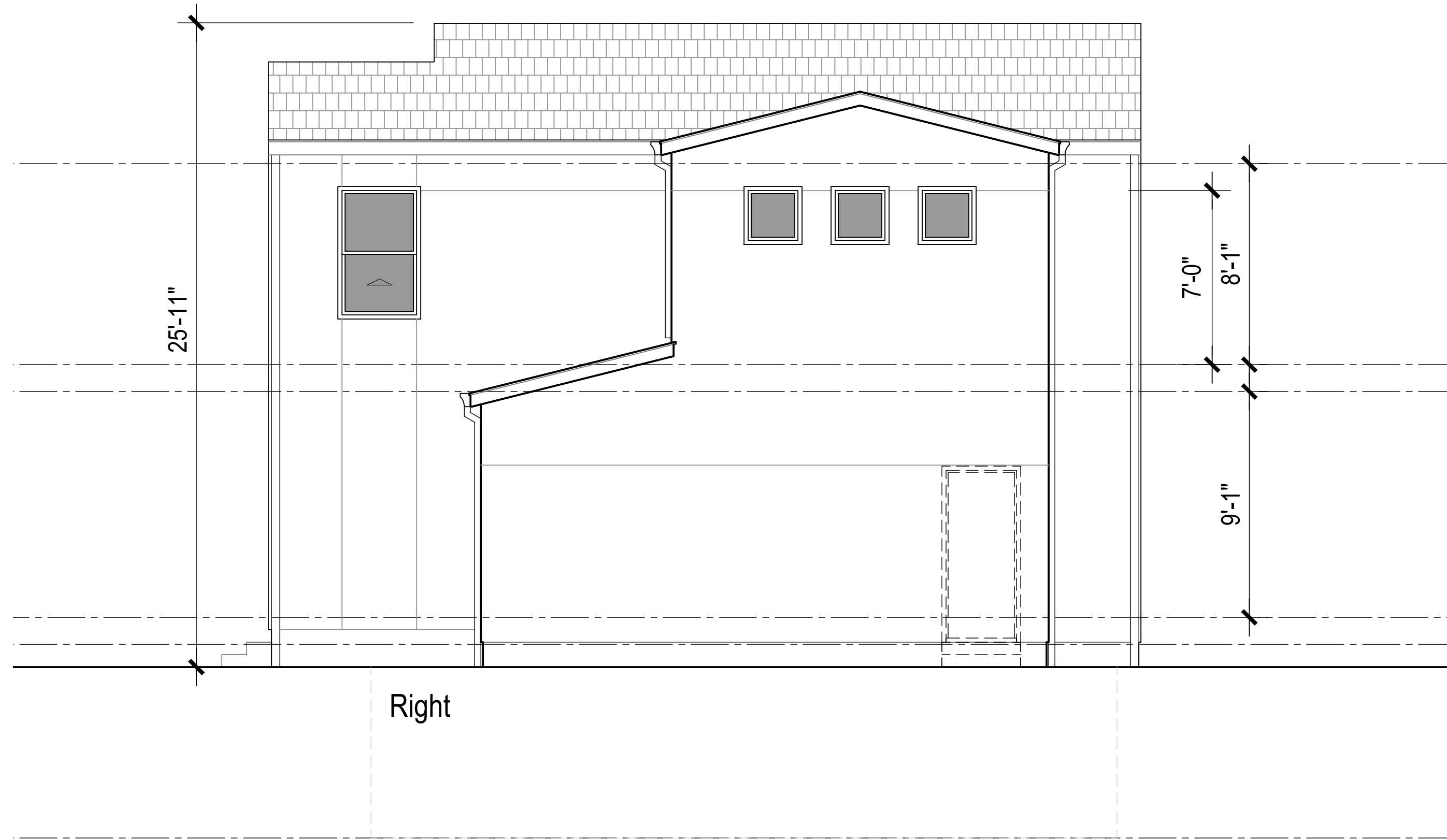
CRAWFORD - STYLE 'C'



Roof Plan
Scale: 1/8"=1'-0"
Typ Roof Slope 4:12

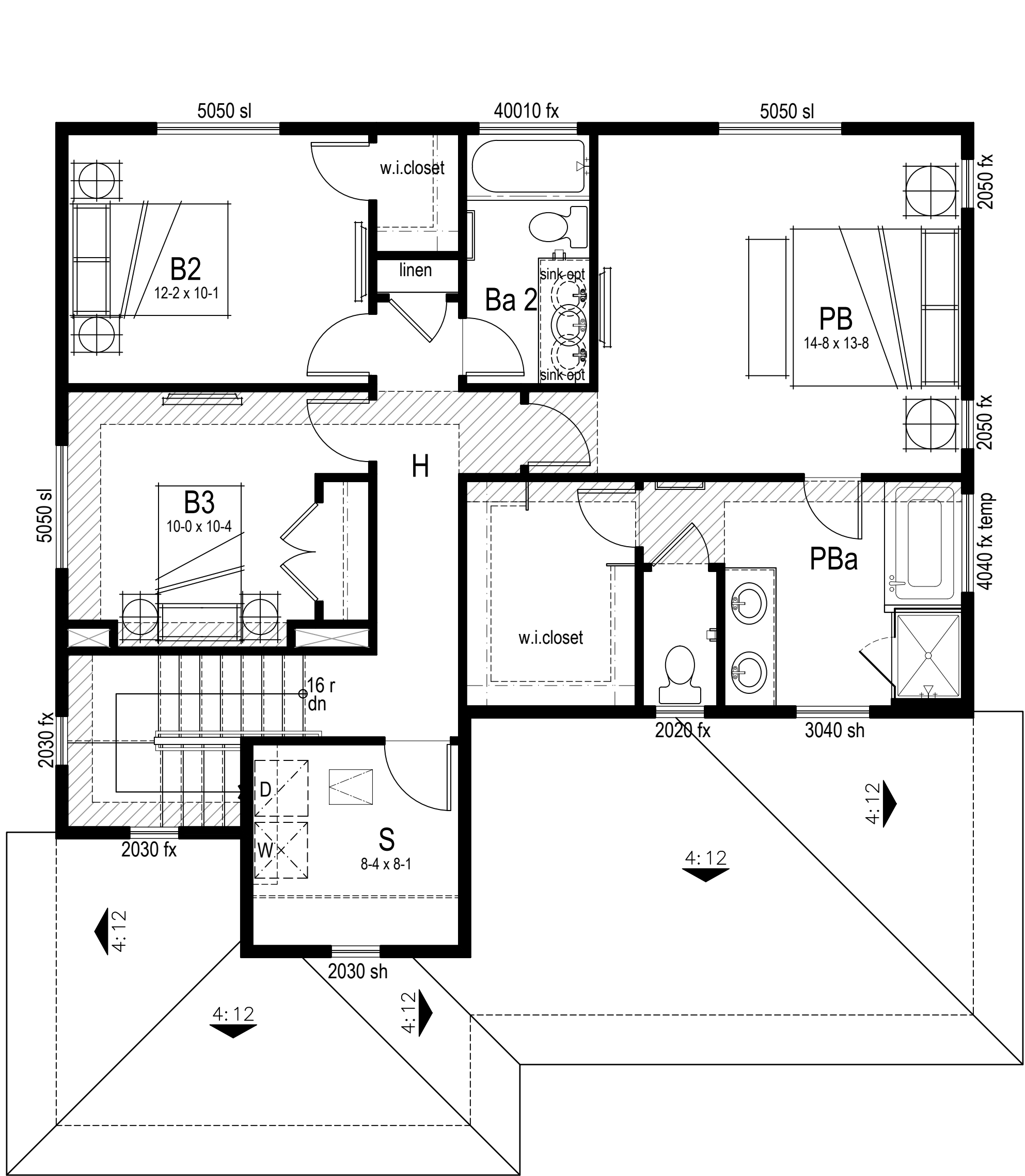




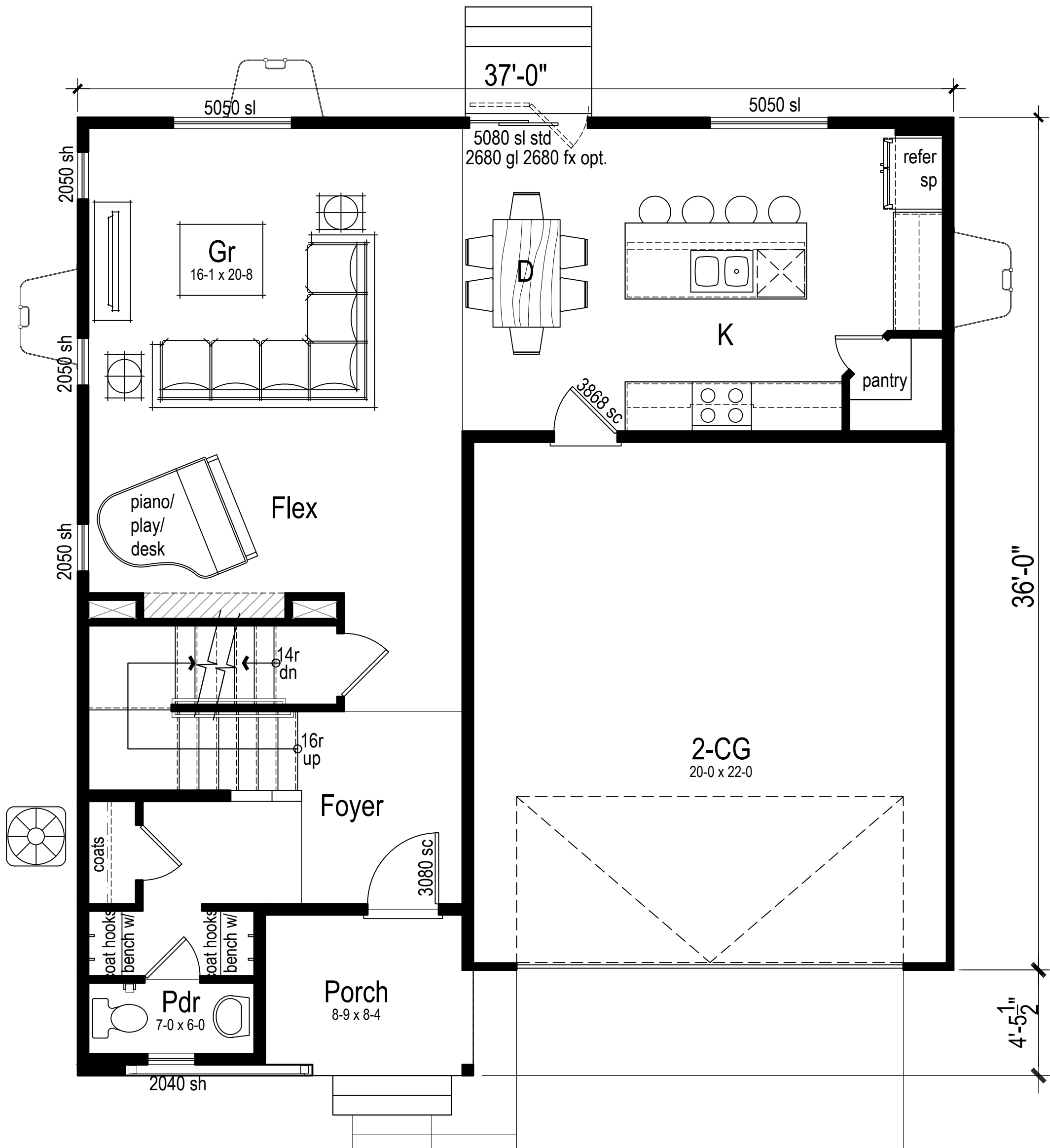


SQUARE FOOTAGE

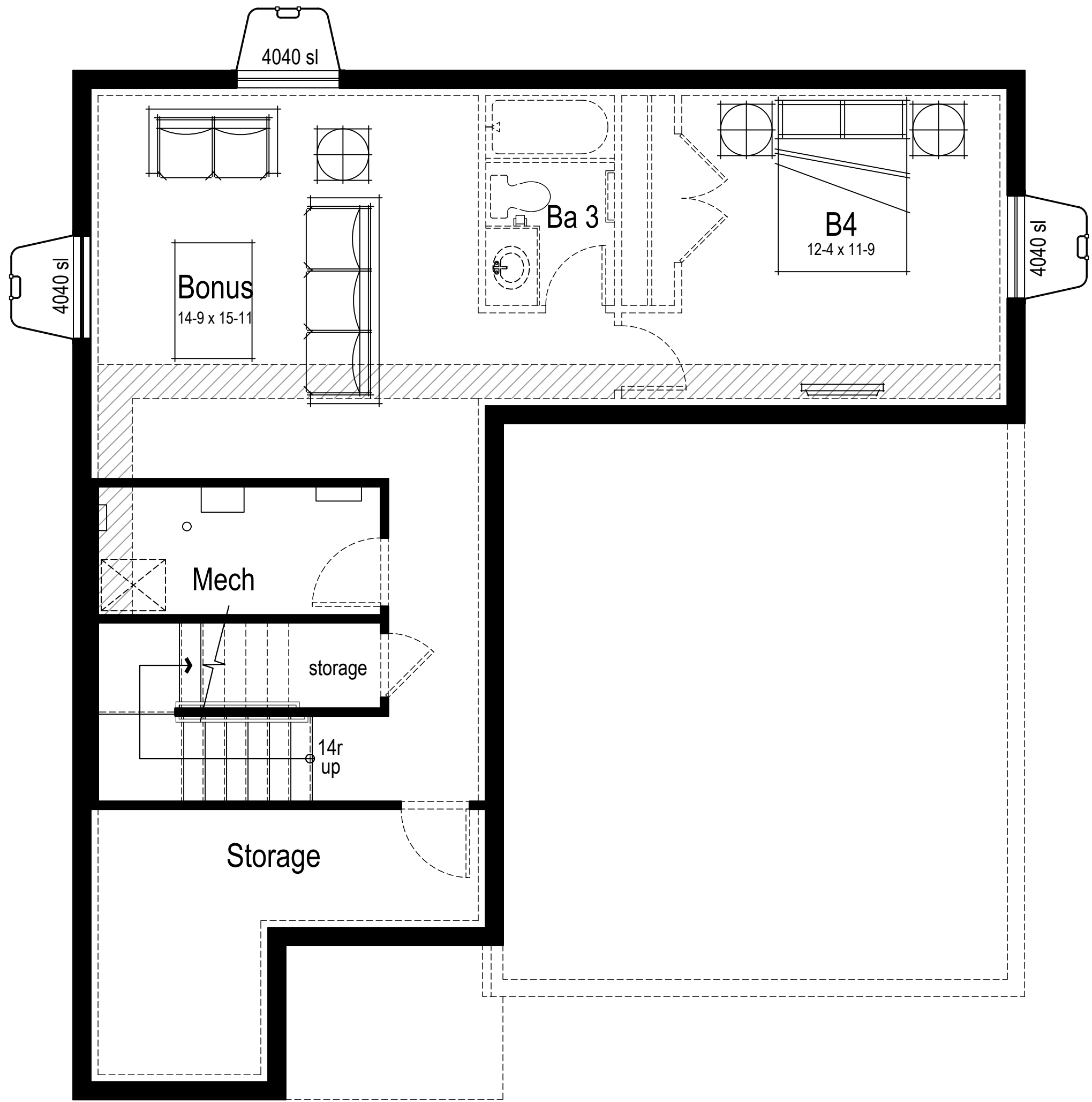
First Floor	891 SQ. FT.
Second Floor	950 SQ. FT.
Total Livable	1,841 SQ. FT.
Garage	453 SQ. FT.
Porch	59 SQ. FT.
Basement	896 SQ. FT.



Second Floor Plan



First Floor Plan



Basement Plan



Architecture | Branding
Interiors | Planning
3660 Blake St., Suite 500
Denver, CO 80205
303.825.6400
ktgy.com



GARBETT HOMES
273 NORTH EAST CAPITOL STREET
SALT LAKE CITY, UTAH 84103

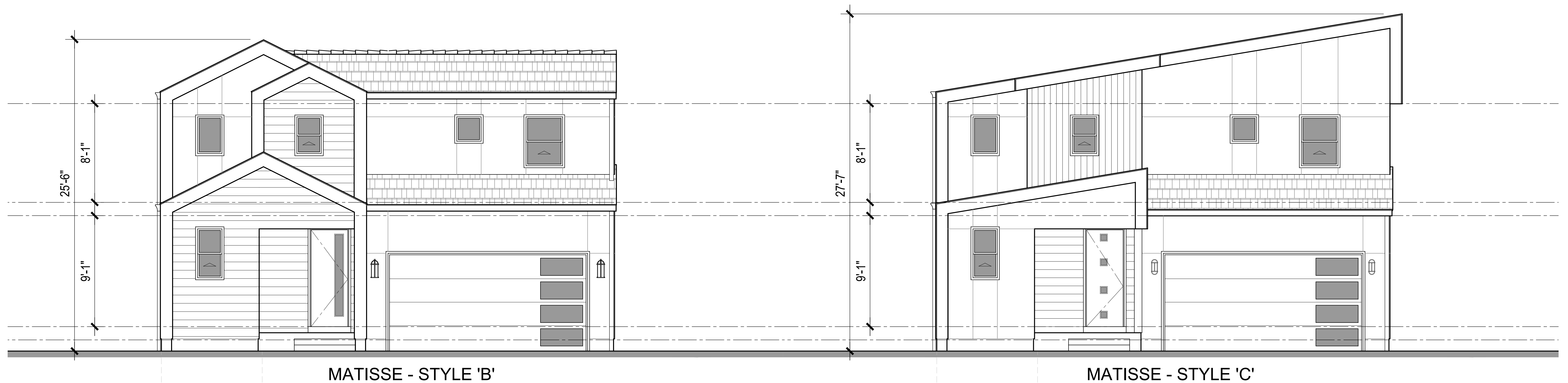
INDIGO
#20230023

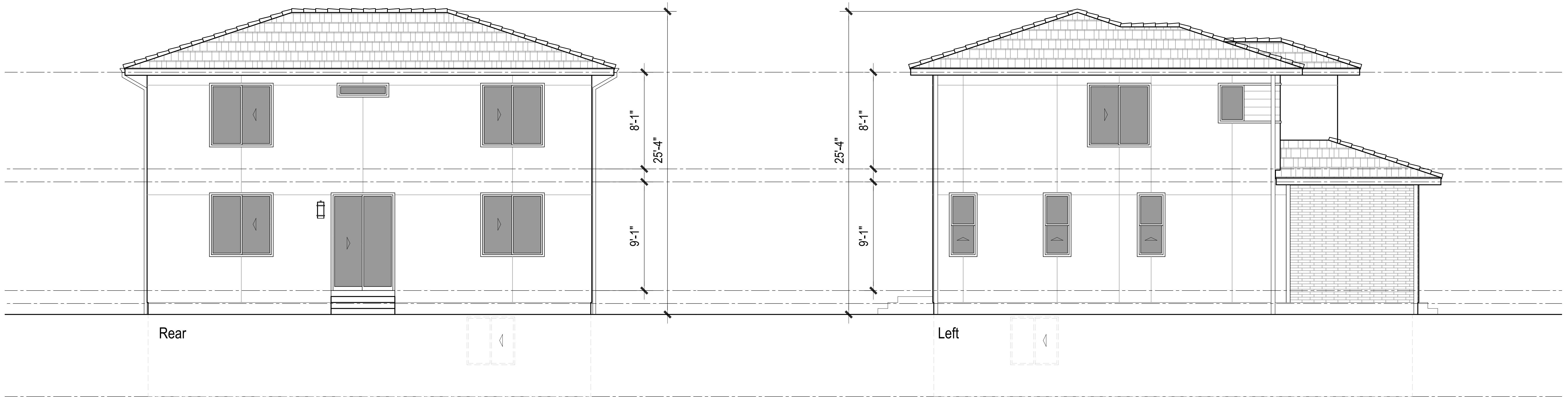
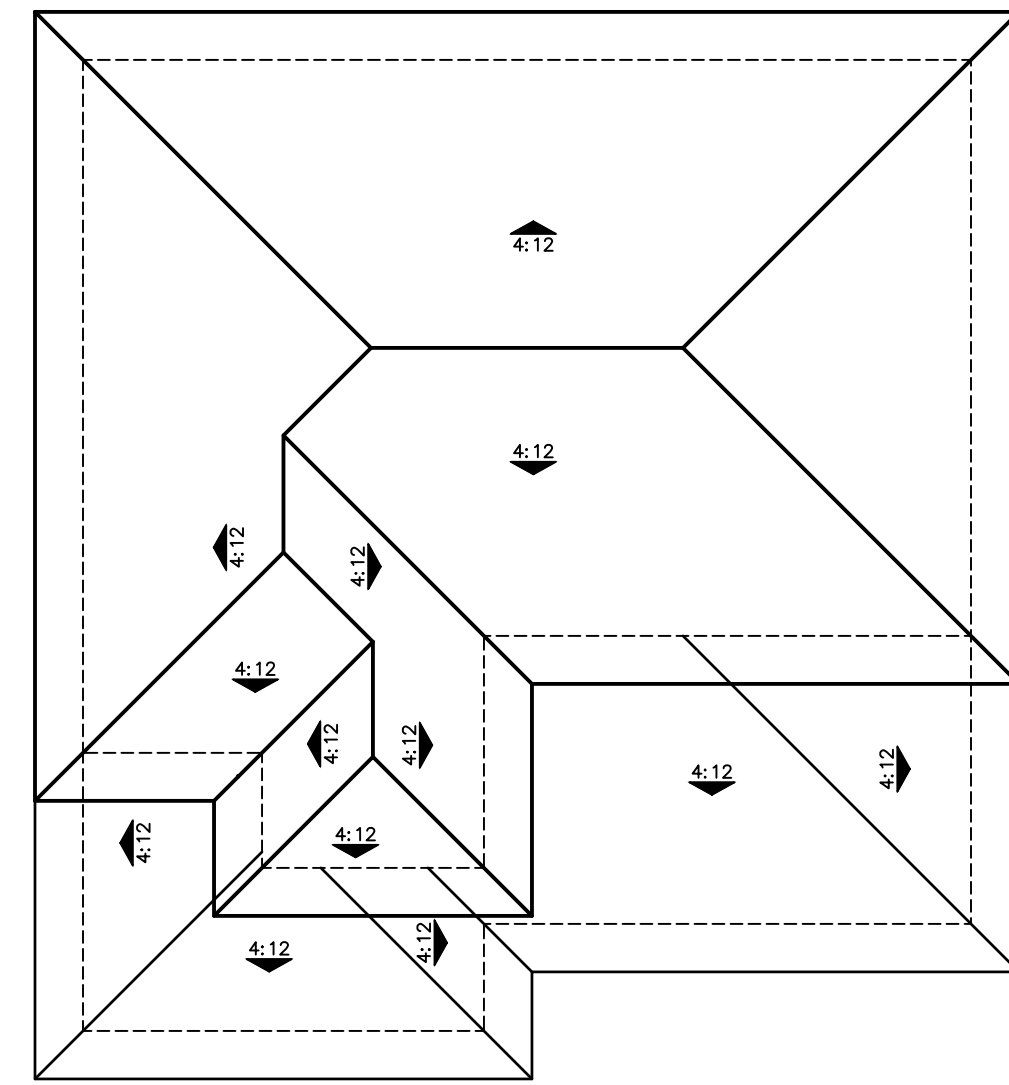
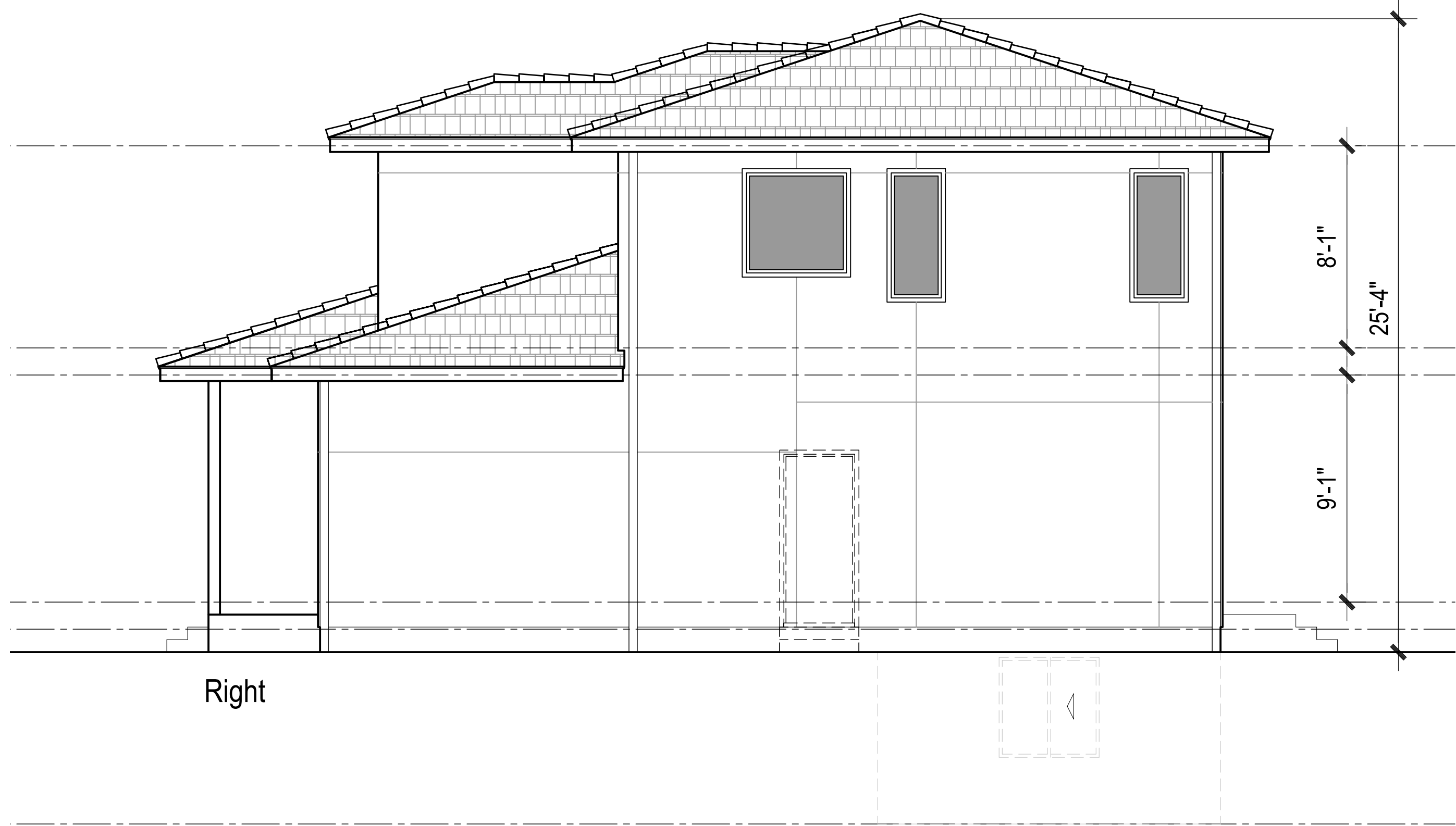
August 27, 2025

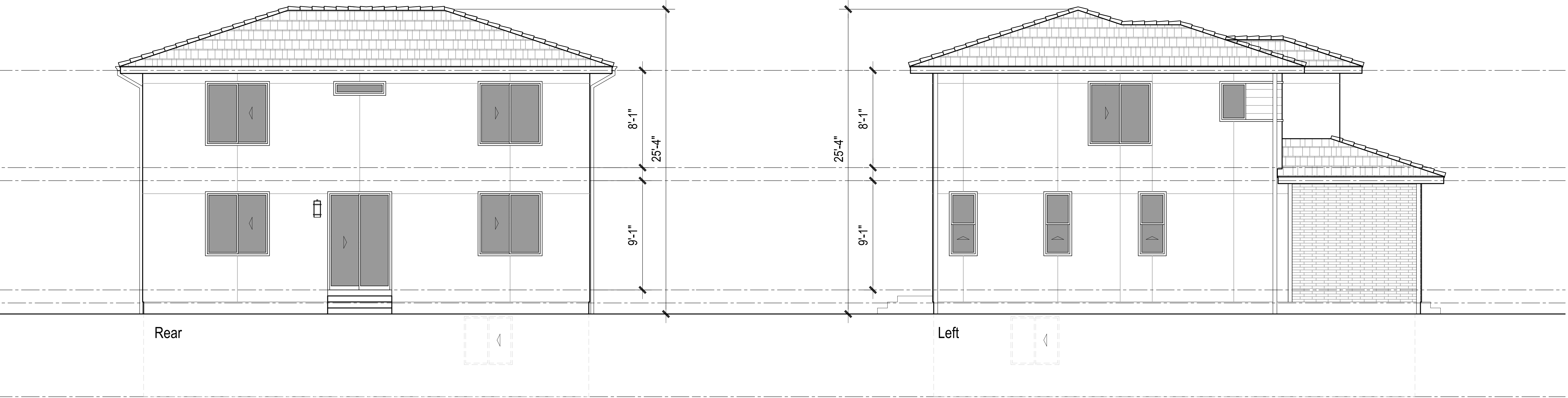
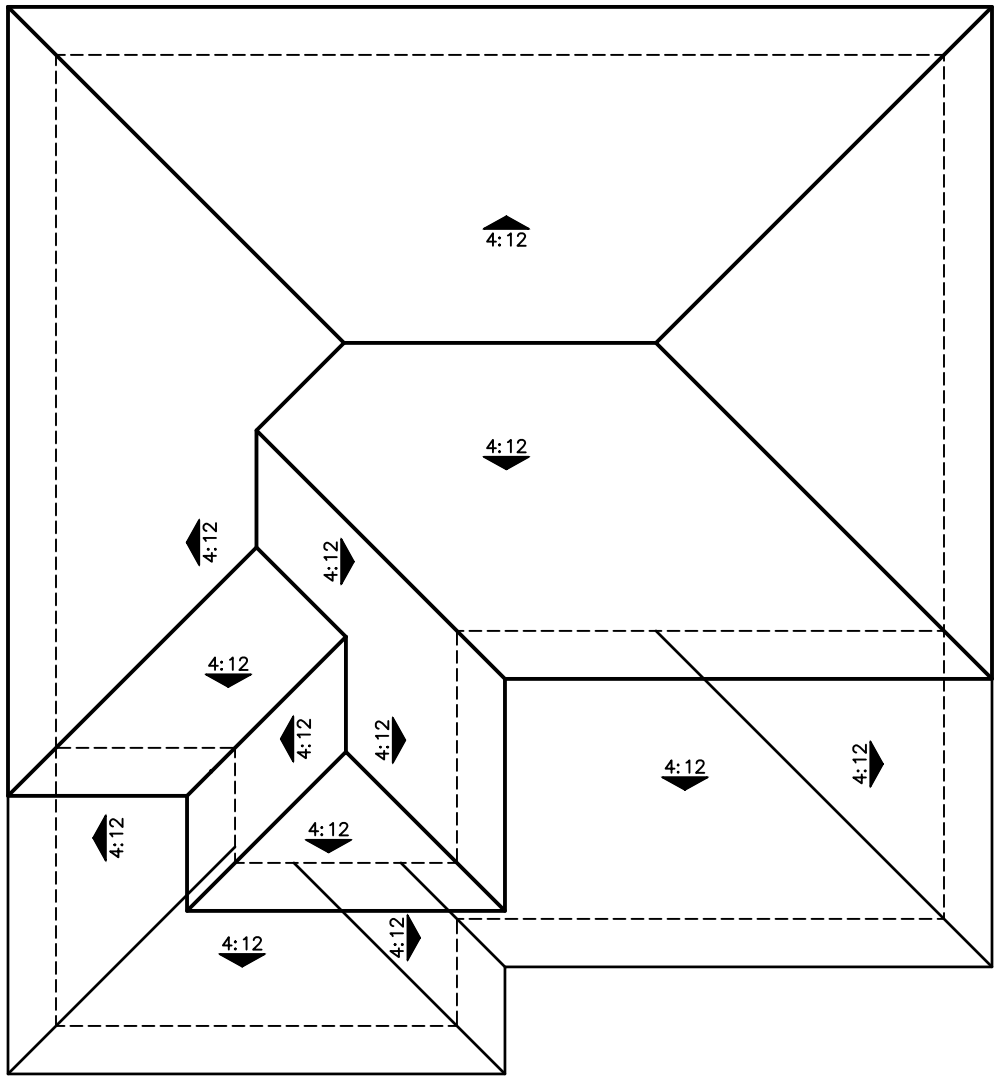
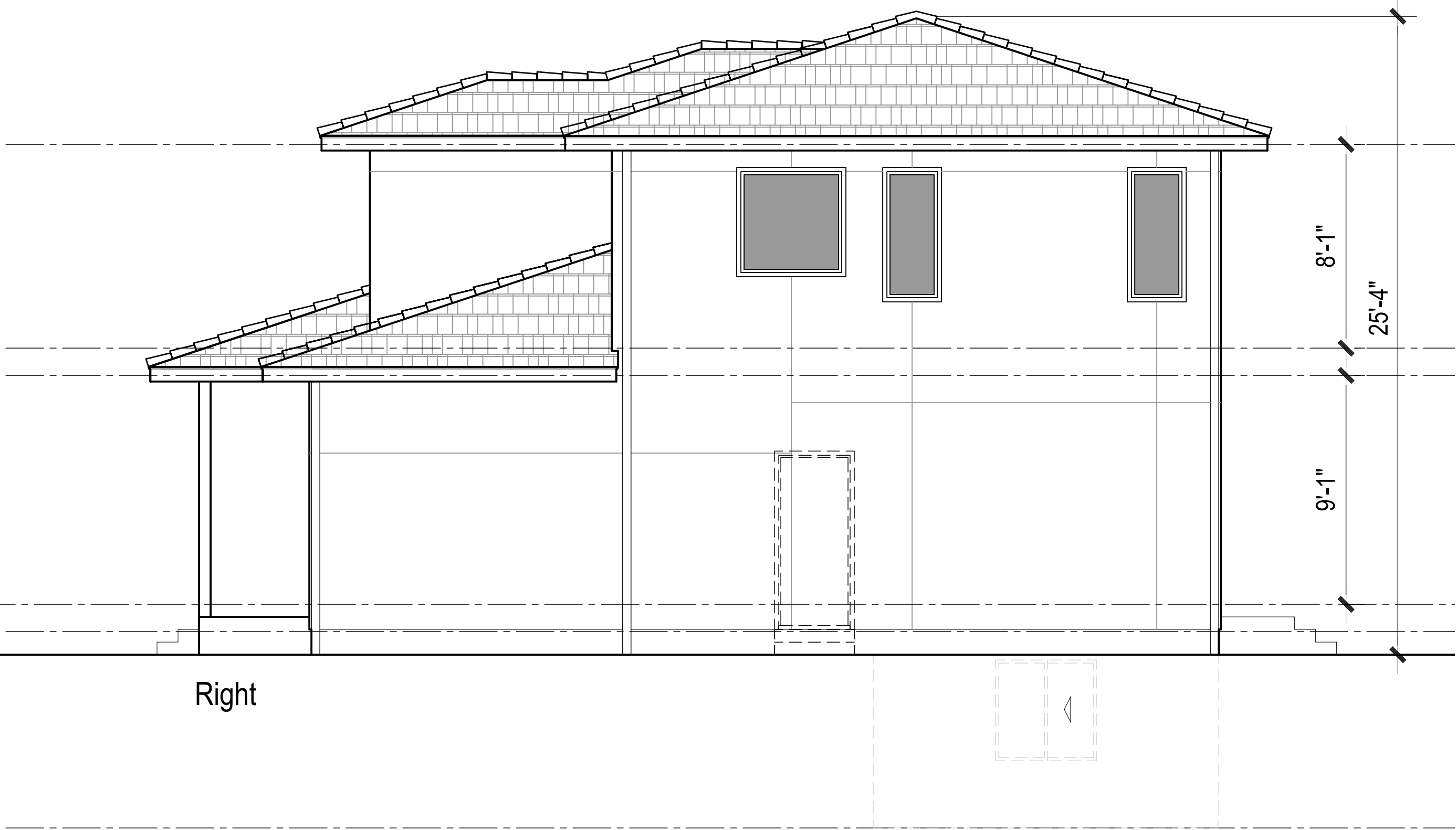
ENTITLEMENT PACKAGE

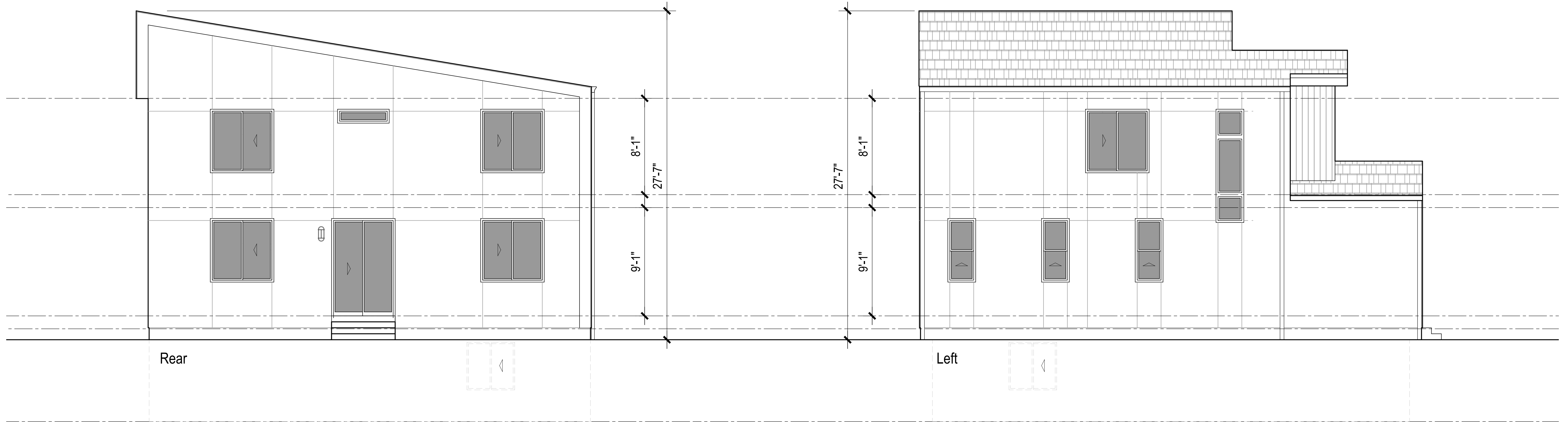
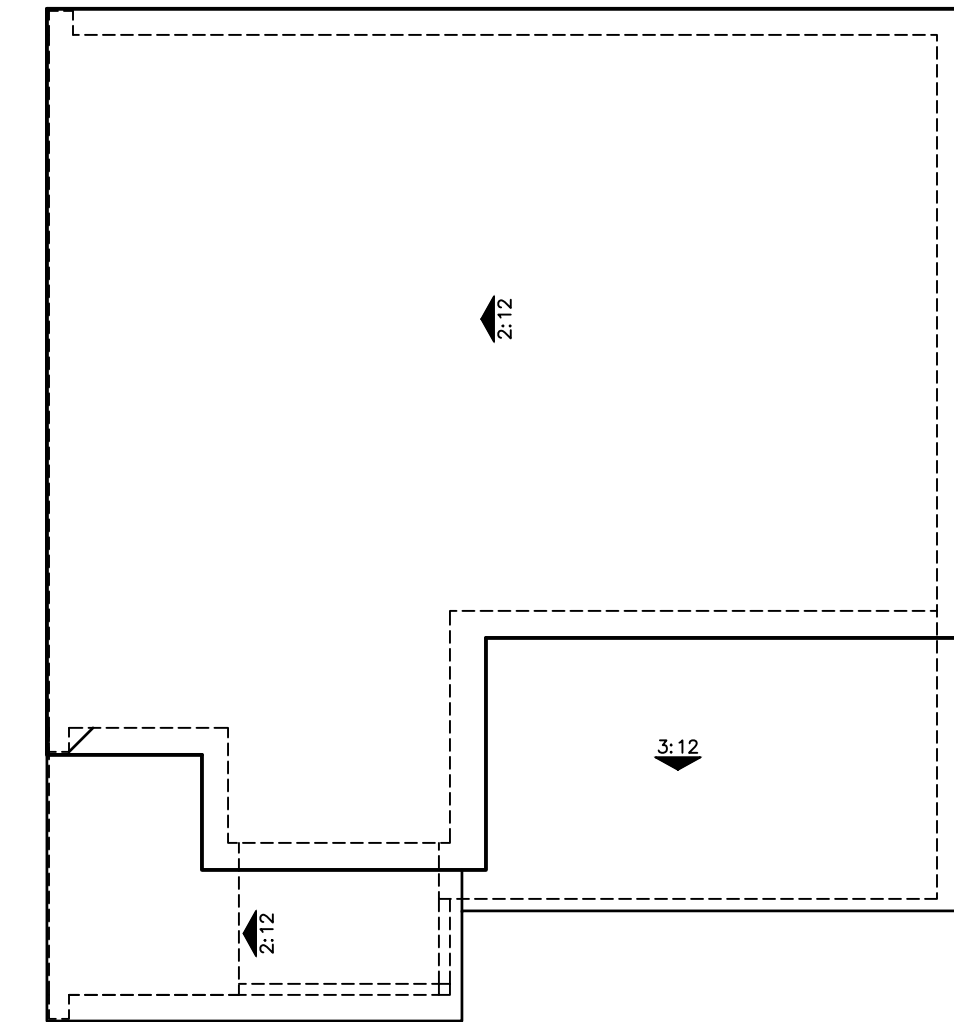
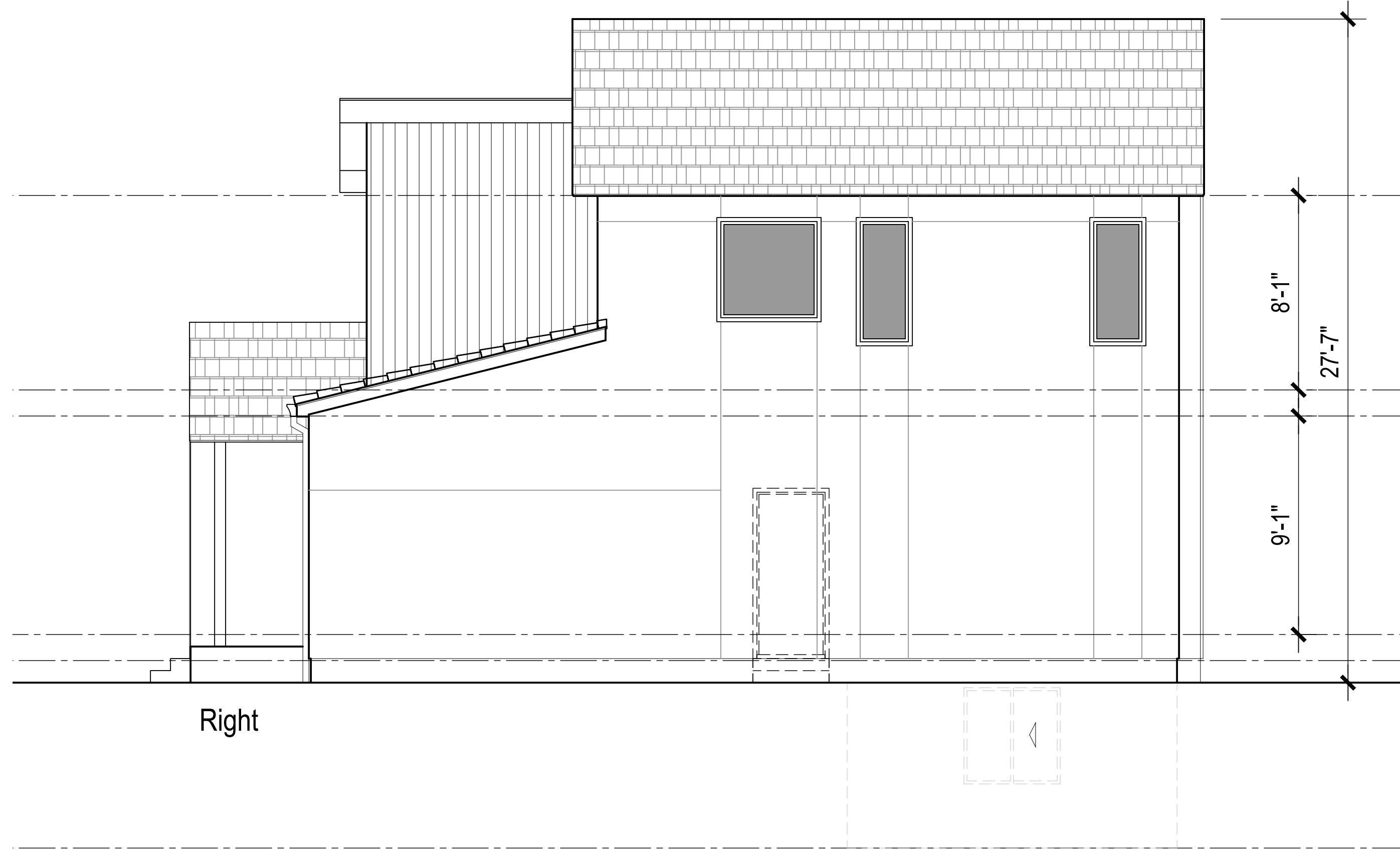
PLAN MATISSE - FLOOR PLANS
SCALE: 1/4"=12" U.N.O.

A3.0









Indigo Subdivision Special Exceptions (SPX08262025-007025)

348st 8000 South, Sandy, UT

Special Exception: Residential Lots without frontage on a public street (21-21-21(b)(1))

87_87_87.Lots

(b).Except.as.may.be.otherwise.provided.in.this.title?all.lots.shall.have.the.required.frontage.upon.a.dedicated.and.improved.street;Exceptions.may.include.the.following;

- (7) Residential.building.lots.that.do.not.have.frontage.upon.a.public.street.shall.obtain.a.special.exception.from.the.Planning.Commission.as.part.of.the.preliminary.review.process;

Response: Indigo is 171.42' wide along 8000 South and 599.47' deep. It is about 3.5x deeper than it is wide, making the site difficult to develop and impractical to develop with frontage along the existing public street, 8000 South. We are proposing 20 detached lots, 2 of which will have public street frontage on 8000 South and the remaining 18 will have frontage on an improved private street. The private street will function as a public street in that the public would be able to access the private street from 8000 South, but the street would be maintained by the HOA.

Special Exception: Creation of a private street for access to dwellings (21-21-11(a))

87_87_77.Additional.Standards.For.Private.Streets-Lanes-Alleys-Pedestrian.Mews

- a) Public.street.systems.shall.be.required.for.access.to.all.residential.dwellings?unless.it.is.demonstrated.by.the.developer.that.a.public.street.cannot.be.constructed.due.to.the.following.issues;Property.width?connectivity.(or.the.inability.to.connect.to.the.existing.street.patterns)?topographical.concerns?overall.subdivision.design?utility.connections?and.the.ability.to.provide.service?which.includes?but.is.not.limited.to?snow.plowing?street.sweeping?trash.collection.and.overall.street.maintenance;

Response: A public street within the Indigo subdivision cannot be constructed due to property width and overall subdivision design. Indigo is surrounded by established neighborhoods. The property is only 171.42' wide, the public right-of-way width requirement of 52' would not leave sufficient area to develop the proposed subdivision. We are proposing 20 detached homes, 10 along the east property line and 10 along the west property line, with a private road running through the middle. With lot setback and a 20' garage setback requirements, we are asking for some additional room to both develop the

property to single family lots and install an improved private street. The private street would meet all fire access requirements.

Special Exception: Private street with less than 52 feet of right-of-way width (21-21-10(f)) and (21-21-10(g)(1))

87_87_76.Street.Standards.For.All.Types

(f).Street.right_of_way.widths.shall.be.as.shown.on.the.Transportation.Master.Plan.and? where.not.shown.therein?shall.not.be.less.than.the.following.(unless.modified.by.a. waiver.or.special.exception.as.allowed.herein);

Private.street; 18.feet.(86.feet.pavement.width.minimum)

(g).Half.streets.are.prohibited;

(7).Special.Exception;The.Planning.Commission.may.grant.a.special.exception.to. allow.less.than.a.full_width.dedication.and.improvements.only.in.the.following. circumstances;

a;Where.it.can.be.shown.by.the.developer.that.it.is.essential.to.the.development.of. the.subdivision.

b;All.other.aspects.of.the.subdivision.are.in.conformance.with.the.other.requirements. of.these.regulations.

c;The.City.Engineer.recommends.to.the.Planning.Commission.that.it.will.be. practicable.to.require.the.dedication.and.improvements.to.the.other.half.when.the. adjoining.property.is.developed.upon.reviewing.a.neighborhood.master.plan.

d;A.minimum.pavement.width.of.86.feet.will.be.required.as.recommended.by.the.City. Engineer.and

e;Conformance.with.Fire.Access.Roads.requirements;

Response: Indigo cannot be developed with a full-width dedication because of the property width and subdivision design. A 52' wide improvement would be too difficult to make work at this site. In our proposed private street, we do show a 27' pavement width on Indigo Lane which meets the minimum requirement. Our original proposal showed sidewalk on one side of the private road to make the private road work but after staff feedback we included a 6' sidewalk on both sides that would improve subdivision circulation. Indigo Lane has a minimum pavement width and is in conformance with fire access roads requirements.

Special Exception: Not providing full street improvements (21-21-10(n))

(n).Curbs?gutters?parkstrips?and.sidewalks.shall.be.required.on.all.existing.and.
proposed.public.and.private.street.frontage.of.any.lot.within.a.subdivision.or.legal.
buildable.parcel.in.conformance.with.the.Standard.Specifications;The.Planning.
Commission.may.grant.a.special.exception.to.waive.any.of.these.improvements?after.
considering.a.recommendation.from.the.Director.and.City.Engineer;They.shall.
consider.and.evaluate.the.following.criteria;

(7) The.number.of.homes.within.the.subdivision.

(8) The.length.of.a.cul_de_sac.

(9) The.precedence.of.adjoining.improvements.

(0) The.configuration.of.lots.

(1) Where.the.only.other.alternative.is.a.private.road.design.

(2) Flood.control.and.storm.drainage.

(3) Pedestrian.safety.and.walkable.element.demands.

(4) The.proposal.equitably.balances.the.needs.of.the.public.and.presents.the.most.
efficient.use.of.land.

(5) The.potential.negative.impacts.created.by.the.waiver(s).and

(76) The.cumulative.effect.of.all.the.waivers.and.any.other.exceptions.
requested.for.the.development

Response: Indigo needs to request a special exception to full-width street improvements. We have worked with city staff to ensure we provide a safe and walkable subdivision. Indigo will have curbs, gutters, sidewalks, flood control and stormwater drainage. Because of the property width constraints, we will not be able to provide a full-width improvement and have also removed the parkstrips within the subdivision to make the private street work and provided the minimum pavement width needed. The sidewalks are 6' wide providing improved pedestrian safety and walkability. The private street will serve 20 single family lots and is the best solution as proposed for the configuration of lots in the subdivision.

Special Exception: One point of ingress/egress (21-21-10(d))

(d).At.least.two.points.of.ingress-egress.shall.be.provided.for.each.subdivision?PUD?or.
multifamily.project;They.shall.be.located.at.a.distance.apart.equal.to.not.less.than.
one_half.of.the.length.of.the.maximum.overall.diagonal.dimension.of.the.property.area.
to.be.served?measured.in.a.straight.line.between.accesses;

(7) Special.Exception;The.Planning.Commission.may.grant.a.special.exception.to.allow.a.subdivision.to.have.only.one.point.of.ingress-egress?after.considering.a.recommendation.from.the.Director.and.City.Engineer?under.the.following.circumstances;

7; Thirty.or.fewer.lots-units.are.accessed.from.the.single.ingress-egress.

8; The.Director.and.City.Engineer.have.reviewed.the.potential.for.impairment.of.such.single.access.resulting.from.vehicle.congestion?.condition.of.the.terrain?climatic.conditions.or.other.factors.that.could.limit.access.and.have.made.either.a.positive.or.negative.recommendation.to.the.Planning.Commission.with.regards.to.a.single.point.of.ingress-egress.and

9; The.proposed.development.project.has.one.or.more.of.the.following?as.determined.and.recommended.for.approval.or.denial.by.the.Director.and.City.Engineer.to.the.Planning.Commission;

7; One.or.more.cul_de_sacs?hammerheads?or.other.approved.turn_around.that.comply.with.all.development.standards.herein;

8; An.emergency.access.(a.point.of.ingress-egress.that.provides.access.for.emergency.vehicles.to.respond.to.a.building?or.facility?.in.the.event.the.main.access.is.compromised;The.design.of.this.access.must.meet.the.International.Fire.Code);

9; The.future.extension.of.a.stub.street.that.will.provide.additional.access?including.a.temporary.turn_around;

0; All.buildings.are.equipped.throughout.with.automatic.sprinkler.systems.approved.by.the.Fire.Marshal.and.Chief.Building.Official;

Response: Indigo Subdivision's unique geometry makes it impractical for two points of ingress and egress into the subdivision. Indigo is surrounded by established neighborhoods and uses on three of the four sides and is on the border of Sandy and Midvale. We are proposing 20 single family lots that would be accessed from the single point of ingress/egress. Indigo will include a hammerhead turnaround to Sandy city standards. Indigo Lane and the hammerhead turnaround meet emergency access requirements of the International Fire Code. We also show a possible future extension of a stub street that if developed could provide additional access.



DEPARTMENT OF PUBLIC WORKS

Monica Zoltanski
Mayor

Martin Jensen
Chief Administrative Officer

Ryan Kump, P.E.
Director

CITY ENGINEERS RECOMMENDATION MEMORANDUM

Date: July 10, 2026
To: Cache Hancey, Senior Planner
From: Ryan Kump, P.E., Public Works Director/Acting City Engineer

Project Name: Indigo Subdivision
Plan Case Number: SUB07112025-006996, SPX08262025-007025
Project Address: 348 E 8000 S

The developer has requested the following five special exceptions: Residential Lots without public street frontage, creation of a private street (approx. 350 E), 44' wide cross section (less than the typical 52' local road standard), not providing all required street improvements along the proposed private street (Indigo Lane), and one point of ingress/egress. I have reviewed this request, understood the intent, and am recommending that these exceptions be approved.

Findings include the following:

1. The Residential Lots will have frontage to the private street instead of a public street.
2. A proposed private street at approx. 350 E to be named "Indigo Lane."
3. Sandy City's current local road cross section standard is 52'. This consists of 27' of asphalt, 2.5' curb and gutter, 5' park strip, and 5' sidewalk. Indigo Subdivision is proposing a private street which consists of 27' of asphalt, 2.5' curb, and 6' sidewalk.
4. Because the property is narrow, they are requesting an exception to the 5' park strip.
5. The developers are proposing that the private street end in a Hammerhead configuration (Alternate 1), with the West leg (also private, to be named "Mill Way") to be stubbed for future access to the adjoining property.

For these reasons, Public Works supports the approval of the proposed special exceptions.

Please feel free to contact me with any questions, requests for additional technical information, or wishes for further discussion at 801.568.2962 or rkump@sandy.utah.gov.

Thank you,

Ryan Kump, P.E.
Public Works Director/Acting City Engineer



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

MARTIN JENSEN
CHIEF ADMINISTRATIVE OFFICER

Neighborhood Meeting Summary

Date: 7/9/2026

Project Name: Indigo Subdivision

Applicant: Garbett Homes – Damian Mora

Location: Zoom Webinar

Number of Attendees: 4

Number of Invitees: 128

Project Description:

The application proposes a new 20-lot single-family home subdivision with special exceptions. The project is approximately 2.4 acres within the RM (12) zone.

Summary of Attendee Comments:

Other than Planning staff and the applicant team, four people attended. Staff and the applicant presented the application. two people commented. Comments were general in nature with no one speaking up in opposition to the proposal. Questions were asked about the removal of the existing fencing, building heights and location, and the proposed water line loop. The applicant informed the attendees that they would provide ample notice when the fence is being replaced.



Sandy City, Utah

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

Staff Report

File #: 26-367, **Version:** 1

Date: 7/16/2026

Minutes from the June 18, 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 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-jqj9lg-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/j/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/j/86576129197>

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

Present 6 - Commissioner Dave Bromley
Commissioner David Hart
Commissioner Ron Mortimer
Commissioner Steven Wrigley
Commissioner Jennifer George
Commissioner LaNiece Davenport

Absent 3 - Commissioner Craig Kitterman
Commissioner Daniel Schoenfeld
Commissioner Cameron Duncan

Public Meeting Items

2. [SPR0227202](#) Outback Steakhouse & Bonefish Grille Dual Restaurant (Preliminary Site
[6-007157](#) Plan Review)
11114 S. State St.
[Community #9, Commercial Area]

Attachments: [Staff Report](#)
[ExhibitA](#)
[ExhibitB](#)
[ExhibitC](#)

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

Craig Chaney with Merrick Lentz Architecture presented this item to the Planning Commission.

Clinton Spencer, Sandy City Development Services Manager, further presented this item to the Planning Commission, spoke about zoning considerations and recommended approval to the Planning Commission.

Steven Wrigley asked if this meets the landscaping requirements.

Clinton Spencer said yes.

LaNiece Davenport opened this item for public comment.

LaNiece Davenport closed this item to public comment.

A motion was made by Dave Bromley, seconded by Jennifer George, that the Planning Commission determine 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 four findings and subject to the eight conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
David Hart
Ron Mortimer
Steven Wrigley
Jennifer George
LaNiece Davenport

Absent: 3 - Craig Kitterman
Daniel Schoenfeld
Cameron Duncan

Nonvoting: 0

DRAFT

3. [SUB1011202](#) Brand Estates (Reconsideration of Conditions of Approval for Subdivision
[2-006417](#) and Special Exception Review)
[\(2nd\)](#) 285 East 11000 South
[Community 11, Crescent]

Attachments: [Staff Report](#)

[Exhibit A](#)

[Exhibit C](#)

[Exhibit D](#)

[Exhibit E](#)

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

Davina and Ryan Brand, 327 E Sophie Court, presented this item to the Planning Commission.

David Hart asked if the old entrance will be abandoned and if the property will flow to lot 13.

Davina Brand said yes.

David Hart asked if the street to the north will be connected or will it be a dead end.

Davina Brand did not answer the question but spoke about concerns with the address on the property to the east of lot 14.

Dave Bromley asked if the road, in between lots 12 and 13, needs to reach the end of lot 13.

Davina and Ryan Brand both said no and that its designed as a hammer head.

Chance Hancey, Sandy City Senior Planner, further presented this item to the Planning Commission and did mention that an address affidavit has been done for the property east of lot 14.

Steven Wrigley asked if street lights are required and where would the trash be collected since the road seems narrow.

Chance Hancey replied that street lights are not required with private lane access.

Davina Brand said they will put the trash cans onto Brand Lane along with the mailboxes.

David Hart asked about the numbering of the conditions.

Mike Wilcox replied that these are a continuation to the original findings and conditions and are now adding one finding and four additional conditions.

LaNiece Davenport opened this item for public comment.

Shaun Hoggan, 10973 Hyrum Place, is in support of the project.

LaNiece Davenport closed this item to public comment.

A motion was made by David Hart, seconded by Steven Wrigley that the Planning Commission approve the revised conditions of approval for the Brand Estates Subdivision and Special Exception for the property located at 285 E 11000 S based on one additional finding (#5) and four additional conditions (#7-10) detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
David Hart
Ron Mortimer
Steven Wrigley
Jennifer George
LaNiece Davenport

Absent: 3 - Craig Kitterman
Daniel Schoenfeld
Cameron Duncan

Nonvoting: 0

Administrative Business

1. Minutes

An all in favor motion was made by Dave Bromley to approve the meeting minutes for 06.04.2026.

[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)

LaNiece Davenport was voted in as Chair and Cameron Duncan was voted in as Vice Chair for July 2026 - December 2026.

Adjournment

An all in favor motion was made by Jennifer George to adjourn.

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 #: 26-368, **Version:** 1

Date: 7/16/2026

Development Report

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
Pending										
SWIG - State Street	10187 S STATE ST	SPR01062025-006903	06/25/2025			CBD	Pranavi Koka - Bowma		mwilcox	Pending
Bicentennial Park Localscapes Conversion	552 E 8680 S	SPR01242024-006702	03/12/2024			OS	Ben Rodes	2088607297	sstringham	Pending
Storm Mountain Park Localscapes Conversion	11426 S 1000 E	SPR01242024-006703	03/08/2024			OS	Ben Rodes	2088607297	sstringham	Pending
Compass Apartments	179 W 9270 S	SPR02212024-006719	09/27/2024		3.29	RC	David Denison	801-836-6235	mwilcox	Pending
National Flood and Fire Addition	8682 S SANDY PKWY	SPR03132026-007168			1.24	CR-PUD	National Flood and Fire		cspencer	Open
Liberty Drug	10600 S 1000 E	SPR03232026-007171				SD(Carnati	Corey Boyd		cspencer	Pending
The Orchards at Dimple Dell	10216 S DIMPLE DELL RD	SPR03262024-006738	05/01/2024			R-1-10	Brett Lovell	8017064693	tirvin	Pending
Jordan Credit Union	9260 S 300 E	SPR04142025-006949	02/04/2026		0.60	R-1-8	Nate Reiner		cspencer	Pending
Jazz Phase 4b	10450 S STATE ST	SPR04222026-007197	05/22/2026		1.04	CBD	Larry Oldham	8018243351	cspencer	Open
Rasht Development Project	8475 S STATE ST	SPR04242024-006758	03/21/2025		0.98	RC	Ramin Nasrabadi		cspencer	Pending
Sandy Station Townhomes	8925 S HARRISON ST	SPR05132025-006965			1.36	RC	David Kelly	3852835285	mwilcox	Pending
Sandy C Store	694 W 9000 S	SPR05272026-007210			1.77	RC	Thomas Hunt		cspencer	Open
UTA Trax Line Operator Restroom Facility	167 E 9000 S	SPR10012025-007049				R-1-7.5(HS	Wade Edwards		cspencer	Pending
GSL Electric	601 SANDY PKWY, 84070	SPR10092025-007056				CR-PUD	Cynthia Bithell		cspencer	Pending
Smith's 153 Fuel Center	10305 S 1300 E	SPR11112024-006885	07/28/2025		10.38	CC	AWA - Jalaine Gibson	8018970849	cspencer	Pending
Under Review										
Silver Ridge Flats (Gutierrez) Site Plan	886 E 7800 S	SPR04072025-006948	06/10/2026		0.47	RM(10)	Elisha Deschenie		chancey	Final Review
1300 East Mixed Use	10165 S 1300 E	SPR06222026-007232			0.04	CN	Brynn Bohlender		cspencer	Preliminary Review
Hoof & Vine Addition	7680 S UNION PARK AVE	SPR07092026-007239				SD(Union I	Eric Rose		sstringham	Preliminary Review
Silver Sage Business Park II	10895 S 700 E	SPR07232025-007003	02/04/2026		1.13	SD(PO Silv	Scott Bunnell		cspencer	Final Review
Middle Mile Infrastructure	10935 S 700 E	SPR08072025-007014	12/05/2025			SD(PO Silv	Alec Geist		cspencer	Final Review
Jiffy Lube	2081 E 9400 S	SPR10182022-006422	03/19/2024		4.38	CN	Justin Soha	801-381-6255	cspencer	Under Review
Resubmit										
Sandy Shulsen Mixed Use	10116 S MONROE ST	SPR02082023-006482	12/14/2023		0.83	CBD-A&C	Howard Cooke	801-664-8132	cspencer	Resubmit
Outback/Bonefish Dual Restuarant	11114 S STATE ST	SPR02272026-007157	06/26/2026		2.40	CBD	Craig Chaney - Merrick	4258025331	cspencer	Resubmit
Architectural Components HQ Site Plan	9352 S 670 W	SPR03132025-006926	01/23/2026		0.69	ID	Josh Naylor	8015577523	cspencer	Resubmit
106 Church Modified Site Plan	166 E 10600 S	SPR03272026-007183			1.94	R-1-40A	GW Group Ventures, L		sstringham	Resubmit
Synergy North	8860 S 700 W	SPR04032026-007188			21.48	OS	Trevor Hodgson	8017212640	cspencer	Resubmit
Mark Ray Medical/Dental Office Building	7865 S 700 E	SPR04172025-006955	03/06/2026		0.26	BC	Robert Money	8015731029	cspencer	Resubmit
Sandy Towns Site Plan	1270 E 8600 S	SPR06052025-006976			0.55	CN	Riley Streit		tirvin	Resubmit
iONNA Sandy UT	151 W 10600 S	SPR07012025-006992	12/10/2025		0.43	AM	Jess Cain		cspencer	Resubmit
Sandy City Public Utilities Vac Truck Water C	9140 S 150 E	SPR07252024-006802			6.23	ID	Tyler Shelley	8019151082	cspencer	Resubmit
EOS Fitness	10365 S 1300 E	SPR09032025-007035			5.53	CC	Art Babcock		cspencer	Resubmit
Kuwahara Wholesale	8575 STATE ST, 84070	SPR10162023-006639				SD(FM-HS	Alex Kuwahara	8016916592	chancey	Resubmit
Wooded Creek Estates Site Plan	951 E 8800 S	SPR12052025-007088			1.83	R-1-8	Brandon Harris		tirvin	Resubmit
Red Sky Apartments	10145 S CENTENNIAL PKWY	SPR12062022-006452	05/08/2023		1.45	CBD	Corey Solum		mwilcox	Resubmit
On Hold										
Band Fire Warehouse	9618 S 500 W	SPR01272023-006477			0.51	ID	Jesse Reynolds		cspencer	On Hold
Classic Fun Center	9151 S MONROE ST	SPR06142024-006783			5.12	RC	David Henderson		cspencer	On Hold
ECLAIR FRENCH PASTRY	7948 S 1300 E	SPR08092024-006809				SD(Smart)	KARRAR ALJEWARI	3852295300	cspencer	On Hold
Stage Office Storage Building	8238 700 E, 84070	SPR09212022-006407	12/07/2023			BC	Ross Drummond	8015737620	cspencer	On Hold
MedVet Urgent Care - Modified Site Plan Rev	10291 S STATE ST	SPR10022024-006862				CBD	Michelle Martin		sstringham	On Hold
Wasatch Pain Solutions	1420 E SEGO LILY DR	SPR10072024-006865	01/28/2025		0.66	CC	Robert Howell	4357709668	cspencer	On Hold
Casa Brazil Market	8671 S STATE ST	SPR11112024-006884			0.22	CN(HSN)	Patricia Jacobs	8017358513	cspencer	On Hold
Under Construction										
St. Anna Greek Orthodox Church	9201 S 1300 E	SPR01262022-006258	03/25/2022		3.00	CN	James Derby	8016801385	cspencer	Under Construction
MACU Event Cenenter/ SLCO	9575 S STATE ST	SPR01292024-006706			0.96	CBD	Jordan Gray	3582145760	cspencer	Under Construction

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
Sandy City Fire Station #31	9295 S MONROE ST	SPR02132024-006711	04/19/2024			RC	Ryan McConaghie		mwilcox	Under Construction
UTA Civic Center Station - Site Modification	10015 S BEETDIGGER BLVD	SPR02172023-006487				MU	Nick Duerksen	8012012050	mwilcox	Under Construction
WM Fuel #5235 Sandy, UT	9081 S QUARRY BEND DR	SPR03112022-006282	01/03/2023			SD(X)	Ryan Alvarez		cspencer	Under Construction
Quick Quack Car Wash Conversion	10640 S 700 E	SPR04212025-006957			1.10	CN	Polo Padilla		cspencer	Under Construction
Alta Canyon Sports Center	9565 S HIGHLAND DR	SPR06302025-006990	09/17/2025		1.51	OS	Dan Medina		cspencer	Under Construction
AFCU Sandy Landscape Remodel	2104 E 9400 S	SPR07262022-006364	08/16/2022		2.23	PO	Brad Illingsworth		cspencer	Under Construction
AFCU Sandy ADA Site Improvements	2104 E 9400 S	SPR08112023-006586			2.23	PO	Brad Illingsworth		cspencer	Under Construction
JVWCD 700 East Well House	7618 S 700 E	SPR08212023-006589			0.80	PUD(12)	Kevin Rubow	8015654377	cspencer	Under Construction
Utah HPC - Phase 2	10450 S STATE ST	SPR09062024-006844	09/19/2024		1.04	CBD	Larry Oldham	8015311144	cspencer	Under Construction
Meadows at Cy Road Site Plan	8777 S 700 E	SPR10162024-006872	02/25/2025			PUD(10)	Brad Reynolds		tirvin	Under Construction
Mountain America Credit Union	9446 S HIGHLAND DR	SPR10222024-006875	04/01/2025		0.70	SD(Magna)	Michael Shane Sanders		cspencer	Under Construction
OneTen Apartments	11011 S AUTO MALL DR	SPR10242022-006427	08/18/2023		2.65	CBD	Corey Solum		mwilcox	Under Construction
SEG Redevelopment Phase 3 - West Facade	10450 S STATE ST	SPR11102025-007071			1.04	CBD	Larry Oldham	8018243351	cspencer	Under Construction
Intermountain South Sandy Clinic Expansion	955 E 11400 S	SPR11132024-006886			2.40	PO	Gerrit Timmerman	8015586015	cspencer	Under Construction
Hansen Warehouse Modified	9127 S 255 W	SPR11142024-006887			1.31	RC	Reid Wintersteen	6083862723	cspencer	Under Construction
Main Street Park	70 E 8760 S	SPR12032021-006220	01/28/2022		0.92	R-1-7.5(HS)	DAN MEDINA	801-201-2202	mwilcox	Under Construction
9000 South C-Store	694 W 9000 S	SPR12172024-006901	05/09/2025		1.77	RC	Thomas Hunt	8016644724	cspencer	Under Construction
Complete										
Woodhaven Estates	7613 S 300 E	SPR01102023-006464	12/18/2023		0.02	PUD (12)	Brandon Fry		tirvin	Complete
The Rio at 94th	115 W 9400 S	SPR01242023-006473			0.38	RM(12)	Jacob Toombs	8017879344	tirvin	Complete
Sandy Amphitheater Plaza Expansion	1245 E 9400 S	SPR04242023-006523	07/21/2023		7.13	SD(MU)	Mearle Marsh		mwilcox	Complete
Dimple Dell Park - 300 East Trailhead	321 E 10195 S	SPR05132022-006318	07/12/2022		5.00	OS	Dan Sonntag	8012058201	tirvin	Complete
Dimple Dell Park - Badger Cove Trailhead	1651 E BADGER CV	SPR05132022-006320	08/25/2022		4.63	OS	Dan Sonntag		tirvin	Complete
Dimple Dell Park - Wrangler Trailhead	10305 S 1300 E	SPR05132022-006324	08/25/2022		10.38	CC	Dan Sonntag		tirvin	Complete
Willow Creek Country Club - Maintenance A	8505 S WILLOW CREEK DR	SPR05172024-006771	12/19/2024		11.09	OS	James B Glascock		dwheelwright	Complete
Bicentennial Park Improvements	530 E 8680 S	SPR07272023-006575	10/17/2023			OS	Jeremy Garcia		sstringham	Complete
Medically Vulnerable Peoples Program (MVI)	8955 S HARRISON ST	SPR08282024-006825			1.50	RC	Shasta Galyon	9079038553	manderson	Complete
Cedarwood at Sandy - Expansion	575 E 11000 S	SPR11172022-006447	02/21/2023		3.87	SD(EH)	Ryan Griffiths	8019102756	tirvin	Complete
Others										
90th South Mixed Use Master Plan Amendme	8925 S HARRISON ST	SPR01022025-006902	02/07/2025		1.36	RC	David Kelly	3852835285	mwilcox	Approved
Sandy East Village Ph 3 & Dry Creek Apartm	166 E MIDVILLAGE BLVD	SPR11142022-006445				MU	IBI Group		mwilcox	Approved

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
Pending										
Firefly Subdivision	517 E 8680 S	SUB03172025-006927	08/10/2025	29.00	0.30	R-1-7.5(HS	Jacob Robert Ballstaedt	8014555131	chancey	Pending
Willow Creek No 4 Lots 8 and 9 Lot Line Adj	8585 S MT MAJESTIC RD	SUB04012026-007185			0.27	R-1-10	Colton Finan		sstringham	Received
Strassberg/Bawden Boundary Adjustment	8658 S WILLOW GREEN CIR	SUB04272026-007198			0.39	R-1-10	Evan Strassberg		sstringham	Received
East Town Village Condo Plat	8327 STATE ST 84070	SUB06132023-006550		1.00		MU	Charles Akerlow		tirvin	Fees Due
Pinecone Lot Line Adjustment	734 E 10600 S	SUB06272025-006989			0.35	CN	Pinecone Properties		sstringham	Open
Raddon Summit Subdivision	10250 MONROE ST, 84070	SUB06302026-007236		3.00		CBD-O	Raddon Summit Hotel,		cspencer	Fees Due
Plant Jungle	742 E 7800 S	SUB07072026-007237		1.00	0.65	CN	Bryce Dallimore	8012591735	cspencer	Open
Hartman Estates Subdivision	3853 E LITTLE COTTONWOOD LN	SUB08052025-007011	04/20/2026	2.00		R-1-15	David Jenkins	8016312999	tirvin	Pending
9272 Office Condominiums	9272 S 700 E	SUB08212024-006814	02/09/2026		3.03	CC	Brook Hintze	8018601515	chancey	Pending
Almond/Williams lot line adjustment	409 E SEGO LILY DR	SUB08292025-007030			0.23	R-1-8(INF)	Wendy L Almond		sstringham	Received
Olsen Subdivision	265 E MAIN ST	SUB09092025-007036		2.00	0.57	R-1-7.5(HS	Bryce Dallimore		tirvin	Open
Falls Creek Subdivision	2873 E WASATCH BLVD	SUB09152025-007042	12/02/2025	2.00	0.49	PUD(2)	Greg Timothy		chancey	Pending
Brandon Park 3 Amended Plat	1960 E BRANDON PARK WAY	SUB09242024-006855				R-1-12	Scott Hancock	8015974833	tirvin	Open
Sandy Station Block 20 Subdivision	8982 S 250 E	SUB09282022-006410	09/15/2023	2.00		R-1-7.5(HS	Mark stephenson	8015148797	chancey	Pending
Alta Canyon Lot Line Adjustment	9565 S HIGHLAND DR	SUB11032025-007064			1.51	OS	Jetta Marrott		sstringham	Received
Mark Ray Office Building	7865 S 700 E	SUB12122025-007091			0.26	BC	Robert Money	8015731029	sstringham	Open
Under Review										
90th South Wadsworth Subdivision	694 W 9000 S	SUB01212025-006907	09/02/2025	2.00	1.77	RC	Giovanni Amaller	385-312-3156	cspencer	Under Review
GSL Electric New Production Facility	595 W SANDY PKWY	SUB01252024-006704		1.00	1.70	CR-PUD	Carl Greene	8016413894	cspencer	Under Review
Crescent Wood Estates	543 E 10735 S	SUB02032022-006262	02/03/2022		0.50	R-1-20A	Arthur J. (A.J.) Kim	8019133400	tirvin	Under Review
Southeast Industrial Park Amended Condomin	8496 S HARRISON ST	SUB02222022-006272	04/08/2022	16.00	1.95	RC	David McKinney		chancey	Under Review
Aspen Plaza Condo Amendment	849 E 9400 S	SUB03262024-006735				SD(CC)-Ti	SCOTT A DILLEY	8017067384	tirvin	Under Review
Dimple Dell Ridge Consolidation	1727 E DIMPLE DELL RD	SUB04012024-006741	08/10/2025		0.81	R-1-20A	Efren Lopez		chancey	Under Review
Sandy Jordan Credit Union Subdivision	9260 S 300 E	SUB04142025-006950	02/04/2026	1.00	0.60	R-1-8	Nate Reiner		cspencer	Under Review
511Wassail Lot Line Adjustment	511 WASSAIL RD 84070	SUB05072026-007202				R-1-10	Justin Paul Luitjens	8018798764	sstringham	Under Review
951 E 8800 S (Harvard Park)	951 E 8800 S	SUB05072026-007204			1.83	R-1-8	Brandon Harris		sstringham	Under Review
Connor Subdivision	8772 S 120 E	SUB05122026-007205		1.00	0.24	R-1-7.5(HS	Jarrett White		chancey	Preliminary Review
9854 S. Building LLC Commercial Condo	9854 S 700 E	SUB06092025-006981	04/20/2026		2.36	CN	Kenneth Chapman		chancey	Under Review
AFCU 10000 South Sandy - Parcel Consolida	76 W SEGO LILY DR	SUB07032023-006559			3.66	CBD-O	AWA Engineering (Ric	7023706962	sstringham	Under Review
Greenhalgh Boundary Consolidation	8719 S GRAVEL HILLS DR	SUB07072026-007238			0.19	R-1-8	Vernon S and Cydney S	8018984273	sstringham	Under Review
Indigo Subdivision	348 E 8000 S	SUB07112025-006996		20.00	1.00	RM(12)	Damian Mora		chancey	Preliminary Review
Silver Ridge Flats (Gutierrez) Subdivision	886 E 7800 S	SUB07112025-006998	06/10/2026		0.47	RM(10)	Elisha Deschenie		chancey	Under Review
Monroe Street Center Plat Amendment (Echo	111 W 9000 S	SUB07182025-007000	03/04/2026	1.00	0.31	RC	Mark Sudbury		tirvin	Under Review
Transwest Estates No. 1 Amended Subdivisio	1479 E LONGDALE DR	SUB08232024-006818			0.26	R-1-10	Carson Fairbourn	3853549995	chancey	Under Review
Kuwahara Wholesale	8575 STATE ST, 84070	SUB10162023-006638		1.00		SD(FM-HS	Alex Kuwahara	8016916592	tirvin	Under Review
Pepperwood Phase 10C Amended	3 S COBBLEWOOD CV	SUB11012021-006197	11/19/2021	2.00	0.71	PUD(1.62)	David Jenkins	8016312999	mwilcox	Under Review
Sequoia Cove Subdivision	1368 E COPPERCREEK RD	SUB11142025-007080	02/09/2026	5.00	1.02	R-1-8	Sequoia Development,		chancey	Final Review
Parkland Subdivision/Greenlaw Partners	565 W PARKLAND DR	SUB11152021-006208	06/07/2022	4.00	6.70	ID	Niko Hardman		cspencer	Under Review
Silver Sage Estates Subdivision	10175 S DIMPLE DELL RD	SUB12082025-007089	05/08/2026	4.00	1.45	R-1-10	Alyssa Holbrook		chancey	Final Review
South Towne Market Place Subdivision	10130 S STATE ST	SUB12182023-006671	04/03/2024	2.00	4.89	CBD	Jason Boal		mwilcox	Under Review
Resubmit										
Corner Bend Subdivision	2186 E POWDERKEG DR	SUB01142022-006249	06/21/2022		0.18	R-1-8	Dan Moore	801-554-8920	tirvin	Resubmit
Dimple Dell Ridge Lot 1 Amended Plat	1703 E DIMPLE DELL RD	SUB01182022-006256	07/05/2022	1.00	0.69	R-1-20A	Mark Goodsell	801-361-0909	tirvin	Resubmit
Thackery Towns Subdivision	10760 S 700 E	SUB02192026-007115			4.00	PUD(10)	Riley Young		chancey	Resubmit
Sandy Shulsen Subdivision	10116 S MONROE ST	SUB02272026-007151		1.00	0.83	CBD-A&C	David Denison	801-836-6235	cspencer	Resubmit
Meek Subdivision	3761 E LITTLE COTTONWOOD LN	SUB02282024-006722	04/23/2024	2.00		R-1-8	Robert Meek	3854810189	sstringham	Resubmit
Hollow Bend Dr Subdivision	166 E 10600 S	SUB03242026-007172		3.00	1.94	R-1-40A	GW Group Ventures, L		sstringham	Resubmit

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
Jeremy Day Subdivision	8 SHADOW WOOD LN Sandy UT	SUB04032025-006944				PUD(1.62)	Blake Peterson	8017553548	chancey	Resubmit
Sandy Synergy Subdivision	8860 S 700 W	SUB04062026-007189		3.00	21.48	CvC	Trevor Hodgson		cspencer	Resubmit
Liberty Drug	10600 S 1000 E	SUB04082026-007192		1.00		SD(Carnati	Corey Boyd		cspencer	Resubmit
Red Sky Apartments	10140 S CENTENNIAL PKWY	SUB04102023-006516	05/08/2023	1.00		CBD-P	Corey Solum		mwilcox	Resubmit
Sandy Park Center Lot 3 Amended	9835 S MONROE ST	SUB04152022-006305	06/07/2022	2.00	0.73	CBD-O	LeeAnn Miller	3852996262	tirvin	Resubmit
Sandy Station Townhomes Plat	8925 S HARRISON ST	SUB05132025-006966		64.00	1.36	RC	David Kelly	3852835285	mwilcox	Resubmit
Sandy Towns Subdivision	1270 E 8600 S	SUB06052025-006977		1.00	0.55	CN	Riley Streit		chancey	Resubmit
Crabtree Subdivision	2845 E LITTLE COTTONWOOD RD	SUB06142022-006347	06/26/2025	2.00		R-1-15	Tami Crabtree	8012314484	chancey	Resubmit
Hidden Hollow Subdivision	10665 S Dimple Dell Rd	SUB06252025-006987		4.00	4.02	R-1-40A	Garrett Schmidt		tirvin	Resubmit
Oberland Road Subdivision	2900 E OBERLAND RD	SUB06282022-006352		3.00		R-1-40A	Dustin Freckleton	5127796368	tirvin	Resubmit
Smith's Altaview SUB	10315 S 1300 E	SUB07202021-006108	09/23/2021	4.00	0.46	CC	Anderson Wahlen & As		cspencer	Resubmit
Silver Sage Business Park II	10935 S 700 E	SUB08252025-007024				SD(PO Silv	Scott Bunnell		cspencer	Resubmit
Badger Cove	1651 E BADGER COVE	SUB09132023-006609				OS	Dan Sonntag		sstringham	Resubmit
Pepperwood Phase 9 Plat Amendment	98 E LONE HOLLOW	SUB09262025-007046			2.27	PUD(1.62)	jerry Robinson		tirvin	Resubmit
Fox Hollow Plat Amendment	9476 S FOX CIR	SUB10142024-006868		1.00	0.22	R-1-8	Craig Lawrence	8015732516	tirvin	Resubmit
Classic Fun Center	9151 S MONROE ST	SUB10262024-006878		2.00	5.12	RC	David Henderson	8016084007	chancey	Resubmit
Wooded Creek Estates	951 E 8800 S	SUB12052025-007087		8.00	1.83	R-1-8	Brandon Harris		tirvin	Resubmit
Under Construction										
Woodhaven Estates Subdivision	7613 S 300 E	SUB01182023-006471	12/18/2023	24.00	0.02	PUD (12)	Brandon Fry		chancey	Under Construction
OneTen Apartments	109 W 11000 S	SUB03292023-006511	08/18/2023	1.00		CBD	Corey Solum		mwilcox	Under Construction
Monte Cristo at LaCaille	9701 S 3775 E	SUB04262021-006034	11/29/2021	13.00		R-1-15	Chris McCandless	8015974575	mwilcox	Under Construction
KV Larson Subdivision	963 E 8600 S	SUB06132023-006549	02/02/2024	8.00	2.50	SD(R-1-7)	Ronald K. Larson	2067137789	chancey	Under Construction
Alta Canyon 2 Subdivision	9855 S 3100 E	SUB07132023-006568	07/12/2024	4.00	1.79	R-1-15	Dana Conway	8018914880	chancey	Under Construction
Sandy Station Block 59 Subdivision	8810 S 90 E	SUB09232022-006408	09/15/2023	2.00	0.12	R-1-7.5(HS	Mark stephenson	8015148797	tirvin	Under Construction
The Meadows at Cy Road	8777 S 700 E	SUB10162024-006871	02/25/2025	33.00		PUD(10)	Brad Reynolds Constr		tirvin	Under Construction
Complete										
Little Cottonwood Estates (aka Alana Meadow	3170 E LITTLE COTTONWOOD RD	SUB01042023-006461	06/15/2023	12.00		R-1-15	Greg Timothy		tirvin	Complete
Tate Woods Subdivision	485 E 7800 S	SUB03312025-006940	06/24/2025	2.00	0.15	R-1-6	GreenRock LLC	8019317228	tirvin	Complete
Lot 4 Jason K Circle	182 E 9000 S	SUB04102024-006745	12/20/2024	2.00	0.63	R-1-8	Jill Kinder	8017184622	tirvin	Complete
Hagan Road Subdivision	11523 S HAGAN	SUB05072021-006045	06/02/2021			R-1-20A	Blair Johnson	8013011078	tirvin	Complete
Alta Park Subdivision	11190 S 1000 E	SUB05072024-006766	07/02/2024	4.00		R-1-8	Hayley Pratt, Castlewo	407-617-0698	tirvin	Complete
Park Lane Amended	1775 E 11400 S	SUB07082022-006359	09/21/2022	2.00	0.35	SD(R-2-A)	Laine Fluekiger	8015715541	tirvin	Complete
Longpath Subdivision	11510 S HAGAN RD	SUB08292022-006389	11/21/2022	1.00	0.56	R-1-20A	Kyle Simons	8013814687	tirvin	Complete
Brand Estates Subdivision	285 E 11000 S	SUB10112022-006417	08/31/2023	12.00		R-1-15	Kyle Denos	8017937660	tirvin	Complete
Sandy Oaks Subdivision Phase 5	8449 S 300 E	SUB11222022-006448	02/22/2023	2.00		R-1-7.5(HS	Greg Larsen	8016081600	tirvin	Complete