



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, November 6, 2025

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_-XiwBQCpQDOlqQfGF-T2WQ

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/83004227667>

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/83004227667>

Webinar ID: 830 0422 7667

Passcode: 065640

4:00 PM FIELD TRIP

[25-321](#)

Map

Attachments:

[11062025.pdf](#)

5:15 PM EXECUTIVE SESSION

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Public Meeting Items

[SGN1023202](#) Hale Centre Theatre/MACU (Sign Theme Amendment)
[5-038019](#) 9886 S. Monroe St.
 [Community # 2, Civic Center]

Attachments: [Staff Report](#)
[Proposed Signs](#)

[CUP1002202](#) Rushton Accessory Structure (Conditional Use Permit)
[5-007050](#) 135 E. 11000 S.
 [Community #11, Crescent]

Attachments: [Staff Report](#)

[SPX0318202](#) Special Exception for Restoration in the
[5-006929](#) Sensitive Area Overlay with 30% or greater slopes
 400 E Tonya Drive
 [Sandy, Community #5]

Attachments: [Staff Report](#)
[Exhibits](#)

Administrative Business

1. Minutes

[25-322](#) Minutes

Attachments: [10.16.2025 PC Minutes \(DRAFT\)](#)

2. Sandy City Development Report

[25-323](#) Development Report

Attachments: [11.01.2025 DEV REPORT](#)

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

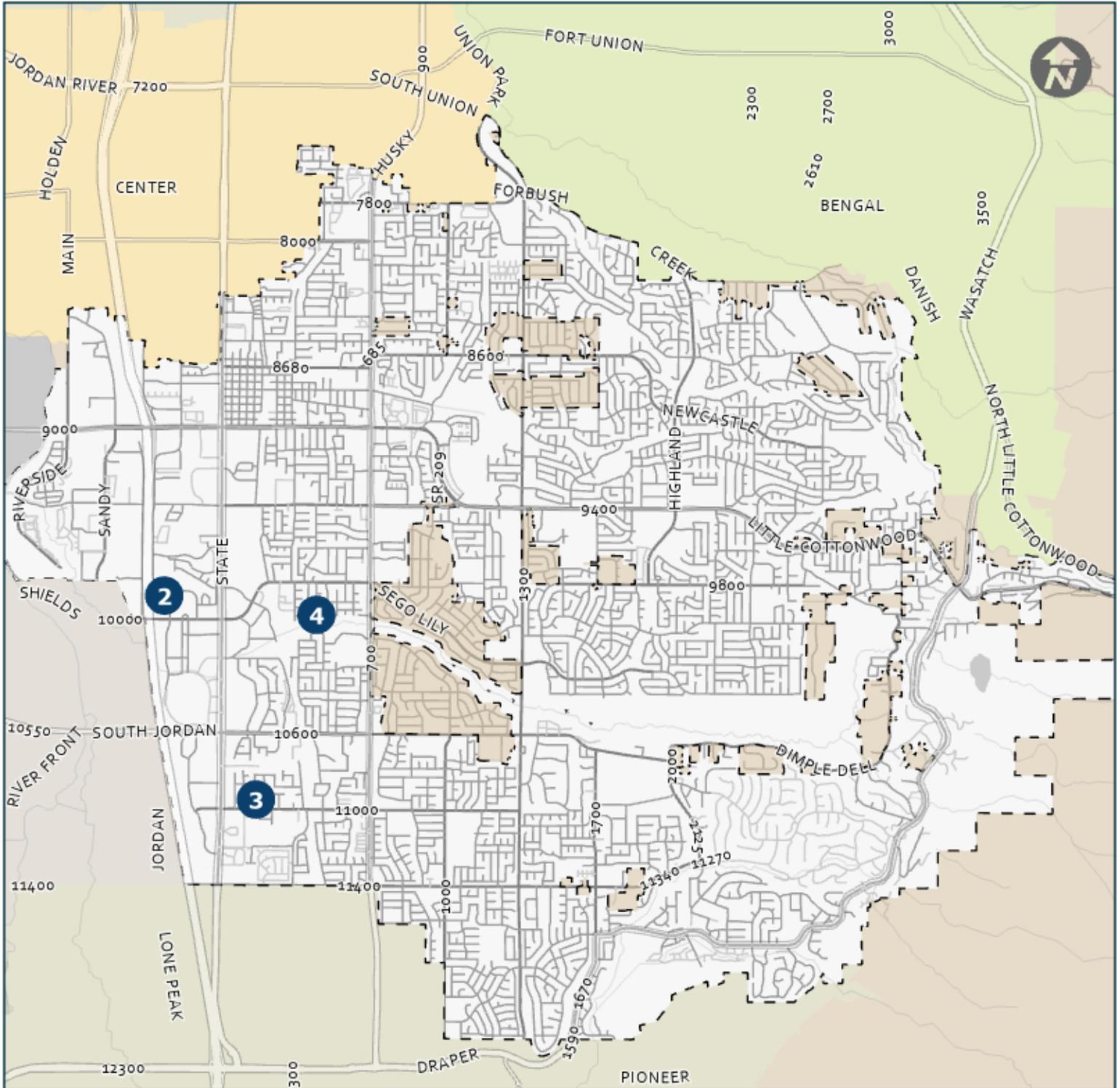
Staff Report

File #: 25-321, **Version:** 1

Date: 11/6/2025

Map

Planning Commission Field Trip November 6, 2025



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

 1 Mile

Sandy City, UT
Community Development Department

<u>Agenda Item Number</u>	
	Locations to visit on your own
	Locations to be visited on tour



Staff Report

File #:
SGN10232025-038019,
Version: 1

Date: 11/6/2025

Agenda Item Title:

Hale Centre Theatre/MACU (Sign Theme Amendment)
9886 S. Monroe St.
[Community # 2, Civic Center]

Presenter:

Sarah Stringham, Planner

Description/Background:

The applicant, Kacey Bryne, from Adaptive Fabrication, on behalf of Hale Centre Theatre, is requesting approval of a sign theme amendment for a property located at 9886 S Monroe St. The request is for a sign theme amendment to allow for three additional signs related to the Mountain America Arts and Education Beehive building addition to the Hale Centre Theatre, which includes the Beehive Theatre (the new children's theater building) and rehearsal and storage space for the main theater. See staff report for full details.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission approve a sign theme amendment for Hale Centre Theatre/MACU center as described in the staff report for the property located at 9886 S. Monroe St. based on the following findings and subject to the following conditions:

Findings:

1. Staff finds that the proposed sign theme meets the intent of Section 21-26-10 of the Sandy City Development Code regarding approval by the Planning Commission for developments of seven or more acres and having more than 300 linear feet of frontage.

Conditions:

1. That the north elevation wall sign of the Mountain America Arts and Education Beehive building be allowed to occupy no more than 30% of the wall façade and have no more than 30% of changeable copy area.
2. That the sign on the north elevation of the Mountain America Arts and Education Beehive building be allowed to cover some of the architectural features of that façade as shown in the application materials.
3. That the proposed signs be installed to meet all requirements set forth in the Sandy City Land Development Code and sign code.

File #:
SGN10232025-038019,
Version: 1

Date: 11/6/2025

-
4. Any signs installed go through the proper sign permitting process.
 5. Any additions or alterations to the Sign Theme be approved by the Planning Commission prior to installation.



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum November 6, 2025

To: Planning Commission
From: Community Development Department
Subject: Hale Centre Theatre/MACU (Sign Theme Amendment)
9886 S. Monroe St.
[Community #2, Civic Center]

SGN10232025-038019
CBD-O
10.7 acres

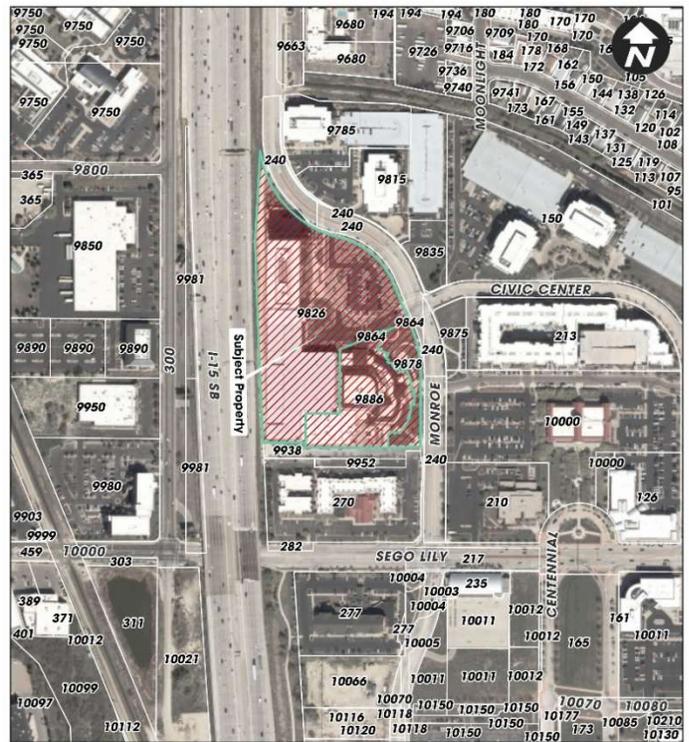
Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, and on public websites.

Request

The applicant, Kacey Bryne, from Adaptive Fabrication, on behalf of Hale Centre Theatre, is requesting approval of a sign theme amendment for a property located at 9886 S Monroe St. The request is for a sign theme amendment to allow for four additional signs related to the Mountain America Arts and Education Beehive building addition to the Hale Centre Theatre, which includes the Beehive Theatre (the new children's theater building) and rehearsal and storage space for the main theater. See Exhibit A and B for details of the application.

Background

The subject properties are approximately 10.7 acres (466,092 square feet) and are located in the Central Business District – Office (CBD-O) zone. The Hale Centre Theatre, Mountain America Credit Union office building, parking garage, and Mountain America Arts and Education Beehive building addition make up the site for the sign theme area. The original sign theme was done in 2017. Properties to the north, east, and south are zoned CBD-O. Property to the west is in the Research and Development (RD) zone.



SGN10232025-038019
Sign Theme Permit
9886 S MONROE ST

Community Development Department
Sandy City, UT

Property Case History	
Case Number	Case Summary
SPR 05-16-5083	MACU Site Plan
SPR 5-15-4386	Hale Centre Theatre
CUP 5-15-4385	CUP to allow a performing arts center in the CBD-O zone
SPR 06-16-5094	Cairns Plaza – Hale Centre Theatre
SIGN 06-17-5227	Hale Centre Theatre/MACU Sign Theme
SPR10112023-006636	Hale Centre Beehive Theatre addition

Public Notice and Outreach

This item has been noticed to property owners within 500 feet. A neighborhood meeting was not held for this project, due to the property being in an established commercial area. Staff have not received any emails or phone calls regarding the project.



Analysis

Section 21-26-10(b) of the Sandy City Land Development code states that upon Planning Commission approval, the design and placement of on-premises signs (including any proposed advertising statutory signs) for developments of seven acres or larger and having at least 300 lineal feet of frontage may vary from the regulations set forth herein. The Planning Commission must determine that:

- a. The proposed sign exceptions are not in conflict with the purpose and intent of this chapter;
- b. The proposed signs are in architectural harmony with the development; and
- c. The proposed signs appropriately utilize those elements listed in the design criteria of this chapter

Sign Design is set forth in Sec. 21-26-9(a) of the Sandy City Land Development Code. Each sign submitted for approval shall incorporate the following elements:

- 1. Architectural compatibility
- 2. Size, scale, proportion (balance)
- 3. Illumination
- 4. Color and style
- 5. Location
- 6. Landscaping

East Elevation – The applicant is proposing a 5’ x 5’ (25 square feet) Jester medallion wall sign with LED light rays emanating from within. Next to the jester is a proposed halo lit channel letter wall sign that is approximately 60 square feet. The proposed signs will help to unify the site’s visual identity with the main Theatre complex.





North Elevation – There are two proposed signs in this area of the theatre. The first sign is above the entrance doors to the Beehive Theatre that is a corridor between the existing Hale Theatre and the parking garage. The proposed wall sign is 90 square feet and is approximately 30% of the 294 square foot wall. Part of the sign has changeable copy that is approximately 30% of the sign. The changeable copy will be used to announce current and upcoming performances. The proposed location of the sign covers some of the architectural components of the building. The proposed Beehive wall sign is 5’ x 1’ and will project off the wall so the sign is viewable from two directions. The sign is proposed to be located on the wall that leads between the Hale Centre Theatre and parking garage to help guide people to the theatre (See Exhibit B for site plan).

South Elevation – The proposed sign is 8’ 5.5” x 1’ 5” (18 square feet) vinyl lettering wall sign that will go above the door of the south rehearsal hall entrance.

Staff Concerns

Staff has no concerns with the proposed sign theme amendment.

Recommendation

Staff recommends that the Planning Commission approve a sign theme amendment for Hale Centre Theatre/MACU center as described in the staff report for the property located at 9886 S. Monroe St. based on the following findings and subject to the following conditions:

Findings:

1. Staff finds that the proposed sign theme meets the intent of Section 21-26-10 of the Sandy City Development Code regarding approval by the Planning Commission for developments of seven or more acres and having more than 300 linear feet of frontage.



Conditions:

1. That the north elevation wall sign of the Mountain America Arts and Education Beehive building be allowed to occupy no more than 30% of the wall façade and have no more than 30% of changeable copy area.

2. That the sign on the north elevation of the Mountain America Arts and Education Beehive building be allowed to cover some of the architectural features of that façade as shown in the application materials.
3. That the proposed signs be installed to meet all requirements set forth in the Sandy City Land Development Code and sign code.
4. Any signs installed go through the proper sign permitting process.
5. Any additions or alterations to the Sign Theme be approved by the Planning Commission prior to installation.

Planner:



Sarah Stringham
Planner

File Name: S:\USERS\PLN\STAFFRPT\2025\SGN10232025-038019 - HALE CENTER BEEHIVE SIGN THEME\STAFF REPORT TEMPLATE - BEEHIVE.DOCX

Exhibit "A"

Narrative for Signage Theme Modification – Hale Center Theater

The Hale Center Theater respectfully requests approval for a modification to the existing signage theme to accommodate the addition of a new **Children's Theater building** on the property. This new facility expands the theater's programming and community engagement, providing a dedicated venue for youth performances and educational productions.

To complement the architectural design of the new structure and maintain continuity with the established Hale Center Theater identity, the following three exterior signs are proposed:

1. **(1) Marquee Sign** – Installed above the main entrance doors to identify the Children's Theater and announce current or upcoming performances.
2. **(1) Donor Wall Sign** – Positioned above the secondary entrance to recognize sponsors and supporters contributing to the new theater's development.
3. **(1) Set of Illuminated Channel Letters and Logo** – Mounted on the upper east-facing façade for visibility from adjacent streets and to unify the site's visual identity with the main theater complex.

All proposed signage has been designed to harmonize with the materials, color palette, and architectural elements of the existing Hale Center Theater campus. The intent of this request is to ensure cohesive branding across both buildings while supporting the visibility and accessibility of the new Children's Theater.

Exhibit "B"

- SIGNAGE PLAN GUIDE**
- 1. SIGNAGE PLAN GUIDE
 - 2. SIGNAGE PLAN GUIDE
 - 3. SIGNAGE PLAN GUIDE
 - 4. SIGNAGE PLAN GUIDE
 - 5. SIGNAGE PLAN GUIDE
 - 6. SIGNAGE PLAN GUIDE
 - 7. SIGNAGE PLAN GUIDE
 - 8. SIGNAGE PLAN GUIDE

- REVISION LEGEND**
- 1. REVISION LEGEND
 - 2. REVISION LEGEND
 - 3. REVISION LEGEND
 - 4. REVISION LEGEND
 - 5. REVISION LEGEND
 - 6. REVISION LEGEND
 - 7. REVISION LEGEND
 - 8. REVISION LEGEND

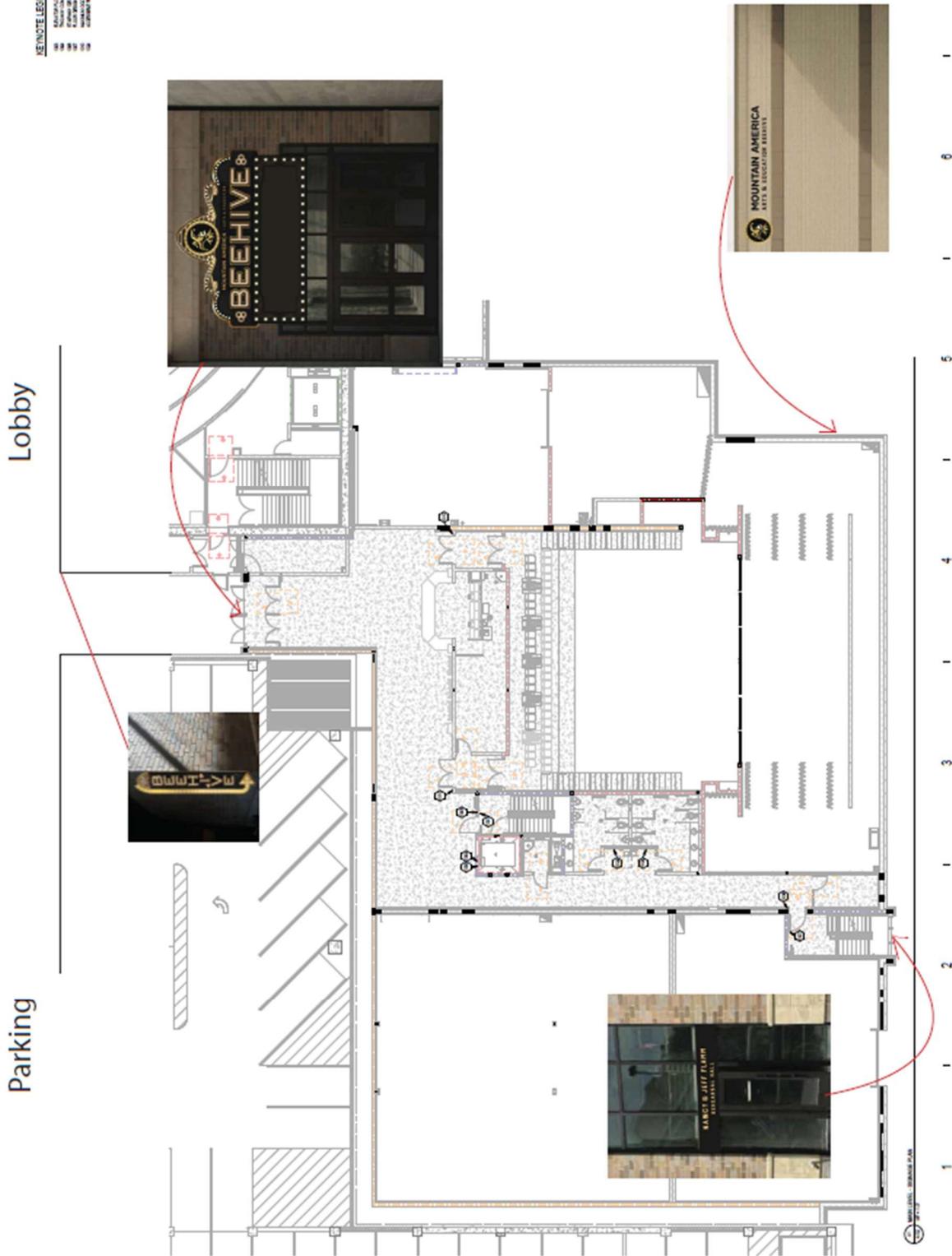


Exhibit "B" see Proposed Signs document for full plans

SIGNAGE PLAN GENERAL NOTES:

- A. ALL SIGNAGE ELEVATIONS DEPICTED ARE CONCEPTUAL IN NATURE TO PROVIDE THE REQUIRED MINIMUM INFORMATION PER THE IBC AND ANS1 A117.1-2009.
- B. ALL SIGNAGE TO BE INSTALLED AT THE HEIGHTS INDICATED IN ANS1 A117.1-2009.
- C. THE OWNER WILL PROVIDE THE ACTUAL SIGN DESIGN AND MATERIALS TO MATCH THE GRAPHIC DESIGN FOR THE PROJECT.
- D. PROVIDE A SIGN AT ALL COMMON AREA ROOMS INDICATING THE ROOMS USAGE.
- E. PROVIDE A SIGN AT ALL TENANT STORAGE UNITS.
- F. THE LOCATIONS SHOWN ARE THE CODE MINIMUM AND THE OWNER MAY HAVE ADDITIONAL LOCATIONS OR SIGNAGE TYPES.

KEYNOTE LEGEND

1003	ELEVATOR FLOOR DESIGNATION SIGN
1004	TWO-WAY COMMUNICATION
1006	STAIRWAY IDENTIFICATION SIGN
1007	FLOOR DESIGNATION SIGN
1010	MAXIMUM OCCUPANCY SIGN, SEE SHEET G002 FOR OCCUPANT COUNT
1024	ACCESSIBLE RESTROOM SIGN

ISS. DATE	REV. DATE	ISS. DESCRIPTION	REV. DESCRIPTION
10/27/2022		01	PROGRESS SET
02/10/2023		02	SITE SUBMISSION
06/22/2023		03	PROGRESS SET
11/13/2023		04	BID SET
01/18/2024		05	PERMIT SET
04/22/2024		06	CONFORMANCE SET

Parking

Lobby



A1 MAIN LEVEL - SIGNAGE PLAN
A132 1/8" = 1'-0"

MOUNTAIN AMERICA ARTS AND EDUCATION BEEHIVE
9900 S. MONROE ST.
SANDY, UTAH 84070



beeherwalker
Architecture/Interiors
3115 EAST LION LANE #200 HOLLADAY, UTAH 84121
P. 801.438.9500 F. 801.438.9501 BEECHERWALKER.COM

PROJECT NUMBER 335-1901
DWN BY ZH CHKD BY BB
CONFORMANCE SET

MAIN LEVEL SIGNAGE PLAN
DRAWING NUMBER
A132

PRINTED AT: 10/24/2024 10:26:51 AM
 Autodesk Docs: \\hls-cenbe-beehive\academia\MOUNTAIN AMERICA ARTS AND EDUCATION\BEEHIVE_V24.rvt
 The drawing is an unrecorded plot of a project. It is not to be used for construction or legal purposes. For any other project, please contact the project manager or architect.

S1.) NORTH ELEVATION

- MOUNTAIN AMERICA ARTS AND EDUCATION FCO'S WITH 3' AND 4' LIGHT BARS
- MARQUEE WITH CHANNEL LTRS, PUSH THRS AND (4) SPOT LIGHTS TO LIGHT THE FRONT SIDEWALK IN FRONT OF EACH DOOR



WWW.ALLIED-SIGN.COM

CLIENT: Hale Theater South Expansion
 ADDRESS: Sandy, UT

CONTACT: -
 PHONE #: -

DESIGNER: Austin
 ACCOUNT EXEC.: Monica

EMAIL: -
 DATE: 03/15/2025

FILE NAME: Hale Theater (Sandy) - South Expansion

REV.	DATE	BY	DESCRIPTION
1	00.00.24	XX	xxxx
2	00.00.24	XX	xxxx
3	00.00.24	XX	xxxx
4	00.00.24	XX	xxxx
5	00.00.24	XX	xxxx
6	00.00.24	XX	xxxx
7	00.00.24	XX	xxxx
8	00.00.24	XX	xxxx
9	00.00.24	XX	xxxx
10	00.00.24	XX	xxxx

Client Approval	DATE
AE Approval	DATE
Landlord Approval	DATE



Survey	NAME & DATE
Permit	00/00/23
Stage	CALLOUT
	1 of 10

S2.) SOUTH ELEVATION
REHEARSAL HALL WALL SIGN



REV.	DATE	BY	DESCRIPTION
1	00.00.24	XX	xxxx
2	00.00.24	XX	xxxx
3	00.00.24	XX	xxxx
4	00.00.24	XX	xxxx
5	00.00.24	XX	xxxx
6	00.00.24	XX	xxxx
7	00.00.24	XX	xxxx
8	00.00.24	XX	xxxx
9	00.00.24	XX	xxxx
10	00.00.24	XX	xxxx

Client Approval	DATE
AE Approval	DATE
Landlord Approval	DATE



Survey	NAME & DATE
Permit	00/00/23
Stage	CALLOUT
	2 of 10

S3.) EAST ELEVATION

JESTER AND MOUNTAIN AMERICA HALO CHANNEL LETTERS



WWW.ALLIED-SIGN.COM

CLIENT: Hale Theater South Expansion
ADDRESS: Sandy, UT

CONTACT: -
PHONE #: -

DESIGNER: Austin
ACCOUNT EXEC.: Monica

EMAIL: -
DATE: 03/15/2025

FILE NAME: Hale Theater (Sandy) - South Expansion

REV.	DATE	BY	DESCRIPTION
1	00.00.24	XX	xxxx
2	00.00.24	XX	xxxx
3	00.00.24	XX	xxxx
4	00.00.24	XX	xxxx
5	00.00.24	XX	xxxx
6	00.00.24	XX	xxxx
7	00.00.24	XX	xxxx
8	00.00.24	XX	xxxx
9	00.00.24	XX	xxxx
10	00.00.24	XX	xxxx

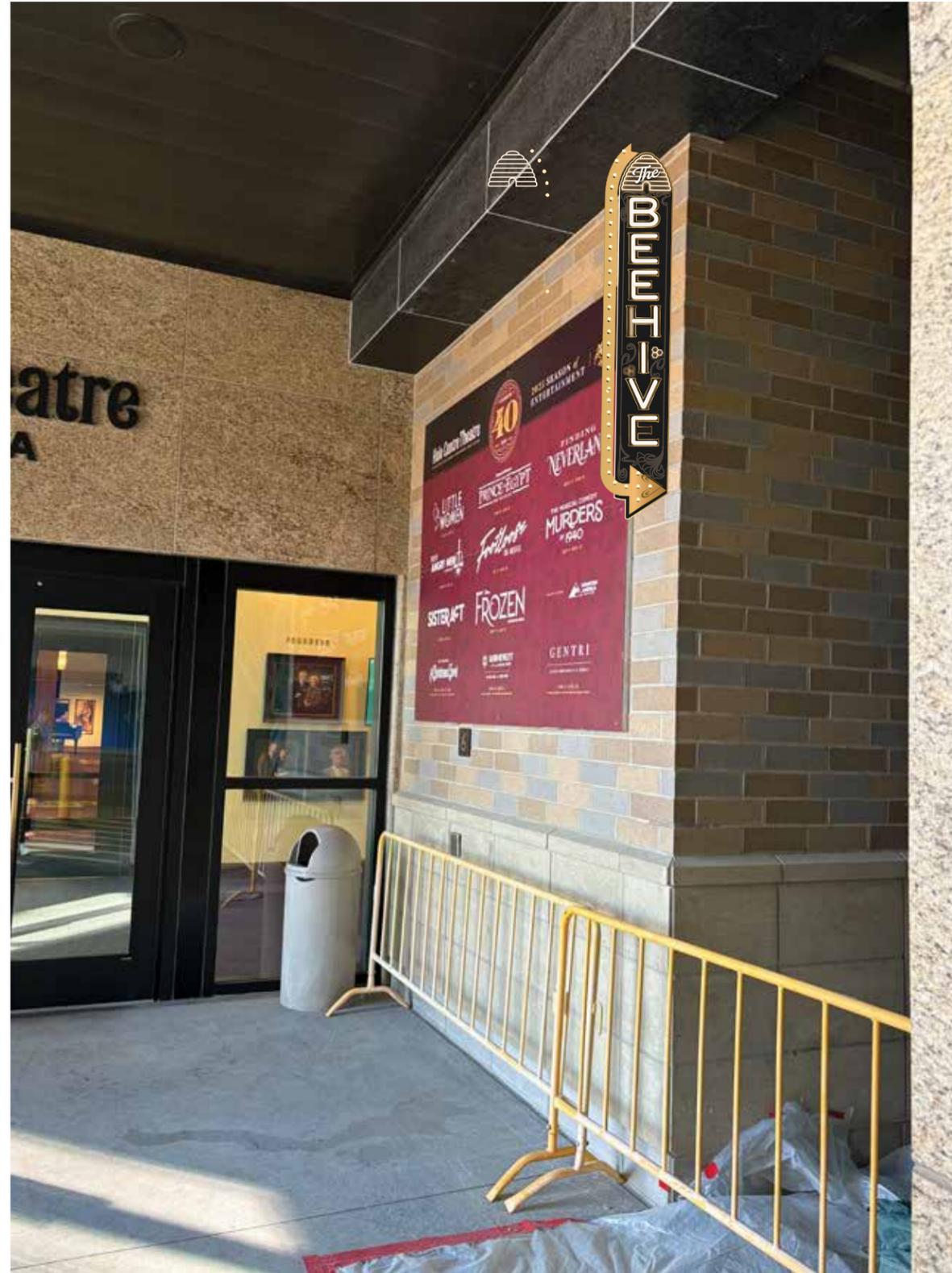
Client Approval	DATE
AE Approval	DATE
Landlord Approval	DATE



Survey	NAME & DATE
Permit	00/00/23
Stage	CALLOUT
	3 of 10

S3.) EAST ELEVATION

JESTER AND MOUNTAIN AMERICA HALO CHANNEL LETTERS



CLIENT: Hale Theater South Expansion
 ADDRESS: Sandy, UT
 DESIGNER: Austin
 ACCOUNT EXEC.: Monica
 FILE NAME: Hale Theater (Sandy) - South Expansion

CONTACT: -
 PHONE #: -
 EMAIL: -
 DATE: 03/15/2025

REV.	DATE	BY	DESCRIPTION
1	00.00.24	XX	xxxx
2	00.00.24	XX	xxxx
3	00.00.24	XX	xxxx
4	00.00.24	XX	xxxx
5	00.00.24	XX	xxxx
6	00.00.24	XX	xxxx
7	00.00.24	XX	xxxx
8	00.00.24	XX	xxxx
9	00.00.24	XX	xxxx
10	00.00.24	XX	xxxx

Client Approval	DATE
AE Approval	DATE
Landlord Approval	DATE

BACKED BY OUR
5 YEAR L.E.D.
WARRANTY

Survey	NAME & DATE
Permit	00/00/23
Stage	CALLOUT

4 of 10

**POWER REQUIREMENTS:
PROVIDED BY OTHERS**

(1) 20 AMP Circuit / 120 Volts

S1.) NORTH ELEVATION

MARQUEE WITH CHANNEL LTRS & PUSH THRU (FCO LETTERING ABOVE)

ALLIED TO MANUFACTURE & INSTALL

QTY (1) MARQUEE SIGN AND FCO LETTERS/LIGHT BAR

JESTER, BEEHIVE (CHANNEL LETTERS)

A FACES: 3/16" Trans White Plex w. Applied Vinyl

B VINYL: Vinyl to Match V1-V2

C RETURNS: 3" .040 Aluminum Painted P1

D BACKS: 3MM ACM

E ILLUMINATION: White LED's, spotlights and LED white rope

F POWER SUPPLY: Remote Housed in Power Supply Box

G MOUNTING: Flush to Cabinet

WALL SIGN STRUCTURE (Yellow and Gold swirls with LED bulbs)

STRUCTURE: .090 Aluminum Structure Painted P1 and P2

A FACES: 3/16" Trans White Plex w. 1/2" Clear Push Thru Designs w/ Applied Vinyl

B VINYL: Vinyl to Match V1-V6

C RETURNS: 3" .090 Aluminum Painted P1

D BACKS: .090 Aluminum

E ILLUMINATION: White LED's and EMC with LED Bulbs around outer edge

F POWER SUPPLY: Remote Housed in Power Supply Box

G MOUNTING: Flush to facade

MOUNTAIN AMERICA ARTS & EDUCATION PUSH THRU COPY

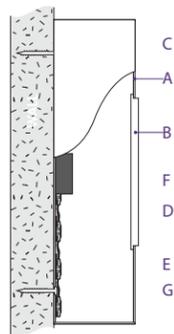
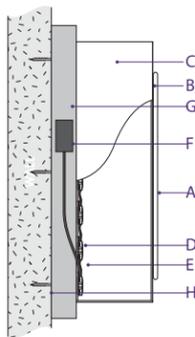
FACES: 1/2" acrylic/Routed backed with 3/16 white acrylic

ILLUMINATION: White LED's

- Visible Disconnect Switch at Sign
- 120V Service Supplied by Others

PAINT SCHEDULE	
SCREEN & PRINT COLORS MAY VARY	
P1: Black	
P2: Gold	

VINYL SCHEDULE	
SCREEN & PRINT COLORS MAY VARY	
V1: Gold	
V2: TBD	



WWW.ALLIED-SIGN.COM

CLIENT: Hale Theater South Expansion

ADDRESS: Sandy, UT

CONTACT: -

PHONE #: -

DESIGNER: Austin

EMAIL: -

ACCOUNT EXEC.: Monica

DATE: 03/15/2025

FILE NAME: Hale Theater (Sandy) - South Expansion

REV.	DATE	BY	DESCRIPTION
1	00.00.24	XX	xxxx
2	00.00.24	XX	xxxx
3	00.00.24	XX	xxxx
4	00.00.24	XX	xxxx
5	00.00.24	XX	xxxx
6	00.00.24	XX	xxxx
7	00.00.24	XX	xxxx
8	00.00.24	XX	xxxx
9	00.00.24	XX	xxxx
10	00.00.24	XX	xxxx

Client Approval	DATE
AE Approval	DATE
Landlord Approval	DATE



Survey	NAME & DATE
Permit	00/00/23
Stage	CALLOUT
	5 of 10

S2.) SOUTH ELEVATION REHEARSAL HALL WALL SIGN

**POWER REQUIREMENTS:
PROVIDED BY OTHERS**
(1) 20 AMP Circuit / 120 Volts

ALLIED TO MANUFACTURE & INSTALL
QTY (1) WALL SIGN ROUTED BACKED

- A FACES: .090 Aluminum painted P1 Backed w/
3/16" Trans White Plex w. Applied Vinyl
- B VINYL: Vinyl to Match V1
- C RETURN: 3" .040 Aluminum Painted
- D BACK: 3MM ACM
- E ILLUMINATION: White LED's
- F POWER SUPPLY: Remote Housed in Power Supply Box
- G MOUNTING: Flush to Façade over South Rehearsal
Hall Entrance

- Visible Disconnect Switch at Sign
- 120V Service Supplied by Others

PAINT SCHEDULE
SCREEN & PRINT COLORS MAY VARY

P1: Black

VINYL SCHEDULE
SCREEN & PRINT COLORS MAY VARY

V1: Gold (TBD)

FRONT LIT WALL SIGN W. ROUTED FACE



SCALE: 1" = 1'-0"



WWW.ALLIED-SIGN.COM

CLIENT: Hale Theater South Expansion
ADDRESS: Sandy, UT
DESIGNER: Austin
ACCOUNT EXEC.: Monica
FILE NAME: Hale Theater (Sandy) - South Expansion

CONTACT: -
PHONE #: -
EMAIL: -
DATE: 03/15/2025

REV.	DATE	BY	DESCRIPTION
1	00.00.24	XX	xxxx
2	00.00.24	XX	xxxx
3	00.00.24	XX	xxxx
4	00.00.24	XX	xxxx
5	00.00.24	XX	xxxx
6	00.00.24	XX	xxxx
7	00.00.24	XX	xxxx
8	00.00.24	XX	xxxx
9	00.00.24	XX	xxxx
10	00.00.24	XX	xxxx

Client Approval	DATE
AE Approval	DATE
Landlord Approval	DATE



Survey	NAME & DATE
Permit	00/00/23
Stage	CALLOUT
	6 of 10

S3.) EAST ELEVATION

JESTER AND MOUNTAIN AMERICA CHANNEL LETTERS

ALLIED TO MANUFACTURE & INSTALL

QTY (1) FRONT LIT JESTER LOGO CHANNEL LETTERS

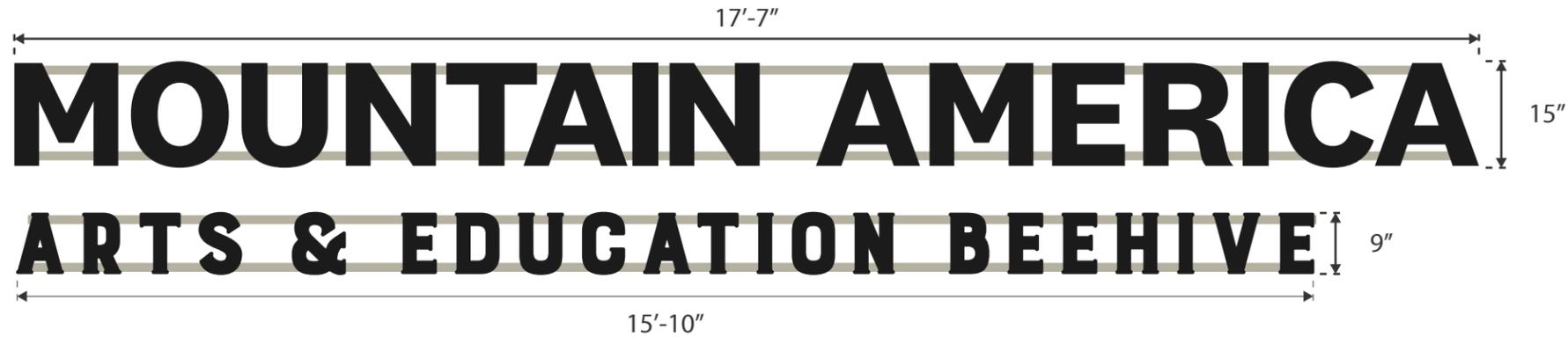
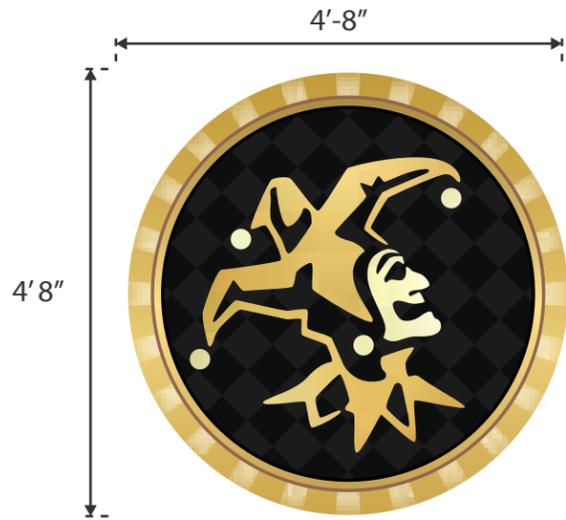
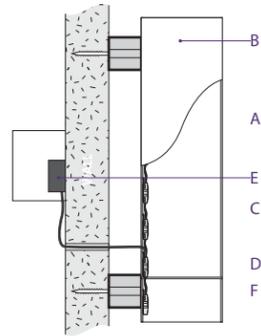
(SEE JESTER DETAIL NEXT PAGE)

HALO LETTERS

- A FACES: .063 Perf Aluminum Painted backed with acrylic
- B RETURNS: 3" .040 Aluminum Painted
- C BACKS: 3mm ACM
- D ILLUMINATION: White LED's
- E POWER SUPPLY: Remote Housed in Power Supply Box
- F MOUNTING: Logo on 2" Standoffs/Letters mounted to 1 1/2" Aluminum square tube flush to fascia.

POWER REQUIREMENTS:
PROVIDED BY OTHERS
(1) 20 AMP Circuit / 120 Volts

HALO LIT CHANNEL LETTERS



PAINT SCHEDULE	
SCREEN & PRINT COLORS MAY VARY	
P1: Black	
P2: Gold	

VINYL SCHEDULE	
SCREEN & PRINT COLORS MAY VARY	
V1: Digitally Printed	

SIGN: 0 SQ. FT.

SCALE: 1/2" = 1'-0"



WWW.ALLIED-SIGN.COM

CLIENT: Hale Theater South Expansion
ADDRESS: Sandy, UT
DESIGNER: Austin
ACCOUNT EXEC.: Monica
FILE NAME: Hale Theater (Sandy) - South Expansion

CONTACT: -
PHONE #: -
EMAIL: -
DATE: 03/15/2025

REV.	DATE	BY	DESCRIPTION
1	00.00.24	XX	xxxx
2	00.00.24	XX	xxxx
3	00.00.24	XX	xxxx
4	00.00.24	XX	xxxx
5	00.00.24	XX	xxxx
6	00.00.24	XX	xxxx
7	00.00.24	XX	xxxx
8	00.00.24	XX	xxxx
9	00.00.24	XX	xxxx
10	00.00.24	XX	xxxx

Client Approval	DATE
AE Approval	DATE
Landlord Approval	DATE

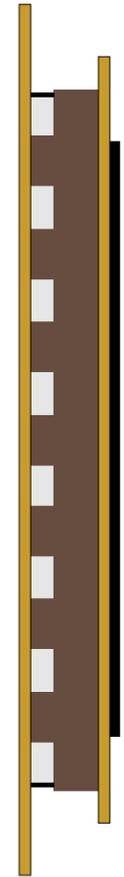


Survey	NAME & DATE
Permit	00/00/23
Stage	CALLOUT
	7 of 10

S3.) EAST ELEVATION 4'-0" JESTER LOGO DETAIL

POWER REQUIREMENTS:
PROVIDED BY OTHERS
(1) 20 AMP Circuit / 120 Volts

6'-0"



TYPICAL SECTION VIEW
NTS



1/8" AL UMINUM PAINTED P1 P2 P3
3/8" SG TRANS WHITE PLEX BACKER
1/2" CLEAR PLEX PUSH THROUGH FACES
WITH VINYL APPLIED

LED LIGHT RAYS ILLUMINATING
OUT RETURNS

LAYOUT
SCALE: 1-1/2" = 1'-0"

Jester medallion: LED light rays emanating from within.



WWW.ALLIED-SIGN.COM

CLIENT: Hale Theater South Expansion
ADDRESS: Sandy, UT
DESIGNER: Austin
ACCOUNT EXEC.: Monica
FILE NAME: Hale Theater (Sandy) - South Expansion

CONTACT: -
PHONE #: -
EMAIL: -
DATE: 03/15/2025

REV.	DATE	BY	DESCRIPTION
1	00.00.24	XX	xxxx
2	00.00.24	XX	xxxx
3	00.00.24	XX	xxxx
4	00.00.24	XX	xxxx
5	00.00.24	XX	xxxx
6	00.00.24	XX	xxxx
7	00.00.24	XX	xxxx
8	00.00.24	XX	xxxx
9	00.00.24	XX	xxxx
10	00.00.24	XX	xxxx

Client Approval	DATE
AE Approval	DATE
Landlord Approval	DATE



Survey	NAME & DATE
Permit	00/00/23
Stage	CALLOUT
8 of 10	

S1.) NORTH ELEVATION

D/F ILLUMINATED BLADE SIGN

ALLIED TO MANUFACTURE & INSTALL
 QTY (1) D/F ILLUMINATED BLADE SIGN

BLADE SIGN STRUCTURE

- .090 Aluminum Structure Painted P1 and P2
- Beehive Open Channel Letters
- Painted P1 and P2 with White Bendable LED Rope
- The 1/2" White Pushthru
- Beehive & Honeycomb Accents
- Rounded and Backed w/ 3/4" White plex (V1 Vinyl Applied
- Arrow Open Channel Construction
- Painted P2 w/ LED bulbs
- Visible Disconnect Switch at Sign
- 120V Service Supplied by Others

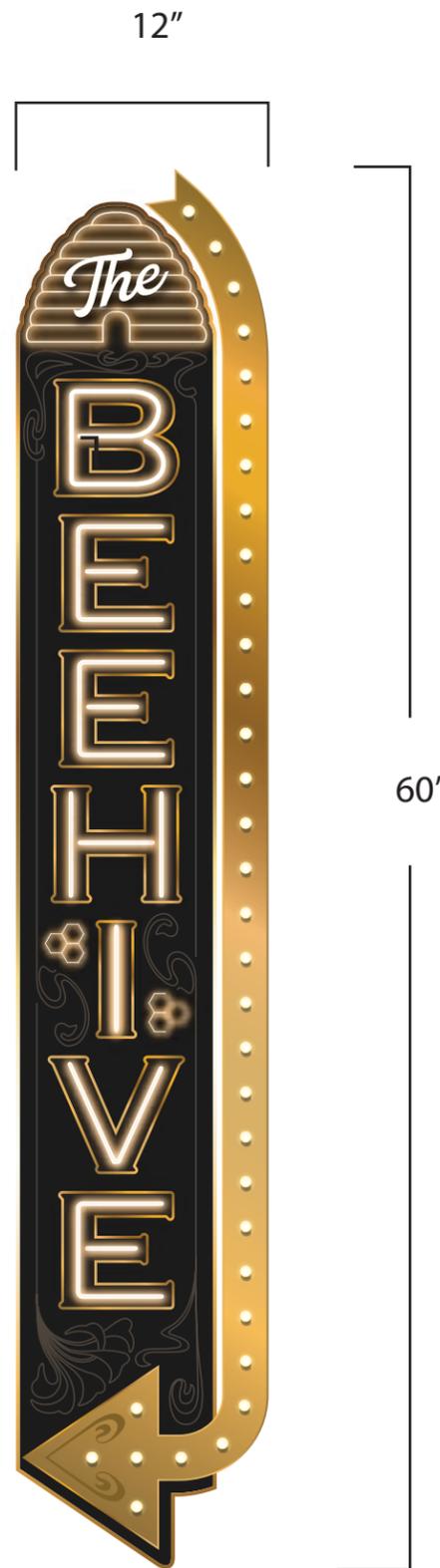
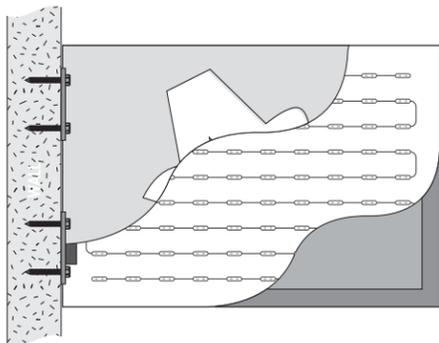
POWER REQUIREMENTS:

20 AMP Circuit / 120 Volts

PAINT SCHEDULE	
SCREEN & PRINT COLORS MAY VARY	
P1:	Black
P2:	Gold

VINYL SCHEDULE	
SCREEN & PRINT COLORS MAY VARY	
V1:	Gold

FLAG MOUNTED BLADE SIGN ROUTED & BACKED



CLIENT: Hale Theater South Expansion	CONTACT: -	REV.	DATE	BY	DESCRIPTION	Client Approval	DATE	Survey	NAME & DATE
ADDRESS: Sandy, UT	PHONE #: -	1	00.00.24	XX	xxxx	AE Approval	DATE	Permit	00/00/23
DESIGNER: Austin	EMAIL: -	2	00.00.24	XX	xxxx	Landlord Approval	DATE	Stage	CALLOUT
ACCOUNT EXEC.: Monica	DATE: 03/15/2025	3	00.00.24	XX	xxxx				9 of 10
FILE NAME: Hale Theater (Sandy) - South Expansion		4	00.00.24	XX	xxxx				
		5	00.00.24	XX	xxxx				
		6	00.00.24	XX	xxxx				
		7	00.00.24	XX	xxxx				
		8	00.00.24	XX	xxxx				
		9	00.00.24	XX	xxxx				
		10	00.00.24	XX	xxxx				





Staff Report

File #:
CUP10022025-007050,
Version: 1

Date: 11/6/2025

Agenda Item Title:

Rushton Accessory Structure (Conditional Use Permit)
135 E. 11000 S.
[Community #11, Crescent]

Presenter:

Sarah Stringham, Planner

Description/Background:

The applicant, John Rushton, is requesting approval of a conditional use permit for an accessory structure with increased size and height for the property located at 135 E. 11000 S. The request is for an accessory structure in the rear yard that is 2,618 square feet and 24 feet in height. See staff report for full details.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission approve a Conditional Use Permit for additional size and increased height of an accessory structure as described in the staff report for the property located at 135 E. 11000 S. based on the following findings and subject to the following conditions:

Findings:

1. The proposed structure is consistent with rear yard area coverage for accessory structures.
2. Staff finds that the proposed structure meets the intent of Section 21-11-2 provided the applicant complies with the following conditions:

Conditions:

1. That the structure be located as per the enclosed site plan and be built to 2,618 square feet and no more than 24 feet from finished grade to peak of roof. The structure will be setback 15 feet from the rear property line, 10 feet from the east side property line, and 70 feet from the west side property line.
2. That roof eaves be allowed to encroach no more than one foot two inches into the setbacks described on the site plan.
3. That the applicant complies with all Building & Safety, and Fire & Life Codes.
4. That the applicant be responsible for meeting all provisions of the Sandy City Development Code, and all conditions of approval imposed by the Planning Commission.

File #:
CUP10022025-007050,
Version: 1

Date: 11/6/2025

5. That this Conditional Use Permit be reviewed upon a legitimate complaint.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum November 6, 2025

To: Planning Commission
From: Community Development Department
Subject: Rushton Accessory Structure (Conditional Use Permit)
135 E. 11000 S.
[Community #11, Crescent]

CUP10022025-007050
R-1-20A
.96 Acres

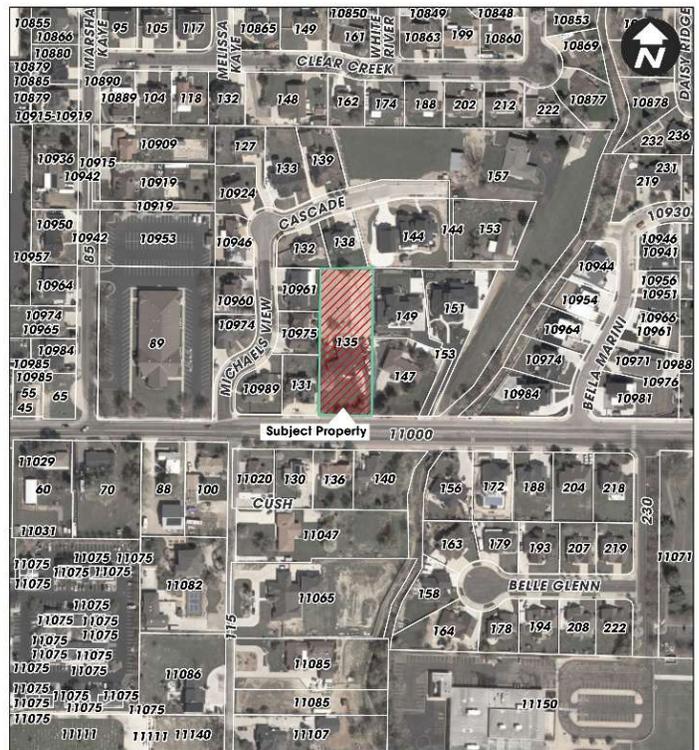
Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites and at public locations.

Request

The applicant, John Rushton, is requesting approval of a conditional use permit for an accessory structure with increased size and height for the property located at 135 E. 11000 S. The request is for an accessory structure in the rear yard that is 2,618 square feet and 24 feet in height. See application materials for details in Exhibit A and Exhibit B.

Background

The subject property is approximately .96 acres (41,389 square feet) in the R-1-20A zone. Properties to the north and east are zoned R-1-20A with single family residential. Properties to the north, west, and south are zoned R-1-10 with single family residential. There is also single family residential to the west that is zoned R-1-12.



0 50 100 200 300 400 500 Feet

CUP10022025-007050
Conditional Use Permit
135 E 11000 S

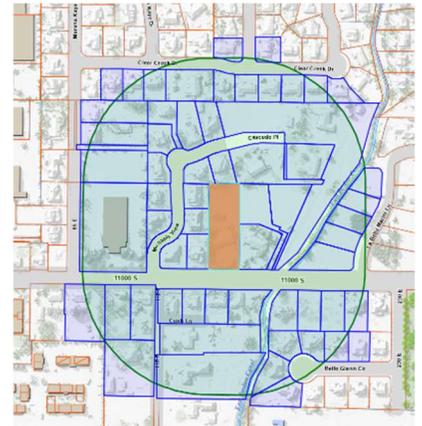
Community Development Department
Sandy City, UT

Public Notice and Outreach

This item has been noticed to property owners within 500 feet of the subject area by mail. A neighborhood meeting was held on October 21st and four neighbors attended. The following comments were made about the proposal:

1. What type of building materials will be used?
2. How far from the east property line will the structure be?
3. How far is the structure from the west property line?

During the meeting it was stated that the building would be 16 feet in height and the applicant stated that the building was several feet higher than that. The structure is proposed to be 24 feet high from finished grade to peak of roof. One email has been received regarding the project (See Exhibit D).



Analysis

The applicant is proposing to build an accessory structure in the rear yard that will be used as a garage for RV and other personal storage. The applicant is proposing to build an accessory structure that is 2,618 square feet and 24.35 feet in height. The structure will be in the rear yard 15 feet from the north rear property line, 10 feet from the east side property line, and 70 feet from the west property line. The building is proposed to be a steel siding and roof. The structure would be approximately 12% of the rear yard. There are no other accessory structures on the property. The applicant is proposing to have a gravel driveway to access the accessory structure.

Building Size

The allowed size for accessory structures for lots of 40,000 square feet or larger is 2,000 square feet. The subject property is in the R-1-20A zone and is just over one acre at 41,389 square feet. Section 21-11-2(a)(2)(d) of the Sandy City Development Code states that any property over 40,000 square feet, or with an "A" designation, the total maximum square footage of all accessory buildings on the property may be increased up to 50 percent larger than the permitted size through a conditional use permit. The Planning Commission shall consider the scale of the buildings in relation to the immediate surroundings, the nature of the zone and land uses in the immediate vicinity, architectural design, landscaping, access, proposed use, impact upon adjacent properties, in addition to other criteria normally considered during the conditional use permit process. The applicant is proposing to have a 2,618 square foot building (See Exhibit C). This request is to increase the allowed maximum of 2,000 square feet by 30%. A list of accessory structures and their size in the nearby vicinity is included.



Address	Accessory Structure (sq. ft.)	Rear Yard Area (sq. ft.)	Rear Yard Percentage
139 E Cascade Pl.	774	5,448	14%
157 E. 11000 S.	1,080	51,786	2%
144 E. Cascade Pl.	345	8,790	4%
10975 S. Michaels View St.	200	2,660	7%
Project Address	Accessory Structure	Rear Yard Area	Rear Yard Percentage
135 E. 11000 S.	2,618	20,416	12%

Building Height and Setbacks

The proposed structure is 24 feet in height from finished grade to peak of roof. Properties in the R-1-15 zone or larger are allowed to build up to 20 feet in height for an accessory structure. Section 21-11-2(a)(3)(c) of the Sandy City Development Code states that a building may be built taller, up to the maximum building height for a permitted dwelling within the zone in which it is located, upon receipt of a conditional use permit from the Planning Commission. The applicant is proposing

to place the structure 15 feet from the north rear property line and 10 feet from the east side property line (See Exhibit B). In Section 21-11-2(a)(3)(b) it states that a detached structure exceeding 15 feet in height shall increase the minimum setback one foot for each on foot of additional height up to the minimum setback for the primary dwelling, unless otherwise approved by Planning Commission. The minimum side setback for the R-1-20 zone is 10 feet. The one-to-one rule for the rear setback of the building would need to be 11 feet. The applicant is proposing to place the building 15 feet from the rear. Sec. 21-11-2(a)(1)(a) of the Sandy City Land Development Code states that eave projections shall not encroach more than four inches into the setback area. The proposed roof eaves are 1.5 feet and would encroach approximately one foot two inches past the allowed four inches. The building meets the requirements for setbacks but the roof eaves need a waiver in order to encroach into the setback.

Conditional Use Standards

The City may impose conditions on a conditional use based on certain standards of review found in section 21-33-04 of Sandy City Land Development Code. The following items from that list are applicable to this particular request and merit discussion or additional consideration by the Planning Commission (staff analysis is found below in *italics*):

Sec. 21-33-4. Conditions.

In order to achieve compliance with the standards set forth herein, the City may impose conditions that address:

- (1) Size, configuration and location of the site and the proposed site plan layout.

The proposed structures will be in the rear yard, 24 feet tall to peak and would total 2,618 square feet. The structures will be sited 15 feet from the north rear property line, 10 feet from the west side property line, and 70 feet from the west property line.

- (2) Proposed site ingress and egress to existing and proposed roads and streets.

The structure will be accessed by a gravel driveway.

- (14) Measures to assure compliance with all conditions and requirements of approval, including, but not limited to, bonds, letters of credit, improvement agreements, agreements to conditions, road maintenance funds, and restrictive covenants.

To be reviewed upon legitimate complaint.

- (15) Such other conditions determined reasonable and necessary by the City to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this title.

That the applicant complies with all Building & Safety, and Fire & Life Codes.

Staff Concerns

Staff has no concerns with the proposed project.

Recommendation

Staff recommends that the Planning Commission approve a Conditional Use Permit for additional size and increased height of an accessory structure as described in the staff report for the property located at 135 E. 11000 S. based on the following findings and subject to the following conditions:

Findings:

1. The proposed structure is consistent with rear yard area coverage for accessory structures.
2. Staff finds that the proposed structure meets the intent of Section 21-11-2 provided the applicant complies with the following conditions:

Conditions:

1. That the structure be located as per the enclosed site plan and be built to 2,618 square feet and no more than 24 feet from finished grade to peak of roof. The structure will be setback 15 feet from the rear property line, 10 feet from

the east side property line, and 70 feet from the west side property line.

2. That roof eaves be allowed to encroach no more than one foot two inches into the setbacks described on the site plan.
3. That the applicant complies with all Building & Safety, and Fire & Life Codes.
4. That the applicant be responsible for meeting all provisions of the Sandy City Development Code, and all conditions of approval imposed by the Planning Commission.
5. That this Conditional Use Permit be reviewed upon a legitimate complaint.

Planner:



Sarah Stringham
Planner

File Name: S:\USERS\PLN\STAFFRPT\2025\CUP10022025-007050 - RUSHTON ACCESSORY STRUCTURE\STAFF REPORT RUSHTON.DOCX

Exhibit "A"

October 1, 2025

Sandy City Planning Commission

Dear Planning Commission,

I am requesting a Conditional Use Permit for an increase in the maximum square footage allowed for accessory structures on my property at 135 E 11000 S, Sandy, Utah. The proposed building is a 40' x 60' x 16' engineered rigid-frame steel structure, to be located behind my residence.

The building will be used exclusively for personal storage, including my RV and other personal equipment. It will not be used for any business or commercial purposes. It will be constructed with steel siding and roofing in neutral tones consistent with the residence.

I do not anticipate any negative impacts on the neighborhood. The enclosed structure will allow me to consolidate items that might otherwise remain outside, protecting my personal items and improving the appearance of the property. The building will not generate additional traffic, noise, or lighting impacts.

Thank you for your consideration of this request.

Sincerely,


John Rushton (Oct 2, 2025 12:49:37 MDT)

John Rushton

Exhibit "B"



Exhibit "C"

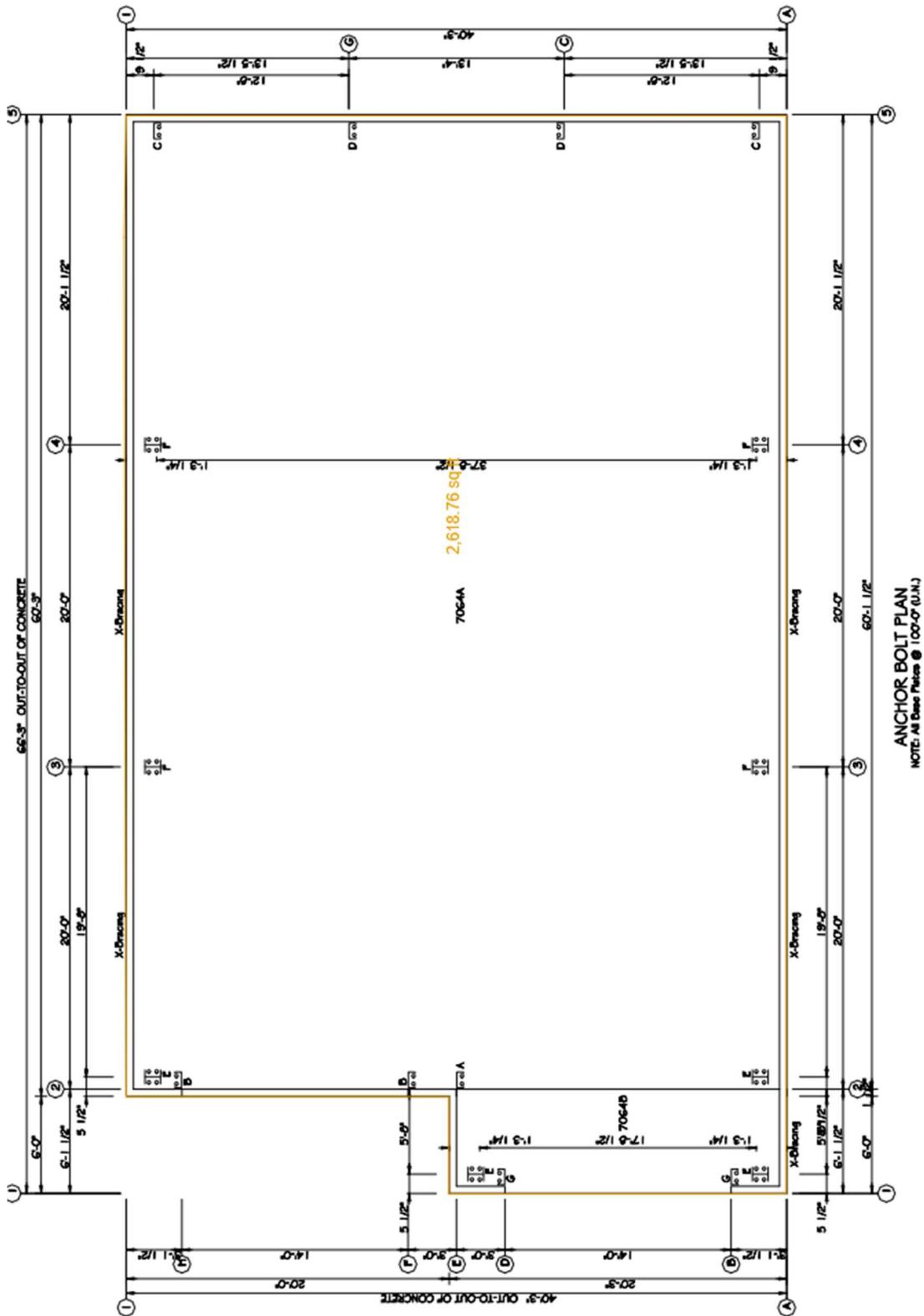


Exhibit "C" continued

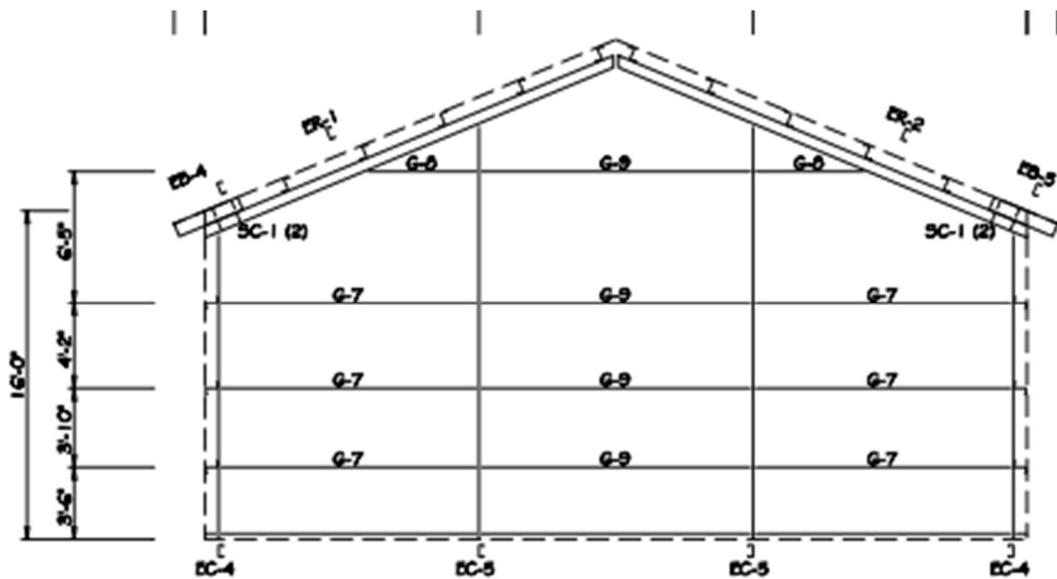
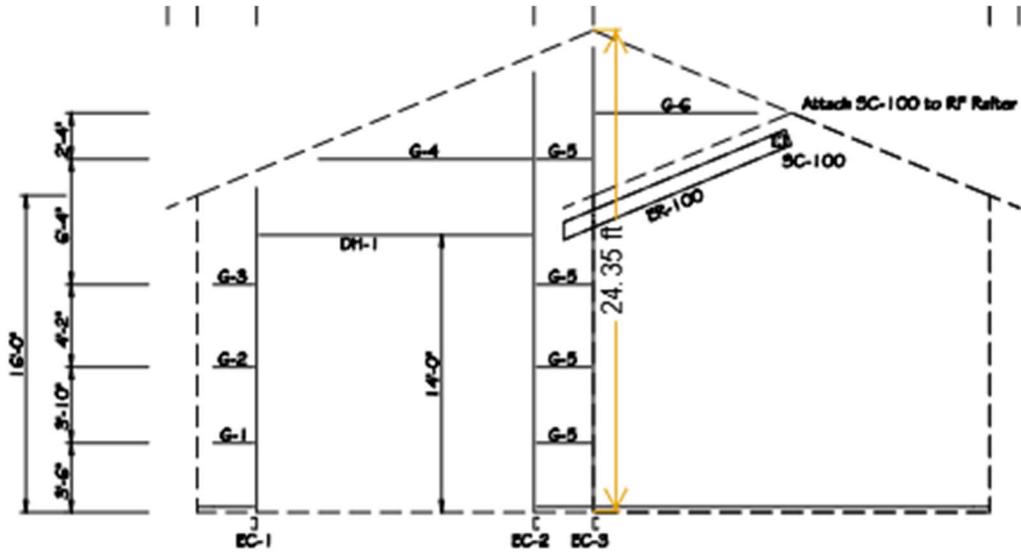
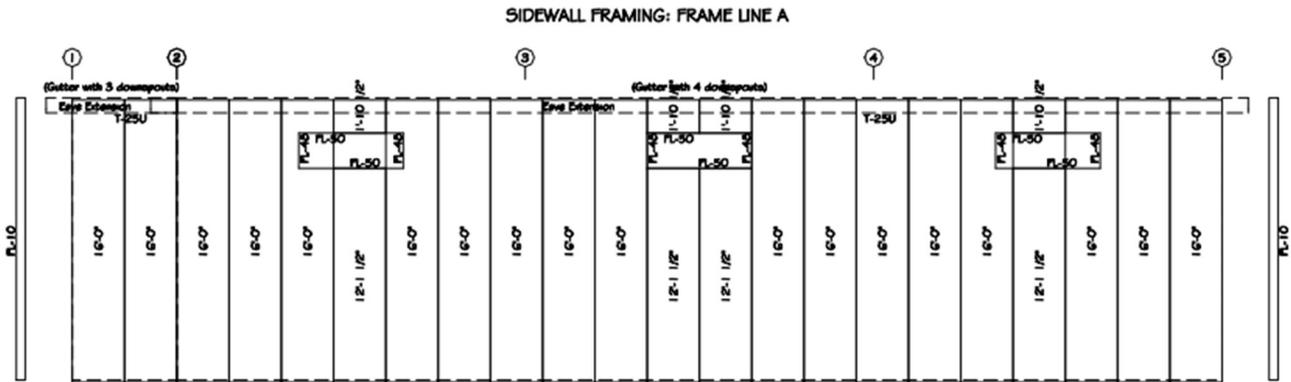
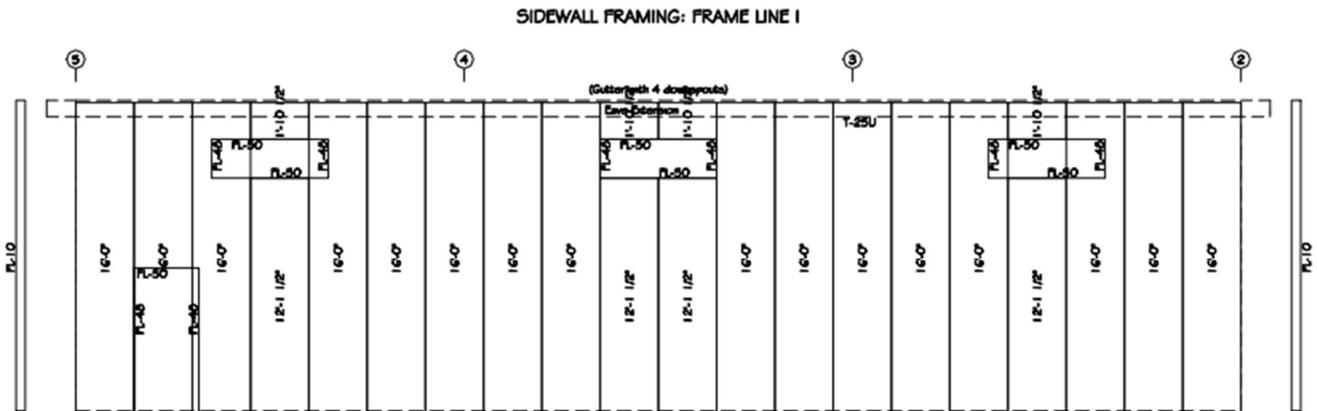


Exhibit "C" continued



SIDEWALL SHEETING & TRIM: FRAME LINE A
PANELS: 26 Ga. PBR - CharcoalGray



SIDEWALL SHEETING & TRIM: FRAME LINE I
PANELS: 26 Ga. PBR - CharcoalGray

Exhibit "C" continued



Exhibit "C" continued

Color rendering of metal siding



Exhibit "D"

Sarah Stringham

From: McOmber, Jason <Jason.McOmber@dsisystemsinc.com>
Sent: Tuesday, October 28, 2025 9:50 AM
To: Sarah Stringham
Subject: [EXTERNAL] Joshn Rushton - Accessory Structure Unit - 135 E 11000 S

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: Do not click links, open attachments, or reply, unless you recognize the sender's email address!

Hey Sarah,

My name is Jason McOmber and I'm building the home on 147 E 11000 S directly next door to John Rushton who is requesting a permit to build the Accessory Structure behind his house.

I just want to let you know that I think it will be a positive impact to the neighborhood to allow John to build the structure behind his house. Currently it's vacant land, and I don't think it would make sense to try and split that lot to allow for another house back there. So, I think the best path for development would be to allow the Rushton's to build something on that lot to best utilize the space.

The Rushton's are wonderful neighbors who have lived in the area a long time, and I know whatever they build behind their house will look great and create more property value for the neighborhood.

Please feel free to reach out if you have any additional questions.

Thanks,

Jason McOmber

VP: Enterprise Sales

DSI

C: 801-859-7183

jason.mcomber@dsisystemsinc.com



Staff Report

File #:
SPX03182025-006929,
Version: 1

Date: 11/6/2025

Agenda Item Title:

Special Exception for Restoration in the
Sensitive Area Overlay with 30% or greater slopes
400 E Tonya Drive
[Sandy, Community #5]

Presenter:

Melissa Anderson, Zoning Administrator

Description/Background:

The applicant and property owner, Tully Fitzgerald and Megan Ashley Capdeville, are requesting a Special Exception for the property located at 400 E Tonya Drive. The request is for a restoration plan to grade and landscape the hillside with 30% or greater slope in the Sensitive Area Overlay (SAO) zone.

In March of 2025, the city was alerted to an unauthorized alteration of the protected slope area of this lot. Investigations confirmed areas of disturbance within the protected hillside area with 30% or greater slopes. After meeting with the applicant on-site and providing direction on the next steps to restore the hillside, code enforcement staff issued an administrative citation for a code violation on March 23, 2025. The applicant has been working with the city staff to prepare grading and landscape plans to restore the hillside to its original condition, and to address non-conforming structures that were constructed without authorization or permits by a prior homeowner. See Exhibits "B" and "C" for the applicant's grading and landscaping plans for the proposed restoration of the site.

Please refer to the staff report and exhibits for details on this application.

Recommended Action and/or Suggested Motion:

Staff recommend that the Planning Commission grant a Special Exception to allow restoration of 30% or greater slopes in the Sensitive Area Overlay, as described in this staff report, for the property located at 400 E Tonya Drive, based on the following findings and conditions of approval:

Findings:

1. The applicant removed native vegetation and altered a protected 30% or greater slope in the SAO without permits or approvals of the City.
2. The City Engineer finds the protected slope areas could be closely restored to their native condition and be sufficiently stabilized with native vegetation.

-
3. City departments and divisions have preliminarily reviewed the proposed site, grading and restoration plan.
 4. The City Engineer and Community Development Director recommend approval of the grading and landscape restoration plans, as proposed in Exhibits “B” and “C” (subject to the conditions listed below).

Conditions:

1. The applicant shall update the Phase I and II Grading Plans to address staff comments, as shown in Exhibit “B.” Staff shall review and approve those final plans prior to issuance of a grading permit.
2. The applicant shall restore the hillside in accordance with the approved Grading and Landscape Plans and meet all conditions of approval.
3. The applicant shall work with the neighboring property owner to the east to restore the portion of their rear yard impacted by the grading and equipment. The final grading and landscape plans shall be expanded to included those areas.
4. The applicant shall revegetate disturbed areas of the hillside and install temporary irrigation to replace what has been removed, in accordance with the approved Landscape Plan.
5. The applicant shall implement and complete the approved Phase I Grading and Landscape Revegetation Plans by May 1, 2026.
6. The applicant shall work with city staff and the Administrative Hearing Officer to close out the administrative citation per Section 21-15-7 of the Land Development Code.
7. The applicant shall remove the non-conforming structures (garage, carport and shed) in accordance with the approved Phase II Grading Plan. A certificate of non-compliance shall remain on the property until the Phase II Grading Plan is implemented and completed.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI MAYOR

SHANE E. PACE CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum November 6, 2025

To: Planning Commission
From: Community Development Department
Subject: Special Exception for Restoration in the Sensitive Area Overlay with 30% or greater slopes
400 E Tonya Drive
[Sandy, Community #5]

SPX03182025-006929
R-1-8, SAO Zone
0.18 Acres

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

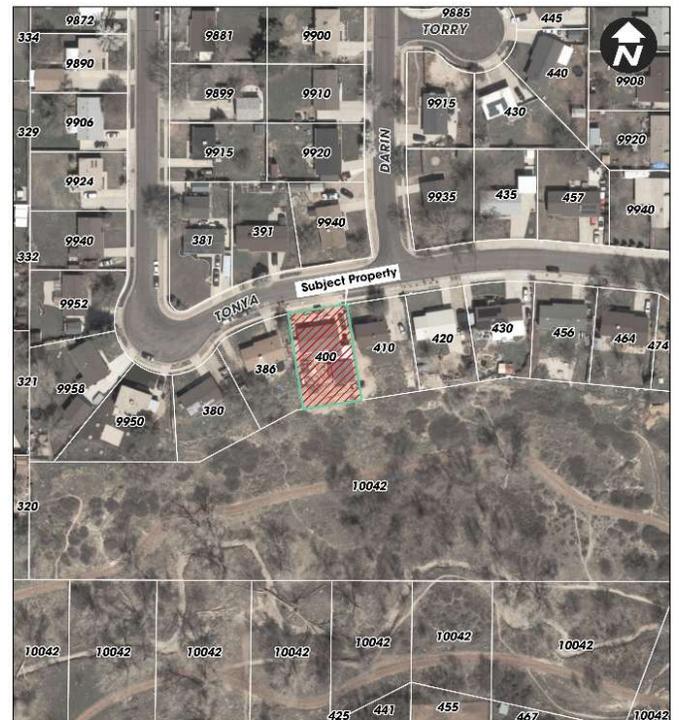
Request

The applicant and property owner, Tully Fitzgerald and Megan Ashley Capdeville, are requesting a Special Exception for the property located at 400 E Tonya Drive. The request is for a restoration plan to grade and landscape the hillside with 30% or greater slope in the Sensitive Area Overlay (SAO) zone.

Background

The subject property is a 0.18-acre legal lot in the Torry Pines #3 Subdivision (see Lot 45 in Exhibit "A"). The lot is in the R-1-8 zone, and within the SAO zone with 30% or greater slopes. This site is in a residential subdivision with single-family homes to the north, east and west, and Dimple Dell Regional Park to the south. The vicinity map to the right illustrates this location.

In March of 2025, the city was alerted to an unauthorized alteration of the protected slope area of this lot. Investigations confirmed areas of disturbance within the protected hillside area with 30% or greater slopes. After meeting with the applicant on-site and providing direction on the next steps to restore the hillside, code enforcement staff issued an administrative citation for a code violation on March 23, 2025. The applicant has been working with the city staff to prepare grading and landscape plans to restore the hillside to its original condition, and to address non-conforming structures that were constructed without authorization or permits by a prior homeowner. See Exhibits "B" and "C" for the applicant's grading and landscaping plans for the proposed restoration of the site.



SPX03182025-006929
Special Exception
400 E TONYA DR

Community Development Department
Sandy City, UT

Property Case History	
Case Number	Case Summary
Annexation	GG-88 (1969)
Sandy City Subdivision	Torry Pines #3 Subdivision Plat (1971)
COD03042025-006427	Code enforcement administrative citation issued for Sensitive Area Overlay Disturbance (Sec. 21-15-7) without city authorization (2025)

Public Notice and Outreach

A public notice was mailed out to all property owners within 500 feet of the subject property for the Planning Commission meeting. No comments have been received from the public regarding this proposal as of the publishing of this report.

Analysis

In a memo by Assistant Public Works Director/City Engineer Britney Ward, she describes conditions on the property: “Investigations reveal that shortly before 2007, a prior homeowner built a garage into the protected slope area and a second structure on the west side of the home without permits. Sometime after this, much of the lot’s mature native landscaping was removed from the protected slope. After acquiring the property in 2020, the current homeowners spouse constructed retaining walls around the perimeter of the illegal garage as well as multiple large block retaining walls at the bottom of and through the protected hillside. The entire protected slope within the property boundary was cut into and regraded, removing rotted railroad ties and most of the landscaping. Further, access trails were constructed, including on the neighboring property, for a mini excavator to provide progressive level ground and stabilized work areas for the installation of the block walls. The current structural soundness of the garage and massive block retaining walls is unknown at this time as neither were designed by licensed engineers nor submitted to Sandy City for review and approval. The garage does not meet required setbacks, and it does not appear to have been constructed on a proper foundation.” See Exhibit “D” for the Assistant Public Works Director/City Engineer Britney Ward’s findings and recommendation, along with historical and steep slope overlays maps. Below are aerial photos that show a comparison of the disturbed area in the current year of 2025 compared with the same area in 2024 and 2003.

Aerial Photos

Year 2025



2024



Year 2003



City records confirm that the previous owner never received building permits for construction of the garage, attached carport cover, or the accessory structure on the west side of the dwelling. Consequently, they are considered illegal, non-conforming structures and they will need to be removed. Given the fact that there are two issues that need to be addressed,

the applicant is proposing to restore the site in two phases: Phase 1) restoration of the hillside in the 30% or greater sloped area, and Phase 2) removal of the unauthorized non-conforming structures and further restoration of the disturbed hillside area. See Exhibit Exhibits “B” and “C” for the applicant’s grading and landscape plans to restore the site.

The Sandy Land Development Code requires Planning Commission approval for alteration of 30% or greater slopes. The Planning Commission may determine the specifics of how the slope is altered and if the plan will be approved. The applicable review criteria for the grading plan are under Land Development Code Section 21-15-04(B)(6):

(6) **Grading, Cuts and Fill**

- a. *Exposed unstable surfaces of a cut or fill shall not be steeper than one vertical to two horizontal.*
- b. *All permanent fill shall be stabilized and finished to reduce risk associated with settling, sliding or erosion.*
- c. *The top and bottom edges of slopes caused by an excavation or fill up to ten vertical feet shall be at a minimum of three horizontal feet from the property line or public right-of-way lines.*
- d. *The maximum vertical height of all cuts or fills shall be ten feet. Under exceptional circumstances, the Planning Commission may approve cuts or fills in excess of ten feet with a recommendation from the City Engineer. Cuts or fills shall be measured from natural grade to finished grade. The burden of demonstrating exceptional circumstances shall be on the developer of the property, but may include:*
 1. *Cutting or filling of areas designated as anomalies.*
 2. *Cutting to allow for required sight triangles.*
 3. *Areas previously modified, altered or disturbed.*
 4. *Cuts or fills as required by the City Engineer to mitigate any unsafe condition, such as slopes exceeding 50 percent.*
 5. *Unusual topographic features, such as bowls or rises that don't exceed slope limitations but may inhibit sound construction.*
 6. *Other conditions as approved by the Planning Commission.*
- e. *All structures, except retaining walls or soil stabilization improvements, shall have a setback from the crest of the fill or base of the cut of a minimum distance equal to the depth of the fill or the height of the cut, unless a structurally sound retaining wall is built for the cut or fill slope.*
- f. *No grading, cuts, fills, or terracing will be allowed on a continuous hillside of 30 percent or greater slope, crest (upslope or downslope) unless otherwise determined by the Planning Commission upon recommendation of the Director and City Engineer.*

Assistant Public Works Director/City Engineer Britney Ward, P.E., has assessed the details of the restoration proposal (Exhibit “B”) and provided findings and a recommendation (Exhibit “D”). A summary of the Phase I and Phase II grading plans is provided in that memo. Staff comments and corrections are shown on the grading plans, which will need to be addressed in a revised grading plan and approved by the city prior to implementation. The staff comments on the grading plans clarify that the disturbed area below the garage are to be restored now (Phase I), and removal of the unauthorized non-conforming structures may be addressed later (Phase II), but prior to the sale of the property. Ms. Ward recommends the Planning Commission approve the Special Exception with the condition that the Phase I and II plans are updated to address staff comments shown on Exhibit “B”. Conditions of approval are provided to ensure plan revisions and implementation are executed accordingly.

Planning staff have reviewed the proposed landscape plan (Exhibit “C”). Staff find the proposed plan to revegetate the site with native grass seed is acceptable. The landscape plan proposes the following: “Prior to seeding, install an erosion control blanket (straw or coconut fiber in either plastic or biodegradable netting) to the hillside to prevent washouts which would push seed to the bottom of the hill and leave the top bare. Once planting is completed, continue ongoing monitoring and maintenance. This includes regular assessments of plant survival and supplemental watering during the first two growing seasons. Install temporary above-ground PVC irrigation system with pop-up rotor or rotary heads at the top of the slope.” Conditions of approval are included to ensure appropriate implementation of this plan.

Code Enforcement

As previously mentioned, there is an active code enforcement case for this property. An administrative citation was issued on March 19, 2025, with an official service date of March 23, 2025. If this special exception is approved by the Planning Commission, staff will work with the property owner and the Administrative Hearing Officer to officially close this citation in accordance with [Section 21-15-7](#) of the Land Development Code.

Recommendation

Staff recommend that the Planning Commission grant a Special Exception to allow restoration of 30% or greater slopes in the Sensitive Area Overlay, as described in this staff report, for the property located at 400 E Tonya Drive, based on the following findings and conditions of approval:

Findings:

1. The applicant removed native vegetation and altered a protected 30% or greater slope in the SAO without permits or approvals of the City.
2. The City Engineer finds the protected slope areas could be closely restored to their native condition and be sufficiently stabilized with native vegetation.
3. City departments and divisions have preliminarily reviewed the proposed site, grading and restoration plan.
4. The City Engineer and Community Development Director recommend approval of the grading and landscape restoration plans, as proposed in Exhibits “B” and “C” (subject to the conditions listed below).

Conditions:

1. The applicant shall update the Phase I and II Grading Plans to address staff comments, as shown in Exhibit “B.” Staff shall review and approve those final plans prior to issuance of a grading permit.
2. The applicant shall restore the hillside in accordance with the approved Grading and Landscape Plans and meet all conditions of approval.
3. The applicant shall work with the neighboring property owner to the east to restore the portion of their rear yard impacted by the grading and equipment. The final grading and landscape plans shall be expanded to include those areas.
4. The applicant shall revegetate disturbed areas of the hillside and install temporary irrigation to replace what has been removed, in accordance with the approved Landscape Plan.
5. The applicant shall implement and complete the approved Phase I Grading and Landscape Revegetation Plans by May 1, 2026.
6. The applicant shall work with city staff and the Administrative Hearing Officer to close out the administrative citation per Section 21-15-7 of the Land Development Code.
7. The applicant shall remove the non-conforming structures (garage, carport and shed) in accordance with the approved Phase II Grading Plan. A certificate of non-compliance shall remain on the property until the Phase II Grading Plan is implemented and completed.

Planner:

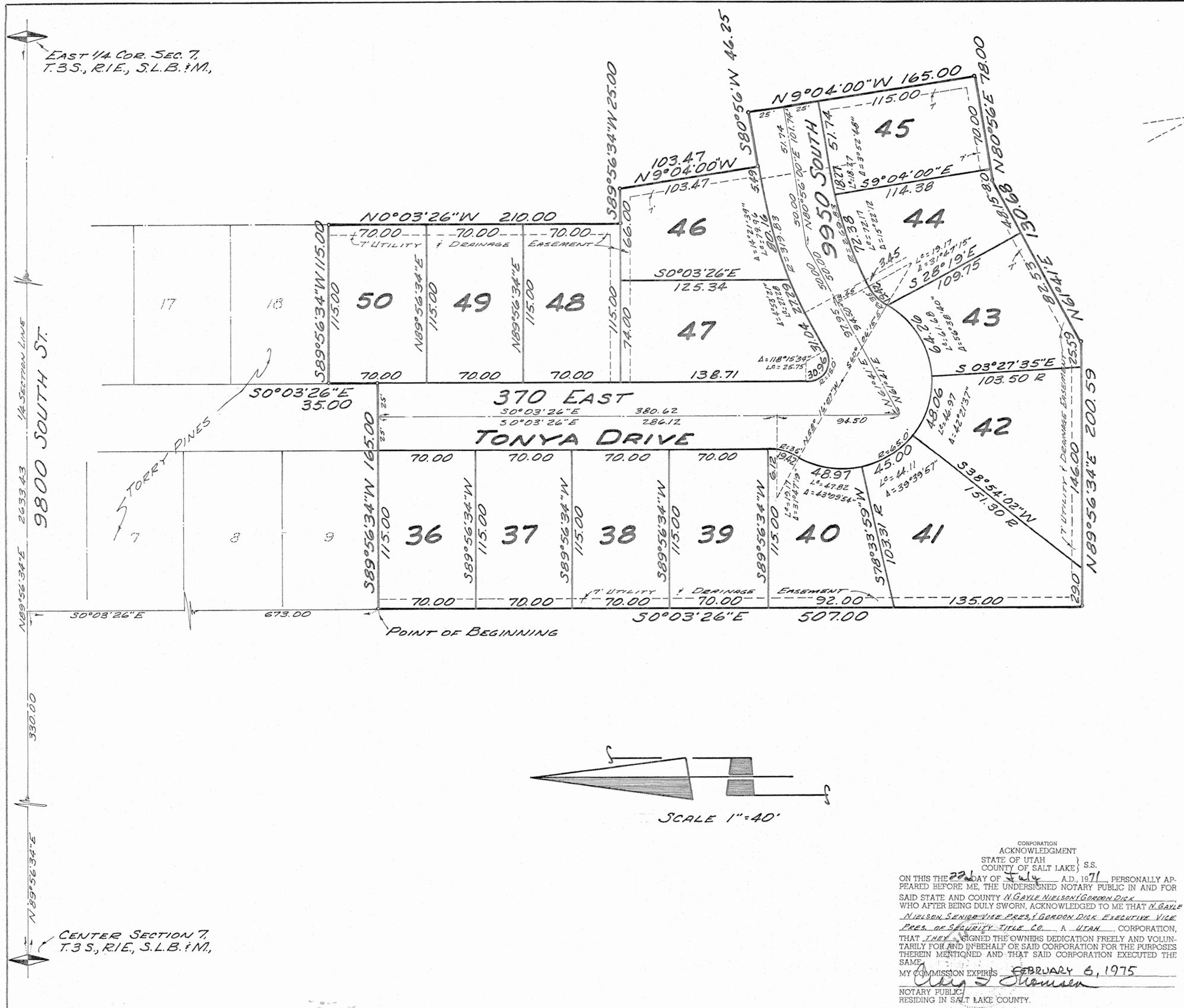


Melissa Anderson
Zoning Administrator

Exhibits:

- A. Torrey Pines #3 Subdivision Plat
- B. Proposed Phase I and II Grading Plans
- C. Proposed Landscape Plan
- D. Findings and Recommendation by Assistant Public Works Director/City Engineer Britney Ward, P.E
- E. Photographs of Current Conditions of the Site (Oct. 2025)

File Name: S:\USERS\PLN\STAFFRPT\2025\SPX03182025-006929 - 400 E TONYA DR - ENFORCEMENT\STAFF REPORT\SPX03182025-006929_STAFF REPORT.FINAL.DOCX



SURVEYOR'S CERTIFICATE

I, W. KENT BROWN, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold certificate No. 3261, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as TORRY PINES No. 3 and that same has been correctly surveyed and staked on the ground as shown on this plat.

COURSE	DIST.	REMARKS
		BEGINNING AT THE SOUTHWEST CORNER OF LOT 9, TORRY PINES, A RECORDED SUBDIVISION, SAID POINT BEING N89°56'34"E 330.00 FEET AND 50°03'26"E 673.00 FEET FROM THE CENTER OF SECTION 7, T. 35., R. 1 E., S. L. B. & M.; AND RUNNING THENCE
50°03'26"E	507.00	FEET, THENCE
N89°56'34"E	200.59	" "
N61°41'00"E	130.68	" "
N80°56'00"E	78.00	" "
N9°04'00"W	165.00	" "
S80°56'00"W	46.25	" "
N9°04'00"W	103.47	" "
S89°56'34"W	25.00	" "
N0°03'26"W	210.00	" "
S89°56'34"W	115.00	" "
50°03'26"E	35.00	" "
S89°56'34"W	165.00	FEET TO THE POINT OF BEGINNING.

DATE JUNE 1, 1971
 W. Kent Brown
 GARDNER ENGINEERING
 MIDVALE, UTAH
 OWNER'S DEDICATION

Know all men by these presents that _____, the undersigned owner () of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the
TORRY PINES No. 3
do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.
In witness whereof _____ have hereunto set _____ this
22nd day of July A.D., 1971

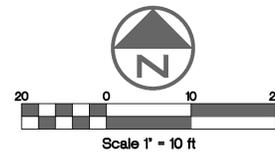
SECURITY TITLE CO. - TRUSTEE
 Gordon H. Dick
 GORDON H. DICK
 EXECUTIVE VICE PRES.
 N. Gayle Nielson
 N. GAYLE NIELSON
 SENIOR VICE PRES.

ACKNOWLEDGMENT
 STATE OF UTAH } S.S.
 County of Salt Lake }
 On the _____ day of _____ A.D., 19____, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer() of the above Owner's dedication, _____ in number, who duly acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.
 MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY
TORRY PINES No. 3
 A SUBDIVISION,
 A PART OF THE S.E. 1/4 OF SECTION 7, T. 35., R. 1 E.,
 SALT LAKE BASE & MERIDIAN

PLANNING COMMISSION APPROVED THIS <u>7th</u> DAY OF <u>JUNE</u> , 19 <u>71</u> BY THE <u>SANDY CITY</u> PLANNING COMMISSION. _____ CHAIRMAN, SANDY CITY PLANNING COMM.	BOARD OF HEALTH APPROVED THIS _____ DAY OF _____ A.D., 19____ _____ DIRECTOR, S. L. CO. BOARD OF HEALTH	FLOOD CONTROL DEPT. APPROVED THIS _____ DAY OF _____ A.D., 19____ _____ FLOOD CONTROL COORDINATOR	SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. DATE _____ SALT LAKE COUNTY SURVEYOR	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>22nd</u> DAY OF <u>JULY</u> A.D., 19 <u>71</u> _____ SANDY CITY ATTORNEY	SANDY CITY COUNCIL PRESENTED TO THE <u>SANDY CITY COUNCIL</u> THIS <u>9th</u> DAY OF <u>JUNE</u> A.D., 19 <u>71</u> , AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. _____ SANDY CITY CLERK	RECORDED # <u>2399936</u> STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>Security Title Co.</u> DATE <u>20 July 1971</u> TIME <u>12:26 PM</u> BOOK <u>JJ</u> PAGE <u>59</u> \$18.00 _____ SALT LAKE COUNTY RECORDER
---	--	--	---	---	---	--

SANDY CITY NOTES:

- DURING CONSTRUCTION OF THE DRIVEWAY, CARE SHOULD BE TAKEN TO ADHERE PRECISELY TO THE DESIGN ELEVATIONS AND DIMENSIONS OF THE APPROVED GRADING PLAN. IF THE DRIVEWAY IS INSTALLED AT A SLOPE LESS THAN 2% OR GREATER THAN 12% (SLOPING AWAY FROM THE STRUCTURE), THE DRIVEWAY SHALL BE REMOVED AND REINSTALLED, AT THE OWNER'S COST.
- GRADE PROPERTY OR INSTALL STRUCTURES SO THAT DRAINAGE IS PREVENTED FROM FLOWING ONTO ANY ADJACENT PROPERTIES, EXCEPT THE ROADWAY.
- FOR RETAINING WALLS THAT WILL BE 4.0 FEET HIGH OR HIGHER (FROM BOTTOM OF WALL FOOTING TO TOP OF WALL), OBTAIN A PERMIT FROM THE SANDY CITY BUILDING DIVISION (801-568-7251).
- RETAINING WALLS ALONG PROPERTY LINES SHALL HAVE A MAXIMUM HEIGHT OF 5.0 FEET FROM FINISHED GRADE AT BOTTOM OF WALL TO TOP OF WALL, WITH A MINIMUM OF 5.0 FEET BETWEEN WALL TIERS FROM BACK OF LOWER WALL TO FACE OF UPPER WALL.
- OFFSET RETAINING WALLS FROM 30%-OR-GREATER-SLOPE AREA (THE PROTECTED HILLSIDE AREA) SUFFICIENTLY TO AVOID DISTURBING THE PROTECTED HILLSIDE DURING CONSTRUCTION AND BACKFILLING OF THE RETAINING WALL.
- A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH, SHALL INSPECT DURING CONSTRUCTION, AND APPROVE AFTER CONSTRUCTION, ANY RETAINING WALLS THAT ARE 4.0 FEET HIGH OR HIGHER, FROM TOP OF WALL TO BOTTOM OF FOOTING. SAID ENGINEER SHALL SUBMIT A LETTER, STAMPED, WITH THE STAMP SIGNED AND DATED, AND INDICATING THAT THE WALL WAS INSTALLED ACCORDING TO THE APPROVED DESIGN, TO THE SANDY CITY ENGINEER.
- OBTAIN A PERMIT FROM THE SANDY CITY BUILDING DIVISION (801-568-7251) PRIOR TO CONSTRUCTING ANY RETAINING WALL THAT WILL BE 4.0 FEET HIGH OR HIGHER (FROM BOTTOM OF WALL FOOTING TO TOP OF WALL).
- BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB & GUTTER ALONG THE FRONTAGE OF THIS PROJECT THAT IS FOUND TO BE LIFTED, CHIPPED, CRACKED, SPALLED, OR NOT PROPERTY DRAINING, AS DIRECTED BY THE SANDY CITY INSPECTOR.
- ALL PUBLIC IMPROVEMENTS WITHIN SANDY CITY'S JURISDICTION SHALL BE CONSTRUCTED ACCORDING TO THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION (LATEST EDITION). THE SPECIFICATIONS CAN BE FOUND IN PDF FORMAT ON-LINE AT WWW.SANDY.UTAH.GOV (CLICK DEPARTMENT, PUBLIC WORKS, THE STANDARD SPECIFICATIONS).
- BUILDER/OWNER SHALL SECURE AN EXCAVATION PERMIT FROM SANDY CITY PUBLIC WORKS DEPARTMENT (MONICA PETERSON, 8775 SOUTH 700 WEST, 801-568-2964) PRIOR TO DOING ANY WORK IN THE SANDY CITY RIGHT-OF-WAY, TRAFFIC PLAN, BONDING, & INSURANCE WILL BE REQUIRED.
- WITH NATIVE PLANTS CURRENTLY HAVING BEEN REMOVED, EROSION CONTROL MEASURES ARE REQUIRED UNTIL RESEEDING OCCURS.
- EXCAVATED SOILS TO BE HAULED OFFSITE.
- IF SOILS ARE INTENDED TO BE USED ONSITE, LANDSCAPING/GRADING PLAN REQUIRED TO SHOW PLACEMENT AND FINAL GRADES. GRADING PLAN TO SHOW MINIMUM 5% SLOPE AWAY FROM THE STRUCTURE FOR MINIMUM 10', ALL STORM WATER RUNOFF RETAINED ON SITE, AND ANY POTENTIAL RETAINING WALLS WITH TOW/BOW FINISH GRADE SPOT ELEVATIONS CALLED OUT.
- NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARDS ANY BUILDING.
- EACH RESIDENTIAL LOT IS REQUIRED TO RETAIN STORM WATER ON SITE, EXCEPT FOR THE PORTION OF THE LOT THAT DRAINS TOWARDS THE STREET AND/OR TO SUBDIVISION STORM WATER FLOW CONTROL FEATURES AS LONG AS THE DOWNSTREAM STORM WATER SYSTEM CAN ACCOMMODATE THE FLOWS, DURING AND AFTER CONSTRUCTION, THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION AREAS, BERMS, PLANTER BEDS, UNDERGROUND INFILTRATION, ETC.
- PROPERTIES ARE TO BE GRADED SUCH THAT STORM WATER RUNOFF WILL DRAIN AWAY FROM STRUCTURES AND TOWARDS PROPERTY BOUNDARIES. HOWEVER, NEW DEVELOPMENT OR REDEVELOPMENT SHALL NOT INCREASE THE BURDEN OF STORM WATER ON NEIGHBORING AND/OR DOWNSTREAM PROPERTIES. STORM WATER RUNOFF SHALL BE ENTIRELY CONTROLLED WITHIN THE LIMITS OF THE PROJECT SITE. PERPETRATING PROPERTY OWNERS MAY BE LIABLE FOR DAMAGES IN CIVIL COURTS DUE TO DAMAGES CAUSED TO ADJACENT PROPERTIES FROM RUNOFF (INCLUDING FLOWS THAT EXISTED BEFORE THE NEW DEVELOPMENT OR REDEVELOPMENT OCCURRED). ANY CONCENTRATED FLOWS LEAVING THE SITE SHALL HAVE AN AGREEMENT/EASEMENT WITH THE AFFECTED PROPERTY OWNERS.



WILDING
ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

- GENERAL NOTES:
- DATE OF FIELD SURVEY: SEPTEMBER 15, 2025.
 - THIS DRAWING ONLY REPRESENTS THE EXISTING CONDITIONS AND TOPOGRAPHY ON THE SUBJECT SITE. THE PARCEL LINES REPRESENTED HEREON ARE SIMPLY DRAFTED FROM THE AVAILABLE SALT LAKE COUNTY PARCEL MAP. NO ATTEMPTS WERE MADE TO VERIFY THE PARCEL BOUNDARY NOR ITS PLACEMENT ON THE GROUND. THIS DRAWING DOES NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY.
 - CONTRACTOR IS RESPONSIBLE FOR ALL BURIED UTILITIES, SHOWN OR NOT SHOWN.
 - THE MAXIMUM ALLOWABLE SLOPE ANYWHERE ON THE SITE IS TO BE 2:1.
 - THE INTENT OF THE DESIGN IS TO RESTORE THE SLOPE TO HISTORICAL CONDITION BEFORE THE CONSTRUCTION OF THE RETAINING WALLS AND GARAGES. SOME GRADING HAS TAKEN PLACE ON THE SLOPE SO THE EXISTING CONTOURS SHOWN ON THIS PLAN TO NOT FULLY REPRESENT THE HISTORICAL TOPOGRAPHY. THIS PLAN IS TO SERVE AS A GUIDE FOR CONSTRUCTION BUT IT IS ANTICIPATED THAT SOME FIELD MODIFICATIONS WILL BE REQUIRED TO MATCH THE GRADE OF THE NEIGHBORING PROPERTIES. THE CONTRACTOR IS TO WORK CLOSELY WITH SANDY CITY INSPECTORS TO ENSURE THE GRADING MEETS CITY REQUIREMENTS. THE CONTRACTOR IS TO NOTIFY WILDING ENGINEERING AND SANDY CITY OF ANY FIELD MODIFICATIONS THAT ARE MADE.

- LANDSCAPING NOTES:
- NATIVE PLANT MATERIALS TO BE USED FOR ALL LANDSCAPING
 - ANY EXISTING PLANT OR TREE THAT IS REMOVED IS TO BE REPLACED WITH THE SAME SPECIES.
 - CLUMP TREES AND SHRUBS TO MIMIC THE EXISTING NATURAL VEGETATION PATTERN RATHER THAN APPLYING A MANICURED LINEAR DESIGN.

LEGEND

- EXISTING INDEX CONTOUR (5')
- EXISTING CONTOUR (1')
- PROPOSED INDEX CONTOUR (5')
- PROPOSED CONTOUR (1')
- 30%-OR-GREATER-SLOPE (PROTECTED HILLSIDE) AREA - TO REMAIN IN ITS NATURAL CONDITION. NO GRADING, CUTTING, FILLING, OR CONSTRUCTION OF ANY KIND IS ALLOWED, EXCEPT AS APPROVED BY THE SANDY CITY CITY ENGINEER

NO.	REVISION	DATE

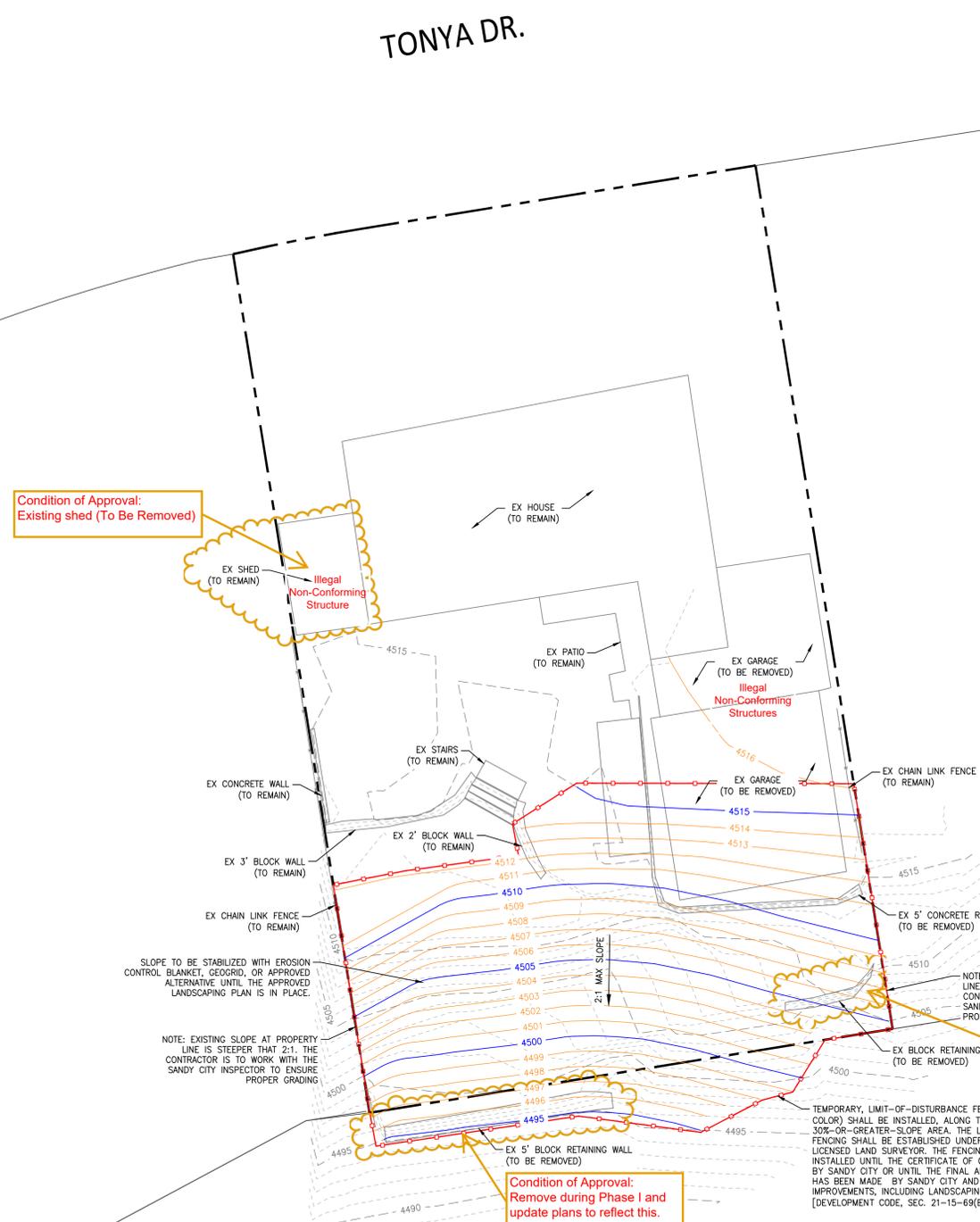
PROJECT INFORMATION

FITZGERALD PROPERTY
PHASE II

SITE & GRADING PLAN

400 E TONYA DRIVE
SANDY, UTAH

DRAWN BDA	CHECKED MEC	PROJECT # 25427
DATE 10/13/25		SCALE 1" = 10'
SHEET C101		ENGINEER'S STAMP



Corrections Required

Please Adjust and Resubmit

Case: SPX03182025-006929
Date: 10-30-2025
By: Melissa Anderson
Planning

G:\DATA\25427 Fitzgerald, Tully.dwg 05427 Fitzgerald - Phase 2.dwg
PLOT DATE: Oct 13, 2025

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY
1 LANDSCAPE		
1-01	NATIVE VEGETATION SEEDING MIX FROM GRANITE SEED 801.701.9418. SEE NOTES THIS SHEET.	1,630 sf
	Streambank wheatgrass	25%
	Western wheatgrass	30%
	Rocky Mountain beeplant	15%
	Blanketflower	10%
	Blue flax	10%
	Utah serviceberry	5%
	Fourwing saltbush	2%
	Brittishbush	2%
	Wyoming sagebrush	1%

REVEGETATION NOTE:

Apply the above seed mix at a rate of 2.5 lbs./1000SF. Apply using one of the following methods:

- Hydroseed (recommended)
- Broadcasting with a handheld or push fertilizer spreader or similar, followed by gently raking it into the soil (disregard raking if soil control blanket is being used). Add a thin layer of mulch over the top.

Recommendation: Prior to seeding with either of the above methods, install an erosion control blanket (straw or coconut fiber in either plastic or biodegradable netting) to the hillside to prevent washouts which would push seed to the bottom of the hill and leave the top bare.

Note: Granite Seed has a 5# minimum quantity.

Once planting is completed, continue ongoing monitoring and maintenance. This includes regular assessments of plant survival and supplemental watering during the first two growing seasons. Install temporary above-ground PVC irrigation system with pop-up rotor or rotary heads at the top of the slope.

These efforts will help the plants establish deep root systems, eventually reducing the need for continued intervention. By implementing this plan, we can achieve a self-sustaining native ecosystem that stabilizes soils, improves water retention, and enhances habitat for pollinators, small mammals, and other local wildlife.



ATTENTION: PRIOR TO PERFORMING ANY WORK ON THIS PLAN CONTRACTOR SHALL IDENTIFY THROUGH BLUESTAKES AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED ACCORDING TO THESE PLANS ABOVE OR BELOW GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY. (I.E. ELECTRICAL, GAS, WATER, SEWER, ETC.). EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITH THESE DRAWINGS. QUANTITIES (IF SHOWN) LISTED ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND QUANTITIES ON THESE PLANS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN QUANTITIES LISTED IN LEGENDS AND PLAN, WHERE DISCREPANCIES EXIST BETWEEN SPECIFICATIONS, DETAILS, AND/OR DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT DRAWINGS ARE CONSISTENT WITH SURVEYED BASE INFORMATION. DURING CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THESE PLANS AND THE SITE, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.



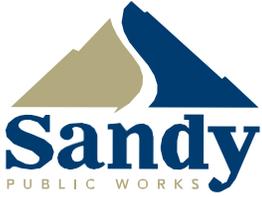


EXHIBIT "D"
SANDY CITY PUBLIC WORKS

RYAN KUMP, PE
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

City Engineer Recommendation Letter

DATE: October 30, 2025
TO: Melissa Anderson, Zoning Administrator
FROM: Britney Ward, P.E., Assistant Public Works Director/City Engineer
SUBJECT: 400 East Tonya Dr, SPX03182025-006929

Background:

In July of 1971, 400 E Tonya Dr was platted as Lot 45 of the Torry Pines No. 3 subdivision. This occurred prior to the adoption of Sandy's 1979 Sensitive Area Overlay Zone (SAOZ). The SAOZ requires grading plans to be in conformance with Sandy's Hillside Ordinance, to be submitted to the City and approved before building permits are issued. Further, it requires that the hillsides remain substantially undisturbed, and any grading or vegetation removal be approved by the City. The subject property is located within Sandy's Sensitive Area Overlay Zone.

Recent Development:

In the beginning of March 2025, the city was alerted to unauthorized building and grading into the protected slope of this lot. Investigations revealed that shortly before 2007, a prior homeowner built a garage into the protected slope area and a second structure on the west side of the home without permits. Sometime after this, much of the lot's mature native landscaping was removed from the protected slope. After acquiring the property in 2020, the current homeowners spouse constructed retaining walls around the perimeter of the illegal garage as well as multiple large block retaining walls at the bottom of and through the protected hillside. The entire protected slope within the property boundary was cut into and regraded, removing rotted railroad ties and most of the landscaping. Further, access trails for a mini excavator were created to provide progressive level ground and stabilized work areas for the installation of the block walls.

The current structural soundness of the garage and massive block retaining walls is unknown at this time as neither were designed by licensed engineers nor submitted to Sandy City for review and approval. The garage does not meet required setbacks, and it does not appear to have been constructed on a proper foundation.

Following the City's discovery, a Violation Notice and Stop Work Order were promptly issued for the property, dated March 05, 2025. In response, the city collaborated with the owner of Lot 45 to submit a plan to restore the disturbed slope. Mrs. Megan Ashley Capdeville, the owner of Lot 45, and her spouse, Mr. Tully Fitzgerald, have included restoration of the affected area in the proposed plan.

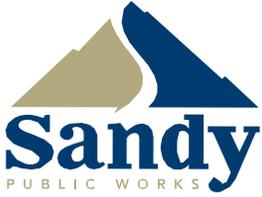


EXHIBIT "D"

SANDY CITY PUBLIC WORKS

RYAN KUMP, PE
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

Restoration Plan:

The restoration plan involves the following two phases:

Phase I: To be completed immediately

- Removing the block retaining wall structures along the southern property line and behind the garage.
- Restoring the terrain between the back of the garage to the southern property line, to its original natural contours, aligning it as closely as feasible to the former undisturbed state.
- Revegetate the hillside with plant species matching those of the adjacent undisturbed area.
- Install temporary irrigation until the new native grass seedlings are established.
- Implementation of erosion control measures to safeguard the region until the native vegetation fully reestablishes itself.

Phase II: To be completed prior to future development or sale of the property

- Removal of the illegal garage structure
- Removal of the illegal structure on the west side of the home
- Restoring the terrain between the back of the garage to the home, to its original natural contours, aligning it as closely as feasible to its former undisturbed state.
- Revegetate the restored hillside with plant species matching those of the adjacent undisturbed area.
- Install temporary irrigation until the new native grass seedlings are established.
- Implementation of erosion control measures to safeguard the region until the native vegetation fully reestablishes itself.

Recommendation:

Having assessed the details of the restoration proposal, Sandy City Engineering recommends the Planning Commission's approval of this restoration plan for the 400 E Tonya Dr Special Exception, with the condition that the Phase I and II plans are updated and implemented accordingly to address staff comments.

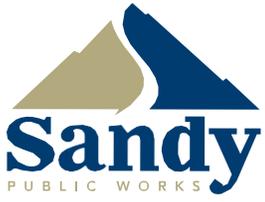


EXHIBIT "D"

SANDY CITY PUBLIC WORKS

RYAN KUMP, PE
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

March 2025 Site Photo



Contour Map



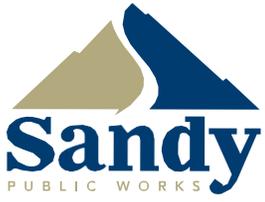


EXHIBIT "D"

SANDY CITY PUBLIC WORKS

RYAN KUMP, PE
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

2025 Aerial Map





EXHIBIT "D"

SANDY CITY PUBLIC WORKS

RYAN KUMP, PE
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

2024 Aerial Map



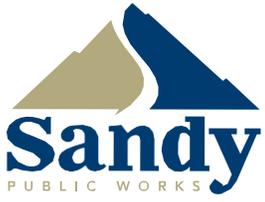


EXHIBIT "D"

SANDY CITY PUBLIC WORKS

RYAN KUMP, PE
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

2023 Aerial Map





EXHIBIT "D"

SANDY CITY PUBLIC WORKS

RYAN KUMP, PE
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

2022 Aerial Map





EXHIBIT "D"

SANDY CITY PUBLIC WORKS

RYAN KUMP, PE
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

2020 Aerial Map



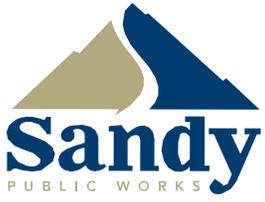


EXHIBIT "D"

SANDY CITY PUBLIC WORKS

RYAN KUMP, PE
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

2009 Aerial Map



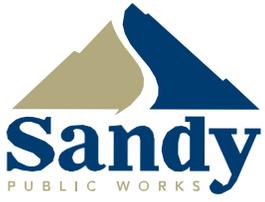


EXHIBIT "D"

SANDY CITY PUBLIC WORKS

RYAN KUMP, PE
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

2006 Aerial Map



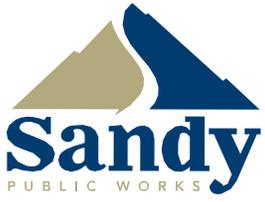


EXHIBIT "D"

SANDY CITY PUBLIC WORKS

RYAN KUMP, PE
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

2003 Aerial Map



EXHIBIT "E"

400 E Tonya Drive

Site Conditions October 29, 2025



EXHIBIT "E"

400 E Tonya Drive

Site Conditions October 29, 2025

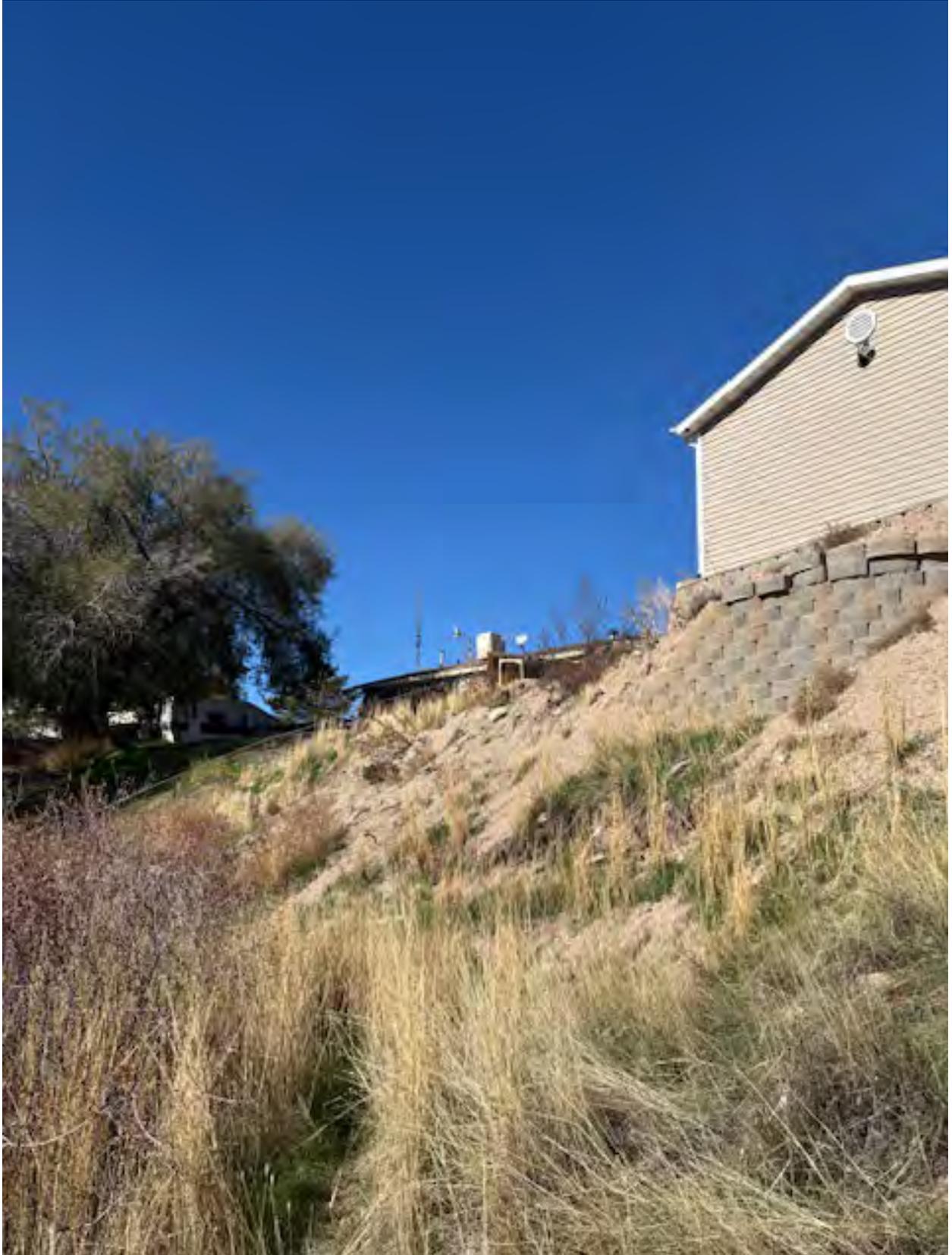


EXHIBIT "E"

400 E Tonya Drive

Site Conditions October 29, 2025

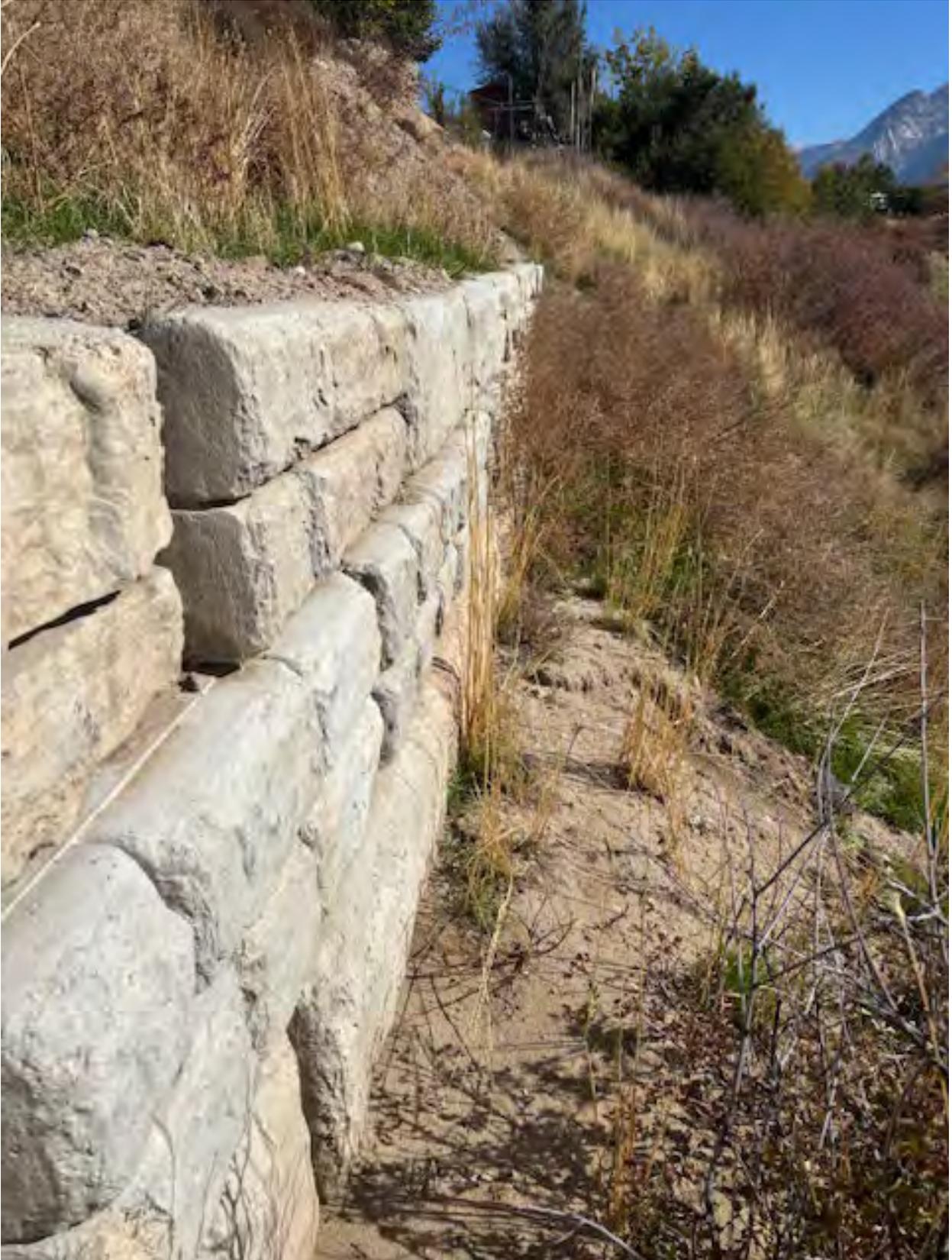


EXHIBIT "E"

400 E Tonya Drive

Site Conditions October 29, 2025



EXHIBIT "E"

400 E Tonya Drive

Site Conditions October 29, 2025



EXHIBIT "E"

400 E Tonya Drive

Site Conditions October 29, 2025



EXHIBIT "E"

400 E Tonya Drive

Site Conditions October 29, 2025



EXHIBIT "E"

400 E Tonya Drive

Site Conditions October 29, 2025



EXHIBIT "E"

400 E Tonya Drive

Site Conditions October 29, 2025



EXHIBIT "E"

400 E Tonya Drive

Site Conditions October 29, 2025



EXHIBIT "E"

400 E Tonya Drive

Site Conditions October 29, 2025



EXHIBIT "E"

400 E Tonya Drive

Site Conditions October 29, 2025





Staff Report

File #: 25-322, **Version:** 1

Date: 11/6/2025

Minutes



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, October 16, 2025

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_nvpYr3fNSHiuDn_QCljQ2w

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/89247534202>

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/89247534202>

Webinar ID: 892 4753 4202

Passcode: 720126

4:00 PM FIELD TRIP

1. [25-308](#) Map

Attachments: [10162025.pdf](#)

5:15 PM EXECUTIVE SESSION

Meeting went into Recess

Meeting Reconvened

6:15 PM REGULAR SESSION

Welcome

- Present** 7 - Commissioner Dave Bromley
Commissioner Cameron Duncan
Commissioner Ron Mortimer
Commissioner Daniel Schoenfeld
Commissioner Steven Wrigley
Commissioner Craig Kitterman
Commissioner Jennifer George

- Absent** 2 - Commissioner David Hart
Commissioner LaNiece Davenport

Pledge of Allegiance

Introductions

Public Hearings

DRAFT

2. [REZ0807202](#) Creek Road Rezone
[5-007015](#) 2140 E. Creek Road
[\(PC\)](#) [Community #18, Willow Creek]

Attachments: [Staff Report-Creek Road Rezone](#)
[Written Comments](#)

Jake Warner introduced this item to the Planning Commission.

Joe Goot presented this item to the Planning Commission.

Jennifer George asked the applicant if he's going to use the existing units as short term rentals.

Joe Goot said his kids live in the units and has no plans on doing short term rentals.

Dave Bromley opened this item for public comment.

Susan Updike, 8253 S Rossett Green, shared several concerns with the property and wanted to know who recommended the zone change to the applicant.

David Updike, 8253 S Rossett Green, shared concerns regarding parking and the units being used as short term rentals.

Dave Bromley closed this item to public comment.

Jake Warner spoke about the city's short term rental process and the pathway to allow the applicant to come into compliance.

James Sorensen said that the rezone doesn't have anything to do with short term rental concerns and the applicant would need to apply for that.

Craig Kitterman asked if the applicant will need additional permits to allow for animals if the rezone is approved.

Jake Warner said no.

Cameron Duncan asked how many animals would the property be allowed.

Mike Wilcox said on a 20,000 sq foot lot, the property is allowed two large animals, or no more than five medium animals, or no more than 50 small animals or a combination thereof.

A motion was made by Ron Mortimer, seconded by Steven Wrigley, that the Planning Commission forward a positive recommendation, recommending that the City Council approve the application for a zone change of the subject property from the R-1-40 Zone to the R-1-15A Zone. The motion carried by the

following roll call vote:

Yes: 5 - Dave Bromley
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
Jennifer George

No: 2 - Cameron Duncan
Craig Kitterman

Absent: 2 - David Hart
LaNiece Davenport

Nonvoting: 0

3. [CA09302025](#) Amendments to Title 21 of the Land Development Code related to
[-0007048](#) Boundary Adjustments
[\(PC\)](#)

Attachments: [Staff Report and Exhibits](#)

Melissa Anderson presented this item to the Planning Commission and recommended a positive recommendation.

Dave Bromley asked for clarification on the document for the boundary adjustment.

Mike Wilcox said it's a legal description and simplified graphic depicting the change.

Dave Bromley opened this item for public comment.

Dave Bromley closed this item to public comment.

A motion was made by Cameron Duncan, seconded by Daniel Schoenfeld, that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, of the Sandy Municipal Code, relating to boundary adjustments, as shown in Exhibit "A", based on the four findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 7 - Dave Bromley
Cameron Duncan
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George

Absent: 2 - David Hart
LaNiece Davenport

Nonvoting: 0

Public Meeting Items

- 4. [CUP0814202](#) Utrera Accessory Structure (Conditional Use Permit)
[5-007018](#) 11075 S. 1700 E.
[Community #26]

Attachments: [Staff Report](#)

Sarah Stringham introduced this item to the Planning Commission.

Jeff Knighton presented this item to the Planning Commission.

Sarah Stringham spoke about the conditions in the staff report.

Dave Bromley opened this item for public comment.

Dave Bromley closed this item to public comment.

A motion was made by Daniel Schoenfeld, seconded by Ron Mortimer, that the Planning Commission approve a Conditional Use Permit for additional size as described in the staff report for the property located at 11075 S 1700 E based on the two findings and subject to the six conditions detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Cameron Duncan
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
Jennifer George

- No:** 1 - Craig Kitterman

- Absent:** 2 - David Hart
LaNiece Davenport

- Nonvoting:** 0

5. [CUP0915202](#) Midway Convenience (Conditional Use Permit)
[5-007041](#) 9187 S. 700 E.
[Community #7]

Attachments: [Staff Report](#)

Sarah Stringham introduced this item to the Planning Commission.

Ridha Adam, 9187 S 700 E, presented this item to the Planning Commission.

Sarah Stringham pointed out the signage needs to come into compliance and clarification to condition #1.

Dave Bromley opened this item for public comment.

Mark Mason Taylor, said the convenience store is operating as a vape and tobacco store and has visited the store multiple times and has asked the Planning Commission to deny the request.

Dave Bromley closed this item to public comment.

Sarah Stringham spoke about guidelines for alcohol and tobacco specialty stores and if a business violates the thresholds of what's allowed to be sold then Code Enforcement would be notified.

Mike Wilcox said at that point the business would have the chance to come into conformity and if they do not then their business license would be revoked. He also explained that if the business exceeded the allowed percentage of alcohol then they would be operating as an alcohol tobacco specialty store which is not allowed in the current zone.

Sarah Stringham mentioned that the applicant is currently bringing his advertisement into compliance after reading the staff report.

Craig Kitterman suggested that the state inspect this business before the application is approved.

Ridha Adam said that his business has not been inspected and said he's open to inspections. He said that he's below the 20% threshold and that he's not advertising as a smoke shop.

Jennifer George asked if the applicant is required to report to his sales to the city to ensure he's below the threshold.

Sarah Stringham said the city doesn't require that for business licensing but could request it through an audit.

Dave Bromley said that if someone went into the store and saw that alcohol and tobacco products exceeded more than 20% of his floor space then they could report him to Code Enforcement.

A motion was made by Cameron Duncan, seconded by Ron Mortimer, that the Planning Commission approve a Conditional Use Permit for an off-site premise beer retail license for the property located at 9187 S 700 E based on the five findings and nine conditions detailed in the staff report with an amendment to condition #1 - That the business does not operate as an Alcohol and Tobacco Specialty Store. The motion carried by the following roll call vote:

Yes: 4 - Dave Bromley
Cameron Duncan
Ron Mortimer
Steven Wrigley

No: 3 - Daniel Schoenfeld
Craig Kitterman
Jennifer George

Absent: 2 - David Hart
LaNiece Davenport

Nonvoting: 0

Administrative Business

1. Minutes

An all in favor motion was made by Ron Mortimor to approve the meeting minutes from 09.18.2025.

[25-309](#) Minutes from Sept 18, 2025 Meeting

Attachments: [09.18.2025 PC Minutes \(DRAFT\)](#)

2. Sandy City Development Report

[25-310](#) Development Report

Attachments: [10.01.2025 DEV REPORT](#)

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



Staff Report

File #: 25-323, **Version:** 1

Date: 11/6/2025

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
Sandy Shulsen Mixed Use	10116 S MONROE ST, 84070	SPR02082023-006482	12/14/2023			CBD-A&C	Howard Cooke	801-664-8132	mwilcox	Pending
Compass Apartments	179 West 9270 South	SPR02212024-006719	09/27/2024			RC	David Denison	801-836-6235	mwilcox	Pending
The Orchards at Dimple Dell	10216 S DIMPLE DELL RD	SPR03262024-006738	05/01/2024			R-1-10	Brett Lovell	8017064693	tirvin	Pending
Quick Quack Car Wash Conversion	10640 S 700 E	SPR04212025-006957			1.10	CN	Polo Padilla		dwheelwright	Pending
Rasht Development Project	8475 S STATE ST	SPR04242024-006758	03/21/2025		0.98	RC	Ramin Nasrabadi		dwheelwright	Pending
Sandy Station Townhomes	8925 S HARRISON ST	SPR05132025-006965			1.36	RC	David Kelly	3852835285	mwilcox	Pending
Classic Fun Center	9151 S MONROE ST	SPR06142024-006783			5.12	RC	David Henderson		dwheelwright	Pending
iONNA Sandy UT	151 W 10600 S	SPR07012025-006992			0.43	AM	Jess Cain		dwheelwright	Pending
MACU Event Cenenter/ SLCO	9575 S STATE ST	SPR09062024-006841			0.96	CBD	Jordan Gray	3582145760	dwheelwright	Pending
UTA Trax Line Operator Restroom Facility	167 E 9000 S	SPR10012025-007049				R-1-7.5(HS)	Wade Edwards		dwheelwright	Fees Due
MedVet Urgent Care - Modified Site Plan Rev	10291 S STATE ST	SPR10022024-006862				CBD	Michelle Martin		sstringham	Fees Due
Wasatch Pain Solutions	1420 E SEGO LILY DR	SPR10072024-006865	01/28/2025		0.66	CC	Robert Howell	4357709668	dwheelwright	Pending
Meadows at Cy Road Site Plan	8777 S 700 E	SPR10162024-006872	02/25/2025		4.32	PUD(10)	Brad Reynolds		tirvin	Pending
Intermountain South Sandy Clinic Expansion	955 E 11400 S	SPR11132024-006886			2.40	PO	Gerrit Timmerman	8015586015	dwheelwright	Pending
Under Review										
WM Fuel #5235 Sandy, UT	9081 S QUARRY BEND DR	SPR03112022-006282	01/03/2023			SD(X)	Ryan Alvarez		dwheelwright	Under Review
Architectural Components HQ	9352 S 670 W	SPR03132025-006926			0.69	ID	Josh Naylor	8015577523	tirvin	Preliminary Review
Gutierrez Multifamily Site Plan	886 E 7800 S	SPR04072025-006948			0.47	RM(10)	Elisha Deschenie		tirvin	Preliminary Review
Jordan Credit Union	9260 S 300 E	SPR04142025-006949			0.38	R-1-8	Nate Reiner		dwheelwright	Preliminary Review
Thackeray Towns Site Plan	10760 S 700 E	SPR06242021-006083	06/24/2021		4.00	PUD(10)	John Sawyer		tirvin	Under Review
Alta Canyon Sports Center	9565 S HIGHLAND DR	SPR06302025-006990	09/17/2025		1.51	OS	Dan Medina		dwheelwright	Final Review
Middle Mile Infrastructure	10935 S 700 E	SPR08072025-007014			0.57	SD(PO Silv	Alec Geist		dwheelwright	Preliminary Review
EOS Fitness	10365 S 1300 E	SPR09032025-007035			5.53	CC	Art Babcock		dwheelwright	Preliminary Review
GSL Electric	601 SANDY PKWY, 84070	SPR10092025-007056				CR-PUD	Cynthia Bithell		dwheelwright	Preliminary Review
Smith's 153 Fuel Center	10305 S 1300 E	SPR11112024-006885	07/28/2025		10.38	CC	AWA - Jalaine Gibson	8018970849	dwheelwright	Final Review
Centennial Village	235 W SEGO LILY DR	SPR12282021-006237	07/28/2022		0.49	CBD-A&C	Dan Simons	(801) 230-1339	mwilcox	Under Review
Resubmit										
Mark Ray Office Building	7865 South 700 East	SPR04172025-006955				BC	Robert Money	8015731029	dwheelwright	Resubmit
Sandy Towns Site Plan	1270 E 8600 S	SPR06052025-006976			0.43	CN	Riley Streit		tirvin	Resubmit
Creek Rd Office Condos - 5th AMD	7410 CREEK RD 301 84093	SPR07072021-006096	09/23/2021			PO	Marcus Green		tirvin	Resubmit
Silver Sage Business Park II	10895 S 700 E	SPR07232025-007003			0.56	SD(PO Silv	Kyle Spencer		dwheelwright	Resubmit
Sandy City Public Utilities Vac Truck Water C	9140 S 150 E	SPR07252024-006802			6.23	ID	Tyler Shelley	8019151082	dwheelwright	Resubmit
Kuwahara Wholesale	8575 STATE ST, 84070	SPR10162023-006639				SD(FM-HS	Alex Kuwahara	8016916592	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		dwheelwright	On Hold
Summit Two - Phase 1	10250 MONROE ST, 84070	SPR03292022-006291				CBD-O	Raddon Summit Hotel,		dwheelwright	On Hold
Sandy Park Center retail pad	9835 S MONROE ST	SPR04152022-006306			0.73	CBD-O	LeeAnn Miller	3852996262	dwheelwright	On Hold
iONNA EV Charging Station	151 W 10600 S	SPR05092025-006962			0.43	AM	Andres Villacres		dwheelwright	On Hold
Master Muffler	9235 S 700 E	SPR06292022-006355			0.44	CC	Brandy Donecker	2103716751	dwheelwright	On Hold
Smith's Altaview Fuel Center	10315 S 1300 E	SPR07202021-006107			0.46	CC	Anderson Wahlen & A	801-913-8406	dwheelwright	On Hold
Harmons Landscape Improvements	7755 S 700 E	SPR07262022-006365			7.12	CN	Frank Lunquist		dwheelwright	On Hold
Summit Two at the Cairns	10250 S CENTENNIAL PKWY	SPR08032021-006124			5.07	CBD-O	Anthony Lyman	8012304582	dwheelwright	On Hold
ECLAIR FRENCH PASTRY	7948 S 1300 E	SPR08092024-006809				SD(Smart)	KARRAR ALJEWARI	3852295300	dwheelwright	On Hold

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
Office Building at 11000 South	65 E 11000 S	SPR09202023-006624			0.18	LC	Alta Construction		dwheelwright	On Hold
Stage Office Storage Building	8238 700 E, 84070	SPR09212022-006407	12/07/2023			BC	Ross Drummond	8015737620	dwheelwright	On Hold
Casa Brazil Market	8671 S STATE ST	SPR11112024-006884			0.22	CN(HSN)	Patricia Jacobs	8017358513	dwheelwright	On Hold
Under Construction										
Woodhaven Estates	7613 S 300 E	SPR01102023-006464	12/18/2023		0.02	PUD (12)	Brandon Fry		tirvin	Under Construction
The Rio at 94th	115 W 9400 S	SPR01242023-006473			0.38	RM(12)	Jacob Toombs	8017879344	tirvin	Under Construction
St. Anna Greek Orthodox Church	9201 S 1300 E	SPR01262022-006258	03/25/2022		3.00	CN	James Derby	8016801385	dwheelwright	Under Construction
MACU Event Cenenter/ SLCO	9575 S STATE ST	SPR01292024-006706			0.96	CBD	Jordan Gray	3582145760	dwheelwright	Under Construction
Sandy City Fire Station #31	9295 S MONROE ST	SPR02132024-006711	04/19/2024			RC	Trevon Beutler	4353195847	mwilcox	Under Construction
Sandy Public Works Phase II	8775 S 700 W	SPR02152023-006485			16.92	ID	Taylor Smith	8016368327	dwheelwright	Under Construction
UTA Civic Center Station - Site Modification	10015 S BEETDIGGER BLVD	SPR02172023-006487				MU	Nick Duerksen	8012012050	mwilcox	Under Construction
Latin Grill	1289 E 8600 S	SPR04182024-006756			1.23	CN	Robert Dance		dwheelwright	Under Construction
Sandy Amphitheater Plaza Expansion	1245 E 9400 S	SPR04242023-006523	07/21/2023		7.13	SD(MU)	Mearle Marsh		mwilcox	Under Construction
Dimple Dell Park - 300 East Trailhead	321 E 10195 S	SPR05132022-006318	07/12/2022		5.00	OS	Dan Sonntag	8012058201	tirvin	Under Construction
Dimple Dell Park - Badger Cove Trailhead	1651 E BADGER CV	SPR05132022-006320	08/25/2022		4.63	OS	Dan Sonntag		tirvin	Under Construction
Dimple Dell Park - Wrangler Trailhead	10305 S 1300 E	SPR05132022-006324	08/25/2022		10.38	CC	Dan Sonntag		tirvin	Under Construction
Willow Creek Country Club - Maintenance A	8505 S WILLOW CREEK DR	SPR05172024-006771	12/19/2024		11.09	OS	James B Glascock		dwheelwright	Under Construction
South Towne II	10150 S CENTENNIAL PKWY	SPR05302024-006777			0.16	CBD-O	Logan Prete		dwheelwright	Under Construction
AFCU Sandy Landscape Remodel	2104 E 9400 S	SPR07262022-006364	08/16/2022		2.23	PO	Brad Illingsworth		dwheelwright	Under Construction
Bicentennial Park Improvements	530 E 8680 S	SPR07272023-006575	10/17/2023			OS	Jeremy Garcia		sstringham	Under Construction
Standard Plumbing	9150 S 300 W	SPR08012022-006374			3.31	ID	Chad Spencer	8014505113	dwheelwright	Under Construction
The Ridges at Dimple Dell	1405 E 10600 S	SPR08032021-006125	11/19/2021		0.02	MU	Brad Reynolds Constru	8015980246	mwilcox	Under Construction
AFCU Sandy ADA Site Improvements	2104 E 9400 S	SPR08112023-006586			2.23	PO	Brad Illingsworth		dwheelwright	Under Construction
JVWCD 700 East Well House	7618 S 700 E	SPR08212023-006589			0.80	PUD(12)	Kevin Rubow	8015654377	dwheelwright	Under Construction
Medically Vulnerable Peoples Program (MVI)	8955 S HARRISON ST	SPR08282024-006825			1.50	RC	Shasta Galyon	9079038553	manderson	Under Construction
Utah HPC - Phase 2	10450 S STATE ST	SPR09062024-006844	09/19/2024		1.34	CBD	Larry Oldham	8015311144	dwheelwright	Under Construction
Hale Centre Beehive Academy	9900 S MONROE ST	SPR10112023-006636				CBD-O	Bradley Beecher	8015974589	dwheelwright	Under Construction
Mountain America Credit Union	9446 S HIGHLAND DR	SPR10222024-006875	04/01/2025		0.70	SD(Magna)	Michael Shane Sanders		dwheelwright	Under Construction
OneTen Apartments	11011 S AUTO MALL DR	SPR10242022-006427	08/18/2023			CBD	Corey Solum		mwilcox	Under Construction
Hansen Warehouse Modified	9127 S 255 W	SPR11142024-006887			1.31	RC	Reid Wintersteen	6083862723	dwheelwright	Under Construction
Cedarwood at Sandy - Expansion	575 E 11000 S	SPR11172022-006447	02/21/2023		3.87	SD(EH)	Ryan Griffiths	8019102756	tirvin	Under Construction
Trans-Jordan Waste Facility	8813 S 700 W	SPR11232022-006449			3.06	ID	Trans-Jordan Cities		dwheelwright	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	dwheelwright	Under Construction
Others										
90th South Mixed Use Master Plan Amendm€	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										
Dimple Dell Ridge Consolidation	1727 DIMPLE DELL RD 84092	SUB03192024-006733				R-1-20A	Efren Lopez		tirvin	Received
Sierra Estates 2-3	3677 E LITTLE COTTONWOOD RD	SUB05232024-006773				R-1-10	S. SCOTT CARLSON	8014503511	tirvin	Pending
The Rio at 94th Subdivision	115 W 9400 S	SUB05312024-006779		3.00	0.38	RM(12)	Jacob Toombs		tirvin	Open
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		tirvin	Open
Monroe Street Center Plat Amendment	111 W 9000 S	SUB07182025-007000		1.00	0.31	RC	Mark Sudbury		tirvin	Pending
Smith's Altaview SUB	10315 S 1300 E	SUB07202021-006108	09/23/2021	4.00	0.46	CC	Anderson Wahlen & A:		dwheelwright	Open
Cash Lot Line Adjustment	17 E ALTAWOOD LN	SUB07312025-007009			0.03	R-1-20	Joan and Donald Cash	801-556-1422	tirvin	Received
Sandy City Centre Plat Second Amended and	215 W 10000 S, 84070	SUB08152022-006383		4.00		CBD-A&C	David A Jenkins	8016312999	mwilcox	Open
Cole 825 E 8600 S Consolidation	825 E 8600 S	SUB08232024-006817			0.71	R-1-8	Tyler Cole	8019139315	tirvin	Open
Almond/Williams lot line adjustment	409 E SEGO LILY DR	SUB08292025-007030			0.23	R-1-8(INF)	Wendy L Almond		tirvin	Received
Rasht Consolidation	8475 S STATE ST	SUB09022025-007034			0.98	RC	Ramin Nasrabadi		tirvin	Received
Olsen Subdivision	265 E MAIN ST	SUB09092025-007036		2.00	0.57	R-1-7.5(HS)	Bryce Dallimore		tirvin	Open
Monte Cristo 104 Lot Line Adjust	3773 E QUAIL HILL LN	SUB09112025-007037			0.34	R-1-15	David Jenkins	8016312999	tirvin	Received
Monte Cristo 107 Lot Line Adjust	9653 S QUAIL HILL LN	SUB09112025-007038			0.36	R-1-15	David Jenkins	8016312999	tirvin	Received
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	tirvin	Pending
The Meadows at Cy Road	8777 S 700 E	SUB10162024-006871	02/25/2025	33.00	4.32	PUD(10)	Brad Reynolds Constru		tirvin	Pending
Mosher Lot Line Adjustment	11467 S OBERLAND RD	SUB10272025-007063			0.00	R-1-20	Phil Mosher		tirvin	Received
Under Review										
GSL Electric New Production Facility	595 W SANDY PKWY	SUB01252024-006704		1.00	1.70	CR-PUD	Carl Greene	8016413894	dwheelwright	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	Jessica Rice		tirvin	Under Review
Firefly Subdivsion	517 E 8680 S	SUB03172025-006927	08/10/2025	29.00	2.91	R-1-7.5(HS)	Jacob Robert Ballstaedi	8014555131	tirvin	Final 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		tirvin	Under Review
Alta Park Lot 3 Amended	11202 S 1000 E	SUB04232025-006958		1.00	0.25	R-1-8	Castlewood Developme	4076170698	tirvin	Final Review
Sierra Estates III	3677 E LITTLE COTTONWOOD RD	SUB06172024-006786		2.00		R-1-10	S. Scott CARLSON	8014503511	tirvin	Under Review
Gutierrez Multifamily Subdivision	886 E 7800 S	SUB07112025-006998			0.47	RM(10)	Elisha Deschenie		tirvin	Under Review
Hartman Estates 2 lot Subdivision	3853 E LITTLE COTTONWOOD LN	SUB08052025-007011		2.00		R-1-15	David Jenkins	8016312999	tirvin	Preliminary Review
Silver Sage Business Park II	10935 S 700 E	SUB08252025-007024			0.57	SD(PO Silv	Kyle Spencer		dwheelwright	Final Review
98 E Lone Hollow Grade Amendment	98 E LONE HOLLOW	SUB09262025-007046			2.27	PUD(1.62)	jerry Robinson		tirvin	Final 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
South Towne Market Place Subdivision	10130 S STATE ST	SUB12182023-006671	04/03/2024	2.00	4.89	CBD	Jason Boal		mwilcox	Under Review
Jiffy Lube Sub Amended	2039 E 9400 S	SUB12192022-006457	04/02/2024	2.00	5.60	CN	Daniel Canning		dwheelwright	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
Jeremy Day Subdivision	8 SHADOW WOOD LN Sandy UT	SUB04032025-006944				PUD(1.62)	Blake Peterson	8017553548	tirvin	Resubmit
Red Sky Apartments	10140 S CENTENNIAL PKWY	SUB04102023-006516	05/08/2023	1.00		CBD-P	Corey Solum		mwilcox	Resubmit
Sandy Jordan Credit Union Subdivision	9260 S 300 E	SUB04142025-006950		1.00	0.38	R-1-8	Nate Reiner		dwheelwright	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	0.43	CN	Riley Streit		tirvin	Resubmit
9854 S. Building, LLC Condo	9854 S 700 E	SUB06092025-006981			2.36	CN	Kenneth Chapman		tirvin	Resubmit
Crabtree Subdivision	2845 E LITTLE COTTONWOOD RD	SUB06142022-006347	06/26/2025	2.00		R-1-15	Tami Crabtree	8012314484	tirvin	Resubmit
Thackeray Towns Subdivision	10760 S 700 E	SUB06242021-006082	06/24/2021	41.00	4.00	PUD(10)	John Sawyer		tirvin	Resubmit

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
Quick Quack Sandy Harmons	7708 S 700 E	SUB06252024-006790		3.00	0.33	CN	Russ Nelson		tirvin	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
Tagg N Go Express Car Wash	7750 S 700 E	SUB06282023-006557		1.00	0.42	CN	Thomas Hunt	8016644724	dwheelwright	Resubmit
Indigo Subdivision	348 E 8000 S	SUB07112025-006996		20.00	1.50	RM(12)	Damian Mora		tirvin	Resubmit
9272 Office Condominiums	9272 S 700 E	SUB08212024-006814			3.03	CC	Brook Hintze	8018601515	tirvin	Resubmit
Edgemont Elementary Subdivision	1085 E GALENA DR	SUB08232021-006136		1.00	6.68	R-1-8	Leon Wilcox	8015415372	tirvin	Resubmit
Transwest Estates No. 1 Amended Subdivisio	1479 E LONGDALE DR	SUB08232024-006818			0.23	R-1-10	Carson Fairbourn	3853549995	tirvin	Resubmit
Badger Cove	1651 E BADGER COVE	SUB09132023-006609				OS	Dustin Wiberg	8018287865	tirvin	Resubmit
Falls Creek Subdivision	2873 E WASATCH BLVD	SUB09152025-007042		2.00	0.49	PUD(2)	Greg Timothy		tirvin	Resubmit
Fox Hollow Plat Amendment	9476 S FOX CIR	SUB10142024-006868		1.00	0.22	R-1-8	Craig Lawrence	8015732516	tirvin	Resubmit
Kuwahara Wholesale	8575 STATE ST, 84070	SUB10162023-006638		1.00		SD(FM-HS)	Alex Kuwahara	8016916592	tirvin	Resubmit
Classic Fun Center	9151 S MONROE ST	SUB10262024-006878		2.00	5.12	RC	David Henderson	8016084007	tirvin	Resubmit
On Hold										
Meek Subdivision	3761 E LITTLE COTTONWOOD LN	SUB02282024-006722	04/23/2024	2.00		R-1-8	Robert Meek	3854810189	tirvin	On Hold
Raddon Summit Subdivision	10250 MONROE ST, 84070	SUB08312022-006390		3.00		CBD-O	Raddon Summit Hotel,		dwheelwright	On Hold
Under Construction										
Woodhaven Estates Subdivision	7613 S 300 E	SUB01182023-006471	12/18/2023	24.00	0.02	PUD (12)	Brandon Fry		tirvin	Under Construction
OneTen Apartments	109 W 11000 S	SUB03292023-006511	08/18/2023	1.00		CBD	Corey Solum		mwilcox	Under Construction
Tate Woods Subdivision	485 E 7800 S	SUB03312025-006940	06/24/2025	2.00	0.15	R-1-6	GreenRock LLC	8019317228	tirvin	Under Construction
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	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
Hagan Road Subdivision	11523 S HAGAN	SUB05072021-006045	06/02/2021			R-1-20A	Blair Johnson	8013011078	tirvin	Under Construction
Alta Park Subdivision	11190 S 1000 E	SUB05072024-006766	07/02/2024	4.00		R-1-8	Hayley Pratt, Castlewo	407-617-0698	tirvin	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	tirvin	Under Construction
Park Lane Amended	1775 E 11400 S	SUB07082022-006359	09/21/2022	2.00	0.35	SD(R-2-A)	Laine Fluekiger	8015715541	tirvin	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	tirvin	Under Construction
Longpath Subdivision	11510 S HAGAN RD	SUB08292022-006389	11/21/2022	1.00	0.56	R-1-20A	Kyle Simons	8013814687	tirvin	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
Brand Estates Subdivision	285 E 11000 S	SUB10112022-006417	08/31/2023	12.00	4.46	R-1-15	Kyle Denos	8017937660	tirvin	Under Construction
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	Under Construction
Complete										
Little Cottonwood Estates (aka Alana Meadow)	3170 E LITTLE COTTONWOOD RD	SUB01042023-006461	06/15/2023	12.00		R-1-15	Skylar Tolbert		tirvin	Complete
Cyprus Credit Union Subdivision	8955 S 700 E	SUB01122022-006248	07/05/2023	2.00	0.78	BC	Cyprus Credit Union		dwheelwright	Complete
Somerset Villas	625 E 8100 S	SUB04042022-006297	07/27/2022	6.00		RM(12)	Cassandra		tirvin	Complete
Crescent View Peaks	137 E 11000 S	SUB04272021-006035	06/18/2021			R-1-40A	Kyle Simons	8013814687	tirvin	Complete