



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, May 21, 2026

6:15 PM

Council Chambers and Online

Meeting procedures are found at the end of this agenda.

This Planning Commission meeting will be conducted both in-person, in the Sandy City Council Chambers at City Hall, and via Zoom Webinar. Residents may attend and participate in the meeting either in-person or via the webinar link below. Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_UloFhd8DRNmWwuVqIWi3kw

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/84323717494>

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/84323717494>

Webinar ID: 843 2371 7494

Passcode: 688353

5:00 PM EXECUTIVE SESSION

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Public Meeting Items

1. [SPR0422202](#) Jazz Box Phase 4b (Site Plan Review)
[6-007197](#) 10450 S. State Street
[Community #9, Commercial Area]

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

2. [SUB0227202](#) Sandy Shulsen Subdivision (Preliminary Subdivision Review)
[6-007151](#) 10116 S Monroe Street
[Community #9, Commercial Area]

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

1. Minutes

[26-280](#) Minutes from the May 7, 2026 Meeting

Attachments: [05.07.2026 PC Minutes \(DRAFT\).pdf](#)

2. Sandy City Development 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



Staff Report

File #:
SPR04222026-007197,
Version: 1

Date: 5/21/2026

Agenda Item Title:

Jazz Box Phase 4b (Site Plan Review)
10450 S. State Street
[Community #9, Commercial Area]

Presenter:

Clinton Spencer, Development Services Manager

Description/Background:

The applicant, Larry Oldham, Architect with Babcock Design, representing Smith Entertainment Group (SEG), is requesting Commercial Site Plan Review for the property located at the south end of the Shops at South Town. They are proposing to bring the team offices and practice facility for the Utah Jazz. SEG has purchased the entire Shops at South Town property (approximately 111 Acres). The proposal is to construct a multi-story use building with 59,377 square feet for this proposed use which includes offices, amenities, locker rooms, and basketball courts. An underground parking structure for both the Jazz Practice Facility building and a future building to the north. Please see the vicinity map for site location orientation. Please see applicants letter attached as (Exhibit A) and application materials (Exhibit B).

Please see the attached staff report and attachments for full details of the request.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission determine that the proposed "Development Enhancements" contained in the architect's letter (see Exhibit A) be accepted as justifying any actual or perceived short comings in meeting the applicable Cairns Design Standards and further motions that Preliminary Site Plan Review is complete for the Jazz Box Phase 4 project, located at 10450 S. State St., based on the following findings and subject to the following conditions:

Findings:

1. The applicant has met the intent and substantially complies with most of the applicable Cairns Design Standards.
2. The applicant has demonstrated that they have largely complied or intend to comply with the Land Development Code requirements for the CBD Zone.
3. That this NBA/ Utah Jazz practice facility will become a valuable addition to Sandy City's Professional Sports Team ethos.

4. That this proposed land use and building will become a catalyst for further redevelopment of the Shops at South Town property located in the commercial heart of Sandy City.

Conditions:

1. That the development will comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
2. That the developer proceeds through the final site plan review process with staff. The Final Site Plan shall be in compliance with all Development Code requirements, staff redlines, items of planning staff concerns included in this report, and those modifications as required by the Planning Commission.
3. That a sidewalk be added on the west side of Mall Ring Road connecting the proposed site to the existing sidewalk to the south.
4. That the developer be responsible to meet all provisions of the (CBD) zoning district and the Sandy City Architectural Design Requirements, and the applicable Cairns Design Standards, with the details finalized with staff during Final Site Plan Review.
5. That the requirements and conditions of the various City Departments and Divisions be met and finalized during the Final Site Plan Review process with staff.
6. That all future signage be reviewed and approved under a separate permit application and the existing or amended sign theme approval for the project area and be in conformance with City Code.
7. The applicant provide amenity details matching the design, and quality of the Cairns Design standards.
8. The applicant provide landscape islands at the end of the parking stalls on the surface parking area per ordinance.
9. The applicant consider modifications to the proposed plaza to enhance the paving of that area which would help differentiate it from the parking area paving.
10. The applicant provide plans showing the integration of the existing mall parking stalls north of the proposed development.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum May 21, 2026

To: Planning Commission
From: Community Development Department
Subject: Jazz Box Phase 4b (Site Plan Review)
10450 S. State Street
[Community #9, Commercial Area]

SPR04222026-007197
CBD Zone
Cairns District
4.1 Acres
39,852 Sq. Ft. Building

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, Larry Oldham, Architect with Babcock Design, representing Smith Entertainment Group (SEG), is requesting Commercial Site Plan Review for the property located at the south end of the Shops at South Town. They are proposing to bring the team offices and practice facility for the Utah Jazz. SEG has purchased the entire Shops at South Town property (approximately 111 Acres). The proposal is to construct a multi-story use building with 59,377 square feet for this proposed use which includes offices, amenities, locker rooms, and basketball courts. An underground parking structure for both the Jazz Practice Facility building and a future building to the north. Please see the vicinity map for site location orientation. Please see applicants letter attached as (Exhibit A) and application materials (Exhibit B).



Background

As part of the continued effort to revitalize the mall area, SEG is proposing to construct an addition for the Utah Jazz that will serve as their practice facility, re-locating from their current practice location in Salt Lake. As with the recently added Utah Mammoth practice facility, the Utah Jazz will continue to play games at the Delta Center, then use this site to practice and perform other team operations. The project includes a private underground parking area, outdoor plaza area with several amenities, offices, locker rooms, two practice courts, and a private surface parking lot. The building addition includes 39,852 square feet and is sixty-seven (67) feet tall. The finish materials match and are complimentary to the previous hockey addition which include high grade architectural metal siding, several window openings, architectural concrete, and woodgrain aluminum soffits. The objective of the design was to match but not be identical to the hockey addition.

In anticipation of this project the applicant has received approval of a modified site plan for the grading and site preparation for this project as part of a previous submittal, Phase 4A. The subject property included in the modified site plan is currently occupied by a parking lot and the total area of disturbance for this project is 4.1 acres. The proposed development is part of the South Village of the Cairns Master Plan and is subject to the Cairns Design Standards.

Property Case History	
Case Number	Case Summary
SPR 85-05	Initial South Towne Mall site plan approval for buildings and parking lots. 1985
SPR 92-16	South Towne Mall Expansion. 1992
SPR 96-46	Dillard’s at South Towne Mall addition to west of Mall building. 1996
SPR09062024-006844	Site plan for Utah Hockey Club Practice Facility 2024
SPR02032026-007110	Grading and excavation permit for Jazz Box 2026

Public Notice and Outreach

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

Analysis

As was done previously with the Hockey Practice Facility, the applicant has proposed a phased implementation strategy to implement further development on a portion of the Shops at South Town site. This proposal constitutes Phase 4 of the mall renovation project. The phases of development for this project closely follow what was done previously including:

Phase 4A, Site Preparation Permit. City staff coordinated with the Development Review Team and the property owners to allow for limited site work to occur (such as site demolition, grading, and utility relocation) before while the applicant completes the plans for the building addition and modified site plan. Those activities have already begun on site.

Phase 4B, Modified Site Plan Review – Jazz Box. The exterior building remodeling, new building construction, architectural building design, materials and colors, and the removal, relocation and reconfiguration of a limited area of existing vehicle parking, are included in the modified site plan review now before the Planning Commission for review and approval.

Phase 4C, Modified Site Plan Review – IHC (discuss what is coming with the IHC facility)
 As recently announced on May 13, 2026, SEG is proposing a future addition on the north side of the proposed Jazz Box for a new 60,000 square foot facility for IHC which will “offer comprehensive clinical services, including primary care, sports medicine, orthopedics, physical medicine and rehabilitation, sports performance science, performance therapy, advanced diagnostics and imaging, and an orthopedic ambulatory surgery center” (per an article on KSL.com).



Future Phase 5, Overall, Mall Area Redevelopment Master Planning. The City continues to petition with SEG to collaborate with Sandy City staff to envision, conceive, design, and develop the future master development plan and vision for the remainder of the existing mall property. This will include the design, exact location, and construction of the future phase of the Monroe Street connection to 10600 South Street. It is also anticipated that this redevelopment master plan will more closely follow the Cairns Master Plan and future phases will implement the full Cairns Design Standards.

Zoning and Land Use

Staff Finding: *All the contemplated land use activities for the offices, retail, and indoor recreation are permitted uses in the CBD zoning district. Therefore, only Commercial Site Plan Review is required from the designated land use authority, the Sandy City Planning Commission, to entitle this project. This development is also subject to the additional design requirements of the Cairns District.*

Site Access and Vehicle Parking

Staff Finding: *All vehicle access to the larger mall area exists and is adequate for the existing and proposed land uses. The Mall Ring Road (a private road) provides vehicular circulation through the site. The site plan for this project includes a reconfiguration of the existing parking lot and drive aisles located to the north of the hockey addition. Access is provided to the proposed addition via one access point that accesses both the private and gated surface parking lot, and underground parking garage. The overall mall property has sufficient parking available for the new uses and building addition. The applicant will need to revise the parking lot affected by this addition showing how the new site will integrate with existing parking stalls. This may be a further clarification as part of the newly announced phase of construction for IHC.*

Building and Fire Construction Code Compliance and Accessibility Requirements

Staff Finding: *Both the existing mall building and the new building will be required to meet current building and fire codes, fire sprinkler requirements, and accessibility requirements for this project. These requirements will be reviewed and approved as part of the future building permit process.*

City Department Reviews

Staff Finding: *City department review of the Commercial Site Plan Review plans and documents submittal are being done concurrently with the writing of this report. A standard condition of approval will specify that all reviewing City Departments and Division's standards, specifications, and conditions, will be met and will be detailed in the future review processes with City Staff.*

Architectural Design Standards – Sandy City and Cairns District

The standards for commercial, office, institutional and industrial development are applicable to this project as well as the Cairns Design Standards. As noted previously in this report, the entire mall site lies within the Cairns District. These requirements are difficult to apply to this building addition without the full scope of the redevelopment completely understood at this time. It was determined by the Community Development Director that most of the Cairns design standards would not be applied to this project, except for the sections that apply to building itself. It is anticipated that the full Cairns Design Standards will be applicable to the future phased redevelopment of the remainder of the mall property. Until then, staff has determined that only Chapters 4 and 5 of the Cairns Design Standards should be considered for this building.



The architect is hoping to achieve a “mountain meets urban” design ethos with the mix and placement of materials and forms consistent with Cairns Master Plan (see Exhibit “D” for the Cairns Design Standards Review). The proposed building design, materials, and colors meets city requirements. Existing and proposed new building parapets will effectively screen any proposed building roof top mechanical units (RTU’s) or vents. Building materials are high quality and colors are the required earth tones with clear glazing windows that open up the building facade.

Review by the Sandy City Architectural Design Committee (ARC) is required and was held on April 29, 2026 (see Exhibit “C” for the minutes). The committee unanimously **approved** a motion to favorably recommend the architectural design, exterior colors and materials as proposed.

Site Design Standards – Sandy City and Cairns District

Parking

Staff Finding: Overall, parking for the proposed use will be satisfied with the existing mall parking field, and the added parking structure. The site plan will affect existing parking stalls to the north of the site, and the provided plans lack the detail showing how the existing parking will integrate with the proposed buildings. Staff recommends the applicant provide that detail and update the parking requirements of the mall with the proposed use.

Landscaping

Staff Finding: The applicant is providing several attractive landscaping features. One that is required and will help the exposed concrete walls in the future is the planting of vines which over time will cover those walls, softening their appearance. The site includes several landscape and private site amenities such as fire pits, BBQ areas, sitting areas, bollards, etc. But no details about these amenities have been provided. The Cairns Design standards provide direction for the look, feel, potential design, and quality of these amenities. Staff recommends the applicant refer to those standards and provide details for those amenities that match the intent of the Cairns Design standards. One detail that is required for approval is a proposed shade cover in the plaza area which was not provided with the plans.

In the surface parking area adjacent to the plaza the applicant is currently showing parking stalls in the center of the parking field that have painted islands on either end. City ordinance requires that these islands be landscaped. Other landscaping is proposed above the parking garage, and staff recommends that the painted islands be replaced with landscaped islands meeting code compliance.

With the design of the plaza the applicant has provided space for a gathering area with several amenities to be enjoyed. However, as reviewed by staff there are some improvements that could/ should be made to the plaza area to make it more appealing, attractive, and enjoyable. Although not required, staff strongly recommends the applicant take advantage of the paving of the plaza area. Currently it is shown as the same paving as the parking area, with only bollards to differentiate it from that space. Paving enhancements such as color, texture, designs, etc. make the plaza space more defined for pedestrian use and makes the space more compatible with the surrounding landscaping and amenity design. While shaded areas are proposed and sitting walls are provided, staff recommends the applicant further dial in the design of the plaza. Bicycle parking amenities are not shown in the plans, but should be added as well as the detail for those amenities.



Staff Concerns

- **Parking Area** - With the site only having one access to both parking areas, and with those accesses being gated, staff is concerned about potential backing onto the Mall Ring Road depending on the location of the proposed gates. Further, the integration of the existing mall parking area to the north is not shown in detail with the proposed addition.
- **Landscaping** - The landscaping plan could include additional areas for landscaping, and the applicant should consider some modifications to the site that will help landscaping areas be more viable, including shifting the retaining wall to make a larger landscape area adjacent to the ramp accessing the upper surface parking lot.
- **Site Amenities and Details** - As stated, the plaza area is full of amenity areas, and features. However, none of the details of those amenities are provided including, but not limited to, bollards, shade structure, seating, fire pit, lighting, bicycle racks, tables, etc. Careful consideration of the Cairns Design standards should be taken into account when providing these amenities in plans, and implementation.
- **Pedestrian Connection** - The applicant is showing the current sidewalk on the west side of Mall Ring Road not connecting south to the existing sidewalk which prohibits pedestrian activity and access.

Recommendation

Staff recommends that the Planning Commission determine that the proposed “Development Enhancements” contained in the architect’s letter (see Exhibit A) be accepted as justifying any actual or perceived short comings in meeting the applicable Cairns Design Standards and further motions that Preliminary Site Plan Review is complete for the Jazz Box Phase 4 project, located at 10450 S. State St., based on the following findings and subject to the following conditions:

Findings:

1. The applicant has met the intent and substantially complies with most of the applicable Cairns Design Standards.
2. The applicant has demonstrated that they have largely complied or intend to comply with the Land Development Code requirements for the CBD Zone.
3. That this NBA/ Utah Jazz practice facility will become a valuable addition to Sandy City’s Professional Sports Team ethos.
4. That this proposed land use and building will become a catalyst for further redevelopment of the Shops at South

Town property located in the commercial heart of Sandy City.

Conditions:

1. That the development will comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
2. That the developer proceeds through the final site plan review process with staff. The Final Site Plan shall be in compliance with all Development Code requirements, staff redlines, items of planning staff concerns included in this report, and those modifications as required by the Planning Commission.
3. That a sidewalk be added on the west side of Mall Ring Road connecting the proposed site to the existing sidewalk to the south.
4. That the developer be responsible to meet all provisions of the (CBD) zoning district and the Sandy City Architectural Design Requirements, and the applicable Cairns Design Standards, with the details finalized with staff during Final Site Plan Review.
5. That the requirements and conditions of the various City Departments and Divisions be met and finalized during the Final Site Plan Review process with staff.
6. That all future signage be reviewed and approved under a separate permit application and the existing or amended sign theme approval for the project area and be in conformance with City Code.
7. The applicant provide amenity details matching the design, and quality of the Cairns Design standards.
8. The applicant provide landscape islands at the end of the parking stalls on the surface parking area per ordinance.
9. The applicant consider modifications to the proposed plaza to enhance the paving of that area which would help differentiate it from the parking area paving.
10. The applicant provide plans showing the integration of the existing mall parking stalls north of the proposed development.

Planner.



Clinton Spencer, AICP
Development Services Manager

File Name: S:\Users\PLN\STAFFRPT\2026\SPR04222026-007197 Jazz Box b

Exhibit "A"
See the attached file for full information

Exhibit A

4.1 – Where Mountain Meets Urban – Phase 4

The relationship between humans and mountains has ancestrally been one of necessity, but as we grew, we moved away from these natural titans and created what we call our 'built environment'. The SEG projects continue to aim to reinforce and regrow the deep-seated relationship between nature and humanity, the organic and the constructed, where mountain meets urban. In the fourth phase of this project, we continue the same design elements as we add the Utah Jazz Practice Center to the east side of the mall.

Taking cues from the great sheer-faced and cave-pocked mountains of the Wasatch range, Phase 4 continues to mimic the stark natural beauty of these cliffs and ledges by way of its layering and contrast. The new Jazz box elevation looks to represent these sheer cliff faces, with cantilevered 'outcroppings' over the basket courts and raised vertical elements giving a variety of heights to the façade. It also hints to similar design element included on the Mammoth Hockey practice center.

This phase of the construction is focused on the Jazz Practice Center. The concept is natural light and providing the occupants as much as possible. This is accomplished with vertical curtain wall reminiscent of sheer rock cliffs. The façade is broken by engaged vertical column element of changing material, cantilever out door patio and a long linear bent plate element on the east façade.

5.1.4 – Institutional, Civil, and Entertainment uses.

Materials –

The project aims to use the same high-quality materials listed as the previous phases, and is composed of insulated metal panels, glazing, wood-like aluminum panel soffits, and adds a "concrete look" bend plate element at the east facade.

Fenestration –

Glazing along the east and south façades match the design of that found in the lobby, with large swaths of glazing sunken between pillars of IMP.

Entries –

Access must be controlled to the building for security purposes, thus there is only one entry in through the east facade.

The entry is positioned in the central build-out of the east faced near the parking plaza. Other points of ingress or egress are reserved for occupants and are located in the parking garage.

Articulations –

Phase four is an extension of the Hockey Practice Center from the previous phase, and is defined by a low opaque base, supporting a tall, semi-concealed body of glazing, and finally topped by the protruding metal panels, the cantilevered precipice of the cliff. The phase 4 construction is made to match the lobby, with contrasting forms from the ice box. These are meant to contrast and enhance each other by way of the generous overhang of the ice box, and the greatly exposed interior of the lobby and west façade, similar to each other in most ways, unique in others.

5.2 – Site Grade

All requirements met.

5.3 – Roof Treatments

All mechanical or utility equipment will be out of view screen by the higher Jazz Box or a screen wall the height of the HVAC equipment measured from the roof surface to the top of the equipment. The design includes an architectural cap.



BABCOCK DESIGN

SALT LAKE CITY 52 EXCHANGE PLACE SALT LAKE CITY, UT 84111 801.531.1144 | BOISE 800 WEST MAIN STREET SUITE 940 BOISE, ID 83702 208.424.7675 | BABCOCKDESIGN.COM

Exhibit "C"

See the attached file for full information

Exhibit C

SEG Mall Redevelopment Ph 4B – Jazz Practice Facility (10450 S. State Street), Larry Oldham and Rob Cottle (Babcock Design), Jamie Galileo (SEG)

Chad Littlewood recused himself from voting on this project because his company is working on this project.

Rob Cottle explained that Jazz Box will be their practice facility consisting of two NBA regulation courts for their players. This multi-story building will include office amenities, locker rooms, and an underground parking structure for both this practice facility and a future building to the north. The proposed facility is designed with a heavy focus on privacy and security while maximizing the aesthetic value of its location. Key features of the site plan include a new four-way stop at 105th South and Mall Ring Road which will serve as the entry point, featuring a dedicated control point for credentialed staff, players, and visitors. The site includes an underground garage for credentialed users and an upper-deck parking area featuring a one-way roundabout with 28 stalls. By building atop the parking garage and setting the structure back from the road, the facility gains both a scenic view of the eastern mountains and a natural buffer from public traffic. To protect the basketball team's privacy, the design incorporates landscape buffering and specialized window glazing with integrated blinds for both sun and vision control.

Scott Westra asked how many levels to the underground parking garage.

Rob Cottle said the parking garage will be one level.

David Hart asked if the upper-deck parking will be private parking or if it will be opened to the public.

Rob Cottle said it would be all private parking. Because of this, there will be a control point with some type of booth and gate where those credentialed will have access.

David Hart asked if the ramp to the parking garage will be a custom design or are they going to buy one and install it on site.

Rob Cottle stated they have not gotten that far yet but would probably do something to match the building. Also, the building to the north (not yet built) has a more public function, featuring regular patron traffic, a partially public parking garage, and a plaza that includes a public drop-off and turnaround area.

Scott Westra asked if they were going to secure the south side of the underground parking.

Rob Cottle stated that yes there would be some barriers set up.

Kris Nicholl asked how many cars the underground parking will hold.

Exhibit "D"

See the attached file for full information

Exhibit D

The Cairns Design Standards

A DOCUMENT OF DEVELOPMENT REQUIREMENTS FOR
SANDY'S DOWNTOWN DISTRICT



THE
CAIRNS



4.1 – Where Mountain Meets Urban – Phase 4

The relationship between humans and mountains has ancestrally been one of necessity, but as we grew, we moved away from these natural titans and created what we call our ‘built environment’. The SEG projects continue to aim to reinforce and regrow the deep-seated relationship between nature and humanity, the organic and the constructed, where mountain meets urban. In the fourth phase of this project, we continue the same design elements as we add the Utah Jazz Practice Center to the east side of the mall.

Taking cues from the great sheer-faced and cave-pocked mountains of the Wasatch range, Phase 4 continues to mimic the stark natural beauty of these cliffs and ledges by way of its layering and contrast. The new Jazz box elevation looks to represent these sheer cliff faces, with cantilevered ‘outcroppings’ over the basket courts and raised vertical elements giving a variety of heights to the façade. It also hints to similar design element included on the Mammoth Hockey practice center.

This phase of the construction is focused on the Jazz Practice Center. The concept is natural light and providing the occupants as much as possible. This is accomplished with vertical curtain wall reminiscent of sheer rock cliffs. The façade is broken by engaged vertical column element of changing material, cantilever out door patio and a long linear bent plate element on the east façade.

5.1.4 – Institutional, Civil, and Entertainment uses.

Materials –

The project aims to use the same high-quality materials listed as the previous phases, and is composed of insulated metal panels, glazing, wood-like aluminum panel soffits, and adds a “concrete look” bend plate element at the east facade.

Fenestration –

Glazing along the east and south façades match the design of that found in the lobby, with large swaths of glazing sunken between pillars of IMP.

Entries –

Access must be controlled to the building for security purposes, thus there is only one entry in through the east facade.

The entry is positioned in the central build-out of the east faced near the parking plaza. Other points of ingress or egress are reserved for occupants and are located in the parking garage.

Articulations –

Phase four is an extension of the Hockey Practice Center from the previous phase, and is defined by a low opaque base, supporting a tall, semi-concealed body of glazing, and finally topped by the protruding metal panels, the cantilevered precipice of the cliff. The phase 4 construction is made to match the lobby, with contrasting forms from the ice box. These are meant to contrast and enhance each other by way of the generous overhang of the ice box, and the greatly exposed interior of the lobby and west façade, similar to each other in most ways, unique in others.

5.2 – Site Grade

All requirements met.

5.3 – Roof Treatments

All mechanical or utility equipment will be out of view screen by the higher Jazz Box or a screen wall the height of the HVAC equipment measured from the roof surface to the top of the equipment. The design includes an architectural cap.



10.2 – Development Enhancements

The project has several enhancements planned, including the following:

-Iconic Architecture. The project has no direct comparison in the Cairns district, but the quality of materials and design far surpass a standard community rink in cost by at least 50%.

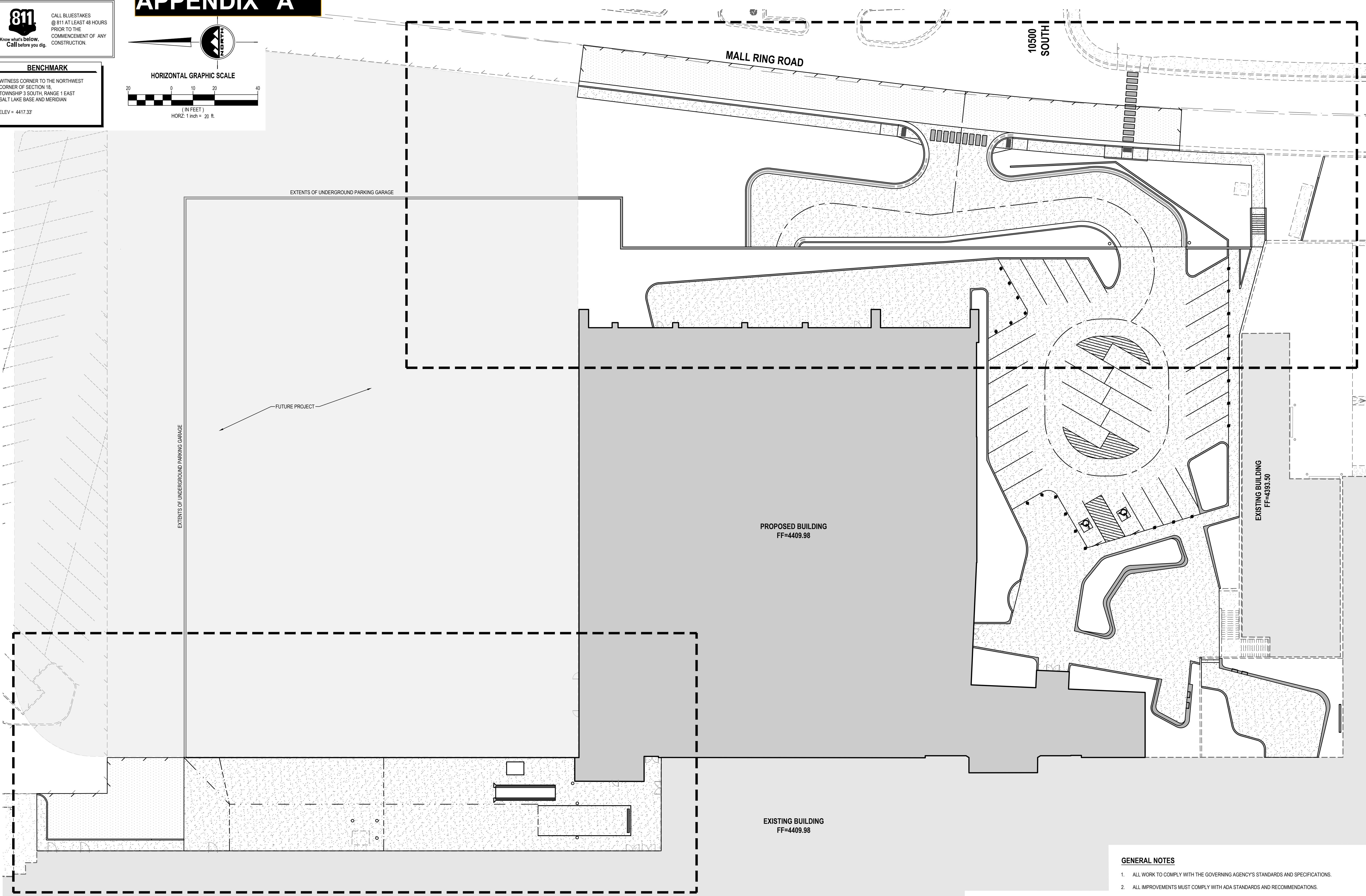
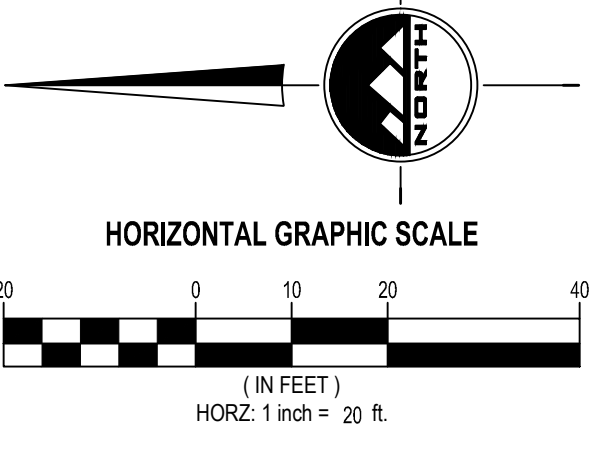
Given the huge portion of the phase 4 program and design dedicated to enhance the Mall aesthetic we believe that any portion of the requirements that are not accepted should be mitigated by these significant enhancements to the development. Future phases will also have more enhancements.



811
CALL BLUESTAKES
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PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK
WITNESS CORNER TO THE NORTHWEST
CORNER OF SECTION 18,
TOWNSHIP 3 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV = 4417.33'

APPENDIX "A"



DESCRIPTION	AREA (SF)	
	PRE JAZZ CONSTRUCTION	POST JAZZ CONSTRUCTION
PAVEMENT	101,583	51,456
BUILDING	0	39,852
LANDSCAPING	9,037	19,312
TOTAL SITE	158,084	3.63 ACRES

- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
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LAYTON
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Phone: 435.865.1453

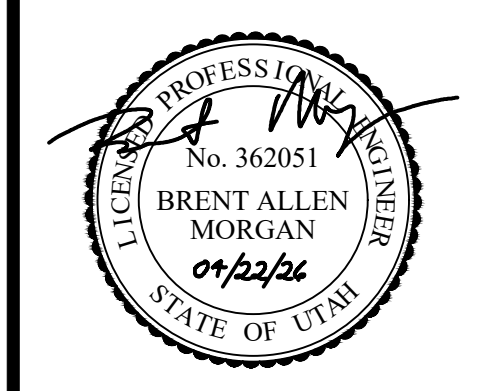
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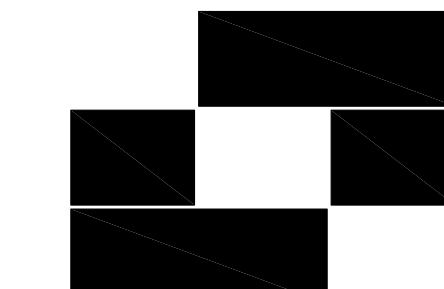


OVERALL SITE PLAN

PROJECT NUMBER: 13287
PRINT DATE: 2026-04-22

PROJECT MANAGER: BAM
DESIGNED BY: KTW

C-100



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JAZZ PHASE 4

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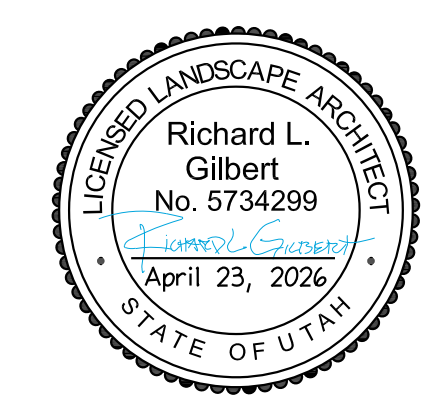
Revisions

Num.	Description	Date

Project Number 24054
Original Issue April 23, 2026
Project Status

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Stamp

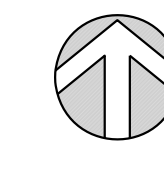
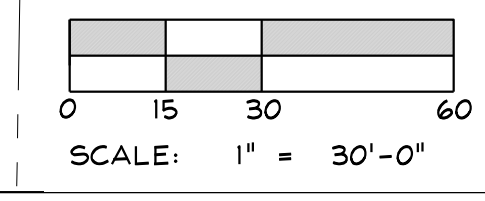
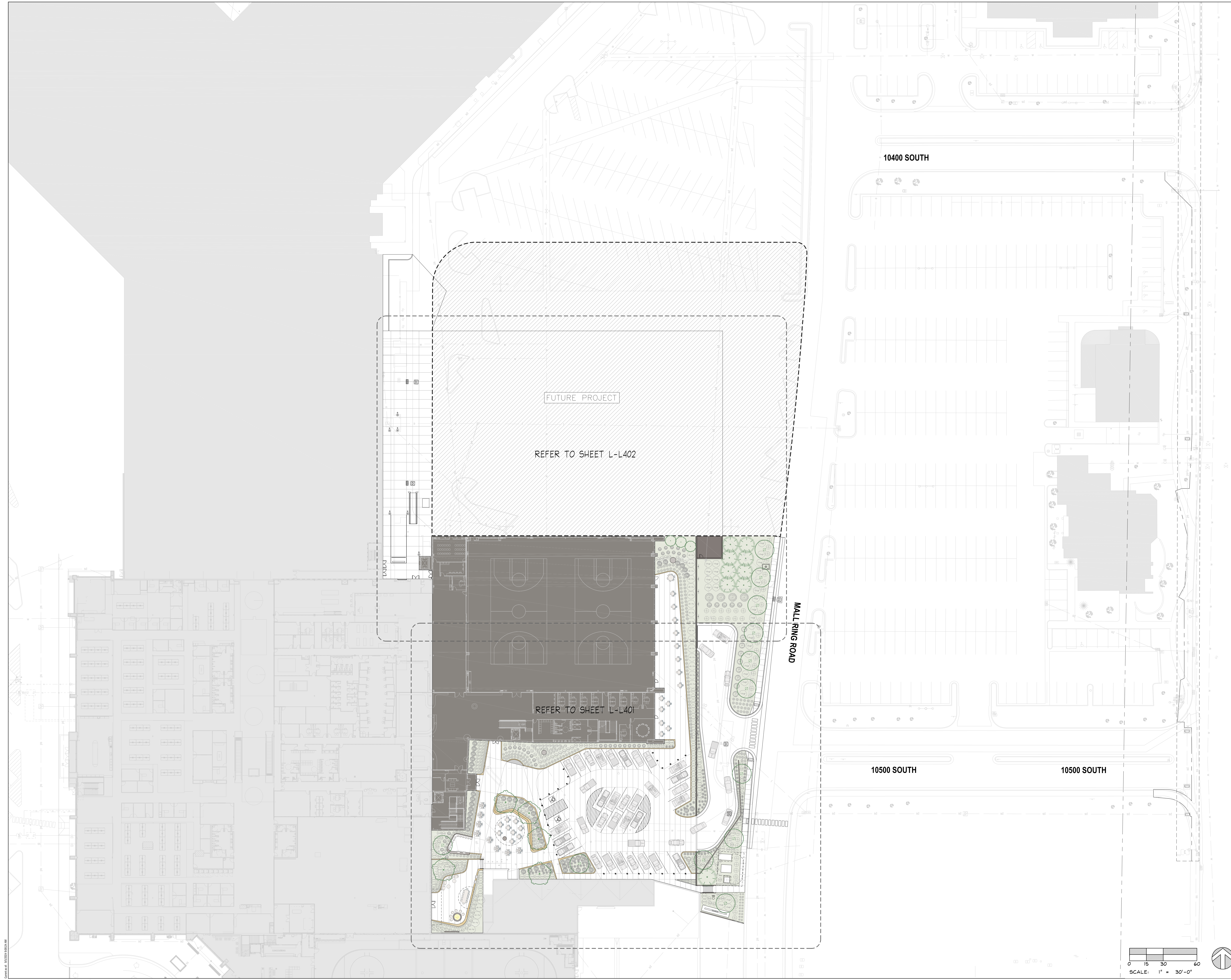


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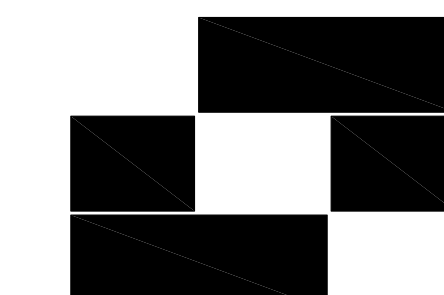
**OVERALL SITE
LANDSCAPE PLAN**

Sheet Number

L-L101



Original drawing is 36" x 48" - Autodesk Doc2D 2024 - LAM:HPG:TAH:RFC - Architectural Model



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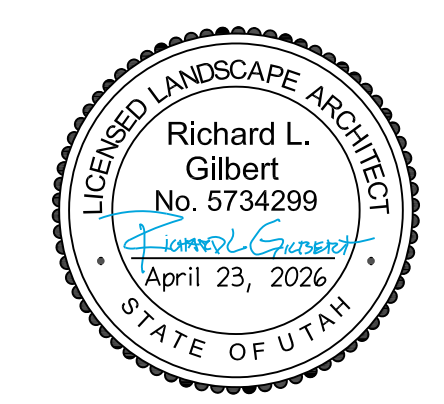
Revisions

Num.	Description	Date

Project Number: 24054
Original Issue: April 23, 2026
Project Status: *Final Design*

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Sheet Title

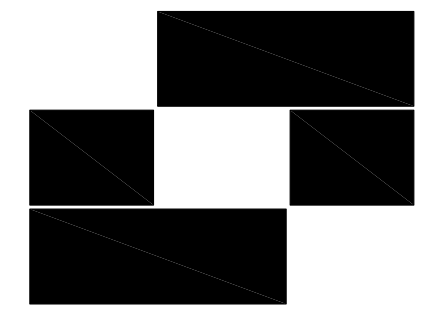
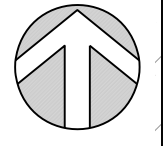
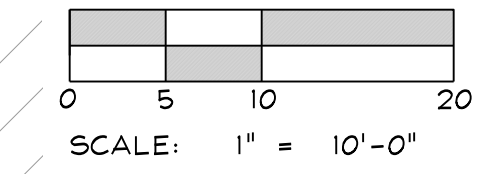
**ENLARGED SITE
LANDSCAPE PLAN**

Sheet Number

L-L401

Original drawing is 12" x 42" Autodesk DocSet/2024 - L&A/IFC/IT/IFC - Architectural Model

FUTURE PROJECT



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JAZZ PHASE 4

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Revisions

Num.	Description	Date

Project Number 24054
Original Issue April 23, 2026
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Sheet Title

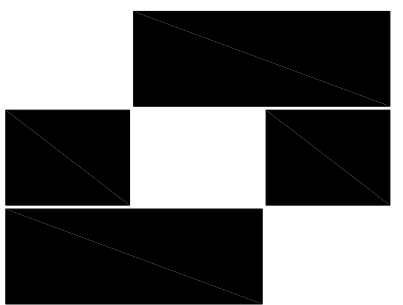
**ENLARGED SITE
LANDSCAPE PLAN**

Sheet Number

L-L402

MATCHLINE: SEE SHEET L-L401

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JAZZ PHASE 4

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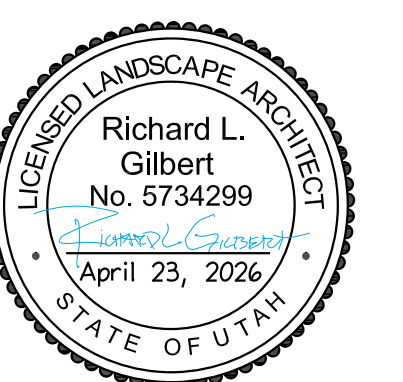
Revisions

Num.	Description	Date

Project Number	24054
Original Issue	April 23, 2026
Project Status	

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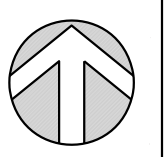
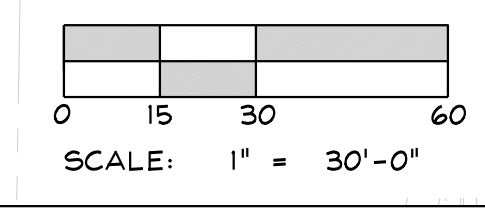


Sheet Title

**OVERALL SITE
IRRIGATION PLAN**

Sheet Number

L-R101



Original drawing is 30" x 42" Autodesk DocID: 24054 - L-R101 (PLOT) (R) - Architectural Model

Smith Entertainment Group

JAZZ PHASE 4B

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PERMIT SET

MARCH 19, 2026



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OCCUPANCY TOTALS

LEVEL 1 GARAGE

GARAGE GROSS SF = 66,892

344 OCCUPANTS

STORAGE GROSS SF = 1,477

0 OCCUPANTS

TOTAL OCCUPANTS FOR LEVEL 1 GARAGE = 344 OCCUPANTS

LEVEL 2 JAZZ TI

BUSINESS GROSS SF = 35,534

236 OCCUPANTS

LOCKER ROOM GROSS SF = 6,958

139 OCCUPANTS

STORAGE GROSS SF = 2,903

10 OCCUPANTS

TOTAL OCCUPANTS FOR LEVEL 2 TI = 853 OCCUPANTS

LEVEL 3 JAZZ TI

BUSINESS GROSS SF = 16,598

110 OCCUPANTS

LOCKER ROOM GROSS SF = 826

126 OCCUPANTS

TOTAL OCCUPANTS PER CODE = 853

TOTAL EGRESS OCCUPANTS = 504

NOTE:
THE PARKING OCCUPANTS ARE ALREADY
ACCOUNTED FOR IN THE 8 OCCUPANCY
COUNT. 349 OCCUPANTS ARE
DUPLICATED. ALSO, COACHES AND STAFF
LOCKER ROOMS ARE DUPLICATED

TOLLET ROOM CALCS FORTH COMING IN THE
TI PERMIT

PROJECT INFORMATION

CODE SUMMARY AND PROJECT INFORMATION:

APPLICABLE CODES AND STANDARDS:

2021	INTERNATIONAL BUILDING CODE (IBC)
2021	INTERNATIONAL PLUMBING CODE (IPC)
2021	INTERNATIONAL MECHANICAL CODE (IMC)
2023	NATIONAL ELECTRICAL CODE (NEC)
2021	INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2021	INTERNATIONAL FIRE CODE (IFC)
2017	ANSI A117.1

PROJECT DESCRIPTION:

PROJECT AREA:			
LEVEL 1	48,829 SF	JAZZ GARAGE	
LEVEL 2	48,846 SF	JAZZ TI	
LEVEL 3	16,598 SF	JAZZ TI	
TOTAL	85,446 SF		

USE AND OCCUPANCY CLASSIFICATION (IBC CHAPTER 3):

GROUPS: B S2

OCCUPANCY STRATEGY: JAZZ COURT (3) MAXACTS TI = JAZZ 3, GARAGE (2)

SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY (IBC CHAPTER 4):

402.4.1.2-ANCHOR BUILDING NOT MORE THAN 3 STORIES, TYPE III UNLIMITED AREA

GENERAL BUILDING HEIGHTS AND AREAS (IBC CHAPTER 5)

CONSTRUCTION TYPE: II-B

	ALLOWABLE	ACTUAL
BUILDING HEIGHT IN FEET (Table 504.3):	3	48.6
BUILDING HEIGHT IN STOREYS (Table 504.4):	3	3
AREA PER FLOOR (Table 506.2):	UNLIMITED	154,338
TOTAL ALLOWABLE AREA PER FLOOR (SF):	UNLIMITED	154,338
TOTAL ALLOWABLE BUILDING AREA (SF):	UNLIMITED	154,338

FIRE RESISTIVE RATING REQUIREMENTS FOR BUILDING ELEMENTS (IBC CHAPTER 6)

STRUCTURAL FRAME:	0	HR
BEARING WALLS EXTERIOR:	0	HR
BEARING WALLS INTERIOR:	0	HR
NONBEARING WALLS INTERIOR:	0	HR
FLOOR CONSTRUCTION:	0	HR
ROOF CONSTRUCTION:	0	HR

FIRE RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE: 0 HR

FIRE AND SMOKE PROTECTION FEATURES (IBC CHAPTER 7)

ALLOWABLE AREA OF OPENINGS: FIRE SEPARATION DISTANCE: 60' FEET

CORNER PROTECTION: UNPROTECTED; NONSPRINKLERED

ALLOWABLE AREA: NO LIMIT

FIRE WALL RATING: GROUP: B RATING: 1

FIRE BARRIER RATING: GROUP: B RATING: 1

HORIZONTAL ASSEMBLY RATING: RATING: 2

CHARGE B FIRE SPRINKLERED

SHAFT ENCLOSURE RATING: RATING: 2

OPENING FIRE PROTECTION:

TYPE OF ASSEMBLY	WALL RATING	DOOR RATING	DR. VISION PANEL SIZE	SECURITY TRANSOM
FIRE WALL	4	3	N.P.	N.P.
SHAFT	2	1.5	100SQ. IN.	2

INTERIOR FINISHES (IBC CHAPTER 8)

INTERIOR WALL AND CEILING FINISHES: PER TABLE 803.1.1

OCCUPANCY	INTERIOR EXT. STAIRWAYS, ETC.	CORRIDORS, ETC.	ROOMS AND ENCLOSED SPACES
GROUP B	CLASS B	CLASS C	CLASS C

FIRE PROTECTION SYSTEMS (IBC CHAPTER 9)

SEE PLUMBING FIXTURE CALCULATIONS ON SHEET: G001

AUTOMATIC SPRINKLER SYSTEM: NFPA 13

PROVIDED IN GARAGE AND BUILDING

MEANS OF EGRESS (IBC CHAPTER 10)

OCCUPANT LOAD (1004): 504 TOTAL OCCUPANTS

FIRE OCCUPANT LOAD CALCULATIONS ON SHEET: G001

EGRESS SIZING (1005): STAIRWAYS = OCCUP. LOAD x 0.3' / OCC.

= 151.2 INCHES REQUIRED

= 214 INCHES PROVIDED

OTHER EGRESS COMPONENTS = OCCUP. LOAD x 0.2' / OCC.

= 100.8 INCHES PROVIDED

= 180 INCHES REQUIRED

COMMON PATH OF EGRESS TRAVEL: 100 FEET

EXIT ACCESS TRAVEL DISTANCE: 300 FEET

PLUMBING FIXTURE REQUIREMENTS (IBC CHAPTER 29)

SEE PLUMBING FIXTURE CALCULATIONS ON SHEET: G001

THERMAL ENVELOPE (IECC)

ROOF INSULATION R-VALUE: R-30

STUD CAVITY INSULATION R-VALUE: R-13

CONTINUOUS INSULATION R-VALUE: R-7.5 AT FRAMED WALLS

CONTINUOUS INSULATION R-VALUE: R-26 AT INSULATED METAL PANEL

CONTINUOUS INSULATION R-VALUE: R-10 AT OTHER

SLAB/FOUNDATION R-VALUE: R-10

EXTERIOR GLAZING INFORMATION:

BASE OF DESIGN PRODUCT: PFG SOLARBAN 70

VEF: 0.05 MINIMUM

SUMMER U-FACTOR: 0.28 Btu/(hr x sqft) MAXIMUM

WINTER U-FACTOR: 0.26 Btu/(hr x sqft) MAXIMUM

SHGC: 0.27 MAXIMUM

EXTERIOR GLAZING SYSTEM INFORMATION:

BASE OF DESIGN PRODUCT: KAWNEER 451UT (THERMAL)

U-FACTOR: 0.34 Btu/(hr x sqft) MAXIMUM

SHGC: 0.38 MAXIMUM

OTHER

DESCRIPTION

DEFERRED SUBMITTALS

FIRE SUPPRESSION SYSTEM

FIRE ALARM SYSTEM

SITE PLAN APPROVAL SUBMITTAL

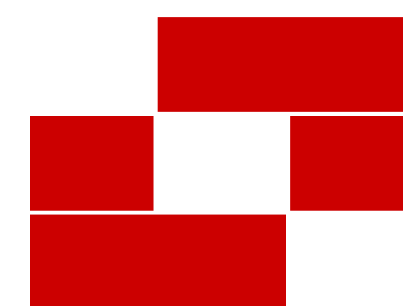
SEWER DISTRICT APPROVAL

SPECIAL INSPECTION AGREEMENT

NOTES:

ALL DEFERRED SUBMITTALS TO BE PROVIDED TO THE AUTHORITY HAVING JURISDICTION FOR REVIEW A MINIMUM OF TWO WEEKS PRIOR TO COMMENCEMENT OF WORK.

ALL DEFERRED SUBMITTALS TO BE REVIEWED BY THE ARCHITECT PRIOR TO SUBMITTAL TO THE AUTHORITY HAVING JURISDICTION.



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JAZZ PHASE 4B

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Revisions

Num.	Description	Date
------	-------------	------

Project Number | 25009

Original Issue | MARCH 19, 2026

Project Status | PERMIT SET

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STATE OF UTAH
BOYCE B. COLE
15618
REGISTERED ARCHITECT

Sheet Title

PROJECT INFORMATION SHEET

Sheet Number

G001a

23

DRAWING INDEX

GENERAL	ARCHITECTURAL	INTERIOR DESIGN	STRUCTURAL	MECHANICAL / PLUMBING	ELECTRICAL
6001a PROJECT INFORMATION SHEET	A110 PARKING LEVEL - SLAB PLAN	I-121 A - LEVEL 2 FLOOR PLAN	S001 GENERAL STRUCTURAL NOTES	M000.1 MECHANICAL TITLE SHEET	E001.1 ELECTRICAL SYMBOLS AND NOTES
6002a GENERAL NOTES, LEGENDS, ABBREVIATIONS, AND SYMBOLS	A111 OVERALL PARKING LEVEL	I-121 B - LEVEL 2 FLOOR PLAN	S002 GENERAL STRUCTURAL NOTES	M001.1 MECHANICAL GENERAL NOTES	E001.2 ELECTRICAL DIAGRAMS
G102a CODE - EGRESS LIFE SAFETY PARKING LEVEL	A112 PARKING LEVEL - SOUTH	I-121 C - LEVEL 2 FLOOR PLAN	S003 LOAD PANELS	M011.1 LEVEL 1 JPC THERMAL ZONE PLAN PHASE 4	E001.3 OVERALL ELECTRICAL INFRASTRUCTURE PLAN - PARKING GARAGE
G103a CODE - EGRESS LIFE SAFETY LEVEL	A113 PARKING LEVEL - NORTH	I-122 A - LEVEL 2 DIMENSION PLAN	S005 FOOTING AND FOUNDATION DETAILS	M012.1 LEVEL 2 JPC THERMAL ZONE	E010 OVERALL ELECTRICAL INFRASTRUCTURE PLAN - LEVEL 2
G104 CODE - EGRESS LIFE SAFETY LEVEL 3	A120 LEVEL 2 - SLAB PLAN	I-122 B - LEVEL 2 DIMENSION PLAN	S101 FOOTING AND FOUNDATION PLAN - OVERALL	M100.1 PARKING LEVEL HVAC PLAN - PHASE 4	E102 OVERALL ELECTRICAL INFRASTRUCTURE PLAN - LEVEL 3
G201 GENERAL ACCESSIBILITY REQUIREMENTS	A121 LEVEL 2 - OVERALL FLOOR PLAN	I-123 A - LEVEL 2 REFLECTED CEILING PLAN	S101A FOOTING AND FOUNDATION PLAN - AREA A	M100.2 PARKING LEVEL NORTH HVAC PLAN - PHASE 4	E201A PARKING LEVEL - LIGHTING PLAN - SOUTH
G202 GENERAL ACCESSIBILITY REQUIREMENTS	A130 LEVEL 3 - SLAB PLAN	I-123 B - LEVEL 2 REFLECTED CEILING PLAN	S101B FOOTING AND FOUNDATION PLAN - AREA B	M101.1 LEVEL 1 JPC HVAC PLAN - PHASE 4	E201B PARKING LEVEL - LIGHTING PLAN - NORTH
G203a TYPICAL MOUNTING HEIGHTS	A131 LEVEL 3 - OVERALL FLOOR PLAN	I-123 C - LEVEL 2 REFLECTED CEILING PLAN	S101C FOOTING AND FOUNDATION PLAN - AREA C	M102.1 LEVEL 2 JPC HVAC PLAN - PHASE 4	E202A LEVEL 2 LIGHTING PLAN
	A141 ROOF PLAN - UPPER	I-124 A - LEVEL 2 FINISHES PLAN	S101E FOOTING AND FOUNDATION PLAN - AREA E	M102.2 LEVEL 2 JPC HVAC PLAN - PHASE 4	E202B LEVEL 2 LIGHTING PLAN
	A142 ROOF PLAN - LOWER	I-124 B - LEVEL 2 FINISHES PLAN	S101F FOOTING AND FOUNDATION PLAN - AREA F	M103.1 LOWER ROOF HVAC PLAN - PHASE 4	E202C LEVEL 3 LIGHTING PLAN
AS101a SITE PLAN - PHASE 4	A201 EXTERIOR ELEVATIONS	I-124 C - LEVEL 2 FINISHES PLAN	S102 PARKING LEVEL 2 PLAN - OVERALL	M103.2 TI ROOF HVAC PLAN - PHASE 4	E203A LEVEL 3 LIGHTING PLAN
AS101b EXCAVATION PLAN	A202 EXTERIOR ELEVATIONS	I-124 D - LEVEL 2 FINISHES PLAN	S102A.1 LEVEL 2 SLAB PLAN - AREA A	M110.1 PARKING LEVEL MECHANICAL PIPING PLAN - PHASE 4	E204 ROOF LEVEL TI LIGHTING PLAN
AS101c SITE SECTIONS	A301 BUILDING SECTIONS	I-125 A - LEVEL 3 FLOOR PLAN	S102A.2 PARKING LEVEL 2 BANDED PT LAYOUT PLAN - AREA A	P009.1 PARKING LEVEL PLUMBING DEMOLITION PLAN - PHASE 4	E301A PARKING LEVEL - POWER PLAN - SOUTH
AS101d SITE DETAILS - Phase 4	A302 BUILDING SECTIONS	I-125 B - LEVEL 3 FLOOR PLAN	S102A.3 PARKING LEVEL 2 UNIFORM TENDON LAYOUT PLAN - AREA A	P010 UNDERFLOOR PLUMBING DEMOLITION PLAN - PHASE 4	E301B PARKING LEVEL - POWER PLAN - NORTH
	A303 BUILDING SECTIONS	I-125 C - LEVEL 3 FLOOR PLAN	S102A.4 LEVEL 2 BOTTOM REINFORCING PLAN - AREA A	P010.1 LEVEL 1 PLUMBING DEMOLITION PLAN - PHASE 4	E302A LEVEL 2 POWER PLAN
	A304 PARKING GARAGE SECTIONS	I-125 D - LEVEL 3 DIMENSION PLAN	S102A.5 LEVEL 2 TOP REINFORCING PLAN - AREA A	P099 PARKING LEVEL - OVERALL PLUMBING PLAN - PHASE 4	E302C LEVEL 2 POWER PLAN
	A311 WALL SECTIONS	I-125 E - LEVEL 3 DIMENSION PLAN	S102B.1 LEVEL 2 SLAB PLAN - AREA B	P100 UNDERFLOOR PLUMBING PLAN	E303A LEVEL 3 POWER PLAN
	A312 WALL SECTIONS	I-125 F - LEVEL 3 DIMENSION PLAN	S102B.2 PARKING LEVEL 2 BANDED PT LAYOUT PLAN - AREA B	P101 LEVEL 1 PLUMBING PLAN	E303B LEVEL 3 POWER PLAN
	A313 WALL SECTIONS	I-125 G - LEVEL 3 REFLECTED CEILING PLAN	S102B.3 PARKING LEVEL 2 UNIFORM TENDON LAYOUT PLAN - AREA B	P101.1 LEVEL 1 OVERALL PLUMBING PLAN - PHASE 4	E360 ONE-LINE DIAGRAM
	A314 WALL SECTIONS	I-125 H - LEVEL 3 REFLECTED CEILING PLAN	S102B.4 LEVEL 2 BOTTOM REINFORCING PLAN - AREA B	P102 LEVEL 2 PLUMBING PLAN	E381 ONE-LINE DIAGRAM
	A315 PARKING GARAGE WALL SECTIONS	I-125 I - LEVEL 3 REFLECTED CEILING PLAN	S102B.5 LEVEL 2 TOP REINFORCING PLAN - AREA B	P102.1 LEVEL 2 OVERALL PLUMBING PLAN - PHASE 4	E401 PANELBOARD SCHEDULES
AD100a DEMO PLAN - Phase 4	A316 PARKING GARAGE WALL SECTIONS	I-125 J - LEVEL 3 GLAZING PLAN	S102C.1 LEVEL 2 SLAB PLAN - AREA C	P103 ROOF PLUMBING PLAN	E402 PANELBOARD SCHEDULES
AD103 EXISTING ROOF DEMO	A401 ENLARGED PLANS, INTERIOR ELEVATIONS AND SECTIONS	I-125 K - LEVEL 3 GLAZING PLAN	S102C.2 PARKING LEVEL 2 BANDED PT LAYOUT PLAN - AREA C	P103.1 ROOF PLAN LOWER PLUMBING - PHASE 4	E403 PANELBOARD SCHEDULES
	A402 ENLARGED PLANS, INTERIOR ELEVATIONS AND SECTIONS	I-125 L - LEVEL 3 GLAZING PLAN	S102C.3 PARKING LEVEL 2 UNIFORM TENDON LAYOUT PLAN - AREA C	P103.2 ROOF PLAN UPPER PLUMBING - PHASE 4	E404 PANELBOARD SCHEDULES
	A403 ENLARGED VERTICAL CIRCULATION PLANS, SECTIONS, DETAILS	I-125 M - MATERIAL SCHEDULE	S102C.4 LEVEL 2 BOTTOM REINFORCING PLAN - AREA C	P104 ENLARGED PLUMBING PLANS	
	A404 ENLARGED VERTICAL CIRCULATION PLANS, SECTIONS, DETAILS		S102C.5 LEVEL 2 TOP REINFORCING PLAN - AREA C	P104.1 ENLARGED PLUMBING PLANS	
	A405 ENLARGED VERTICAL CIRCULATION PLANS, SECTIONS, DETAILS		S102D.1 LEVEL 2 SLAB PLAN - AREA D	P104.2 ENLARGED PLUMBING PLANS - PHASE 3	
	A406 ENLARGED VERTICAL CIRCULATION PLANS, SECTIONS, DETAILS		S102D.2 PARKING LEVEL 2 BANDED PT LAYOUT PLAN - AREA D	P104.3 ENLARGED PLUMBING PLANS	
	A407 ENLARGED VERTICAL CIRCULATION PLANS, SECTIONS, DETAILS		S102D.3 PARKING LEVEL 2 UNIFORM TENDON LAYOUT PLAN - AREA D	P104.4 ENLARGED PLUMBING PLANS	
	A408 ENLARGED VERTICAL CIRCULATION PLANS, SECTIONS, DETAILS		S102D.4 LEVEL 2 BOTTOM REINFORCING PLAN - AREA D	P104.5 ENLARGED PLUMBING PLANS	
	A409 ENLARGED VERTICAL CIRCULATION PLANS, SECTIONS, DETAILS		S102D.5 LEVEL 2 TOP REINFORCING PLAN - AREA D	P104.6 ENLARGED PLUMBING PLANS	
	A410 ENLARGED VERTICAL CIRCULATION PLANS, SECTIONS, DETAILS		S102E.1 LEVEL 2 FRAMING PLAN - AREA E	P104.7 PLUMBING DETAILS	
	A411 EXTERIOR DETAILS		S102E.2 THIRD FLOOR FRAMING PLAN - OVERALL	P104.8 PLUMBING SCHEDULES	
	A412 EXTERIOR DETAILS		S102E.3 THIRD FLOOR FRAMING PLAN - AREA A		
	A413 EXTERIOR DETAILS		S102E.4 LOW ROOF FRAMING PLAN - OVERALL		
	A414 EXTERIOR DETAILS		S102E.5 THIRD FLOOR FRAMING PLAN - AREA B		
	A415 EXTERIOR DETAILS		S102E.6 LOW ROOF FRAMING PLAN - AREA A		
	A416 EXTERIOR DETAILS		S102E.7 LOW ROOF FRAMING PLAN - AREA B		
	A417 EXTERIOR DETAILS		S102E.8 HIGH ROOF FRAMING PLAN		
	A418 EXTERIOR DETAILS		S201 CONCRETE SHEAR WALL ELEVATIONS		
	A419 EXTERIOR DETAILS		S202 CONCRETE SHEAR WALL DETAILS		
	A420 EXTERIOR DETAILS		S211 MOMENT FRAME ELEVATIONS		
	A421 EXTERIOR DETAILS		S212 MOMENT FRAME ELEVATIONS		
	A422 EXTERIOR DETAILS				

FLOOR PLAN GENERAL NOTES

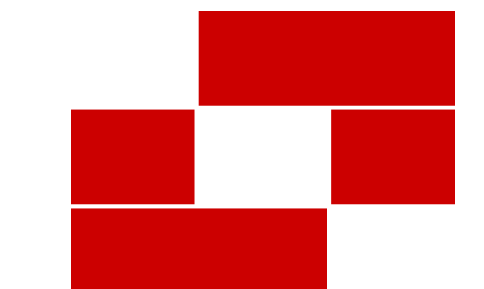
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- BRACE ALL CEILING AND NON-LOAD BEARING WALLS AS REQUIRED.
- COORDINATE WITH ELECTRICAL DRAWINGS FOR POWER, DATA, AND OTHER SYSTEM LOCATIONS AND REQUIREMENTS.
- THE FURNITURE AND OTHER F.F.E. SHOWN ON DRAWINGS IS SCHEMATIC AND IS ONLY TO BE USED FOR REFERENCE ONLY. THE CONTRACTOR SHALL COORDINATE THE FINAL LOCATION OF ELECTRICAL OUTLETS AND OTHER NEEDS WITH THE OWNER AND ARCHITECT, PRIOR TO INSTALLATION.
- THE ELEVATOR AND SHAFT SHOWN IN DOCUMENTS IS BASED ON THE KONE MONOSPACE 500 DX AND MONOSPACE 300 ELEVATOR IN THE SPECIFICATION. SHAFT AND PIT DIMENSIONS SHALL BE COORDINATED WITH THE EXACT MAKE AND MODEL OF THE ELEVATOR BY THE GENERAL CONTRACTOR.
- ALL WALLS TO EXTEND TO DECK U.N.O.
- REFER TO I-SHEETS FOR ALL INTERIOR INFORMATION.

FIRE RATING LEGEND

NON RATED

1 HR FIRE BARRIER

SHEET NOTES
NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.



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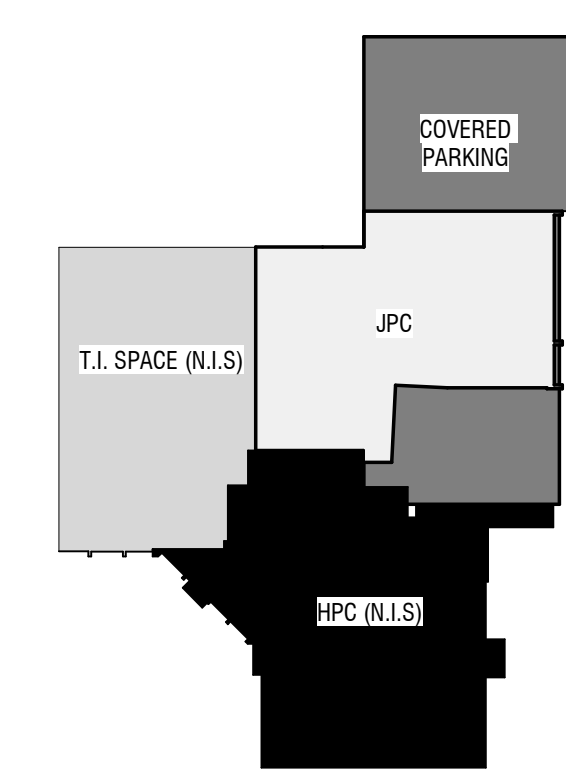
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Client: **Smith Entertainment Group**

JAZZ PHASE 4B

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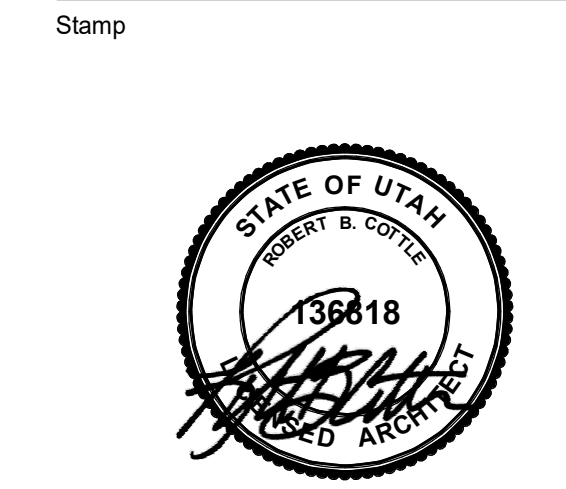


Revisions

Num.	Description	Date

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Original Issue: MARCH 19, 2025
Project Status: PERMIT SET

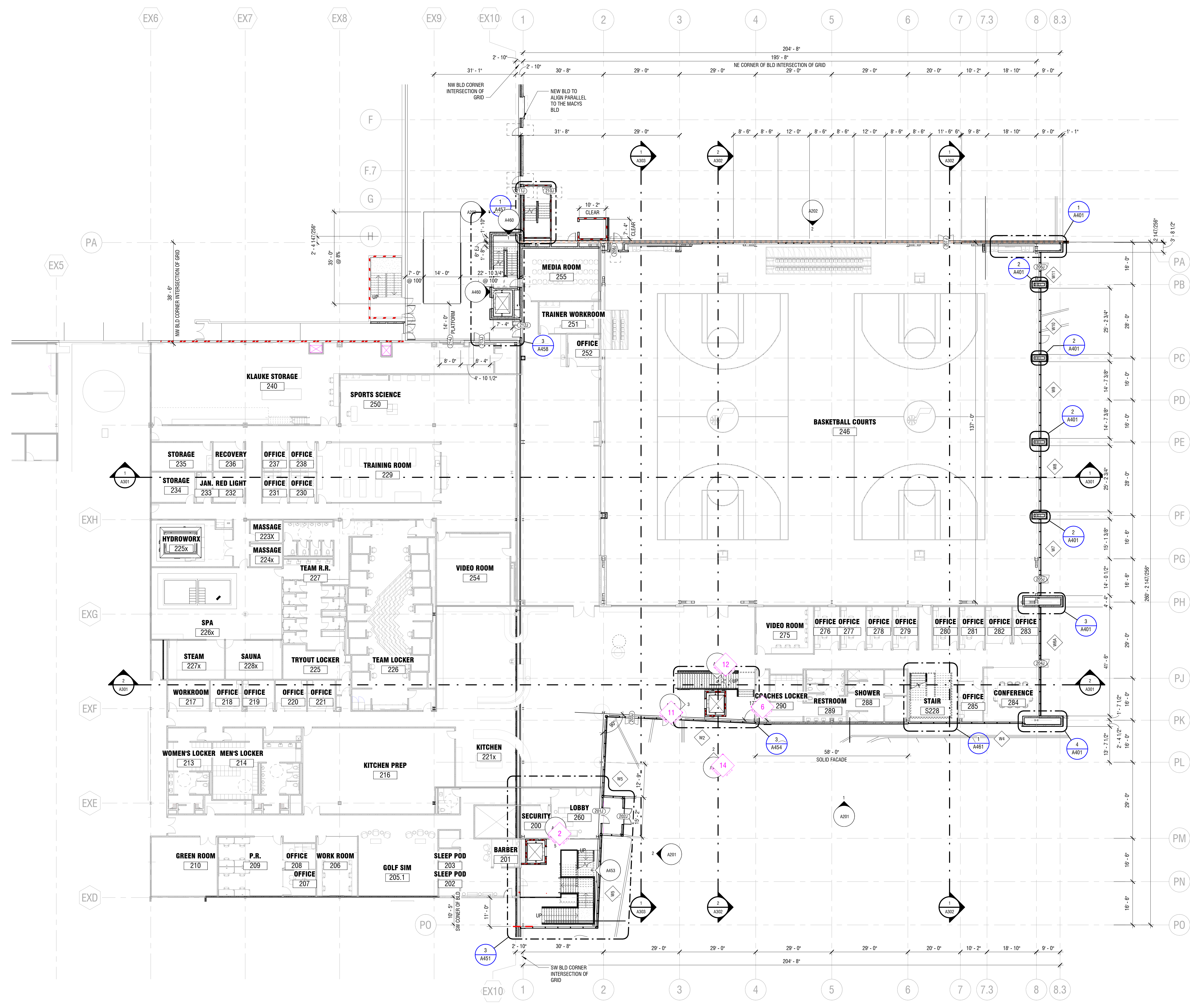
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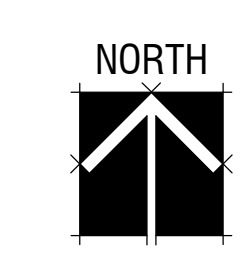
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LEVEL 2 - OVERALL FLOOR PLAN

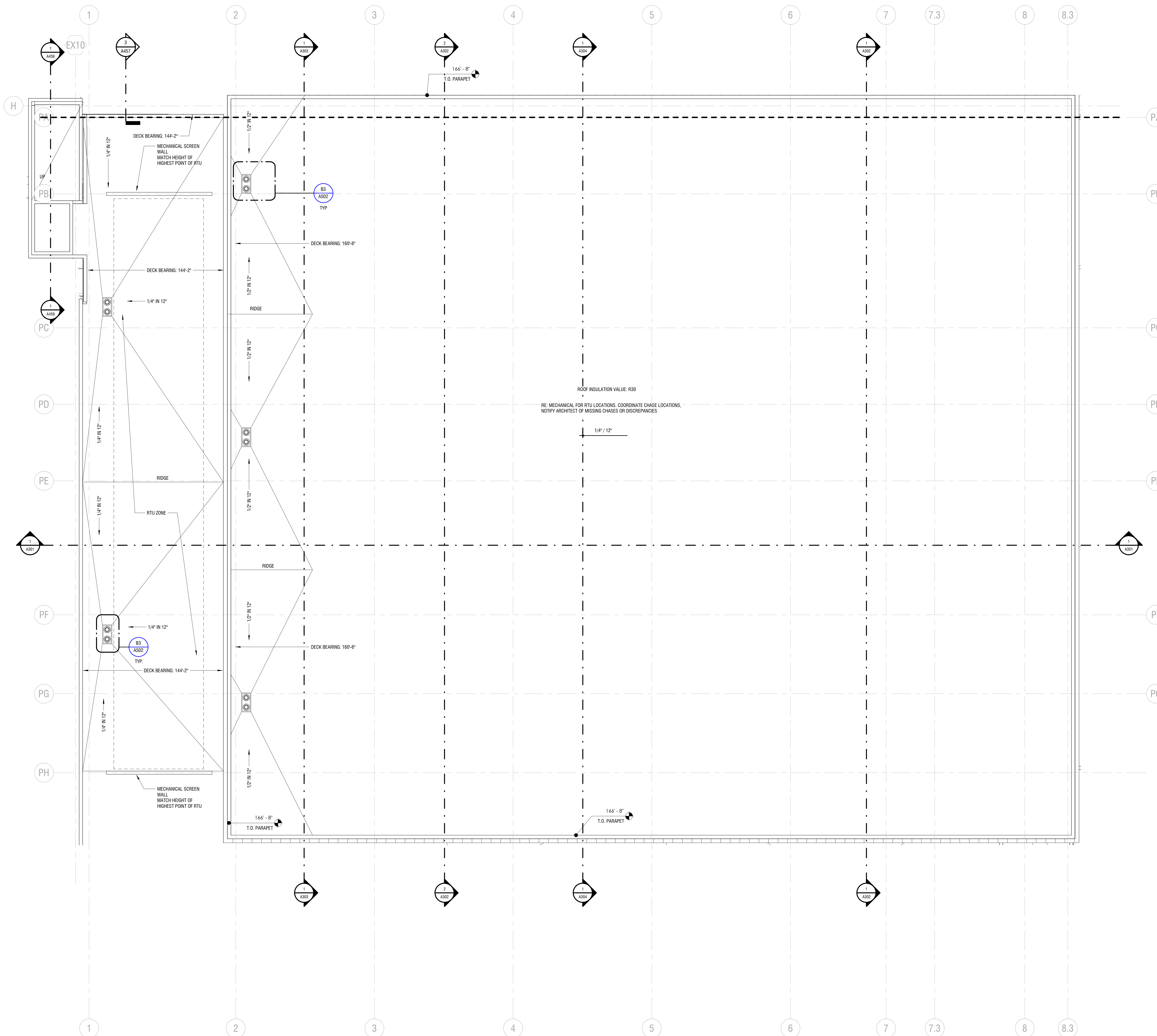
Sheet Number
A121



1 LEVEL 2 - OVERALL DIMENSION PLAN
1/16" = 1'-0"



Original drawing is 33' x 44' (Brisa Deco) South Town - Sandy (UT) JFC - Architectural Model



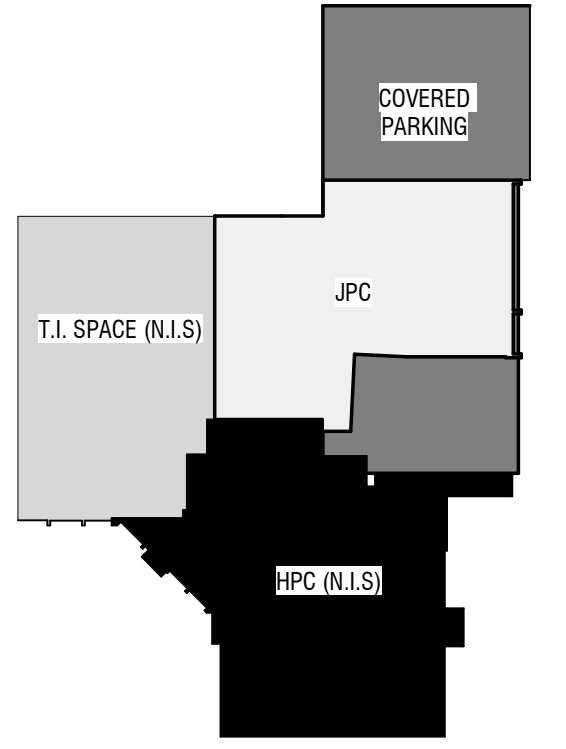
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 - COORDINATE PENETRATION LOCATIONS FOR EQUIPMENT INSIDE BUILDING W/ MECHANICAL, ELECTRICAL, & PLUMBING.
 - PROVIDE CRICKETING AS REQUIRED TO REDIRECT WATER FLOW AROUND ALL ROOFTOP EQUIPMENT AND PREVENT ANY POOLING OF WATER, NOT OPTIONAL.

SHEET NOTES
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Consultant
Smith Entertainment Group
JAZZ PHASE 4B

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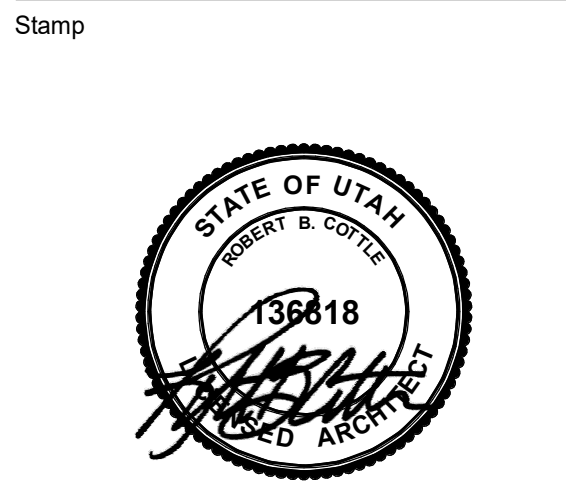


Revisions

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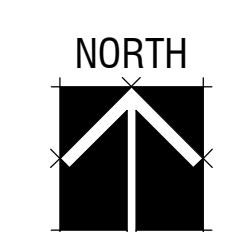
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Sheet Title
ROOF PLAN - UPPER
Sheet Number
A141

1 | ROOF PLAN UPPER
1/8" = 1'-0"



EXTERIOR FINISH SCHEDULE						
CODE	PRODUCT TYPE	MANUFACTURER	STYLE	COLOR	SPECIFICATION	FINISH NOTES/REMARKS
DIVISION 05 - METALS (EXTERIOR)						
ACP-1	WOOD GRAIN ALUMINUM SIDING	KNOTWOOD USA	6" CLADDING (KEC150)	SPOTTED GUM	STANDARD 6" CLADDING PANEL	WOOD GRAIN ALUMINUM PANEL
FCP-1	FIBER CEMENT PANEL	TRESPA	METEON	WEATHERED BASALT	EXPOSED FASTENERS	
IMP-3	INSULATED METAL PANEL	METL-SPAN	CF STRIATED	2" DARK GRAY METALLIC - EMBOSSED	24" WIDE PANEL	INSULATED METAL PANEL

SHEET NOTES
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- EXTERIOR ELEVATION GENERAL NOTES**
- REFER TO THE MATERIAL AND FINISH SCHEDULES ON SHEET A641 FOR FURTHER INFORMATION.
 - CONTRACTOR TO LEAVE A 3/4" GAP BETWEEN ALL DISSIMILAR MATERIAL TYP. TO BE FILLED WITH BACKER ROD AND 100% SILICONE SEALANT, COLOR AS SELECTED.
 - ALL EXPOSED EXTERIOR STEEL TO BE PAINTED (I.E. LINTELS, ETC.).
 - CONTRACTOR TO PAINT ALL VENT PIPES, EXHAUST FANS AND OTHER ROOF EQUIPMENT AND PENETRATIONS THAT ARE VISIBLE FROM THE SURROUNDING BUILDINGS STREET FRONTAGE.
 - SEE ELECTRICAL DRAWINGS FOR EXTERIOR POWER LOCATIONS, LIGHTING, HORN STROBES, CARD READERS, ETC.
 - SEE PLUMBING DRAWINGS FOR DOWNSPOUT NOZZLE, HOSE BIB, AND FDC CONNECTION LOCATIONS, ETC.



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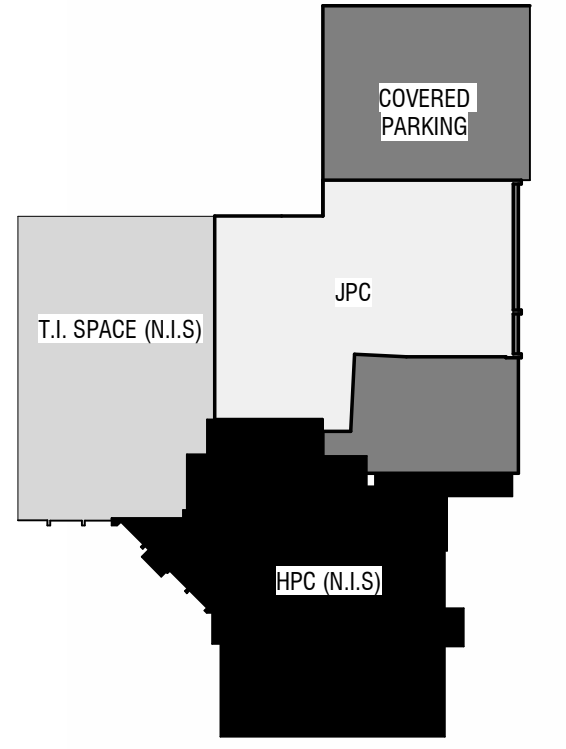
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Consultant

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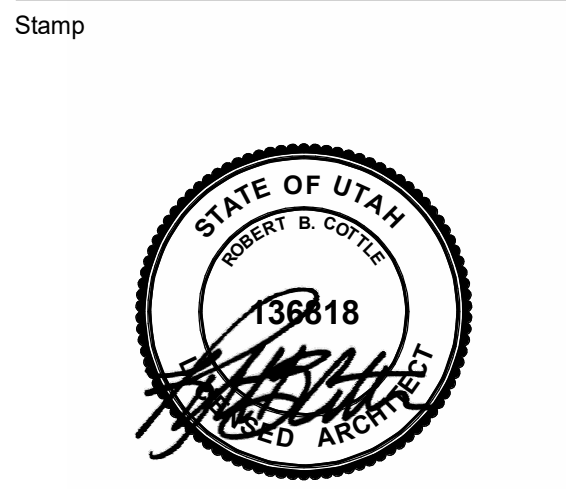


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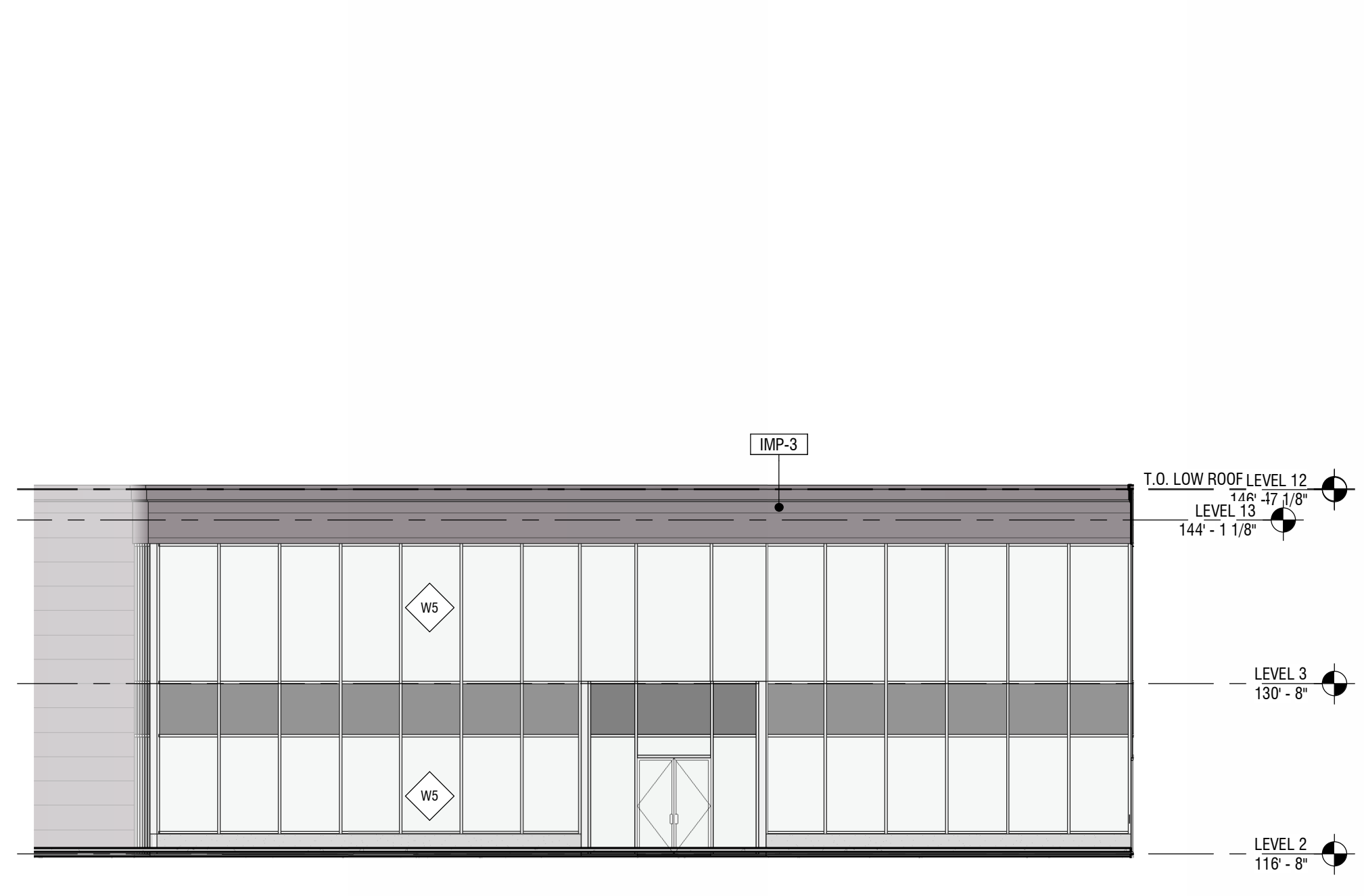


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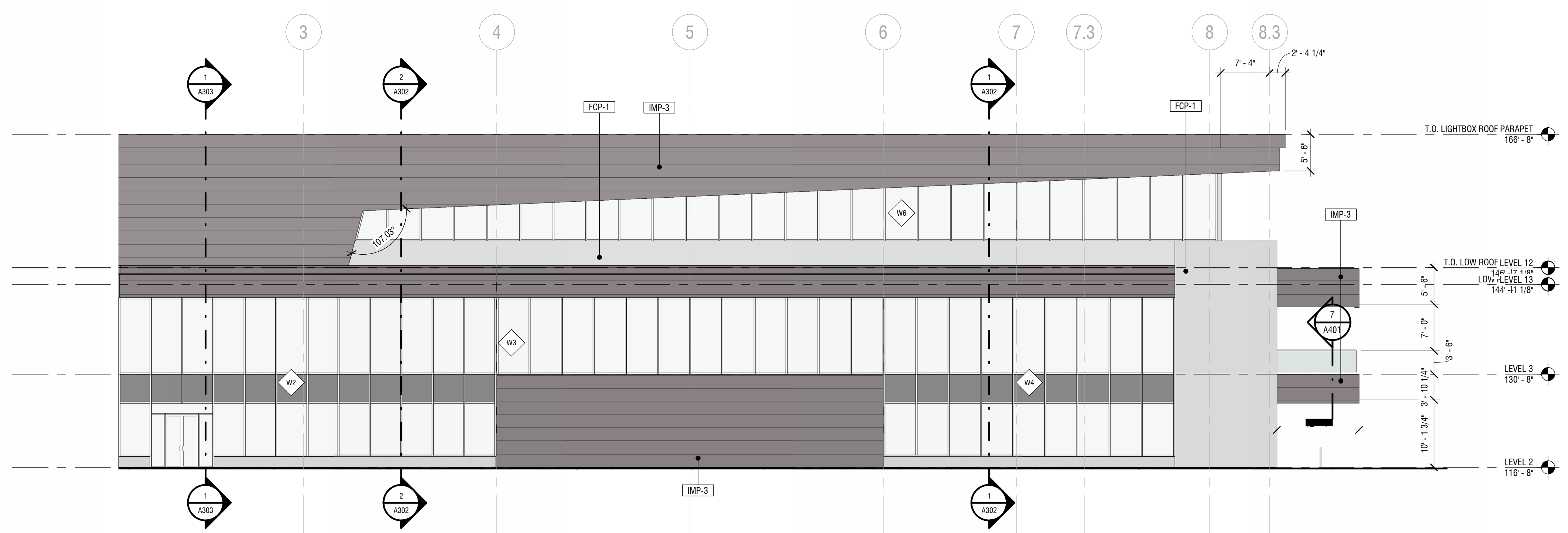
EXTERIOR ELEVATIONS

Sheet Number

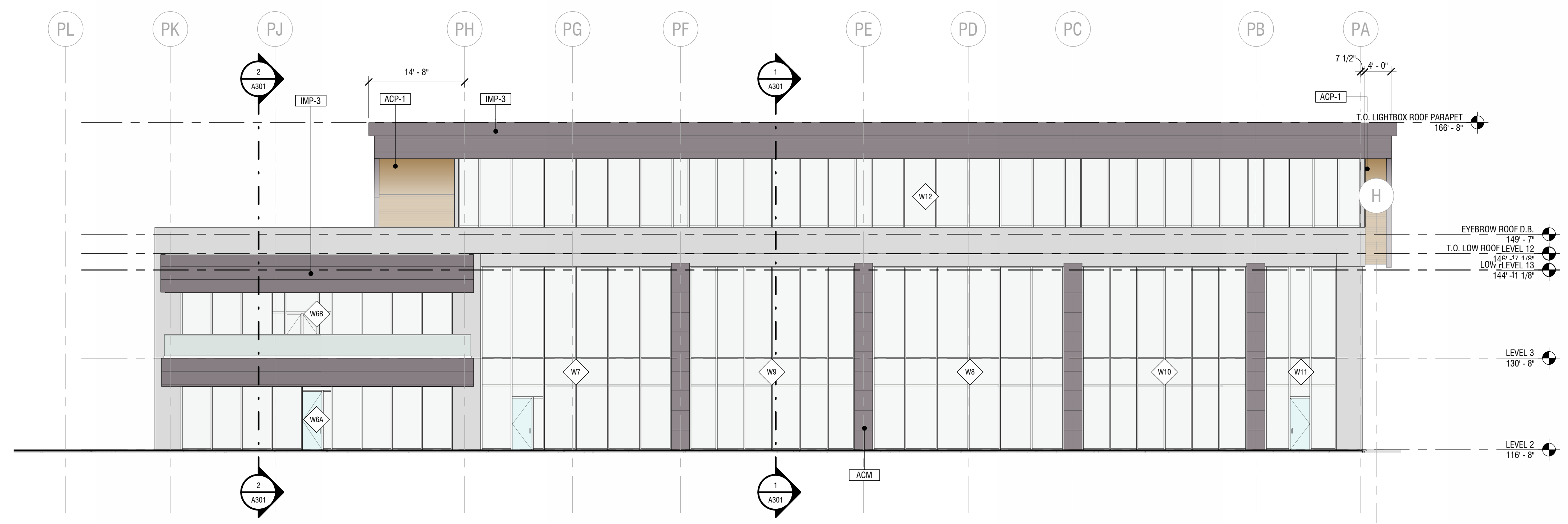
A201



2 | EXTERIOR ELEVATION - LOBBY ENTRANCE
3/32" = 1'-0"
TOTAL FACADE SF: 2700 SF
IMP-3 SF: 24%
GLAZING: 76%



1 | SOUTH ELEVATION
3/32" = 1'-0"
TOTAL FACADE SF: 8600 SF
IMP-3 SF: 39%
FCP-1: 12%
GLAZING: 49%



3 | EAST ELEVATION
3/32" = 1'-0"
TOTAL FACADE SF: 8727 SF
IMP-3 SF: 19%
FCP-1: 17%
GLAZING: 64%

EXTERIOR FINISH SCHEDULE						
CODE	PRODUCT TYPE	MANUFACTURER	STYLE	COLOR	SPECIFICATION	FINISH NOTES/REMARKS
DIVISION 05 - METALS (EXTERIOR)						
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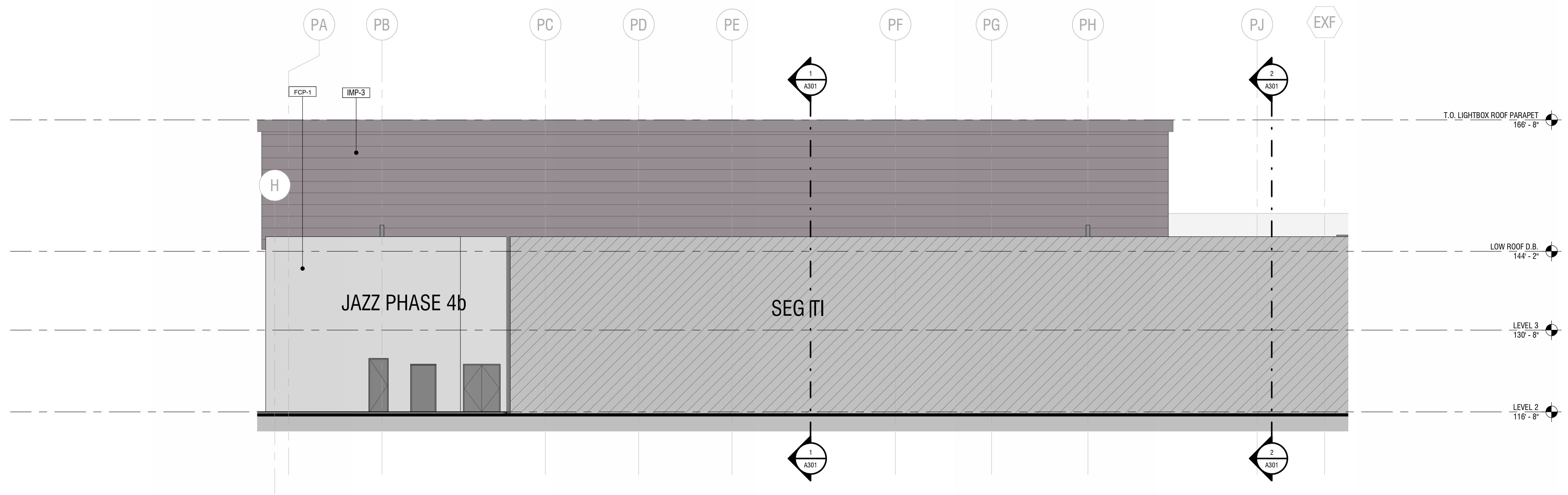


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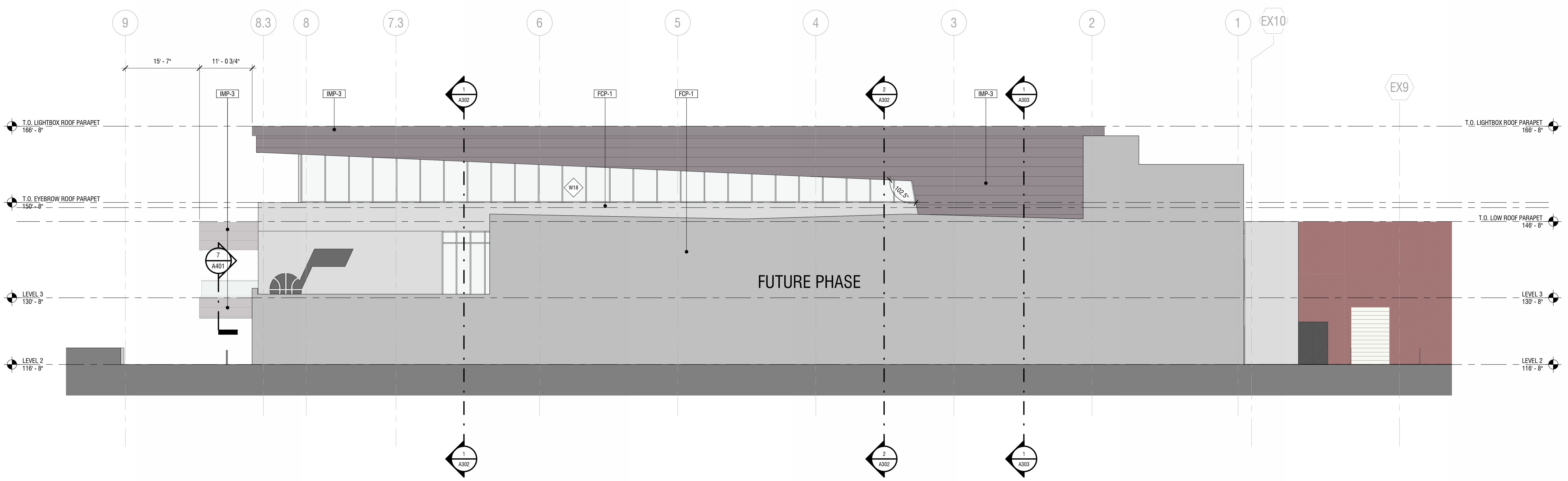
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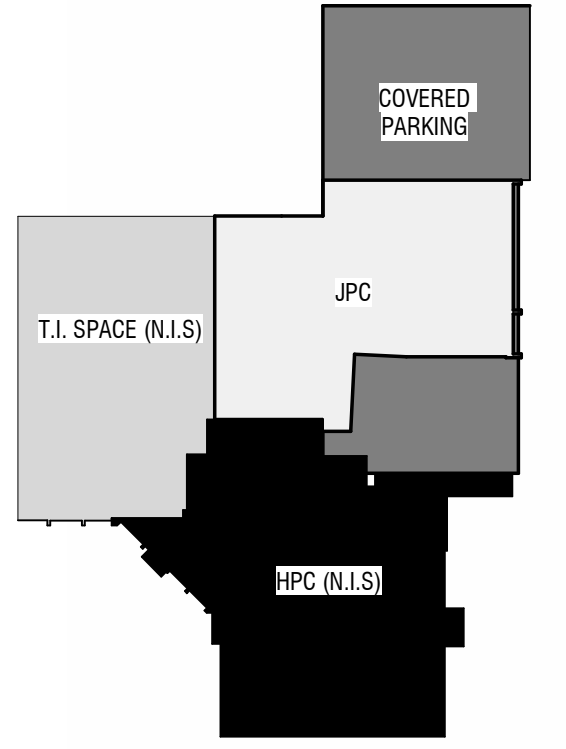
1 WEST ELEVATION
3/32" = 1'-0"

TOTAL FACADE AREA: 4490 SF
IMP-3 = 70%
FCP-1 = 30%



2 NORTH ELEVATION
3/32" = 1'-0"

TOTAL FACADE AREA: 4142 SF
IMP-3 = 45%
FCP-1 = 26%
GLAZING = 29%



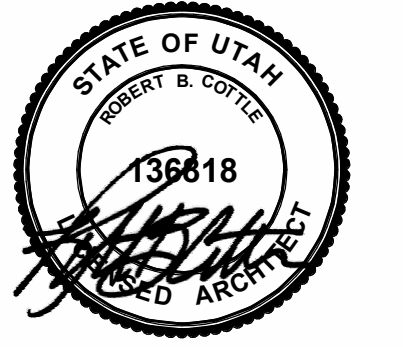
Revisions

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Sheet Title

EXTERIOR ELEVATIONS

Sheet Number

A202



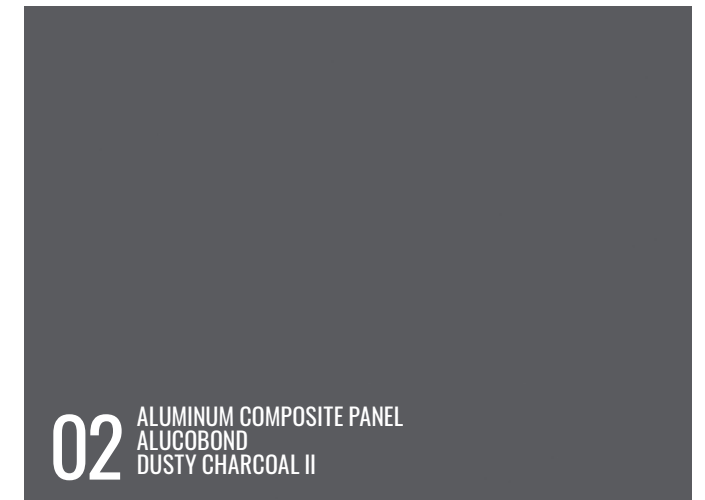
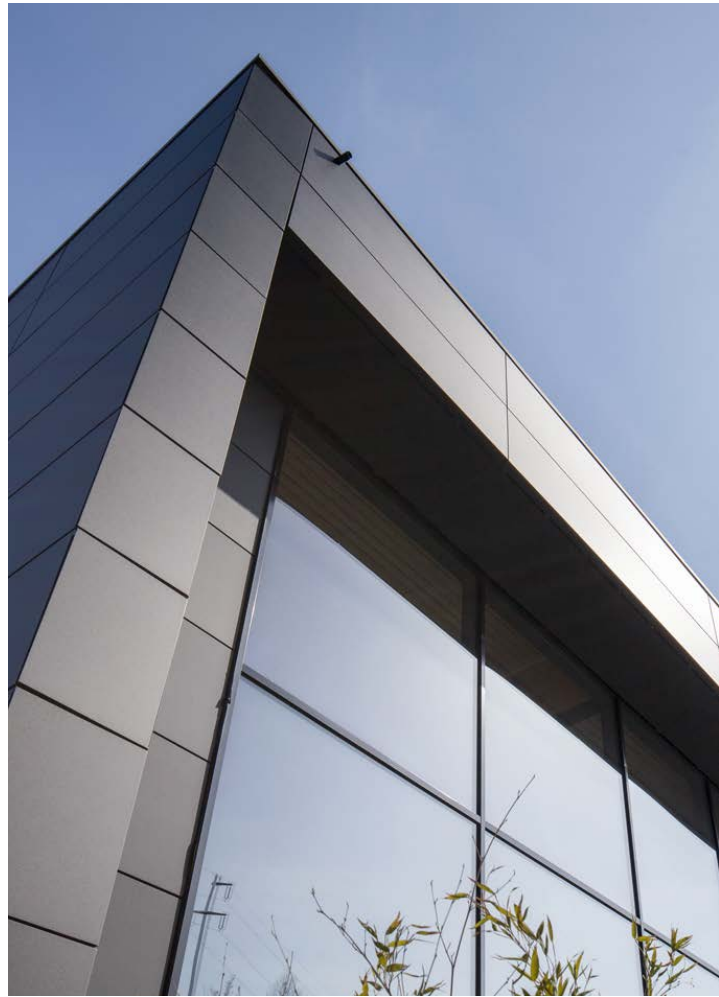








MATERIALS



MATERIALS



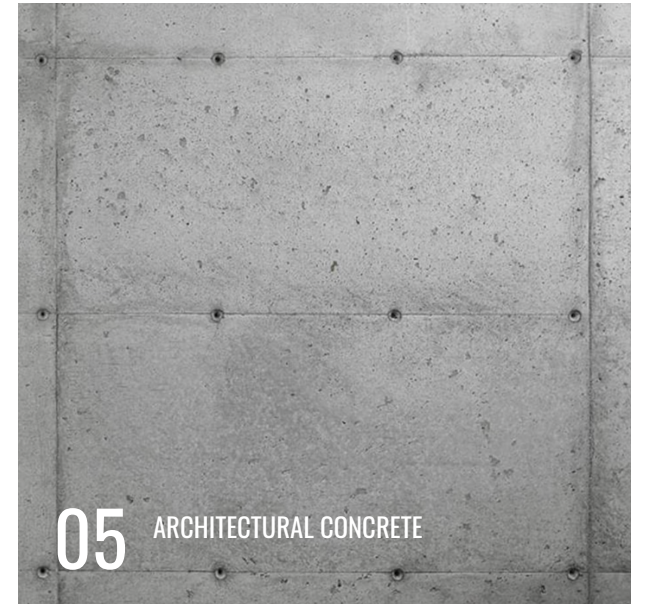
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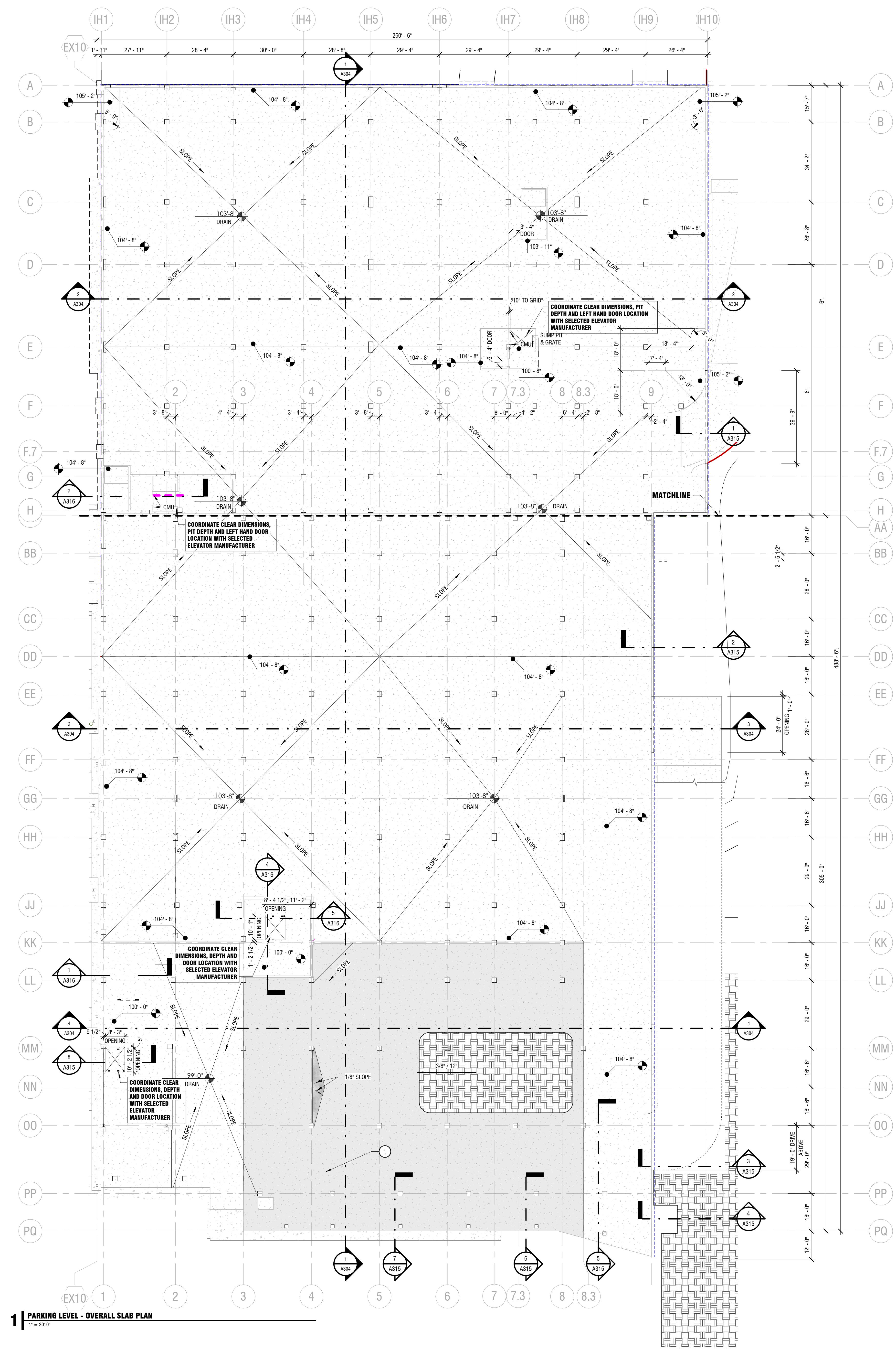
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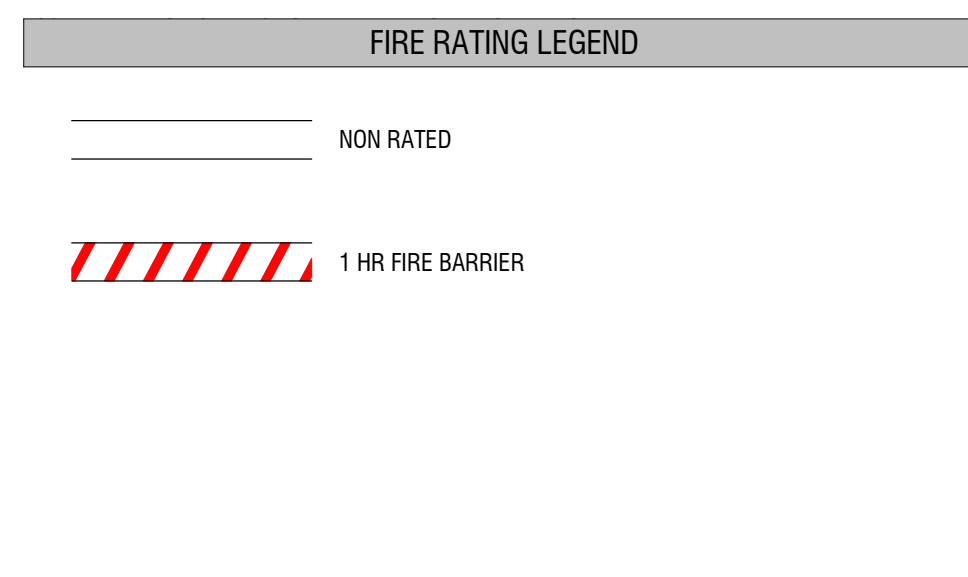
04 WOOD GRAIN ALUMINUM SOFFIT
KNOTWOOD USA
SPOTTED GUM



05 ARCHITECTURAL CONCRETE



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 - BRACE ALL CEILING AND NON-LOAD BEARING WALLS AS REQUIRED.
 - COORDINATE WITH ELECTRICAL DRAWINGS FOR POWER, DATA, AND OTHER SYSTEM LOCATIONS AND REQUIREMENTS.
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 - ALL WALLS TO EXTEND TO DECK U.N.O.



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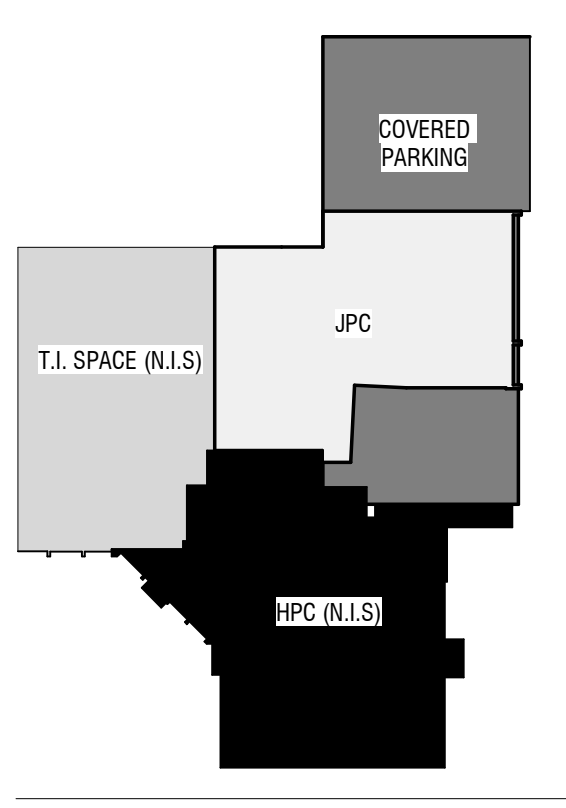
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Consultant

Smith Entertainment Group

JAZZ PHASE 4B

10450 South State St Sandy, UT, 84070

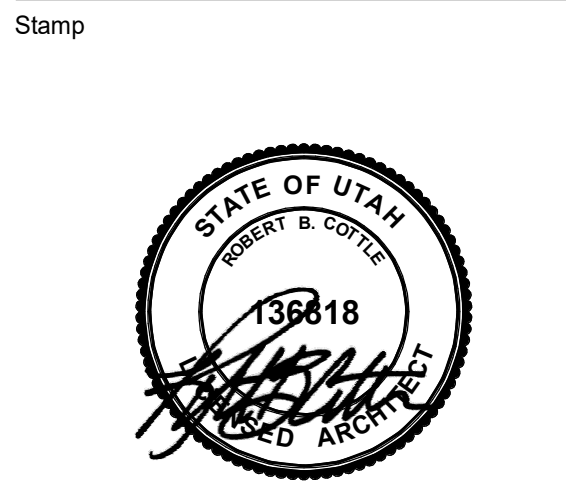


Revisions

Num.	Description	Date

Project Number | 25009
Original Issue | MARCH 19, 2025
Project Status | PERMIT SET

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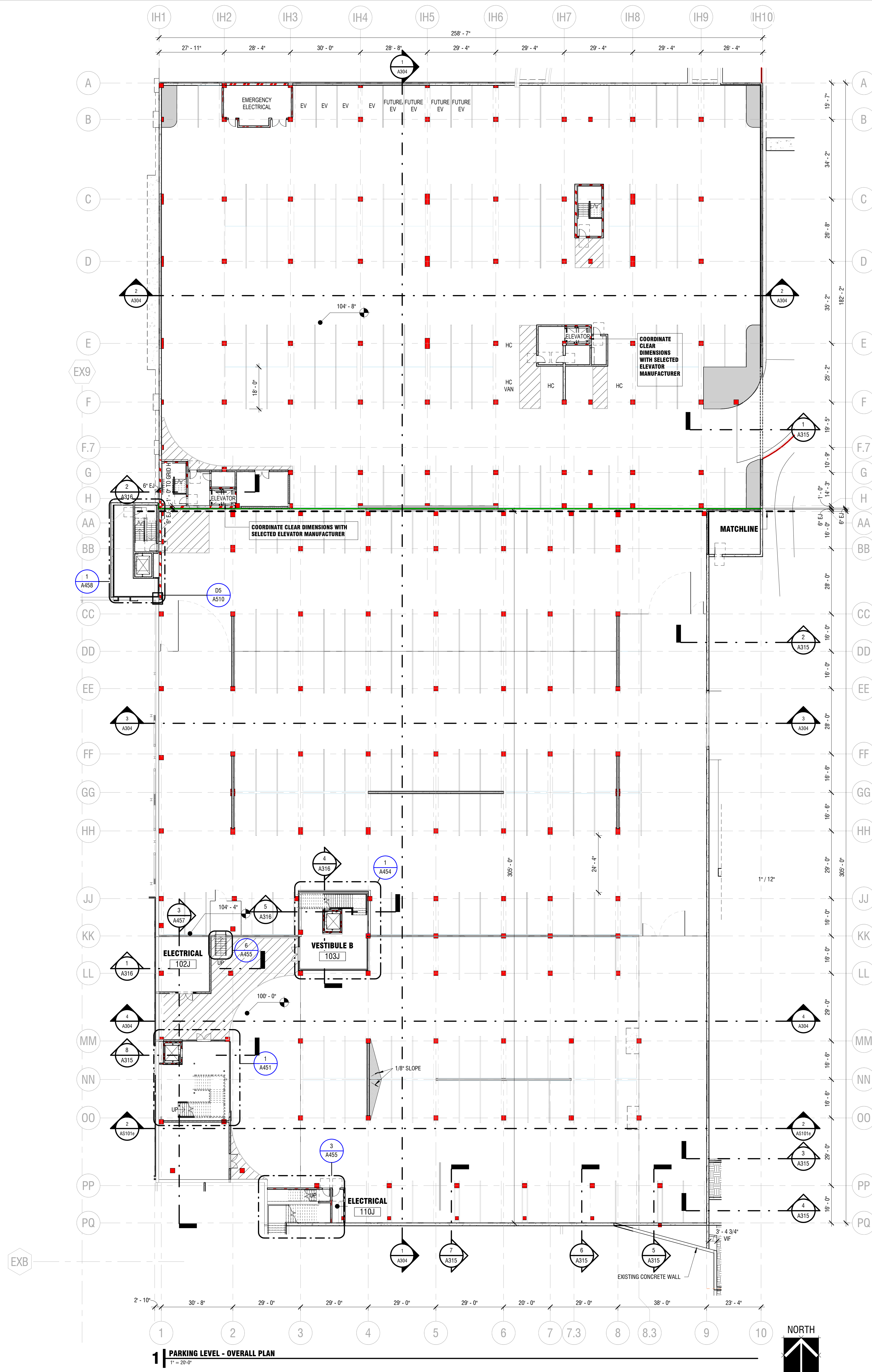


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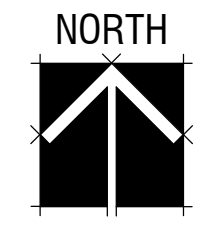
PARKING LEVEL - SLAB PLAN

Sheet Number

A110



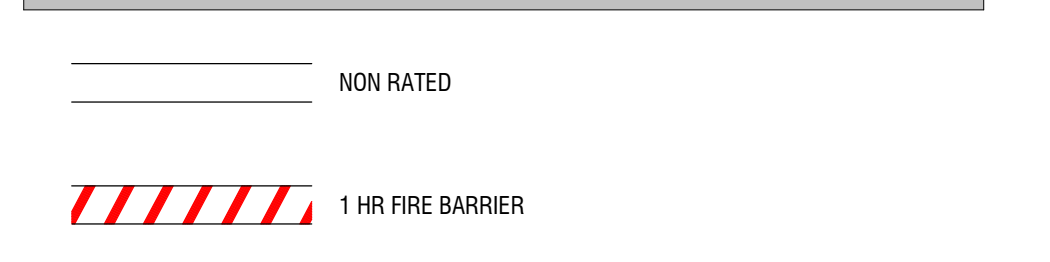
1 PARKING LEVEL - OVERALL PLAN
1" = 20'-0"



FLOOR PLAN GENERAL NOTES

- DRAWINGS & SPECIFICATIONS ARE COMPLEMENTARY COMPONENTS OF THE CONTRACT DOCUMENTS. REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR THE COMPLETE SCOPE OF WORK. NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION IF INCONSISTENCIES, CONTRADICTIONS OR OMISSIONS ARE DISCOVERED.
- DO NOT SCALE DRAWINGS. IF DIMENSIONAL INFORMATION IS REQUIRED & NOT FOUND, NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
- ALL DIMENSIONS ARE TO COLUMN CENTERLINES, TO GRIDLINES OR TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE CLEAR DIMENSIONS INDICATE DIMENSION BETWEEN FINISHES.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT OF DISCREPANCIES IN THE DOCUMENTS, AND OF ANY FIELD CONDITIONS THAT DEVIATE FROM THE DOCUMENTS.
- THE ARCHITECT'S APPROVAL MUST BE OBTAINED FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO CHANGES IN DIMENSIONS, DESIGN, MATERIALS, PRODUCTS, AND FINISHES. IN NO CASE MAY THE CONTRACTOR MAKE THESE CHANGES WITHOUT THE APPROVAL OF THE ARCHITECT.
- SHOP DRAWINGS AND OTHER SUBMITTALS ARE TO BE PRESENTED TO THE ARCHITECT FOR REVIEW PRIOR TO EXECUTION OF WORK. ALLOW APPROPRIATE TIME FOR REVIEW.
- SEE DOOR AND WINDOW SCHEDULES FOR SIZES, TYPES, AND FINISHES, HARDWARE, ETC.
- FOR BUILDING CODE REQUIREMENTS OR FIRE/SMOKE REQUIREMENTS, SEE 'G' SHEETS.
- ALL FIRE RATED WALLS TO BE LABELED AS FIRE RATED. LABEL TO BE PLACED ABOVE CEILING LINE.
- SEE WALL TYPE CONSTRUCTION DETAILS ON SHEET A611 AND ADDITIONAL DETAILS ON SHEETS A612 AND A613 FOR WALL TERMINATIONS, ETC.
- HINGE SIDE OF DOORS ARE LOCATED 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
- ANY COLUMN FURRING TO BE TIGHT TO COLUMN UNO.
- ALL CONSTRUCTION SHALL CONFORM TO AND STRICTLY COMPLY WITH ALL APPLICABLE CODES, COVENANTS, RESTRICTIONS, AND OTHER REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION OVER THE PROJECT.
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- ALL WALLS TO EXTEND TO DECK U.N.O.

FIRE RATING LEGEND



SHEET NOTES

- NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.
- 1 EXISTING CONCRETE WALL

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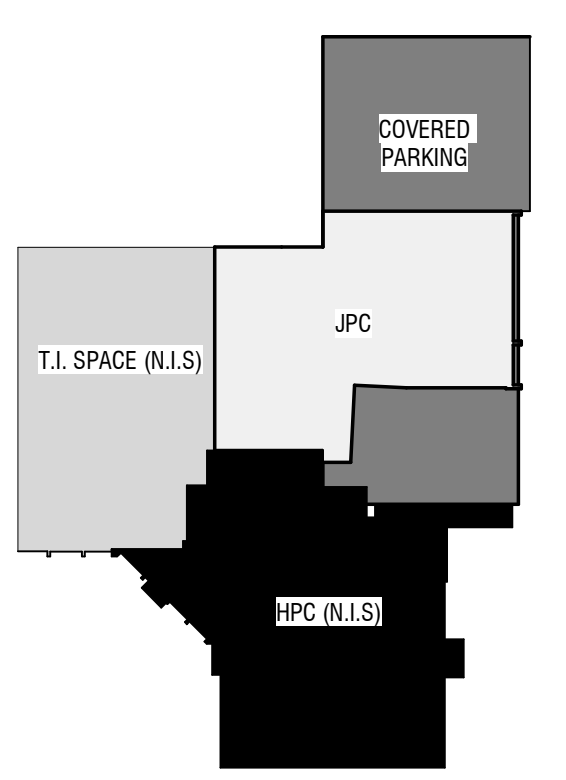
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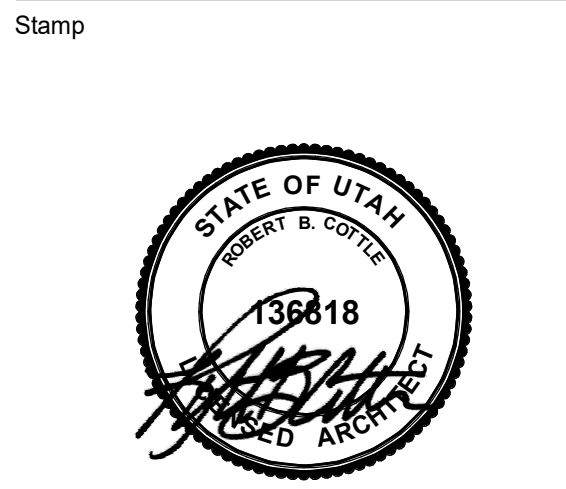


Revisions

Num.	Description	Date
4	ADDENDUM ONE	4/2/2025
6	ELEVATOR REVISIONS	TBD

Project Number | 25009
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Sheet Title

OVERALL PARKING LEVEL

Sheet Number

A111

SEG Mall Redevelopment Ph 4B – Jazz Practice Facility (10450 S. State Street), Larry Oldham and Rob Cottle (Babcock Design), Jamie Galileo (SEG)

Chad Littlewood recused himself from voting on this project because his company is working on this project.

Rob Cottle explained that Jazz Box will be their practice facility consisting of two NBA regulation courts for their players. This multi-story building will include office amenities, locker rooms, and an underground parking structure for both this practice facility and a future building to the north. The proposed facility is designed with a heavy focus on privacy and security while maximizing the aesthetic value of its location. Key features of the site plan include a new four-way stop at 105th South and Mall Ring Road which will serve as the entry point, featuring a dedicated control point for credentialed staff, players, and visitors. The site includes an underground garage for credentialed users and an upper-deck parking area featuring a one-way roundabout with 28 stalls. By building atop the parking garage and setting the structure back from the road, the facility gains both a scenic view of the eastern mountains and a natural buffer from public traffic. To protect the basketball team's privacy, the design incorporates landscape buffering and specialized window glazing with integrated blinds for both sun and vision control.

Scott Westra asked how many levels to the underground parking garage.

Rob Cottle said the parking garage will be one level.

David Hart asked if the upper-deck parking will be private parking or if it will be opened to the public.

Rob Cottle said it would be all private parking. Because of this, there will be a control point with some type of booth and gate where those credentialed will have access.

David Hart asked if the ramp to the parking garage will be a custom design or are they going to buy one and install it on site.

Rob Cottle stated they have not gotten that far yet but would probably do something to match the building. Also, the building to the north (not yet built) has a more public function, featuring regular patron traffic, a partially public parking garage, and a plaza that includes a public drop-off and turnaround area.

Scott Westra asked if they were going to secure the south side of the underground parking.

Rob Cottle stated that yes there would be some barriers set up.

Kris Nicholl asked how many cars the underground parking will hold.

Rob Cottle stated that the Jazz facility will use around 120 stalls and the building to the north will have around 150 stalls. The players will park in their designated lot and will have their own specific entrance to the facility.



Steve Burt asked if the public would be able to look into the basketball practice facility.

Rob Cottle said access to the deck is restricted due to privacy, safety, and confidentiality concerns regarding NBA players, including injury privacy. Team staff will decide access based on daily activities. There will be some visibility into the practice facility from the opposite sidewalk if shades are left open.

David Hart asked about their plan for the shades and whether they would be floor-to-ceiling, fully blackout, or more of a filtering option.

Rob Cottle said they would probably be metal blackout shades, electronically controlled, giving the team the ability to shade the court when needed.

Steve Burt asked what the glass color will be.

Rob Cottle said they were going to match what they have on the existing facility, which is a "Clear" glass to make it as transparent as possible.

Kris Nicholl asked if the glass product would create a glare for the drivers.

Rob Cottle said it is a standard low E architectural glass which will have a low E coating on it. It will have some reflection to it, but it is not a highly reflected glass that's mirrored.



David Hart asked if there are any plans for exterior/building lighting, such as up-lights, down-lights, or lighting integrated into the overhang.

Rob Cottle said they are planning to incorporate architectural lighting but have intentionally delayed those final decisions because they need to align them with the final branding direction, specifically regarding the placement and design of the logos.

David Hart asked about the materials they will be using.

Rob Cottle explained that the project features a design that matches the material palette of the Mammoth facility to create a cohesive campus feel. This building will have architectural concrete with a high-quality finished look. It will include charcoal-colored ACM panels for a crisp, flat look, and a Trespa panel rainscreen system on the east elevation that will have a stone-like appearance. Our design includes cantilevered elements, wood look soffits, and a distinct darker roofline definition. This building will have a higher end, warmer interior, featuring a wood ceiling that will be visible from the outside at night. The east facing vertical elements will feature branding and wayfinding signage to assist with navigating the broader site.



Clinton Spencer explained that staff feels the project complies with the Cairns Design Standards, except for the concrete retaining wall height exceeding four feet which will need an exception for approval. Due to privacy needs for the team's practice facility, a height exception has been requested. To mitigate visual impact, the design includes landscaping to soften the wall from the east side entrances.

Davis Hart asked if the concrete retaining walls of the garage would match the main building's concrete, specifically matching the same cone-tie pattern and finish.

Rob Cottle said yes, and that it is their intention to have a nice clean finish with contrasting layers of landscaping.

Steve Burt asked if there would be any rooftop equipment.

Rob Cottle said that there will be rooftop units that are centered behind the vertical wall on the west side and will be screened in.

MOTION

David Hart made a positive recommendation to the Planning Commission to approve the project. **Scott Westra** seconded. All in favor of the motion.

**Staff Report Memorandum is attached for this project.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY
DEVELOPMENT
DIRECTOR

MONICA
ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum

April 29, 2026

To: Architectural Review Committee

From: Community Development Department

Subject: SEG Mall Redevelopment Ph 4B - Jazz Practice Facility SPR04222026-007197

CBD Zone

10450 S. State St. Cairns District

[Community #9] 4.1 Acres, 39,852 Sq. feet

Public Meeting Notice: This item has been noticed on public websites, and at public locations.

Request

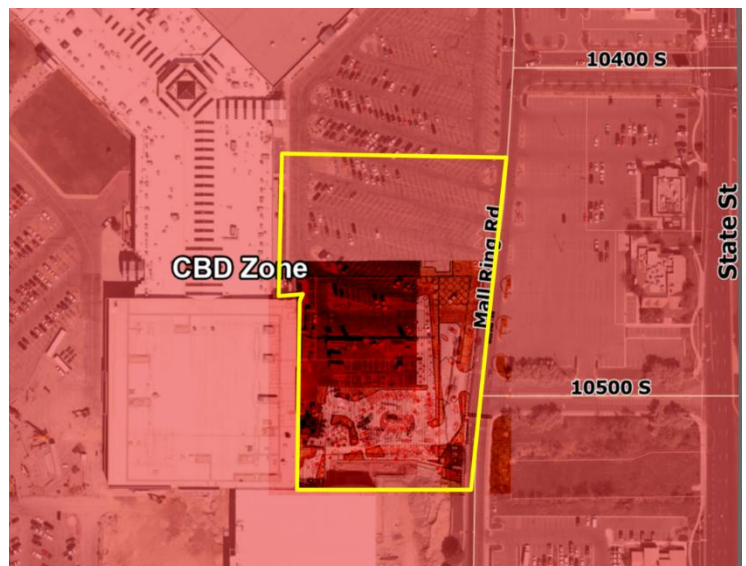
The applicant, Larry Oldham with Babcock Design (representing the property owner, Jamie Galileo with SEG), is requesting preliminary site plan review of a commercial site plan within the Cairns District for a basketball practice facility structure and office spaces for the Utah Jazz. The proposal is to construct a multi-story use building for this proposed use which includes offices, amenities, locker rooms, basketball courts, and an underground parking structure for both the Jazz Practice Facility building being proposed and a future building to the north (see Exhibit "A" for application materials).

Background

The property is zoned Central Business District (CBD) and is part of the South Village of the Cairns Master Plan and is subject to the Cairns Design Standards. The land is currently a parking lot for the existing mall structure and is adjacent to the Mammoth Practice Facility to the south which was recently completed. The proposed Jazz Practice Facility addition will contribute to the continued overall renovation of the mall into a multi-use sports, shopping and office space.

Architectural Analysis

As part of being within the CBD Zone & Cairns District, the city's Architectural Design Standards and Cairns Design Standards (CDS) both apply and must be reviewed by the Architectural Review Committee (ARC) and provide a recommendation to the Planning Commission. Important design issues or considerations on this proposed development in the Design Standards that will need to be reviewed are building massing, building heights, building design and materials, and building articulation.





The applicant has provided the following narrative regarding the approach of the design of the building in regards to the purposes and general design standards of the Cairns District:

“The relationship between humans and mountains has ancestrally been one of necessity, but as we grew, we moved away from these natural titans and created what we call our ‘built environment’. The SEG projects continue to aim to reinforce and regrow the deep-seated relationship between nature and humanity, the organic and the constructed, where mountain meets urban. In the fourth phase of this project, we continue the same design elements as we add the Utah Jazz Practice Center to the east side of the mall.

Taking cues from the great sheer-faced and cave-pocked mountains of the Wasatch range, Phase 4 continues to mimic the stark natural beauty of these cliffs and ledges by way of its layering and contrast. The new Jazz box elevation looks to represent these sheer cliff faces, with cantilevered ‘outcroppings’ over the basket courts and raised vertical elements giving a variety of heights to the façade. It also hints to similar design element included on the Mammoth Hockey practice center.

This phase of the construction is focused on the Jazz Practice Center. The concept is natural light and providing the occupants as much as possible. This is accomplished with vertical curtain wall reminiscent of sheer rock cliffs. The façade is broken by engaged vertical column element of changing material, cantilever out door patio and a long linear bent plate element on the east façade.”

Cairns Design Standards (CDS):

Building Form

- Materials**

Staff Finding: The applicant is proposing five main materials for the proposed structure, which exist and are consistent with the hockey structure to the south. The materials are primarily architectural metal paneling in different colors and textures, and architectural concrete. The materials are high quality and have a life span beyond the minimum fifty (50) years recommended in the CDS.



- Massing & Architectural Form**

Staff Finding: For the proposed Jazz building and the future building to the north, there is architectural concrete for the underground parking facility. The first story on top of that acts as a base which consists of several window openings. Then there is the large windows which make up the middle of the building, and a well defined cap of the structure with the proposed roof feature and large exposed eaves. The design of the structure is timeless. The main height of the structure is setback from the pedestrian realm as to not overwhelm it, and there are massing elements to the structure that break up its size and height with gathering areas and other areas for landscaping to help soften the building from the pedestrian realm.

- Articulating Mountain Elements**

Staff Finding: There are several “mountain elements” in the design of the building. The pedestrian plaza makes up a ‘hanging valley’ element, while the break in the massing it creates could be viewed as a ‘canyon’ feature. The overhangs on the building make up ‘ledge’ features and the cap of the structure, although not narrower than the rest of the building with its large overhangs, is clearly representative of the ‘peak’ of the structure.

- Community Spaces**

Staff Finding: While the intent of the CDS speak more generally throughout the area, the proposed structure does include and provide smaller community spaces within it. Several areas and amenities make gathering on the main plaza attractive and inviting. Although private to the users of the building, the plaza will still generate an area for gathering for those

Exceptions

The applicant is requesting one exception to these standards. The applicant has identified some of the proposed enhancements they are offering as offsets to the exceptions to the standards. The following exception is needed for the proposed structure:

- Building foundation height
 - The proposed parking structure and retaining walls that make up the foundation of the structure exceed four (4) feet.



There are two types of Cairns Standards exceptions requests: hardships and non-hardships. In review of the requested exception, staff finds that their requests fit into the non-hardship category as they can't meet all five of the criteria of hardship type. The non-hardship exception requests must meet the following criteria:

- The intent of the applicable regulations are met.
- The intent of the Master Plan is met.
- The same or better-quality design is achieved.

Staff Finding: *The structure is uniquely designed for a specific purpose, that being a practice facility for a professional basketball team, the Utah Jazz. Given the constraints of the site, and the desire for a community space for those involved with the structure some degree of privacy is desired. By raising the grade with the proposed concrete walls, a higher level of privacy is met closer to the building entrances where the plaza is provided. The retaining walls will include landscaping to help soften them from the Mall Ring Road and sidewalk.*

The applicant is proposing the following as development enhancements to offset the impact of not complying with the requirements listed above:

- Iconic or Unique architecture
- Construction of below grade parking structure

Development enhancements are intended to balance the scales of failure to comply with all of Cairns Design Standards. There should be sufficient number of development enhancements that generate enough impact to offset the negative impacts to the branding identity and unique design elements that make this area unique.

Staff Finding: *The iconic structure, below grade parking structure, plaza elements, and proposed landscaping help offset the negative impacts of the proposed building and site.*

Staff Concerns

Staff has other concerns mentioned hereafter regarding the building and site that can be addressed separately from the building during Site Plan consideration by the Planning Commission. Although not specifically addressed the CDS recommends EV parking stalls within the parking garage. Also, the crosswalk where the sidewalk and driveway into the parking structure meet should be stamped and colored concrete. The surface parking adjacent to the plaza area has areas that should be landscaped forming islands at the end of the parking stall rows. The area is currently shown as striped paving, but should be landscaped with trees, and shrubs with raised concrete curbs. Also not addressed specifically in these plans were any screening of utilities on the site or roof. The applicant will need to clearly show the location of utilities and how they are screened from view.

What has been discussed in this report are only the issues that relate to the Massing and Architectural Design per the previous consideration of the hockey facility. In the Planning Commission staff report from that item it states, "some of the Cairns design standards would not be applied to this phase of the project, except for the sections that apply to the building itself. It is anticipated that the full Cairns Design Standards will be applicable to the future Phase 3 redevelopment of the remainder of the mall property. Until then, staff has determined that only Chapters 4 and 5 of the Cairns Design Standards should be considered for these buildings."

Staff would like to see the concerns listed above addressed during the site plan review process and presentation to the Planning Commission.

Planner:

A handwritten signature in black ink, appearing to read "Clinton Spencer".

Clinton Spencer
Development Services Manager

The Cairns Design Standards

A DOCUMENT OF DEVELOPMENT REQUIREMENTS FOR
SANDY'S DOWNTOWN DISTRICT



THE
CAIRNS



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Sandy City Council

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Maren Barker, District 2

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Nancy Day

Redevelopment Agency of Sandy

Rob Wall

Utah Transit Authority

With a special thanks to Tom Dolan, Scott Bond, and Byron Jorgenson for their vision and leadership

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Chapter 1

Introduction

Document Summary
Document Authority
Required Process
The Cairns
Where Mountain Meets Urban

The purpose of this design standards document is to create design excellence in The Cairns while providing flexibility to encourage creativity in addressing The Cairns Master Plan goals and objectives. Many of the regulations contained in this document are intended to complement a new theme for approximately 1,000 acres of Sandy City (see pg. 3) – Where Mountain Meets Urban. This area will become the ultimate base camp for the resorts and recreational opportunities to the east of the City. As such, The Cairns will become the premier destination for locals, travelers, and everyone in between who wants to experience the Wasatch Mountains. This document will help ensure long-term vitality to a new downtown in the Salt Lake Valley.

THE
CAIRNS



1.1 Document Summary

This new downtown provides a mixture of uses, vibrant community spaces, and opportunities to live, work, shop, dine, and play in Sandy City. Convenient access to light rail and commuter transit lines will play a pivotal role in getting people to and from this area quickly and affordably. The Cairns Design Standards document, in association with The Cairns Master Plan, will regulate architecture, building massing and arrangement, landscape, streetscape, parking arrangement, and general practices of good urban design to facilitate The Cairns brand and create predictability in quality development practices. Reading and becoming familiar with The Cairns Master Plan and Cairns Design Standards documents during the planning phases of any project in The Cairns is strongly encouraged. Within this document are design standards for site layout, architecture, streetscape designs, parking, landscape elements, loading areas, utilities, and wayfinding. The Cairns Design Standards are required in addition to other applicable laws, ordinances, codes, regulations, and standards.

1.2 Document Authority

The Cairns Design Standards (this “document”) are enacted by the Sandy City Council pursuant to and in accordance with the Municipal Land Use, Development and Management Act, Utah Code Ann. §10-9a-101 et seq. and shall be incorporated in and be part of the Development Code of Sandy City. Throughout this document, there are regulations and requirements both in charts and in text. Within these regulations the word ‘shall’ will be used for required elements and ‘should’ for strongly encouraged elements. For a complete list of regulations see Appendix D. Regulations shall be interpreted consistent with the purpose and intent set forth in this document. The Cairns Design Standards are subject to revision by the City in accordance with applicable law, and exceptions to The Cairns Design Standards may be granted in accordance with the procedures set forth in this document.

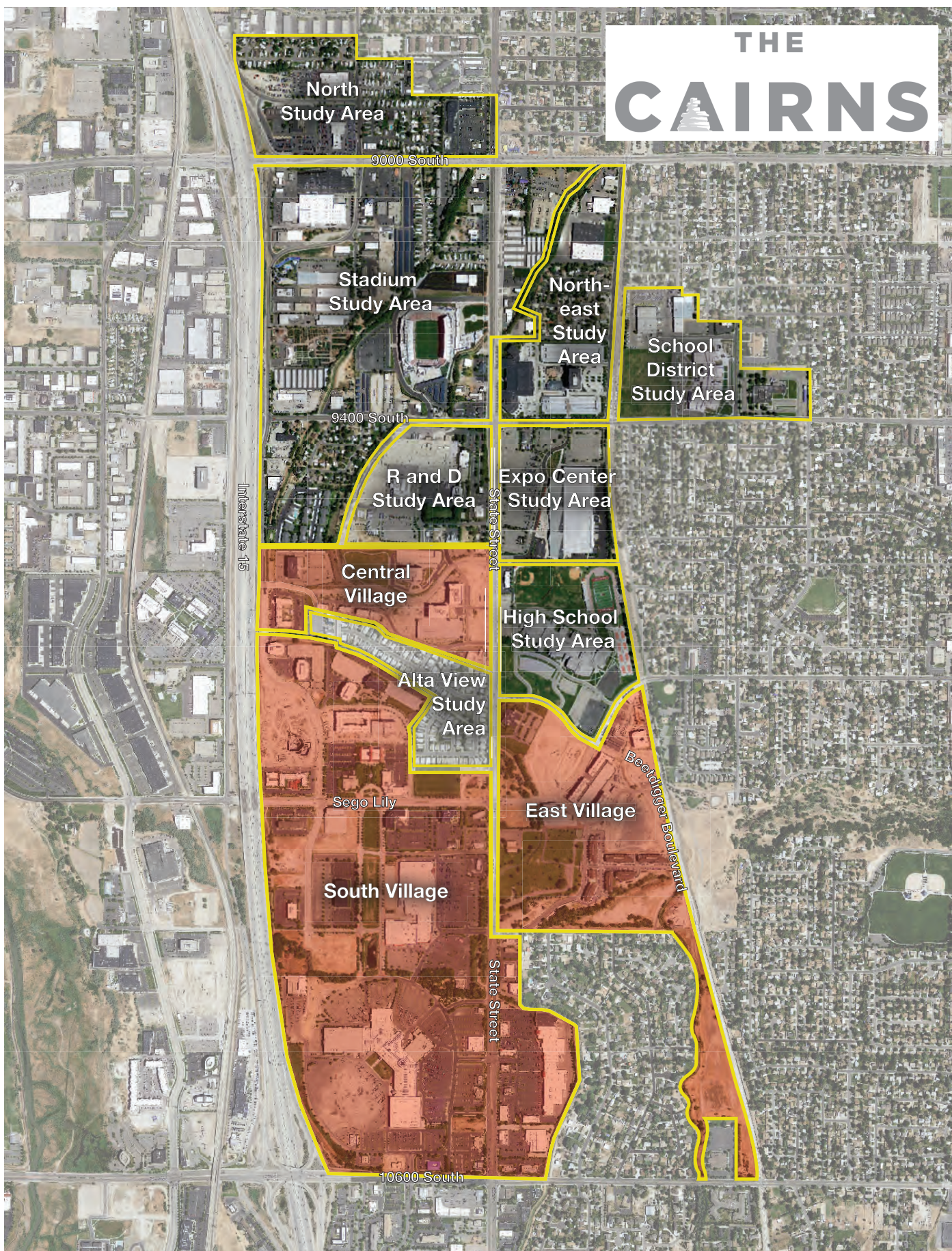


Figure 101 - The Cairns area map with villages and study areas



Figure 102 - View of Sandy City from Lone Peak

1.3 Required Process

The following flow chart (figure 103) explains the required process for development in The Cairns. This process is designed to limit the number of submittals and reviews required for project approval. It is not the intent of the City to design each project, but to ensure that the requirements of this document are understood and adhered to. The earlier in the design process the City can be involved, the less likely that the review process will be drawn out due to compliance issues.

The dark blue arrows in figure 103 are intended to illustrate the quickest path to approval. The smaller blue arrows indicate extra meetings and reviews, which consequently also represent additional time. Extra steps should only be necessary if exceptions to The Cairns Design Standards are requested, major design issues are discovered, or redline comments are not timely addressed. In a streamlined scenario, a project could be reviewed and approved in a 2-4 month window. For a complete explanation of this development process, please refer to appendix A in this document.

1.4 The Cairns

The Cairns is a downtown for Sandy City and a “base camp” for recreation in the Cottonwood Canyons. The Cairns is a mixed-use community that offers opportunities to live, work, shop, dine, and recreate. It is a regional destination for people looking for local restaurants, world-class entertainment, a vibrant night-life, and unique shopping opportunities.

The Cairns, which consists of approximately 1,000 acres has been divided into 10 villages and study areas (see figure 101 on pg. 3). Existing villages have been master planned and are ready for redevelopment. It is intended that through the development, redevelopment, and adherence to the standards of this document, The Cairns will become the premier destination for the patrons of the Wasatch Mountain resorts by providing critical services to the resort industry.

THREE-PHASE SITE DEVELOPMENT PROCESS

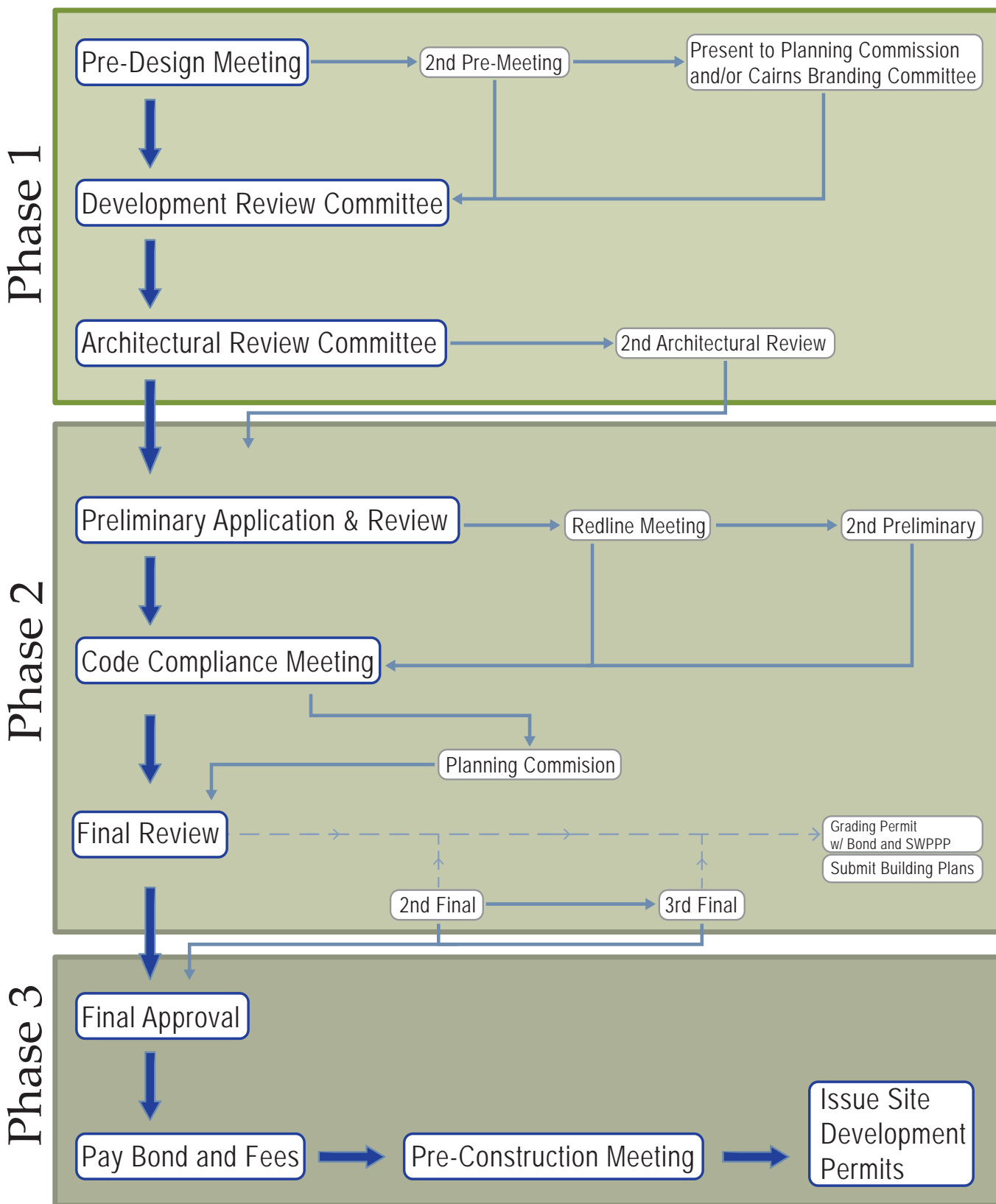


Figure 103 - Cairns area Three-Phase Site Development Process

1.5 “Where Mountain Meets Urban”

The Where Mountain Meets Urban theme is intended to create a vision for the design process of any new development or redevelopment. In simple terms, this theme encourages the use of mountain forms and features like canyons, valleys, meadows, streams, cliffs, ledges, forests, rocks, and peaks. These elements of the natural environment should be the inspiration for all features of the urban landscape. Elements such as street walls, pathways, nodes, enclosures, landscape, building massing, architectural styles, and materials provide opportunities to implement these “natural” elements and are the critical framework of development in The Cairns. Finding the right balance between “mountain” and “urban” will be the unique design opportunity for each project.

The following four elements of the Wasatch Mountains should be used in an urban context to connect the two environments.

- a. Forest: shade, shelter, habitat, aroma, texture, enclosure, sound, edges, grove, and canopy
- b. Meadow: open, flexible, edges, relax, color, and passable
- c. Stone: foundation, strata, tectonic, permanence, escarpment, ledge, cliff, boulder field, and fissure
- d. Water: life, movement, cool, sound, eddy, seep, cut bank, river, stream, and creek



Figure 104 - Visual Comparison of an urban forest and the natural environment



Figure 105 - Visual Comparison of an urban meadow and a natural meadow



Figure 106 - Visual Comparison of stone in an urban and natural setting



Figure 107 - Visual Comparison of a man-made water feature and a natural body of water

1.5.1 FOREST

Wild, peaceful, and dynamic; forests are a vital thread in the fabric of the mountains; they define edges for meadows, prevent erosion, cover slopes with texture and color, and provide refuge for wildlife. In the sanctuary of a forest, rays and gradients of light penetrate the canopy as we are dwarfed and humbled by the mass and verticality of pines and aspens. The aura of a forest can exist on our streets and in our parks through appropriate planning and design. Whether through organic groupings or formal patterns, producing the feel of a forest should be the primary concern.

Figures 108-114 are examples of trees framing a view and defining paths in the wild, and how a similar form can be conveyed in the streetscape as an “urban canyon”.

FOREST FORMS & ELEMENTS

Below is a partial list of some forest elements that can influence the design of urban forests in The Cairns. While the images are not meant for duplication, they are good illustrations of how using nature provided principles and combining trees with other mountain elements and forms will help create the ambiance of a forest, while simply placing a few trees in an urban setting will not.

- a. Clustering Tree Placement
- b. Filtered Light
- c. Canopy
- d. Undergrowth
- e. Wilderness
- f. Evergreen
- g. Leaves
- h. Branches
- i. Fallen trees/logs



Figure 108 - Natural mountain forest



Figure 109 - Nature defining a path



Figure 110 - Landscaping defining a path



Figure 112 - Urban clustering tree placement



Figure 111 - Urban filtered light



Figure 113 - Urban canopy



Figure 114 - Urban wilderness

1.5.2 MEADOW

Soft, open, and accessible; mountain meadows offer relief from the rugged terrain and thick brush of the hillsides, an area for wildlife to gather, feed, and rest. Grasses and wildflowers stretch like a carpet over the meadow soil with trees and shrubs scattered where conditions are right. The ambiance of a meadow can be carried into any urban environment of choice with proper selection and distribution of vegetation, as well as spatial definition.

Figures 115-121 are examples of how edges, spatial qualities, and natural uses of a mountain meadow can be carried into publicly used open spaces.

MEADOW TYPES & ELEMENTS

Below is a general list of meadow elements and types that can be used to influence meadow-like spaces and landscapes in The Cairns. Note that a meadow feel can and should be applied to many pieces of the cityscape and should not be restricted to wide open spaces.

- a. Alpine Meadow
- b. Lawns
- c. Middle ground
- d. Hillside
- e. Wet Meadow
- f. Desert Meadow
- g. Wooded Meadow
- h. Prairie
- i. Flora + Fauna
- j. Edges
- k. Grasses + Wildflowers
- l. Wildlife
- m. Open Space



Figure 115 - Natural mountain meadow



Figure 116 - Wildlife enjoying a meadow



Figure 117 - Pedestrians enjoying an urban meadow



Figure 118 - Urban example of an alpine meadow



Figure 119 - Urban Grasses



Figure 120 - Urban prairie

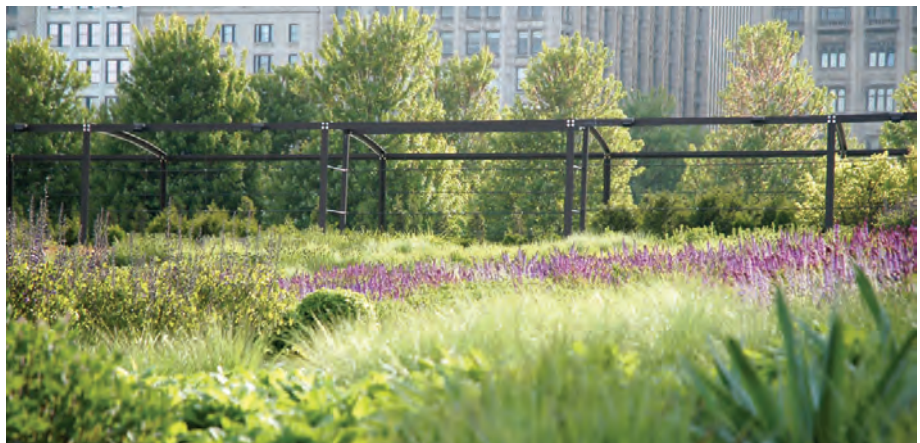


Figure 121 - Urban edge

1.5.3 STONE

Rugged, permanent, and gritty; stone is visually indispensable for achieving a mountain aesthetic and feel. In the wilderness, stone features act as landmarks, barriers, shelters, look out points, a window into the geological history of the area, and much more. Nearby canyons are known for their breathtaking views of mineral and stone contrasting against the soft and organic vegetation, and can be utilized as a source of inspiration. The introduction of stone into the urban environment of The Cairns should be both tactful and bold.

Figures 122-127 are examples of a natural setting with an outlook point and views of featured elements, and how it could be transferred into a city environment.

STONE FORMS & ELEMENTS

Below is a starter list of natural stone elements that can be represented in the cityscape. The matching images are not so much design suggestions as they are thought-starters for ways that stone forms can be creatively interpreted into an urban setting.

- a. Scree Fields
- b. Boulders
- c. Crag/Cliff/Precipice
- d. Canyon
- e. Stone Run or Moraine
- f. Tor (Natural Cairn)
- g. Escarpment
- h. Outcrop
- i. Mesas + Buttes
- j. Quarry



Figure 122 - Lone Peak rocks overlooking the Salt Lake Valley



Figure 123 - Natural rock elements



Figure 124 - Urban rock elements



Figure 125 - Urban scree field



Figure 126 - Urban canyon



Figure 127 - Urban outcrop

1.5.4 WATER

Flowing, vibrant, and limited; water attracts life, in natural and urban environments alike. People enjoy observing, hearing, interacting with, and gathering around water. From high-mountain snow fed lakes and streams to valley ponds and beaver dams, the Utah wilderness is flowing with liquid inspiration. Water features, whether for aesthetics, recreation, function, or all of these, should be either interpretive or literal reproductions of natural mountain water systems and features, innovatively integrated into the urban aesthetic.

Figures 128-134 are examples of natural interactions, elements, and functions that occur at a body of water both in natural and urban settings. Instances of such an experience being placed into an urban setting with visual and recreational appeal adds to the Where Mountain Meets Urban feel.

WATER SYSTEMS & ELEMENTS

Below is a starter list of water systems found in nature that can inspire urban water features. The corresponding images are examples of thoughtful water feature design and are meant to provoke creative thought processes and design results.

- a. Canyons
- b. River
- c. Lake
- d. Tributary/Stream
- e. Mist/Vapor
- f. Spring
- g. Marsh
- h. Waterfall
- i. Dry river beds creating form



Figure 128 - Bell Canyon Reservoir



Figure 129 - Bears playing on rocks and in water



Figure 130 - Pedestrians playing on rocks and in water



Figure 131 - Urban appearance of a river



Figure 132 - Urban example of a stream



Figure 133 - Urban appearance of a spring



Figure 134 - Urban example of a waterfall

Chapter 2

Streetscape Standards

Public Realm
Parkstrip Treatments
Design Priority
Traffic-calming Elements
ROW Encroachments
Building Frontage
Commercial Space Provisions
Drive Thru and Walk Up Windows

The following concepts and terms need to be understood to fully comprehend the requirements of this document. These streetscape standards provide a list of best practices, or principles of success, that give guidance on how best to implement these practices. Many of these concepts and terms are just explanations, while some of them will contain regulations pertinent to a project.

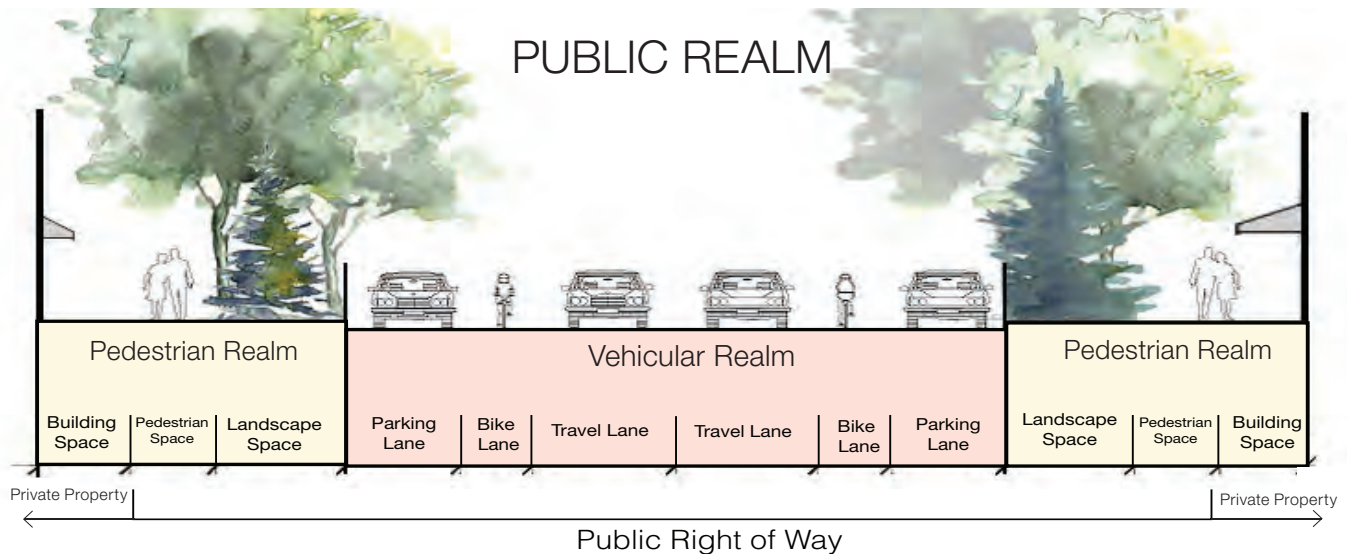


Figure 201 - Graphic of the public realm and its components

2.1 Public Realm

The public realm is a term used to reference the entire area between buildings along a right-of-way (ROW), pedestrian mew or alley, or the full width of the ROW where there is not a building(s). The land may be publicly or privately owned but will be visually “public” due to its location, purpose, and visibility. The public realm consists of two sub-realms, vehicular, and pedestrian, which each serve a unique purpose in creating inviting places. These areas will ultimately determine the success and enjoyment of residents and visitors to The Cairns. The public realm will vary depending on a specific streetscape design-type. Within this chapter are general standards and principles, whereas the specific details are located in chapter three of this document.

2.1.1 PRINCIPLES OF SUCCESS

- Carefully design each realm to accommodate elements that ensure all modes of transportation are safe and convenient.
- Provide a variety of connections that distribute traffic and make it easier to navigate The Cairns.
- Provide a variety of repeating elements architecturally on buildings and with raised planters and furnishings to create a pedestrian (human) scale.
- Make this area inviting with a variety of small and large spaces, landscape to soften edges and buffer uses, and street fronting uses that puts “eyes on the street”.

2.1.2 VEHICULAR REALM

This area is measured between the front face of curbs on a street and includes on-street parking, bike lanes, transit lanes, and vehicular lanes, depending on the street. This realm should accommodate the safe and efficient circulation of motorized vehicles, mass transit, and bicycles. Multi-modal streets are encouraged wherever possible. Design elements that control traffic speeds should be implemented wherever possible. The design for this realm shall comply with Sandy City Specifications and Details for Municipal Construction and the Manual on Uniform Traffic Control Devices (MUTCD).

2.1.3 PEDESTRIAN REALM

The pedestrian realm consists of three spaces, two public and one private, which are all important in creating a successfully designed street. This realm is measured between the face of buildings and the face of the adjacent curb. The safe and enjoyable circulation of pedestrians is the primary objective of this realm.

LANDSCAPE SPACE

The landscape space is a softscape or hardscape area between the front face of curb and the pedestrian space (usually indicated by a change in material and/or edge of a sidewalk). This area should include a variety of landscape treatments such as a parkstrip, outdoor dining, seating, street lighting, and other furnishings that create a sense of separation between travel methods. Treatments should be intermittent.

PEDESTRIAN SPACE

The pedestrian space is an area designated for the movement and circulation of pedestrians. This area is located between the landscape space and building space. Widths of this area may vary but the clear walkway shall never be less than eight feet. Where possible, the pedestrian space should have a small meander, created by a variety of parkstrip and building elements that encourages a pedestrian to not walk in straight paths. The full width of this area may meander in and out of the public ROW.

BUILDING SPACE

The building space is between the pedestrian space and the front face of the building. This space is provided to display merchandise, private landscaping, and temporary signage, enhance entryways, provide outdoor seating or dining, or provide a stoop for residential uses. The building space should activate the street and create visual interest for those walking, biking, or driving by. This space should not be less than six feet wide.

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2.1.4 PEDESTRIAN REALM INTERRUPTIONS

Breaking up the streetscape design patterns with deliberately designed “interruptions” adds complexity and visual interest to The Cairns streetscape experience. Interruptions can be achieved through a combination of design details. Some details in the pavement include paving material, paving articulation, and paving color. Other design details that create interruptions can include: custom furnishings, branding and wayfinding, LID elements, vegetation, public art, and/or plant material that varies from the consistent design of the streetscape.

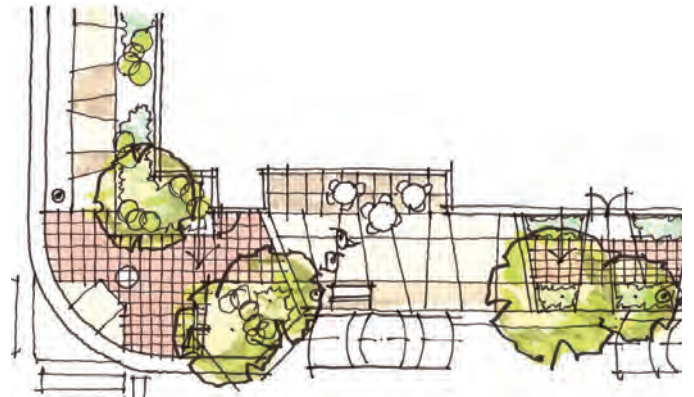
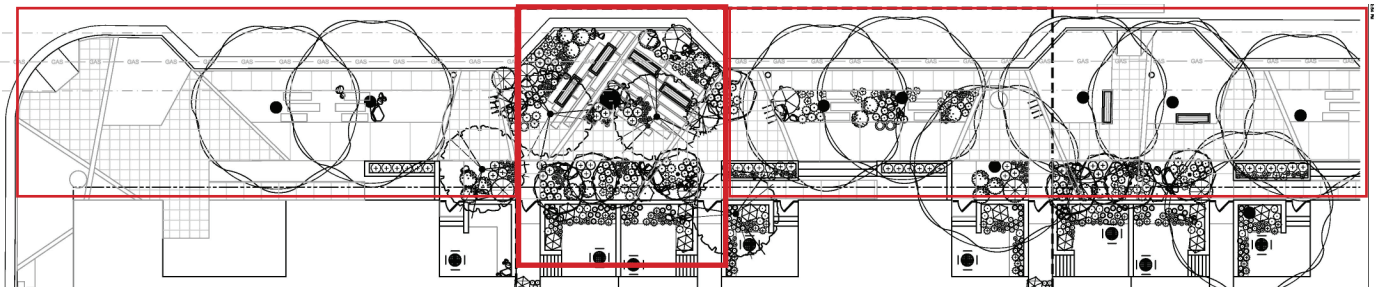


Figure 202 - Corner scenario streetscape design



Figures 203 and 204 (top left and right) - Images of streetscapes with different paving materials, different types of “interruptions” and a meandering walkway. Figure 205 (bottom) - A hypothetical streetscape showing all 3 Pedestrian spaces in a Combination-streetscape design.

2.2 Parkstrip Treatments

Parkstrips are one of the design elements of the landscape space. These areas can be formal, informal, or a combination which will dictate the planting, shape, and spacing. The type of parkstrip treatment required for each street will be detailed in chapter three of this document. They are intended to soften street edges and provide a critical buffer between the pedestrian activities of the pedestrian realm and the vehicular activities of the vehicular realm. Parkstrips provide one of the best opportunities to implement mountain landscape themes into the public realm of The Cairns. The parkstrips implemented in The Cairns are essential to the Where Mountain Meets Urban design theme and should soften the urban setting. The use of native plants is encouraged to increase this vision; annuals, perennials, grasses, and small flowering shrubs are encouraged in informal parkstrip settings (see chapter seven and the plant list in Appendix C of this document).



Figure 206 - Parkstrip used to soften the street edge



Figure 207 - Artistic example of an informal parkstrip

2.2.1 PRINCIPLES OF SUCCESS:

- a. The use of native and/or drought tolerant plant species is encouraged.
- b. Parkstrip treatments should be an extension of landscape treatments in the building space.
- c. Trees and other landscape materials should be planted in clusters where possible.
- d. Raised planter beds and planter boxes are encouraged.
- e. Traditional parkstrip treatments of a continuous width of sod planted areas should be used sparingly.
- f. Parkstrips should be strategically designed to meander the pedestrian space.
- g. Parkstrips should provide separation between on-street parking and landscape treatments that would otherwise limit pedestrians from exiting a vehicle.
- h. Parkstrips should be planted after streetlights are installed or planned.
- i. Parkstrips should be maintained by a drip irrigation system.
- j. Parkstrips should include storm water quality and flood control elements. Grade hard surfaces and streets to depressed medians with curb cuts for storm water quality treatment and rainwater harvesting.



Figure 208 - Example of grasses and shrubs in the parkstrip

2.2.2 FORMAL TREATMENT REQUIREMENTS (SEE FIGURE 211):

- ❑ There shall be a minimum of one street tree for every 35 feet of street frontage (from the plant list in this document or as approved by the Parks and Recreation Department)
- ❑ Trees shall have a two-inch caliper at the time of planting
- ❑ There should be an organized tree planting pattern that creates a consistent tree canopy
- ❑ Tree types should alternate between two tree species (from the plant list in this document or as approved by the Parks and Recreation Department)
- ❑ 15% of the parkstrip should include raised planter(s)

2.2.3 INFORMAL TREATMENT REQUIREMENTS (SEE FIGURE 212):

- ❑ Street trees should be planted in clusters: four-foot minimum separation between trees
- ❑ At least 40% of parkstrip area shall include softscape treatment
- ❑ Softscape areas shall be a minimum of 70% plant material
- ❑ Planting areas may have an irregular shape
- ❑ Parkstrips shall include at least three different trees species (from the plant list in this document or as approved by the Parks and Recreation Department)
- ❑ All trees with a canopy that extends beyond the planter edge should have a minimum 25-foot mature height
- ❑ 10% of the parkstrip should include raised planter(s)
- ❑ Trees shall have a two-inch caliper at the time of planting
- ❑ Parkstrips should include storm water quality and flood control elements. Grade hard surfaces and streets to depressed medians with curb cuts for storm water quality treatment and rainwater harvesting

2.2.4 COMBINATION TREATMENT REQUIREMENTS (SEE FIGURE 213):

- ❑ Street trees shall be planted with a combination (both) of the Formal and Informal treatments (see requirements for those treatments)
- ❑ 10% of the parkstrip should include raised planter(s)
- ❑ There shall be a minimum of one street tree per 45 feet of street frontage (from the plant list in this document or as approved by the Parks and Recreation Department)
- ❑ Trees shall have a two-inch caliper at the time of planting



Figure 209 - Example of a formal parkstrip



Figure 210 - Street trees as a traffic-calming element

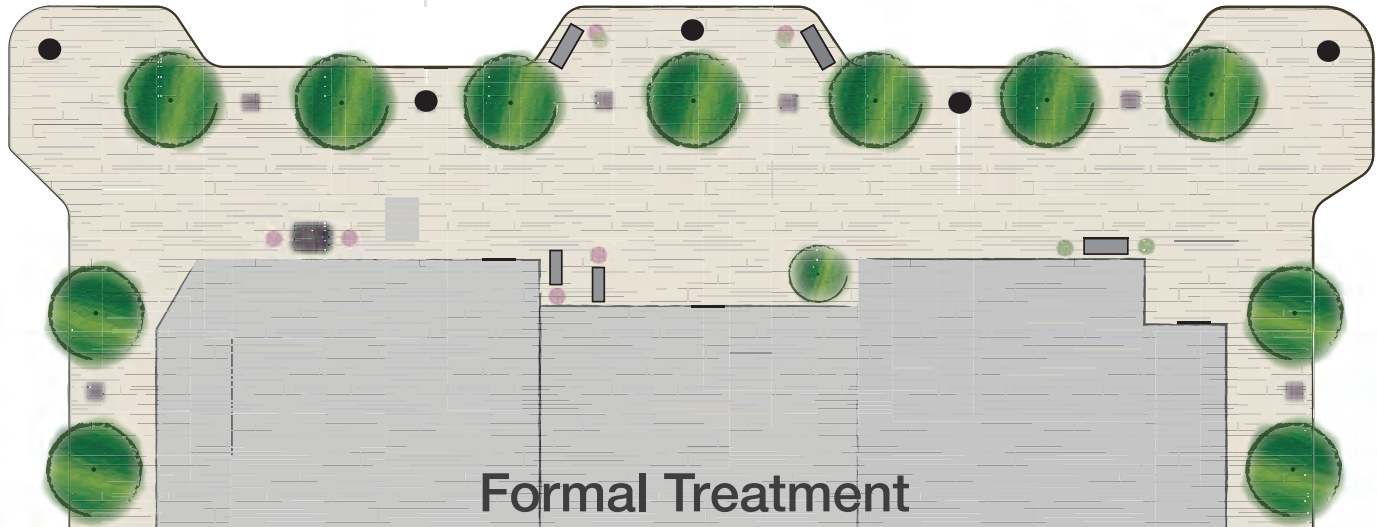


Figure 211 - Rendering of a typical formal parkstrip treatment



Figure 212 - Rendering of a typical informal parkstrip treatment



Figure 213 - Rendering of a typical combination parkstrip treatment

2.3 Design Priority

The design priority of a street is intended to apply to the spaces where vehicles and pedestrians interact. In all cases, vehicular and pedestrian realm areas should receive the same high-quality design attention. The chart below explains requirements associated with this design criteria. The design priority will vary from street to street depending on-streetscape design-type outlined in chapter three of this document.



Figure 214 - Rendering of a street with a pedestrian priority

2.3.1 PRINCIPLES OF SUCCESS

- a. Design treatments should consider the most vulnerable user of any particular space, including pedestrians, vehicles, cyclists, etc.
- b. Design treatments should implement certain traffic-calming measures as feasible, including bulb-outs, painted crosswalks, platforms, landscape, etc.
- c. Design treatments may be used to visually communicate how a space is used and who is the primary user. Use different paving materials, colors, bollards, etc.



Figure 215 - Example of a street with shared pedestrian and vehicular priority

2.3.2 DESIGN PRIORITY REQUIREMENTS

- Each site shall comply with the requirements in Table 201 for their assigned design priority according to chapter 3 of this document

DESIGN PRIORITY REQUIREMENTS				
DESIGN ELEMENTS	PEDESTRIAN	SHARED	VEHICULAR	EXPLANATION
Crosswalk Treatment	Stamped & colored concrete	Stamped & colored concrete	Thermal plastic	Standard applies to any public or private street crossing.
Crosswalk Width	6 feet	8 feet	6 feet	Measured between the inside of the painted lines
Driveway Crossings Treatment	Raised	Raised	Stamped & colored concrete	“Raised” denotes crossings that are raised to the level of the adjacent sidewalk.
Driveway Crossing Width	6 feet	6 feet	6 feet	
Pedestrian Refuge Required	Yes (if the pedestrian crossings > 38 feet)	Yes (if the pedestrian crossings > 38 feet)	Yes (if the pedestrian crossings > 48 feet)	Crossings are measured from face of curb to face of curb at the crosswalk.
Bulb-Outs	Yes	Where on-street parking exists	Where on-street parking exists	Bulb-outs should extend the full width of any on-street parking.

Table 201- Shows requirements that shall be implemented for design elements under different design priorities

2.4 Traffic-calming Elements

Traffic-calming elements remind vehicles and pedestrians that a space is shared. These elements should make drivers aware of possible pedestrian traffic in vehicular spaces and provide pedestrians a designated way to cross vehicle paths. Traffic-calming elements may also be elements that encourage drivers to move more slowly through an area.

Bulb-outs: bulb-outs are areas of sidewalks extended into the roadway to provide shorter pedestrian crossings, to break up on-street parking and to calm traffic.

Pedestrian Island or Refuge: pedestrian islands are also known as “safety islands, pedestrian safety islands, refuge islands, and pedestrian refuge areas”. These spaces are raised islands in the center of the street adjacent to a crosswalk to provide pedestrians an “island” in the road to make crossing distance shorter or to provide a comfortable waiting area if a street cannot be crossed in the allotted time. These areas should include curbs, bollards, landscaping, or other elements to protect pedestrians from traffic as they wait to cross.

Street Trees: street trees are mature trees planted close to a vehicular ROW. They enclose the street and make it feel tighter, which naturally slows traffic.

Crosswalks: crosswalks in The Cairns should help build the brand and encourage the Where Mountain Meets Urban theme. Figure 216 demonstrates a couple creative ways crosswalks can create a brand for the area.

Intersections: intersections are of significant importance as they are areas of high visibility that often serve as a gateway into The Cairns. They should be designed as small plazas to create a sense of place. Figures 217 and 218 show design scenarios where visitors can be drawn into the space through a themed crosswalk.

2.4.1 CHECKLIST OF REQUIREMENTS:

- ❑ Crosswalks shall have a defined edge according to street code requirements. Borders may be added to designs as needed
- ❑ In locations where a building is present at the corner, there shall be a specialty paver area of 500 square feet or more in size (see figure 218)
- ❑ In locations with a monument at the corner, there shall be a specialty paver area of 200 square feet or more in size (see figure 217)
- ❑ Crosswalks shall offer a route from the intersection to either the building entrance or a point of interest

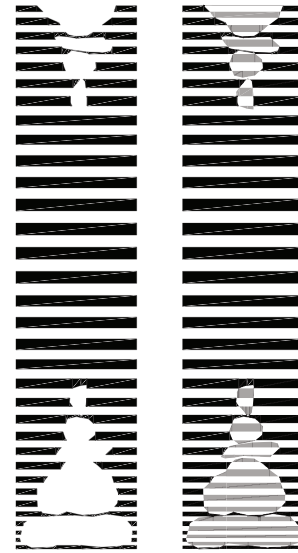


Figure 216 - Unique crosswalk designs for The Cairns

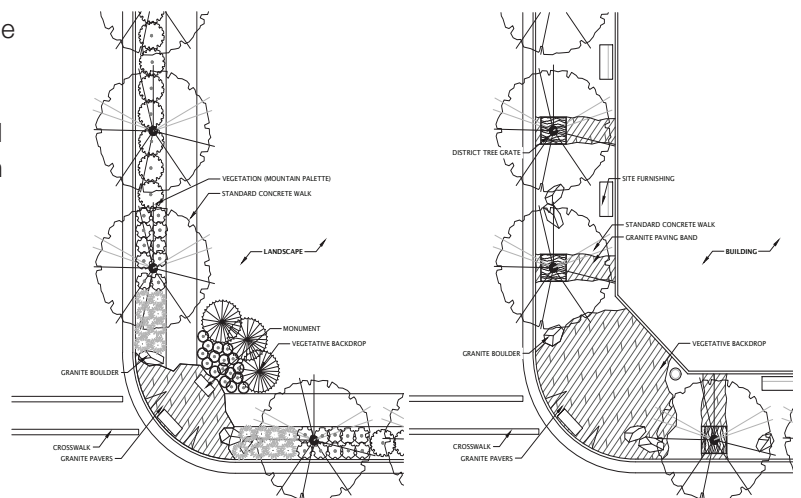


Figure 217 - Intersection design with monument

Figure 218 - Intersection design near building or point of interest

2.5 ROW Encroachments

Right-of-way (ROW) encroachments should be limited, however, certain elements will be allowed to encroach into the ROW to improve the human scale of buildings and activate the public realm. All ROW encroachments, including permitted ones, are subject to review and removal if it is determined necessary for health, welfare, safety, if the building or business has unresolved code enforcement issues, or if the City needs the space for other purposes. Permitted encroachments include the following:

- a. Temporary outdoor displays (shall be removed at the end of each day)
- b. Temporary signage (shall be removed at the end of each day)
- c. Outdoor dining areas (shall maintain clear walkway)
- d. Permanent projecting wall signs as long as they are at least eight feet above walkways
- e. Private street furnishings intended for public use
- f. Building footings, or other sub-grade infrastructure (as approved by the City Engineer)
- g. Balconies and awnings (as approved by the Community Development Director)



Figure 219 - Outdoor dining as a right of way encroachment



Figure 220 - Outdoor Displays as a right of way encroachment



Figure 221 -Outdoor Signage as a right of way encroachment

2.6 Building Frontage

Building Frontage is a term that references the bottom two stories or 20 feet of a building along a ROW. Frontages often include the adjacent building space, pedestrian space, and landscape space to create an activated and cohesive public realm. Minimum and maximum setbacks for all buildings will be determined by the streetscape design-type (see Chapter 3). Corner lots will have two building frontages (a primary and a secondary) and possibly two sets of streetscape design-type requirements to follow. Each frontage shall follow the requirements in the public realm for the streetscape design-type it faces (the interior of a project will be governed by the project's primary frontage).

The purpose of this section is to encourage interaction with buildings and the streets, pushing building entrances close to the pedestrian space to activate the public realm.

2.6.1 CHECKLIST OF REQUIREMENTS:

- All buildings in The Cairns shall have frontage on at least one public or private ROW or mew.
 - a. Primary frontage:
 - The primary frontage shall be the frontage of a building on the smallest numbered streetscape design-type, types 2-4, where two or more frontages exist
 - The primary frontage shall be the frontage that shall satisfy the ground floor commercial requirement (see Chapter 3)
 - The primary frontage shall include the primary entrance to the building for streetscape design-types 2 and 3
 - At least 70% of either the facade of the building or a community gathering space (see Chapter 9) shall be built within five feet of the minimum setback for the applicable streetscape design-type (For restaurant and entertainment uses, outdoor seating and dining may count towards 70%)
 - b. Secondary frontage:
 - The secondary frontage shall be the frontage of a building on the larger numbered streetscape design-type, where the types are different
 - At least 70% of the facade of the building or community gathering space (see Chapter 9) shall be built at or closer than the maximum setback for the applicable streetscape design-type (For restaurant and entertainment uses, outdoor seating and dining may count towards 70%)



Figure 222 - Example of a building with a strong primary frontage

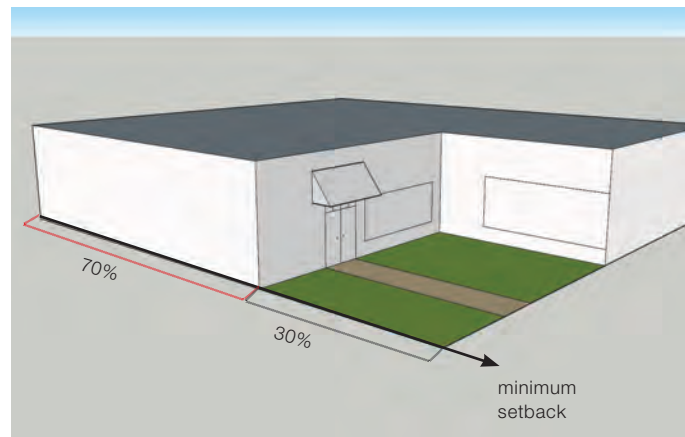


Figure 223 - Graphic showing example of how to implement the 70 % rule

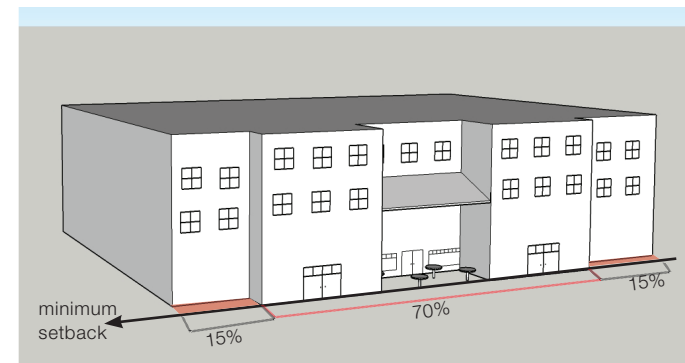


Figure 224 - Graphic showing example of how to implement the 70 % rule

2.7 Commercial Space Provisions

FLEX-COMMERCIAL SPACE

When it is not economically viable to build commercial space consistent with the requirements of this document, commercial space may be designed as flex-commercial space. This allows spaces to be used for an economically feasible purpose immediately while preserving the ability to convert to commercial uses when such use becomes economically viable.

Flex-Commercial Space shall be minimally designed with all of the following elements:

- a. All necessary venting, electrical, and plumbing for a standard restaurant user
- b. Minimum ten-foot ceilings
- c. Street entrances for pedestrians

TRANSFER OF COMMERCIAL SPACE

As a second option for relief from minimum commercial requirement required commercial space may be transferred to another building or project on the same street or within 300 feet of the building. Transfer of commercial space shall require all of the following:

- ❑ Commercial space shall be transferred on at least a 1:1 square foot ratio
- ❑ Commercial space shall be transferred to another building or project on the same street (up to 1,000 feet away) or to another building within 300 feet as long as the new project is in The Cairns
- ❑ The transferred commercial space shall not be built as flex-commercial space
- ❑ The transferred commercial space shall be constructed simultaneously with the proposed project
- ❑ Commercial space shall not be transferred away from any streetscape design-type 2 street but may be transferred to a streetscape design-type 2 street

2.8 Drive Thru and Walk Up Windows

Drive-thru's should be limited in The Cairns area to promote a more pedestrian friendly atmosphere. Where drive-thru's are permitted, they should be screened with buildings and landscaping so they are not obviously visible to pedestrians. Though drive-thru's should be limited, walk-up windows are encouraged in pedestrian friendly spaces to promote pedestrian activity.

2.8.1 CHECKLIST OF REQUIREMENTS

- ❑ Where permitted, drive thru windows and lanes shall be behind buildings or heavily screened to eliminate or minimize the view from the public realm
- ❑ No more than one drive thru lane shall be allowed for any one business
- ❑ Walk-up windows are allowed and encouraged in type 1 and 2 streetscape design-types (see chapter 3)

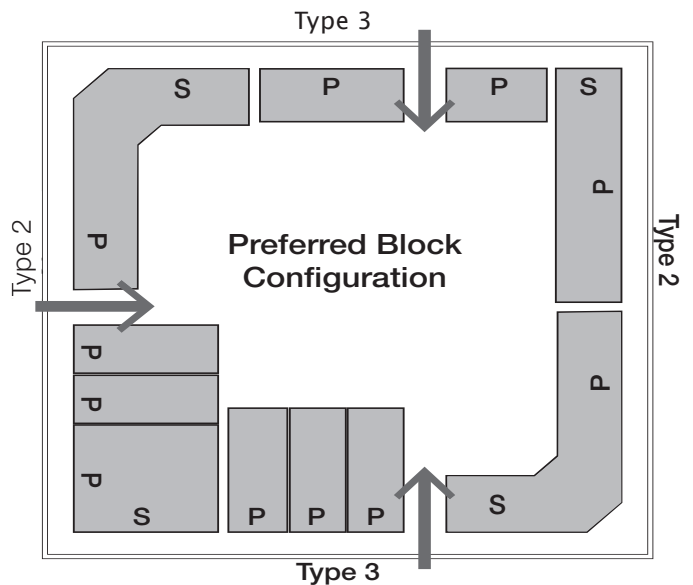


Figure 225 - rendering of a preferred block configuration in The Cairns
 P shows a primary frontage
 S shows a secondary frontage

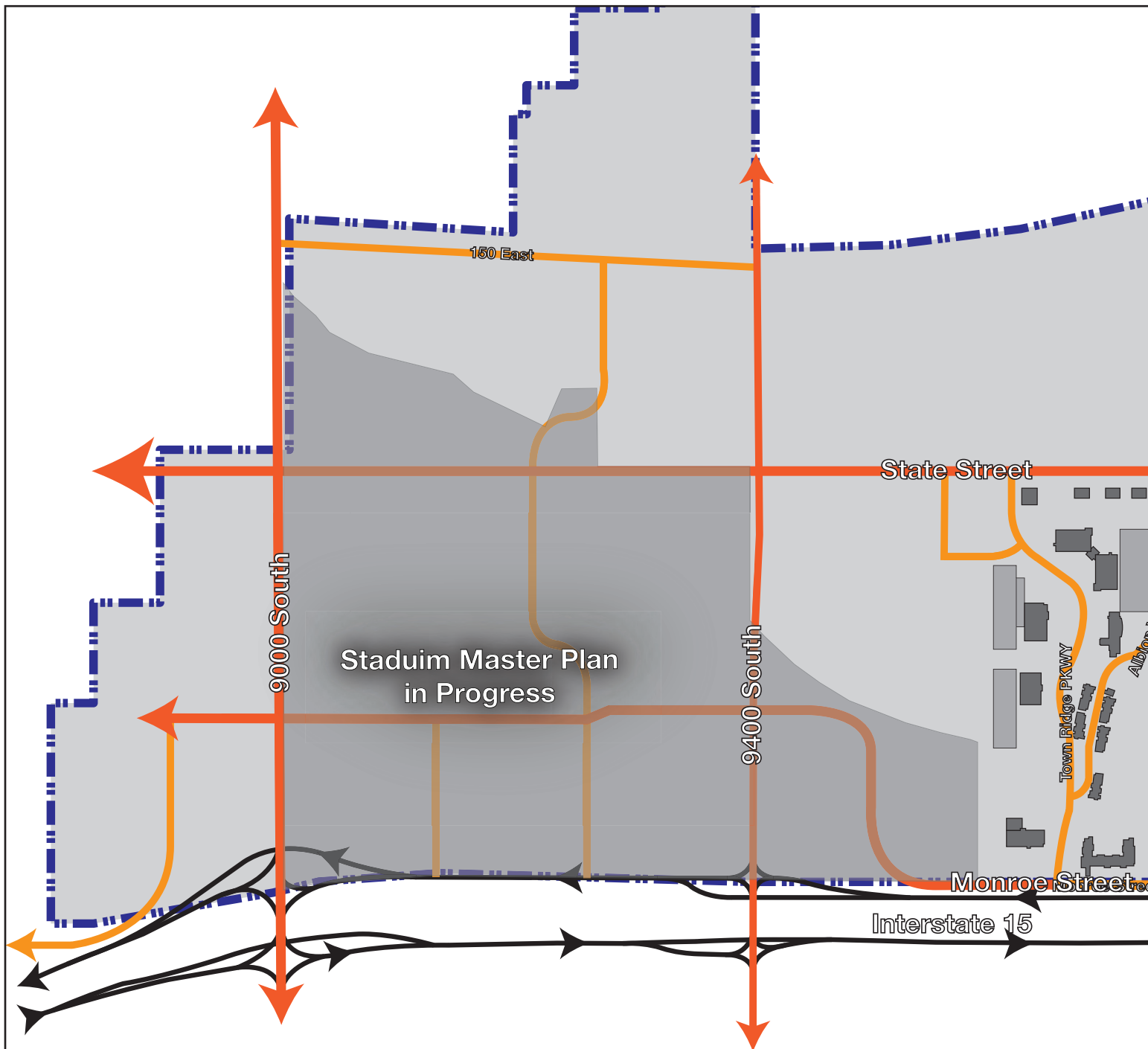


Chapter 3

Streetscape Designs

Street Design-Type Classification Map
Streetscape Design-Type 1 Chart
Streetscape Design-Type 2 Chart
Streetscape Design-Type 3 Chart
Streetscape Design-Type 4 Chart

These streetscape design-type standards complement the existing standards for thoroughfares in Sandy City. Road and lane widths shall comply with the Sandy City Specifications and Details for Municipal Construction. Pedestrian and landscape spaces shall be a minimum of 14 feet (measured from the top back of curb) on all streets. The design of the public realm shall be based on these regulatory streetscape design-type charts.



STREETSCAPE DESIGN-TYPE 1

East Village Mew

STREETSCAPE DESIGN-TYPE 2

- Midvillage Boulevard
- 10080 South
- Centennial Parkway
- 10200 South

STREETSCAPE DESIGN-TYPE 3

- Sego Lily Drive
- Beetdigger Boulevard
- Creek Run Way
- Civic Center Drive
- Town Ridge Parkway

See in Cairns Master Plan as:

Streetscape Design-Type 1 = Pedestrian Mew and Mid-block Break
 Streetscape Design-Type 2 = Residential, District, RDE Streets

Streetscape Design-Type 3 = Collector and Distributor Streets
 Streetscape Design-Type 4 = Arterial and Boulevard Streets

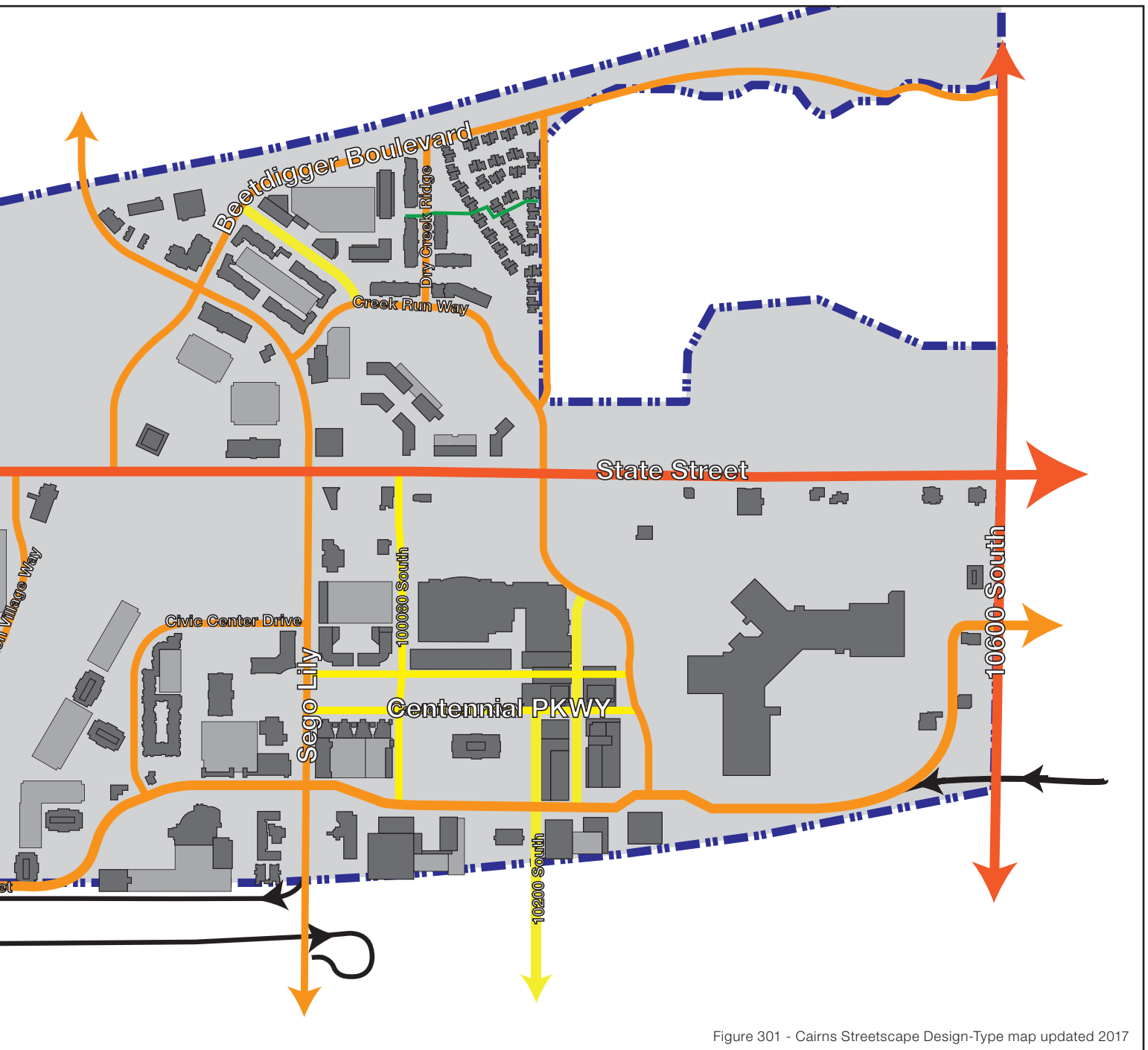


Figure 301 - Cairns Streetscape Design-Type map updated 2017

STREETSCAPE DESIGN-TYPE 3 cont.

- Albion Village Way
- Stadium Way
- Dry Creek Ridge Lane
- Harrison-street
- 10200 South (west of State)
- Monroe

STREETSCAPE DESIGN-TYPE 4

- State Street
- 10600 South
- 9000 South
- 9400 South

STREETSCAPE DESIGN-TYPE 1

See in master plan as = pedestrian mew, mid-block breaks

STREETSCAPE ELEMENT	REGULATION THAT SHALL BE IMPLEMENTED		EXPLANATION	REFERENCE
Design Priority	Pedestrian		In areas where there is or could be direct pedestrian and vehicular interaction, this requirement shall denote which user will be given the design priority.	Section 2.3
Parkstrip Treatment	Encouraged (all types allowed)		This requirement explains how to design the designated eight-foot parkstrip area. Parkstrip treatment areas may be larger or smaller than eight feet.	Section 2.2
Clear Walkway	10 feet		This requirement dictates the smallest amount of clear walkway space that shall exist at any given point along the street. Walkways should have a small meander.	
Minimum Setback from Pedestrian Space (Building Space Size)	6 feet		This requirement shall dictate minimum setbacks. It creates a minimum extension to the pedestrian realm by forcing the building back.	Subsection 2.1.3 & Section 2.6
Maximum Building Setback	Primary Frontage	Secondary Frontage	Dictates the maximum distance any portion of the building frontage may be setback from the property line. Secondary Frontage setbacks will only be applicable on corner lots or lots with two or more frontages.	Section 2.6
	N/A	N/A		
Paving Material	Primary Material	Secondary Material	Dictates what type of pavement materials should be required in the pedestrian realm. Treatments for adjacent applications of both public and private portions of the pedestrian realm should be the same or similar. Saw cuts should create irregular shapes and patterns.	
	Specialty paver &/or stamped, special, &/or colored concrete	Specialty paver &/or stamped, special, &/or colored concrete		
Pavement Interruption Frequency	50 feet		Dictates the minimum frequency at which a pavement interruption, LID measures, or a unique furnishings and/or amenity shall be incorporated into the public realm.	Subsection 2.1.4
Number of Pedestrian Building Entrances	2 per 200 feet		Dictates the minimum number of street entrances to a building that shall be required.	
Block Breaks	N/A		The maximum length of any one block side allowed before another pedestrian break shall be required. Breaks should be created with streets and/or pedestrian mews. (May be substituted with the creation of a community gathering space with all applicable amenities, furnishings, and features).	Subsection 9.1.6
Drive-Thru	Prohibited		Dictates whether or not a business with a drive-thru may be located on the thoroughfare.	Section 2.8
On-Street Parking	Temporary		Dictates whether on-street parking is required, limited, temporary, or prohibited. This provision may require the dedication of additional right-of-way.	
Minimum Ground Floor Commercial	Encouraged		Dictates the minimum amount of a building that shall be used for a retail, restaurant, entertainment, or other consumer based business or use.	Section 2.7
Maximum Retail Space	8,000 sq/ft		Dictates the maximum ground floor size of a single retail, restaurant, or other consumer based business or use. Commercial uses wanting additional space shall be required to use multiple stories.	Section 2.7
Preferred Retail Uses	Casual dining, fine dining, counter service dining, live entertainment venues, small scale consumer goods		When implemented in a vertical mixed use project, preferred retail uses can receive exemption from certain regulations at the discretion of the Community Development Director. 1. Relief from maximum retail space requirements up to 12,000 sq/ft. 2. Reduction of 70% frontage rule (section 2.6) to 50% minimum build to setback.	

This chart does not contain all requirements. It is intended to be a quick reference for most requirements related to the streetscape and public realm design. The associated references must be read to understand all requirements and intents. A complete review of the entire document is encouraged to understand all requirements. To the extent there is any conflict between this chart and any Section(s) of the Design Standards referenced in this chart, the Section(s) shall govern.



Figure 302 - Type 1 design example: street raised to match the sidewalk



Figure 303 - Type 1 design example: outdoor seating



Figure 304 - Type 1 design example: ground floor commercial



Figure 305 - Type 1 design example: street lighting



Figure 306 - Type 1 design example: pavement interruptions



Figure 307 - Type 1 design example: festivals and pedestrian interaction



Figure 308 - Type 1 design example: residential mew



Figure 309 - Type 1 design example: temporary landscaping in the building space



Figure 310 - Type 1 design example: public art

STREETSCAPE DESIGN-TYPE 2

See in master plan = residential, RDE, district streets

STREETSCAPE ELEMENT	REGULATION THAT SHALL BE IMPLEMENTED		EXPLANATION	REFERENCE
Design Priority	Pedestrian		In areas where there is or could be direct pedestrian and vehicular interaction, this requirement shall denote which user will be given the design priority.	Section 2.3
Parkstrip Treatment	Formal		This requirement explains how to design the designated eight-foot parkstrip area. Parkstrip treatment areas may be larger or smaller than eight feet.	Section 2.2
Clear Walkway	8 feet		This requirement dictates the smallest amount of clear walkway space that shall exist at any given point along the street. Walkways should have a small meander.	
Minimum Setback from Pedestrian Space (Building Space Size)	10 feet		This requirement shall dictate minimum setbacks. It creates a minimum extension to the pedestrian realm by forcing the building back.	Subsection 2.1.3 & Section 2.6
Maximum Building Setback	Primary Frontage	Secondary Frontage	Dictates the maximum distance any portion of the building frontage may be setback from the property line. Secondary Frontage setbacks will only be applicable on corner lots or lots with two or more frontages.	Section 2.6
	15 feet	20 feet		
Paving Material	Primary Material	Secondary Material	Dictates what type of pavement materials should be required in the pedestrian realm. Treatments for adjacent applications of both public and private portions of the pedestrian realm should be the same or similar. Saw cuts should create irregular shapes and patterns.	
	Saw-cut concrete	Specialty paver &/or stamped, special, &/or colored concrete		
Pavement Interruption Frequency	50 feet		Dictates the minimum frequency at which a pavement interruption, LID measures, or a unique furnishings and/or amenity shall be incorporated into the public realm.	Subsection 2.1.4
Number of Pedestrian Building Entrances	4 per 200 feet		Dictates the minimum number of street entrances to a building that shall be required.	
Block Breaks	400 feet		The maximum length of any one block side allowed before another pedestrian break shall be required. Breaks should be created with streets and/or pedestrian mews. (May be substituted with the creation of a community gathering space with all applicable amenities, furnishings, and features).	Subsection 9.1.6
Drive-Thru	Prohibited		Dictates whether or not a business with a drive-thru may be located on the thoroughfare.	Section 2.8
On-Street Parking	Required		Dictates whether on-street parking is required, limited, temporary, or prohibited. This provision may require the dedication of additional right-of-way.	
Minimum Ground Floor Commercial	30% and commercial or flex commercial on all corners		Dictates the minimum amount of a building that shall be used for a retail, restaurant, entertainment, or other consumer based business or use.	Section 2.7
Maximum Retail Space	8,000 sq/ft		Dictates the maximum ground floor size of a single retail, restaurant, or other consumer based business or use. Commercial uses wanting additional space shall be required to use multiple stories.	Section 2.7
Preferred Retail Uses	Casual dining, fine dining, counter service dining, live entertainment venues, small scale consumer goods		When implemented in a vertical mixed use project, preferred retail uses can receive exemption from certain regulations at the discretion of the Community Development Director. 1. Relief from maximum retail space requirements up to 12,000 sq/ft. 2. Reduction of 70% frontage rule (section 2.6) to 50% minimum build to setback.	

This chart does not contain all requirements. It is intended to be a quick reference for most requirements related to the streetscape and public realm design. The associated references must be read to understand all requirements and intents. A complete review of the entire document is encouraged to understand all requirements. To the extent there is any conflict between this chart and any Section(s) of the Design Standards referenced in this chart, the Section(s) shall govern.



Figure 311 - Type 2 design example: on-street parking



Figure 312 - Type 2 design example: prominent building frontages



Figure 313 - Type 2 design example: formal parkstrip treatment



Figure 315 - Type 2 design example: ground floor commercial



Figure 316 - Type 2 design example: pavement interruptions



Figure 314 - Type 2 design example: bicycle amenities



Figure 317 - Type 2 design example: encroachments should leave a clear walkway



Figure 318 - Type 2 design example: transit-oriented development



Figure 319 - Type 2 design example: outdoor seating



Figure 320 - Type 2 design example: ground floor fenestration



Figure 321 - Type 2 design example: awnings in the building zone

STREETSCAPE DESIGN-TYPE 3

See in master plan = Collector and Distributor Street

STREETSCAPE ELEMENT	REGULATION THAT SHALL BE IMPLEMENTED		EXPLANATION	REFERENCE
Design Priority	Shared		In areas where there is or could be direct pedestrian and vehicular interaction, this requirement shall denote which user will be given the design priority.	Section 2.3
Parkstrip Treatment	Informal		This requirement explains how to design the designated eight-foot parkstrip area. Parkstrip treatment areas may be larger or smaller than eight feet.	Section 2.2
Clear Walkway	8 feet		This requirement dictates the smallest amount of clear walkway space that shall exist at any given point along the street. Walkways should have a small meander.	
Minimum Setback from Pedestrian Space (Building Space Size)	8 feet		This requirement shall dictate minimum setbacks. It creates a minimum extension to the pedestrian realm by forcing the building back.	Subsection 2.1.3 & Section 2.6
Maximum Building Setback	Primary Frontage	Secondary Frontage	Dictates the maximum distance any portion of the building frontage may be setback from the property line. Secondary Frontage setbacks will only be applicable on corner lots or lots with two or more frontages.	Section 2.6
	16 feet	25 feet		
Paving Material	Primary Material	Secondary Material	Dictates what type of pavement materials should be required in the pedestrian realm. Treatments for adjacent applications of both public and private portions of the pedestrian realm should be the same or similar. Saw cuts should create irregular shapes and patterns.	
	Saw-cut concrete	Stamped, special, &/or colored concrete		
Pavement Interruption Frequency	75 feet		Dictates the minimum frequency at which a pavement interruption, LID measures, or a unique furnishings and/or amenity shall be incorporated into the public realm.	Subsection 2.1.4
Number of Pedestrian Building Entrances	3 per 200 feet		Dictates the minimum number of street entrances to a building that shall be required.	
Block Breaks	400 feet		The maximum length of any one block side allowed before another pedestrian break shall be required. Breaks should be created with streets and/or pedestrian mews.	Subsection 9.1.6
Drive-Thru	Limited - Only allowed where a project also fronts a type 4 street		Dictates whether or not a business with a drive-thru may be located on the thoroughfare.	Section 2.8
On-Street Parking	Required		Dictates whether on-street parking is required, limited, temporary, or prohibited. This provision may require the dedication of additional right-of-way.	
Minimum Ground Floor Commercial	15% and commercial or flex commercial on 1/2 of all corners		Dictates the minimum amount of a building that shall be used for a retail, restaurant, entertainment, or other consumer based business or use.	Section 2.7
Maximum Retail Space	10,000 sq/ft		Dictates the maximum ground floor size of a single retail, restaurant, or other consumer based business or use. Commercial uses wanting additional space shall be required to use multiple stories.	Section 2.7
Preferred Retail Uses	Casual dining, fine dining, counter service dining, live entertainment venues, small scale consumer goods		When implemented in a vertical mixed use project, preferred retail uses can receive exemption from certain regulations at the discretion of the Community Development Director. 1. Relief from maximum retail space requirements up to 12,000 sq/ft. 2. Reduction of 70% frontage rule (section 2.6) to 50% minimum build to setback.	

This chart does not contain all requirements. It is intended to be a quick reference for most requirements related to the streetscape and public realm design. The associated references must be read to understand all requirements and intents. A complete review of the entire document is encouraged to understand all requirements. To the extent there is any conflict between this chart and any Section(s) of the Design Standards referenced in this chart, the Section(s) shall govern.



Figure 322 - Type 3 design example: transit oriented design



Figure 323 - Type 3 design example: on-street parking



Figure 324 - Type 3 design example: ground floor retail and dining



Figure 325 - Type 3 design example: clear walkways



Figure 326 - Type 3 design example: primary frontage for a corner building



Figure 327 - Type 3 design example: safe pedestrian travel spaces

STREETSCAPE DESIGN-TYPE 4

See in master plan = Arterial and Boulevard Street

STREETSCAPE ELEMENT	REGULATION THAT SHALL BE IMPLEMENTED		EXPLANATION	REFERENCE
Design Priority	Vehicle		In areas where there is or could be direct pedestrian and vehicular interaction, this requirement shall denote which user will be given the design priority.	Section 2.3
Parkstrip Treatment	Combination		This requirement explains how to design the designated eight-foot parkstrip area. Parkstrip treatment areas may be larger or smaller than eight feet.	Section 2.2
Clear Walkway	10 feet		This requirement dictates the smallest amount of clear walkway space that shall exist at any given point along the street. Walkways should have a small meander.	
Minimum Setback from Pedestrian Space (Building Space Size)	8 feet		This requirement shall dictate minimum setbacks. It creates a minimum extension to the pedestrian realm by forcing the building back.	Subsection 2.1.3 & Section 2.6
Maximum Building Setback	Primary Frontage	Secondary Frontage	Dictates the maximum distance any portion of the building frontage may be setback from the property line. Secondary Frontage setbacks will only be applicable on corner lots or lots with two or more frontages.	Section 2.6
	20 feet	30 feet		
Paving Material	Primary Material	Secondary Material	Dictates what type of pavement materials should be required in the pedestrian realm. Treatments for adjacent applications of both public and private portions of the pedestrian realm should be the same or similar. Saw cuts should create irregular shapes and patterns.	
	Saw-cut concrete	Stamped, special, &/or colored concrete		
Pavement Interruption Frequency	100 feet		Dictates the minimum frequency at which a pavement interruption, LID measures, or a unique furnishings and/or amenity shall be incorporated into the public realm.	Subsection 2.1.4
Number of Pedestrian Building Entrances	2 per 200 feet		Dictates the minimum number of street entrances to a building that shall be required.	
Block Breaks	500 feet		The maximum length of any one block side allowed before another pedestrian break shall be required. Breaks should be created with streets and/or pedestrian mews.	Subsection 9.1.6
Drive-Thru	Limited		Dictates whether or not a business with a drive-thru may be located on the thoroughfare.	Section 2.8
On-Street Parking	Limited		Dictates whether on-street parking is required, limited, temporary, or prohibited. This provision may require the dedication of additional right-of-way.	
Minimum Ground Floor Commercial	10% and commercial or flex commercial on all corners		Dictates the minimum amount of a building that shall be used for a retail, restaurant, entertainment, or other consumer based business or use.	Section 2.7
Maximum Retail Space	20,000 sq/ft		Dictates the maximum ground floor size of a single retail, restaurant, or other consumer based business or use. Commercial uses wanting additional space shall be required to use multiple stories.	Section 2.7

This chart does not contain all requirements. It is intended to be a quick reference for most requirements related to the streetscape and public realm design. The associated references must be read to understand all requirements and intents. A complete review of the entire document is encouraged to understand all requirements. To the extent there is any conflict between this chart and any Section(s) of the Design Standards referenced in this chart, the Section(s) shall govern.

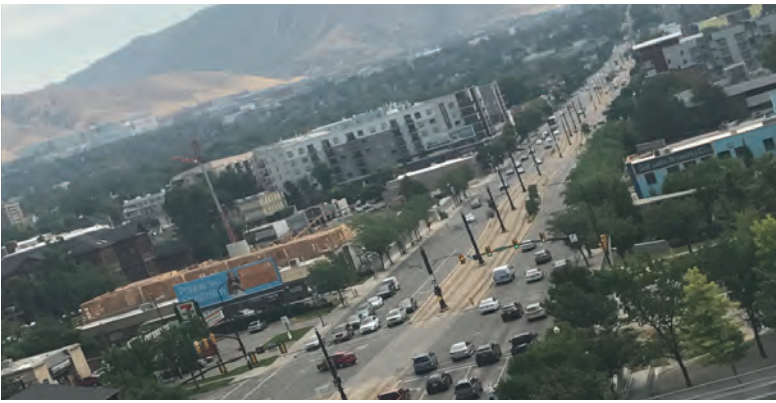


Figure 328 - Type 4 design example: convenient route for vehicular traffic



Figure 329 - Type 4 design example: vehicular oriented design



Figure 330 - Type 4 design example: high-quality pedestrian and vehicular design elements



Figure 331 - Type 4 design example: creative use of concrete in pedestrian space



Figure 333 - Type 4 design example: secondary building frontages



Figure 332 - Type 4 design example: car, train, and bikes lanes included



Figure 334 - Type 4 design example: easily visible crosswalks



Chapter 4

Building Massing

Where Mountain Meets Urban
Base, Middle, and Top Treatments
Specialty Uses
Building Heights

This chapter will provide regulations to create buildings that promote pedestrian activity, safety, and community interaction through appropriate massing and arrangement. Massing and arrangement will help create the character of the street that is consistent with The Cairns Master Plan. All buildings should be designed with a variety of vertical and horizontal planes that provide physical breaks in a buildings' facade. This relief treatment will reduce the mass of buildings and provide an appropriate scale to each street. The massing of buildings has a significant influence on the overall character of The Cairns, and greatly affects the experience one will have when visiting. Evaluating how the building mass is broken up should be the first step in designing a new building.

4.1 Where Mountain Meets Urban Architecture

The following natural Wasatch Mountain Range elements should be used within buildings and architecture in The Cairns to connect mountain and urban.

Architectural Canyons – large, straight, continuous breaks in the facade that typically extend through multiple levels of the building.

Architectural Crevices – smaller breaks in a building used to break up planes and help create a rhythm in design. Can be horizontal, vertical, or angular.

Architectural Cliffs – large, uninterrupted drop of a building wall from a high part of the building. Usually done in conjunction with a series of ledges.

Architectural Ledges – one or more small drops in a buildings' mass. Best when done in a series of multiple ledges and with a cliff element.

Architectural Hanging Valleys – large and small uncovered decks usually used to help distinguish one level from the next. These spaces provide opportunities for outdoor areas and are used to reduce the mass of a building.

Architectural Peaks – the top of a building that is narrower than the base and middle. The peak is typically articulated with a different material or application of the material used in the middle. Peaks are best articulated with a series of ledges.



Figure 401- Lone Peak example of mountain features



Figure 402 - Office example of a modern take on Where Mountain Meets Urban architecture



Figure 403 - Residential example of a modern take on Where Mountain Meets Urban architecture

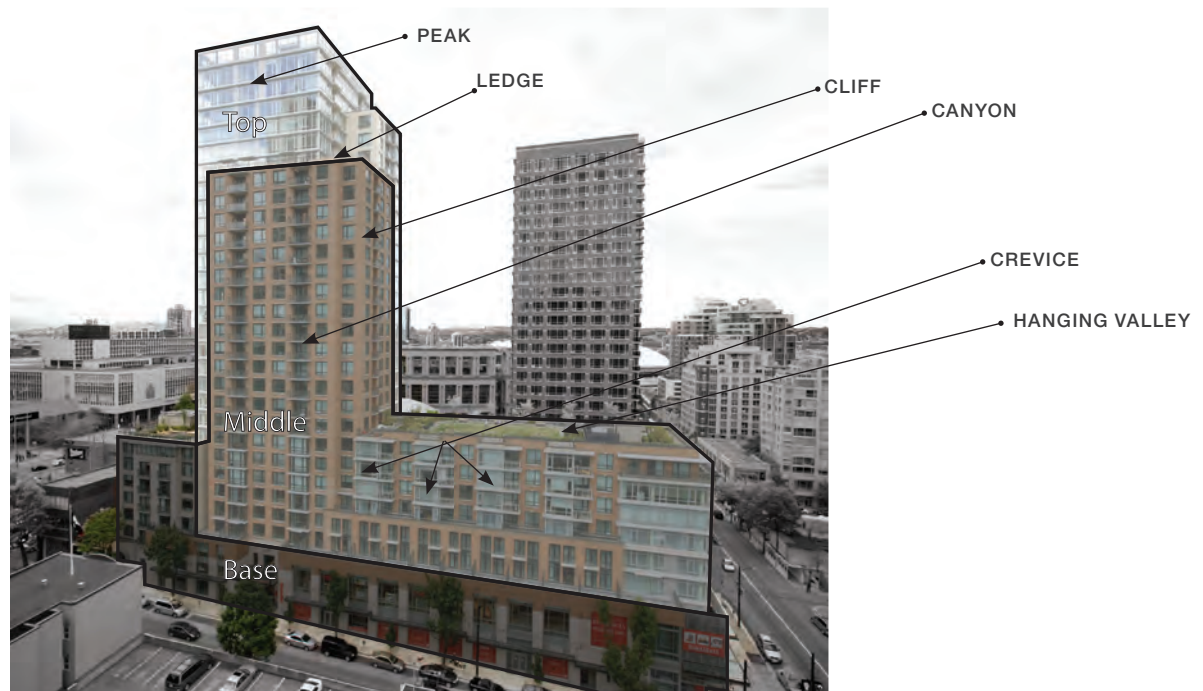


Figure 404 - graphic example showing how to implement mountain elements into buildings

4.2 Base, Middle, and Top Treatments

Along with the mountain elements, designing buildings with a defined base, middle, and top creates a connection to the Where Mountain Meets Urban theme. For a more in-depth interpretation of base, middle, and top treatments see The Cairns Master Plan pages 54-55.

Building Base: the base of the building should be well defined, with a clear break from the middle. It should include large windows with a unique treatment that help distinguish it from the middle and top of the building. The base should contribute to the quality of the public realm, having active frontages (windows with transparent glass providing views to the interior), porches, awnings, lighting, and high-quality materials, thus grounding the building to the site. In limited portions, the base and top treatments may intersect. (See figures 405 and 406)

Building Middle: the middle of the building should define the building, with multiple and varied planes that give the appearance of canyons, crevices, cliffs, and ledges. Step-backs between the middle and bottom or top provide opportunities for elevated ledges or hanging valleys. The middle should include elements that break up the building into multiple small elements and planes instead of one or two large elements. The middle should complement the architectural features of the base and the top by including windows and materials (see figure 406) that are visually cohesive with the base and the top, and that maintains the overall scale of the street.

Building Top: the top of a building should be tapered from the base and middle of the building – particularly for buildings ten stories or more. It should be a different material to further distinguish it from the other levels of the building. The top and middle of the building can and should have several elements that encroach one another. The majority of the top of a building should not be more than a couple stories. For smaller buildings (four stories or less), the top should consist of the roof and cornice treatment. This section should integrate the base and the middle to provide a visually coherent building.



Figure 405 - graphic highlighting a buildings base, middle, and top.



Figure 406 - Example of a building with a strong base, middle, and top



Figure 407 - Example of a building with a prominent top section

4.2.1 PRINCIPLES OF SUCCESS

- a. Create and preserve a human scale in architecture and articulation.
- b. Use Where Mountain Meets Urban and natural mountain elements to break up the mass of buildings.
- c. Reduce the mass of buildings by stepping them back as they increase in height.
- d. Create varied roof lines and levels with a series of step-backs, punched openings and protrusions in building architecture.

4.2.2 CHECKLIST OF REQUIREMENTS

- Each building facade shall have at least one horizontal break. Horizontal breaks shall be offset at least 3 feet from the building face. (See figure 408) This requirement may be excused if the building design meets this document's definition for iconic architecture
- All buildings shall have a distinguishable base, middle, and top as defined in this document.

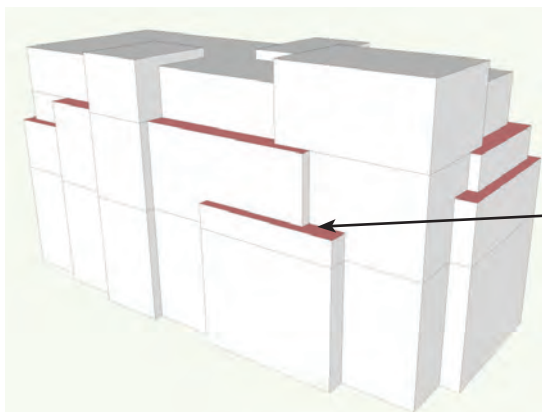


Figure 408 - Graphic illustrating examples of horizontal breaks

4.3 Specialty Uses

Entertainment, civic, and institutional uses present a unique opportunity to get iconic architectural buildings in Sandy City. All specialty uses shall go to the Planning Commission for review and approval. These uses may not be held to the same massing or building height standards as other uses. Specialty use buildings shall receive additional review and approvals, and will be given more flexibility in their design. For architectural requirements, please see section 5.1.4 of this document.

4.4 Building Heights

Residential, office, and hospitality use building heights in The Cairns shall be regulated by their location shown in figure 409. This map reflects areas that have been master planned. It will be updated as Study Areas are master planned and appropriate building heights are determined.

Although some areas allow single-story buildings, it is strongly encouraged that all buildings be at least two stories, or 20 feet in height in a single-story building. Development on properties associated with the Shops at South Town (shown in a hatch) may be allowed to go up to ten stories.

The preservation of mountain views is critical to maintaining the relationship between The Cairns and the Wasatch Mountains. The preservation of these views should be a consideration for each project in The Cairns.

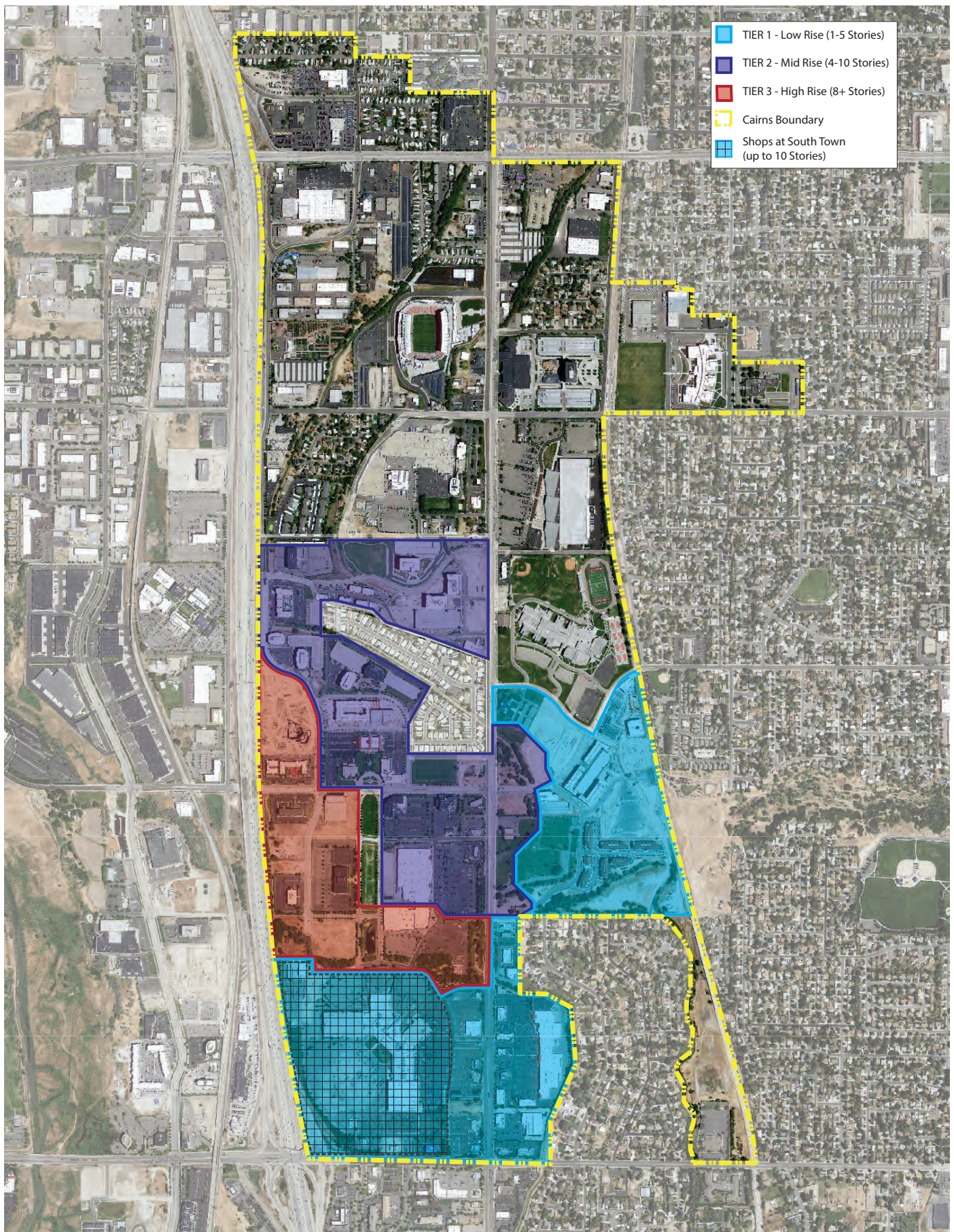


Figure 409 - Map showing building massing areas in The Cairns



Chapter 5

Building Architecture

Architecture
Site Grade
Roof Treatments
Lighting

These architectural standards will establish a coherent theme for The Cairns which will provide this part of Sandy City with a meaningful and unique character. These controls will regulate how the building will be viewed from the public realm, while encouraging contemporary, urban designs that incorporate mountain themes.

5.1 Architecture

Buildings in The Cairns are one of the most visible elements and should be designed with the Where Mountain Meets Urban theme in mind. Architecture in The Cairns should be used to help create a sense of identity, theme, and unity in the district.

5.1.1 PRINCIPLES OF SUCCESS:

- a. Relate the building and architecture to the natural site by stepping buildings and avoiding mass leveling of the site.
- b. Activate the public realm by enhancing the ground floor of buildings with material and massing articulations, lighting, furniture, windows, and signs.
- c. Screen or hide mechanical equipment, utility boxes, loading areas, and any other building element that may detract from the aesthetics of the structure.
- d. Use materials to accent and highlight the base, middle, and top of a building as well as any unique features of the building.
- e. Avoid blank, unarticulated walls and treatments.

5.1.2 COMMERCIAL AND HOSPITALITY USES

The commercial and hospitality uses in The Cairns should be designed to be easily accessible and inviting to pedestrians. Like most uses in The Cairns, commercial and hospitality building should create a human scale and a strong street presence to promote a walkable district.

MATERIAL REQUIREMENTS

- Full brick veneer, quarried stone, architectural metals, glass or pre-cast architectural concrete, or other high-quality material as recommended by The Cairns Architectural Review Committee (CARC), shall be used on at least 80% of building bases and 50% of building middles for all building facades visible from public streets
- Uninterrupted horizontal expanses of 50 feet in length of any opaque material, including opaque glass, shall be prohibited on building frontages visible from public streets
- Fully transparent, clear glass shall be required on the bottom two stories or 20 feet of any building for visibility at least three feet into the building
- Mirrored or highly reflective glass is prohibited. Opaque glass is prohibited from occupiable spaces

ENTRIES:

- Entries are encouraged at all block corners
- All retail or restaurant entries to a building shall include a material change or different articulation of the same material in and around the entry

Each entry to a building shall be articulated with at least one of the following:

- a. A horizontal shift in the facade of the building (at least two feet in or out) where the door is located
- b. A distinguishable architectural change which clearly defines the entry
- c. A canopy, overhang, or arch above the entrance
- d. Peaked roof or raised parapet structure over the door

FENESTRATION:

Building Base:

- ❑ 70% minimum fenestration shall be required for bottom story along building frontages facing the street
- ❑ 50% minimum fenestration shall be required for 2nd story along building frontages facing the street

Building Middle and Top:

- ❑ Middle and Top sections shall have between 50% and 80% glass window treatments for all facades



Figure 501 - Corner entrances on commercial uses

ARTICULATIONS:

- ❑ Buildings shall include a clearly defined base, middle, and top
- ❑ At block corners, buildings shall include enhanced articulation that minimally includes a building protrusion or recessed treatment

Building Base:

- ❑ (Streetscape Design-Types 1, 2, 3) Horizontal building articulations for street facing walls shall be required at least every 50 feet to break up facades and create a human-scale
- ❑ (Streetscape Design-Type 4) Horizontal building articulations shall be required at least every 75 feet to break up facades
- ❑ Vertical articulations shall minimally extend to the full height of the ground floor

Middle and Top:

- ❑ Vertical and horizontal divisions shall be required so that a variety of physical and material breaks exist in the facade
- ❑ Building facades shall include a sequence of articulations to provide architectural relief and shadowing



Figure 502 - Articulations for architectural relief



Figure 503 - Protruding display windows for fenestration



Figure 504 - High-quality materials on a building frontage



Figure 505 - Recessed corner treatment and a mix of architectural material

5.1.3 RESIDENTIAL USES

As with other uses, residential units in The Cairns should reflect the Where Mountain Meets Urban theme by incorporating high-quality materials and base, middle, and top treatments. These buildings should promote a walkable atmosphere while still preserving the privacy of residents by including fenestration and street entrances.

MATERIAL REQUIREMENTS:

- Full brick veneer, quarried stone, architectural metals, glass or pre-cast architectural concrete, or other high-quality material as recommended by The Cairns Architectural Review Committee (CARC), shall be used on at least 80% of building bases and 50% of building middles for all building facades visible from public streets
- Uninterrupted horizontal expanses over 25 feet in length of any opaque material shall be prohibited on all primary and secondary frontages

FENESTRATION REQUIREMENTS:

a. Multi-Family (see definitions) Building Base:

- Ground floor units should include at least 40% window treatments along all building frontages

b. Multi-Family Building Middle and Top:

- Middle and top stories shall have between 40% and 80% glass window treatments for all facades

c. Attached Single-Family (see definitions):

- Windows shall be required on all building frontages

ENTRY REQUIREMENTS:

- Ground floor units along street frontages shall include a primary entrance from the street
- Ground floor unit entrances should have a vertical separation from the adjacent sidewalk

ARTICULATION REQUIREMENTS:

- Buildings shall include a clearly defined base, middle, and top
- Balconies a minimum of four feet deep shall be required on at least 40% of all multi-family units
- Horizontal building articulations for building frontages shall be required at least every 25 feet to break up facades and create a human-scale
- Building protrusions or recessed treatment extending above the base of the building shall be required at block corners



Figure 506 - Residential entrance located above the sidewalk grade



Figure 507 - Single-family home with a front porch



Figure 509 - High-quality materials on residential buildings



Figure 508 - Create vibrant residential community spaces for multi-family homes



Figure 510 - Stairs off the sidewalk as primary entrances into residential uses



Figure 511- Attached single-family with windows on the primary frontage



Figure 512 - Residential fenestration and balconies



Figure 513 - Mixed use project with multi-family housing on top



Figure 514 - Multi-family housing with street entrances and balconies to "activate" the street

5.1.4 INSTITUTIONAL, CIVIC, AND ENTERTAINMENT USES

Institutional, civic, and entertainment uses in The Cairns have the least strict requirements in order to create opportunities for iconic and unique architecture. These buildings should still meet the Where Mountain Meets Urban feel and promote street activity through their architecture.

MATERIAL REQUIREMENTS

- ❑ Full brick veneer, quarried stone, architectural metals, glass or pre-cast architectural concrete, or other high-quality material as recommended by The Cairns Architectural Review Committee (CARC), shall be used on at least 80% of building bases and 50% of building middles for all building facades visible from public streets
- ❑ Uninterrupted horizontal expanses over 25 feet in length of any opaque material shall be prohibited on all primary and secondary frontages

FENESTRATION:

- ❑ No less than 50% of the ground floor on-street facing walls should include a non-reflective, transparent glass treatment such that there is visibility at least three feet into the building

ENTRIES:

- ❑ Entries are encouraged at all block corners
- ❑ Each entry to a building shall be articulated with at least one of the following:
 - a. A horizontal shift in the facade of the building (at least two feet in or out) where the door is located
 - b. A distinguishable architectural change which clearly defines the entry
 - c. A canopy, overhang, or arch above the entrance
 - d. Peaked roof or raised parapet structure over the door

ARTICULATIONS:

- ❑ Buildings shall include a clearly defined base, middle, and top
- ❑ Building protrusions or recessed treatments extending above the base of the building shall be required at block corners

Building Base:

- ❑ (Streetscape Design-Types 1, 2, 3) Horizontal building articulations for building frontages shall be required at least every 25 feet to break up facades and create a human-scale
- ❑ Horizontal articulations shall minimally extend to the full height of the ground floor

Middle and Top:

- ❑ Vertical and horizontal articulation shall be required to create a variety of physical and material breaks in the facade
- ❑ Building facades shall include a sequence of articulations to provide architectural relief and shadowing



Figure 515 - Hale Centre Theatre with high-quality materials and design



Figure 518 - Stairs as an architectural design element



Figure 516 - Ground floor fenestration

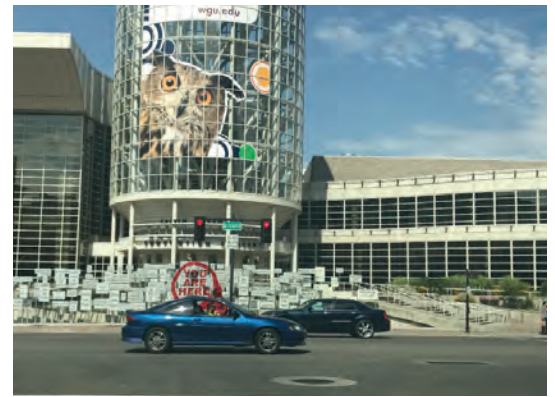


Figure 517 - Convention Center in Salt Lake City as an example of fenestration and unique articulations



Figure 519 - Rio Tinto Stadium, a popular entertainment center in Sandy City that draws visitors from the whole state



Figure 520 - Ground floor fenestration in these uses creates a "buzz" on the streetscape, making it seem busy and inviting

5.2 Site grade

5.2.1 CHECKLIST OF REQUIREMENTS

- Buildings should step with the natural grade of a site
- The foundation of a commercial building shall not extend above four feet from the grade of the adjacent sidewalk
- The foundation of a residential building shall not extend above six feet from the grade of the adjacent sidewalk
- Retaining walls shall not exceed five feet tall measured from the footing - Walls that are stepped shall have a ten-foot separation between retaining walls



Figure 521 - Utility equipment screening example



Figure 522 - Architectural roof capping

5.3 Roof Treatments

5.3.1 CHECKLIST OF REQUIREMENTS

- All roof top mechanical or utility equipment shall be screened (see figure 521- 523)
- Roof treatments shall be designed to architecturally cap the building (see figure 523)



Figure 523 - Utility equipment screening example



Figure 524 - Bollard lighting



Figure 525 - Directional lighting

5.4 Lighting

5.4.1 CHECKLIST OF REQUIREMENTS

- Public and private street lights and parking lot lights shall be configured in a manner that minimizes the amount of light pollution or light trespass onto adjacent properties (see figure 526)
- Public street lights within The Cairns District shall be installed as per Sandy City
- With the exception of landscape and architectural lighting, private outdoor spaces shall be lit with lighting that is shielded so it can only project downward (see figure 526)

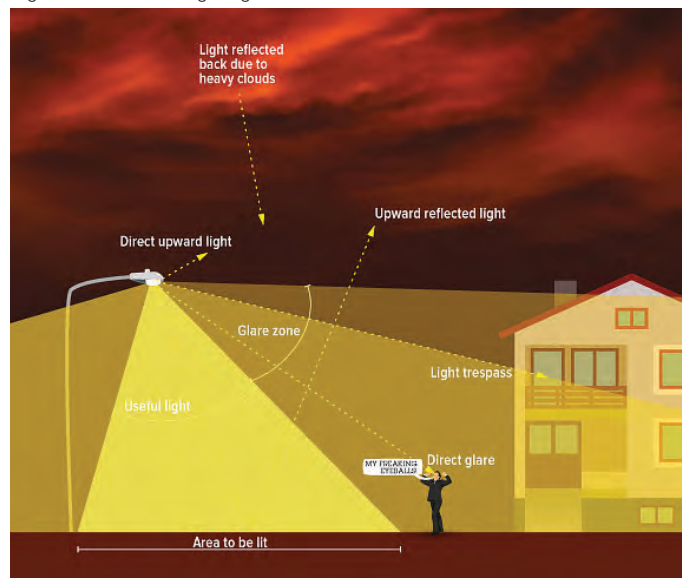


Figure 526 - Graphic showing why directional lighting is preferred

Chapter 6

Parking Arrangement

Surface Parking
Structured Parking
Parking Entrances

Parking and the way it is arranged is critical to the success of The Cairns. There must be adequate parking evenly distributed throughout The Cairns. Too much parking or parking arranged in the wrong manner can have a negative impact on the public realm and ultimately the aesthetic value of The Cairns. Proper parking arrangement will improve the public realm and enhance safety, encourage walkability, reduce surface parking, encourage on-site stormwater management, and properly integrate parking into the urban fabric.

6.1 Surface Parking

Surface parking is a traditional application of parking with a series of striped parking stalls on an improved (usually asphalt) surface. This type of parking is strongly discouraged and subject to Sandy City's parking ordinances. Surface parking lots are not permitted as a primary use. To use the adjacent chart, follow the guidelines for the streetscape design-type upon which your project's primary frontage falls.

PRINCIPLES OF SUCCESS

- a. Preserve street frontages as much as possible for buildings and active pedestrian spaces by locating parking in places that it can be screened from the public realm.
- b. Provide required parking in parking structures whenever possible.
- c. Reduce the heat-island effect by covering parking surfaces with landscape materials.
- d. Provide clear and visible signage for parking locations and to designate to whom the parking is available.
- e. Use LID (Low Impact Development) or other creative solutions for dealing with stormwater from parking surfaces.
- f. Provide ample lighting and other security measures for the safety of parking facilities.
- g. Provide attractive and accessible pedestrian paths throughout surface parking lots to promote walkability.
- h. Provide electric vehicle charging stations whenever possible.

6.1.1 SURFACE PARKING CHECKLIST OF REQUIREMENTS

- Surface parking shall comply with chart 601
- Where surface parking lots are allowed between a building and the street (Public Realm), at least 50% of the street frontage shall be fronted with buildings

- Where decorative screening is required, it shall minimally include a four-foot decorative wall and/or hedge
- Landscape island tree spacing may be adjusted up or down based on the type of tree
- Landscape island trees shall be a fruitless variety of tree

SURFACE PARKING REQUIREMENTS				
Parking Lot Requirements for Primary Frontages	Streetscape Design Types			
	Type 1	Type 2	Type 3	Type 4
Maximum consumption of overall site	50%	10%	15%	50%
Allowed in the public realm	L	N	L	L
Maximum % of parking allowed along any public frontage (not including on-street parking)	50%	0%	20%	50%
Minimum surface area to be landscaped	15%	25%	20%	15%
Evenly distributed landscaping within the parking lot	•	•	•	•
Minimum width of landscape islands	6 ft.	6 ft.	6 ft.	8 ft.
Master plan required for parking lots with 50+ surface stalls	•	•	•	•
Minimum setback from public or private right-of-way	15 ft.	N	15 ft.	15 ft.
Decorative screening required (for parking lots visible from public realm)	•	N	•	•
Minimum tree spacing for landscape islands	35 ft.	35 ft.	35 ft.	35 ft.

Chart 601 - Surface parking standards according to a project's primary frontage

• = required

L = limited (discouraged)

N = not permitted

////////////////////
6.1.2 SURFACE PARKING FOR PHASED DEVELOPMENT SITES

Surface parking areas that are part of a phased development shall adhere to the applicable standards of each Streetscape Design Type (see chart 601). Phased surface parking areas may front streets beyond the percentages allowed in the Design-Types except Streetscape Design-Type 2 when approved by the Community Development Director. Phased parking



Figure 601 - Small parking lot landscaped with native grasses



Figure 602 - Large landscape island in a parking lot



Figure 603 - Landscaping in surface parking lots



Figure 604 - Parking in the vehicular ROW



Figure 605 - Safe pedestrian crossing in a parking lot



Figure 606 - Cairns branding in a parking lot

6.2 Structured Parking

This type of parking facility is an engineered structure designed to accommodate a series of ramps and parking stalls. This type of parking facility reduces the effective footprint needed to satisfy parking requirements and preserves space for additional occupied building uses. This type of parking is strongly encouraged.

PRINCIPLES OF SUCCESS

- Preserve street frontages as much as possible for buildings and active pedestrian spaces by locating parking in places that can be screened from the public realm.
- Provide required parking in parking structures whenever possible.
- Reduce the heat-island effect by covering parking surfaces structurally or with landscape materials.
- Provide clear and visible signage for parking locations and to designate to whom the parking is available.
- Use LID (low impact development) or other creative solutions for dealing with stormwater from parking surfaces.
- Provide ample lighting and other security measures to enhance safety.
- Implement CPTED (Crime Prevention Through Environmental Design) design techniques whenever possible.
- Provide electric vehicle charging stations whenever possible.

6.2.1 STRUCTURED PARKING CHECKLIST OF REQUIREMENTS

- Structured parking shall comply with chart 602
- Where shown on chart 602, parking structures should only be allowed along secondary frontages
- Four-sided screening shall shade vehicles and visually screen structures from adjacent uses and streets
- Leasable ground floor commercial or flex-space in parking structures is encouraged

- Architectural screening shall minimally follow two of the articulation requirements for its associated use as outlined in Chapter 5
- Architectural screening shall include full brick veneer, quarried stone, architectural metals, glass or pre-cast architectural concrete, or other high-quality material as recommended by The Cairns Architectural Review Committee (CARC)

STRUCTURED PARKING REQUIREMENTS					
Requirements		Streetscape Design-Type			
		Type 1	Type 2	Type 3	Type 4
Allowed locations	Behind building	•	•	•	•
	Side/adjacent to building	•	L	•	•
	In front of building	L	N	N	L
	Block corners	N	L	N	N
	Adjacent to community space	L	L	N	N
Structure screening required		•	•	•	•
Structure height limited to primary building height		•	•	•	N
Structures adjacent to public realm	% of ground floor commercial	35%	N	70%	35%
	Architectural treatments to match building	•	N	•	•
Min. setback for non-commercial treatment along public frontage		6 ft.	N	10 ft.	10 ft.

Chart 602 - Structured parking standards according to a project's primary frontage

• = allowed

L = limited (discouraged)

N = not permitted

6.2.2 SUB-SURFACE PARKING STRUCTURES

Sub-Surface parking structures are the most desirable in The Cairns. Where a parking structure is partially above and below the site surface, portions above shall be subject to the provisions of Section 6.2.1 Structured Parking Requirements Chart. See Chapter 10 of this document for available incentives for designing sub-surface parking structures.



Figure 606 - Parking garage decorated to brand The Cairns



Figure 607 - Parking garage screened as an architectural element



Figure 608 - Parking garage left open with native landscaping

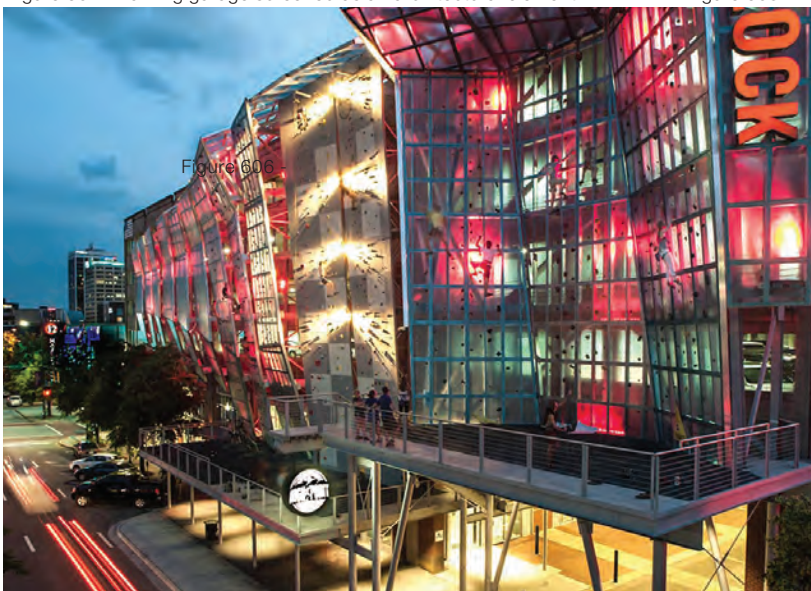


Figure 609 - Parking garage fronted with rock-climbing element



Figure 610 - Parking garage turned into public art

6.3 Parking Entrances

Any type of parking facility, surface, structured, or sub-surface structured, should be strategically designed to limit the number of entrances. Cross-access easements should be used between any adjacent commercial purpose parking lots. Easements may be required based on the anticipated amount of time the surface parking may be used. The following requirements shall be applied to all parking facility entrances.

6.3.1 PARKING ENTRANCE CHECKLIST OF REQUIREMENTS

- ❑ Parking ingress and egress for a double-lane entrance shall be a maximum of 24 feet wide
- ❑ Parking ingress and egress for single-lane entrances shall be a maximum of 14 feet wide
- ❑ Parking ingresses and egresses shall be at least 60 feet from block corners for single lane entrance
- ❑ Parking ingresses and egresses shall be at least 80 feet from block corners for double lane entrance
- ❑ The number of entrances should be limited to a single ingress and egress per street frontage, per parking facility



Figure 611 - Parking entrance blends with the streetscape



Figure 612 - Parking entrance screened by landscaping



Figure 613 - Parking entrance architecturally enhanced with brick and awning

Chapter 7

Furnishings and Landscaping

Furnishings
Landscaping

Furnishings and landscape design are an important tool in realizing the Where Mountain Meets Urban theme of The Cairns. Because the landscaping and furnishings of a project will be at the ground level, interaction between these elements and people in the public realm will be high. For that reason, every opportunity to create a mountain experience with landscape materials and furnishings should be used. This chapter will guide landscape treatments and the use of furnishings on both public and private land to help encourage this interaction and implement mountain elements.

7.1 Furnishings

The following pages include a series of example images for public and private furnishings. Furnishings include benches and other seating elements, bollards, light poles, bike racks, tree grates, and fencing to name a few. These elements contribute to an active public realm and create a pedestrian scale. These examples and images are intended to inspire creativity and provide examples of how and where to apply these elements.

Some elements inside the public ROW will have a required specification that must be used, i.e. street lights, benches, etc. All elements inside the public realm but outside this ROW should be creatively designed and placed, consistent with the Where Mountain Meets Urban theme.

Creative applications of furnishings inside the public realm may be considered a development enhancement. (See Appendix D.)

7.1.1 CHECKLIST OF REQUIREMENTS:

TREE GRATES, MANHOLE COVERS AND SIDEWALK MEDALLIONS:

- Manhole covers (with the exception of sewer district manhole covers) shall be Cairns branded and have an additional identifying marker indicating storm water, water, etc.
- Tree grates shall provide at least 16 square feet of permeable surface
- Tree grates, manhole covers, and sidewalk medallions shall be crafted using high quality materials from the pre-approved list, or as per Sandy City Standard Specifications

TRASH RECEPTACLES:

- Privately maintained trash receptacles should be placed in the building space close to entrances but no less than one every 200 feet
- Recycling receptacles should be paired with at least 1/2 of all trash receptacles (also to be placed in the building zone and privately maintained)
- Trash receptacles shall be crafted using high-quality materials or come from the pre-approved list in Appendix B of this document

BIKE RACKS:

- Each project shall have one bike rack that can accommodate a minimum of 4 bicycles
- Bike racks should be on the primary frontage of a project in the building zone
- Bike racks shall be crafted using high-quality materials or come from the pre-approved list in Appendix B of this document

BENCHES

- Benches should be provided at a minimum of one for every 200 or 300 feet of linear frontage within the building space
- Benches should be placed near transit, public open spaces, and shopping and dining opportunities
- Benches shall be crafted using high-quality materials or come from the pre-approved list in Appendix B of this document

FENCING

- Fencing in the public realm shall not be more than 80% opaque
- Fencing shall be crafted using high-quality materials. Vinyl fencing is discouraged and chain-link fencing shall not be permitted
- Fencing in the public realm shall not be taller than 40 inches

BOLLARDS

- Bollards in the public realm shall not be taller than 40 inches
- Decorative and lighted bollards should be crafted using high-quality materials such as wood, stone, or prefabricated plastics

7.1.2 TREE GRATES

Geared mostly toward pedestrians, themed tree grates have the ability to unify an area and create a sense of consistency. Though most tree grates of high-quality design are accepted, a list of pre-approved tree grates can be found in appendix B of this document.



Figure 701 - Brick cut-out tree grate



Figure 702 - Urban Accessories - Chinook 2000

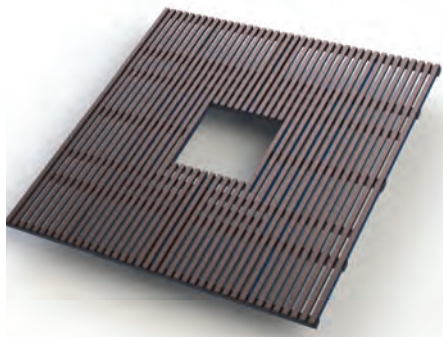


Figure 703 - Urban Accessories - Jamison



Figure 704 - Iron Age - Locust

7.1.3 MANHOLE COVERS AND SIDEWALK MEDALLIONS

Along with themed tree grates, manhole covers and sidewalk medallions have the ability to unify an area and promote a brand. Figures 705, 706, and 708 are templates for branding manhole covers and sidewalk medallions with The Cairns logo. They are designed to be simple, unique, and long lasting.



Figure 705 - Cairns branded sidewalk medallion



Figure 706 - Cairns branded water cover



Figure 707 - Local example of a branded manhole cover



Figure 708 - Cairns branded storm water cover

7.1.4 TRASH RECEPTACLE

Trash receptacles should be placed next to buildings, other street furnishings, inside landscape or otherwise in a location that is visible but does not interrupt pedestrian traffic. Recycling receptacles are strongly encouraged. These should be placed next to trash receptacles so the option to recycle is convenient. Creative applications of stone, alloy, prefabricated plastics, or natural wood are appropriate. Though most receptacles of high-quality design are accepted, a list of pre-approved receptacles can be found in Appendix B of this document.



Figure 709 - Anova - Airi Receptacle



Figure 710 - Forms + Surfaces Apex receptacle



Figure 711 - Wood material trash receptacle



Figure 712 - Modern shape trash receptacle

7.1.5 BIKE RACK

Bike racks provide opportunity for unique and artistic furnishings in The Cairns. When placed in frequent and convenient locations, they also encourage the use of bicycles as a mode of transportation. Every project in The Cairns, whether commercial or residential shall include a place to secure and park bikes. Though most bike racks of high-quality design are accepted, a list of pre-approved bike racks can be found in Appendix B of this document. Public bike lockers are also highly encouraged.



Figure 713 - Forms + Surfaces Bike Garden



Figure 714 - Forms + Surfaces Trio Bike Rack



Figure 715 - Mountain materials on bike rack



Figure 716 - Unique shape bike rack

7.1.6 BENCHES

Benches should be used frequently throughout The Cairns. Places to sit are particularly important next to and inside community spaces, near transit stops, and near shopping and dining businesses. Though most benches of high-quality design are accepted, a list of pre-approved benches can be found in Appendix B of this document.



Figure 717 - Forms + Surfaces - Boardwalk Bench



Figure 718 - Anova - Airi Bench



Figure 719 - Landscape Forms - Milenio Bench



Figure 720 - Landscape Forms - Strata Beam Bench



Figure 721 - Bench built into planter

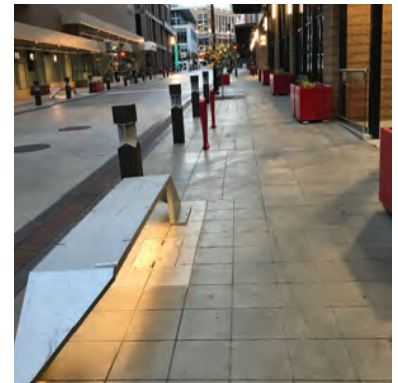


Figure 722 - Bench with lighting



Figure 723 - Planter bench



Figure 724 - High-quality materials in bench

7.1.7 FENCING

Fencing inside the public realm will generally be discouraged. Appropriate applications may include enclosed outdoor seating or around a landscape treatment that needs protection. Fencing inside the public realm should be unique and artistic.



Figure 725 - Unique fencing



Figure 726 - Fencing in outdoor dining areas



Figure 727 - Fencing mixed with landscaping



Figure 728 - Where Mountain Meets Urban type fencing



Figure 729 - High-quality fencing materials



Figure 730 - Fencing used as screening outside public realm

7.1.8 BOLLARD

Bollards may be lit along trails or other circumstances where the added light is needed. Creative applications of stone, alloy, prefabricated plastics, or natural wood are appropriate.



Figure 731 - Bollards to light pedestrian path



Figure 732 - Bollard placed in landscaping to provide lighting



Figure 733 - Use of high-quality materials



Figure 734 - Varying sizes for visual appeal

7.2 Landscaping

Landscaping in The Cairns is essential to creating the Where Mountain Meets Urban theme. Landscaping in the public realm softens the urban setting visually. Along with the following ideas, each project should design landscaping with the four mountain elements listed in Chapter 1 of this document (water, stone, meadow, and forest) in mind to keep The Cairns a beautiful and consistent combination of mountain and urban.

PRINCIPLES FOR SUCCESS

- a. Planting plans should consist of native plant species that are drought tolerant, and/or have a successful track record in the local climate.
- b. Landscaping should provide a combination of hardscape and softscape elements that break up the landscape and give a more natural appearance.
- c. Landscaping should provide healthy, vibrant streets within all public spaces in order to improve the appearance of streets and create a buffer between pedestrian and vehicle travel lanes.
- d. Landscaped areas should use trees to shade large expanses of pavements and reduce the urban heat island effect.
- e. Landscaping should promote prudent use of water and energy resources and should be sustainable and functional.

- f. Landscaping should reflect and relate to mountain elements, in both design and materials.
- g. Landscaping should be used to soften building edges, screen mechanical and/or parking areas, and shade gathering spaces.
- h. Landscaping should ideally perform dual function of water quality treatment and detention of stormwater, snow storage, and deicing salt runoff.

7.2.1 LANDSCAPING CHECKLIST OF REQUIREMENTS

- Shrubs, bushes, and grasses shall cover no less than 40% of all softscape areas
- There shall be a minimum of one tree planted for every 400 square feet of landscaping
- Plant materials and landscape design shall be designed to reflect the mountain elements and themes outlined in Chapter 1 of this document
- Each site shall be designed with a variety of trees, shrubs, bushes, and grasses – no fewer than three species of tree and three species of shrubs, bushes, and grasses
- All landscaping shall meet LID requirements
- Up to 50% of the landscaping may be transferred to a green wall so long as the wall starts at the ground floor and is in view of the public right-of-way
- Up to 60% of the required landscaping may be transferred to a rooftop garden and still meet the intent of these requirements
- Plants shall come from the approved plant list in Appendix C of this document



Figure 735 - An example of mountain meets urban landscaping

7.2.2 RAISED PLANTERS

Raised planters provide a unique opportunity to establish seating spaces while creating varied elevation treatments for planting landscapes. Raised planters are very effective at activating spaces and are highly encouraged throughout the streetscape.



Figure 736 - Raised planters in outdoor seating



Figure 737 - Raised planters can double as seating



Figure 738 - Raised planters provide seating



Figure 739 - Modern touch to raised planters



Figure 740 - Raised planters encourage meandering



Figure 741 - Raised planter with grass

7.2.3 IN-GRADE PLANTER

In-grade planters have many different applications, but is particularly applicable when designing with low impact development (LID) standards. These planters are typically depressed below the grade of the sidewalk. Careful attention should be given to design these with defined edges so people don't fall or trip into them.



Figure 742 - In-grade planters look more natural



Figure 743 - Border along in-grade planter for safety



Figure 744 - In-grade planter in a parkstrip



Figure 745 - In-grade planter extending onto stairs



Figure 746 - In-grade planter with decorative stones

7.2.4 FIRE PITS

Fire pits (natural gas) are encouraged and are a desirable amenity for the public realm when placed outside the public ROW. Fire pits should always be raised above the site grade so that the risk of falling in is limited. Fire pits should be constructed from a natural stone or brick masonry product and placed in the building space.



Figure 747 - Urban fire pit

7.2.5 NATURALISTIC PLAY STRUCTURE

Inside and out of community spaces, play structures that encourage naturalistic play are strongly encouraged. These types of amenities contribute to The Cairns and also provide a less traditional form of recreation.



Figure 748 - Natural play structure



Figure 749 - Rock climbing structure

7.2.6 STEPPING STONES

This element works really well in conjunction with a water feature, however this treatment is not required. Stepping stones are indicative of a trail or natural environment and are a great way to bring this element to an urban landscape.



Figure 750 - Urban stepping stones



Figure 751 - Mountain stepping stones



Chapter 8

Monuments & Wayfinding

Primary Gateway Monuments
Secondary Gateway Monuments
Vehicular, Pedestrian, Interpretive,
and Trail Signage

Monuments and wayfinding are general terms intended to represent elements within The Cairns that will provide patrons of The Cairns with a sense of arrival and direction. Each new project in The Cairns will be reviewed to determine if and where wayfinding signage is needed, what type of wayfinding signage is appropriate and where the signage will be located.

8.1 Primary Gateway Monuments

Primary gateway monuments create a sense of grand entrance into The Cairns with their large size and elaborate use of material. The commanding structure invokes the Where Mountain Meets Urban feeling and sets the tone for the rest of the development. Primary gateway monuments may be considered as an enhancement for purposes of Chapter 10 of this document. Subject to budget appropriations, the City may, but is not obligated to, provide or participate in providing some elements of primary gateway monuments.

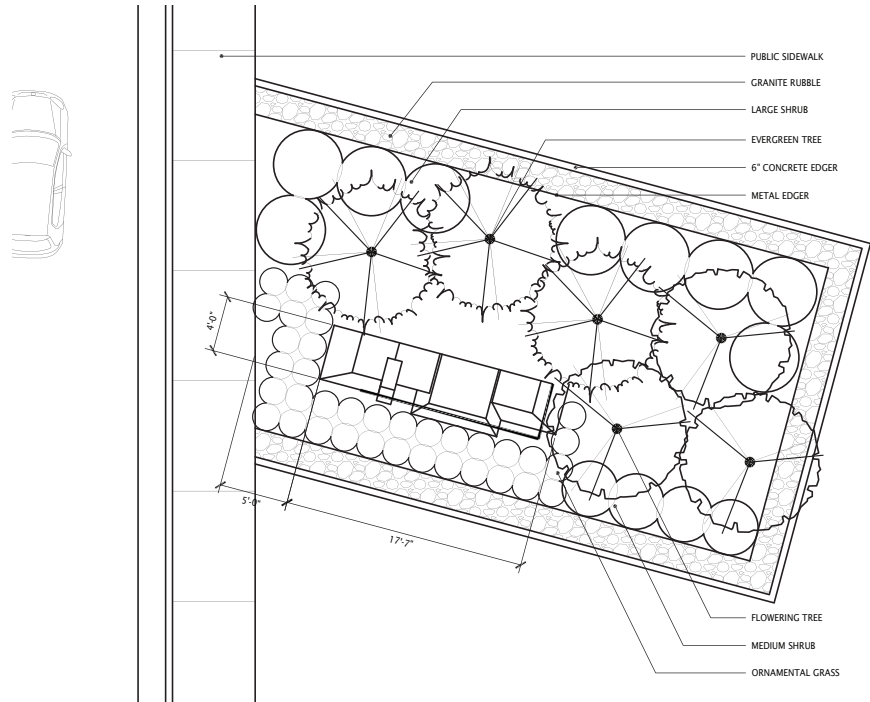


Figure 801 - Birds-eye view of a primary gateway monument

8.1.1 CHECKLIST OF REQUIREMENTS

- Primary gateway monuments should be at least 15 feet tall

Primary gateway monuments shall use granite veneer (figure 809), lighting (figure 812), and no less than 4 other elements from the following list:

- a. Evergreen trees (see figure 802 and Appendix C)
- b. Ornamental trees (see figure 803 and Appendix C)
- c. Large shrubs (see figure 804 and Appendix C)
- d. Medium height shrubs (see figure 805 and Appendix C)
- e. Ornamental grasses (see figure 806 and Appendix C)
- f. Granite rubble (see figure 807)
- g. Corten/dark bronze (see figure 810)
- h. Stainless steel (see figure 811)

- Primary gateway monuments shall be branded with The Cairns logo



Figure 802 - Evergreen trees are indicative of the mountains and create a great backdrop for many structural elements



Figure 803 - Ornamental trees bring a bit of the modern into our mountain landscape



Figure 804 - Large shrubs provide color and screening around the signage



Figure 805 - Medium height shrubs add base to any planting arrangement



Figure 806 - Ornamental grasses reinforce a natural mountain feel



Figure 807 - 4-8 inch angular granite rubble makes a strong visual base for The Cairns's large monuments

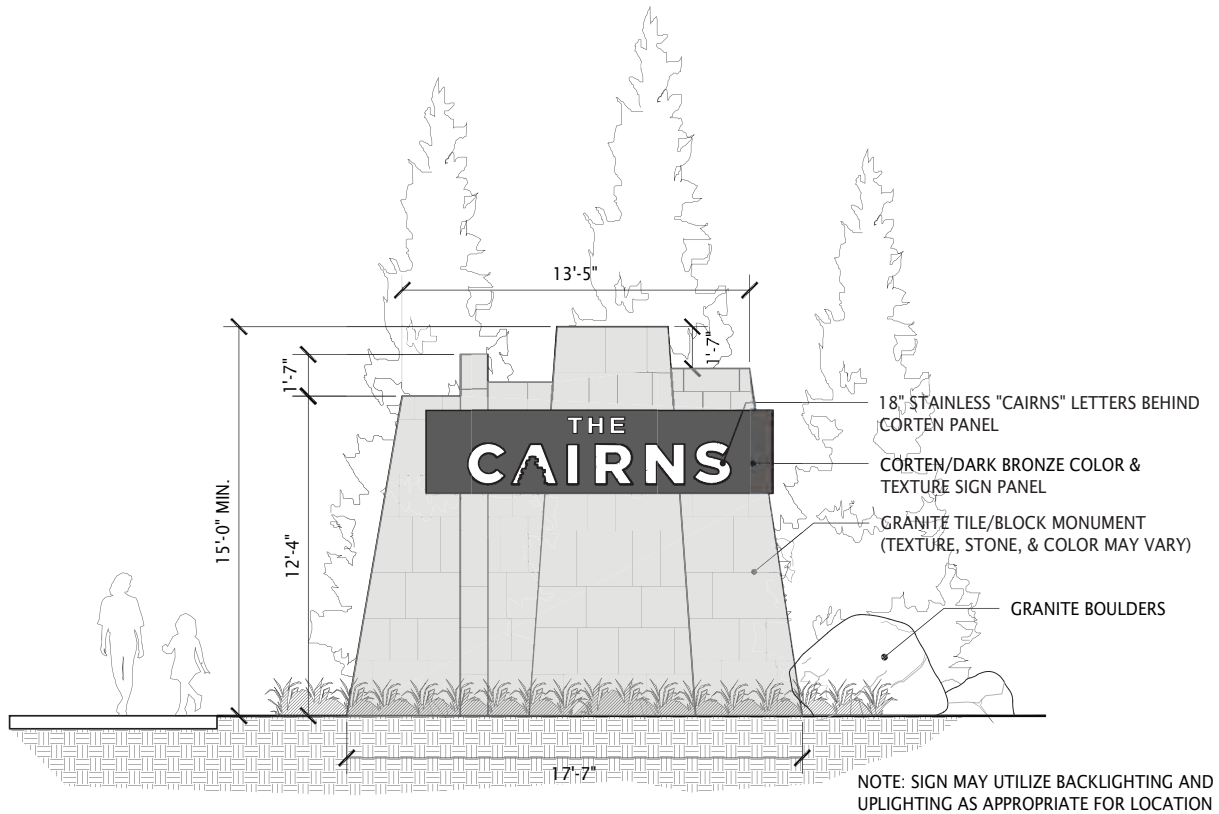


Figure 808 - Front view of a primary gateway monument



Figure 809 - Natural hewn granite veneer is a perfect homage to the natural stone in the area



Figure 810 -Corten/Dark bronze is an urban material that is durable and beautiful

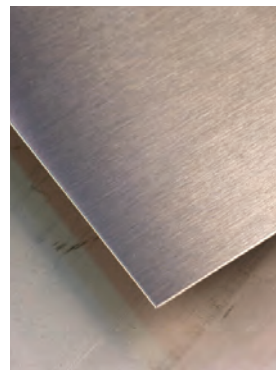


Figure 811 - Stainless steel is a modern, durable, and workable material



Figure 812 - Lighting, whether from behind or below adds visual interest and nighttime visibility

THE CAIRN

A cairn is a marker, usually a stack of stones, used to identify a trail or significant location. In The Cairns, cairns will be used as public art and in some cases may be viewed as landmarks. The use of these unique elements will provide a physical manifestation for the namesake of The Cairns – helping to reinforce The Cairns identity. The use of interpretive cairns elements in architecture, landscape and project branding is encouraged.

8.2 Secondary Gateway Monuments

Secondary gateway monuments are slightly smaller than primary. Their purpose is to reinforce The Cairns theme and create a sense of place throughout the whole district. Using similar materials and plantings will invoke a similar emotion to the entrance sign while keeping the development feeling fresh. Secondary gateway monuments may be considered as an enhancement for purposes of Chapter 10 of this document. Subject to budget appropriations, the City may, but is not obligated to, provide or participate in providing some elements of secondary gateway monuments.

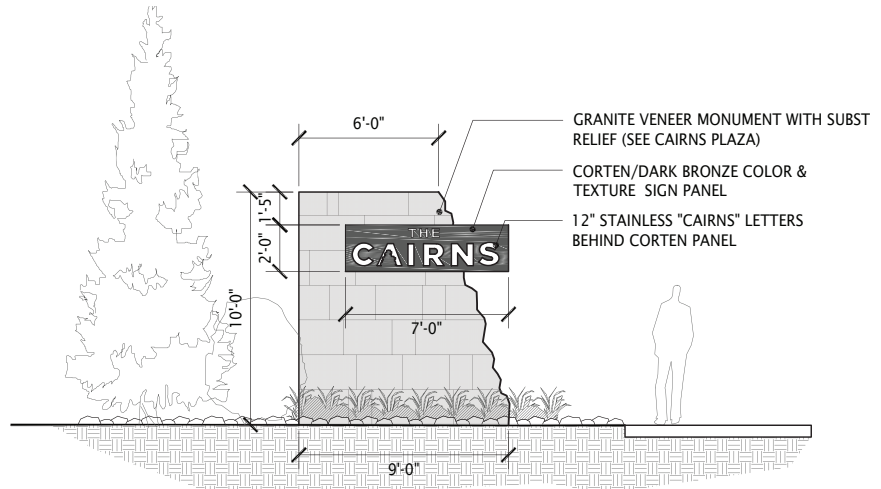


Figure 813 - Front view example of a secondary gateway monument

8.2.1 CHECKLIST OF REQUIREMENTS

- Secondary gateway monuments should be at least 10 feet tall

Secondary gateway monuments shall use granite veneer (figure 820), lighting (figure 821), and no less than 2 elements from the following list:

- a. Evergreen trees (see figure 814 and Appendix C)
- b. Medium height shrubs (see figure 815 and Appendix C)
- c. Ornamental grasses (see figure 816 and Appendix C)
- d. Granite rubble (see figure 819)
- e. Corten/dark bronze (see figure 822)

- Secondary gateway monuments shall be branded with The Cairns logo



Figure 814 - Evergreen trees are indicative of the mountains and create a great backdrop for many structural elements



Figure 815 - Medium height shrubs add base to any planting arrangement



Figure 816 - Ornamental grasses reinforce a natural mountain feel

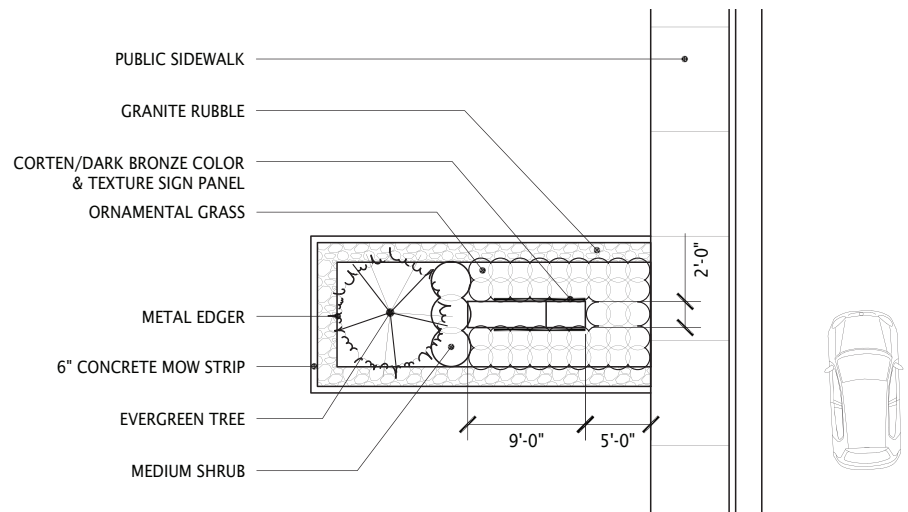


Figure 817 - Birds-eye view of a secondary gateway monument

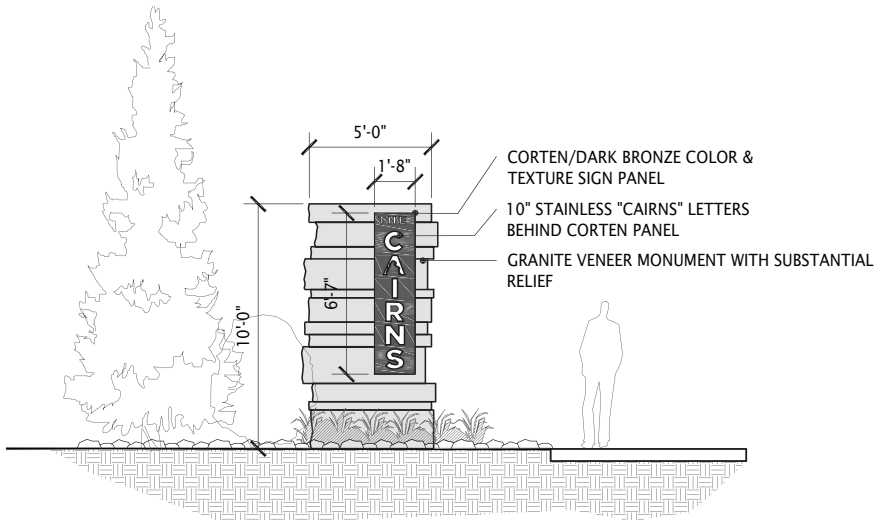


Figure 818 - Front view example of a secondary gateway monument



Figure 819 - 4-8 inch angular granite rubble makes a strong visual base for The Cairns large monuments



Figure 820 - Natural hewn granite veneer is a perfect homage to the natural stone in the area



Figure 821 - Lighting, whether from behind or below adds visual interest and nighttime visibility



Figure 822 -Corten/dark bronze is an urban material that is durable and beautiful

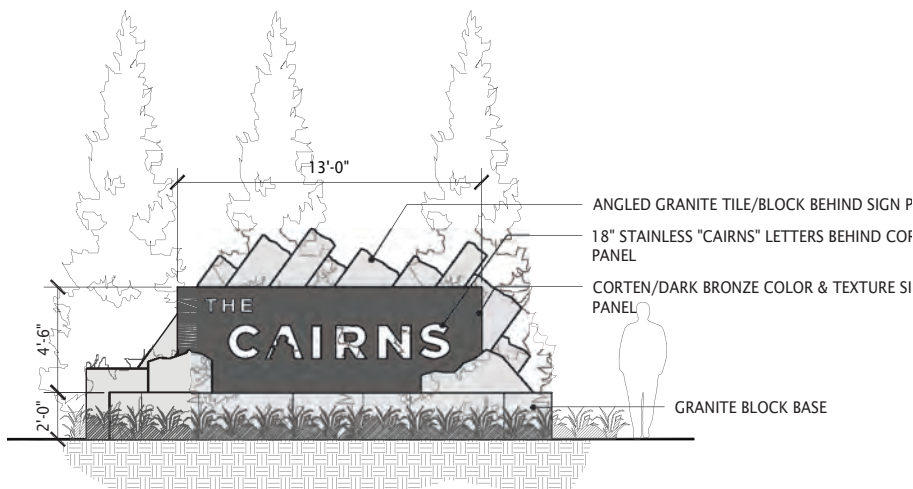


Figure 823 - Front view example of a secondary gateway monument

8.3 Vehicular, Pedestrian, Interpretive, and Trail Signage

Vehicular, pedestrian, interpretive, & trail signage is used to identify The Cairns and assist visitors in navigating through The Cairns. See pages 94-95 in The Cairns Master Plan for a map of desired locations for vehicular wayfinding. Graphic examples of interpretive signs can be found in Appendix E. Some wayfinding elements that are not internal or exclusive to the site may be considered as an enhancement for purposes of Chapter 10 of this document. Subject to budget appropriations, the City may, but is not obligated to, provide or participate in providing some elements of wayfinding in The Cairns.

8.3.1 CHECKLIST OF REQUIREMENTS

- Pedestrian wayfinding signage should be at least 8 feet tall
- Vehicular wayfinding signage should be at least 10 feet tall
- Print shall be easily visible on all wayfinding signage (this can be done in several ways, see images 826-828)
- All wayfinding signage shall be constructed with high-quality materials such as granite, bronze, and stainless steel
- All wayfinding signage shall be branded with The Cairns logo

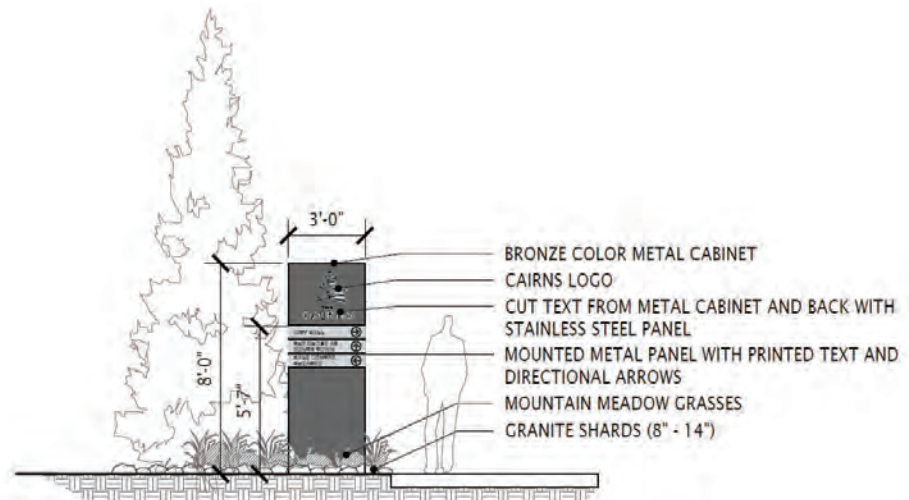


Figure 824 -Front view of pedestrian wayfinding signage

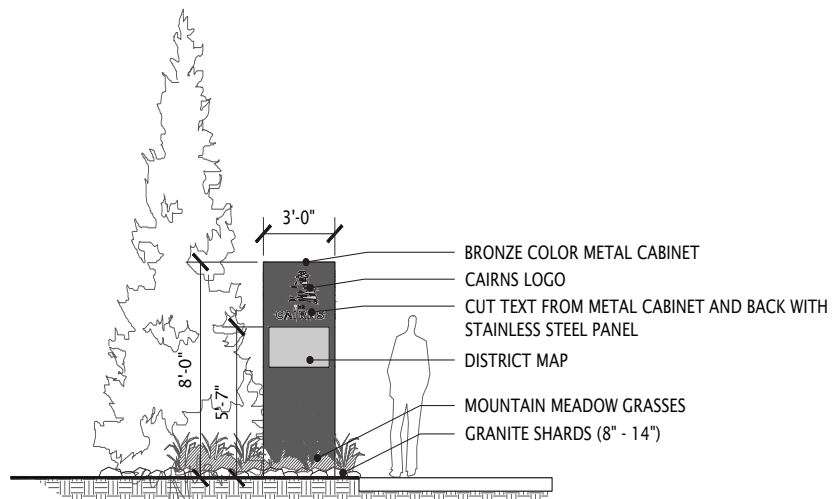


Figure 825 - Front view of a district map style pedestrian wayfinding signage



Figure 826 - Lighting, whether from behind or below adds visual interest and nighttime visibility



Figure 827 - The bronze and stainless materials work in tandem to make a beautiful readable, sign



Figure 828 - Printed letters on stainless steel makes for a clean look

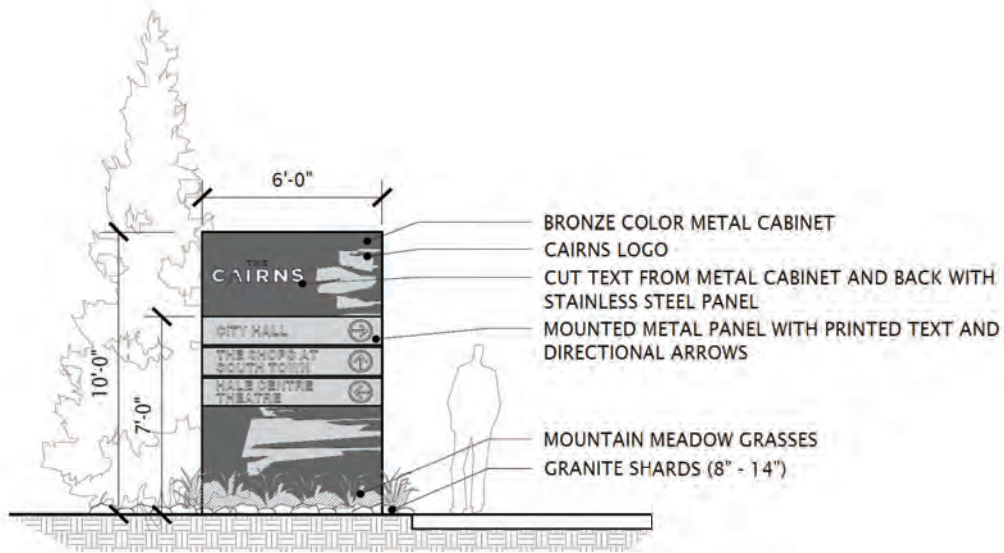


Figure 829 - Front view of a vehicular wayfinding signage

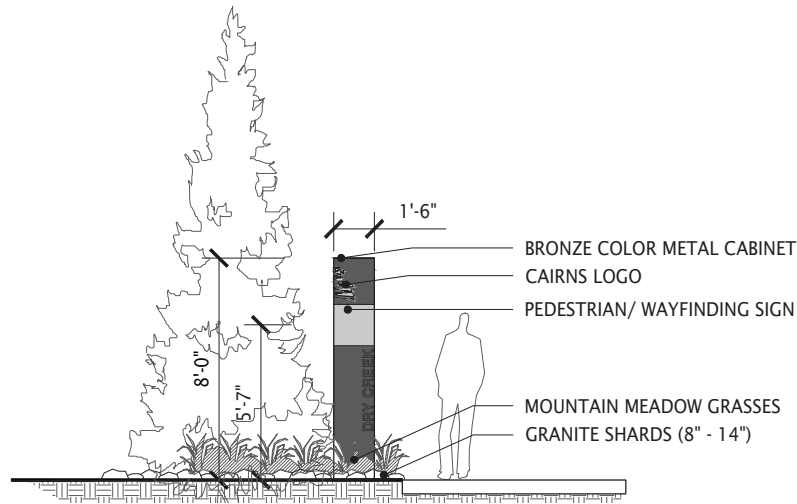


Figure 830 - Front view of trail signage for The Cairns



Figure 831 - Natural hewn granite veneer is a perfect homage to the natural stone in the area



Figure 832 -Corten/dark bronze is an urban material that is durable and beautiful

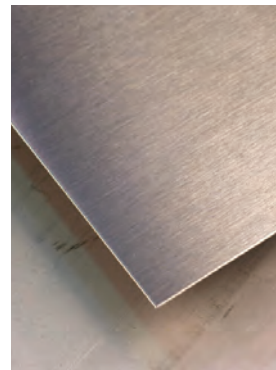


Figure 833 - Stainless steel is a modern, durable, and workable material



Chapter 9

Community Spaces

Open Space:

Pocket Open Space

Square

Plaza

Neighborhood Open Space

Pedestrian Mews

The Cairns includes a variety of open spaces that will enhance the area and give people a place to play, recreate, attend events, and escape the hardscape environment of an urban setting. These public spaces shall be scattered throughout The Cairns and be available to everyone. There should be a variety of different types of open space available for every user of The Cairns, and available within close proximity to everything in the district.

9.1 Open Space

Having a variety of different community spaces scattered throughout The Cairns is vital to its success. In some circumstances, designing and building a community space for public use may be considered a development enhancement (see Chapter 10). In circumstances approved by the city, these spaces may be dedicated to Sandy City. Some open space elements that are not internal or exclusive to the site may be considered as an enhancement for purposes of Chapter 10 of this document. Subject to budget appropriations, the City may, but is not obligated to, provide or participate in providing some elements of open space in The Cairns. The following requirements apply for all new development or redevelopment:

- All residential units in The Cairns shall be within ¼ mile (1320 feet) walking distance to a publicly accessible open space from the front or primary entrance of a unit
- All uses in The Cairns shall be within ½ mile (2640 feet) walking distance from a publicly accessible open space of any type
- In the case where open space is proposed and installed by a developer, a development and maintenance plan for the open space shall be submitted to the City

PRINCIPLES OF SUCCESS

- a. Provide open spaces where they are visible and accessible to the public.
- b. Design open spaces for a particular purpose that introduces new amenities and functions to small areas of The Cairns.
- c. Promote gathering spaces where people can meet and socialize.



Figure 901 - Map of existing open spaces in The Cairns

Open Spaces			
■	Square	■	Plaza
■	Neighborhood Open Space	■	Pocket Open Space

9.1.2 POCKET OPEN SPACE

A pocket open space is a small open space designed and equipped for the rest and recreation of urban dwellers. Pocket open spaces should be interspersed within residential and commercial areas and designed for small gatherings of people (50-200).

These spaces should be built within gaps in-between or at the edges of built development, primarily in and around residential areas.

CHECKLIST OF REQUIREMENTS

- Pocket open spaces should be at least 6,000 square feet in size
- Pocket open spaces shall promote family activities with structured recreational opportunities



Figure 902 - Graphic illustration of a pocket open space



Figure 903 - Community garden in a pocket open space



Figure 904 - Trail in a pocket open space



Figure 905 - Hammocks as a structural play element



Figure 906 - Water feature as a structural play element

9.1.3 SQUARE

A square is an open space provided to soften the urban city center and provide a contrasting environment so as to achieve the feel of entering an oasis or calm in the center of the city. These spaces should be less frequent than pocket open spaces but located in strategic places that are close to higher densities of residential. Squares should be designed for unstructured recreation and civic purposes. They should be designed for multiple uses that accommodate large event gatherings (1,000 + People) and located at intersections of important thoroughfares, streets, and building axes.

CHECKLIST OF REQUIREMENTS

- Squares should be somewhat screened by landscaping to enhance the “oasis” feel
- Landscaping in square open spaces should consist mostly of lawns, trees, and shrubs
- Squares may include some paths and paved areas for benches, tables, or navigation of the square
- Squares should be a minimum one acre in size



Figure 907 - Graphic illustration of a square



Figure 909 - Example of a well-lit square



Figure 908 - Squares draw pedestrian activity



Figure 910 - Example of a path in a square



Figure 911 - Squares can be used for large gatherings and festivals

9.1.4 PLAZA

A plaza is an open space provided for unstructured recreation and civic purposes. The landscaping in a plaza should consist of primarily hardscape with a formal application of trees and other softscape elements. Plazas should be designed for multiple uses that accommodate small to medium gatherings of people (50-1,000 people) and located at intersections of important thoroughfares and streets and/or spaces with large amounts of pedestrian traffic.

CHECKLIST OF REQUIREMENTS

- ❑ Plazas should be used in more urban, active locations as a gathering or meeting place in commercial or more intensive residential locations
- ❑ Plazas should be mainly hardscape
- ❑ Plazas shall have some point of emphasis or attraction (ie: fountains, sculptures, historic element, etc.)



Figure 912 - Graphic illustration of a plaza



Figure 913 - Waterfall in a plaza as a point of interest



Figure 914 - Raised planters and trees in a plaza



Figure 915 - Green elements can be incorporated into a plaza



Figure 916 - Splash pads and other interactive elements can create a point of interest in a plaza

9.1.5 NEIGHBORHOOD OPEN SPACE

A neighborhood open space is an open space designed for recreational and civic activities. They're intended to attract both local and regional visitors. The landscaping in neighborhood open spaces should be primarily softscape with a variety of paths and other hardscape gathering spaces. Trees and other landscape elements should be planted in a natural fashion. These open spaces should be designed for multiple uses that accommodate small, medium, or large gatherings of people (50-1,000+ people).

CHECKLIST OF REQUIREMENTS

- Neighborhood open spaces shall have unique features to draw pedestrians from the whole region
- Neighborhood open spaces shall accommodate a wide range of users and activities



Figure 917 - Graphic illustration of a neighborhood open space



Figure 918 - Festival at a neighborhood open space



Figure 919 - Neighborhood open space in an urban setting



Figure 920 - Neighborhood open space incorporating nature elements



Figure 921 - Neighborhood open space as a gathering area

9.1.6 BLOCK BREAKS

Block breaks (commonly known as pedestrian mews) are narrow pedestrian-only paths located between buildings, usually used to break up large blocks that would otherwise exceed maximum block lengths. These open spaces are also a type of streetscape and may provide limited vehicular access where it is the only viable access to commercial or residential entries. See Chapter 3 “Streetscape design-type 1” for more requirements.

PRINCIPLES FOR SUCCESS:

- a. Pedestrian mews and block breaks should follow crime prevention through environmental design guidelines (CPTED).
- b. These areas should be well lit and easily visible.
- c. Raised planters and seating should be used where possible in these spaces.
- d. Residential and commercial uses fronting these areas generate pedestrian traffic and make mews and block breaks inviting.

CHECKLIST OF REQUIREMENTS

- Pedestrian mews and block breaks should have a 20-foot minimum width
- Pedestrian mews and block breaks shall have at least two five-foot minimum clear pathways
- There should be a minimum of 20% planted softscape in pedestrian mews and block breaks
- Pedestrian mews and block breaks shall meet the standards for streetscape design-type 1 in Chapter 3 of this document



Figure 922 - Rendering of a block break with landscaping in the middle



Figure 924 - Block breaks provide an opportunity for vibrant retail spaces

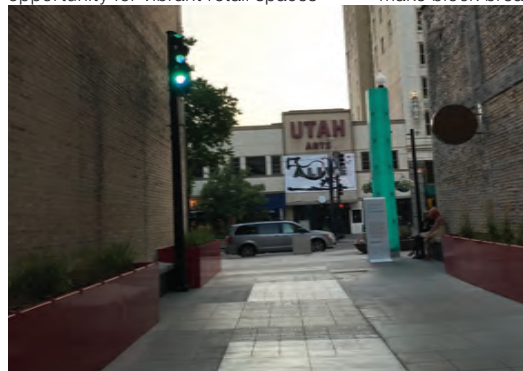


Figure 926 - Pedestrian wayfinding makes block breaks easy to find and navigate



Figure 928 - Landscaping can create shelter from elements and a sense of human scale



Figure 923 - Block breaks should be well lit and inviting



Figure 925 - Landscaping and unique paving materials can make block breaks more inviting

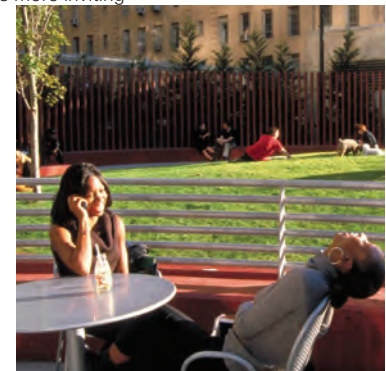


Figure 927 - Outdoor seating in block breaks can create a social setting



Figure 929 - Block breaks can be larger than 20 feet in width in certain areas



Chapter 10

Development Enhancements

Enhancements Intent
Development Enhancements

The provisions of this chapter are intended to provide exceptions to the standards of this document in circumstances where a better design solution may be presented. These enhancements may also offer relief to standards of this document where there are unique circumstances preventing the implementation of certain standards. The Community Development Director and Planning Commission shall make determinations according to this chapter.

10.1 Enhancements Intent

The following enhancements are available to developers looking for relief from the requirements of this document. The Planning Commission may grant exceptions to any of the standards contained within this document. The Planning Commission may also determine whether a unique site circumstance can be considered a hardship.

Exceptions to these standards may be granted by: (a) the Director pursuant to Appendix D, or (b) the Planning Commission pursuant to this Chapter.

10.1.1 NON-HARDSHIPS

The Planning Commission may grant an exception to any Cairns design standard if the Planning Commission finds that the design includes one or more enhancements set forth in the Cairns design standards, and the proposed design with such enhancements will meet all of the following:

- The intent of the applicable regulations; and
- The intent of the Master Plan; and
- The same or better quality design as determined by the Planning Commission

The Planning Commission shall not grant an exception solely for economic relief, regardless of the number or type of enhancements provided.

If the Planning Commission finds that all of the above requirements are not met, the Planning Commission may deny the requested relief, or the Planning Commission may require additional enhancements that will meet the requirements.

10.1.2 HARDSHIPS

The Planning Commission may make a finding of hardship, if the Planning Commission finds all of the following:

- The property has unique circumstances; and
- Enforcement of the standard would cause an unreasonable hardship for the applicant; and
- The hardship is not self-imposed; and
- The hardship is not solely economic; and
- The intent of the Master Plan is met

If the Planning Commission makes a finding of hardship, the Planning Commission may grant an exception to any Cairns design standard as follows:

- Without a condition requiring enhancements; or
- With a condition requiring only minimal enhancements that do not create undue hardship and either lessen the deviation from the applicable regulations, or produce the same or better quality design



Figure 1001 - Public amenities for an open space



Figure 1002 - Example of iconic architecture

10.2 Development Enhancements

The Planning Commission may require any number of elements from the following list of enhancements before granting relief from the standards of this document. Enhancements not listed here may also be considered as mitigation as approved by the Planning Commission. The extent to which any of these enhancements are implemented or the number of enhancements required should be proportionate to the exception(s) being requested.

- a. A donation of 0.05% of projects total construction costs to the city art fund
- b. Silver level LEED Certification or comparable sustainable building practice
- c. Iconic or Unique Architecture
(When a buildings architectural costs exceed a 50% construction cost increase when compared to the average for the same building type in The Cairns. Measured on a per square foot basis.)
- d. Creation of a Community Gathering Space, complete with all applicable amenities, furnishings, and features
- e. Design and construction of a green roof (covering no less than 40% of roof surface)
- f. Creation of a public art piece or series of pieces for a community space or inside the public realm
(Public art inside the public realm can be placed anywhere within The Cairns and still receive credit for the enhancement. Public art may include but is not limited to, art pieces, statues, water features, and large landscape enhancements that exceed base requirements.)
- g. Construction of a sub-grade (below grade) parking structure
- h. Design and construction of a Village Gateway Sign
(The design of this sign shall be approved by The Cairns Branding Subcommittee and located at an approved location.)



Figure 1003 - Public open space



Figure 1004 - Landscaped green roof



Figure 1005 - Example of public art



Chapter 11

Utility & Loading Arrangement

Loading and Utility Areas
Mechanical and Utility Equipment

This chapter will allow for the location of mechanical, utility, and loading facilities in a way that satisfies adequate accessibility while minimizing their visibility and impact – particularly from the public realm.

11.1 Loading and Utility Areas

11.1.1 LOADING AREAS

- Loading areas shall be screened from view of the public realm with a minimum six-foot decorative stone or masonry wall and vegetation
- Loading areas should not be closer than 25 feet to the public realm

11.1.2 TRASH AND WASTE DUMPSTERS

- Trash and waste dumpsters shall be placed on a concrete pad that is enclosed on three sides with a minimum six-foot tall masonry wall
- Trash and waste dumpsters shall be screened from view of the public realm
- Outdoor grease traps shall be located behind buildings



Figure 1101 - Loading area screened with a masonry wall



Figure 1102 - Dumpster enclosure for a commercial use



Figure 1103 - Dumpsters enclosed using high quality materials

11.2 Mechanical and Utility Equipment

11.2.1 MECHANICAL AND UTILITY BOXES

- ❑ Mechanical and utility boxes shall be screened from view in a decorative manner from the public realm
- ❑ Utility boxes shall not be located inside a dedicated ROW except when buried (exceptions may be granted by staff for traffic light boxes)
- ❑ Mechanical boxes shall be located on rooftops, inside a building, or behind a building where they are not visible from the public realm
- ❑ Commercial mechanical units that generate noise should not be allowed within 200 feet of any residential use unless noise can be dampened sufficient to limit noise area to a 50-foot radius from the mechanical unit

11.2.2 WALL MOUNTED EQUIPMENT

- ❑ Wall mounted equipment shall not be located on any primary or secondary building frontage
- ❑ Wall mounted equipment shall be screened from view of the public realm in a decorative manner

11.2.3 ROOF MOUNTED EQUIPMENT

- ❑ Roof mounted equipment shall be screened to eliminate the view of the equipment from any ground location within 350 feet
- ❑ Any roof mounted equipment five feet or taller shall be screened using walls of a matching height constructed to match the finish materials of the building



Figure 1104 - Wall mounted equipment screened with a masonry wall



Figure 1105 - Wall-mounted equipment screened by landscaping



Figure 1106 - Utility boxes screened by landscaping



Figure 1107 - Wall mounted equipment hidden from pedestrian realm



Chapter 12

Terms Definitions

Words or phrases not defined in this document shall be defined as contained in the Sandy City Land Development Code. If the word or phrase is not defined in either of these documents, the generally accepted definition of said word shall apply.

1. 70% Rule: this rule relates to the percentage of a proposed building frontage that must be built within 5 feet of the minimum (or maximum when applied to a secondary frontage) setback determined by the streetscape design-type.
2. Architectural Canyons: large straight and continuous breaks in the facade that typically extend through multiple levels of the building.
3. Architectural Cliffs: large, uninterrupted drop of a building wall from a high part of the building. Usually done in conjunction with a series of ledges.
4. Architectural Crevices: smaller breaks in a building used to break up planes and help create a rhythm in design. Can be a horizontal, vertical or angular element.
5. Architectural Hanging Valleys: large and small uncovered decks usually used to help distinguish one level from the next.
6. Architectural Ledges: one or more small drops in a buildings' mass.
7. Architectural Lighting: lighting incorporated into the architecture of a building to emphasize architectural features, enhance the public realm, and create a safe pedestrian experience.
8. Architectural Peaks: the top of a building that is narrower than the base and middle.
9. Articulations: street fronting architectural design elements that offer a change in massing, material, or design, to enhance the pedestrian realm and break up the building facade.
10. Attached Single-Family Housing: a classification of housing where multiple housing units exist in one project and share at least one wall.
11. Building Base: an architectural term. The base of the building typically should not extend beyond the first two or three stories of a building.
12. Building Frontage: the first two stories or twenty feet of a building facade along a right of way. Buildings may have more than one frontage. In these cases, buildings shall have a primary frontage and a secondary frontage(s).
13. Building Middle: an architectural term. The middle of the building should define the building with multiple, varied planes that give the appearance of architectural canyons, crevices, cliffs, and ledges. The middle includes elements that break up the building into multiple small elements and planes instead of one or two large elements.
14. Building Top: an architectural term. The building top should be tapered from the rest of a building or made to look different through use of materials and articulations. The building top is the top story or two of a building. For smaller buildings (four stories or less), the top consists of the roof and cornice treatment.
15. Building Space: the area within the pedestrian realm provided to display merchandise, provide temporary signage, enhance entryways, provide outdoor seating or dining, or provide a stoop for residential uses.
16. Bulb-outs: areas of sidewalks extended into the roadway to provide safer pedestrian crossings and to calm traffic.
17. Casual Dining: a restaurant that provides table service and moderate prices with a casual atmosphere.
18. Community Space: a public area for the community to gather, interact, and participate in unstructured recreation.
19. Counter Service Dining: a restaurant with walk-up order service and no reserved seating.
20. Crosswalks: public areas for pedestrians to cross safely from one path to another in the vehicle travel area.
21. Density: the number of dwelling units per acre of land.
22. Facade: the exterior wall of a building.
23. Fenestration: the transparency of the building. More windows and doors on the ground level of your business will make pedestrians feel safer, thereby increasing pedestrian activity.
24. Fine Dining: a restaurant with table service, high quality menus, and a formal atmosphere.

25. Gateway: an entrance corridor that heralds the approach of a new landscape or defines the arrival point as a destination.
26. Green Roofs: a vegetative layer grown on a rooftop designed to reduce the urban heat island effect and manage storm water.
27. Hardscape: hard, non-living materials (such as rocks, pavers, woodchips) that are incorporated into a landscape.
28. Iconic Architecture: when a building's architectural costs exceed a 50% construction cost increase when compared to the average for the same building type in The Cairns. Measured on a per square foot basis.
29. Landmark: a readily identifiable physical or graphic element that creates a point of reference and helps a user navigate to their destination and determine their location.
30. Landscape Space: a landscape or hardscape area between the front face of curb and the area for pedestrian travel in the pedestrian space, used for parkstrip treatments.
31. LEED: an ecologically-oriented building certification program that recognizes best-in-class building strategies and practices administered by the U.S. Green Building Council.
32. LID (Low Impact Design): systems or practices that use or mimic natural processes to manage storm water through infiltration and evapotranspiration to protect water quality and associated aquatic habitat.
33. Live Entertainment Venue: an establishment of which the main purpose is showing live entertainment
34. Loading Docks: an unobstructed area provided and maintained for the temporary parking of trucks and other motor vehicles for the loading and unloading of goods.
35. Meander: a winding path or course, rather than a straight path.
36. Monument Sign: a freestanding sign supported primarily by an internal structural framework or integrated into landscaping or other solid structural features other than support poles.
37. Multi-Family Housing: a classification of housing where multiple separate housing units are contained within one building or several buildings within one complex. To be a multi-family project, there must be separate living units above and below each other. A common form is an apartment building.
38. Neighborhood Open Space: a large open space for a wide range of activities.
39. On-street Parking: the storage space for an automobile that is located within the street right-of-way.
40. Open Space: land and water areas set for use as unstructured recreation areas or for resource protection. Often offers visual relief in developed areas.
41. Outdoor Storage: the keeping of personal or business property in a required open parking space or any other location outside a building for a period of time exceeding 72 consecutive hours.
42. Parkstrip: the landscaped area between the back of curb and the pedestrian right of way.
43. Pedestrian Mew: a narrow, inviting pedestrian path with buildings on either side. Also known as a block break.
44. Pedestrian Realm: the space inside the public realm between the top back of curb and the building facade. This realm has three components: pedestrian space, building space, and landscape space
45. Pedestrian Space: the area within the pedestrian realm designated for the movement and circulation of pedestrians.
46. Pedestrian Refuge: raised islands in the center of the street along a crosswalk to provide pedestrians a protected "island" in the road to make the crossing distance shorter.
47. Plane (in reference to buildings): any contiguous surface of the exterior facade of a building at the same distance from the property line as it is vertically extended, that also has a minimum dimension of 10 feet by 8 feet. Columns and the like will not be considered a plane.

-
48. Plaza: an open space provided for unstructured recreation for small to medium sized gatherings located in active locations.
 49. Pocket Open Space: a small open space designed for the rest and recreation of urban dwellers.
 50. Pole Sign: a freestanding sign that is affixed, attached, or erected on a pole that is not itself an integral part of or attached to a building structure.
 51. Right of Way Encroachment: an allowed use of private property in the pedestrian right of way, so long as it does not restrict the minimum clear walkway.
 52. Roof Mounted Equipment: equipment mounted onto the roof of a structure such as fans, vents, and air conditioning units.
 53. ROW (Right of Way): a strip of land taken or dedicated for use as a public way. In addition to the roadway, it normally incorporates curbs, park strips, sidewalks, lighting, and drainage facilities.
 54. Screening: a method of visually shielding or obscuring an abutting or nearby use or structure from another by fencing, walls, berms, or densely planted vegetation.
 55. Site Grade: the surface of the ground or pavement at a stated location as it exists prior to disturbance in preparation for a project.
 56. Small Scale Consumer Goods: a small retail location selling goods for the use of the consumer
 57. Softscape: vegetation (such as shrubs and flowers) that is incorporated into a landscape.
 58. Square: a mostly green, open space designed to accommodate large gatherings and events.
 59. Stepback: a building wherein the upper section is farther back from the lower. Designed to enhance the pedestrian experience.
 60. Street Frontage: the area of a property running parallel to the street
 61. Street Design-type: an area where certain additional requirements are superimposed upon a base zoning district or underlying district in order to modify or supplement existing regulations of distinguishing circumstances.
 62. Streetscape: a design term referring to all the elements that constitute the physical makeup of a street. (i.e. building frontage, street paving, street furniture, landscaping, etc)
 63. Structured Parking: a structure or portion thereof ,composed of one or more levels of floors used exclusively for the parking or storage of motor vehicles. Open to public use.
 64. Surface Parking: an open, hard-surfaced area, other than street or public way, to be used for the storage of vehicles for a limited period of time that is available to the public; whether for compensation, free, or as an accommodation to clients or customers.
 65. Trail Sign: a sign indicating the starting and ending points to a path or trail. Often freestanding at any entrance to a trail.
 66. Vehicular Realm: the area measured between front face of curbs on a street and include everything from street parking to bikes lanes, transit lanes, vehicular lanes, etc.
 67. Wall Mounted Equipment: equipment, such as meters, mounted on the wall of a structure.

Appendix

Appendix A - Required process

Appendix B - Preapproved furnishings

Appendix C - Plant list

Appendix D - List of requirements and exceptions

THE
CAIRNS

Appendix A

THREE-PHASE SITE DEVELOPMENT REVIEW PROCESS

The following review process shall be required for all new or modified development proposals within The Cairns.

Phase I

1. Pre-Design Meeting. To help expedite review of a development proposal within The Cairns, prior to submitting an application for site plan review, persons interested in undertaking development (including developer, engineer, architect and landscape architect) may meet informally with a member(s) of the Community Development Department, and other departments as necessary, to become acquainted with the substantive and procedural requirements of this Code and to review initial design plans and concepts. Staff will provide constructive feedback to ensure the applicant is on the path to compliance with the intent and design standards of The Cairns.

A second pre-design meeting may be scheduled if the City Staff and/or the applicant requests another meeting to discuss the design standards in The Cairns. A presentation to the Planning Commission during an executive meeting and/or a meeting with The Cairns Branding Committee may be scheduled as determined by City Staff.

2. Development Review Meeting. At this meeting, the various departments (Community Development Department, Public Works Department, Public Utilities Department, City Attorney's Office, Building & Safety Division, Fire Department, Police Department, Parks and Recreation Department, and the Department of Economic Development) shall assess the development proposal and information submitted and make suggestions to the prospective developer with respect to the proposal's compliance with the provisions of the appropriate regulations of The Cairns Design Standards, the City Development Code, the International Building Code, and any other applicable ordinances or codes of Sandy City and provide information concerning the City's review requirements and procedures.

3. Cairns Architectural Review Committee. In order to receive additional professional review and comment concerning buildings to be erected in The Cairns, each proposed building shall be reviewed for its architectural design, colors, and materials as outlined in chapter 5 of this document by individuals including a member of the Planning Commission, a member of the City Council, a member of the Planning Staff, three architects, and one person from the Sandy business community. These individuals, who generally will meet together, will forward their recommendation of compliance to the Community Development Director, or the Planning Commission if applicable. A second meeting may be required if requested by The Cairns Architectural Review for additional review.

- a. The Planning Commission, City Council, and Community Development Director will select their representative from their members. The architects and Sandy business member will be selected by the Mayor.
- b. There will be no regular meeting times. Meetings will be arranged on an "as needed" basis. The Planning staff member will attempt to arrange a meeting within seven days after submission of plans and request from an applicant.

Phase II

1. Preliminary Application. An application for development that requires site plan review must be submitted to the Community Development Department and must contain the information and be in the format required by The Cairns Design Standards Checklist available from the Community Development Department. The application must include the following:

- a. General Development Application Form.
- b. An overall master plan for phased development and neighboring property.
- c. Site plan.
- d. Landscaping and irrigation plan.
- e. Architectural building elevations.
- f. Grading and drainage plan.
- g. Utility plan.
- h. Road plan and profiles.
- i. Other studies and analyses as required by staff, or Planning Commission (if applicable) that may include geotechnical studies, traffic impact analysis, market feasibility analysis, water needs analysis, etc.
- j. Adjacent property information.
- k. Names and addresses of property owners within 500 feet of the proposed project on mailing labels from the Salt Lake County Recorder's Office (when required by staff).
- l. Property plat from the Salt Lake County Recorder's Office showing the area to be developed.
- m. Fees as established by City Council.
- n. Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) where required. For projects that warrant compliance with the UGCP, the SWPPP is to be set up and managed via an internet-based management system.
- o. Post-Construction Storm Water Maintenance Plan where required.

2. Preliminary Site Plan Review. Upon submittal of an application and supporting information and completion of phase one of the three phase development process, the site plan shall be forwarded to the reviewing departments and outside agencies who shall review the preliminary drawings to determine if the plan, together with all supporting information, is complete and complies with all the requirements of The Cairns Design Standards, applicable City Code and City regulations, and outside agency regulations.

If the departments and agencies reviews determine that all required, necessary, and requested information has not been submitted or that some of the specifics of the plan or information do not comply with the requirements of The Cairns Design Standards and the City Development Code, the applicant shall be notified in writing and on the plans of any deficiencies, comments, corrections, and requirements (including additional information and/or studies) to be addressed. These corrections may be discussed in a redline review meeting as determined by City Staff. The revised plan and all required, necessary, and requested supporting information must be resubmitted after the appropriate additions and/or corrections are made in order to complete the application.

Upon second preliminary submittal, the site plan will again be forwarded to the reviewing departments and agencies. The applicant shall be required to resubmit the plan and supporting documents to the City until all departments and agencies determine it is complete and complies with the requirements of The Cairns Design Standards, applicable City Code and City regulations, and outside agency regulations. Failure to submit complete information will result in written notification to the applicant that the review cannot proceed further until all required, necessary, and requested information is submitted.

3. Code Compliance Determination. Once all of the reviewing departments and agencies have reviewed the preliminary site plan, the Community Development Director shall determine if all of the design standard requirements have been complied with. If there are any exception(s) (as determined by the Community Development Director) that the applicant is requesting, the Community Development Department will schedule a Planning Commission meeting where the requested exception(s) will be reviewed. If there are no exceptions to the design standards, the applicant shall submit for final review.

4. Planning Commission Review (if applicable). If an applicant requests an exception(s) to any Cairns Design Standards requirement, the Planning Commission has the authority to consider the exception(s) and require at least one or more development enhancements listed in chapter 9 of this document in exchange for granting relief from any of the standards found herein. The applicant shall submit a written request and justification as to why the Planning Commission should grant relief to any of The Cairns Design Standards.

5. Final Site Plan Review. After review by the departments, agencies, and Planning Commission, if required, the applicant shall submit a final site plan together with all supporting documents that comply with all requirements, corrections, additions, etc. required by the departments, agencies, and Planning Commission to the Community Development Department.

The Community Development Department, along with the other reviewing departments and agencies, shall review the site plan and supporting information to determine compliance with all requirements, corrections, additions, etc.

If the departments' and agencies' reviews determine that all required, necessary, and requested information has not been submitted or that some of the specifics of the plan or information do not comply with the requirements of this Code, the applicant shall be notified in writing and on the plans of any deficiencies, comments, corrections, and requirements (including additional information and studies) to be addressed. These corrections may be discussed in a redline review meeting as determined by City Staff. The revised plan and all required, necessary, and requested supporting information shall be resubmitted after the appropriate additions and corrections are made in order to complete the application.

Upon second final submittal, the site plan will again be forwarded to the reviewing departments and agencies. The applicant shall resubmit the plan and supporting documents to the City until all departments and agencies determine it is complete and complies with the requirements of The Cairns Design Standards, the City Development Code, and other applicable City and agencies' standards. Failure to submit complete information will result in written notification to the applicant that the review cannot proceed further until all required, necessary, and requested information is submitted.

A signed Post-Construction Storm Water Maintenance Agreement shall be submitted with the final plan set where required. The agreement is to be recorded after completion of the project. For residential development, the agreement shall be referenced in and recorded with the restrictive covenants of the Home Owners Association.

- a. Grading Permit. A grading permit may be issued prior to final site plan approval, subject to the approval of the City Engineer, together with a guarantee in an amount to be determined by the City Engineer. No utilities may be installed until final site plan approval is received.
- b. Building Plans. A set of building plans may be submitted for a preliminary plan check. The official building permit will not be issued until all requirements in Phase III have been completed.

Phase III

1. Site Plan Approval. When the Director makes the determination that the final site plan is complete and complies with all the requirements, the plan will be stamped and signed by the Community Development Director, the Planning staff member handling the review, the Chief Engineer of the Public Utilities Department, the City Engineer, the City Transportation Engineer and, if required, the Parks and Recreation Department staff member handling the review.

2. Signed Drawings. Once signed by all appropriate City departments, the site plan, civil drawings, and landscape/irrigation plans, along with the Agreement to Conditions, shall be signed by the developer. All site plan sets, improvement guarantees, improvement agreements, and the Agreement to Conditions must be signed by the same person.

3. Fees and Guarantees. In addition to the above, any required items not previously submitted, including any required dedication documents, fees, improvement guarantees, and improvement agreements must be submitted at this time before a building or construction permit may be issued.

An application will be considered complete once the requirements of Phase I, Phase II and paragraphs 1, 2, and 3 of Phase III have been met as determined by the Community Development Director.

4. Plans Kept On-Site. A copy of the approved and signed site plan, civil drawings, landscape/irrigation plans, and approved building plans shall be kept on the construction site at all times.

5. Pre-Construction Meeting. Once the final site plans have been signed and all fees and bonds have been paid, the City Engineer will coordinate and conduct a pre-construction meeting with the developer, contractor, and City staff. After this pre-construction meeting, the developer may begin construction of the site.

6. Building Permit. Once the final building plan sets have been approved, site plan approved, development fees paid, the guarantee for improvements put in place, and a pre-construction meeting has taken place, then a building permit may be issued to begin construction of permanent structures.

Appendix B

PRE-APPROVED PUBLIC REALM FURNISHINGS - LAST UPDATED 2017

The following list of public realm furnishings is always acceptable for new or redeveloping projects in The Cairns without further review or approval

TRASH RECEPTACLES:

- a. Forms + Surfaces | Apex Receptacle
 - b. Anova | Airi Receptacle
-

BIKE RACKS:

- a. Forms + Surfaces | Bike Garden
 - b. Forms + Surfaces | Trio Bike Rack
-

BENCHES:

- a. Anvoa | Airi Bench
 - b. Landscape Forms | Strata Beam Bench
 - c. Forms + Surfaces | Boardwalk Bench
 - d. Landscape Forms | Milenio
-

TREE GRATES:

- a. Iron Age | Regular Joe
- b. Ironsmith | Metro
- c. Urban Accessories | Jamison
- d. Iron Age | Oblio
- e. Ironsmith | Via Rizo
- f. Urban Accessories | Chinook 2000
- g. Iron Age | Locust



Appendix C

PLANT LIST - LAST UPDATED 2017

CONIFEROUS TREES

* - Indicates Utah native

● - Indicates trees suitable for streetscape application

Botanical Name	Common Name	Size (H x W)	Notes
● <i>Abies concolor</i>	White Fir	40'-70' x 20'-30'	
● <i>Calocedrus decurrens</i>	Incense Cedar	30'-50' x 8'-10'	
<i>Cedrus atlantica</i>	Blue Atlas Cedar	40'-60' x 30'-40'	
● <i>Juniperus scopulorum</i>	Rocky Mountain Juniper	10'-25' x 5'-15'	
● <i>Larix occidentalis</i>	Western Larch	30'-60' x 15'-20'	Prefers moist soil; deciduous conifer
● <i>Metasequoia glyptostroboides</i>	Dawn Redwood	70'-100' x 15'-25'	Prefers moist soil; deciduous conifer
● <i>Picea abies</i>	Norway Spruce	40'-60' x 25'-30'	
<i>Picea engelmannii</i>	Engelmann Spruce	70'-100' x 10'-15'	May struggle in valley locations; no heavy clay soils; prefers moist soil; use sparingly
<i>Picea glauca</i> 'Densata'	Black Hills Spruce	20'-30' x 10'-15'	
* <i>Picea pungens</i>	Colorado/Blue Spruce	30'-60' x 10'-20'	May struggle in valley locations; use sparingly
* <i>Pinus aristata/longaeva</i>	Bristlecone Pine	8'-20' x 10'-20'	
* <i>Pinus edulis</i>	Pinyon Pine	20'-30' x 10'-20'	
● <i>Pinus flexilis</i> 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Pine	20'-30' x 10'-15'	
● <i>Pinus nigra</i>	Austrian Pine	40'-60' x 20'-40'	
* <i>Pseudotsuga menziesii</i>	Douglas Fir	40'-80' x 12'-20'	Prefers moist soil

DECIDUOUS TREES

* - Indicates Utah native

● - Indicates trees suitable for streetscape application

Botanical Name	Common Name	Size (H x W)	Notes
* <i>Acer glabrum</i>	Rocky Mountain Maple	15'-30' x 10'-15'	
* <i>Acer saccharum grandidentatum</i>	Wasatch Bigtooth Maple	20'-30' x 20'-25'	Don't use <i>Acer saccharum</i> rootstock
<i>Acer tataricum</i>	Tatarian Maple	15'-20' x 15'-20'	
* <i>Amelanchier alnifolia</i>	Saskatoon Serviceberry	10'-15' x 10'-15'	
● <i>Amelanchier x grandiflora</i>	Serviceberry	15'-25' x 15' x 25'	Single and multi stem
* <i>Betula occidentalis</i>	Western Water Birch	10'-20' x 10'-15'	Only use near consistently moist areas
● <i>Celtis occidentalis</i>	Common Hackberry	40'-60' x 30'-40'	
● <i>Cercis canadensis</i>	Eastern Redbud	20'-30' x 20'-25'	May need more water in full sun
* <i>Cercocarpus ledifolius</i>	Curl Leaf Mountain Mahogany	10'-20' x 8'-15'	Semi-evergreen
● <i>Crataegus crus-galli</i> 'Inermis'	Thornless Cockspur Hawthorn	15'-25' x 15'-20'	
● <i>Koeleruteria paniculata</i>	Golden Rain Tree	30'-40' x 25'-35'	
● <i>Populus tremula</i> 'Erecta'	Swedish Aspen	30'-40' x 6'-10'	Somewhat less prone to disease and suckering than <i>tremuloides</i>
* <i>Prunus virginiana</i>	Chokecherry	20'-30' x 15'-20'	
● <i>Prunus virginiana</i> 'Schubert'	Canada Red Chokecherry	20'-30' x 15'-20'	Purple leaves
* <i>Quercus gambelii</i>	Gambel Oak	20'-30' x 15'-20'	
● <i>Quercus macrocarpa</i>	Bur Oak	60'-80' x 60'-80'	
<i>Quercus muehlenbergii</i>	Chinkapin Oak	40'-60' x 50'-70'	
● <i>Ulmus parvifolia</i>	Lacebark Elm	40'-50' x 25'-40'	Street/shade tree
● <i>Zelkova serrata</i>	Japanese Zelkova	50'-80' x 40'-50'	Street/shade tree



SHRUBS

* - Indicates Utah native

<u>Botanical Name</u>	<u>Common Name</u>	<u>Size (H x W)</u>	<u>Notes</u>
<i>Buddleia davidii</i>	Butterfly Bush	5'-8' x 5'-10'	
<i>Caryopteris x clandonensis</i>	Blue Mist Spirea	3'-4' x 3'-4'	
<i>Cornus alba 'Ivory Halo'</i>	Ivory Halo Dogwood	4'-6' x 4'-6'	Best in consistently moist soil
* <i>Cornus sericea</i>	Red Twig Dogwood	6'-10' x 6'-10'	Best in consistently moist soil
<i>Cornus sericea 'Flaviramea'</i>	Yellow Twig Dogwood	5'-6' x 5'-6'	Best in consistently moist soil
<i>Juniperus squamata</i>	Blue Star Juniper	1'-3' x 1'-4'	
<i>Kerria japonica</i>	Japanese Kerria	8'-10' x 6'-8'	
<i>Mahonia aquifolium</i>	Oregon Grape Holly	5'-8' x 5'-8'	
<i>Philadelphus lewisii</i>	Mock Orange	6'-10' x 6'-10'	
* <i>Philadelphus microphyllus</i>	Littleleaf Mock Orange	4'-5' x 4'-5'	
<i>Physocarpus opulifolius</i>	Ninebark	5'-8' x 4'-6'	
<i>Picea abies 'Nidiformis'</i>	Nesting Spruce	3'-5' x 4'-6'	
<i>Pinus densiflora 'Umbraculifera'</i>	Japanese Red/Tanyosho Pine	10'-15' x 15'-20'	
<i>Pinus mug</i>	Mugo Pine	15'-20' x 25'-30'	
<i>Pinus mugo 'Slowmound'</i>	Slowmound Mugo Pine	1'-3' x 2'-3'	
* <i>Potentilla fruticosa</i>	Shrubby Cinquefoil	3'-4' x 3'-4'	
* <i>Prunus besseyi</i>	Western Sand Cherry	4'-6' x 4'-6'	
<i>Prunus x cistena</i>	Purple Sand Cherry	6'-8' x 5'-8'	
<i>Rhus aromatica 'Grow-Low'</i>	Grow-Low Sumac	1.5'-2' x 6'-8'	Spreading, rambling
<i>Rhus typhina</i>	Staghorn Sumac	15'-25' x 20'-30'	Suckering
* <i>Ribes alpinum</i>	Alpine Currant	3'-6' x 3'-6'	
* <i>Ribes aureum</i>	Golden Currant	3'-6' x 3'-6'	
<i>Rosa 'Meicoublan'</i>	Meidiland Rose	1'-2' x 4'-6'	Spreading
<i>Sambucus canadensis</i>	Elderberry	5'-10' x 5'-10'	Prefers moist soil
<i>Spiraea thunbergii</i>	Thunberg Spirea	3'-5' x 3'-5'	
* <i>Symphoricarpos albus</i>	Common Snowberry	3'-6' x 3'-6'	
<i>Viburnum lantana 'Mohican'</i>	Wayfaring Tree	6'-8' x 6'-10'	

ORNAMENTAL GRASSES

* - Indicates Utah native

<u>Botanical Name</u>	<u>Common Name</u>	<u>Size (H x W)</u>	<u>Notes</u>
* <i>Achnatherum speciosum</i>	Desert Needlegrass	1'-2' x 1'-2'	
<i>Bouteloua curtipendula</i>	Sideoats Grama	18"-30" x 18"-24"	
<i>Bouteloua gracilis</i>	Blue Grama	8"-24" x 8"-18"	
<i>Calamagrostis acutiflora</i>	Feather Reed Grass varieties	3'-4' x 2'-3'	
<i>Carex spp.</i>	Sedge varieties	12"-18" x 12"-24"	Use approved varieties only in moist areas (accent to water features/drainage areas)
<i>Chasmanthium latifolium</i>	Northern Sea Oats	2'-4' x 1'-2'	Prefers moist soil; more shade tolerant than other grasses
<i>Deschampsia cespitosa</i>	Tufted Hair Grass varieties	2'-3' x 1'-2'	Prefers moist soil
<i>Festuca glauca</i>	Blue Fescue	1' x 1'	
* <i>Festuca idahoensis</i>	Idaho Fescue	1'-2' x 1'-2'	
<i>Helictotrichon sempervirens</i>	Blue Oat Grass	2'-3' x 2'-3'	
* <i>Leymus cinereus</i>	Basin Wildrye	4'-6' x 2'-4'	
<i>Miscatanthus sinensis</i>	Maidenhair Grass varieties	5'-10' x 3'-6'	
<i>Muhlenbergia reverchonii</i>	Ruby Muhly Grass	2'-3' x 18"-24"	Needs good drainage
* <i>Oryzopsis/Stipa hymenoides</i>	Indian Rice Grass	2' x 2'	
<i>Panicum virgatum</i>	Switch Grass varieties	3'-6' x 2'-4'	
<i>Pennisetum alopecuroides</i>	Fountain Grass varieties	2'-3' x 2'-3'	Needs good drainage
<i>Schizachyrium scoparium</i>	Little Bluestem	2'-3' x 1'-2'	
* <i>Sporobolus airoides</i>	Alkali Sacaton	2'-4' x 2'-3'	
<i>Sporobolus heterolepis</i>	Prairie dropseed	2'-3' x 2'-3'	
* <i>Sporobolus wrightii</i>	Giant Sacaton	6'-8' x 4'-6'	

GROUNDCOVER

* - Indicates Utah native

<u>Botanical Name</u>	<u>Common Name</u>	<u>Size (H x W)</u>	<u>Notes</u>
<i>Ajuga reptans</i>	Ajuga, Bugleweed varieties	2"-4" x 12"-18"	
* <i>Arctostaphylos uva-ursi</i>	Kinnickinnick	0.5'-1' x 3'-6'	
<i>Cerastium tomentosum</i>	Snow in Summer	6"-12" x 8"-12"	
<i>Ceratostigma plumbaginoides</i>	Hardy Plumbag1'-2'-3'		
<i>Cotoneaster horizontalis</i>	Rockspray Cotoneaster	2'-3' x 8'-12'	
* <i>Fragaria spp.</i>	Wild Strawberry varieties	2" x 24"	Utah natives <i>F. vesca</i> and <i>F. virginiana</i>
<i>Galium odoratum</i>	Sweet Woodruff	6"-12" x 8"-18"	Use in consistently moist areas
<i>Helianthemum nummularium</i>	Rock Rose	6"-12" x 2'-3'	
<i>Juniperus horizontalis</i>	Creeping Juniper varieties	12"-18" - 4'-6'	
<i>Lamium maculatum</i>	Spotted Deadnettle varieties	6"-12" x 2'x3'	
* <i>Mahonia repens</i>	Creeping Oregon Grape	1'-2' x 2'-4'	
<i>Persicaria affinis</i>	Himalayan Fleecflower	2" x 18"	
<i>Sedum spp.</i>	Sedum varieties	4"-8" x 6"-14"	
<i>Stachys byzantina</i>	Lamb's Ear	12"-18" x 36"	Spreads by stolons; avoid overhead watering
<i>Stachys officinalis</i>	Bishop's Wort	18"-24" x 12"-18"	Spreads by stolons
<i>Symphoricarpos x chenaultii</i>	Chenault Coralberry	2'-3' x 6'-8'	Sprawling, rambling
<i>Thymus spp.</i>	Creeping Thyme varieties	1"-4" x 4"-12"	
<i>Veronica liwanensis</i>	Turkish Speedwell	2" x 18"	

PERENNIALS

* - Indicates Utah native

<u>Botanical Name</u>	<u>Common Name</u>	<u>Size (H x W)</u>	<u>Notes</u>
* <i>Achillea spp.</i>	Yarrow varieties	6"-36" x 18"-24"	
<i>Adenophora latifolia</i>	Lilyleaf Ladybells	2'-3' x 2'-3'	
<i>Aethionema schistosum</i>	Persian Rockcress	1' x 2'	Needs good drainage
<i>Agastache cana</i>	Wild Hyssop	2'-3' x 2'-3'	
<i>Agastache rupestris</i>	Licorice Hyssop	2'-3' x 2'-3'	
<i>Alchemilla mollis</i>	Lady's Mantle	1'-1.5' x 1.5'-2'	
<i>Alyssum montanum</i>	Mountain Gold Alyssum	4"-6" x 1'-2'	
<i>Amorpha canescens</i>	Leadplant	2'-4' x 2'-3'	
<i>Amsonia hubrichtii</i>	Blue Star	2'-3' x 2'-3'	
<i>Anacyclus depressus</i>	Mount Atlas Daisy	2"-4" x 1.5'-2'	
* <i>Anaphalis margaritacea</i>	Pearly Everlasting	1.5'-2' x 1.5'-2'	
* <i>Antennaria parviflora/rosea</i>	Pussy Toes, Pink Pussy Toes	4" x 1'-1.5'	
* <i>Aquilegia spp.</i>	Columbine varieties	1.5'-2' x 1.5'-2'	Cool, shady areas
<i>Armeria maritima</i>	Common Thrift	6" x 1'	
<i>Artemisia spp.</i>	Wormwood varieties	1'-4' x 2'-3'	
* <i>Asclepias speciosa</i>	Showy Milkweed	3' x 3'	
<i>Asclepias tuberosa</i>	Butterfly Milkweed	1'-2' x 2'	Needs good drainage
<i>Aster spp.</i>	Aster varieties	1'-4' x 1'-3'	
* <i>Astragalus utahensis</i>	Utah Lady Finger; Milkvetch	6" x 1'	Needs good drainage
<i>Aubrieta deltoidea</i>	Rock Cress	4"-8" x 1'-2'	
<i>Baptisia australis</i>	False Indig3'-4' x 3'-4'		
<i>Bergenia cordifolia</i>	Bergenia	1' x 1'-2'	
<i>Berlandiera lyrata</i>	Chocolate Flower	18" x 12"	
<i>Brunnera macrophylla</i>	Siberian Bugloss varieties	1'-1.5' x 1'-1.5'	



PERENNIALS (CONT.)

<i>Callirhoe involucrate</i>	Poppy Mallow, Prairie Winecup	1' x 3'	
* <i>Campanula spp.</i>	Bellflower varieties	6"-1' x 1'-2'	
<i>Centranthus ruber</i>	Jupiter's Beard/Red Valerian	3' x 2'	
<i>Coreopsis spp.</i>	Tickseed varieties (hardy)	1'-2' x 1'-2'	
<i>Corydalis lutea</i>	Yellow Corydalis	1'-1.5' x 1'-1.5'	
<i>Dianthus spp.</i>	Dianthus, Garden Pinks varieties	8"-2' x 1'-2'	
<i>Dicentra spectabilis</i>	Bleeding Hearts	2'-4' x 2'-4'	
<i>Echinacea purpurea, angustifolia</i>	Coneflower varieties	2'-3' x 1'-2'	
* <i>Epilobium canum spp.</i>	Hummingbird Trumpet varieties	1'-2' x 1.5'-4'	
<i>Epimedium x rubrum</i>	Barrenwort	1' x 1'	
* <i>Eriogonum umbellatum</i>	Sulfur Flower	1' x 1'-1.5'	
<i>Erodium chrysanthum</i>	Yellow Stork's Bill	6" x 1'	
* <i>Gaillardia aristata, grandiflora</i>	Blanketflower varieties	2'-3' x 2'-3'	
<i>Gaura lindheimeri</i>	Gaura, Whirling Butterflies	2'-3' x 2'-3'	
<i>Geranium sanguineum</i>	Cranesbill	1'-1.5' x 1'-1.5'	
* <i>Geranium viscosissimum</i>	Sticky Geranium	2'-3' x 2'-3'	
<i>Globularia cordifolia</i>	Leather Leaf Powder Puff	4"-6" x 1'-1.5'	
<i>Helianthemum nummularium</i>	Rockrose	6" x 18"	
<i>Hemerocallis spp.</i>	Daylily varieties	1'-6" x 1'-3'	
<i>Heuchera spp.</i>	Coral Bells	1'-3' x 1'-3'	
<i>Iberis sempervirens</i>	Candytuft	1' x 1'	
<i>Lavandula angustifolia</i>	English Lavender varieties	1'-3' x 1'-2'	
<i>Liatris punctata, spicata</i>	Gayfeather varieties	1.5'-3' x 1.5'-2'	
* <i>Linum lewisii</i>	Blue Flax, Lewis Flax	1.5'-2' x 1.5'-2'	
<i>Lychnis coronaria</i>	Rose Campion	2'-3' x 2'	
* <i>Mirabilis multiflora</i>	Desert Four O' Clock	1'-2' x 3'-5'	Needs good drainage
<i>Monarda fistulosa</i>	Wild Bergamot, Bee Balm	1.5'-2' x 2'-3'	
<i>Nepeta x faassenii</i>	Catmint	1.5' x 2'-3'	
* <i>Oenothera spp.</i> (except <i>berlandieri</i> or <i>speciosa</i>)	Evening Primrose varieties	6"-1' x 6"-2'	
* <i>Penstemon spp.</i>	Penstemon varieties	2'-4' x 1'-3'	Most need good drainage
<i>Perovskia atriplicifolia</i>	Russian Sage	3'-5' x 3'-4'	
<i>Phlox subulata</i>	Creeping Phlox	6" x 1'	
<i>Pulsatilla vulgaris</i>	Pasque Flower	6" x 1'	
* <i>Ratibida columnifera</i>	Prairie Coneflower, Mexican Hat	1.5'-2' x 1.5'-2'	Needs good drainage, low fertile soils
<i>Rudbeckia fulgida</i>	Black Eyed Susan	2'-3' x 2'-3'	
<i>Salvia nemerosa</i>	Salvia	2'-3' x 2'-3'	
<i>Salvia officinalis</i>	Kitchen Sage	2'-3' x 2'-3'	Don't overwater
<i>Saponaria ocymoides</i>	Rock Soapwort	6" x 2'	Spreading
<i>Scabiosa spp.</i>	Pincushion Flower varieties	1'-1.5' x 1'-1.5'	
<i>Scutellaria resinosa</i>	Prairie Skullcap	6"-10" x 1'	
<i>Sedum spp.</i>	Sedum varieties	1.5'-2' x 1.5'-2'	
<i>Solidago canadensis</i>	Goldenrod	3'-4' x 3'-4'	
* <i>Sphaeralcea spp.</i>	Globemallow	2'-3' x 1'-2'	
<i>Tanacetum densum</i>	Partridge Feather	4"-8" x 1'-2'	
<i>Thermopsis villosa</i>	Carolina Lupine	3'-5' x 2'-4'	
<i>Veronica spicata</i>	Spiked Speedwell	1'-2' x 1'-2'	
* <i>Viguiera multiflora</i>	Showy Goldeneye	2' x 3'	Will spread and naturalize

Appendix D:

LIST OF REQUIREMENTS

SECTION 2.2 – PARKSTRIPS

FORMAL PARKSTRIPS

- There shall be a minimum of one street tree for every 35 feet of frontage
- Trees shall have a two-inch caliper at the time of planting
- Trees shall be selected from the plant list in the appendix of this document or be approved by the Parks and Recreation Department

INFORMAL PARKSTRIPS

- Parkstrips shall include softscape treatment for at least 40% of lot frontage
- Softscape areas shall be a minimum of 70% plant material
- Parkstrips shall include at least three different trees species (from the plant list in this document or as approved by the Parks and Recreation Department)
- Trees shall have a two-inch caliper at the time of planting

COMBINATION PARKSTRIPS

- Street trees shall be planted with a combination (both) of the Formal and Informal treatments (see requirements for those treatments)
- There shall be a minimum of one street tree per 45 feet of frontage (from the plant list in this document or as approved by the Parks and Recreation Department)
- Trees shall have a two-inch caliper at the time of planting

SECTION 2.3 – DESIGN PRIORITY

PEDESTRIAN

- Crosswalks shall be a minimum of 6 feet wide and shall include stamped or colored concrete
- Where a driveway crosses a sidewalk, the driveway shall be raised to match the adjacent sidewalk

- Pedestrian islands shall be required for crossings over 38 feet
- Bulb-outs shall be implemented where there is on-street parking

SHARED

- Crosswalks shall be a minimum of 8 feet wide and shall include stamped or colored concrete
- Where a driveway crosses a sidewalk, the driveway shall be raised to match the adjacent sidewalk
- Pedestrian islands shall be required for crossings over 38 feet
- Bulb-outs shall be implemented where there is on-street parking

VEHICULAR

- Crosswalks shall be a minimum of 6 feet wide and shall include thermal plastic
- Where a driveway crosses a sidewalk, the driveway shall be marked with stamped or colored concrete
- Pedestrian islands shall be required for crossings over 48 feet
- Bulb-outs shall be implemented where there is on-street parking

SECTION 2.4 – TRAFFIC-CALMING

CROSSWALKS

- Crosswalks shall have a defined edge according to street code requirements. Borders may be added to designs as needed
- In locations where a building is present at the corner, there shall be a specialty paver plaza of 500 square feet or more in size (see figure 218)
- In locations with a monument at the corner, there shall be a specialty paver plaza of 200 square feet or more in size (see figure 217)
- Crosswalks shall offer a route from the intersection to either the building entrance or a point of interest

SECTION 2.6 – BUILDING FRONTAGES

- All buildings in The Cairns shall have frontage on at least one public or private ROW or mew.

PRIMARY FRONTAGE:

- The primary frontage shall be the frontage of a building on the smallest numbered streetscape design-type, types 2-4, where two or more frontages exist
The primary frontage shall be the frontage that satisfies the ground floor commercial requirement (see Chapter 3)
The primary frontage shall include the primary entrance to the building for streetscape design-types 2 and 3
At least 70% of either the facade of the building or a community gathering space (see Chapter 9) shall be built within five feet of the minimum setback for the applicable streetscape design-type
For restaurant and entertainment uses, outdoor seating and dining can count towards 70%
For preferred uses, this can be reduced to 50%

SECONDARY FRONTAGE:

- The secondary frontage shall be the frontage of a building on the largest numbered streetscape design-type where two or more frontages exist
At least 70% of the facade of the building or a community gathering space (see Chapter 9) shall be built at or closer than the maximum setback for the applicable streetscape design-type
For restaurant and entertainment uses, outdoor seating and dining can count towards 70%
For preferred uses, this can be reduced to 50%

SECTION 2.7 – COMMERCIAL SPACE PROVISIONS

FLEX-COMMERCIAL SPACE

When it is not economically viable to build commercial space consistent with the requirements of this document, commercial space may be designed as flex-commercial space.

Flex-Commercial Space shall be minimally designed with all of the following elements:

- All necessary venting, electrical, and plumbing for a standard restaurant user
Minimum ten-foot ceilings
Street entrances for pedestrians

TRANSFER OF COMMERCIAL SPACE

As a second option for relief from minimum commercial requirement required commercial space may be transferred to another building or project on the same street or within 300 feet of the building. Transfer of commercial space shall require all of the following:

- Commercial space shall be transferred on at least a 1:1 square foot ratio
Commercial space shall be transferred to another building or project on the same street (up to 1,000 feet away) or to another building within 300 feet as long as the new project is in The Cairns
The transferred commercial space shall not be built as flex-commercial space
The transferred commercial space shall be constructed simultaneously with the proposed project
Commercial space shall not be transferred away from any streetscape design-type 2 street but may be transferred to a streetscape design-type 2 street

SECTION 2.8 – DRIVE-THRUS AND WALK-UP WINDOWS

- Where permitted, drive thru windows and lanes shall be behind buildings or heavily screened to eliminate or minimize the view from the public realm
No more than one drive thru lane shall be allowed for any one business

CHAPTER 3

TYPE 1

- Design priority shall be pedestrian
Sidewalks shall maintain a minimum 10-foot clear walkway
The minimum building setback shall be 6 feet

- Interruptions shall be every 50 feet
- There shall be a minimum of 2 pedestrian entrances for every 200 feet of building frontage
- Drive-thrus shall be prohibited
- On-street parking shall be temporary
- The maximum retail space for any one use shall be 8,000 sq ft
 - For preferred uses, maximum retail space is 12,000 sq ft

TYPE 2

- Design priority shall be pedestrian
- Parkstrip treatments shall be formal
- Sidewalks shall maintain a minimum 8 foot clear walkway
- The minimum building setback shall be 10 feet
- The maximum building setback for a primary frontage shall be 15 feet and for a secondary, 20 feet
- Interruptions shall be every 50 feet
- There shall be a minimum of 4 pedestrian entrances for every 200 feet of building frontage
- The maximum block length shall be 400 feet
 - May be substituted with the creation of an accessible community gathering space with public street frontage. Must be complete with all applicable amenities, furnishings, and features.
- Drive-thrus shall be prohibited
- On-street parking shall be required
- There shall be a minimum of 30 % ground floor commercial or flex commercial and commercial or flex commercial on all block corners
- The maximum retail space for any one use shall be 8,000 sq ft
 - For preferred uses, maximum retail space is 12,000 sq ft

TYPE 3

- Design priority shall be shared
- Parkstrip treatments shall be informal
- Sidewalks shall maintain a minimum 8-foot clear walkway

- The minimum building setback shall be 8 feet
- The maximum building setback for a primary frontage shall be 16 feet and for a secondary, 25 feet
- Interruptions shall be every 75 feet
- There shall be a minimum of 3 pedestrian entrances for every 200 feet of building frontage
- The maximum block length shall be 400 feet
- Drive-thrus shall be limited
- On-street parking shall be required
- There shall be a minimum of 15% ground floor commercial or flex commercial and commercial or flex commercial on half of all block corners
- The maximum retail space for any one use shall be 10,000 sq ft
 - For preferred uses, maximum retail space is 12,000 sq ft

TYPE 4

- Design priority shall be vehicular
- Sidewalks shall maintain a minimum 10-foot clear walkway
- The minimum building setback shall be 8 feet
- The maximum building setback for a primary frontage shall be 20 feet and for a secondary, 30 feet
- Interruptions shall be every 100 feet
- There shall be a minimum of 2 pedestrian entrances for every 200 feet of building frontage
- The maximum block length shall be 500 feet
- Drive-thrus shall be limited
- On-street parking shall be limited
- There shall be a minimum of 10% ground floor commercial or flex commercial on all block corners
- The maximum retail space for any one use shall be 20,000 sq ft

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SECTION 4.2 BUILDING MASSING

- Each building facade shall have at least one horizontal break. Horizontal breaks shall be offset at least 3 feet from the building face. (See figure 408)
 - Iconic architecture as defined in this document

- All buildings shall have a distinguishable base, middle, and top as defined in this document.
- Residential, office, and hospitality use building heights in The Cairns shall be regulated by figure 409.
- All specialty uses shall go to the Planning Commission for review and approval. These uses may not be held to the same massing or building height standards as other uses. Specialty use buildings shall follow an additional review and approval process, and will be given more flexibility in their design

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SECTION 5.1.2 – COMMERCIAL AND HOSPITALITY ARCHITECTURAL REQUIREMENTS

MATERIAL REQUIREMENTS

- Full brick veneer, quarried stone, architectural metals, glass, or pre-cast architectural concrete, or other high-quality material as recommended by The Cairns Architectural Review Committee (CARC), shall be used on at least 80% of building bases and 50% of building middles for all building frontages visible from public streets
 - Iconic architecture as defined in this document
- Uninterrupted horizontal expanses of 50 feet in length of any opaque material, including opaque glass, shall be prohibited on building frontages visible from public streets
- Fully transparent, clear glass shall be required on the bottom two stories or 20 feet of any building for visibility at least three feet into the building
- Mirrored or highly reflective glass is prohibited. Opaque glass is prohibited from occupiable spaces

FENESTRATION

Building Base:

- 70% minimum fenestration shall be required for bottom story along building frontages facing the street
- 50% minimum fenestration shall be required for 2nd story along building frontages facing the street

Building Middle and Top:

- Middle and top sections shall have between 50% and 80% glass window treatments for all facades

ENTRIES

- All retail or restaurant entries to a building shall include a material change or different articulation of the same material in and around the entry

Each entry to a building shall be articulated with at least one of the following:

- A horizontal shift in the facade of the building (at least two feet in or out) where the door is located
- A distinguishable architectural change which clearly defines the entry
- A canopy, overhang, or arch above the entrance
- Peaked roof or raised parapet structure over the door

ARTICULATIONS

- Buildings shall include a clearly defined base, middle, and top
- At block corners, buildings shall include enhanced articulation that minimally includes a building protrusion or recessed treatment

Building Base:

- (Streetscape Design-Types 1, 2, 3) Horizontal building articulations for street facing walls shall be required at least every 50 feet to break up facades and create a human-scale
- (Streetscape Design-Type 4) Horizontal building articulations shall be required at least every 75 feet to break up facades
- Vertical articulations shall minimally extend to the full height of the ground floor

Middle and Top:

- Vertical and horizontal divisions shall be required to the extent that a variety of physical and material breaks exist in the facade
- Building facades shall include a sequence of articulations to provide architectural relief and shadowing

5.1.3 - RESIDENTIAL ARCHITECTURE:

MATERIAL REQUIREMENTS

- Full brick veneer, quarried stone, architectural metals, glass, or pre-cast architectural concrete, or other high-quality material as recommended by The Cairns Architectural Review Committee (CARC), shall be used on at least 80% of building bases and 50% of building middles for all building frontages visible from public streets
 - Iconic architecture as defined in this document
- Uninterrupted horizontal expanses over 25 feet in length of any opaque material shall be prohibited on all primary and secondary frontages

FENESTRATION

Multi-Family (see in definitions) Building Base:

- Ground floor units should include at least 40% window treatments along building frontages

Multi-Family Building Middle and Top:

- Middle and Top stories shall have between 40% and 80% glass window treatments for all facades

Attached Single-Family (see in definitions):

- Windows shall be required on building frontages

ENTRIES

- Ground floor units along street frontages shall include a primary entrance from the street
- Ground floor unit entrances should have a vertical separation from the adjacent sidewalk

ARTICULATIONS

- Buildings shall include a clearly defined base, middle, and top
- Balconies a minimum of four feet deep shall be required on at least 40% of all multi-family units
- Horizontal building articulations for building frontages shall be required at least every 25 feet to break up facades and create a human-scale
- Building protrusions or recessed treatment extending above the base of the building shall be required at block corners

SECTION 5.1.4 – INSTITUTIONAL, CIVIC, AND ENTERTAINMENT USE ARCHITECTURE

MATERIAL REQUIREMENTS

- Full brick veneer, quarried stone, architectural metals, glass, or pre-cast architectural concrete, or other high-quality material as recommended by The Cairns Architectural Review Committee (CARC), shall be used on at least 80% of building bases and 50% of building middles for all building frontages visible from public streets
 - Iconic architecture as defined in this document
- Uninterrupted horizontal expanses over 25 feet in length of any opaque material shall be prohibited on all primary and secondary frontages

FENESTRATION

- No less than 50% of the ground floor on-street facing walls should include a non-reflective, transparent glass treatment for visibility at least three feet into the building

ENTRIES

- Entries are encouraged at all block corners
 - Each entry to a building shall be articulated with at least one of the following:
- A horizontal shift in the facade of the building (at least two feet in or out) where the door is located
- A distinguishable architectural change which clearly defines the entry
- A canopy, overhang, or arch above the entrance
- A peaked roof or raised parapet structure over the door

ARTICULATIONS

- Buildings shall include a clearly defined base, middle, and top
- Building protrusions or recessed treatments extending above the base of the building shall be required at block corners

BUILDING BASE:

- (Streetscape Design-Types 1, 2, 3) Horizontal building articulations for building frontages shall be required at least every 25 feet to break up facades and create a human-scale
- Horizontal articulations shall minimally extend to the full height of the ground floor

Middle and Top:

- Vertical and horizontal divisions shall be required to create a variety of physical and material breaks in the facade
- Building facades shall include a sequence of articulations to provide architectural relief and shadowing

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SECTION 5.2 – SITE GRADE

- The foundation of a commercial building shall not extend above four feet from the grade of the adjacent sidewalk
- The foundation of a residential building shall not extend above six feet from the grade of the adjacent sidewalk
- Retaining walls shall not exceed five feet tall measured from the footing. Walls that are stepped shall have a 10-foot separation between retaining walls

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SECTION 5.3 – ROOF TREATMENTS

- All roof top mechanical or utility equipment shall be screened (see figure 521 - 523)
- Roof treatments shall be designed to architecturally cap the building (see figure 523)

////////////////////////////////////
SECTION 5.4 – LIGHTING

- Public and private street lights and parking lot lights shall be configured in a manner that minimizes the amount of light pollution or light trespass onto adjacent properties (see figure 526)
- Public street lights within the Cairns District shall be installed as per Sandy City
- Parking lots and other private outdoor spaces shall be lit with lighting that is shielded so it can only project downward (see figure 526)

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SECTION 6.1.2 – SURFACE PARKING

- Where surface parking lots are allowed between a building and the street (Public Realm), at least 50% of the street frontage shall be fronted with buildings
- Where decorative screening is required, it shall minimally include a four foot decorative wall and/or hedge
- Landscape island tree spacing may be adjusted up or down, based on the type of tree
- Landscape island trees shall be a fruitless variety tree
- Surface parking shall comply with chart 601

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SECTION 6.2.2 – STRUCTURED PARKING

- Structured parking shall comply with chart 602
- Where shown on chart 602, parking structures should only be allowed along secondary frontages
- Four-sided screening shall shade vehicles and visually screen structures from adjacent uses and streets
- Leasable ground floor commercial space or flex-commercial space in parking structures is encouraged
- Architectural screening shall minimally follow two of the articulation requirements for its associated use as outlined in Chapter 5
- Architectural screening shall include full brick veneer, quarried stone, architectural metals, glass, or pre-cast architectural concrete, or other high-quality material as recommended by The Cairns Architectural Review Committee (CARC)

CHART 601 : SURFACE PARKING REQUIREMENTS				
Parking Lot Requirements for Primary Frontages	Streetscape Design Types			
	Type 1	Type 2	Type 3	Type 4
Maximum consumption of overall site	50%	10%	15%	50%
Allowed in the public realm	L	N	L	L
Maximum % of parking allowed along public frontage (not including on-street parking)	50%	0%	20%	50%
Minimum surface area to be landscaped	15%	25%	20%	15%
Evenly distributed landscaping within the parking lot	•	•	•	•
Minimum width of landscape islands	6 ft.	6 ft.	6 ft.	8 ft.
Master plan required for parking lots with 50+ surface stalls	•	•	•	•
Minimum setback from public or private right-of-way	15 ft.	N	15 ft.	15 ft.
Decorative screening required (for parking lots visible from public realm)	•	N	•	•
Minimum tree spacing for landscape islands	35 ft.	35 ft.	35 ft.	35 ft.

• = required

L = limited (discouraged)

N = not permitted

CHART 602 : STRUCTURED PARKING REQUIREMENTS					
Requirements		Streetscape Design-Type			
		Type 1	Type 2	Type 3	Type 4
Allowed locations	Behind building	•	•	•	•
	Side/adjacent to building	•	N	•	•
	In front of building	L	N	N	L
	Block corners	N	N	N	N
	Adjacent to community space	L	N	N	N
Structure screening required		•	•	•	•
Structure height limited to Primary building height		•	•	•	N
Structures adjacent to public realm	% of ground floor commercial	35%	N	70%	35%
	Architectural treatments to match building	•	N	•	•
Min. setback for non-commercial treatment along public frontage		6 ft.	N	10 ft.	10 ft.

• = required

L = limited (discouraged)

N = not permitted

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SECTION 6.3.1 – PARKING ENTRANCES

- Parking ingress and egress for a double-lane entrance shall be a maximum of 24 feet wide
- Parking ingress and egress for single-lane entrances shall be a maximum of 14 feet wide
- Parking ingresses and egresses shall be at least 60 feet from block corners for single lane entrance
- Parking ingresses and egresses shall be at least 80 feet from block corners for double lane entrance
- The number of entrances should be limited to a single ingress and egress per street frontage, per parking facility

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SECTION 7.1.1 – PUBLIC REALM FURNISHINGS

TREE GRATES, MANHOLE COVERS AND SIDEWALK MEDALLIONS:

- Manhole covers (with the exception of sewer district manhole covers) shall be Cairns branded and have an additional identifying marker indicating storm water, sewer, etc.
- Tree grates shall provide at least 16 square feet of permeable surface.
- Tree grates, manhole covers, and sidewalk medallions shall be crafted using high quality materials from the pre-approved list, or as per Sandy City Standard Specifications

TRASH RECEPTACLES:

- Privately maintained trash receptacles should be placed in the building space close to entrances but no less than one every 200 feet
- Recycling receptacles should be paired with at least 1/2 of all trash receptacles (also to be placed in the building zone and privately maintained)
- Trash receptacles shall be crafted using high-quality materials or come from the pre-approved list in Appendix B of this document

BIKE RACKS:

- Each project shall have one bike rack that can accommodate a minimum of 4 bicycles
- Bike racks should be on the primary frontage of a project in the building zone

- Bike racks shall be crafted using high-quality materials or come from the pre-approved list in Appendix B of this document

BENCHES

- Benches should be provided at a minimum of one for every 200 or 300 feet of linear frontage withing the building space
- Benches should be placed near transit, public open spaces, and shopping and dining opportunities
- Benches shall be crafted using high-quality materials or come from the pre-approved list in Appendix B of this document

FENCING

- Fencing in the public realm shall not be more than 80% opaque
- Fencing shall be crafted using high-quality materials. Vinyl fencing is discouraged and chain-link fencing shall not be permitted
- Fencing in the public realm shall not be taller than 40 inches

BOLLARDS

- Bollards in the public realm shall not be taller than 40 inches
- Decorative and lighted bollards should be crafted using high-quality materials such as wood, stone, and prefabricated plastics

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SECTION 7.2.1 – LANDSCAPING

- Shrubs, bushes, and grasses shall cover no less than 40% of all softscape areas
- There shall be a minimum of one tree planted for every 400 square feet of landscaping
- Plant materials and landscape design shall be designed to reflect the mountain elements and themes outlined in Chapter 1 of this document
- Each site shall be designed with a variety of trees, shrubs, bushes, and grasses. No fewer than three species of trees and three species of shrubs, bushes, and grasses
- Up to 50% of the landscaping may be transferred to a green wall so long as the wall starts at the ground floor and is in view of the public right-of-way

- All landscaping shall meet LID requirements
- Up to 60% of the required landscaping may be transferred to a rooftop garden and still meet the intent of these requirements
- Plants shall come from the approved plant list in Appendix C of this document

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SECTION 8.1.1 – PRIMARY MONUMENTS

- Primary gateway monuments should be at least 15 feet tall

Primary gateway monuments shall use granite veneer (figure 809), lighting, (figure 812) and no less than 4 other elements from the following list:

- Evergreen trees (see figure 802 and appendix)
- Ornamental trees (see figure 803 and appendix)
- Large shrubs (see figure 804 and appendix)
- Medium height shrubs (see figure 805 and appendix)
- Ornamental grasses (see figure 806 and appendix)
- Granite rubble (see figure 807)
- Corten/dark bronze (see figure 810)
- Stainless steel (see figure 811)
- Primary gateway monuments shall be branded with The Cairns logo

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SECTION 8.2.1 – SECONDARY MONUMENTS

- Secondary gateway monuments should be at least 10 feet tall

Secondary gateway monuments shall use granite veneer (figure 820), lighting (figure 821), and no less than 2 elements from the following list:

- Evergreen trees (see figure 814 and appendix)
- Medium height shrubs (see figure 815 and appendix)
- Ornamental grasses (see figure 816 and appendix)
- Granite rubble (see figure 819)
- Corten/dark bronze (see figure 822)
- Secondary gateway monuments shall be branded with The Cairns logo

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SECTION 8.3.1 – VEHICULAR, PEDESTRIAN, INTERPRETIVE, AND TRAIL SIGNAGE

- Pedestrian wayfinding signage should be at least 8 feet tall
- Vehicular wayfinding signage should be at least 10 feet tall
- Print shall be easily visible on all wayfinding signage (this can be done in several ways, see images 826-828)
- All wayfinding signage shall be constructed with high-quality materials such as granite, bronze, and stainless steel
- All wayfinding signage shall be branded with The Cairns logo

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SECTION 9.1 – OPEN SPACES

- All residential units in The Cairns shall be within ¼ mile (1320 feet) walking distance to a publicly accessible open space from the front or primary entrance of a unit
- All uses in The Cairns shall be within ½ mile (2640 feet) walking distance from a publicly accessible open space of any type
- In the case where open space is proposed and installed by a developer, a development and maintenance plan for the open space shall be submitted to the City

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SECTION 9.1.2 – POCKET OPEN SPACES

- Pocket open spaces shall promote family activities with structured recreational opportunities
- Pocket open space should be at least 6,000 sq ft in size

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SECTION 9.1.3 – SQUARES

- Squares should be somewhat screened by landscaping to enhance the “oasis” feel
- Landscaping in a square open space should consist mostly of lawns, trees, and shrubs
- Squares may include some paths and paved areas for benches, tables, or navigation of the square
- Squares should be a minimum of one acre in size

SECTION 9.1.4 – PLAZAS

- Plazas shall have some point of emphasis or attraction (ie: fountains, sculptures, historic element, etc.)
 - Plazas should be used in more urban, active locations as a gathering or meeting place in commercial or more intensive residential locations
 - Plazas should be mainly hardscape
 - Plazas shall have some point of emphasis or attraction (ie: fountains, sculptures, historic element, etc.)

SECTION 9.1.5 – NEIGHBORHOOD OPEN SPACES

- Neighborhood open spaces shall have unique features to draw pedestrians from the whole region
- Neighborhood open spaces shall accommodate a wide range of users and activities

SECTION 9.1.6 – BLOCK BREAKS AND PEDESTRIAN MEWS

- Pedestrian mews and block breaks should have a 20-foot minimum width
- Pedestrian mews and block breaks shall have at least two five-foot minimum clear pathways
- There should be a minimum of 20% planted softscape in pedestrian mews and block breaks
- Pedestrian mews and block breaks shall meet the standards for streetscape design-type 1 in Chapter 3 of this document

SECTION 11.1 – LOADING AREAS

- Loading areas shall be screened from view of the public realm with a minimum six foot decorative stone or masonry wall and vegetation
- Loading areas should not be closer than 25 feet to the public realm

SECTION 11.1.2 – TRASH AND WASTE DUMPSTERS

- Trash and waste dumpsters shall be placed on a concrete pad that is enclosed on three sides with a minimum six foot tall masonry wall
- Trash and waste dumpsters shall be screened from view of the public realm
- Outdoor grease traps shall be located behind buildings

SECTION 11.2.1 – MECHANICAL AND UTILITY BOXES

- Mechanical and utility boxes shall be screened from view in a decorative manner from the public realm
- Mechanical and utility boxes shall not be located inside a dedicated ROW except when buried. (Exceptions may be granted by Staff for traffic light boxes)
- Mechanical boxes shall be located on rooftops, inside a building, or behind a building where they are not visible from the public realm
- Commercial mechanical units that generate noise should not be allowed within 200 feet of any residential use unless noise can be dampened sufficient to limit noise area to a 50 foot radius from the mechanical unit

SECTION 11.2.2 – WALL MOUNTED EQUIPMENT

- Wall mounted equipment shall not be located on any primary or secondary building frontage
- Wall mounted equipment shall be screened from view of the public realm in a decorative manner

SECTION 11.2.3 – ROOF MOUNTED EQUIPMENT

- Roof mounted equipment shall be screened to eliminate the view of the equipment from any ground location within 350 feet
- Any roof mounted equipment five feet or taller shall be screened using walls of a matching height constructed to match the finish materials of the building

Appendix E:

GRAPHIC EXAMPLES OF INTERPRETIVE SIGNS

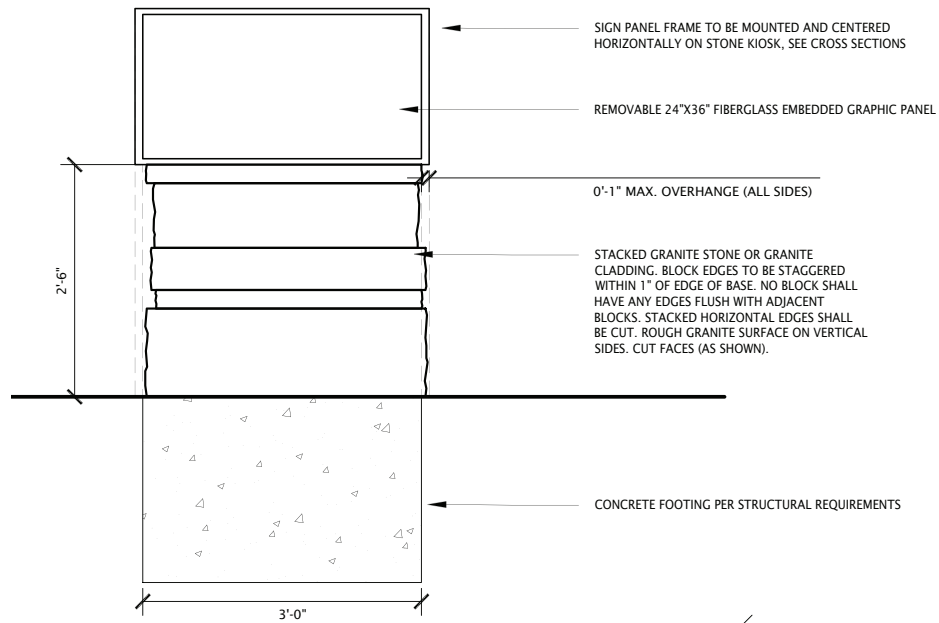
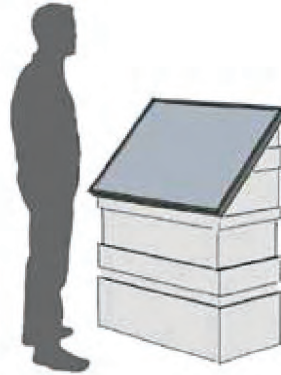


Figure E1 - Front view of Sign

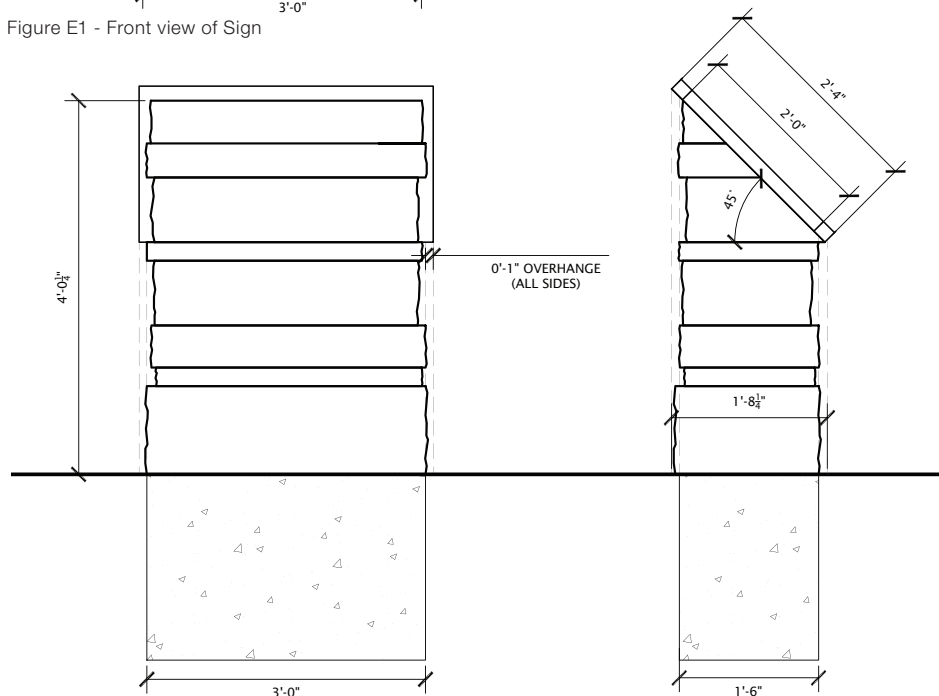


Figure E2 - Back and side of side

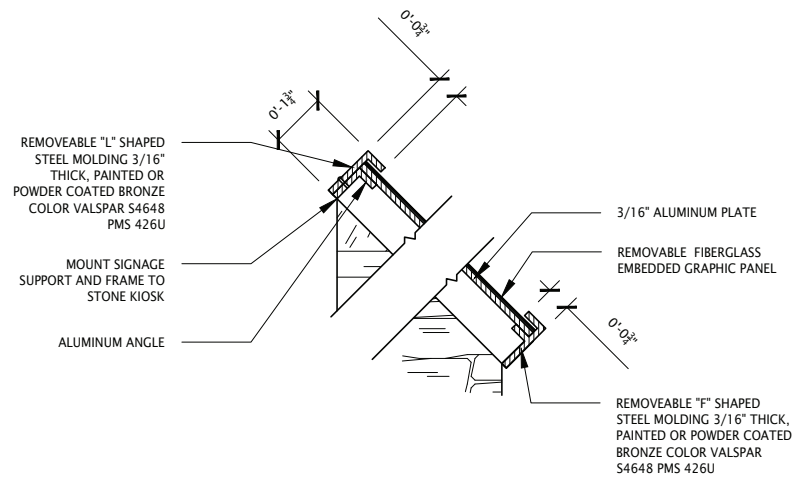


Figure E3 - Frame Cross section (side)

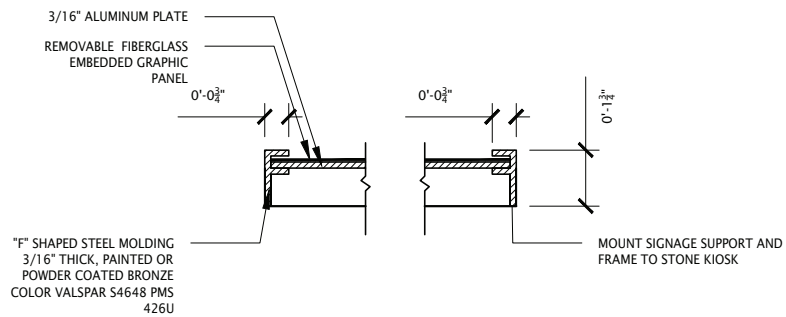


Figure E4 - Fram Cross section (top)

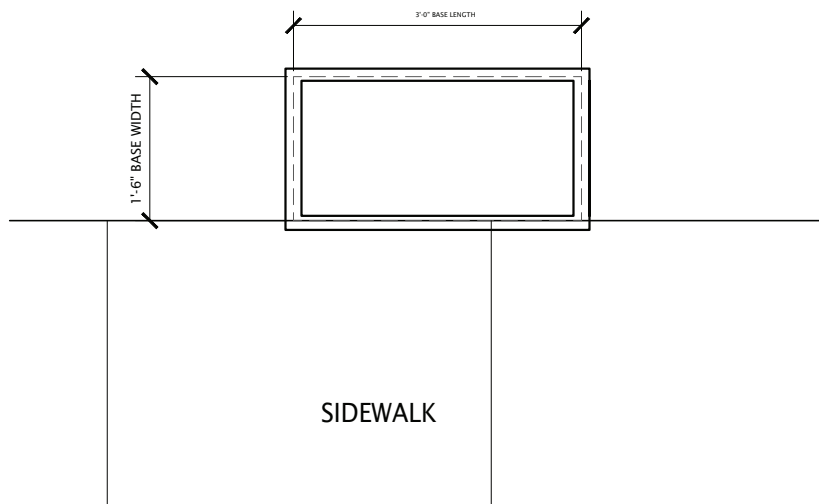


Figure E5 - Plan View

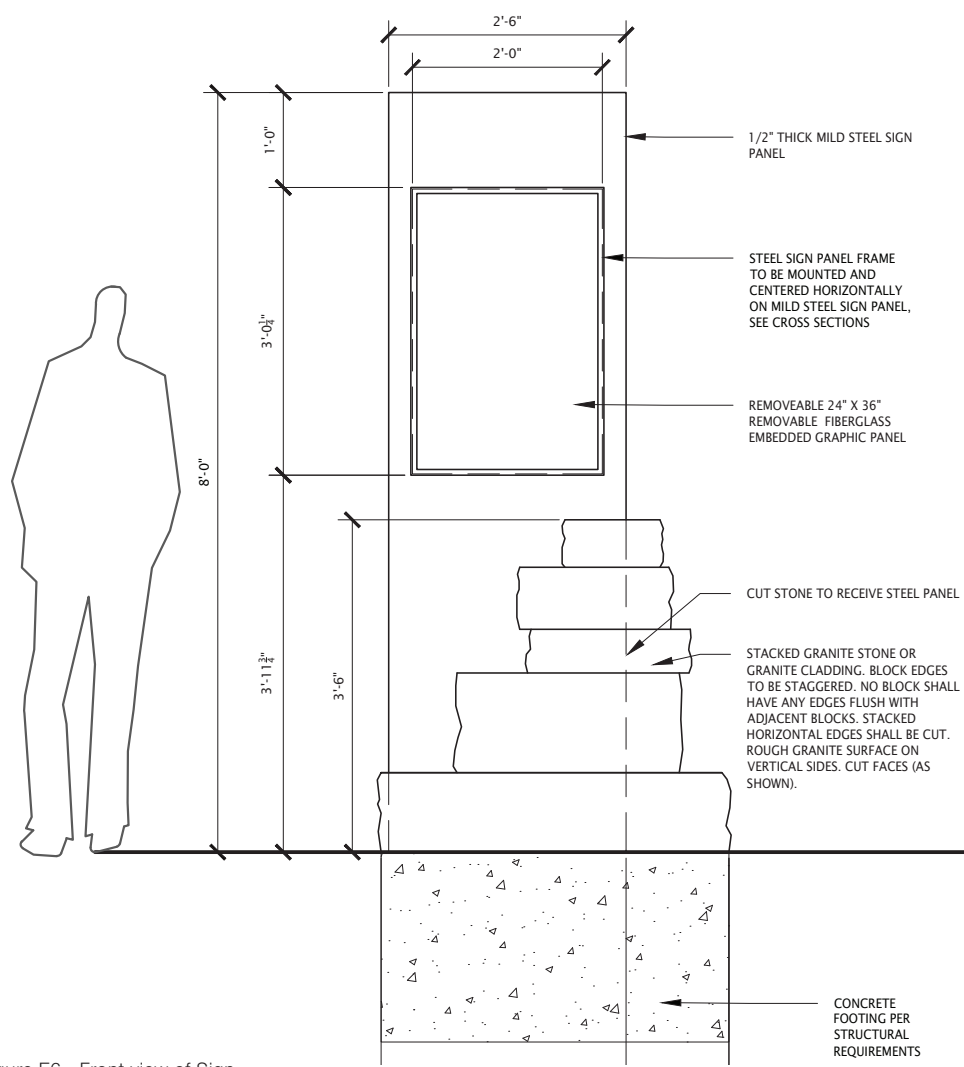
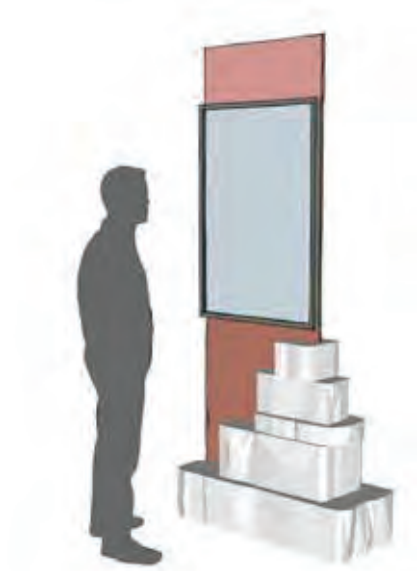


Figure E6 - Front view of Sign

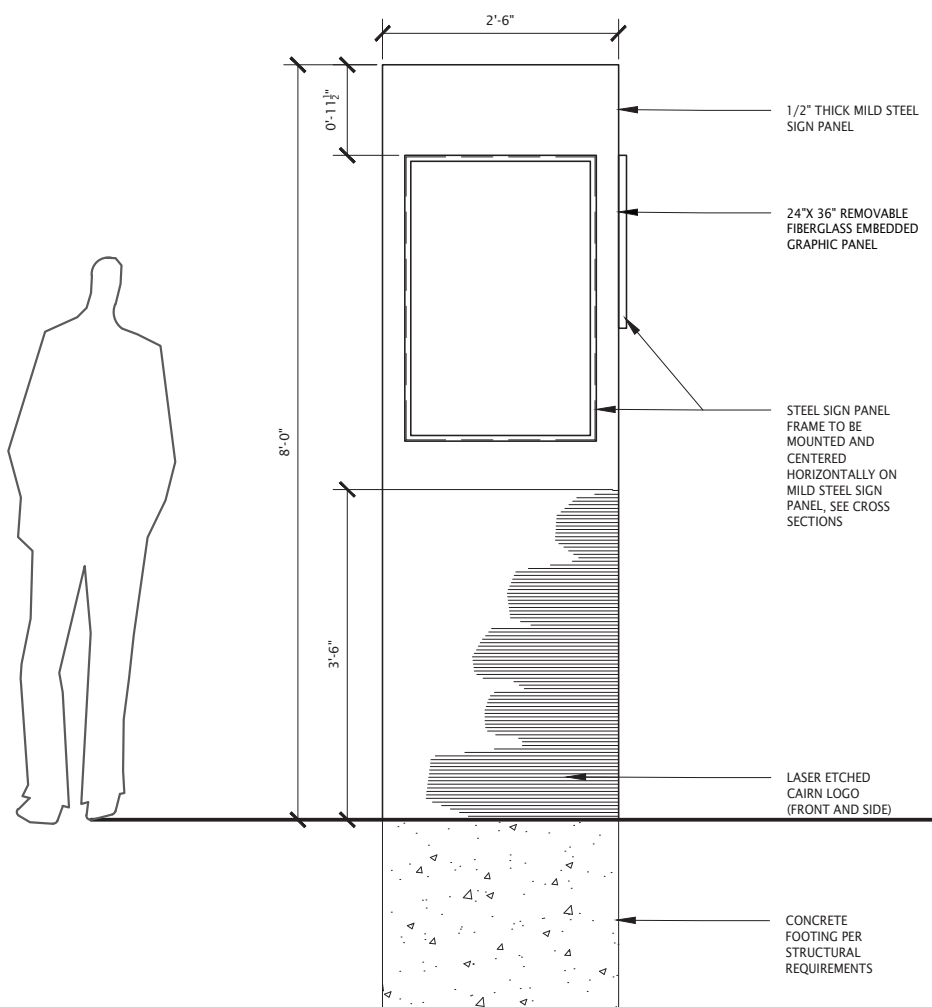


Figure E7 - Front view of Sign

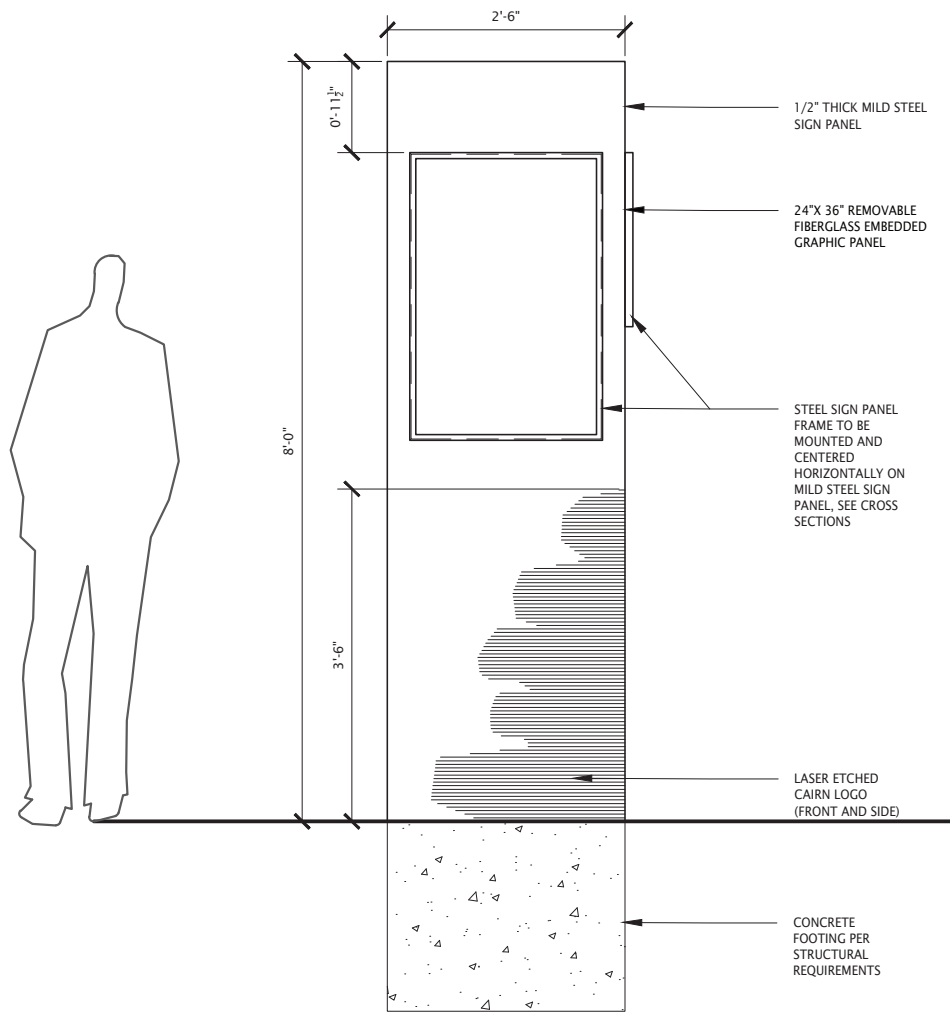


Figure E8 - Front view of Sign

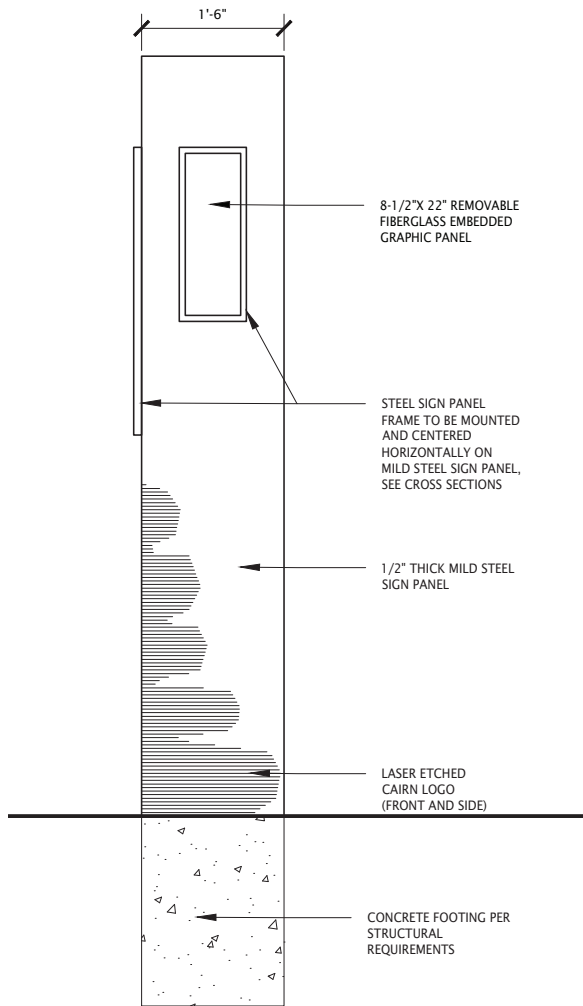


Figure E9 - Side view of Sign

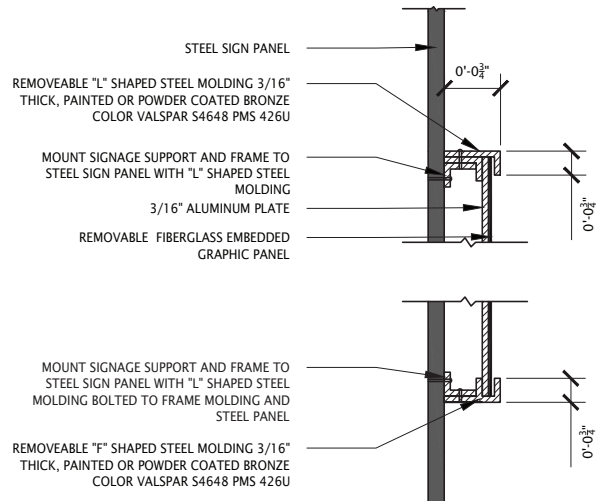


Figure ___ - Frame cross section (side)

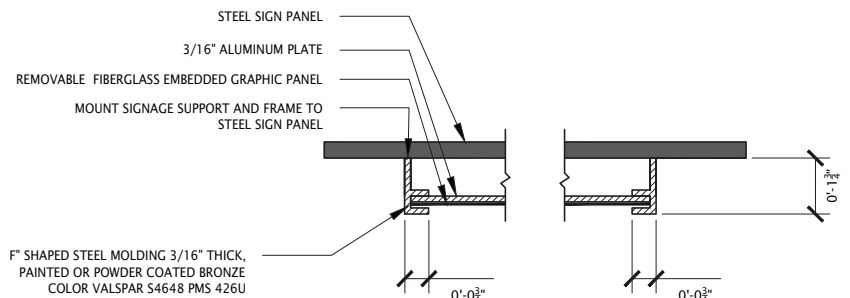


Figure ___ - Frame cross section (top)

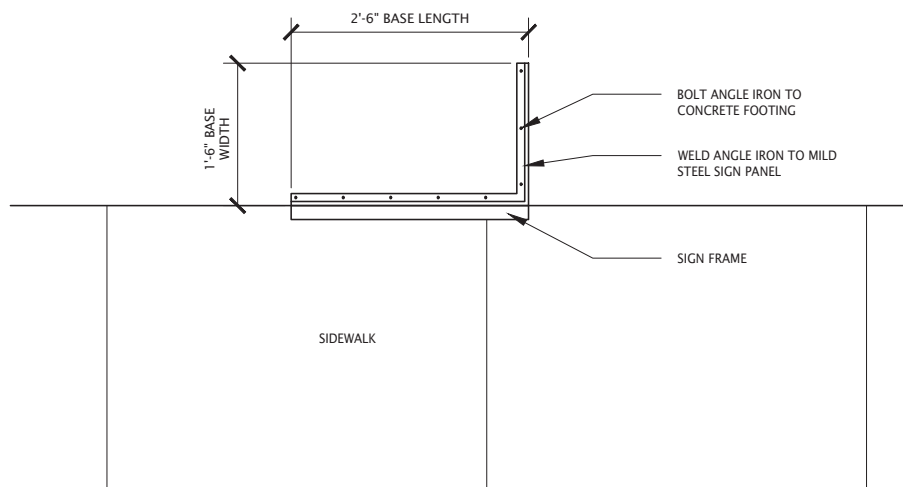


Figure E10 - Plan view of Sign

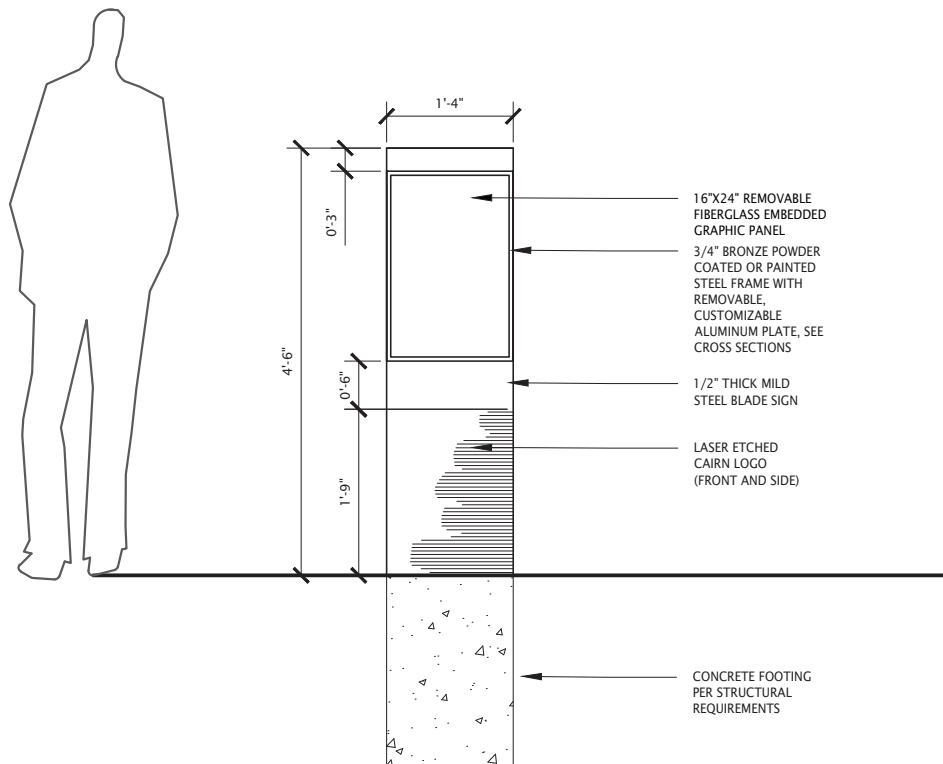


Figure E11 - Front view of Sign

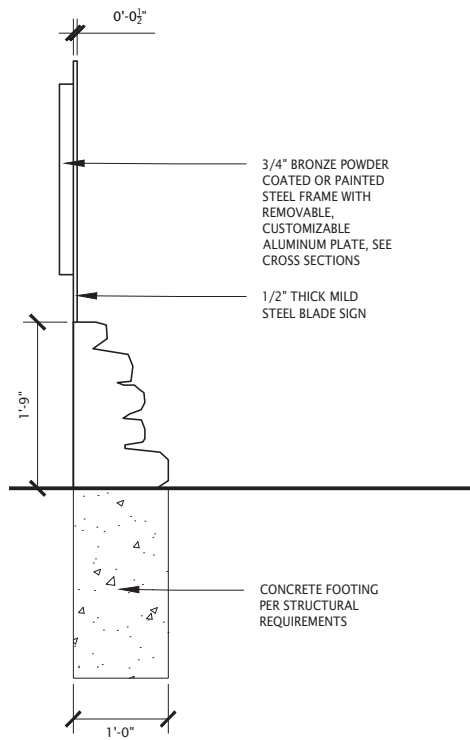


Figure E12 - Side view of Sign

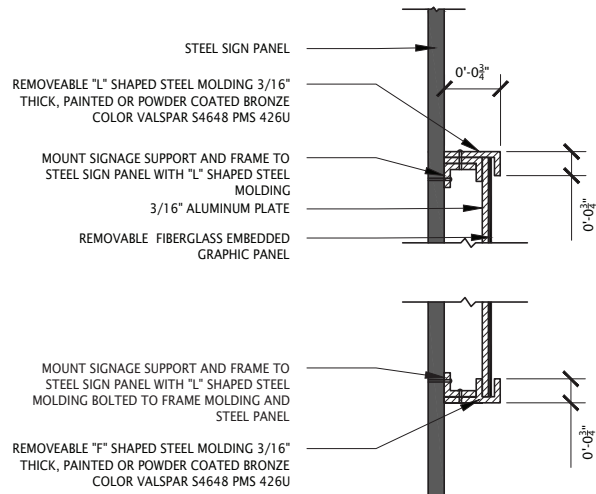


Figure E13 - Frame cross section (side)

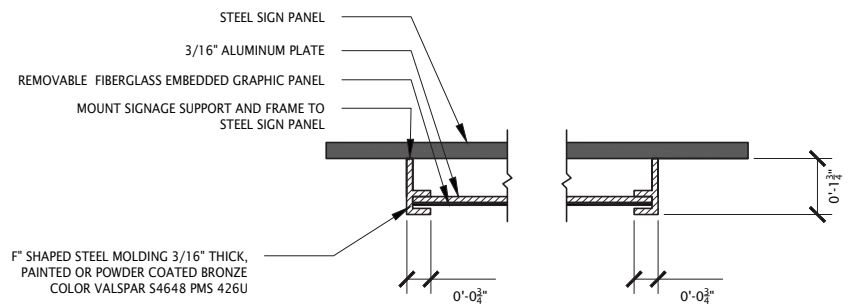


Figure E14 - Frame cross section (top)

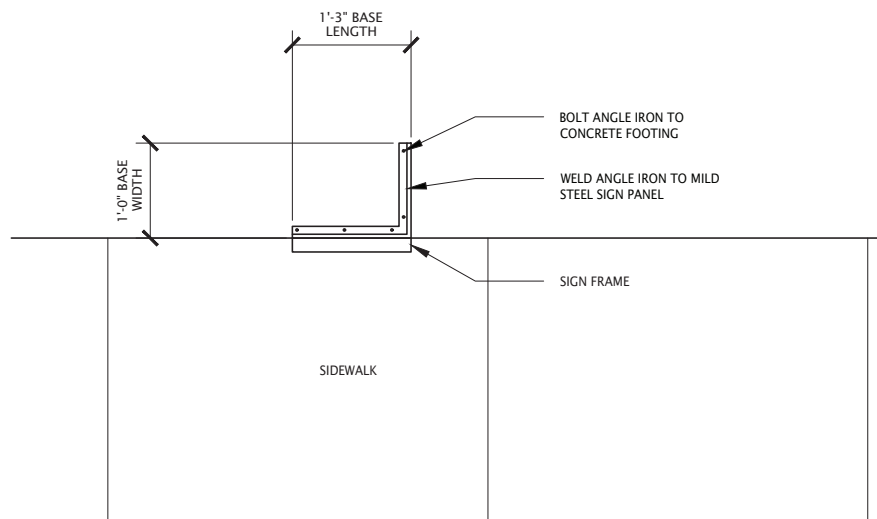


Figure E15 - Plan view of Sign





Staff Report

File #:
SUB02272026-007151,
Version: 1

Date: 5/21/2026

Agenda Item Title:

Sandy Shulsen Subdivision (Preliminary Subdivision Review)
10116 S Monroe Street
[Community #9, Commercial Area]

Presenter:

Clinton Spencer, Development Services Manager

Description/Background:

The applicant, David Denison with the Gardner Group (representing the property owner, Riverdale Center, LC), is requesting preliminary subdivision review for the property located at 10116 S Monroe Street. This proposal consolidates five (5) existing parcels into one larger lot for the future mixed use development. Access is provided directly from Monroe Street, a public street.

Please see the attached staff report and attachments for full details of the request.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission determine that preliminary subdivision review is substantially complete for the Sandy Shulsen Subdivision at 10116 S Monroe Street based on the following findings and subject to the following conditions:

Findings:

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

Conditions:

1. The applicant continue working with staff on the final dimensions for PUE's, but that a minimum of ten (10) feet be required along the public street frontage of Monroe Street.

File #:
SUB02272026-007151,
Version: 1

Date: 5/21/2026

-
2. That sixteen (16) feet behind back of curb be dedicated for streetscape improvements along Monroe Street.
 3. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

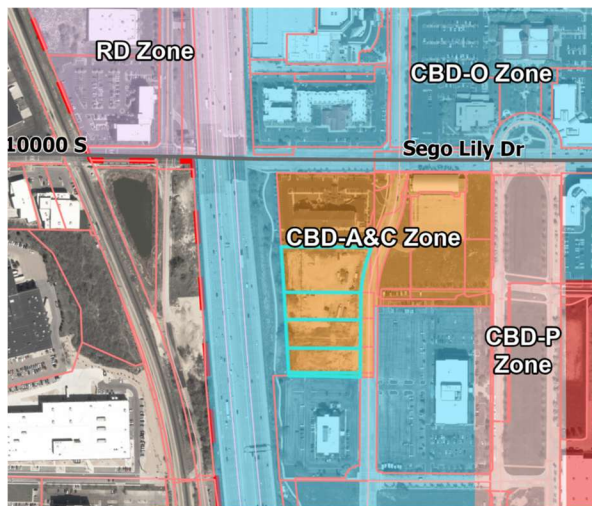
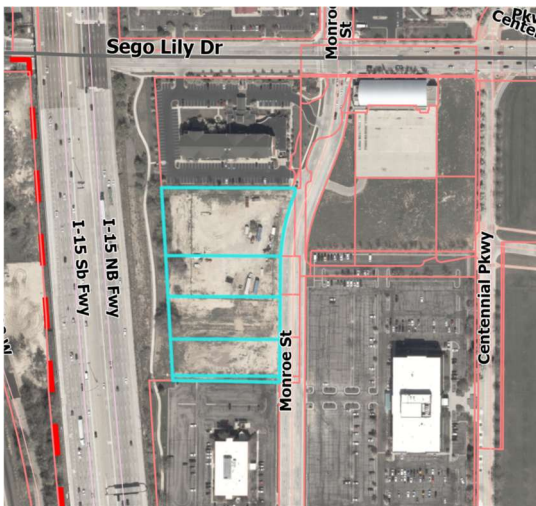
Staff Report Memorandum May 21, 2026

To:	Planning Commission	
From:	Community Development Department	
Subject:	Sandy Shulsen Subdivision (Preliminary Subdivision Review) 10116 S Monroe Street [Community #9, Commercial Area]	SUB02272026-007151 CBD-A&C Zone 1 Lots, 3.86 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, David Denison with the Gardner Group (representing the property owner, Riverdale Center, LC), is requesting preliminary subdivision review for the property located at 10116 S Monroe Street. This proposal consolidates five (5) existing parcels into one larger lot for the future mixed use development. Access is provided directly from Monroe Street, a public street. (See Exhibit A to review application materials).



Background

The subject properties included in the subdivision total 3.86 acres. This northern parcel is part of the Sandy City Centre 1st Amended Plat, and all other parcels are of record. The proposed subdivision is part of the South Village of the Cairns Master Plan and is subject to the Cairns Design Standards. The land is vacant despite several different development proposals over the last three decades. The property is bordered by the Hilton Garden Inn to the north and the proposed Centennial Village

redevelopment (which contains an existing retail and office building that contains the United States Postal Service) to the east that are both zoned Central Business District - Arts and Culture (CBD-A&C). To the southeast is the Boyer South Town Office building and another Boyer Office building (known as the Del Sol building) zoned Central Business District – Office (CBD-O). To the west is the I-15 corridor. With these surrounding developments, this vacant parcel has full site improvements for streets and utilities. The site plan for the mixed use project was approved by the Commission on Dec. 14, 2023.

Property Case History	
Case Number	Case Summary
A #90-3	The subject property and several others were annexed into the Sandy City in 1990 and later incorporated into the Central Business District Zoning.
SPR02082023-006482	Mixed use site plan approval for a five (5) story mixed use building

Public Notice and Outreach

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

Analysis

Subdivision

The property along with surrounding parcels were annexed into Sandy City from the County back in 1990. The site plan for the proposed multi-use project has also been previously reviewed and approved by the Commission.

This proposal will create a 167,291 square-foot (3.84 Acre) lot from five (5) existing parcels, one of which has already been included in a previous subdivision.

Staff Finding: Zoning ordinances only require lots to be of sufficient size as to be able to accommodate the required setbacks. The proposed lot is located within the CBD A & C (Arts & Culture) Zone. Setbacks for the zone are designed to allow flexibility in the construction of the site, especially in the Cairns Development area. Standards within the Cairns Development area require a minimum front setback of eight (8) feet, and a maximum of sixteen (16) feet. The previously approved site plan established setbacks for this project.

Final dimensions of proposed utility easements on the plat will need to be determined during the final review process for the plat. These easements will need to be of sufficient size to accommodate the proposed construction of the building, as well as the utility services required by the City through this area. Staff recommends the applicant continue working with the City on the final dimensions of the easements to be shown on the plat but recommend that a minimum of ten (10) feet be provided along the street frontage. Also, the applicant will need to provide a sixteen (16) foot streetscape dedication behind the existing gutter to allow for the construction of required parkstrip and sidewalk along the street frontage.

Staff Concerns

As proposed, there are still some corrections that need to be resolved with the plat which corrections can be handled by staff during the final subdivision review process. During the final review staff will work with the applicant to ensure compliance with required utility easements, dedication and building setbacks to facilitate the construction of the previously approved site plan and building.

Staff Recommendations

Staff recommends that the Planning Commission determine that preliminary subdivision review is substantially complete for the Sandy Shulsen Subdivision at 10116 S Monroe Street based on the following findings and subject to the following conditions:

Findings:

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

Conditions:

1. The applicant continue working with staff on the final dimensions for PUE's, but that a minimum of ten (10) feet be required along the public street frontage of Monroe Street.
2. That sixteen (16) feet behind back of curb be dedicated for streetscape improvements along Monroe Street.
3. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.

Planner:



Clinton Spencer, AICP
Development Services Manager

File Name: S:\Users\PLN\STAFFRPT\2026\SUB02272026-007151 Sandy Shulsen

Exhibit "A"
See the attached file for full information

EXHIBIT "A"

SANDY SHULSEN

AMENDING LOT 7 OF SANDY CITY CENTRE FINAL PLAT FIRST AMENDED AND EXTENDED
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

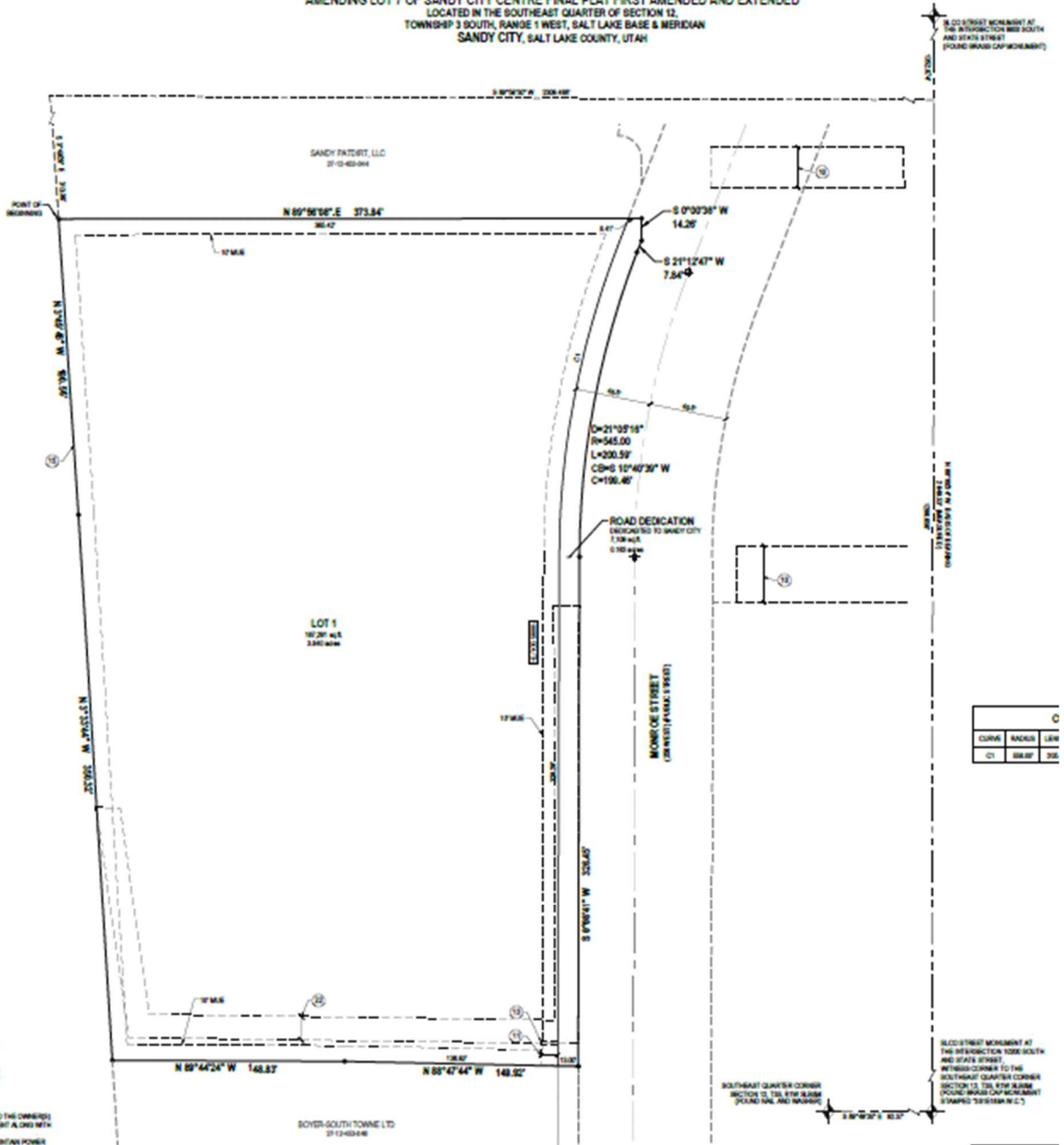
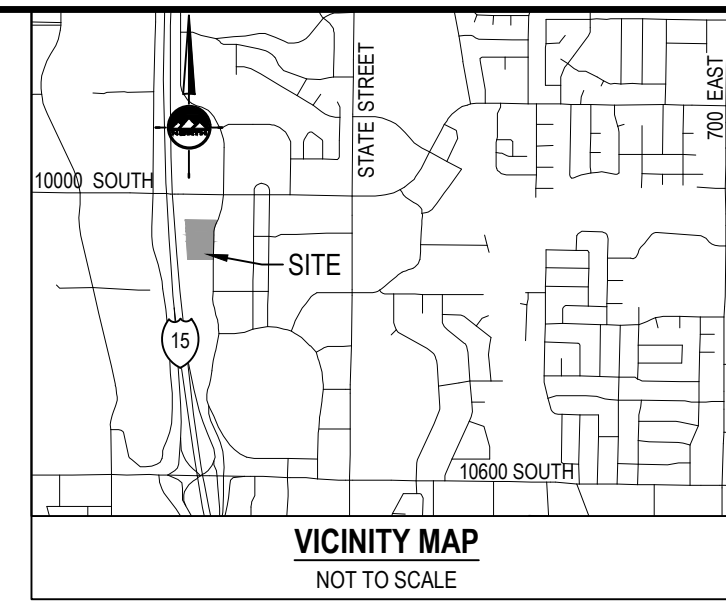


EXHIBIT "A"

SANDY SHULSEN

AMENDING LOT 7 OF SANDY CITY CENTRE FINAL PLAT FIRST AMENDED AND EXTENDED

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH



SURVEYOR'S CERTIFICATE
I, **PATRICK M. HARRIS**, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. **286882**, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that, by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein-described tract of real property and that this plat has been drawn correctly, to the designated scale and is a true and correct representation of the herein-described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Records Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

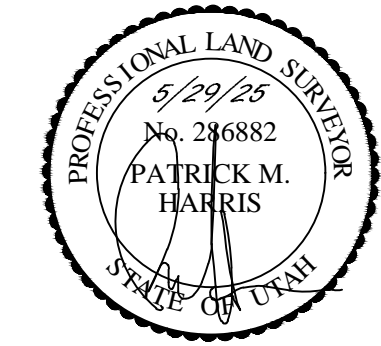
BOUNDARY DESCRIPTION

A parcel of land, located in the Southeast quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah described as follows:

Beginning at a point which lies North 89°51'37" East 92.36 feet to a monument marking the centerline of State Street, North 00°08'34" West along the monument line in State Street, 1,296.656 feet, South 89°56'30" West 2,309.468 feet, South 03°49'28" East 313.06 feet to the Northwest corner of Lot 7, Sandy City Centre Final Plat First Amendment and Extended, according to the official plat thereof which was recorded October 27, 2004 as Entry No. 9207823 in Book 2004P of Plats at Page 315 in the Office of the Salt Lake County Recorder from the Southeast corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

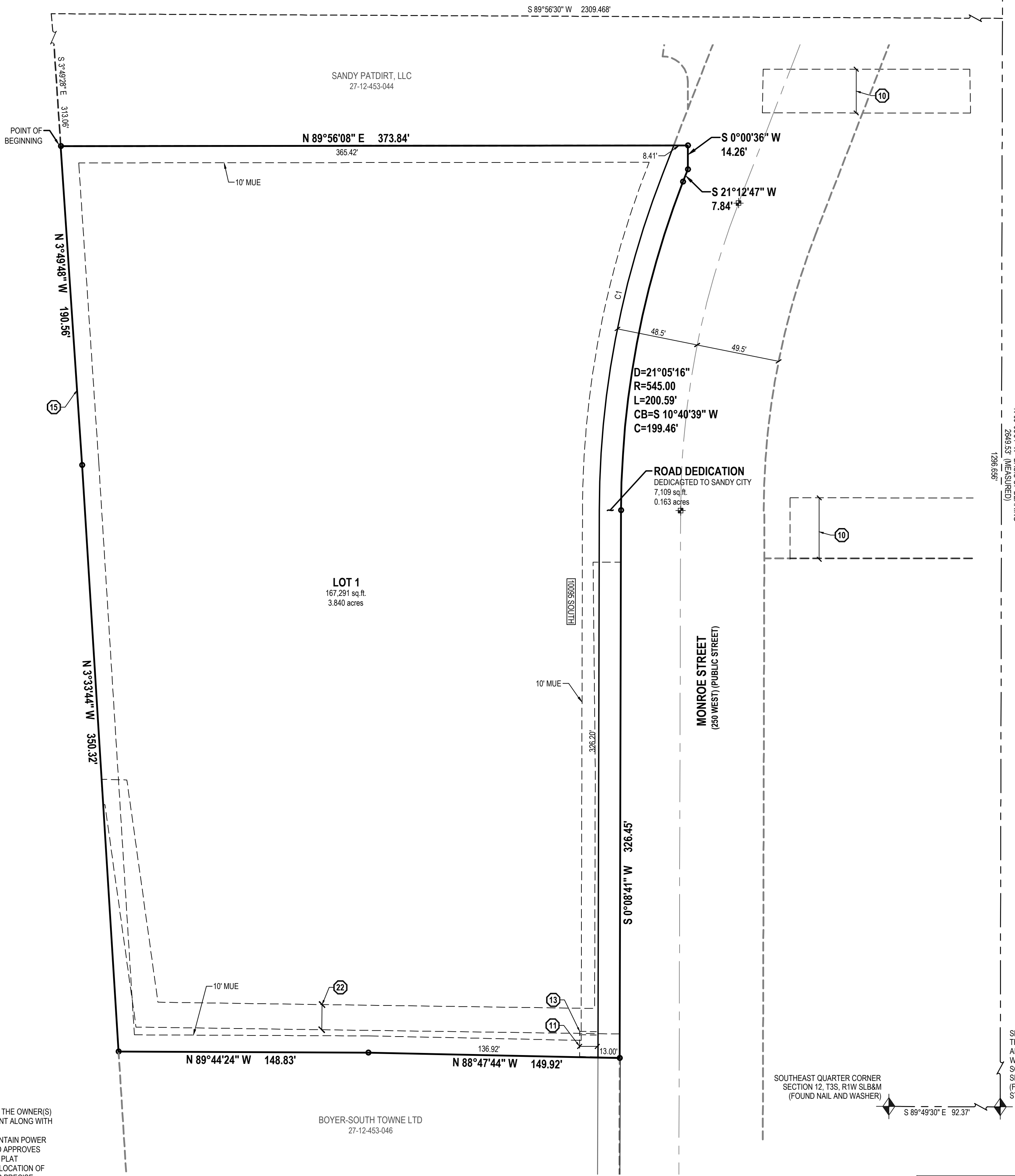
thence North 89°56'08" East 373.84 feet along the northerly boundary line of said Lot 7;
thence South 00°00'36" West 14.26 feet;
thence South 21°12'47" West 7.84 feet;
thence Southwesterly 200.59 feet along the arc of a 545.00 foot radius curve to the left (center bears South 68°46'43" East and the chord bears South 10°40'39" West 199.46 feet with a central angle of 21°05'16");
thence South 00°08'41" West 326.45 feet;
thence North 89°47'44" West 149.92 feet;
thence North 89°44'24" West 148.83 feet;
thence North 03°33'44" West 350.32 feet to the southwest corner of said Lot 7;
thence North 03°49'48" West 190.56 feet along the westerly boundary line of said Lot 7 to the point of beginning.

Contains 174,401 Square Feet or 4.004 Acres and 1 Lot



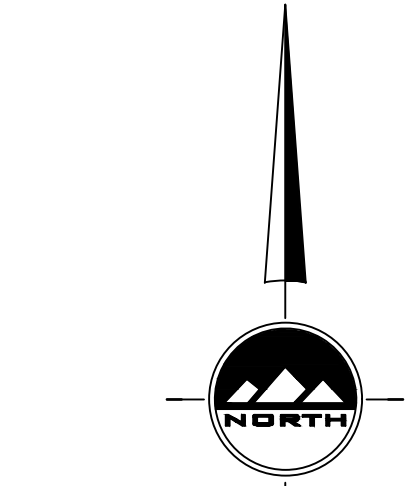
5/29/25
DATE

PATRICK M. HARRIS
P.L.S. 286882



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	558.00'	205.38'	21°05'18"	S10°40'38"W	204.22'



HORIZONTAL GRAPHIC SCALE
HORZ: 1 inch = 40 ft.

SHEET 1 OF 1

PROJECT NUMBER: 76158
MANAGER: JKF
DRAWN BY: KFW
CHECKED BY: FMH
DATE: 5/29/25

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS ___ DAY OF _____, A.D. 20___
BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.

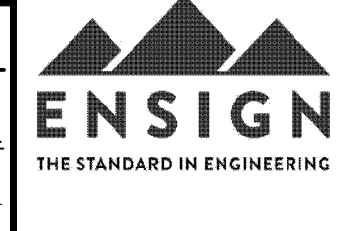
SALT LAKE COUNTY HEALTH DEPARTMENT

CITY ATTORNEY'S APPROVAL

APPROVED THIS ___ DAY OF _____, A.D. 20___
BY THE SANDY CITY ATTORNEY.

SANDY CITY ATTORNEY

RECORD OF SURVEY
ROS NO.: _____
COUNTY SURVEYOR REVIEWER: _____ DATE: _____



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.541.1100
TOOLE
Phone: 435.943.3360
CEGAR CITY
Phone: 435.865.1453
BOWFIELD
Phone: 435.896.2863

PUBLIC UTILITIES DEPARTMENT APPROVAL

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

SANDY CITY PUBLIC UTILITIES DEPARTMENT, ENGINEERING MANAGER

SANDY CITY MAYOR APPROVAL

APPROVED THIS ___ DAY OF _____, A.D. 20___
BY THE SANDY CITY MAYOR.

MAYOR ATTEST: CLERK

ENBRIDGE GAS UTAH - NOTE
Questar Gas Company, d/b/a Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 64-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4. ANY OTHER PROVISION OF LAW.

EASEMENT APPROVAL

AGENCY	DATE
CENTURYLINK	_____
ROCKY MOUNTAIN POWER	_____
ENBRIDGE GAS UTAH	_____
COMCAST	_____

PLANNING COMMISSION APPROVAL

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

CHAIR, SANDY CITY PLANNING COMMISSION

CITY PARKS & RECREATION APPROVAL

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

SANDY CITY PARKS & RECREATION DEPARTMENT

MIDVALLEY IMPROVEMENT DISTRICT

APPROVED THIS ___ DAY OF _____, A.D. 20___
BY THE MIDVALLEY IMPROVEMENT DISTRICT.

MIDVALLEY IMPROVEMENT DISTRICT, MANAGER

CITY ENGINEER APPROVAL

APPROVED THIS ___ DAY OF _____, A.D. 20___
BY THE SANDY CITY ENGINEER.

SANDY CITY ENGINEER

PUBLIC UTILITIES DEPARTMENT APPROVAL

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

SANDY CITY PUBLIC UTILITIES DEPARTMENT, ENGINEERING MANAGER

SANDY CITY MAYOR APPROVAL

APPROVED THIS ___ DAY OF _____, A.D. 20___
BY THE SANDY CITY MAYOR.

MAYOR ATTEST: CLERK

CITY ATTORNEY'S APPROVAL

APPROVED THIS ___ DAY OF _____, A.D. 20___
BY THE SANDY CITY ATTORNEY.

SANDY CITY ATTORNEY

SALT LAKE COUNTY RECORDER

RECORDED # _____

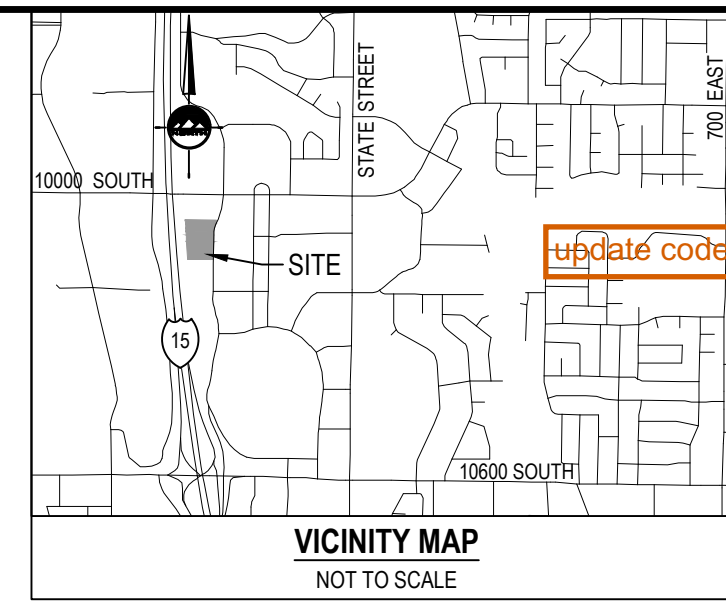
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____

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

FEE\$ _____ DEPUTY SALT LAKE COUNTY RECORDER

SANDY SHULSEN

AMENDING LOT 7 OF SANDY CITY CENTRE FINAL PLAT FIRST AMENDED AND EXTENDED
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12,
 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 SANDY CITY, SALT LAKE COUNTY, UTAH

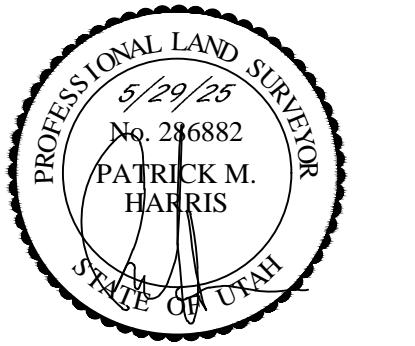


SURVEYOR'S CERTIFICATE
 I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 286882, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that, by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein-described tract of real property and that this plat has been drawn correctly to the designated scale and is a true and correct representation of the herein-described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Records Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

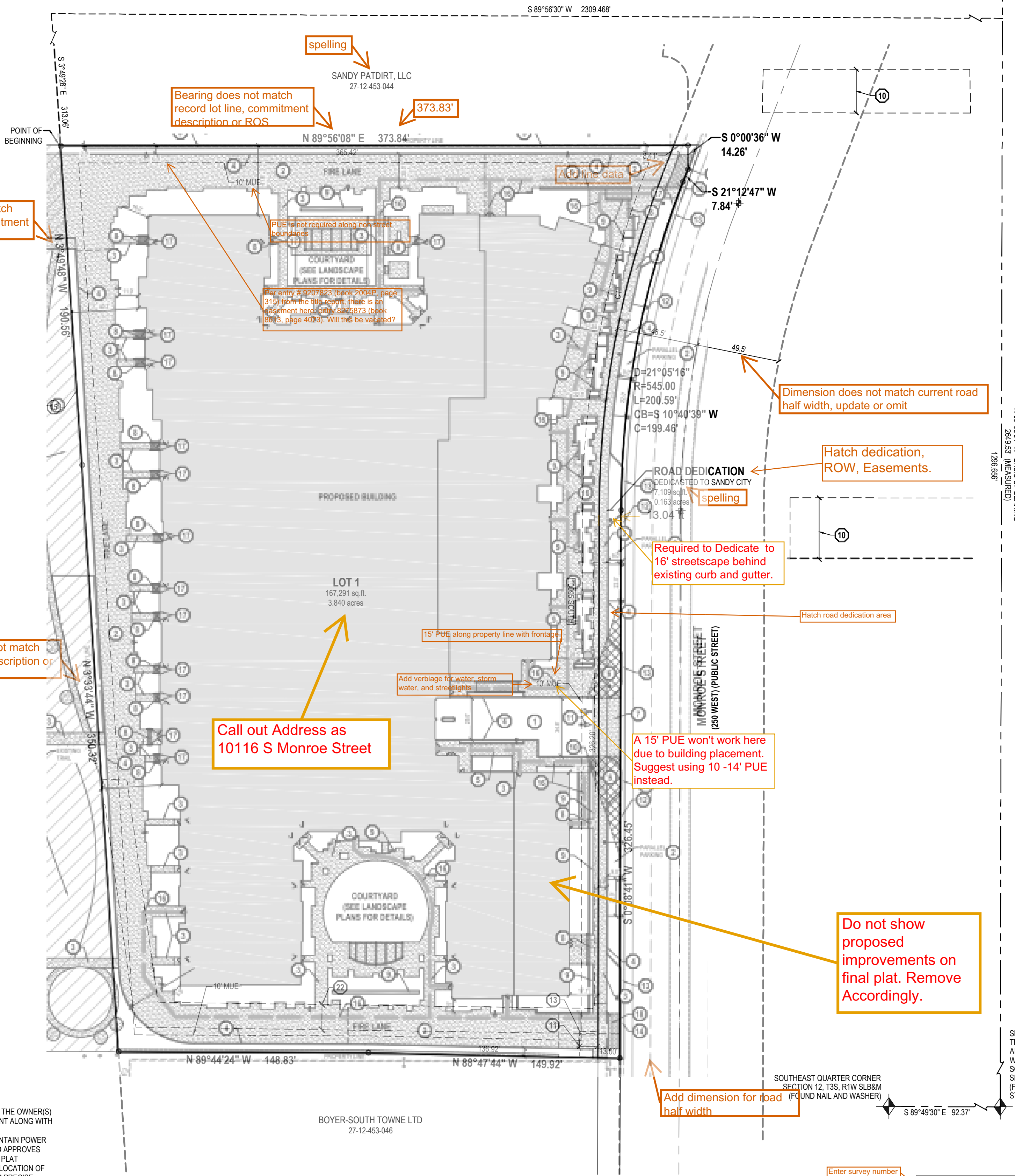
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 thence North 89°56'08" East 373.84 feet along the northerly boundary line of said Lot 7;
 thence South 00°00'36" West 14.26 feet;
 thence South 21°12'47" West 7.84 feet;
 thence Southwesterly 200.59 feet along the arc of a 545.00 foot radius curve to the left (center bears South 68°46'43" East and the chord bears South 10°40'39" West 199.46 feet with a central angle of 21°05'16");
 thence South 00°08'41" West 326.45 feet;
 thence North 89°47'44" West 149.92 feet;
 thence North 89°44'24" West 148.83 feet;
 thence North 03°33'44" West 350.32 feet to the southwest corner of said Lot 7;
 thence North 03°49'48" West 190.56 feet along the westerly boundary line of said Lot 7 to the point of beginning.

Contains 174,401 Square Feet or 4.004 Acres and 1 Lot



DATE: 5/29/25

PATRICK M. HARRIS
 P.L.S. 286882



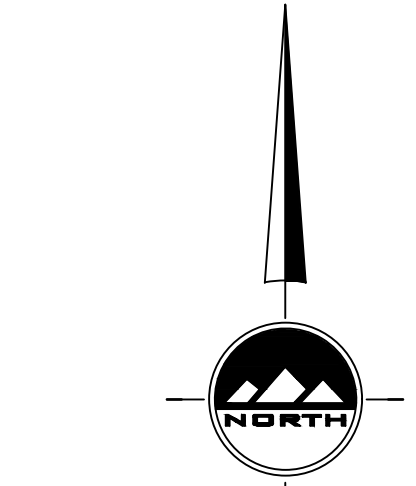
LEGEND
 EXISTING STREET MONUMENT
 SECTION CORNER
 SECTION LINE
 CENTER LINE
 EASEMENT LINE
 MUNICIPAL UTILITY EASEMENT INCLUDING PUBLIC UTILITIES, WATER, STORM WATER AND STREET LIGHTING.

SANDY CITY GENERAL PLAT NOTES
 1. REQUIREMENTS HAVE BEEN IMPROVED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND REMOVE NOTES 1 & 2.
 2. BUILDING PERMITS WILL NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
 3. CERTAIN REMOVE NOTE 3, SHOULD BE ON THE IMPROVEMENT PLANS.
 4. NO TREES SHALL BE PLANTED IN PUBLIC PARK STRIPS LESS THAN 8 FEET WIDE. CENTERLINE BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE.
 5. NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
 6. EVIDENCE IN LIEU OF REBAR AND CAP AT LOT FRONT CORNERS, COPPER OFF-SET PLUGS ARE TO BE PLACED IN THE TOP OF THE CURB, AT THE POINT OF INTERSECTION OF THE LOT LINE, EXTENDED, AND THE MIDDLE OF THE TOP OF CURB.
 7. ALL RIGHTS RESERVED.
 THIS NOTE BELONGS IN THE OWNERS DEDICATION

ROAD DEDICATION
 TO SANDY CITY
 0.163 acres
 0.04 acres

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	558.00'	205.38'	21°05'18"	S10°40'38" W	204.22'

To avoid confusion, if corresponding numbers on the map are circled with an octogon, then please also circle these numbers with the same type.



SLOO STREET MONUMENT AT THE INTERSECTION 10200 SOUTH AND STATE STREET
 (FOUND BRASS CAP MONUMENT)

RECORD OF SURVEY
 COUNTY SURVEYOR REVIEWER: DATE

ENSIGN
 THE STANDARD IN ENGINEERING
 SANDY: 45 W 10000 S, Suite 500, Sandy, UT 84070, Phone: 801.255.0529, WWW.ENSIGNENG.COM
 LAYTON: Phone: 801.547.1100
 TOOLE: Phone: 435.843.3360
 CEDAR CITY: Phone: 435.865.1443
 HOWLAND: Phone: 435.896.2863

SHEET 1 OF 1
 PROJECT NUMBER: 76158
 MANAGER: JKF
 DRAWN BY: KFW
 CHECKED BY: FMH
 DATE: 5/29/25

OWNER'S DEDICATION
 Know all men by these presents that the undersigned (hereinafter, "the undersigned Owner") of the above-described tract of land and the undersigned Owner do hereby convey the same to be divided into lots, parcels, and streets, together with easements, as set forth, to hereafter known as

SANDY SHULSEN
 and that the undersigned Owners do hereby dedicate to Sandy City, for perpetual use, all streets and other areas shown on this plat as intended for public uses. The undersigned Owners also do hereby dedicate to the lot owners, for perpetual use, all privately-owned streets, lanes, alley, and driveways as non-exclusive vehicular and pedestrian access easements for the use of the lot owners and their invitees. The undersigned Owners also do hereby dedicate to the owners of the following-named facilities, for perpetual use, all privately-owned streets, lanes, alley, and driveways as non-exclusive water, sanitary sewer, storm sewer, public utility, straight, and drainage easements, the same to be used for the installation, maintenance and operation of those facilities. The undersigned Owners also hereby convey to any and all public utility companies, a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned Owners also do hereby convey any other easements, as shown on this plat, to the parties indicated by those easements, the same to be used for the installation, maintenance and operation of the facilities, or for other typical purposes, indicated for those easements, as shown hereon.

In witness whereof I/we have hereunto set our hand (s) this _____ day of _____, A.D. 20____

RIVERDALE CENTER OWNER, LC

By: _____
 Its: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
 STATE OF UTAH, J.S.S.
 County of _____
 On the _____ day of _____, A.D. 20____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____, who being duly sworn, did say that he/she is the _____ of _____, a Utah limited liability company, and that the foregoing Owner's Dedication was signed for, and in behalf of, said limited liability company by authorized of its organizational documents, and he/she acknowledged to me that said limited liability company executed the same.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC RESIDING IN _____ COUNTY.

SANDY SHULSEN
 AMENDING LOT 7 OF SANDY CITY CENTRE FINAL PLAT FIRST AMENDED AND EXTENDED
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN SANDY CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER
 RECORDED # _____
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 FEES: _____ DEPUTY SALT LAKE COUNTY RECORDER

ENBRIDGE GAS UTAH - NOTE
 Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

ROCKY MOUNTAIN POWER NOTES:
 1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
 2. PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 2.4. ANY OTHER PROVISION OF LAW.

EASEMENT APPROVAL CENTURYLINK ROCKY MOUNTAIN POWER ENBRIDGE GAS UTAH COMCAST	PLANNING COMMISSION APPROVAL APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE SANDY CITY PLANNING COMMISSION CHAIR, SANDY CITY PLANNING COMMISSION	CITY PARKS & RECREATION APPROVAL APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE SANDY CITY PARKS & RECREATION DEPARTMENT. SANDY CITY PARKS & RECREATION DEPARTMENT	MIDVALLEY IMPROVEMENT DISTRICT APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE MIDVALLEY IMPROVEMENT DISTRICT. MIDVALLEY IMPROVEMENT DISTRICT, MANAGER	CITY ENGINEER APPROVAL APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE SANDY CITY ENGINEER. SANDY CITY ENGINEER	PUBLIC UTILITIES DEPARTMENT APPROVAL APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT SANDY CITY PUBLIC UTILITIES DEPARTMENT, ENGINEERING MANAGER	SANDY CITY MAYOR APPROVAL APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE SANDY CITY MAYOR. MAYOR	SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE SALT LAKE COUNTY HEALTH DEPARTMENT. SANDY CITY ATTORNEY
---	---	---	--	---	---	---	---

Sandy City has a city recorder, not a clerk. Call out should be "ATTEST: SANDY CITY RECORDER"

Should be "Sandy Parks & Recreation". The signer should be called out as "DIRECTOR"

Enter survey number
 County Surveyor no longer signs plats

Bearing does not match record lot line, commitment description or ROS

Bearing does not match record lot line, commitment description or ROS

Call out Address as 10116 S Monroe Street

A 15' PUE won't work here due to building placement. Suggest using 10-14' PUE instead.

Dimension does not match current road half width, update or omit

Hatch dedication, ROW, Easements.

Required to Dedicate to 16' streetscape behind existing curb and gutter.

Do not show proposed improvements on final plat. Remove Accordingly.

Add dimension for road half width

Enter SUB0227026-007151

For entry in 2007823 (book 2004P, page 315) in the this plat, there is an easement here only 545'573' (book 2004P, page 403). Will this be valued?

PUE not required along non-street boundaries

Add file data

spelling

373.83'

Sandy Shulsen Plat

A parcel of land, located in the Southeast quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah described as follows:

Beginning at a point which lies North 89°51'37" East 92.36 feet to a monument marking the centerline of State Street, North 00°08'34" West along the monument line in State Street, 1,296.656 feet, South 89°56'30" West 2,309.468 feet, South 03°49'28" East 313.06 feet to the Northwest corner of Lot 7, Sandy City Centre Final Plat First Amendment and Extended, according to the official plat thereof which was recorded October 27, 2004 as Entry No. 9207823 in Book 2004P of Plats at Page 315 in the Office of the Salt Lake County Recorder from the Southeast corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°56'08" East 373.84 feet along the northerly boundary line of said Lot 7;
thence South 00°00'36" West 14.26 feet;
thence South 21°12'47" West 7.84 feet;
thence Southwesterly 200.59 feet along the arc of a 545.00 foot radius curve to the left (center bears South 68°46'43" East and the chord bears South 10°40'39" West 199.46 feet with a central angle of 21°05'16");
thence South 00°08'41" West 326.45 feet;
thence North 88°47'44" West 149.92 feet;
thence North 89°44'24" West 148.83 feet;
thence North 03°33'44" West 350.32 feet to the southwest corner of said Lot 7;
thence North 03°49'48" West 190.56 feet along the westerly boundary line of said Lot 7 to the point of beginning.

Contains 174,401 Square Feet or 4.004 Acres and 1 Lot

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

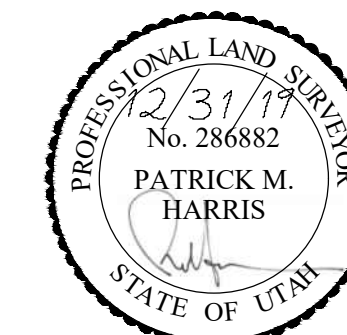
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
GARDNER COMPANY
201 SOUTH MAIN STREET, SUITE 2000
SALT LAKE CITY, UTAH 84111
CONTACT:
JOHN BANKHEAD
PHONE: 801-456-4140

SANDY GARDNER OFFICE 2
ALTA/NSPS LAND TITLE & TOPOGRAPHY SURVEY
10110-10125 SOUTH 280 WEST
SANDY, UTAH



ALTA/NSPS
LAND TITLE &
TOPOGRAPHY
SURVEY

PROJECT NUMBER: 7651A
PRINT DATE: 8/17/21
DRAWN BY: C.ANDERSON
CHECKED BY: P.HARRIS
PROJECT MANAGER: P.HARRIS

SURVEYOR'S NARRATIVE

I, Patrick M. Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 266882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTA/NSPS Land Title Survey for use by the client. The Basis of Bearing is the line between the Street Monument in State Street and 10200 South Street and the Street Monument in State Street and 9400 South Street, measuring North 0°08'34" West 2649.45 feet.

COMMITMENT DESCRIPTIONS

PARCEL 1:

A parcel of land, being the remainder portion of Lot 7, SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED, according to the official plat thereof which was recorded October 27, 2004 as Entry No. 9207823 in Book 2004P of Plats at Page 315 in the office of the Salt Lake County Recorder, located in the Southeast quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah described by metes and bounds as follows:

Beginning at the Northwest corner of Lot 7, Sandy City Centre Final Plat First Amendment and Extended, according to the official plat thereof which was recorded October 27, 2004 as Entry No. 9207823 in Book 2004P of Plats at Page 315 in the office of the Salt Lake County Recorder, said point lies North 89°51'37" East 92.36 feet to a monument marking the centerline of State Street, North 00°08'34" West along the monument line in State Street, 1296.656 feet, South 89°56'30" West 2309.469 feet to the Northwest corner of said Sandy City Centre Final Plat First Amendment and Extended and South 03°49'28" East 313.06 feet along the Westerly boundary of said Sandy City Centre Final Plat First Amendment and Extended from the Southeast corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence along the lot line common to Lots 7 and 8 of said Sandy City Centre Final Plat First Amendment and Extended, North 89°56'30" East 373.78 feet to the Northeast corner of said Lot 7, thence along the Easterly line of said Lot 7, South 00°00'36" West 14.26 feet to intersect the Westerly right-of-way line of Monroe Street; thence along said Westerly right-of-way line the following two (2) courses: (1) South 21°12'47" West 7.84 feet to a point of curvature; (2) Southwesterly 173.520 feet along the arc of a tangent 545.50 foot radius curve to the left whose center bears South 68°47'13" East 545.50 feet, has a central angle of 18°13'32" and a chord bearing and length of South 12°06'01" West 172.790 feet; thence along the Southerly line of said Lot 7, West 322.01 feet to the Southwest corner of said Lot 7, thence along the Westerly line of said Lot 7, North 03°49'28" West 190.56 feet to the point of beginning. (Lot 7, Sandy City Centre Final Plat First Amendment and Extended Remainder Description)

PARCEL 2:

A parcel of land, located in the Southeast quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah described by metes and bounds as follows:

Beginning at the Southwest corner of Lot 7, Sandy City Centre Final Plat First Amendment and Extended, according to the official plat thereof which was recorded October 27, 2004 as Entry No. 9207823 in Book 2004P of Plats at Page 315 in the office of the Salt Lake County Recorder, said point lies North 89°51'37" East 92.36 feet to a monument marking the centerline of State Street, North 00°08'34" West along the monument line in State Street, 1296.656 feet, South 89°56'30" West 2309.469 feet and South 03°49'28" East 503.616 feet from the Southeast corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence along the Southerly line of said Lot 7, East 322.01 feet to the Westerly right-of-way line of Monroe Street; thence along said Westerly right-of-way line the following two (2) courses: Southwesterly 27.065 feet along the arc of a 545.00 foot radius non-tangent curve to the left whose center bears South 87°00'45" East 545.00 feet, has a central angle of 02°50'34" and a chord bearing and length South 01°33'58" West 27.062 feet; (2) South 00°08'41" West 96.95 feet; thence West 313.99 feet to the Easterly right-of-way line of Frontage Road No. 5, State Road Project No. 1-15-7289 (3); thence along said Easterly right-of-way line, North 03°32'22" West 114.22 feet to the point of beginning. (Parcel No. 27-12-453-009 Remainder Description)

PARCEL 3:

A parcel of land, located in the Southeast quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah described by metes and bounds as follows:

Beginning at a point which lies North 89°51'37" East 92.36 feet to a monument marking the centerline of State Street, North 00°08'34" West along the monument line in State Street, 1296.656 feet, South 89°56'30" West 2309.469 feet, South 03°49'28" East 503.616 feet from the Southwest corner of Lot 7, Sandy City Centre Final Plat First Amendment and Extended, according to the official plat thereof which was recorded October 27, 2004 as Entry No. 9207823 in Book 2004P of Plats at Page 315 in the office of the Salt Lake County Recorder and South 03°32'28" East 114.22 feet from the Southeast corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence East 313.99 feet to the Westerly right-of-way line of Monroe Street; thence along said Westerly right-of-way line, South 00°08'41" West 119.59 feet; thence West 306.30 feet to the Easterly right-of-way line of Frontage Road No. 5, State Road Project No. 1-15-7289 (3); thence along said Easterly right-of-way line, North 03°32'28" West 119.73 feet to the point of beginning. (Parcel No. 27-12-453-006 Remainder Description)

PARCEL 4:

A parcel of land, located in the Southeast quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah described by metes and bounds as follows:

Beginning at a point which lies North 89°51'37" East 92.36 feet to a monument marking the centerline of State Street, North 00°08'34" West along the monument line in State Street, 1296.656 feet, South 89°56'30" West 2309.469 feet, South 03°49'28" East 503.616 feet to the Southwest corner of Lot 7, Sandy City Centre Final Plat First Amendment and Extended, according to the official plat thereof which was recorded October 27, 2004 as Entry No. 9207823 in Book 2004P of Plats at Page 315 in the office of the Salt Lake County Recorder and South 03°32'28" East 233.95 feet from the Southeast corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence East 306.30 feet to the Westerly right-of-way line of Monroe Street; thence along said Westerly right-of-way line, South 00°08'41" West 102.816 feet; thence North 89°51'19" West 299.72 feet to the Easterly right-of-way line of Frontage Road No. 5, State Road Project No. 1-15-7289 (3); thence along said Easterly right-of-way line, North 03°32'28" West 102.25 feet to the point of beginning. (Parcel No. 27-12-453-007 Remainder Description)

PARCEL 5:

A parcel of land, located in the Southeast quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah described by metes and bounds as follows:

Beginning at a point on the Westerly right-of-way line of Monroe Street which lies North 89°51'19" West along the section line 546.20 feet, North 00°08'41" East 433.80 feet and North 88°47'44" West 1.24 feet from the Southeast corner of the Southwest quarter of the Southeast quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said corner being North 89°51'19" West along the section line 1319.96 feet from the Southeast corner of said Section 12; thence North 88°47'44" West 149.92 feet; thence North 89°44'24" West 148.84 feet to the East right-of-way line of the I-15 frontage road; thence North 03°53'15" West along said East right-of-way line 14.14 feet; thence South 89°51'19" East 299.72 feet to said Westerly right-of-way line of Monroe Street; thence along said Westerly right-of-way line, South 00°08'41" West 17.18 feet to the point of beginning. (Parcel No. 27-12-453-014 Remainder Description)

To: (i)KC Gardner Company, L.C., a Utah limited liability company, (ii)Redevelopment Agency of Sandy City, a body corporate and politic of the State of Utah, (iii)Sandy City, (iv)First American Title Insurance Company and (v)Cottonwood Title Insurance Agency, Inc..

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6, 8, 9, 11, 13, and 19 of Table A hereof.

The field work was completed on December 19, 2019.

Date of Plat or Map: December 27, 2019.

Date: 12/31/19
Patrick M. Harris
License No. 266882

Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by Cottonwood Title Insurance Agency, Inc. of Salt Lake City, Utah under Commitment No. 96816-AP, dated effective December 12, 2019.

Schedule B-2 Exceptions

8. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records.
9. Taxes for the year 2019 are EXEMPT under Parcel No. 27-12-453-029. (affects Parcel 1)
10. Taxes for the year 2019 are EXEMPT under Parcel No. 27-12-453-009. (affects Parcel 2)
11. Taxes for the year 2019 are EXEMPT under Parcel No. 27-12-453-006. (affects Parcel 3)
12. Taxes for the year 2019 are EXEMPT under Parcel No. 27-12-453-007. (affects Parcel 4)
13. Taxes for the year 2019 are EXEMPT under Parcel No. 27-12-453-014. (affects Parcel 5)

NOTE: The Land may be subject to a possible Appendix Roll Tax from the time of transfer into a non-exempt entity for the remainder of the year.

14. Said property is located within the boundaries of Sandy City, and is subject to any assessments thereof. For more information please call 801-568-7100. Said property is located within the boundaries of South Valley Sewer District, and is subject to any assessments thereof. For more information please call 801-571-1166.

15. Notice of Adoption of Redevelopment Plan Entitled "Civic Center North Neighborhood Development Plan", dated July 17, 1990 and recorded July 25, 1990 as Entry No. 4944252 in Book 6239 at Page 202.

16. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

17. Claim, right, title or interest to water or water rights whether or not shown by the public records.

18. Easement Agreement by and between Sandy Centennial Partners, L.C., a Utah limited liability company and Sandy City, Utah, a political subdivision of the State of Utah, dated December 28, 2001 and recorded January 11, 2002 as Entry No. 8118279 in Book 8553 at Page 3854. (Shown on survey)

19. Easement Agreement by and between Equity Inns Partnership, L.P., a Tennessee limited partnership and Sandy City, Utah, a political subdivision of the State of Utah, dated January 7, 2002 and recorded January 11, 2002 as Entry No. 8118281 in Book 8553 at Page 3880. (Shown on survey)

20. Right-of-Way and Easement Grant in favor of Buntinggenius - Sandy & Bluffdale, L.C., a Utah limited liability company for a permanent non-exclusive right-of-way and easement to lay, maintain, operate, repair, inspect, protect, install, remove and replace telephone lines, optical fiber lines, conduits, facilities, circuits and appurtenances thereto and incidental purposes, by instrument dated June 26, 2002 and recorded June 26, 2002, as Entry No. 8275873, in Book 8613, at Page 4073. (Located within Monroe Street right of way)

21. Easement in favor of PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded September 11, 2013, as Entry No. 11721907, in Book 10176, at Page 4637. (Shown on survey)

22. Notice of Prescriptive Easement for Water Conveyance by The Nelson Lateral Ditch Users, an association of property owners and shareholders of the East Jordan Irrigation Company who use water diverted through the Nelson Weir, dated April 16, 2014 and recorded April 16, 2014 as Entry No. 11835853 in Book 10224 at Page 7816. (Shown on survey)

23. Easement in favor of PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded June 30, 2014, as Entry No. 11873822, in Book 10242, at Page 424. (Shown on survey)

24. Easements, notes and restrictions as shown on the recorded plat for Sandy City Centre Final Plat First Amended and Extended. (affects Parcel 1) (Shown on survey)

If these numbers represent exactions on the following page, please surround these numbers with an octagon shape.

25. Access to and from Interstate 15 along the Westerly boundary is restricted by the Utah State Department of Transportation as disclosed by that certain Warranty Deed (Controlled Access) recorded December 30, 1963 as Entry No. 1989546 in Book 2108 at Page 465 and in that certain Warranty Deed (Controlled Access) recorded March 11, 1964 as Entry No. 1985187 in Book 2165 at Page 59 of official records. (Blanket in nature)

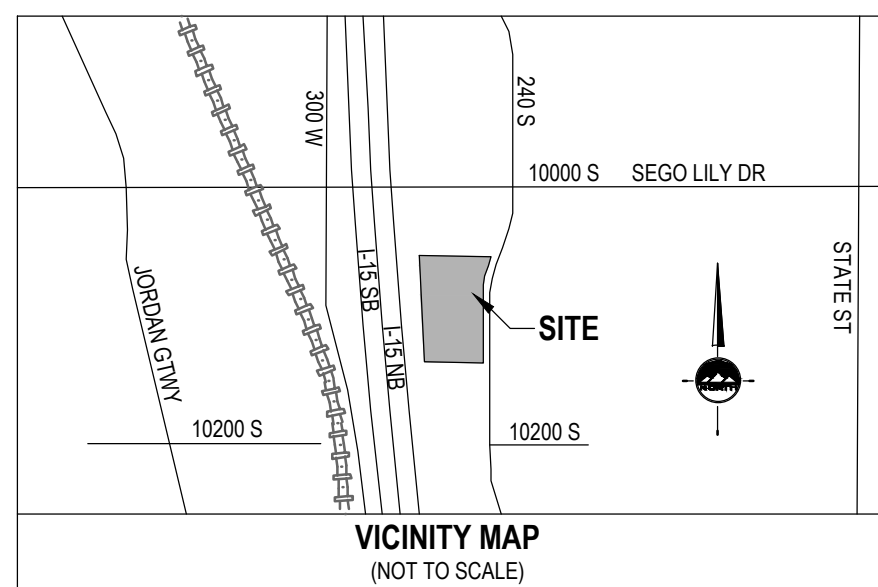
26. Development, Easement and Maintenance Agreement by and between Sandy Centennial Partners, L.C., a Utah limited liability company and Sandy Paylirt, L.L.C., a Utah limited liability company, dated June 8, 2006 and recorded October 31, 2006 as Entry No. 9893242 in Book 9373 at Page 6457.

27. Rights of tenants in possession, as tenants only, under unrecorded leases.

28. Notice of Prescriptive Easement recorded June 26, 2018 as Entry No. 12798917 in Book 10687 at Page 7663. (Shown on survey)

TABLE A

- 1) All monuments set are shown on survey.
- 2) Property addresses are 277 West Sego Lily Drive, 10115 & 10125 South 280 West Sandy, Utah
- 3) Subject parcels are located in Flood Zone X per FEMA FIRM map 49035C0434G effective September 25, 2009.
- 4) Parcel 1 contains 65,587 square feet or 1.51 acres.
Parcel 2 contains 36,220 square feet or 0.83 acres.
Parcel 3 contains 37,062 square feet or 0.85 acres.
Parcel 4 contains 31,038 square feet or 0.71 acres.
Parcel 5 contains 4,456 square feet or 0.10 acres.
- 5) Vertical relief is shown on survey.
- 6) Substantial features are shown on survey.
- 7) Subject parcel has no visible parking stalls.
- 11) Existing utilities are shown on survey.
- 13) Adjoining owners are shown on survey.
- 19) All plottable easements are shown on survey.



LOCATED IN THE SOUTHEAST CORNER
OF SECTION 12
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SANDY, SALT LAKE COUNTY, UTAH



Sandy City, Utah

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

Staff Report

File #: 26-280, **Version:** 1

Date: 5/21/2026

Minutes from the May 7, 2026 Meeting



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7256

Meeting Minutes

Planning Commission

Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport
Craig Kitterman (Alternate)
Jennifer George (Alternate)

Thursday, May 7, 2026

6:15 PM

Council Chambers and Online

Meeting procedures are found at the end of this agenda.

This Planning Commission meeting will be conducted both in-person, in the Sandy City Council Chambers at City Hall, and via Zoom Webinar. Residents may attend and participate in the meeting either in-person or via the webinar link below. Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_uMK-xNccTFCucd3P08AFMw

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/83333237358>

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/83333237358>

Webinar ID: 833 3323 7358

Passcode: 301165

4:00 PM FIELD TRIP

1. [26-259](#) Map

Attachments: [050726.pdf](#)

5:15 PM EXECUTIVE SESSION - Tour of Mammoth Practice Facility

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present 5 - Commissioner David Hart
 Commissioner Daniel Schoenfeld
 Commissioner Steven Wrigley
 Commissioner Ron Mortimer
 Commissioner Cameron Duncan

Absent 4 - Commissioner Craig Kitterman
 Commissioner Jennifer George
 Commissioner LaNiece Davenport
 Commissioner Dave Bromley

Public Hearings

- 2. [ANX0402202](#) LaCaille 2 Annexation (R-1-40 and CC Zones)
[6-007187](#) 9561, 9563 and remainder of 9565 S Wasatch Blvd parcels
[\(PC\)](#) [Community #30]

Attachments: [Vicinity Map](#)
[LaCaille 2 Staff Report](#)
[26-51C LaCaille Annexation Resolution](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission. He also said the property owner signed a consent on April 2, 2026 to annex the remaining properties into Sandy City. The zoning in Sandy City will be R-1-40 and CC (Community Commercial).

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by David Hart seconded by Steven Wrigley that the Planning Commission forward a positive recommendation to the City Council that the LaCaille 2 Annexation be approved and zoned R-1-40 and CC (Community Commercial) based on the four findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 5 - Cameron Duncan
 Steven Wrigley
 Daniel Schoenfeld
 David Hart
 Ron Mortimer

Absent: 4 - Craig Kitterman
 Jennifer George
 LaNiece Davenport
 Dave Bromley

- 3. [ANX0409202](#) Rudelich Annexation (R-1-10)
[6-007193](#) 9521 S KSEL Dr
[\(PC\)](#) [Community #21]

Attachments: [Vicinity Map](#)
[Rudelich Staff Report](#)
[Resolution 26-52C Rudelich Annexation](#)
[Public Notice Sign](#)

Brian McCuistion, Assistant Community Development Director, presented this item to the Planning Commission and said that the owner signed the consent form earlier this year to annex into Sandy.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by Cameron Duncan seconded by David Hart that the Planning Commission send a positive recommendation to the City Council that the Rudelich Annexation be approved and zoned R-1-10 based on the four findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 5 - Cameron Duncan
Steven Wrigley
Daniel Schoenfeld
David Hart
Ron Mortimer
- Absent:** 4 - Craig Kitterman
Jennifer George
LaNiece Davenport
Dave Bromley

Public Meeting Items

- 4. [CUP0325202](#) Eyink Accessory Structure (Conditional Use Permit)
[6-007173](#) 1779 E. 10980 S.
 [Community #26]

Attachments: [Staff Report](#)

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

Sam Tams, who was representing the applicant, said they are over 100-200 square feet of what's allowed and are requesting the additional square footage. He also said they are well under the height restriction.

Sarah Stringham, Sandy Senior Planner, further presented this item to the Planning Commission. She said the applicant also has a detached garage and spoke about the total square footage that is allowed on the lot.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by Cameron Duncan seconded by Steven Wrigley that the Planning Commission approve a Conditional Use Permit for increased square footage for the property located at 1779 E 10980 S based on the three findings and subject to the four conditions detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 5 - Cameron Duncan
 Steven Wrigley
 Daniel Schoenfeld
 David Hart
 Ron Mortimer

- Absent:** 4 - Craig Kitterman
 Jennifer George
 LaNiece Davenport
 Dave Bromley

- 5. [CUP0326202](#) Mortimer Accessory Structure (Conditional Use Permit)
[6-007179](#) 8383 S. Mesa Dr.
 [Community #15]

Attachments: [Staff Report](#)

Ron Mortimer, Planning Commissioner, recused himself from this item.

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

Felix Guzman, 342 N 200 W, Spanish Fork, presented this item to the Planning Commission. He said they're proposing to replace the existing structure in the rear and said it's not an attempt to over develop the property and no-one will be living in there. Felix also spoke about the slope saying that it's undisturbed.

Steven Wrigley asked if the 19' is to make it level with the house.

Felix Guzman said it's to make it level with the house and also high enough so no-one can step over the roof on the back of the slope.

David Hart asked how far from the property line.

Felix Guzman said 7 ft from the back and 3 ft from the side.

David Hart asked if the driveway has to be rearranged.

Felix Guzman said driveway will remain the same since there's already access.

Sarah Stringham, Sandy City Senior Planner, spoke about the 3 ft setback exception.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by David Hart, seconded by Steven Wrigley that the Planning Commission approve a Conditional Use Permit for increased height and reduced setbacks for the property located at 8383 S. Mesa Dr. based on the three findings and subject to the six conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 4 - Cameron Duncan
 Steven Wrigley
 Daniel Schoenfeld
 David Hart

Absent: 4 - Craig Kitterman
 Jennifer George
 LaNiece Davenport
 Dave Bromley

Recused: 1 - Ron Mortimer

6. [CUP0407202](#) [6-007191](#) Preschool at Established Dance (Conditional Use Permit)
8695 S. Highland Dr.
[Community #18]

Attachments: [Staff Report](#)

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

Lisa Glick, 8695 S Highland Drive, presented this item to the Planning Commission. She said the studio is used during the evening and they'd like to have a pre-school during the day.

Cameron Duncan asked how many students would they have at one time.

Lisa Glick said they have two rooms and plan for up to 15 kids in each room.

David Hart asked if she has all the required restroom and first aid facilities.

Lisa Glick said that Building & Safety along with the Fire Department have inspected their facility for both the dance company and the pre-school.

Steven Wrigley asked about the parking and drop off plan.

Lisa Glick said that parents can park and walk their kids in or they could drive up to the curb and drop off where teachers will be waiting to receive the kids.

Sarah Stringham, Sandy City Senior Planner, spoke about the drop off and pick up concerns that staff had.

Steven Wrigley asked if there's a limit to the amount of kids the preschool could have.

Sarah Stringham said because it's a commercial building there isn't a limit.

Steven Wrigley asked if it's based upon occupancy.

Sarah Stringham said yes.

Cameron Duncan asked if the conditional use permit runs with the entire building or just the suite.

Sarah Stringham said it runs with the parcel.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by David Hart, seconded by Cameron Duncan that the Planning Commission approve a Conditional Use Permit for preschool use in the CN zone for the property located at 8695 S Highland Drive based on the two findings and subject to the three conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 5 - Cameron Duncan
Steven Wrigley
Daniel Schoenfeld
David Hart
Ron Mortimer

Absent: 4 - Craig Kitterman
Jennifer George
LaNiece Davenport
Dave Bromley

DRAFT

7. [SPX0220202](#) Silver Sage Estates Subdivision (Special Exception Request)
[6-007116 2n](#) 10175 S Dimple Dell Rd
[d](#) [Community #29, The Dell]

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

Alyssa Holbrook, 4595 S Holladay Farm Lane and Bob Elder, 45 W 1000 S #500, both presented this item to the Planning Commission. They spoke about street improvements and addressed resident concerns about the wildlife corridor and light pollution.

Daniel Schoenfeld asked Alyssa if she's read the staff report and understands the conditions.

Alyssa Holbrook said yes.

David Hart asked if the roadway is new.

Bob Elder said yes.

Alyssa Holbrook said they were originally seeking five lots and decided that three lots would work best.

David Hart said that there's a blind corner and asked how people will access that road and if it's safe.

Bob Elder said they took the 45 ft roadway section and shifted it as far east as they could to widen the view corridor and improve safety.

Brittney Ward, Sandy City Engineer, said that the engineer made the radius of the curb of Dimple Dell a little bit larger to improve the view corridor and worked on the location of the driveway to push it as far north as possible. She also said that some vegetation will need to be removed to improve the site visibility.

David Hart said he's worried about accidents and asked if the removal of vegetation is on the plat.

Bob Elder said that there's restrictions on improvements within the sensitive lands area and the drainage corridor that runs through the area.

Cameron Duncan asked how they will preserve the wildlife corridor.

Bob Elder said it's currently not on the plat but they can identify a 10 ft perimeter through there that no fencing would be required to allow the animals to come down.

Mike Wilcox further presented this item to the Planning Commission. He spoke about the special exceptions, restrictions on fencing, 30% slope and that staff recommends approval of both the special exceptions and preliminary subdivision review.

David Hart asked Mike Wilcox to talk about the park strip that's being removed and how it's going to tie in down the street.

Mike Wilcox said that along Dimple Dell the park strips and curb and gutter are a hit and

miss. Currently there's nothing tying into it but it will tie into future improvements that the city may do in the future as either development occurs or as a city project or county project is identified.

Daniel Schoenfeld opened this item for public comment.

George Allen, 10190 Majestic Canyon Road, shared his concern with drainage.

Daniel Schoenfeld closed this item to public comment.

Bob Elder spoke about a short and long term plans by the city and the applicant.

David Hart asked if that will be included in the future plans.

Bob Elder said yes.

Mike Wilcox spoke in detail about the drainage.

Ron Mortimer addressed the vegetation saying they need to maintain the sight triangles and driveway approaches.

Paxton Guymon, legal counsel for applicant, wanted to clarify what is on the agenda and accepts all seven conditions in the staff report.

A motion was made by Cameron Duncan, seconded by Steven Wrigley that the Planning Commission approve the requested special exception for the Silver Sage Estates Subdivision located at 10175 S Dimple Dell Road to omit the park strip along the frontage of Dimple Dell Road based on the five findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 5 - Cameron Duncan
 Steven Wrigley
 Daniel Schoenfeld
 David Hart
 Ron Mortimer

- Absent:** 4 -
 Craig Kitterman
 Jennifer George
 LaNiece Davenport
 Dave Bromley

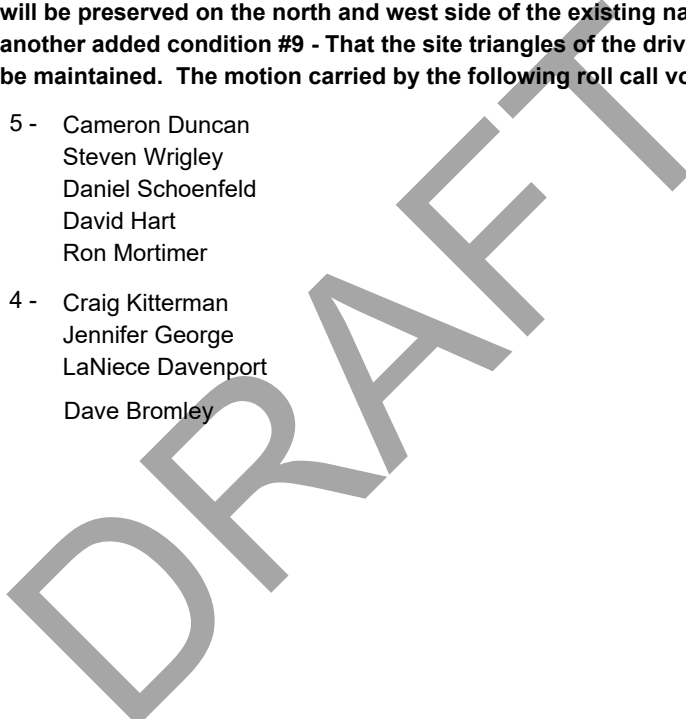
- 8. [SUB1208202](#) Silver Sage Estates Subdivision (Preliminary Subdivision Review)
[5-007089 2n](#) 10175 S Dimple Dell Rd
[d](#) [Community 29, The Dell]

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

A motion was made by Cameron Duncan, seconded by David Hart that the Planning Commission determine that preliminary subdivision review is substantially complete for the Silver Sage Estates Subdivision located at 10175 S Dimple Dell Rd based on the four findings and subject to the seven conditions detailed in the staff report with an added condition #8 - That a wildlife corridor will be preserved on the north and west side of the existing natural drainage and another added condition #9 - That the site triangles of the drive approaches will be maintained. The motion carried by the following roll call vote:

- Yes:** 5 - Cameron Duncan
 Steven Wrigley
 Daniel Schoenfeld
 David Hart
 Ron Mortimer

- Absent:** 4 - Craig Kitterman
 Jennifer George
 LaNiece Davenport
 Dave Bromley



9. [SPR#06-40\(2026\)](#) America First Field (Real Salt Lake Soccer Stadium) -
2026 Parking and Access Management Plan
9256 S. State St.
[Community #2, Civic Center]

Attachments: [Staff Report.pdf](#)

[Exhibit A](#)

[Exhibit B](#)

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

Justin Nelson with Real Salt Lake, 9256 S State St, Josh Givens and Jeremy with Hales Engineering, 1220 N 500 W, Lehi, presented the parking plan updated to the Planning Commission.

Mike Wilcox further presented this item to the Planning Commission.

Ron Mortimer asked Mike Wilcox if staff has received new concerns from the public.

Mike Wilcox said no.

Justin Nelson said that they have received resident concerns about the parking signs not being displayed and said that the signs are being put out later in the day to keep allow for normal traffic flow on State Street. He also said that they are currently working on an updated traffic study.

Daniel Schoenfeld opened this item for public comment.

Christine Wheat, 9241 S Benson Way, said that barricades have not been put up and if they go up it's not in the road but on the street.

Daniel Schoenfeld closed this item to public comment.

Justin Nelson said that he wasn't aware of parking issues on Benson Way and will add more signage and blocking on that street.

Ron Mortimer encouraged the applicant to not place anything in the road unless the city approves it first.

David Hart asked if the city has thought about traffic with all the additional big venues in the area.

Justin Nelson said that they've been working with Sandy City Police Department, Hale Centre Theatre and the Expo Center to try and organize one centralized group that can work together to come up with one traffic plan rather than all groups establishing their own. They haven't yet reached out to Smith Entertainment Group as their project is still developing.

A motion was made by David Hart, seconded by Steven Wrigley that the Planning Commission review and approve the 2026 Parking and Access Management Plan for America First Field located at 9256 S State St based on the two findings and subject to the two conditions detailed in the staff report. The

motion carried by the following roll call vote:

Yes: 5 - Cameron Duncan
Steven Wrigley
Daniel Schoenfeld
David Hart
Ron Mortimer

Absent: 4 - Craig Kitterman
Jennifer George
LaNiece Davenport
Dave Bromley

Administrative Business

1. Minutes

Corrections noted by Cameron Duncan.

An all in favor motion was made by Cameron Duncan to approve the meeting minutes from 04.16.2026 with notated corrections.

[26-260](#) Minutes from April 16, 2026

Attachments: [04.16.2026 PC Minutes \(DRAFT\).pdf](#)

2. Sandy City Development Report

[26-261](#) Development Report

Attachments: [05.01.2026 DEV REPORT.pdf](#)

3. Director's Report

Adjournment

An all in favor motion was made by David Hart 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