



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, August 6, 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_ffXgZtuBT2aTdm4qpzTvLQ

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/81890858355>

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/81890858355>

Webinar ID: 818 9085 8355

Passcode: 903409

SELF GUIDED FIELD TRIP

1. [26-394](#) Map

Attachments: [080626.pdf](#)

4:45 PM EXECUTIVE SESSION

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Public Meeting Items

2. [SUB06302026-007236](#) Raddon Summit Subdivision (Preliminary Plat Review)
10250 S. Monroe St.
[Community #9, Commercial Area]

Attachments: [Raddon Summit Sub Staff Report 8-6-26](#)
[Exhibit A](#)

Public Hearings

3. [CA07272026-0007251 \(PC\)](#) Detached Accessory Dwelling Units

Attachments: [Maps of Potential Areas for ADUs](#)
[SB0284 applying to ADUs](#)
[Code Amendment D-ADUs - Redline Version](#)
[Code Amendment D-ADUs - Clean Version](#)

Administrative Business

1. Minutes

[26-395](#) Minutes from the July 16, 2026 Meeting

Attachments: [07.16.2026 PC Minutes \(DRAFT\).pdf](#)

2. Sandy City Development Report

[26-396](#) Development Report

Attachments: [08.01.2026 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
Sandy, UT 84070
Phone: 801-568-7141

Staff Report

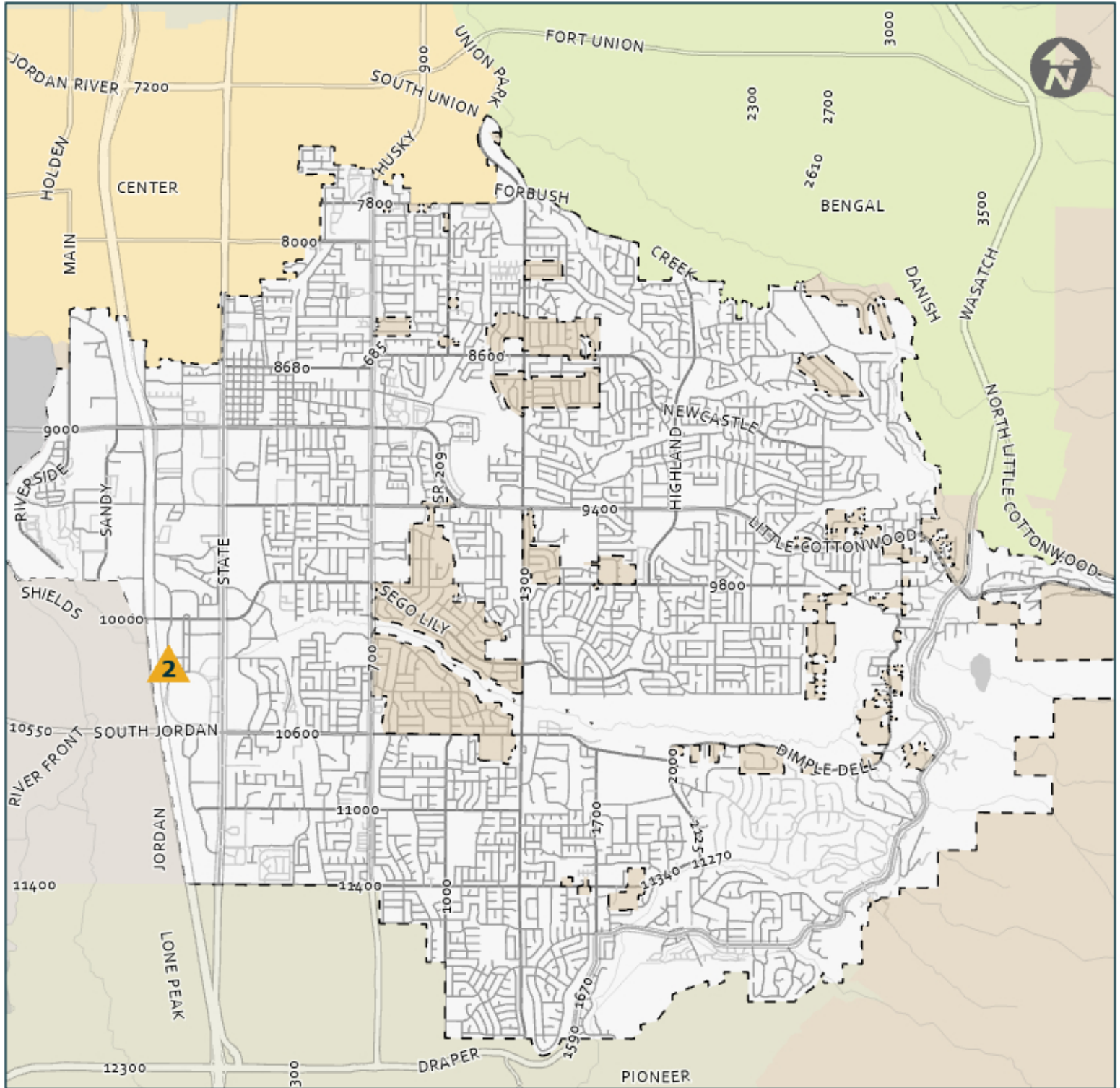
File #: 26-394, **Version:** 1

Date: 8/6/2026

Map

PC Self Guided Field Trip

August 6, 2026



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

1 Mile

Sandy City, UT
Community Development Department

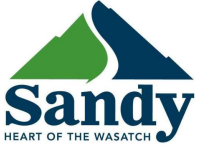
Agenda Item Number



Locations to visit on your own



Locations to be visited on tour



Staff Report

File #:
SUB06302026-007236,
Version: 1

Date: 8/6/2026

Agenda Item Title:
Raddon Summit Subdivision (Preliminary Plat Review)
10250 S. Monroe St.
[Community #9, Commercial Area]

Presenter:
Clinton Spencer, Development Services Manager

Description/Background:
The applicant, Ron Raddon with Raddon Development (representing the property owner Sandy City), is requesting preliminary subdivision review for the property located at 10250 S. Monroe St. This proposal reconfigures two (2) existing parcels into three (3) lots to enable future commercial or mixed use development. Access to these lots is provided directly from Monroe Street, 10200 South Street, and Centennial Parkway, which are all existing public streets.

See the attached Staff Report and Exhibits to review full details of the request.

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission determine preliminary 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 following findings and subject to the following conditions:

Findings:

1. The subject property is configured as a standard lot and the proposed new lot will have frontage onto a public street.
2. That the proposed lot configuration equitably balances the needs of the public and presents the most efficient use of the land.
3. That the proposed lot complies with the requirements of the CBD-O & P zones and Cairns Design Standards.
4. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.

Conditions:

1. The applicant continue working with staff during Final Review on the details and dimensions for the PUE's, Dry Creek trail and Dry Creek drainage easements.

File #:
SUB06302026-007236,
Version: 1

Date: 8/6/2026

2. That additional public right of way dedication of sixteen (16) feet behind back of curb be provided for Monroe Street (both sides), 10200 South Street (south side), and Centennial Parkway (west side).
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.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

MARTIN JENSEN
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum August 6, 2026

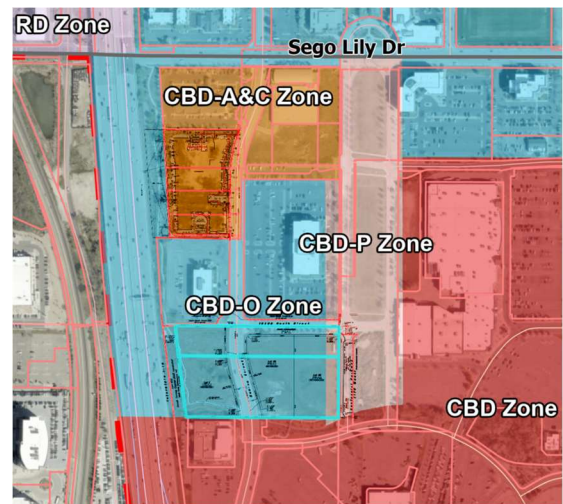
To: Planning Commission
From: Community Development Department
Subject: Raddon Summit Subdivision (Preliminary Subdivision Review)
10250 S. Monroe St.
[Community #9, Commercial Area]

SUB06302026-007236
CBD-O & P Zones
3 Lots, 8.47 Acres

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

Request

The applicant, Ron Raddon with Raddon Development (representing the property owner Sandy City), is requesting preliminary subdivision review for the property located at 10250 S. Monroe St. This proposal reconfigures two (2) existing parcels into three (3) lots to enable future commercial or mixed use development. Access to these lots is provided directly from Monroe Street, 10200 South Street, and Centennial Parkway, which are all existing public streets. (See Exhibit A to review application materials).



Background

The subject properties included in the subdivision total 8.47 acres. Both existing parcels have not been part of a formal subdivision process. The proposed subdivision is part of the South Village of the Cairns Master Plan and is subject to the Cairns Design Standards. The land is vacant despite a recent site plan approval from 2021 that was never constructed. The

property is bordered by the Del Sol and Cementation buildings to the north, the Centennial Parkway corridor to the east, the Mall/Jazz/Mammoth facility to the south in the CBD zone, and I-15 corridor to the west. With these surrounding developments, this vacant parcel has full site improvements for streets and most utilities. As part of a contractual agreement with the City, the applicant has one (1) year from plat approval to obtain site plan approval as well, which submittal we anticipate soon.

Property Case History	
Case Number	Case Summary
SPR# 85-05	South Towne Mall Master Plan, a portion of the site. 1985
SPR# 92-16	South Towne Mall Expansion, Phase II, a portion of the site. 1992
SPR# 05-19	Sandy Promenade Wetland Center. 2005. Sandy City Parks Department's plan for the physical development of a 1.77 acre portion of the Centennial Parkway Promenade.
SPRSPR08032021-006124	Summit II @ the Cairns, Mixed Use Development. Site Plan Review, Sept. 16, 2021, approved with conditions. Project approvals expired.
SPR03292022-006291 & CUP09072021-006145	Mixed use project including a 14 story hotel. Project approvals expired.

Public Notice and Outreach

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

Analysis

Subdivision

The property has been part of several master plans for the Mall and Cairns Development area. This proposal will create three (3) commercial/mixed use lots for future development: Lot 1 has 2.63 acres, Lot 2 has 1.97 acres, and Lot 3 has 2.18 acres. With the proposed subdivision, the applicant has provided right of way dedication that will comply with the requirements of the Cairns Design Standards for Monroe Street, 10200 South Street, and Centennial Parkway. This additional dedication will allow for further public improvements to be added when the lots develop. The proposed plat will also dedicate an easement for the existing Dry Creek public trail along the south and west sides of Lot 1 and an easement over the Dry Creek drainage area that runs through the lot.

***Staff Finding:** Zoning ordinances only require lots to be of sufficient size as to be able to accommodate the required setbacks. The proposed lot is located within the CBD-O & P Zones. Setbacks for the zone are designed to allow flexibility in the construction of the site, especially in the Cairns Development area. Standards within the Cairns Development area require a minimum front setback of eight (8) feet, and a maximum of sixteen (16) feet. As stated above, the forthcoming site plan will need to fit within the proposed subdivided lots. In speaking with the applicant they agree that this can be accomplished.*

Final dimensions of proposed utility easements on the plat will need to be determined during the final review process for the plat. These easements will need to be of sufficient size to accommodate the proposed construction of the building, as well as the utility services required by the City through this area. Staff recommends the applicant continue working with City staff on the final dimensions of the easements to be shown on the plat. If necessary, the plat may be amended during the site plan review process to accommodate any necessary easement adjustment.

Staff Concerns

As proposed, there are still some corrections that need to be resolved with the plat which corrections can be handled by staff during the final subdivision review process. During the final review staff will work with the applicant to ensure

compliance with required utility easements, dedication and building setbacks to facilitate the construction of the future site plan.

Staff Recommendations

Staff recommends that the Planning Commission determine that preliminary subdivision review is substantially complete for the Raddon Summit Subdivision at 10250 S. Monroe St. based on the following findings and subject to the following conditions:

Findings:

1. The subject property is configured as a standard lot and the proposed new lot will have frontage onto a public street.
2. That the proposed lot configuration equitably balances the needs of the public and presents the most efficient use of the land.
3. That the proposed lot complies with the requirements of the CBD-O & P zones and Cairns Design Standards.
4. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.

Conditions:

1. The applicant continue working with staff during Final Review on the details and dimensions for the PUE's, Dry Creek trail and Dry Creek drainage easements.
2. That additional public right of way dedication of sixteen (16) feet behind back of curb be provided for Monroe Street (both sides), 10200 South Street (south side), and Centennial Parkway (west side).
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.

Planner:



Clinton Spencer, AICP
Development Services Manager

File Name: S:\Users\PLN\STAFFRPT\2026\SUB06302026-007236_Raddon Summit Subdivision

Exhibit "A"

See the attached file for full information

[illegible]



RADDON SUMMIT SUBDIVISION

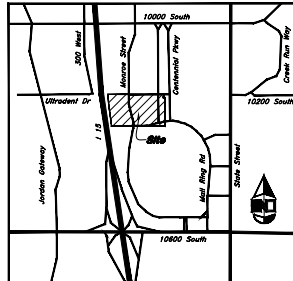
A part of the Northeast Quarter of Section 13, Township 3 South, Range 1 West,
Salt Lake Base and Meridian, U.S. Survey, in Sandy City, Salt Lake County, Utah
2026

Sandy City General Plat Notes

- Requirements have been imposed relating to the development of this subdivision and development on each of the lots.
- Building Permits/Certificates of Occupancy may not be issued until certain improvements have been installed.
- Certain measures are required to control blowing soil and sand during construction on a lot.
- In accordance with Utah Code, Section 54-3-27(2b), use of the public utility easements as shown hereon will require, at each utility provider's sole cost and expense, the repair of any facilities or surface improvements damaged or displaced by the utility provider, public or private, from the exercise of the easement rights and/or use of any such public utility easements. Except as and to the extent any utility components need to be above ground in order for any utilities to function, all utility improvements, facilities and components (including any existing utility improvements, facilities and components improved, modified, replaced or relocated) shall be located underground. Further, Jordan Commons Funding, LLC, or its designees, successors or assigns, shall have the right to relocate any public utility easements as shown hereon, including any related or affected utility improvements, facilities and components, subject to the applicable requirements and procedure of Sandy City.
- For storm water maintenance refer to the recorded post construction agreement.

The requirements and conditions set forth in notes 1-4 above are detailed in the Sandy City Community Development and Engineering files (known as SUB632026-007236) as such files exist as of the date of the recording of the plat, then Conditions 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.

The boundary lines of all easements and rights-of-way mentioned in the title report as encumbering the property shall be shown on the plat, and the recording document information for those items (name of grantor or type of easement, entry number, book number, page number, date of recording) shall be noted on the subdivision plat.



Vicinity Map
Not to Scale

Narrative

This Subdivision was requested by Raddon Development to create 3 Lots and formally dedicate road.

This Subdivision retraces and honors the adjacent South Towne Center Mall Subdivision Amended and, the adjacent North Half of 10200 South Road Dedication Plat.

A line between recovered Witness Corner Monuments at 10200 South and 10600 South Streets along State Street was assigned the NAD83 Utah Central Zone Bearing of South 0°12'38" West as the Basis of Bearings to match said State Plane reference to North. All distances are Ground.

Surveyor's Certificate

I, David Michael Hamilton, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 12966234 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of Anderson Walker & Associates that by authority of the surveyors I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-73-504 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as Raddon Summit Subdivision.

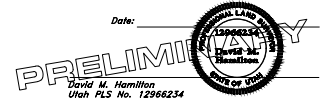
Description

A part of the Northeast Quarter of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in the City of Sandy, Salt Lake County, Utah:

Beginning at the Southeast corner and the Point of Beginning of that certain North Half of 10200 South Street Dedication Plat recorded as Entry No. 5136056 in Book 91-10 of Page 166 of the Official Records of Salt Lake County, on the Westerly line of Centerline Parkway, located 0.46 feet South 0°12'38" West along the monument line of State Street; and 1415.33 feet North 89°35'51" West from a Brass Cap monument found marking the intersection of State and 10200 South Streets; said Brass Cap is located 92.33 feet South 89°32'12" East from the Northeast Corner of said Section 15; and running thence South 0°16'44" West 26.50 feet along said Westerly line to a point on a curve, thence Southwesterly along the arc of a 45.50 foot radius curve to the right a distance of 55.02 feet (Center bears South 17°48'01" West, Central Angle equals 72°28'02" and Long Chord bears South 35°57'29" East 51.42 feet) to a point of tangency; thence South 0°16'02" West 2.46 feet; thence South 5°10'22" West 9.00 feet; thence South 0°16'02" West 361.54 feet; thence South 46°45'51" East 8.94 feet; thence South 0°51'19" East 10.40 feet; thence North 89°35'25" West 791.75 feet to and along the North line of South Towne Center Mall Subdivision Amended recorded 23 January, 2024 as Entry No. 14197066 in Book 2024 on Page 13 of the Official Records of Salt Lake County; thence along the Northerly and Easterly Lines of said Subdivision the following two courses: North 7°03'41" West 307.23 feet to a point on a curve; and Northwesterly along the arc of a 54178.50 foot radius curve to the right a distance of 150.88 feet (Center bears North 84°15'51" East, Central Angle equals 0°15'11" and Long Chord bears North 5°38'33" West 150.88 feet); thence South 89°35'51" East 815.58 feet to and along the Southerly line of said Road Dedication and Section Line to the point of beginning.

Contains 369,115 sq. ft.
Or 8.473 acres
1 Road Dedication

Date:



Owner's Dedication

Know all men by these presents that the undersigned is the Owner 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 hereafter known as Raddon Summit Subdivision and do hereby dedicate to Sandy City, for perpetual use, all roads and other areas shown on this plat as intended for public utility uses. 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 have hereunto set my hand this _____ day of _____, A.D. 20____.

Sandy City Corporation

By:
Its:

Acknowledgement

State of _____ } ss
County of _____ }
On the _____ day of _____, 20____, _____, personally appeared before me, the undersigned Notary Public, _____, who being by me duly sworn did say that they are the _____ of Sandy City Corporation and that the foregoing instrument was signed in behalf of said corporation, and they acknowledged to me that said corporation executed the same.

Residing at: _____
Commission Expires: _____

Print Name _____ A Notary Public



202 North Industrial Road
Salt Lake City, Utah 84103
(801) 581-0800 - emergency

Salt Lake County Surveyor

ROS No. _____

Owner/Developer Information

Company: Raddon Brothers Construction
Address: 1111 Draper Parkway, Draper, UT 84020
Phone: (801) 576-1553

Enbridge Gas Utah

Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to approximate the location of Enbridge's right-of-way/easement(s) and existing underground facilities but does not warrant or verify their precise location. 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 _____, 20____.

BY: _____

TITLE: _____

Rocky Mountain Power

1. 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.
2. Pursuant to Utah Code Ann. 10-9a-603 Rocky Mountain Power accepts delivery of the RUE 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 requires other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under Title 10, Chapter 9a, a recorded easement or right-of-way, prescriptive rights, or any provision of law.

Approved this _____ day
of _____, 20____.

Rocky Mountain Power Company

By: _____

Title: _____

Sandy Suburban Improvement District

Approved this _____ Day
of _____, 20____.

Sandy City Improvement District

Comcast

Approved this _____ Day
of _____, 20____.

Comcast

Parks and Recreation

Approved this _____ Day
of _____, 20____.

Sandy City Parks and Recreation

Lumen

Approved this _____ Day
of _____, 20____.

Lumen

Salt Lake County Health Department

Approved this _____ Day
of _____, 20____.

Director S.L. Co. Health Department

Sandy City Attorney

Approved as to from this _____ Day
of _____, 20____.

Sandy City Attorney

Planning Commission

Approved this _____ Day
of _____, 20____.

Chairman, Sandy City Planning Commission

Sandy City Mayor

Presented to the Sandy City Mayor this _____
Day of _____, A.D. 20____,
at which time this subdivision was approved and accepted

Sandy City Mayor

Attest: City Recorder

Sandy City Engineer

Approved this _____ Day
of _____, 20____.

Sandy City Engineer

RADDON SUMMIT SUBDIVISION

A part of the Northeast Quarter of Section 13, Township 3 South,
Range 1 West, Salt Lake Base and Meridian, U.S. Survey,
in Sandy City, Salt Lake County, Utah

Salt Lake County Recorder

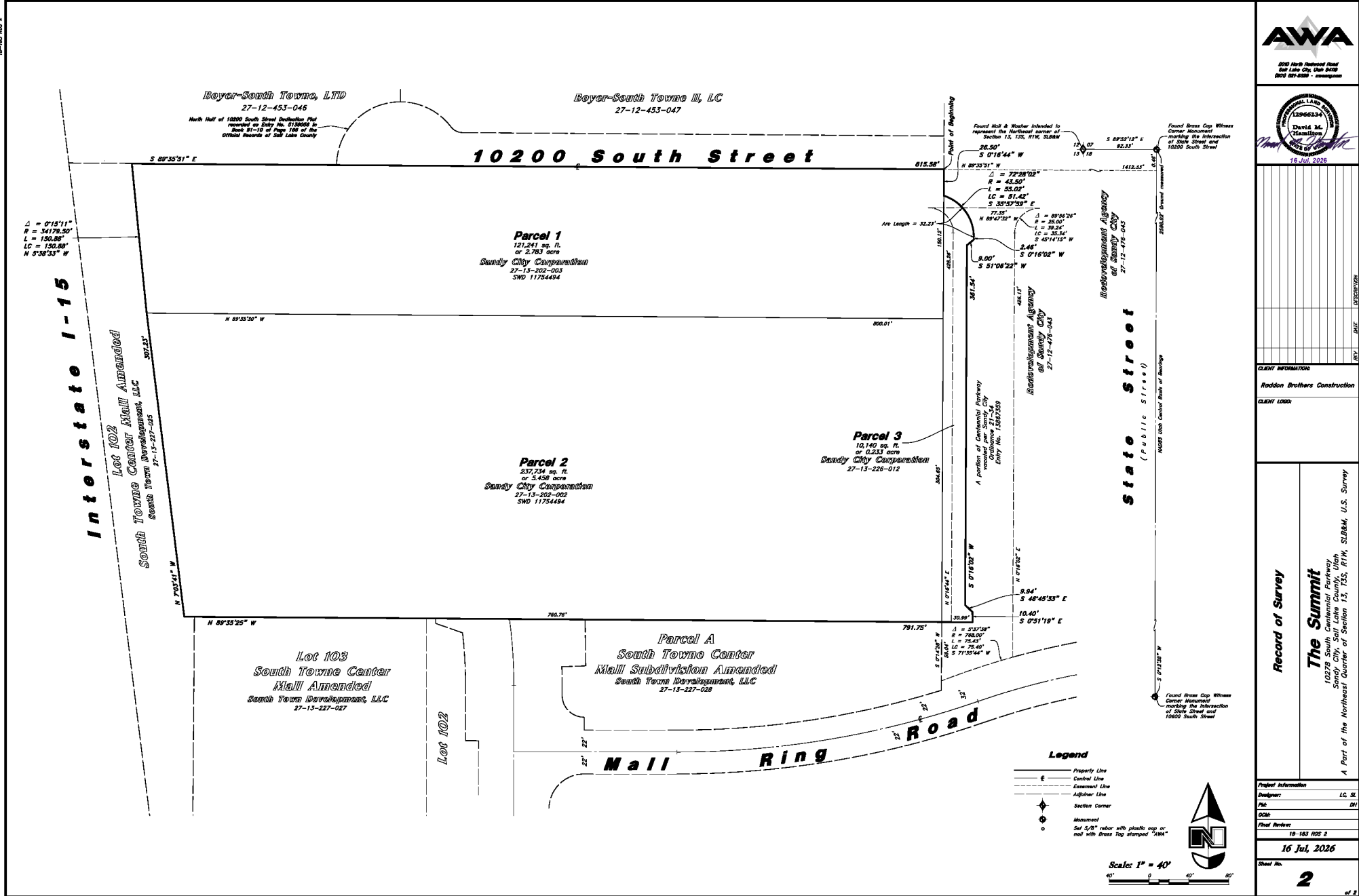
Recorded & _____

State of Utah, County of Salt Lake, Recorded and Filed at the Request of _____

Date _____ Time _____ Book _____ Page _____

Fee \$ _____ Salt Lake County Deputy Recorder

Sheet 1 of 2



100 North Redwood Road
Salt Lake City, Utah 84119
(801) 587-5555 • www.awa.com



16 Jul, 2026

CLIENT INFORMATION

Reddon Brothers Construction

CLIENT LOGO:

Record of Survey

The Summit

10278 South Centennial Parkway
Sandy City, Salt Lake County, Utah
A Part of the Northeast Quarter of Section 15, 12S, 11W, SEB&M, U.S. Survey

Project Information

Designer: LC, SE

PM:

DCM:

Final Review:

16-183 ROS 2

16 Jul, 2026

Sheet No.

2

of 2

*A part of the Northeast Quarter of Section 13, Township 3 South, Range 1 West,
Salt Lake Base and Meridian, U.S. Survey, in Sandy City, Salt Lake County, Utah*
2026

North Half of 10200 South Street Dedication Plat
recorded as Entry No. 5136056 in
Book 91-10 of Page 166 of the
Official Records of Salt Lake County

Boyer-South Towne LTD

Boyer-South Towne III LC
27-12-453-047

10200 South Street

Road Dedication

Lot 2A
85,658 sq. ft.
or 1.966 acres
10277 S Monroe Street

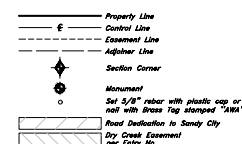
Lot 2B
94,873 sq. ft.
or 2.178 acres
276 S. Centennial Park

Lot 1
114,587 sq. ft.
or 2.631 acre
16228 S Monroe Street

*Parcel A
South Towne Center
Mall Subdivision Amended
South Town Development, LLC
27-13-227-028*

Lot 103
South Towne Center
Mall Amended
South Town Development, LLC
27-13-227-027

Legend



Scale: 1" = 40'



Found Nail & Washer Intended to
represent the Northeast corner of _____
Section 13, T3S, R1W, SL&M

Found Brass Cap Witness Corner Monument marking the intersection of State Street and 5000 South Street.

State Street
(Public Street)

Curve Table				
Curve	Delta	Radius	Length	Chord

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

Sheet 2 of 2

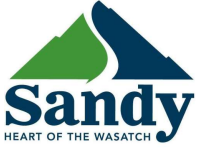


2017 North Pinewood Road
Salt Lake City, Utah 84119
(801) 487-8888 - www.ups.com

PRELIMINARY

1206009
David M.
Hammons
NATIONAL LAND SURVEY
STATE OF UTAH





Staff Report

File #: CA07272026-0007251
(PC), Version: 1

Date: 8/6/2026

Agenda Item Title:

Code Amendment for Detached Accessory Dwelling Units

Presenter:

Melissa Anderson, Zoning Administrator

Description/Background:

The Utah Legislature passed SB284 during the 2026 legislative session that requires cities to allow detached accessory dwelling units (D-ADU) on residential lots 11,000 square feet or larger. To address these new provisions, staff has prepared amendments to the City's Land Development Code (Title 21) to bring it into compliance with the current Utah Code.

Please refer to the attachments for further details on this topic.

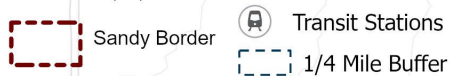
Recommended Action and/or Suggested Motion:

Staff recommends the Planning Commission table this decision until the August 20, 2026 meeting. During this meeting, please review and discuss the proposed text amendments to the code. Staff will bring this item back to the Planning Commission at the next meeting on August 20th for the Commission's final recommendation to the City Council. The City Council will make a final decision on this item in September.

Residential Properties 11,000 sq ft or larger

7,539 lots
3272.66 acres
approx. 21% of Sandy

Features display only contains single family residentially zoned properties used as single family residential. Schools, churches, parks, and anomalous properties have been filtered from the results.



The information provided by Sandy City is not field verified and is for general reference only. The information is not intended to be used to determine property ownership, final building and site design, jurisdictional boundaries, or to replace a certified topographical or boundary survey, or any other legal document.

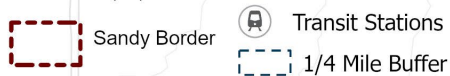


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
Sandy City, Community Development Department.

Residential Properties 10,000 sq ft or larger

11,176 lots
4138.91 acres
approx. 26% of Sandy

Features display only contains single family residentially zoned properties used as single family residential. Schools, churches, parks, and anomalous properties have been filtered from the results.



The information provided by Sandy City is not field verified and is for general reference only. The information is not intended to be used to determine property ownership, final building and site design, jurisdictional boundaries, or to replace a certified topographical or boundary survey, or any other legal document.

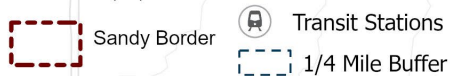


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
Sandy City, Community Development Department.

Residential Properties 8,000 sq ft or larger

21,579 lots
6221.75 acres
approx. 40% of Sandy

Features display only contains single family residentially zoned properties used as single family residential. Schools, churches, parks, and anomalous properties have been filtered from the results.



The information provided by Sandy City is not field verified and is for general reference only. The information is not intended to be used to determine property ownership, final building and site design, jurisdictional boundaries, or to replace a certified topographical or boundary survey, or any other legal document.



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
Sandy City, Community Development Department.

1966 area within a one-fourth mile radius of the center of the fixed guideway public
 1967 transit station platform.

1968 (b) "Station area" includes any parcel bisected by the radius limitation described in [
 1969 ~~Subsection (a)(i)] Subsection (26)(a)(i) or (ii).~~

1970 [(24)] (27) "Station area plan" means a plan that:

1971 (a) establishes a vision, and the actions needed to implement that vision, for the
 1972 development of land within a station area; and

1973 (b) is developed and adopted in accordance with this section.

1974 [(25)] (28) "Subsequent progress report" means the annual report described in Subsection
 1975 10-21-202(2).

1976 [(26)] (29) "System improvements" means the same as that term is defined in Section
 1977 11-36a-102.

1978 [(27)] (30) "Tax commission" means the State Tax Commission created in Section 59-1-201.

1979 [(28)] (31)(a) "Tax increment" means the difference between:

1980 (i) the amount of property tax revenue generated each tax year by a taxing entity from
 1981 the area within a home ownership promotion zone, using the current assessed
 1982 value and each taxing entity's current certified tax rate as defined in Section
 1983 59-2-924; and

1984 (ii) the amount of property tax revenue that would be generated from that same area
 1985 using the base taxable value and each taxing entity's current certified tax rate as
 1986 defined in Section 59-2-924.

1987 (b) "Tax increment" does not include property revenue from:

1988 (i) a multicounty assessing and collecting levy described in Subsection 59-2-1602(2);
 1989 or

1990 (ii) a county additional property tax described in Subsection 59-2-1602(4).

1991 [(29)] (32) "Taxing entity" means the same as that term is defined in Section 17C-1-102.

1992 Section 26. Section **10-21-304** is enacted to read:

1993 **10-21-304 (Effective 10/01/26). Detached accessory dwelling units.**

1994 (1)(a) A specified municipality shall adopt a land use regulation that permits a detached
 1995 accessory dwelling unit on any lot or parcel that is 11,000 square feet or larger and
 1996 contains a single-family dwelling, if the single-family dwelling is a permitted use on
 1997 the lot or parcel.

1998 (b) This section does not prohibit a municipality from adopting a land use regulation that
 1999 permits a detached accessory dwelling unit on a lot or parcel that is smaller than

- 2000 11,000 square feet.
- 2001 (2) A land use regulation described in Subsection (1) shall:
- 2002 (a) require that a detached accessory dwelling unit comply with all applicable building,
- 2003 health, and fire codes; and
- 2004 (b) include a process for the owner of a legally constructed accessory structure to
- 2005 convert the accessory structure to a detached accessory dwelling unit subject to
- 2006 applicable:
- 2007 (i) dwelling and accessory structure setback requirements; and
- 2008 (ii) building, health, and fire codes.
- 2009 (3) A land use regulation described in Subsection (1) may not:
- 2010 (a) require a conditional use permit for a detached accessory dwelling unit if the
- 2011 proposed detached accessory dwelling unit is located in a primarily residential zone;
- 2012 (b) require more than two on-site parking spaces assigned to a detached accessory
- 2013 dwelling unit that is 650 square feet or larger;
- 2014 (c) require more than one on-site parking space assigned to a detached accessory
- 2015 dwelling unit that is smaller than 650 square feet; or
- 2016 (d) include design standards for a detached accessory dwelling unit that conflict with
- 2017 Section 10-20-618.
- 2018 (4) A land use regulation described in Subsection (1) may:
- 2019 (a) require a detached accessory dwelling unit to:
- 2020 (i) conform to applicable land use regulations that regulate structure size, dimension,
- 2021 height, and maximum lot coverage;
- 2022 (ii) conform to setback requirements, that may take into account proximity to
- 2023 property lines and other structures, easements, window orientation, massing, or
- 2024 other elements; and
- 2025 (iii) be designed consistent with the design of the single-family dwelling;
- 2026 (b) prohibit a detached accessory dwelling unit from being:
- 2027 (i) larger in size than the single-family dwelling located on the same lot or parcel;
- 2028 (ii) located within a public utility easement or other recorded easement;
- 2029 (iii) located in a front-yard area of a lot or parcel; or
- 2030 (iv) rented for less than 90 consecutive days;
- 2031 (c) require that the owner of a lot or parcel where a detached accessory dwelling unit is
- 2032 located reside in the detached single-family dwelling or detached accessory dwelling
- 2033 unit located on the lot or parcel;

- (d) require that when a detached garage is converted to a detached accessory dwelling unit, any parking spaces required for the single-family dwelling that were located within the detached garage are replaced on-site;
- (e) prohibit more than one accessory dwelling unit on a lot or parcel; and
- (f) prohibit a detached accessory dwelling unit if:
- (i) the detached accessory dwelling unit will not have adequate access to a required utility service that is a project improvement, including sanitary sewer, culinary water, electrical, or storm water; or
- (ii) a utility service that is a system improvement, including sanitary sewer, culinary water, electrical, or storm water, to which the detached accessory dwelling unit is required to connect does not have sufficient capacity to support the addition of the detached accessory dwelling unit to the utility service system improvements.

(5) This section does not supersede:

- (a) a land use regulation that regulates a detached accessory building that is not a detached accessory dwelling unit;
- (b) prohibitions or restrictions on detached accessory dwelling units in a development agreement signed by a municipality on or before May 6, 2026; or
- (c) a land use regulation or administrative action that:
- (i) is not prohibited by law; and
- (ii) relates to a detached accessory dwelling unit.

Section 27. Section **13-43-205** is amended to read:

13-43-205 (Effective 05/06/26). Advisory opinion.

- (1) A local government, private entity, or a potentially aggrieved person may, in accordance with Section 13-43-206, request a written advisory opinion:
- (a) from a neutral third party to determine compliance with:
- (i) Sections 10-20-506, 10-20-507, 10-20-602, 10-20-604, 10-20-605, 10-20-902, 10-20-904, 10-20-905, 10-20-910, 10-20-911, 10-20-912, and 10-20-1003;
- (ii) Sections 17-79-506, 17-79-507, 17-79-601, 17-79-602, 17-79-603, 17-79-803, 17-79-804, 17-79-805, 17-79-811, 17-79-812, 17-79-813, and 17-79-903; and
- (iii) Title 11, Chapter 36a, Impact Fees Act; and
- (b) at any time before:
- (i) a final decision on a land use application by a local appeal authority under Title 11, Chapter 36a, Impact Fees Act, or Section 10-20-1108 or 17-79-1008;
- (ii) the deadline for filing an appeal with the district court under Title 11, Chapter

CHAPTER 21-11 SPECIAL USE STANDARDS

21-11-1 ~~Accessory Apartments, Extended Living Areas, And Guesthouses~~Extended Living Areas and Accessory Dwelling Units (ADUs)

(a) Purpose. This section is established to provide regulations and design standards for ~~accessory apartments,~~ extended living areas (attached or detached), or guesthouses and accessory dwelling units (attached or detached) related to single-family dwellings in primarily residential zone districts. These accessory living areas enable additional dwelling units to be available to moderate income households, provide economic relief to homeowners who might otherwise be forced to leave a neighborhood, and make dwelling units available which are appropriate for households at a variety of stages in the life cycle.

(b) Applicability. The property is within a single-family residential zone and has not more than one existing single-family dwelling on a lot or parcel, or where a building permit has been issued and construction is in process for the single-family dwelling.

(c) Application Procedure. Extended living areas (attached or detached) and ADUs (attached or detached) may be allowed through the following procedures:

(1) An extended living area (attached or detached) may be approved by the Director at the time of building permit review to create additional living facilities within the structure or in a detached accessory structure.

(2) An ADU (attached or detached) may be allowed with approval of an administrative Special Use Permit from the Community Development Department and issuance of an associated Business License.

(d) Application Information Requirements for ADUs (attached or detached). An application for a Special Use Permit for an attached or detached ADU shall include the following information:

(1) Application. A completed application, as provided by Sandy City, shall be submitted to the Community Development Department. Only the property owner may apply for an ADU Special Use Permit.

(2) Owner Occupancy. The applicant shall provide evidence that they are the owner of the subject property, live in the primary dwelling or ADU and reside therein as their primary residence.

a. An individual shall prove ownership of the property as evidenced by a copy of a transfer deed listing the applicant as the fee title owner. Fee title owner

may be an individual or trustor of a family trust that possesses 50 percent or more ownership of the primary dwelling. The fee title owner may not be a corporation, partnership, limited liability company, or similar entity.

b. To establish that the property is the owner's primary residence, the owner shall provide:

1. A government-issued identification document listing the address of the property as the address of the owner; and

2. A signed affidavit sworn before a notary public shall be provided by the owner stating that the proposed property is the primary residence of the owner and they will occupy the property as their residence, except for bona fide temporary absences; and

3. One or more of the following:

i. The owner's most recent State and Federal tax returns both listing the property as the owner's primary residence;

ii. A voter registration card dated within the last calendar year; or

iii. At least three utility bill statements for services (i.e. electricity, gas, water or cable) that display name and residential address. A P.O. Box will not be accepted.

(3) *Property Description.* A detailed written description, architectural elevations, and an interior layout of the dwelling with the location of all smoke and carbon monoxide detectors shall be provided. The interior layout of the primary dwelling and ADU (as applicable) shall identify the use of each room and the portion that is proposed to be used as an ADU.

(4) *Site Plan.* A site plan of the property shall be submitted to the Community Development Department to determine compliance with the requirements of this code. The site plan shall be drawn to scale with dimensions and north arrow, showing the entire property with property lines and the location of all existing and proposed structures, walls, parking, driveways, walkways, easements and utilities.

a. *Detached ADU Parking Plan.* The site plan shall include a detailed drawing of the off-street parking spaces, showing compliance with the residential parking standards as set forth in Chapter 21-24 of this code.

~~(a)(e)~~ *General Requirements*. The following requirements apply to extended living areas (attached or detached) and ADUs (attached or detached): ~~must be met in order to have either an accessory apartment, extended living area, or a guesthouse:~~

- (1) *Number Permitted*. ~~Only one accessory apartment or extended living area shall be created within a single-family dwelling structure. The accessory apartment or extended living area shall not occupy any accessory buildings. No lot or parcel shall contain more than one guesthouse. No property owner may operate more than one ADU (attached or detached) at any time. Only one detached accessory building that contains either an ADU or extended living area is allowed on the property. Within the primary dwelling, any number of extended living areas are allowed.~~
- (2) *Retain Single-Family Dwelling Appearance Residential Characteristics*. The ~~accessory apartment, extended living area (attached or detached), or guesthouse or ADU (attached or detached)~~ shall be designed to retain the single-family residential characteristics of the property and meet the following standards: ~~so that the appearance of the building remains that of a single-family residence, including the following:~~

 - a. ~~A detached ADU or detached extended living area shall not be sold separately or subdivided from the principal dwelling unit or property, unless the standards of the underlying zone and a subdivision are met. Entrances: Only one primary entrance into the existing dwelling is allowed facing the street or front property. No additional entryways or access to these accessory living areas shall be visible from the street or front property line. All entrances for an accessory living area shall be located on the side or in the rear of the dwelling or from within the home or garage.~~
 - b. ~~Design~~. Any additions to the existing dwelling unit or detached guesthouse, shall be designed and constructed as to blend in and be compatible with the architectural components of the primary dwelling unit (including, but not limited to matching exterior materials, colors, windows, architectural style, building articulations, design elements, and roof pitch). Accessory apartments or extended living areas do not require internal connectivity; however, they must be connected to the existing living area of the home by a common wall and not connected through a breezeway or nonhabitable space (e.g. garage, storage area, etc.).

- ~~e.b.~~ *Utilities and Meters.* It shall be prohibited to install separate utility connections or meters. Private utility meters installed behind the primary meters and internal to the dwelling may be allowed.
- ~~d.c.~~ *Addressing.* No separate addresses will be assigned to the property. Additional mailboxes are also prohibited.
- ~~e.d.~~ *Landscaping.* The retention and enhancement of landscaping and property maintenance standards shall be met with any site or building alterations.
- (3) *Building Code Compliance Required.* The design of the ~~accessory apartments,~~ extended living areas ~~s, or guesthouses or ADU~~ shall conform to all applicable standards in the City's adopted Fire, Building, and Health Codes. The applicant shall obtain all necessary building permits prior to construction of the ~~accessory apartment,~~ extended living area ~~, or guesthouse or ADU.~~
- (4) *Parking.* Off-street parking space shall be available for use by the occupants of the ~~accessory apartment,~~ extended living area ~~, or guesthouse, or ADU~~ and shall comply with the City's adopted residential parking standards as set forth in Chapter 21-24 of this code. A nonconforming single-family dwelling must be brought into conformity with all required parking requirements. If a required parking area is to be modified in the creation of an accessory living area, the required parking shall be replaced on-site. Any additional vehicles owned by occupants must be accommodated on-site. On-street parking shall be reserved for visitors only.
- (5) *Mobile Homes.* It shall be prohibited to ~~construct~~ have an ~~accessory apartment~~ ADU or extended living area (whether it is attached or detached) ~~within associated with~~ a mobile home.
- (6) *Septic Systems.* Any dwelling that is using a septic system, must show proof by a licensed professional that the system is in ~~property~~ proper working condition or be required to connect to the existing sewer infrastructure.
- ~~(7) Easements. Detached ADUs and detached extended living areas shall not be built within a recorded easement. Short Term Rental (STR). It is prohibited to rent or offer the rental of an accessory apartment, extended living area, or guesthouse for a period of less than 30 consecutive days unless the property has obtained approvals for such use as found in the Land Development Code and all other Sandy City Code. In no event, shall any portion of the property be rented out for both short and long-term rentals at the same time.~~

(8) Occupancy Restrictions.

- a. Extended living areas shall be used by the primary dwelling family members and their non-paying guests or for employed household maintenance personnel on a non-rental basis.
- b. ADUs shall be used and rented by an additional single family. The occupants of the ADU shall not sublease any portion of the ADU to other individuals.

(9) Recordation. Approval of an extended living area and ADU shall be recorded with the Salt Lake County Recorder's Office. Proof of recordation shall be submitted to the Community Development Department prior to occupancy. A recorded copy shall be kept on file with the Community Development Department.

(9) Duration of Approval and Transferability.

- a. Extended Living Area. Upon sale of the home or change of primary occupant, the approval for an extended living area shall be transferred to the new owner or occupant. The new owner and occupant shall be subject to those requirements.
- b. Accessory Dwelling Unit. The Special Use Permit for an ADU shall continue until:
 - 1. A sale of the property, or
 - 2. Change of residence of the primary occupant, or
 - 3. The Business License expires.

At the event of any of the above, the Special Use Permit shall expire, and it is not transferable to new property owners. If the permit expires, the area previously used as an ADU shall revert to an extended living area use only, meaning it can only be occupied and utilized by the primary dwelling occupants and their non-paying guests. A reversion clause to extended living area use shall be included in the permit approval should the Special Use Permit expire.

(10) Inspections. Yearly inspections may be required to determine compliance if determined appropriate by the Director or Chief Building Official.

(f) Additional Requirements for Attached Extended Living Areas and Attached ADUs. The following requirements apply:

(1) Retain Single-Family Dwelling Appearance. The unit shall be designed so that the appearance of the building remains that of a single-family residence, including the following:

a. Entrances. Only one primary entrance into the existing dwelling is allowed facing the street or front property. No additional entryways or access to these accessory living areas shall be visible from the street or front property line. All entrances for an accessory living area shall be located on the side or in the rear of the dwelling or from within the home or garage.

b. Design. Any additions to the existing primary dwelling shall be designed and constructed as to blend in and be compatible with the architectural components of the primary dwelling unit. The architectural style must match that of the primary dwelling (e.g. building articulations, design elements, roof style and angle of roof). It shall incorporate at least one of the exterior materials used in the principal dwelling for 20 percent of all structure facades. It shall incorporate the predominant color used on the primary dwelling for at least 50 percent of all facades. It shall use similar sized windows and window styles as the primary dwelling. Attached ADUs or extended living areas do not require internal connectivity; however, they must be connected to the existing living area of the home by a common wall (minimum width of at least 50% of the perimeter of the addition) and not connected through a breezeway or non-habitable space (e.g. garage, storage area, mechanical room).

(2) Short Term Rental (STR). An extended living area or attached ADU is prohibited to be rented as a STR or offer the unit to be rented for a period of less than 30 consecutive days unless the property has obtained approvals for such use in accordance with Section 21-11-26 and all other Sandy City Code. A dwelling or any portion thereof shall not be occupied under a short-term rental and a rental of thirty (30) or more consecutive days at the same time, consistent with Section 21-11-26. A property holding approvals for both uses may alternate between them, provided only one use is in operation at any time and the active use is designated on the current business license.

a. ~~An individual shall prove ownership of the property as evidenced by a copy of a transfer deed listing the applicant as the fee title owner. Fee title owner may be an individual or trustor of a family trust that possesses 50 percent or more ownership of the primary dwelling. The fee title owner may not be a corporation, partnership, limited liability company, or similar entity.~~

- b. ~~To establish that the property is the owner's primary residence, the owner shall:~~
 - 1. ~~Present the owner's most recent State and Federal tax returns both listing the property as the owner's primary residence; and~~
 - 2. ~~Present a government-issued identification document listing the address of the property as the address of the owner; and~~
 - 3. ~~A signed affidavit sworn before a notary public shall be provided by the owner stating that the proposed property is the primary residence of the owner and they will occupy the property as their residence, except for bona fide temporary absences.~~
- (2) ~~*Dwelling Description.* A detailed written description and/or drawing of the property that identifies the use of each room of the dwelling and defines the portions of the dwelling to be used for an accessory apartment shall be provided~~
- (3) ~~plan and architectural elevations shall be submitted to the Community Development Department to determine compliance with the requirements herein. The site plan shall be drawn to scale, clearly showing the location of all existing and proposed structures, walls, parking, driveways, and walkways.~~
- (4) ~~*Occupancy Restrictions.* The occupants of the accessory apartment shall be an additional single family. The occupants of the accessory apartment shall not sublease any portion of the accessory apartment to other individuals.~~
- (5) ~~*Recordation.* Approval for an accessory apartment shall be recorded with the Salt Lake County Recorder's Office, including a reversion clause to utilize the area as an extended living area should the special use permit expire. Proof of recordation shall be submitted to the Community Development Department prior to occupancy. A recorded copy shall be kept on file with the Community Development Department.~~
- (6) ~~*Duration of Approval and Transferability.* The special use permit shall continue until:~~
 - a. ~~A sale of the property, or~~
 - b. ~~Change of residence of the primary occupant, or~~
 - c. ~~If the business license expires.~~

~~At the event of any of the above, the special use permit shall expire and is not transferable to new property owners. If the permit expires, the area previously used as an accessory apartment shall revert to an extended living area use only, meaning it can only be occupied and utilized only by the primary dwelling occupants and their non-paying guests.~~

~~(e)(g) Additional Requirements for Detached Extended Living Areas and Detached Accessory Dwelling Units ADUs. The following requirements apply: to detached ADUs: Approval of a Guesthouse. A guesthouse use may be allowed by an administrative special use permit from the Community Development Department. The following standards must be met:~~

- ~~(1)—Application. A completed application as provided by Sandy City.~~
- ~~(2)—Occupants. A guesthouse shall be used only by the occupants of the primary dwelling or their non-paying guests.~~
- ~~(3)—Lot Size. A guesthouse will only be considered on a lot containing at least 20,000 square feet which has an existing owner-occupied single-family dwelling unit, or where a building permit has been issued and construction is in process for the single-family dwelling on a lot 20,000 square feet or larger.~~
- ~~(1) The ADU shall be constructed on a permanent foundation. Trailers, recreational vehicles and other portable structures on wheels shall not be permitted as a detached ADU.~~
- ~~(2) Short Term Rentals are prohibited. The ADU shall not be used as a short-term rental or offer the unit to be rented for a period of less than 30 consecutive days.~~
- ~~(3) Exterior lighting shall direct illumination downward and lighting shall not extend beyond the subject property line.~~
- ~~(4) Awnings, covered porches, decks, exterior stairways, stairwells, and landings, and balconies shall not encroach into any required setback. Roof eaves may encroach into a required setback up to two feet.~~
- ~~(5) Decks and balconies on the second story or roof are prohibited unless the structure meets the setbacks of the primary structure of the underlying zone (LDC 21-20-2).~~
- ~~(6) Basements are allowed.~~
- ~~(7) ADUs shall be designed consistent with the design of the single-family dwelling.~~

(8) Development Standards. Unless otherwise specified in this section, the development standards for accessory structures under LDC 21-11-2 do not apply. The table below describes the other applicable standards:

<u>Development Standards for Detached ADUs and Extended Living Areas</u>	
<u>Minimum Property Size</u>	<u>11,000 square feet or larger</u>
<u>Location</u>	<u>Rear and side yards, and behind the front plane of the home</u> <u>For properties at least 40,000 square feet in size, a detached ADU may be located within the front yard if it meets the front and side yard setbacks of the underlying residential zone (LDC 21-20-2).</u>
<u>Maximum Size of a Detached ADU</u>	<u>Footprint of the detached ADU shall meet the following size limits, whichever is less:</u> <u>1. 75% or less of the primary dwelling footprint.</u> <u>2. No larger than the maximum square footage allowed for an accessory structure under LDC 21-11-2(a)(2).</u>
<u>Building Height and Setbacks from Side and Rear Property Lines</u>	<u>Maximum 15 feet in building height</u> <u>10 feet minimum setback</u>
<u>Building Height and Setbacks from Side and Rear Property Lines</u>	<u>Taller than 15 feet in building height, but no taller than the building height of the primary dwelling</u> <u>Setbacks for residential development in the underlying zone (LDC 21-20-2), but at no point setback less than 10 feet.</u>
<u>Setback from Primary Dwelling</u>	<u>6 feet minimum</u>

(3)—Location. Guesthouse setbacks shall be no less than ten feet from the side and rear property lines and six feet from the primary dwelling unit. If a guesthouse is attached to an existing accessory structure, the living space of the guesthouse shall be ten feet from the property line. The guesthouse may be located within the rear (the area lying between the rear lot line and rear wall of the primary

- dwelling extended to the side lot lines) of the primary dwelling or within the side yard, provided that the guesthouse is located behind the front plane of the home. If the guesthouse is located within the side yard, the side yard setback shall be the same as the minimum in the zoning district in which the lot is located. *Maximum Size Permitted.* In no case shall a guesthouse comprise more than 400 square feet and have no more than one bedroom. This square footage will be considered part of the allowable square footage of the respective zoning district for accessory structures.
- (4)—*Height.* A guesthouse shall be limited to a single story and subject to the requirements for accessory structures.
- (5)—*Kitchen Facilities.* There shall be no full-size kitchen or cooking facilities within a guesthouse. A limited kitchenette consisting of a microwave, compact refrigerator (less than 7.75 cubic feet and 36 inches or less in height), counter length not exceeding six feet, and a wet bar sink (12 inches wide or less) are permitted.
- (6)—*Site Plan.* A site plan and architectural elevations shall be submitted to the Community Development Department to determine compliance with the requirements herein. The site plan shall be drawn to scale, clearly showing the location of all existing and proposed structures, walls, parking, driveways, and walkways.
- (7)—*Conversion.* Existing accessory structures (shed, garage, workshop, etc.) may be converted to a guest house, provided that the proposed guesthouse complies with all title standards and the adopted Building Code. The number of required off-street parking stalls shall not be eliminated with the conversion of an accessory garage.
- (8)—*Basements.* No basements will be allowed within a guesthouse.
- (9)—*Recordation.* Approval for a guesthouse shall be recorded with the Salt Lake County Recorder's Office. Proof of recordation shall be submitted to the Community Development Department prior to issuance of a building permit. A recorded copy shall be kept on file with the Community Development Department.
- (10)—*Duration of Approval and Transferability.* Upon sale of the home or change of primary occupant, the approval for guesthouse shall be transferred to the new owner or occupant. The new owner and occupant shall also be subject to these requirements.

(h) Conversion. Existing legal accessory structures constructed prior to October 1, 2026, (shed, garage, workshop, etc.) may be converted to a detached ADU, provided that the proposed habitable space complies with all standards of this Section and conforms to all applicable standards in the City's adopted Fire, Building, and Health Codes. The applicant shall obtain all necessary building permits prior to construction of the conversion. The number of required off-street parking stalls shall not be eliminated with the conversion of an accessory garage.

(h)(i) Enforcement. In addition to any other legal or equitable remedies available to the City, upon a determination that a violation of the accessory ~~apartment dwelling unit~~ regulations exists, the City may also utilize all remedies identified and allowed under Section 10-~~9a20~~-530 of Utah State Code, or its successor (see U.C.A. 1953, § 10-~~9a20~~-530).

CHAPTER 21-24 PARKING, ACCESS AND CIRCULATION REQUIREMENTS

...

21-24-4 Residential Parking Requirements And Restrictions

(a) *Single-family Dwellings (Detached)*. All single-family detached dwellings shall provide at least a two-car garage for the daily storage of personal vehicles plus meet all guest parking space requirements of Section 21-24-8(b), except as provided in Subsection (d).

(1) *Accessory Dwelling Units (Detached)*. All detached accessory dwelling units shall meet the minimum parking space requirements of Section 21-24-8(b).

(b) *Two-family Dwellings (Duplex) or Single-family Attached Dwellings (Townhomes or Twin Home)* shall meet the minimum parking space requirements of Section 21-24-8(b), except as provided in Subsection (d).

(c) *Multiple Unit Dwellings (Apartments or stacked Condominiums)* shall meet the minimum parking space requirements of Section 21-24-8(b).

...

21-24-8 Parking Space Requirements

(a) *Specific Requirement for Each Land Use*. Off-street parking shall be provided for land uses as described below. Parking for uses not specifically listed below shall be provided in the same ratio as the use most nearly approximating the characteristics of the unlisted use, as determined by the Planning Commission. Land uses are grouped into categories that have comparable parking requirements.

(b) *Table of Parking Requirements by Land Use Category*. The following minimum parking is required:

<i>Parking Requirements by Land Use Category</i>	
<i>Land Use Categories</i>	<i>Space Requirements</i>
<i>Residential</i>	
Single-family Dwelling, Detached	2 spaces per dwelling unit (within an enclosed garage)
- Additional guest parking	2 car off-street parking in the dwelling's driveway, plus one space for

EXHIBIT "A"

	each domestic (e.g., maid, nanny, gardener, etc) or support staff person employed on the premises during the highest employment shift.
<u>- Additional parking for Detached Accessory Dwelling Unit</u>	<u>1 space per detached accessory dwelling unit less than 650 total square feet</u> <u>2 spaces per detached accessory dwelling unit 650 total square feet</u> <u>No additional space required if the property is located within a Station Area Plan (1/2 mile from transit station)</u>

...

CHAPTER 21-37 DEFINITIONS

...

21-37-2 "A" Definitions

- (a) *AASHTO* means American Association of State Highway and Transportation Officials.
- (b) *Abandoned well* means a well, the use of which has been permanently discontinued or is in such a state of disrepair that it cannot be used for its intended purpose or for observation purposes.
- (c) ~~Accessory *apartment dwelling unit, attached* means a *housing habitable living* unit (includes a kitchen, bathroom, sleeping areas), which is *used as rental and* self-contained but incorporated within an existing structure that is designed as a single-family dwelling and will not substantially alter the structure or the appearance of the structure.~~
- (c)(d) ~~*Accessory dwelling unit, detached* means a *habitable living unit (includes a kitchen, bathroom, sleeping areas), which is used as a rental and self-contained and subordinate to and detached from the primary dwelling on the same lot or parcel.*~~

...

21-37-5 "D" Definitions

...

- (ai) *Dwelling, single-family*, means a building arranged or designed to include only one dwelling unit occupied by one family (See Family), including extended living areas or ~~*an accessory apartment*~~ *an accessory dwelling unit* which may be approved as provided elsewhere in this title.

...

21-37-6 "E" Definitions

...

- (q) *Extended living areas (attached)* means additional and accessory living facilities within ~~*a or detached from a primary single family dwelling structure with that contains a kitchen, bathroom, and sleeping areas, or other habitable areas*~~ designed for ~~*temporary*~~ use by ~~*the occupants of the primary dwelling*~~ *extended*

~~family members for medical or economic reasons on a non-rental basis, and in compliance with standards as set forth in this title.~~ The term "extended living areas" also includes additional family kitchens or kitchenettes and living quarters ~~for domestic staff or other personnel typically employed in household maintenance, (e.g., maids, butlers, gardeners).~~

~~(r) *Extended living area (detached)* means additional and accessory living facilities detached from a primary single family dwelling that contains a kitchen, bathroom, sleeping areas, or other habitable areas designed for use by the occupants of the primary dwelling on a non-rental basis.~~

...

21-37-8 "G" Definitions

...

~~(p) *Guesthouse* means a detached living quarters located within an accessory structure that is subordinate to, and located on the same premises with, a primary dwelling, occupied solely by members of the family and temporary guests on a non-rental basis.~~

...

Corrections to Land Uses for Consistency Various Zoning Districts

CHAPTER 21-7 LAND USES IN RESIDENTIAL DISTRICTS

...

21-7-2 Permitted Land Use Matrix By The Residential Districts

...

(b) Table of Uses.

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-12	R-1-10	R-1-9	R-1-8	R-1-8 (INF)	R-1-7.5 (HS)	R-1-6	R-2-10	R-2-8	RM	MH	PUD
Accessory apartments Accessory dwelling unit (attached or detached)	S	S	S	S	S	S	S	S	S	S	S	S ¹	S ¹	S ¹	N	S ¹
Extended living areas (attached or detached)	P	P	P	P	P	P	P	P	P	P	P ¹	P ¹	P ¹	P ¹	N	P ¹
Guest House	S	S	S	S	S	S	S	S	S	S	S	N	N	N	N	S ⁺

EXHIBIT "A"

CHAPTER 21-8 LAND USES IN THE COMMERCIAL, OFFICE, INDUSTRIAL, MIXED USE, TRANSIT CORRIDOR, AND RESEARCH AND DEVELOPMENT DISTRICTS

...

21-8-2 Permitted Land Use Matrix By The Commercial, Office, Industrial, Mixed Use, Transit Corridor, And Research And Development Districts

...

(b) Table of Uses.

Land Use Category	CBD	CBD-P	CBD-O	CBD-A&C	CR-PUD	RC	BC	CC	CN	CvC	CN (HSN)	HBD	LC	PO	ID	AM (Deale rships)	AM (Comm ercial)	MU	TC	RD
Accessory apartments Accessory dwelling unit (attached or detached)	N	N	N	N	N	N	S ¹	N	N	N	N	N	N	N	N	N	N	S ¹	N	N
Extended living area (attached or detached)	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	P	N	N
Guest house	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

CHAPTER 21-9 INSTITUTIONAL CARE DISTRICT

...

21-9-3 Permitted Land Uses By The Institutional Care District

...

(b) Table of Uses.

<i>Land Uses in Institutional Care Districts</i>	
Accessory apartments Accessory dwelling units	N
Extended living areas (attached or detached)	C
Guest house	N

CHAPTER 21-10 OPEN SPACE DISTRICT

...

21-10-2 Permitted Land Uses In The Open Space District

...

(b) Table of Uses.

<i>Land Uses in Institutional Care Districts</i>	
Accessory Apartments Accessory dwelling units	N
Extended living areas	N
Guest house	N

...

CHAPTER 21-19 SPECIAL DEVELOPMENT (SD) DISTRICTS

...

21-19-2 SD (R-1-9) -- 1300 E And 12000 S

...

(b) *Uses Allowed.*

(1) *Permitted Uses.*

a. Agriculture (which does not include the keeping of farm animals).

~~a.b.~~ Accessory dwelling units (attached or detached)

c. Dwelling, single-family.

~~b.d.~~ Extended living areas (attached or detached)

~~c.e.~~ Home occupation.

~~d.f.~~ Home occupation, Category I.

(2) *Conditional Uses.*

a. ~~Accessory apartments.~~

...

21-19-5 SD(R)3.75--8125 S 865 E

...

(b) *Uses Allowed.*

(1) *Permitted Uses.*

a. Agriculture (which does not include the keeping of farm animals).

~~a.b.~~ Accessory dwelling units (attached or detached)

c. Dwelling, single-family.

~~b.d.~~ Extended living areas (attached or detached)

~~c.e.~~ Home occupation.

~~d.f.~~ Home occupation, Category I.

(1) *Conditional Uses.*

a. ~~Accessory apartments.~~

...

21-19-6C SD R(4.25)--Single-Family Residential Subdistrict

...

(b) *Uses Allowed.*

(1) *Permitted Uses.*

a. Agriculture.

~~a.b. Accessory dwelling units (attached or detached)~~

c. Dwelling, single-family.

~~b.d. Extended living areas (attached or detached)~~

~~c.e.~~ Home occupation.

~~d.f.~~ Home occupation, Category I.

(2) *Conditional Uses.*

a. ~~Accessory apartments.~~

...

21-19-13 Residential District SD(R-1-10) (HEGESSEY)--9200 S 2750 E

...

(b) *Uses Allowed.*

(1) *Permitted Uses.*

a. Agriculture.

~~a.b. Accessory dwelling units (attached or detached)~~

c. Dwelling, single-family.

~~b.d.~~ Accessory dwelling units (attached or detached)

~~c.e.~~ Home occupation.

~~d.f.~~ Home occupation, Category I.

(2) *Conditional Uses.*

a. ~~Accessory apartments.~~

...

21-19-19 SD-R-1-10--Thomas--2760 E 9725 S

...

(b) *Uses Allowed.*

(1) *Permitted Uses.*

a. Agriculture.

~~a.b.~~ Accessory dwelling units (attached or detached)

c. Dwelling, single-family.

~~b.d.~~ Extended living areas (attached or detached)

~~c.e.~~ Home occupation.

~~d.f.~~ Home occupation, Category I.

(2) *Conditional Uses.*

a. ~~Accessory apartments.~~

...

21-19-21 Special District Mixed Use--SD-X--Ski Connect--9200 S 1000 E

...

(c) *Uses Allowed.*

...

<i>Land Uses in SD(X) Zone</i>	
Accessory Apartments Accessory dwelling units (attached or detached)	NP
Extended living areas (attached or detached)	NP
Guest house	N

...

21-19-22 S.D.(R2.0) Residential District (Sunset Ridge Subdivision, Sodorborg, And Andrus Properties--3000 E 9200 S)

...

(b) *Uses Allowed.*

(1) *Permitted Uses.*

a. Agriculture.

~~b.~~ Accessory dwelling units (attached or detached)

~~bc.~~ Dwelling, single-family.

~~d.~~ Extended living areas (attached or detached)

~~ce.~~ Home occupation.

~~df.~~ Home occupation, Category I.

(2) *Conditional Uses.*

a. ~~Accessory apartments.~~

...

21-19-23 S.D.(R2.3) Residential District (Granite Farm Property--3100 E 9500 S)

...

(b) Uses Allowed.

(1) Permitted Uses.

a. Agriculture.

~~b. Accessory dwelling units (attached or detached)~~

~~bc.~~ Dwelling, single-family.

~~d. Extended living areas (attached or detached)~~

~~ce.~~ Home occupation.

~~df.~~ Home occupation, Category I.

(2) Conditional Uses.

a. ~~Accessory apartments.~~

...

21-19-28 SD(R-1-7)--7500 S 400 E

...

(b) Uses Allowed.

(1) Permitted Uses.

a. Agriculture.

~~b. Accessory dwelling units (attached or detached)~~

~~bc.~~ Dwelling, single-family.

~~d. Extended living areas (attached or detached)~~

~~ce.~~ Home occupation.

~~df.~~ Home occupation, Category I.

(2) Conditional Uses.

a. ~~Accessory apartments.~~

...

21-19-30 SD R-1-15 Scandia--11700 S 2300 E

...

(b) Uses Allowed.

(1) Permitted Uses.

a. Agriculture.

b. Accessory dwelling units (attached or detached)

~~bc.~~ Dwelling, single-family.

d. Extended living areas (attached or detached)

~~ce.~~ Home occupation.

~~df.~~ Home occupation, Category I.

(2) Conditional Uses.

a. ~~Accessory apartments.~~

...

CHAPTER 21-11 SPECIAL USE STANDARDS

21-11-1 Extended Living Areas and Accessory Dwelling Units (ADUs)

- (a) *Purpose.* This section is established to provide regulations and design standards for extended living areas (attached or detached), and accessory dwelling units (attached or detached) related to single-family dwellings in primarily residential zone districts. These accessory living areas enable additional dwelling units to be available to moderate income households, provide economic relief to homeowners who might otherwise be forced to leave a neighborhood, and make dwelling units available which are appropriate for households at a variety of stages in the life cycle.
- (b) *Applicability.* The property is within a single-family residential zone and has not more than one existing single-family dwelling on a lot or parcel, or where a building permit has been issued and construction is in process for the single-family dwelling.
- (c) *Application Procedure.* Extended living areas (attached or detached) and ADUs (attached or detached) may be allowed through the following procedures:
 - (1) An extended living area (attached or detached) may be approved by the Director at the time of building permit review to create additional living facilities within the structure or in a detached accessory structure.
 - (2) An ADU (attached or detached) may be allowed with approval of an administrative Special Use Permit from the Community Development Department and issuance of an associated Business License.
- (d) *Application Information Requirements for ADUs (attached or detached).* An application for a Special Use Permit for an attached or detached ADU shall include the following information:
 - (1) *Application.* A completed application, as provided by Sandy City, shall be submitted to the Community Development Department. Only the property owner may apply for an ADU Special Use Permit.
 - (2) *Owner Occupancy.* The applicant shall provide evidence that they are the owner of the subject property, live in the primary dwelling or ADU and reside therein as their primary residence.
 - a. An individual shall prove ownership of the property as evidenced by a copy of a transfer deed listing the applicant as the fee title owner. Fee title owner may be an individual or trustor of a family trust that possesses 50 percent or

more ownership of the primary dwelling. The fee title owner may not be a corporation, partnership, limited liability company, or similar entity.

- b. To establish that the property is the owner's primary residence, the owner shall provide:
 - 1. A government-issued identification document listing the address of the property as the address of the owner; and
 - 2. A signed affidavit sworn before a notary public shall be provided by the owner stating that the proposed property is the primary residence of the owner and they will occupy the property as their residence, except for bona fide temporary absences; and
 - 3. One or more of the following:
 - i. The owner’s most recent State and Federal tax returns both listing the property as the owner’s primary residence;
 - ii. A voter registration card dated within the last calendar year; or
 - iii. At least three utility bill statements for services (i.e. electricity, gas, water or cable) that display name and residential address. A P.O. Box will not be accepted.

(3) *Property Description.* A detailed written description, architectural elevations, and an interior layout of the dwelling with the location of all smoke and carbon monoxide detectors shall be provided. The interior layout of the primary dwelling and ADU (as applicable) shall identify the use of each room and the portion that is proposed to be used as an ADU.

(4) *Site Plan.* A site plan of the property shall be submitted to the Community Development Department to determine compliance with the requirements of this code. The site plan shall be drawn to scale with dimensions and north arrow, showing the entire property with property lines and the location of all existing and proposed structures, walls, parking, driveways, walkways, easements and utilities.

- a. *Detached ADU Parking Plan.* The site plan shall include a detailed drawing of the off-street parking spaces, showing compliance with the residential parking standards as set forth in Chapter 21-24 of this code.

(e) *General Requirements.* The following requirements apply to extended living areas (attached or detached) and ADUs (attached or detached):

- (1) *Number Permitted.* No property owner may operate more than one ADU (attached or detached) at any time. Only one detached accessory building that contains either an ADU or extending living area is allowed on the property. Within the primary dwelling, any number of extended living areas are allowed.
- (2) *Retain Single-Family Residential Characteristics.* The extended living area (attached or detached) or ADU (attached or detached) shall be designed to retain the single-family residential characteristics of the property and meet the following standards:
 - a. *A detached ADU or detached extended living area shall not be sold separately or subdivided from the principal dwelling unit or property, unless the standards of the underlying zone and a subdivision are met.*
 - b. *Utilities and Meters.* It shall be prohibited to install separate utility connections or meters. Private utility meters installed behind the primary meters and internal to the dwelling may be allowed.
 - c. *Addressing.* No separate addresses will be assigned to the property. Additional mailboxes are also prohibited.
 - d. *Landscaping.* The retention and enhancement of landscaping and property maintenance standards shall be met with any site or building alterations.
- (3) *Building Code Compliance Required.* The design of the extended living area or ADU shall conform to all applicable standards in the City's adopted Fire, Building, and Health Codes. The applicant shall obtain all necessary building permits prior to construction of the extended living area or ADU.
- (4) *Parking.* Off-street parking space shall be available for use by the occupants of the extended living area or ADU and shall comply with the City's adopted residential parking standards as set forth in Chapter 21-24 of this code. A nonconforming single-family dwelling must be brought into conformity with all required parking requirements. If a required parking area is to be modified in the creation of an accessory living area, the required parking shall be replaced on-site. Any additional vehicles owned by occupants must be accommodated on-site. On-street parking shall be reserved for visitors only.
- (5) *Mobile Homes.* It shall be prohibited to have an ADU or extended living area (whether it is attached or detached) associated with a mobile home.

- (6) *Septic Systems.* Any dwelling that is using a septic system, must show proof by a licensed professional that the system is in proper working condition or be required to connect to the existing sewer infrastructure.
- (7) *Easements.* Detached ADUs and detached extended living areas shall not be built within a recorded easement.
- (8) *Occupancy Restrictions.*
 - a. Extended living areas shall be used by the primary dwelling family members and their non-paying guests or for employed household maintenance personnel on a non-rental basis.
 - b. ADUs shall be used and rented by an additional single family. The occupants of the ADU shall not sublease any portion of the ADU to other individuals.
- (9) *Recordation.* Approval of an extended living area and ADU shall be recorded with the Salt Lake County Recorder's Office. Proof of recordation shall be submitted to the Community Development Department prior to occupancy. A recorded copy shall be kept on file with the Community Development Department.
- (9) *Duration of Approval and Transferability.*
 - a. *Extended Living Area.* Upon sale of the home or change of primary occupant, the approval for an extended living area shall be transferred to the new owner or occupant. The new owner and occupant shall be subject to those requirements.
 - b. *Accessory Dwelling Unit.* The Special Use Permit for an ADU shall continue until:
 - 1. A sale of the property, or
 - 2. Change of residence of the primary occupant, or
 - 3. The Business License expires.

At the event of any of the above, the Special Use Permit shall expire, and it is not transferable to new property owners. If the permit expires, the area previously used as an ADU shall revert to an extended living area use only, meaning it can only be occupied and utilized by the primary dwelling occupants and their non-paying guests. A reversion clause to extended living area use shall be included in the permit approval should the Special Use Permit expire.

- (10) *Inspections.* Yearly inspections may be required to determine compliance if determined appropriate by the Director or Chief Building Official.
- (f) *Additional Requirements for Attached Extended Living Areas and Attached ADUs.* The following requirements apply:
- (1) *Retain Single-Family Dwelling Appearance.* The unit shall be designed so that the appearance of the building remains that of a single-family residence, including the following:
- a. *Entrances.* Only one primary entrance into the existing dwelling is allowed facing the street or front property. No additional entryways or access to these accessory living areas shall be visible from the street or front property line. All entrances for an accessory living area shall be located on the side or in the rear of the dwelling or from within the home or garage.
- b. *Design.* Any additions to the existing primary dwelling shall be designed and constructed as to blend in and be compatible with the architectural components of the primary dwelling unit. The architectural style must match that of the primary dwelling (e.g. building articulations, design elements, roof style and angle of roof). It shall incorporate at least one of the exterior materials used in the principal dwelling for 20 percent of all structure facades. It shall incorporate the predominant color used on the primary dwelling for at least 50 percent of all facades. It shall use similar sized windows and window styles as the primary dwelling. Attached ADUs or extended living areas do not require internal connectivity; however, they must be connected to the existing living area of the home by a common wall (minimum width of at least 50% of the perimeter of the addition) and not connected through a breezeway or non-habitable space (e.g. garage, storage area, mechanical room).
- (2) *Short Term Rental (STR).* An extended living area or attached ADU is prohibited to be rented as a STR or offer the unit to be rented for a period of less than 30 consecutive days unless the property has obtained approvals for such use in accordance with Section 21-11-26 and all other Sandy City Code. A dwelling or any portion thereof shall not be occupied under a short-term rental and a rental of thirty (30) or more consecutive days at the same time, consistent with Section 21-11-26. A property holding approvals for both uses may alternate between them, provided only one use is in operation at any time and the active use is designated on the current business license.

(g) *Additional Requirements for Detached Extended Living Areas and Detached ADUs.*

The following requirements apply::

- (1) The ADU shall be constructed on a permanent foundation. Trailers, recreational vehicles and other portable structures on wheels shall not be permitted as a detached ADU.
- (2) Short Term Rentals are prohibited. The ADU shall not be used as a short-term rental or offer the unit to be rented for a period of less than 30 consecutive days.
- (3) Exterior lighting shall direct illumination downward and lighting shall not extend beyond the subject property line.
- (4) Awnings, covered porches, decks, exterior stairways, stairwells, and landings, and balconies shall not encroach into any required setback. Roof eaves may encroach into a required setback up to two feet.
- (5) Decks and balconies on the second story or roof are prohibited unless the structure meets the setbacks of the primary structure of the underlying zone (LDC 21-20-2).
- (6) Basements are allowed.
- (7) ADUs shall be designed consistent with the design of the single-family dwelling.
- (8) *Development Standards.* Unless otherwise specified in this section, the development standards for accessory structures under LDC 21-11-2 do not apply. The table below describes the other applicable standards:

<i>Development Standards for Detached ADUs and Extended Living Areas</i>	
Minimum Property Size	11,000 square feet or larger
Location	Rear and side yards, and behind the front plane of the home For properties at least 40,000 square feet in size, a detached ADU may be located within the front yard if it meets the front and side yard setbacks of the underlying residential zone (LDC 21-20-2).
Maximum Size of a Detached ADU	Footprint of the detached ADU shall meet the following size limits, whichever is less:

EXHIBIT "B"

	1. 75% or less of the primary dwelling footprint. 2. No larger than the maximum square footage allowed for an accessory structure under LDC 21-11-2(a)(2).
Building Height and Setbacks from Side and Rear Property Lines	Maximum 15 feet in building height 10 feet minimum setback
Building Height and Setbacks from Side and Rear Property Lines	Taller than 15 feet in building height, but no taller than the building height of the primary dwelling Setbacks for residential development in the underlying zone (LDC 21-20-2), but at no point setback less than 10 feet.
Setback from Primary Dwelling	6 feet minimum

- (h) *Conversion.* Existing legal accessory structures constructed prior to October 1, 2026, (shed, garage, workshop, etc.) may be converted to a detached ADU, provided that the proposed habitable space complies with all standards of this Section and conforms to all applicable standards in the City's adopted Fire, Building, and Health Codes. The applicant shall obtain all necessary building permits prior to construction of the conversion. The number of required off-street parking stalls shall not be eliminated with the conversion of an accessory garage.
- (i) *Enforcement.* In addition to any other legal or equitable remedies available to the City, upon a determination that a violation of the accessory dwelling unit regulations exists, the City may also utilize all remedies identified and allowed under Section 10-20-530 of Utah State Code, or its successor (see U.C.A. 1953, § 10-20-530).

CHAPTER 21-24 PARKING, ACCESS AND CIRCULATION REQUIREMENTS

...

21-24-4 Residential Parking Requirements And Restrictions

(a) *Single-family Dwellings (Detached)*. All single-family detached dwellings shall provide at least a two-car garage for the daily storage of personal vehicles plus meet all guest parking space requirements of Section 21-24-8(b), except as provided in Subsection (d).

(1) *Accessory Dwelling Units (Detached)*. All detached accessory dwelling units shall meet the minimum parking space requirements of Section 21-24-8(b).

(b) *Two-family Dwellings (Duplex) or Single-family Attached Dwellings (Townhomes or Twin Home)* shall meet the minimum parking space requirements of Section 21-24-8(b), except as provided in Subsection (d).

(c) *Multiple Unit Dwellings (Apartments or stacked Condominiums)* shall meet the minimum parking space requirements of Section 21-24-8(b).

...

21-24-8 Parking Space Requirements

(a) *Specific Requirement for Each Land Use*. Off-street parking shall be provided for land uses as described below. Parking for uses not specifically listed below shall be provided in the same ratio as the use most nearly approximating the characteristics of the unlisted use, as determined by the Planning Commission. Land uses are grouped into categories that have comparable parking requirements.

(b) *Table of Parking Requirements by Land Use Category*. The following minimum parking is required:

<i>Parking Requirements by Land Use Category</i>	
<i>Land Use Categories</i>	<i>Space Requirements</i>
<i>Residential</i>	
Single-family Dwelling, Detached	2 spaces per dwelling unit (within an enclosed garage)
- Additional guest parking	2 car off-street parking in the dwelling's driveway, plus one space for

EXHIBIT “B”

	each domestic (e.g., maid, nanny, gardener, etc) or support staff person employed on the premises during the highest employment shift.
- Additional parking for Detached Accessory Dwelling Unit	1 space per detached accessory dwelling unit less than 650 total square feet 2 spaces per detached accessory dwelling unit 650 total square feet No additional space required if the property is located within a Station Area Plan (½ mile from transit station)

...

CHAPTER 21-37 DEFINITIONS

...

21-37-2 "A" Definitions

- (a) *AASHTO* means American Association of State Highway and Transportation Officials.
- (b) *Abandoned well* means a well, the use of which has been permanently discontinued or is in such a state of disrepair that it cannot be used for its intended purpose or for observation purposes.
- (c) *Accessory dwelling unit, attached* means a habitable living unit (includes a kitchen, bathroom, sleeping areas), which is used as rental and self-contained but incorporated within an existing structure that is designed as a single-family dwelling and will not substantially alter the structure or the appearance of the structure.
- (d) *Accessory dwelling unit, detached* means a habitable living unit (includes a kitchen, bathroom, sleeping areas), which is used as a rental and self-contained and subordinate to and detached from the primary dwelling on the same lot or parcel.

...

21-37-5 "D" Definitions

...

- (ai) *Dwelling, single-family*, means a building arranged or designed to include only one dwelling unit occupied by one family (See Family), including extended living areas or an accessory dwelling unit which may be approved as provided elsewhere in this title.

...

21-37-6 "E" Definitions

...

- (q) *Extended living area (attached)* means additional and accessory living facilities within or detached from a primary single family dwelling that contains a kitchen, bathroom, and sleeping areas designed for use by the occupants of the primary dwelling on a non-rental basis. The term "extended living areas" also includes additional family kitchens or kitchenettes and living quarters.

- (r) *Extended living area (detached)* means additional and accessory living facilities detached from a primary single family dwelling that contains a kitchen, bathroom, sleeping areas, or other habitable areas designed for use by the occupants of the primary dwelling on a non-rental basis.

...

21-37-8 "G" Definitions

...

...

Corrections to Land Uses for Consistency Various Zoning Districts

CHAPTER 21-7 LAND USES IN RESIDENTIAL DISTRICTS

...

21-7-2 Permitted Land Use Matrix By The Residential Districts

...

(b) Table of Uses.

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-12	R-1-10	R-1-9	R-1-8	R-1-8 (INF)	R-1-7.5 (HS)	R-1-6	R-2-10	R-2-8	RM	MH	PUD
Accessory dwelling unit (attached or detached)	S	S	S	S	S	S	S	S	S	S	S	S ¹	S ¹	S ¹	N	S ¹
Extended living areas (attached or detached)	P	P	P	P	P	P	P	P	P	P	P ¹	P ¹	P ¹	P ¹	N	P ¹

EXHIBIT “B”

CHAPTER 21-8 LAND USES IN THE COMMERCIAL, OFFICE, INDUSTRIAL, MIXED USE, TRANSIT CORRIDOR, AND RESEARCH AND DEVELOPMENT DISTRICTS

...

21-8-2 Permitted Land Use Matrix By The Commercial, Office, Industrial, Mixed Use, Transit Corridor, And Research And Development Districts

...

(b) Table of Uses.

<i>Land Use Category</i>	<i>CBD</i>	<i>CBD -P</i>	<i>CBD -O</i>	<i>CBD-A&C</i>	<i>CR-PUD</i>	<i>RC</i>	<i>BC</i>	<i>CC</i>	<i>CN</i>	<i>CvC</i>	<i>CN (HSN)</i>	<i>HBD</i>	<i>LC</i>	<i>PO</i>	<i>ID</i>	<i>AM (Deale rships)</i>	<i>AM (Comm ercial)</i>	<i>MU</i>	<i>TC</i>	<i>RD</i>
Accessory dwelling unit (attached or detached)	N	N	N	N	N	N	S ¹	N	N	N	N	N	N	N	N	N	N	S ¹	N	N
Extended living area (attached or detached)	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	P	N	N

CHAPTER 21-9 INSTITUTIONAL CARE DISTRICT

...

21-9-3 Permitted Land Uses By The Institutional Care District

...

(b) *Table of Uses.*

<i>Land Uses in Institutional Care Districts</i>	
Accessory dwelling units	N
Extended living areas (attached or detached)	C

CHAPTER 21-10 OPEN SPACE DISTRICT

...

21-10-2 Permitted Land Uses In The Open Space District

...

(b) *Table of Uses.*

<i>Land Uses in Institutional Care Districts</i>	
Accessory dwelling units	N
Extended living areas	N

...

CHAPTER 21-19 SPECIAL DEVELOPMENT (SD) DISTRICTS

...

21-19-2 SD (R-1-9) -- 1300 E And 12000 S

...

(b) *Uses Allowed.*

(1) *Permitted Uses.*

- a. Agriculture (which does not include the keeping of farm animals).
- b. Accessory dwelling units (attached or detached)
- c. Dwelling, single-family.
- d. Extended living areas (attached or detached)
- e. Home occupation.
- f. Home occupation, Category I.

(2) *Conditional Uses.*

- a.

...

21-19-5 SD(R)3.75--8125 S 865 E

...

(b) *Uses Allowed.*

(1) *Permitted Uses.*

- a. Agriculture (which does not include the keeping of farm animals).
- b. Accessory dwelling units (attached or detached)
- c. Dwelling, single-family.
- d. Extended living areas (attached or detached)
- e. Home occupation.

- f. Home occupation, Category I.

(1) *Conditional Uses.*

- a.

...

21-19-6C SD R(4.25)--Single-Family Residential Subdistrict

...

(b) *Uses Allowed.*

(1) *Permitted Uses.*

- a. Agriculture.
- b. Accessory dwelling units (attached or detached)
- c. Dwelling, single-family.
- d. Extended living areas (attached or detached)
- e. Home occupation.
- f. Home occupation, Category I.

(2) *Conditional Uses.*

- a.

...

21-19-13 Residential District SD(R-1-10) (HEGESSEY)--9200 S 2750 E

...

(b) *Uses Allowed.*

(1) *Permitted Uses.*

- a. Agriculture.
- b. Accessory dwelling units (attached or detached)
- c. Dwelling, single-family.

- d. Accessory dwelling units (attached or detached)
- e. Home occupation.
- f. Home occupation, Category I.

(2) *Conditional Uses.*

- a.

...

21-19-19 SD-R-1-10--Thomas--2760 E 9725 S

...

(b) *Uses Allowed.*

(1) *Permitted Uses.*

- a. Agriculture.
- b. Accessory dwelling units (attached or detached)
- c. Dwelling, single-family.
- d. Extended living areas (attached or detached)
- e. Home occupation.
- f. Home occupation, Category I.

(2) *Conditional Uses.*

- a.

...

21-19-21 Special District Mixed Use--SD-X--Ski Connect--9200 S 1000 E

...

(c) Uses Allowed.

...

<i>Land Uses in SD(X) Zone</i>	
Accessory dwelling units (attached or detached)	P
Extended living areas (attached or detached)	P

...

21-19-22 S.D.(R2.0) Residential District (Sunset Ridge Subdivision, Sodorborg, And Andrus Properties--3000 E 9200 S)

...

(b) Uses Allowed.

(1) Permitted Uses.

- a. Agriculture.
- b. Accessory dwelling units (attached or detached)
- c. Dwelling, single-family.
- d. Extended living areas (attached or detached)
- e. Home occupation.
- f. Home occupation, Category I.

(2) Conditional Uses.

- a.

...

21-19-23 S.D.(R2.3) Residential District (Granite Farm Property--3100 E 9500 S)

...

(b) Uses Allowed.

(1) Permitted Uses.

- a. Agriculture.
- b. Accessory dwelling units (attached or detached)
- c. Dwelling, single-family.
- d. Extended living areas (attached or detached)
- e. Home occupation.
- f. Home occupation, Category I.

(2) Conditional Uses.

- a.

...

21-19-28 SD(R-1-7)--7500 S 400 E

...

(b) Uses Allowed.

(1) Permitted Uses.

- a. Agriculture.
- b. Accessory dwelling units (attached or detached)
- c. Dwelling, single-family.
- d. Extended living areas (attached or detached)
- e. Home occupation.
- f. Home occupation, Category I.

(2) Conditional Uses.

- a.

...

21-19-30 SD R-1-15 Scandia--11700 S 2300 E

...

(b) Uses Allowed.

(1) Permitted Uses.

- a. Agriculture.
- b. Accessory dwelling units (attached or detached)
- c. Dwelling, single-family.
- d. Extended living areas (attached or detached)
- e. Home occupation.
- f. Home occupation, Category I.

(2) Conditional Uses.

- a.

...



Sandy City, Utah

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

Staff Report

File #: 26-395, **Version:** 1

Date: 8/6/2026

Minutes from the July 16, 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, 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

Present 7 - Commissioner Craig Kitterman
Commissioner LaNiece Davenport
Commissioner Cameron Duncan
Commissioner Dave Bromley
Commissioner Daniel Schoenfeld
Commissioner Ron Mortimer
Commissioner Steven Wrigley

Absent 2 - Commissioner Jennifer George
Commissioner David Hart

Public Meeting Items

DRAFT

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

Attachments: [Staff Report](#)
[Exhibit A](#)

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

Matt Sneyd with the Muve Group, 5143 S Chinook Way, Murray, presented this item to the Planning Commission.

Steven Wrigley asked if there will be a fence to separate the property from the neighbors.

Matt Sneyd said there's currently a vinyl fence on the west side of Hollow Bend that's on the property line that will be moved to the new property line. There will also be new fences on the lots for the homes that will be built.

Sarah Stringham, Sandy City Senior Planner, further presented this item to the Planning Commission.

LaNiece Davenport opened this item for public comment.

Ken Gould, 163 E Hollow Bend Drive, asked how the applicant will ensure that there's no parking during construction and who will maintain the park strip that's been maintained by the HOA.

Roger Brown, 10703 S Hollow Cove, said he thought the church would assume the cost to widen the road and if the new homes will be included in their HOA.

Matt Amadi, South Jordan resident, is a pastor at the church and is in support of the project.

LaNiece Davenport closed this item to public comment.

Sarah Stringham said that Ken Gould's concerns would be addressed during the next items for the special exception and subdivision.

A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission determine that preliminary modified site plan review is complete for the 10600 Church located at 166 E 10600 S based on the three findings and subject to the three conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - LaNiece Davenport
Cameron Duncan
Dave Bromley
Daniel Schoenfeld
Ron Mortimer
Steven Wrigley

Absent: 2 - Jennifer George
David Hart

Nonvoting: 1 - Craig Kitterman

DRAFT

3. [SPX0406202](#) Hollow Bend Subdivision (Special Exception)
[6-007190](#) 166 E. 10600 S.
[Community #11, Crescent]

Mike Wilcox, Sandy City Planning Director introduced the Special Exception and Subdivision items to the Planning Commission.

Matt Sneyd presented these items to the Planning Commission.

Cameron Duncan pointed out that one of the conditions says that no on street parking will be permitted and that the developer is responsible to erect signs on both sides of the street and paint the curb and gutter.

Matt Sneyd said yes.

Dave Bromley asked about traffic during construction the future homes on the two lots.

Matt Sneyd said they are not building the two homes and whoever purchases the lots will have to go through the building permit process after the lots are purchased from them.

James Sorensen, Sandy City Community Development Director, clarified that the no on street parking includes subcontractors and contractors.

Dave Bromley asked if that will be notated on the plat.

Sarah Stringham, Sandy City Senior Planner, further presented this item to the Planning Commission. Sarah commented that the parking agreement will be recorded with the county.

Steven Wrigley asked about an exception to the 20 foot road.

Mike Wilcox said the existing right of way is 50' wide which was reviewed and approved by the Planning Commission when the Hollow Bend Subdivision was presented.

Dave Bromley asked for further discussion regarding the parking agreement and it being noted on the plat.

Sarah Stringham said there's a parking agreement that is recorded with the plat.

Mike Wilcox said they can amend the condition to require that.

LaNiece Davenport opened this item for public comment.

Ken Gould, asked about the HOA requirement.

LaNiece Davenport closed this item to public comment.

Cameron Duncan said he agrees with Ken Gould and feels it needs to be addressed.

Dave Bromley said it sounds like Sandy City owns the park strip but the HOA was required to maintain it and asked if there are ordinances in place to make sure the new owner of the subdivision is to maintain the park strip.

Mike Wilcox replied that upon recordation of the plat, the frontage on the east side would be maintained by the property owners that front that street and the HOA will no longer be required to maintain the east side of that street. The HOA would still be required to maintain the west side of the street and the storm drainage area as they have been. Mike also suggested that they add a condition that the property be subject to creation of an HOA for the three lots to maintain this area. Or join the existing HOA that's to the west and south of them if they didn't want to create their own.

Matt Sneyd said that they are under the assumption that the homeowners will maintain the park strip in front of their homes since that's typically what's done across the valley, whether they belong to an HOA or not and did not recommend forming an HOA for three homes. He also suggested that everyone divide the cost of the water usage until the rollover is completed.

Dave Bromley asked if there's ordinances that would dictate who covers the park strip now.

Ron Mortimer said that the developer needs to do more and suggested possibly creating a temporary HOA to maintain all four trees in the park strip until the new homeowners build. He said it shouldn't be the existing HOA's problem anymore.

Mike Wilcox reiterated his suggestion.

Steven Wrigley asked why the developer can't be responsible to maintain the park strip.

Dave Bromley answered that there isn't an ordinance to say the developer needs to take care of it.

James Sorensen said that if an HOA is created then it is the developer's responsibility.

A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission approve the requested special exceptions for the Hollow Bend Subdivision located at 166 E 10600 S based on the two findings and subject to the four conditions detailed in the staff report with an amendment to Condition #3 - That a note is included on the plat associated with the parking agreement that staff feels comfortable with and an additional Condition #5 - That the developer create either an HOA to cover the three new lots in the subdivision that will maintain the existing park strip along Hollow Bend Drive that will last through the construction and occupancy of all three lots or the developer subject the three new lots to the existing Crescent Hollow subdivision HOA. The motion carried by the following roll call vote:

Yes: 6 - LaNiece Davenport
Cameron Duncan
Dave Bromley
Daniel Schoenfeld
Ron Mortimer
Steven Wrigley

Absent: 2 - Jennifer George
David Hart

Nonvoting: 1 - Craig Kitterman

4. [SUB0324202](#) Hollow Bend Subdivision (Preliminary Subdivision Review)
[6-007172](#) 166 E. 10600 S.
[Community #11, Crescent]

Attachments: [Staff Report](#)

[Exhibit A](#)

[Exhibit B](#)

Discussion for this item is notated under the Special Exception.

A motion was made by Dave Bromley, seconded by Cameron Duncan, 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 four findings and subject to the four conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - LaNiece Davenport
Cameron Duncan
Dave Bromley
Daniel Schoenfeld
Ron Mortimer
Steven Wrigley

Absent: 2 - Jennifer George
David Hart

Nonvoting: 1 - Craig Kitterman

5. [SPX0826202](#) Indigo Subdivision (Special Exception Review)
[5-007025](#) 348 E. 8000 S.
Community #3, Sandy Woods

Mike Wilcox, Sandy City Planning Director, introduced the Special Exception and Subdivision Review to the Planning Commission.

Damien Mora, 371 E 9000 S, presented both items to the Planning Commission.

Cache Hancey, Sandy City Senior Planner, further presented this item to the Planning Commission.

LaNiece Davenport opened this item for public comment.

Michelle Walker, 8028 S Tapp Lane, asked if the city will put in a sidewalk.

LaNiece Davenport closed this item to public comment.

Dave Bromley asked if condition #3 in the subdivision is related to the hammer head or to the entire street.

Mike Wilcox said it's within the hammerhead.

Dave Bromley said the condition needs to be clarified and if the detention basin needs to be sized.

Damien Mora said yes they've all been sized.

LaNiece Davenport commented on a second access point.

A motion was made by Cameron Duncan, seconded by Daniel Schoenfeld that the Planning Commission approve the requested special exceptions for the Indigo Subdivision located at 348 E 8000 S, based on the three findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - LaNiece Davenport
Cameron Duncan
Dave Bromley
Daniel Schoenfeld
Ron Mortimer
Steven Wrigley

Absent: 2 - Jennifer George
David Hart

Nonvoting: 1 - Craig Kitterman

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](#)

Discussion for this item is notated under the Special Exception.

A motion was made by Cameron Duncan, seconded by Daniel Schoenfeld, that the Planning Commission determine that preliminary subdivision review is substantially complete for the Indigo Subdivision located at 348 E 8000 S based on the five findings and subject to the seven conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - LaNiece Davenport
Cameron Duncan
Dave Bromley
Daniel Schoenfeld
Ron Mortimer
Steven Wrigley

Absent: 2 - Jennifer George
David Hart

Nonvoting: 1 - Craig Kitterman

Administrative Business

1. Minutes

An all in favor motion was made by Ron Mortimer to approve the meeting minutes from 06.18.2026.

[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

An all in favor motion was made 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 #: 26-396, **Version:** 1

Date: 8/6/2026

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