



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
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DIRECTOR

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MAYOR

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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

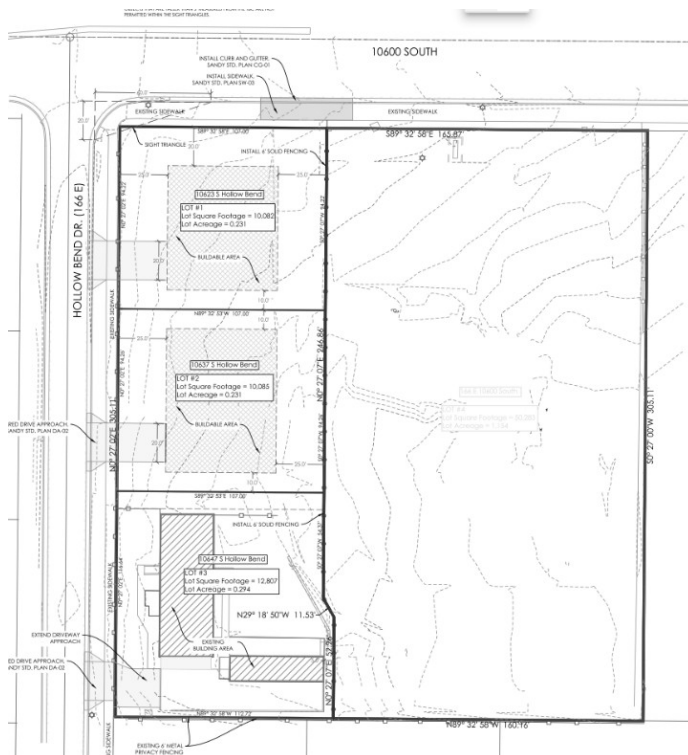
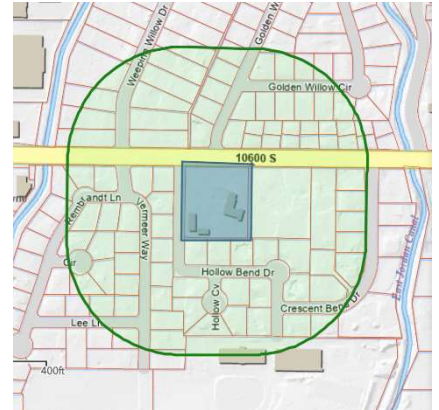
Public Notice and Outreach

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

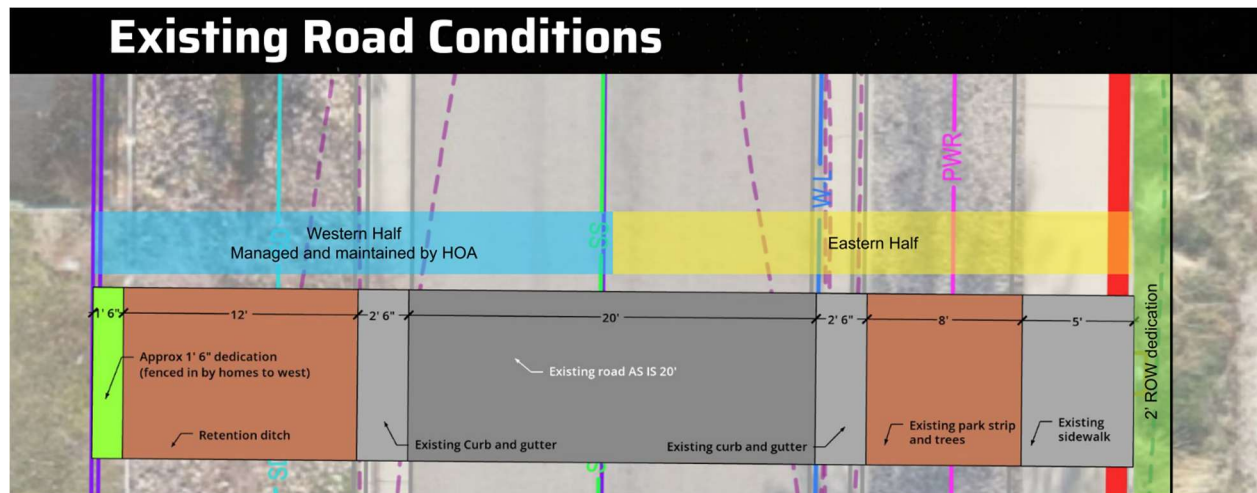
The applicant is requesting special exceptions to maintain the current right of way improvements with a one foot additional dedication (See Exhibit “C” request details). The existing improvements along Hollow Bend Dr. include a 50-foot-wide right of way with a five foot sidewalk and eight foot park strip 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
MayorShane Pace
Chief Administrative OfficerRyan Kump, P.E.
DirectorCITY 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.

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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.