



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

MARTIN JENSEN
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum July 16, 2026

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

SPR03272026-007183
R-1-10
1.94 Acres

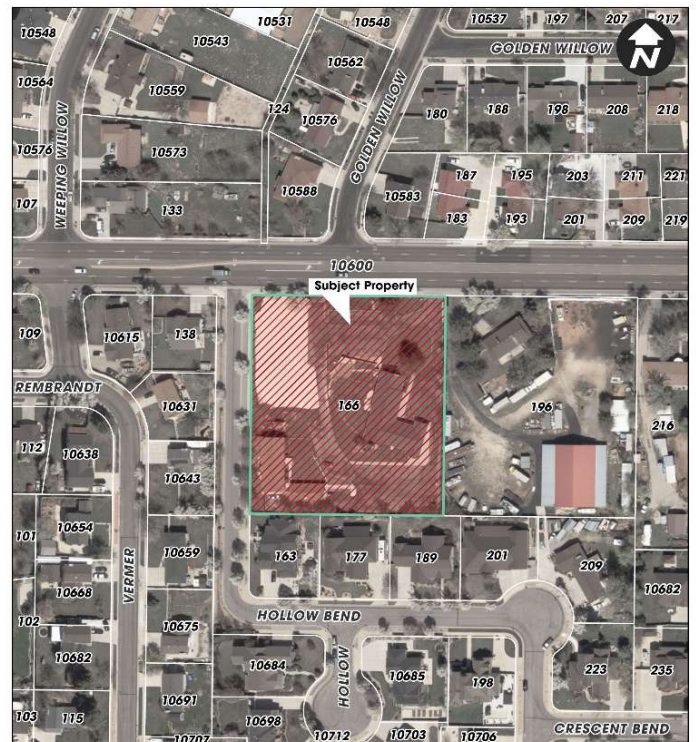
Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, at public locations, and a sign posted on site.

Request

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

Background

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



SPR03272026-007183
Modified Site Plan
166 E 10600 S

Community Development Department
Sandy City, UT

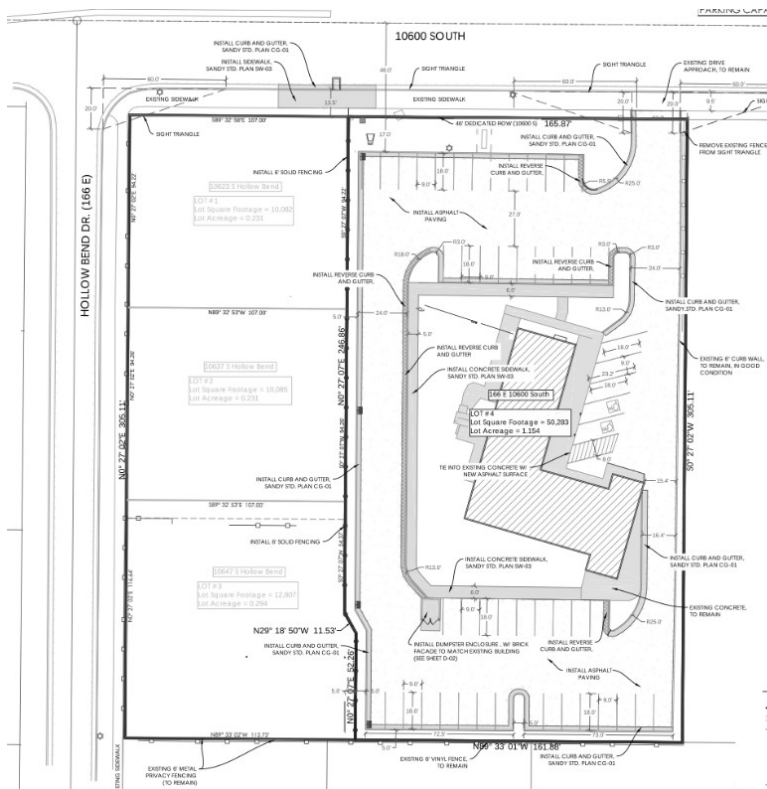
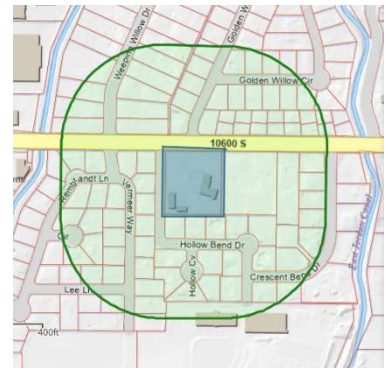
Property Case History	
Case Number	Case Summary
A79-2	Fairborn Annexation (2/13/1979)
CUP 88-25	Mountain Side Baptist Church
SPR 89-02	Mountain Side Baptist Church Site Plan
REZ01132026-007102	Rezone from R-1-40A to R-1-10

Public Notice and Outreach

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

Analysis

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



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

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

Staff Concerns

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

Recommendation

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

Findings:

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

Conditions:

1. That all necessary road dedications be carried out through the plat.
2. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.
3. That all City provisions, codes, and ordinances are adhered to during the review, construction, and operations process of this project.

Planner:



Sarah Stringham
Senior Planner

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

Exhibit "B"



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY
DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Neighborhood Meeting Summary

Date: 2/3/2026

Project Name: 106 Church Rezone

Applicant: The Muve Group, Matt Sneyd

Location: Zoom Webinar

Number of Attendees: 6

Number of Invitees: 101

Project Description:

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

Summary of Attendee Comments:

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