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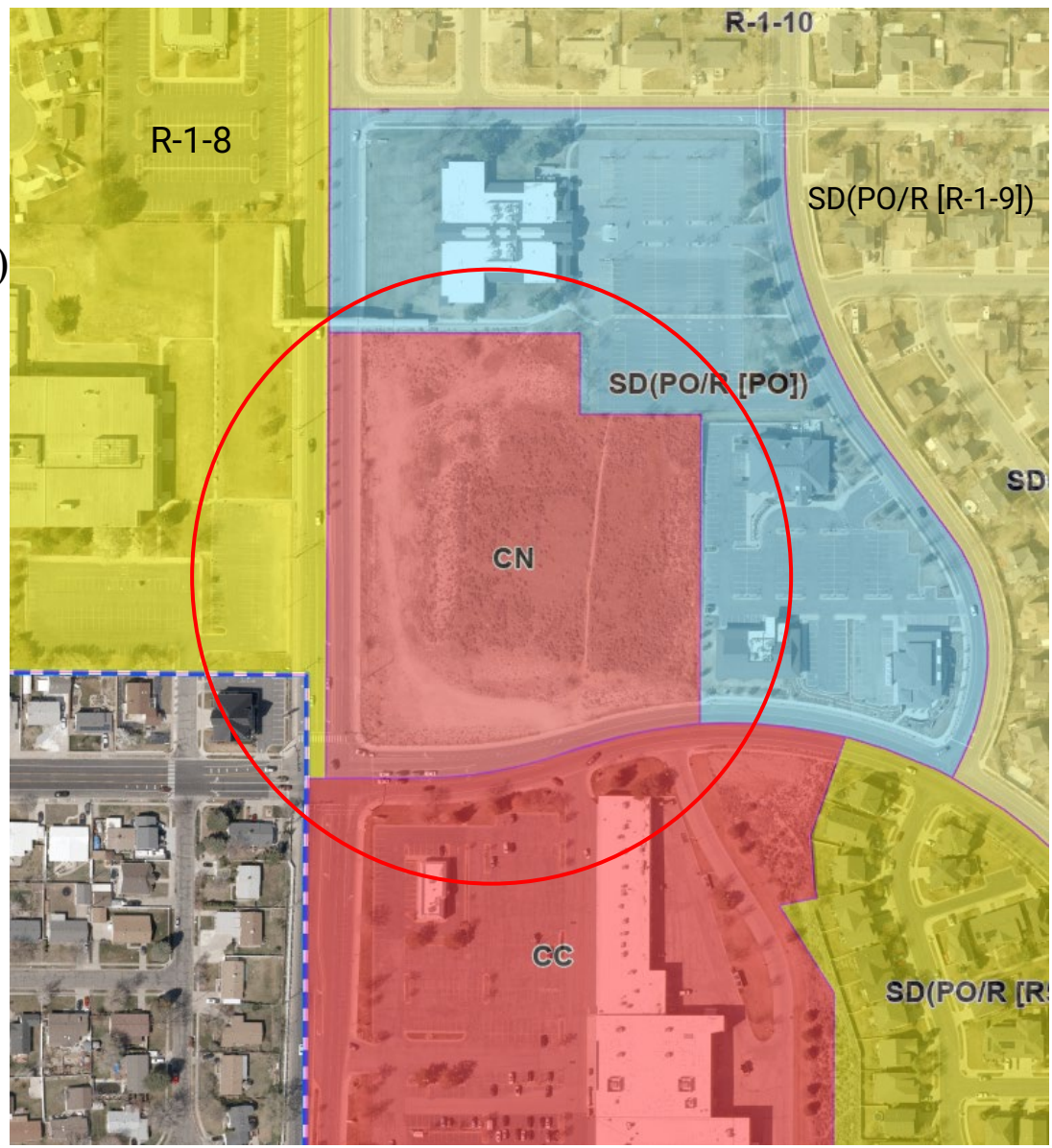
# Conditional Use Permit CUP12282021-006239

October 5, 2023

Sandy City Planning Commission

# Mixed Use CUP - Zoning

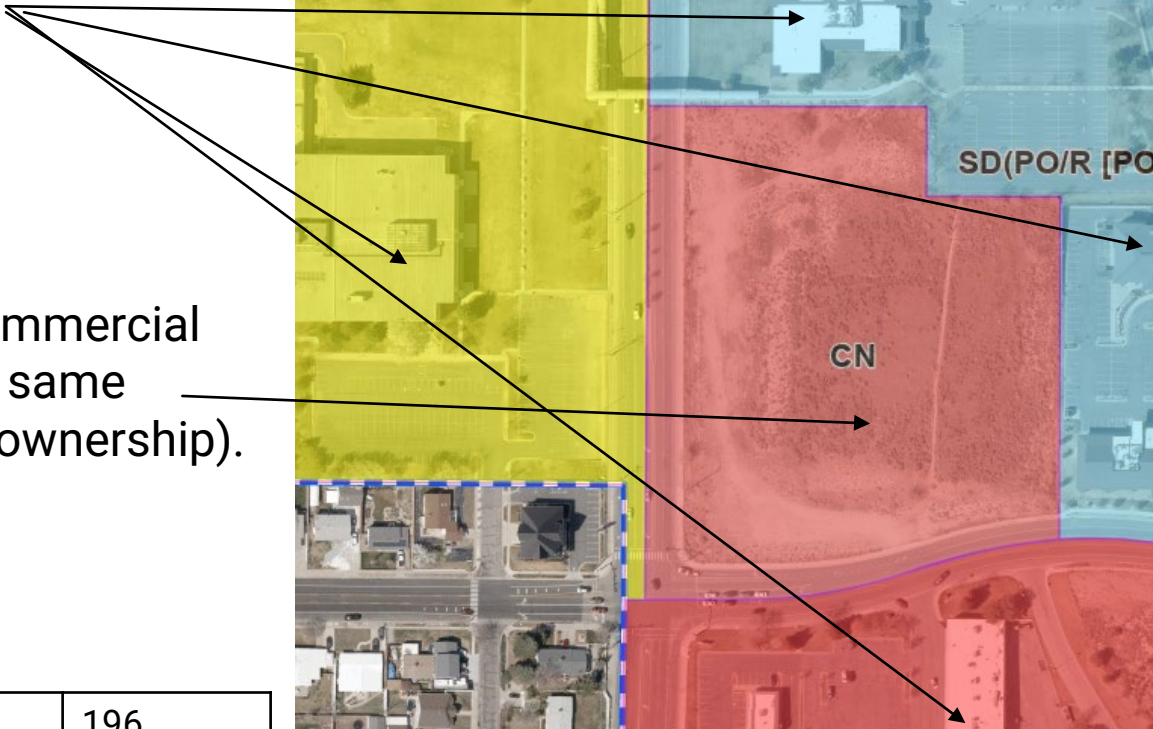
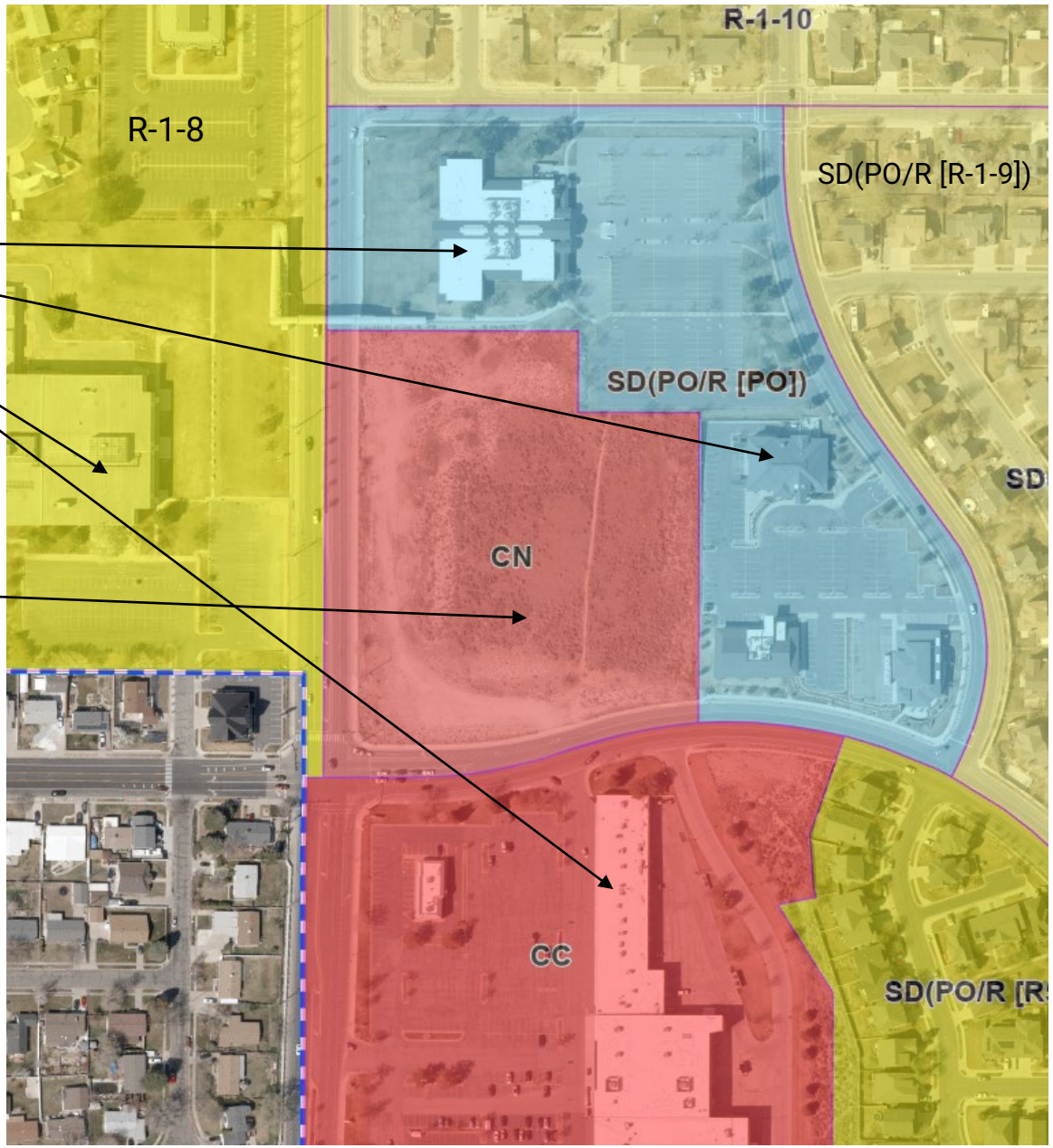
Neighborhood Commercial (“CN”)



# Mixed Use CUP

Adjacent to – civic, office, retail uses.

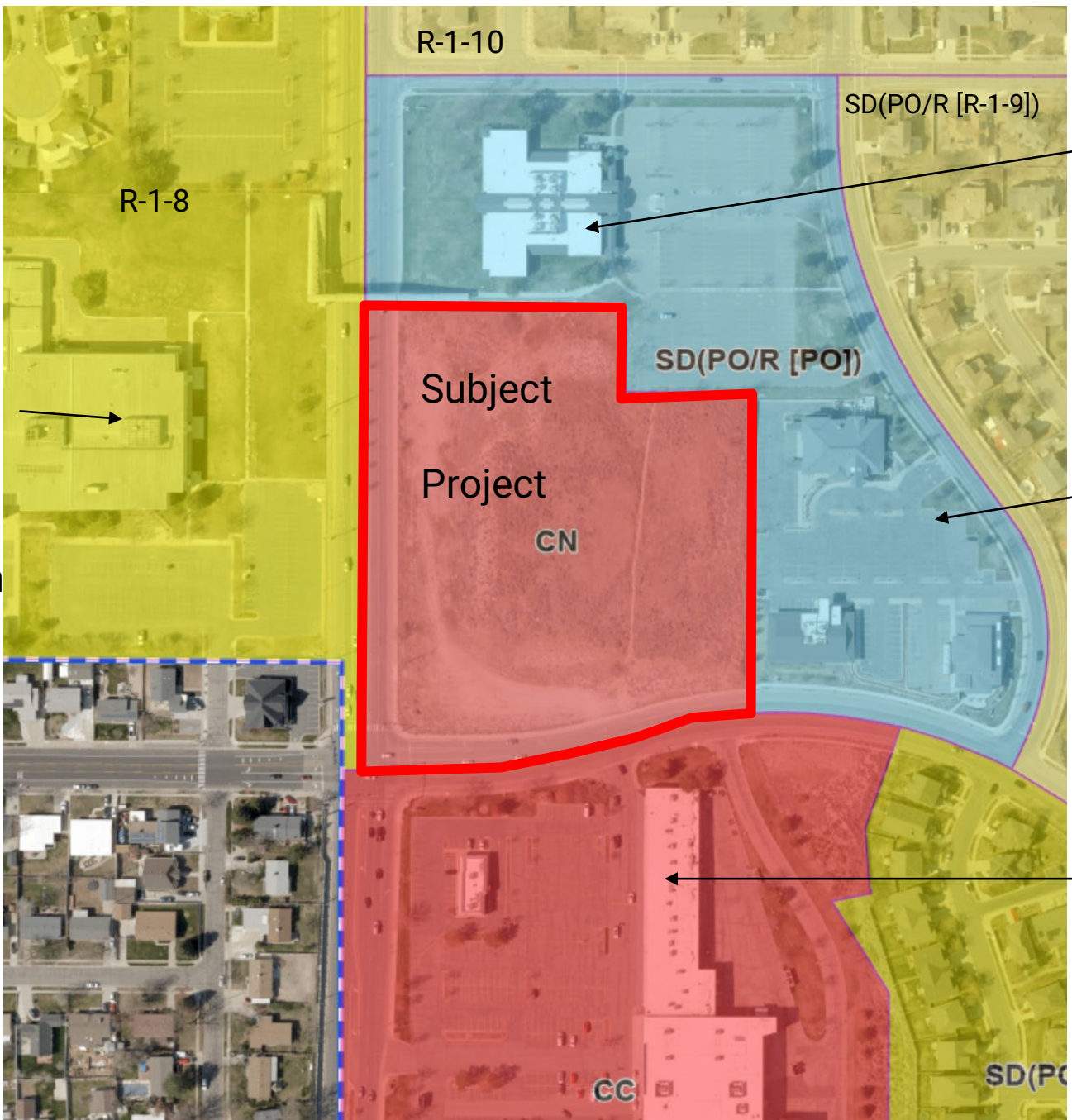
Residential & commercial uses located on same property (same ownership).



|                         |        |
|-------------------------|--------|
| Residential Units       | 196    |
| • 2 Bedroom             |        |
| • 1 Bedroom             |        |
| • Studio                |        |
| • Live/work             |        |
| Commercial/Office sq ft | 14,309 |



# Neighborhood of Mixed Use Project – Summary of Coordination



School – Existing pedestrian bridge would provide connection to the project

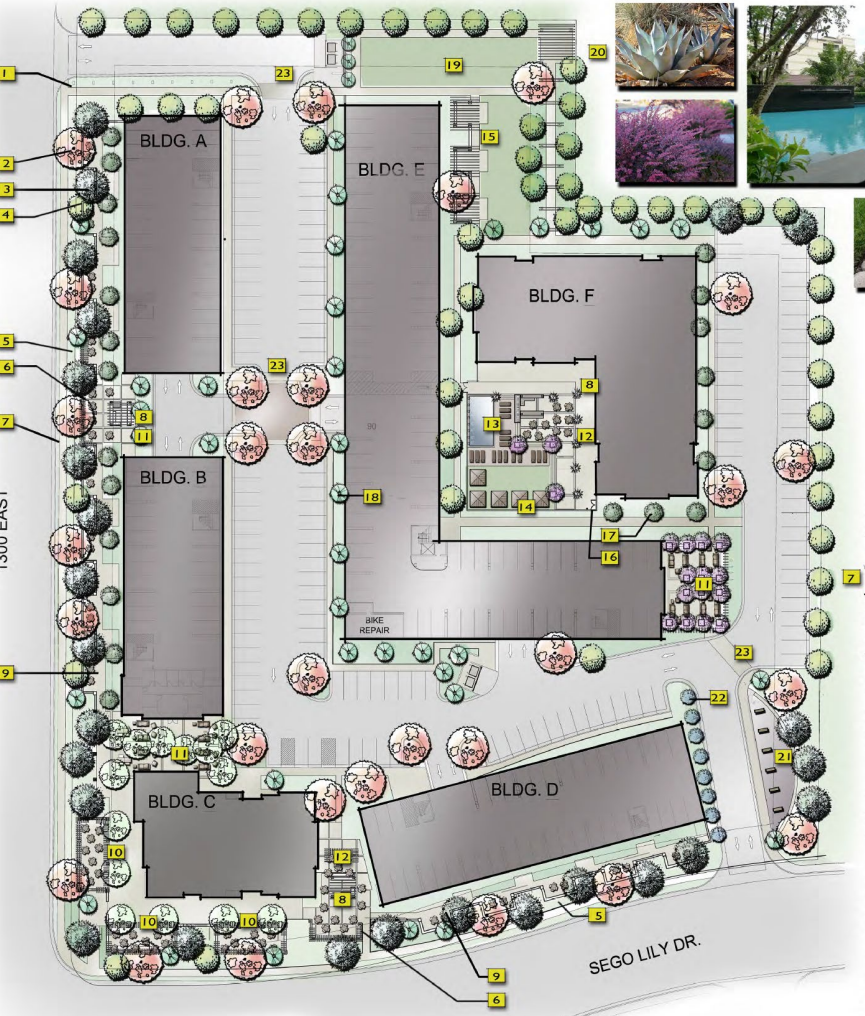
Library – Willing to grant cross access pedestrian access

Office Uses – Would like to ensure no vehicle or pedestrian connections are made

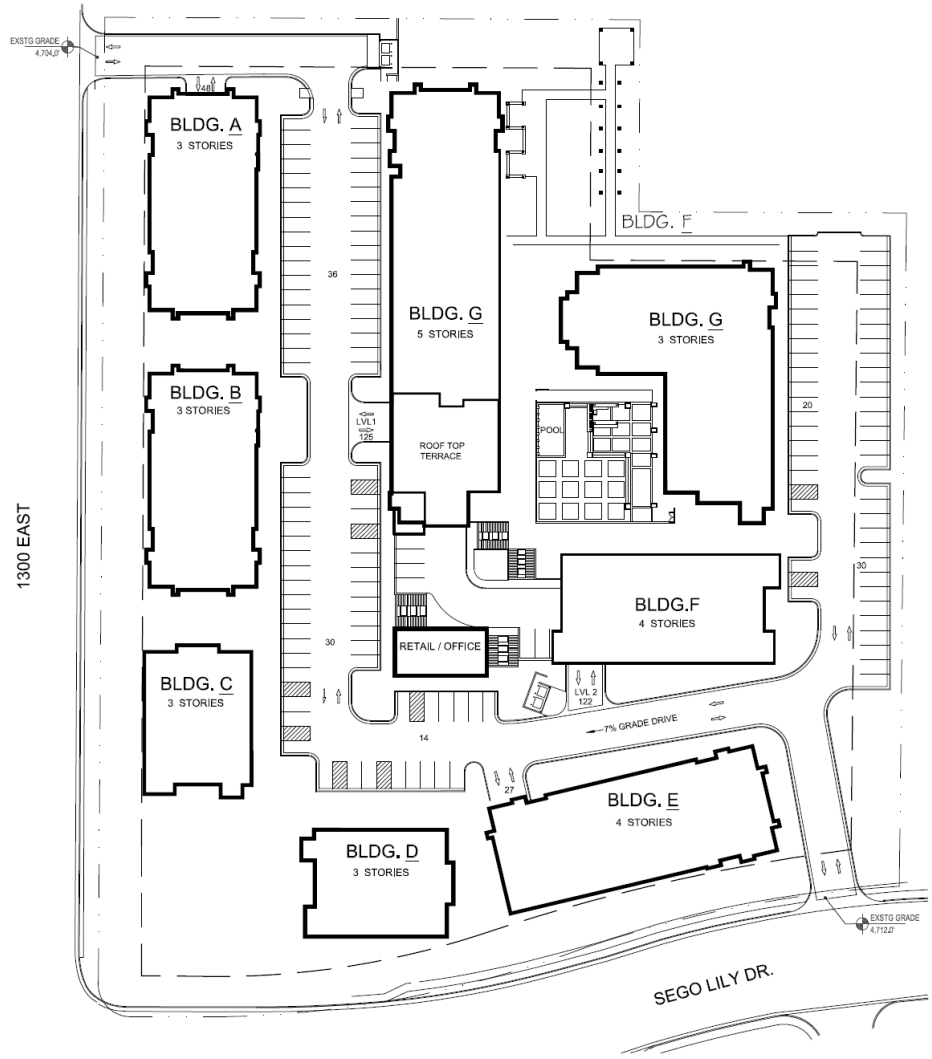
Retail Uses – Support our application, but have no plans to redevelop at this time

# Site Plan- Evolution

12/2021



05/2022



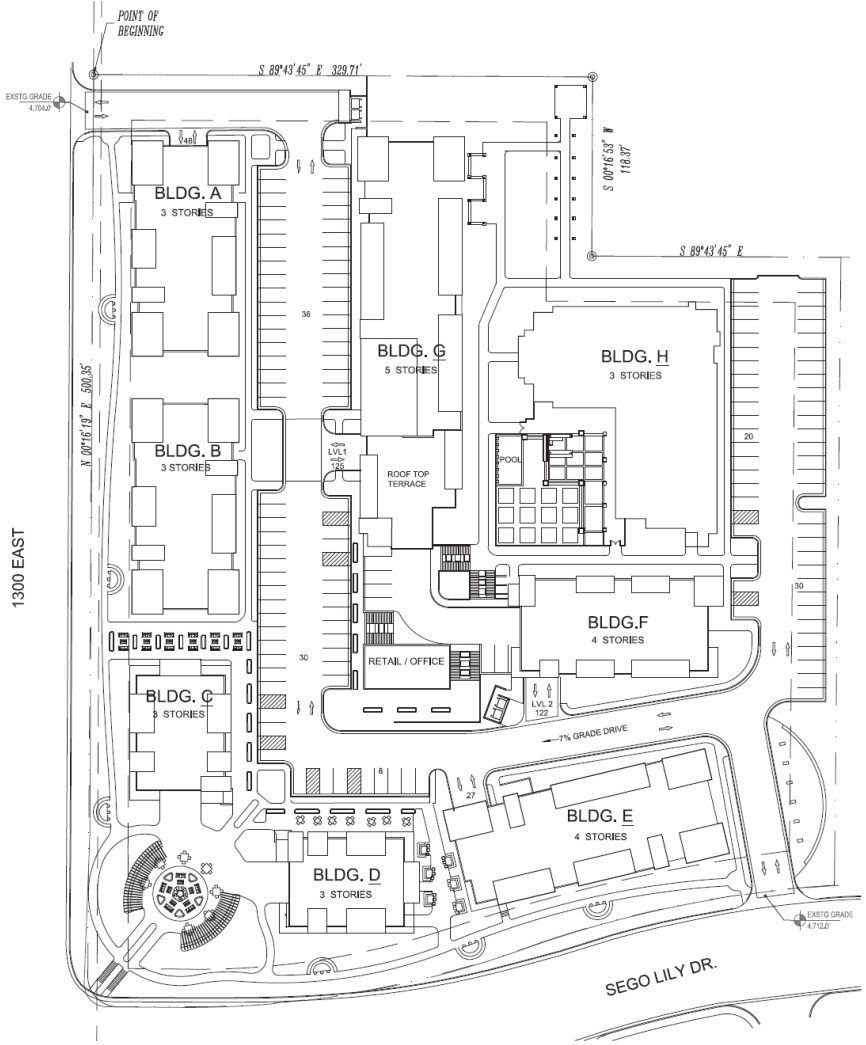
SEGO LILY DR. *Landscape Concept Design*

SCALE: 1" = 40'

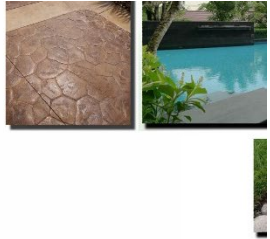


# Site Plan- Evolution

8/2022



2/2023



SEGO LILY MIXED USE

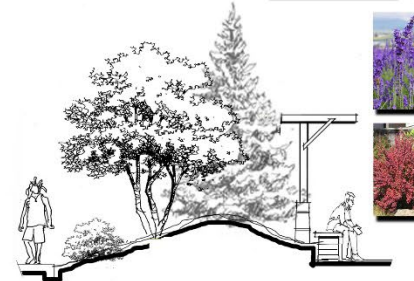
CONCEPT LANDSCAPE PLAN

# Landscape Plan

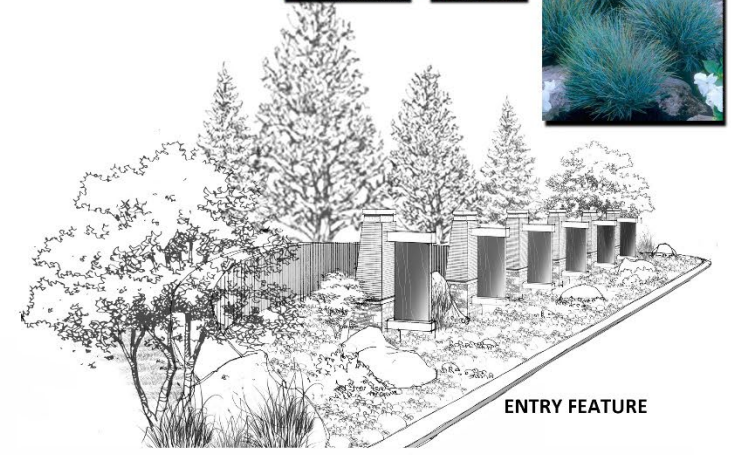




# Site Plan



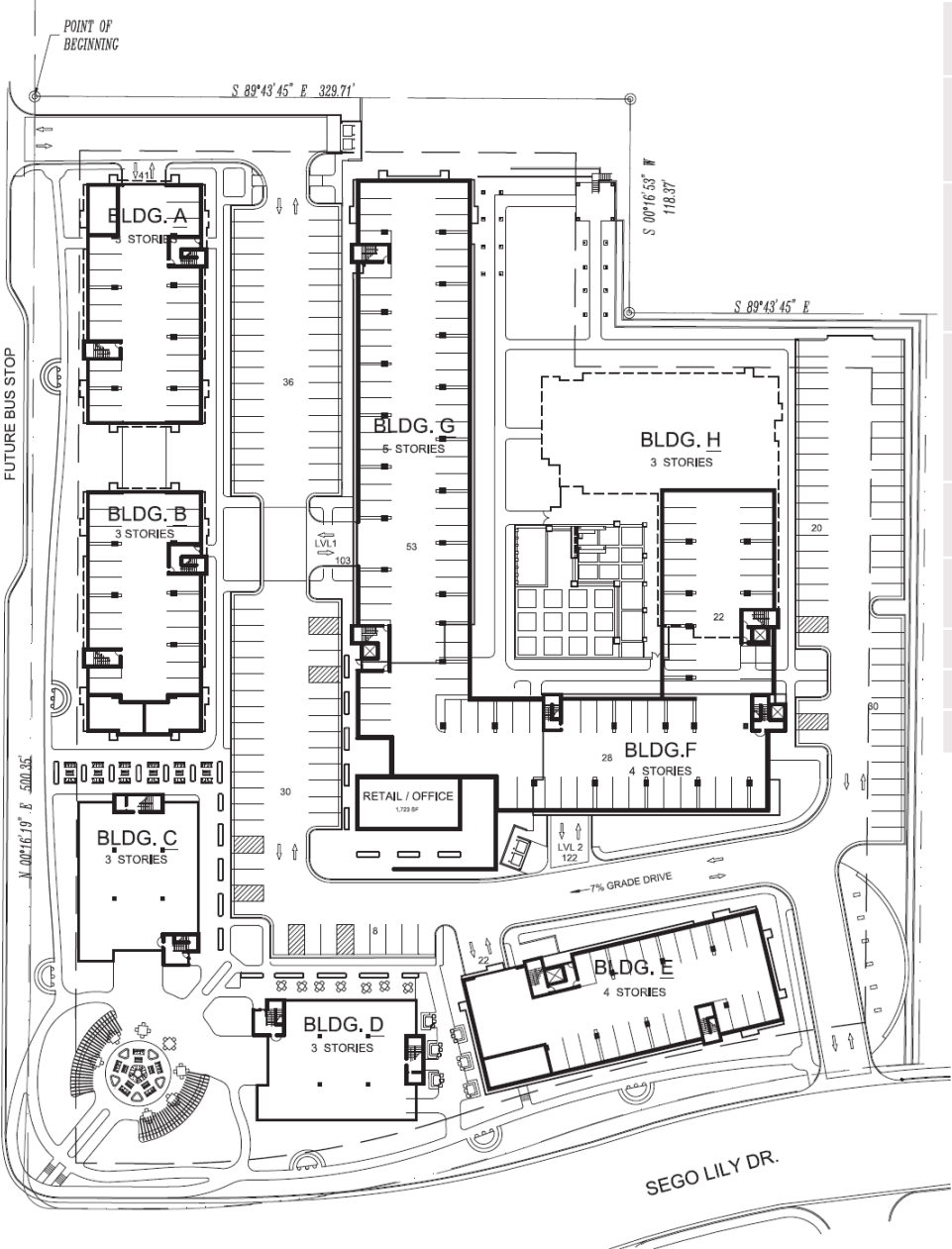
TYP. SEC. 1: PRIVACY MOUND & SEATING WALL  
SCALE: NTS.



ENTRY FEATURE



# Site Plan



| Building     | Residential Sq. Ft. | Office/Retail Sq. Ft. | Type of Space                       | Amenities           |
|--------------|---------------------|-----------------------|-------------------------------------|---------------------|
| A            | 13,600              | 500                   | 1 – live work unit (500 sq ft)      |                     |
| B            | 13,600              | 1,125                 | 2- live work units (590 sq ft each) |                     |
| C            | 7,264               | 5,283                 | 5,283 sq ft of retail space         |                     |
| D            | 7,264               | 5,208                 | 5,208 sq ft of retail space         |                     |
| E            | 26,775              | 900                   | 2- live work units (450 sq ft)      |                     |
| F            | 15,500              | 1,723                 | 1,723 Retail/Office                 | 6,223               |
| G            | 32,145              | 0                     |                                     | 5,300               |
| H            | 26,094              | 0                     |                                     |                     |
| <b>Total</b> | <b>142,242</b>      | <b>14,739 sq ft</b>   |                                     | <b>11,523 sq ft</b> |

### Buildings Footprints

|              |                       |
|--------------|-----------------------|
| Building A   | 9,100 Sq. Ft.         |
| Building B   | 9,100 Sq. Ft.         |
| Building C   | 5,893 Sq. Ft.         |
| Building D   | 5,893 Sq. Ft.         |
| Building E   | 11,485 Sq. Ft.        |
| Building F&G | 40,771 Sq. Ft.        |
| Building H   | 8,478 Sq. Ft.         |
| <b>Total</b> | <b>90,720 Sq. Ft.</b> |

# Walkability (5–10-minute walk)



**SANDY - SEGO LILY VICINITY MAP ZONING USE TYPES**  
5 - 10 MINUTE DIST.



# Public Uses

Library is willing to grant cross access easement

## PUBLIC USES

PUBLIC TRAILS TO BRIDGE

PUBLIC PARKING

PUBLIC TRAILS

PUBLIC TRAILS

PUBLIC DINING



## RETAIL

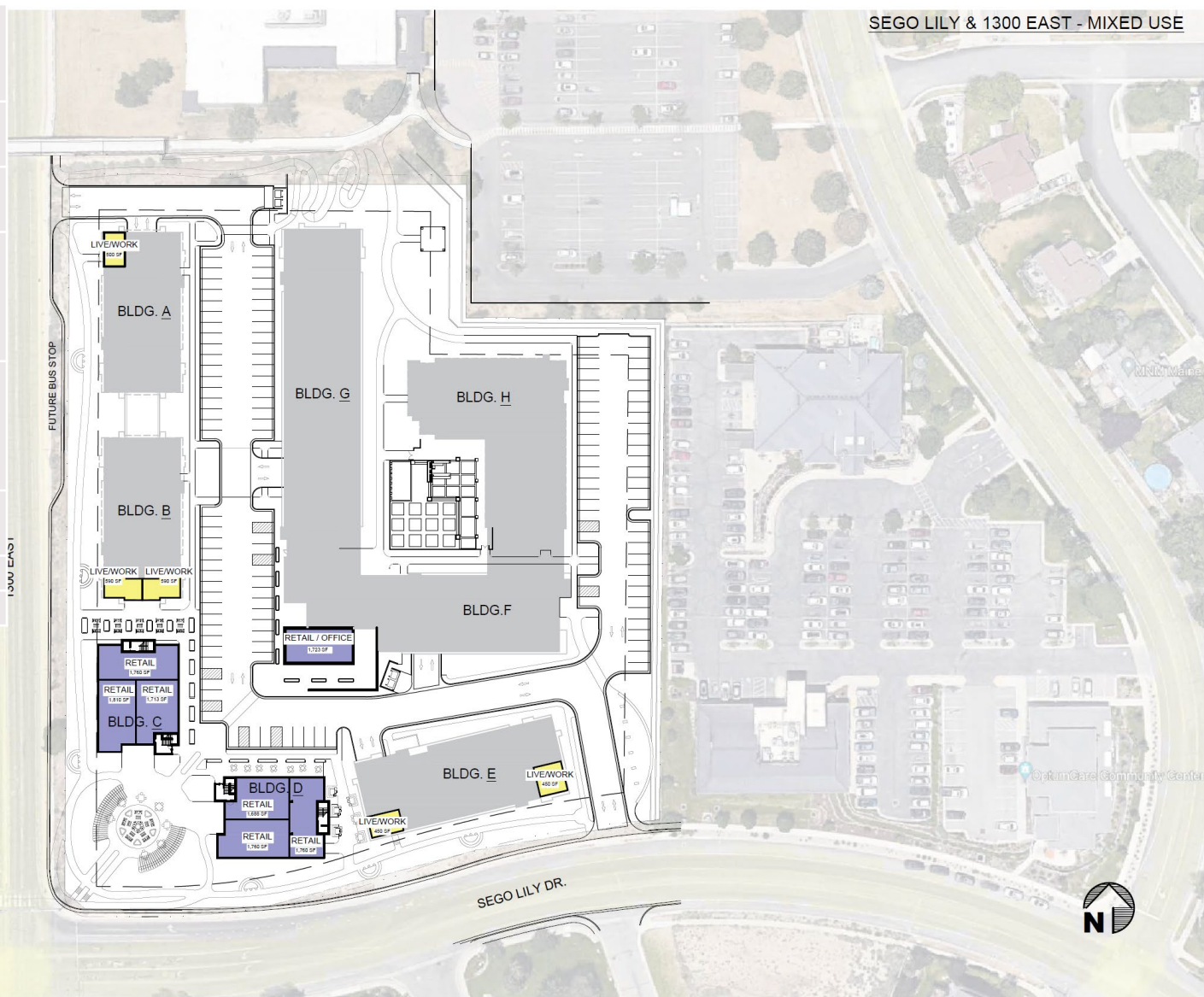


SANDY - SEGO LILY DR. & 13TH EAST



# Mix of Uses

| Building     | Office/<br>Retail<br>Sq. Ft. | Type of Space                          |
|--------------|------------------------------|--|
| A            | 500                          | 1 – live work unit<br>(500 sq ft)      |
| B            | 1,125                        | 2- live work units<br>(590 sq ft each) |
| C            | 5,283                        | 5,283 sq ft of retail<br>space         |
| D            | 5,208                        | 5,208 sq ft of retail<br>space         |
| E            | 900                          | 2- live work units<br>(450 sq ft)      |
| F            | 1,723                        | 1,723 Retail/Office                    |
| <b>Total</b> |                              | <b>14,739 sq ft</b>                    |



SEGO LILY & 1300 EAST - MIXED USE



# Residential Use



LEGEND:

2 BEDROOM APARTMENTS

1 BEDROOM APARTMENTS

STUDIO APARTMENTS

LIVE/WORK

PARKING

AMENITIES

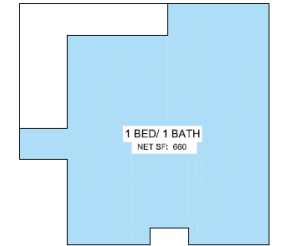
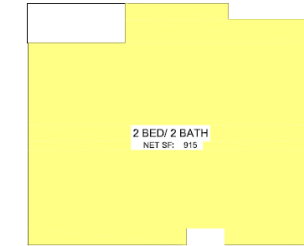
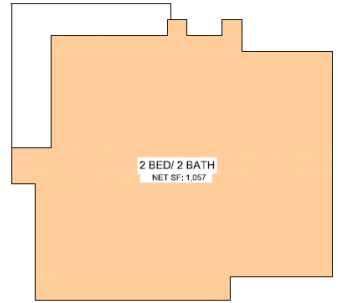
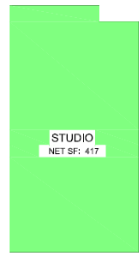
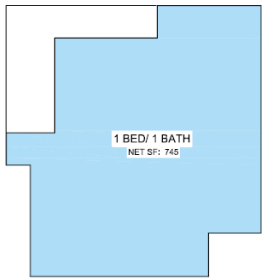
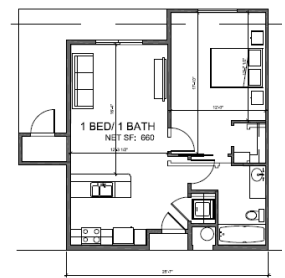
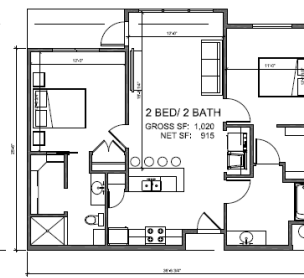
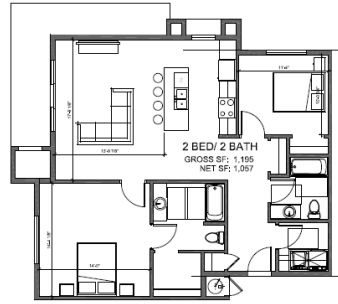
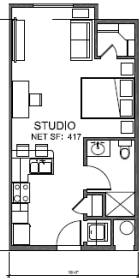
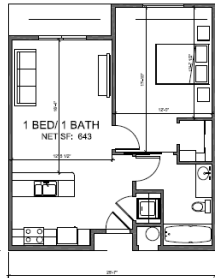
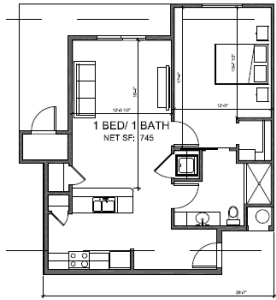
RETAIL

SANDY - SEGO LILY DR. - MASSING & USE STUDY



# Variety of Housing Types

Six (6) different residential unit types



# Cross Access

Connection to west side of 1300 E

Connection to retail center to the south

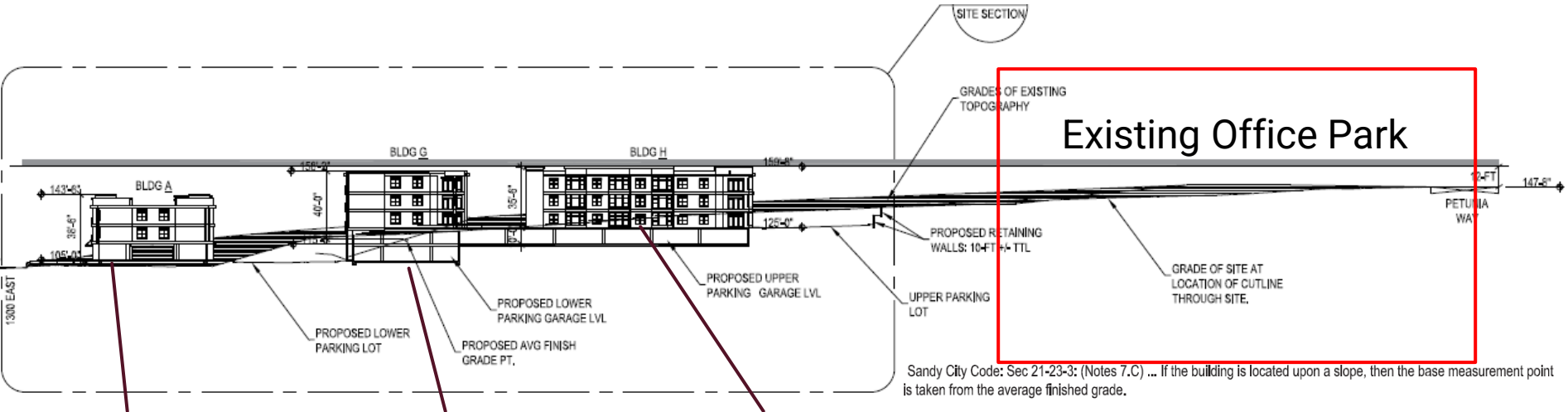
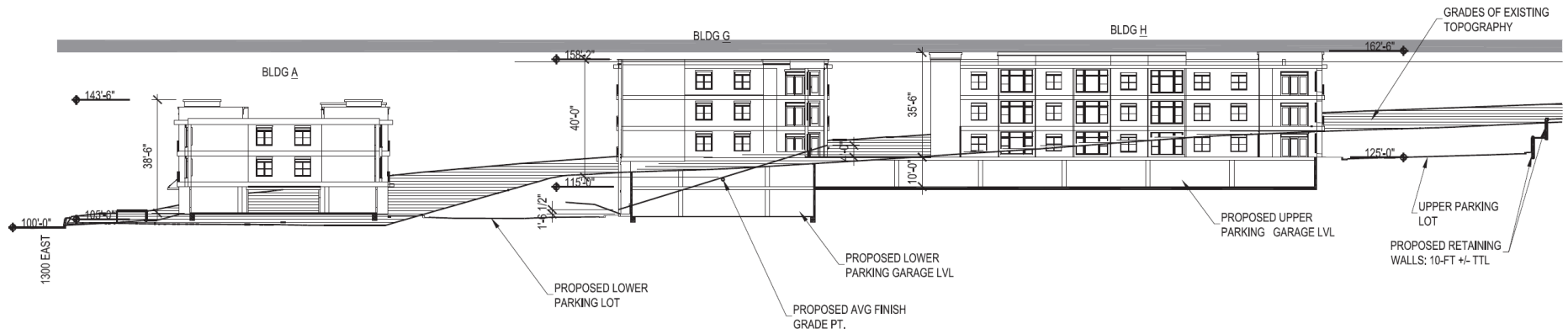
Library is willing to grant cross access

No cross access has been requested





# Building Heights



Sandy City Code: Sec 21-23-3; (Notes 7.C) ... If the building is located upon a slope, then the base measurement point is taken from the average finished grade.

Building A –  
38'6"

Building G –  
40'

Building H –  
35'6"

# Neighboring property owner letter (retail to the south)

Alta View Associates  
PO Box 65827  
Salt Lake City, UT 84165

Mr. Jason Boal  
Urban Planner  
Snell & Wilmer, LLP  
Gateway Tower West  
15 West South Temple, Suite 1200  
Salt Lake City, Utah 84101-1547

RE: Proposed Project  
1300 East and Segoe Lily  
Sandy, Utah

Dear Mr. Boal,

Thank you for discussing with us your plans for the apartment project on the NE corner of 1300 E and Segoe Lily. As owners of the neighboring Alta View retail center, we would welcome your project to the neighborhood. As we discussed, we have no plans to redevelop our property at this time.

We know our tenants would benefit from having an apartment project next door. Please let us know how we can help with your project and keep us informed as the project progresses.

Thank you.

Owners of Alta View Shopping Center

White Investment Co.

By: Burton H. Holliday



# Pending Mixed Use CUP – Zions Fiscal Impact



## BACKGROUND

This analysis considers the fiscal impacts to Sandy City from the proposed Sego Lily Mixed-Use development, as well as economic impacts from additional buying power from the added population in Sandy City.

### Proposed Development

This fiscal and economic impacts analysis is based on the proposed development of 196 multifamily residential units and 14,309 square feet of commercial (office and retail) at Sego Lily Drive and 13<sup>th</sup> East in Sandy City.

## EXECUTIVE SUMMARY

When fully built, the project will generate over \$137,000 annually to Sandy City’s General Fund and over \$2.7 million (\$2022) over 20 years. The project will also generate revenues for other City funds, including utility funds although other funds are not considered in this report.

TABLE 1: SUMMARY OF ANNUAL AND 20-YEAR REVENUES TO SANDY CITY GENERAL FUND

| General Fund Revenue Sources              | Annual           | 20 Years           |
|---|------------------|--------------------|
| Property Taxes                            | \$33,317         | \$666,344          |
| Sales Tax - Population Distribution       | \$44,100         | \$882,000          |
| Sales Tax Online                          | \$5,767          | \$115,349          |
| Sales Tax - Pt of Sale                    | \$10,016         | \$200,326          |
| Municipal Energy                          | \$30,193         | \$603,855          |
| Class C Road Fund Population Distribution | \$13,859         | \$277,171          |
| <b>TOTAL</b>                              | <b>\$137,252</b> | <b>\$2,745,045</b> |

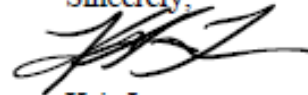
TABLE 10: ADDITIONAL SALES TAX REVENUES FROM INCREASED BUYING POWER

| Description                    | Amount      |
|--------------------------------|-------------|
| Population                     | 441         |
| Total Annual Retail Purchases  | \$8,195,615 |
| <i>Capture Rate</i>            | 75%         |
| City Annual Sales Tax Revenues | \$30,734    |
| 20-Yr Sales Tax Revenues       | \$614,671   |

# Pending Mixed Use CUP – Commercial Viability

In my professional opinion, to drive the max amount of retail/office/service to this location, which I would recommend be 12,000 to 15,000 sq. ft., is to provide it in a mixed-use format that includes multi-family. Short of building the retail with multi-family, the retail/office/service would struggle even in the range of the 12,000 to 15,000 sq. ft. on this site.

Sincerely,



Kris Longson

President, KLD, LLC

[kklongson@gmail.com](mailto:kklongson@gmail.com)

(801) 209-2653



# Sandy General Plan Consultant – GSBS Comments

## 10-2-23 Meeting Summary:

- Property will be part of the Dimple Dell small area plan
  - Could be a catalyst and receiving area
- Small area plans are not completed
  - Want to create synergy with a mix of uses
  - Compatibility with existing uses & public realm
  - Do not want silo-ed uses





# Conditional Use - § 21-8-2.

| Land Use Category     | CBD | CBD-P | CBD-O | CBD-A&C | CR-PUD | RC | BC | CC | CN | CvC | CN (HSN) | HBD | LC | PO | ID | AM (Dealerships) | AM (Commercial) | MU | TC | RD |
|-----------------------|-----|-------|-------|---------|--------|----|----|----|----|-----|----------|-----|----|----|----|------------------|-----------------|----|----|----|
| Mixed use development | C   | C     | C     | P       | C      | C  | C  | C  | C  | N   | P        | P   | C  | N  | N  | N                | N               | P  | N  | C  |

**Sec. 21-8-2. - Permitted Land Use Matrix by the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts.**

(a)Matrix Explanation. The following matrix lists all permitted uses within Sandy City commercial, office, industrial, mixed use, transit corridor, and research and development districts. The letters "P," "C," "S," or "N" shall mean "Permitted," "Conditional," "Special Use," or "Not Permitted," respectively. Refer to special use standards within this title for all land uses allowed with an "S." For those letters which are followed by a slash "/" the second letter shall indicate those location restrictions for businesses located within 250 feet of a residential district (unless bisected by a major arterial road as determined by the Sandy City Transportation Engineer in the Transportation Element of the Sandy City General Plan). For those land uses marked with a superscript number ( 1 ), refer to Subsection (c) of this section for explanation.

# Mixed Use Development Standards- § 21-8-2.

## (a) Purpose and intent.

(1) This section is established to provide a zone to be used near City transportation corridors that **a mix of specific land uses that are typically found separately in mutually exclusive zoning districts.** Mixed use represents a departure from characteristic zoning to the extent that it **encourages a combination of land uses which might normally be regarded as incompatible.**

(2) The intent of this zone is to create **self-sustaining villages that become walkable neighborhoods, in which residents may walk to work, to shopping, to recreational facilities, and have access to mass transit.** These neighborhoods are to provide **a variety of housing opportunities and choices that include a range of household types, family sizes, and incomes.** They shall provide **convenient pedestrian commercial services, employment opportunities, and shall be located in areas with existing, or probable future, multiple transportation choices.** Design standards include requirements that help provide a true neighborhood by stipulating various mix of uses, "build to" lines, compact building design, preservation of open space, pedestrian-friendly streets and streetscape, parking concealment, architectural control, and maintenance. Proposed developments with increased land intensity and housing density but without the above walkable elements are unacceptable and will not be approved.



# Sandy General Plan Update – 4/11/2023

## Strengths

- High quality lifestyle
- High quality housing stock
- Long term stable community
- Attractive neighborhoods
- Strong economic base
- Educated workforce
- Strong schools
- Leadership in policy and planning
- Regional retail
- Centrally located with access to recreation, jobs, shopping, & transportation
- Existing transportation/transit/trails networks
- Extensive high-quality parks/open space/recreation
- Commitment to sustainability

## Opportunities

- **Infill & redevelopment**
- **Improved transitions between land uses**
- Attractive to high quality employers for emerging job types
- **Upgrade & reposition retail to meet changing demand**
- Take advantage of existing investment in transportation/transit
- Create a comprehensive trail system
- Continue to lead in quality open space/parks/recreation
- Continue to lead in natural resource conservation
- Plan for and mitigate potential natural hazards

## Weaknesses

- Aging infrastructure
- **Limited available property for new development**
- **Limited diversity in housing (type & cost) affordable and low-income housing**
- **Aging retail facilities**
- Gaps in retail, service, and entertainment amenities
- Increasing demand on infrastructure & resources

## Threats (Challenges)

- **Continued regional growth**
  - **Continued escalation in housing prices**
  - **Increased traffic congestion**
    - Crowding and lack of access in parks/open space
    - Maximized demand on existing natural resources
- **Evolving and changing market**
  - **Housing types that don't meet market needs**
  - **Conflicts between land use types**
  - **Failure to reposition existing retail areas**
- **State level mandates**
  - Affordable housing
  - Station areas
  - Transportation funding

# Sandy General Plan Update – 4/11/2023

## COMMUNITY HEALTH AND SAFETY, pg. 7

Plans can advance physical health and well-being by encouraging land-use patterns, alternative transportation, and compact built forms that encourage physical activity, healthy eating, and healthy environments.

+ Social Health and Well-Being—People need to feel a sense of belonging and connectiveness to others and society as a whole to be healthy. Plans can identify the need for places that social interaction including walkable streets; public plazas; parks and facilities; and public buildings, meeting spaces, and mixed-use destinations for people to meet that promote a sense of community and place, and reduce social isolation, stress, depression, and hopelessness.

## MARKET SNAPSHOT, DEMOGRAPHICS – POPULATION, pg. 13

Future projections show that regional population is expected to grow more than Sandy, which will result in a reduction of the population factor that is used for sales tax distributions to Sandy's tax base. Since the city receives greater tax revenue from commercial, creating mixed-use centers may create stronger tax base and afford higher-density housing that can accommodate a broader range of housing, including attainable housing to offset population decline and create more value.

# Sandy General Plan Update – 4/11/2023

## MARKET SNAPSHOT, pg. 24

| Challenges           | Opportunities   |
|----------------------|---|
| Lack of Mixed-Use    | Look at different options for aging commercial centers – mixed use of housing, retail, anchor tenants.  |
| Licensing and Zoning | Loosen regulations on licensing for mixed-use so there can be higher density development. Increase liquor license availability as this can help businesses compete and attract customers. Create opportunities for high-end, non-chain restaurants for residents. |
| Retail Vacancy       | Fill vacant and older shopping centers with mixed-use, housing and retail. Much of Sandy is already built out with little vacant land so it is imperative to take advantage of vacant available square footage.   |
| Placemaking          | Create neighborhood mixed-use development to increase accessibility of tenants. Restaurants, open spaces, walkability. Create more bike lanes on busy roads.  |

Source: Open House Community Feedback (01/25/23)



# Sandy General Plan Update – 4/11/2023

## WHAT YOUR COMMUNITY IS SAYING, pg. 82

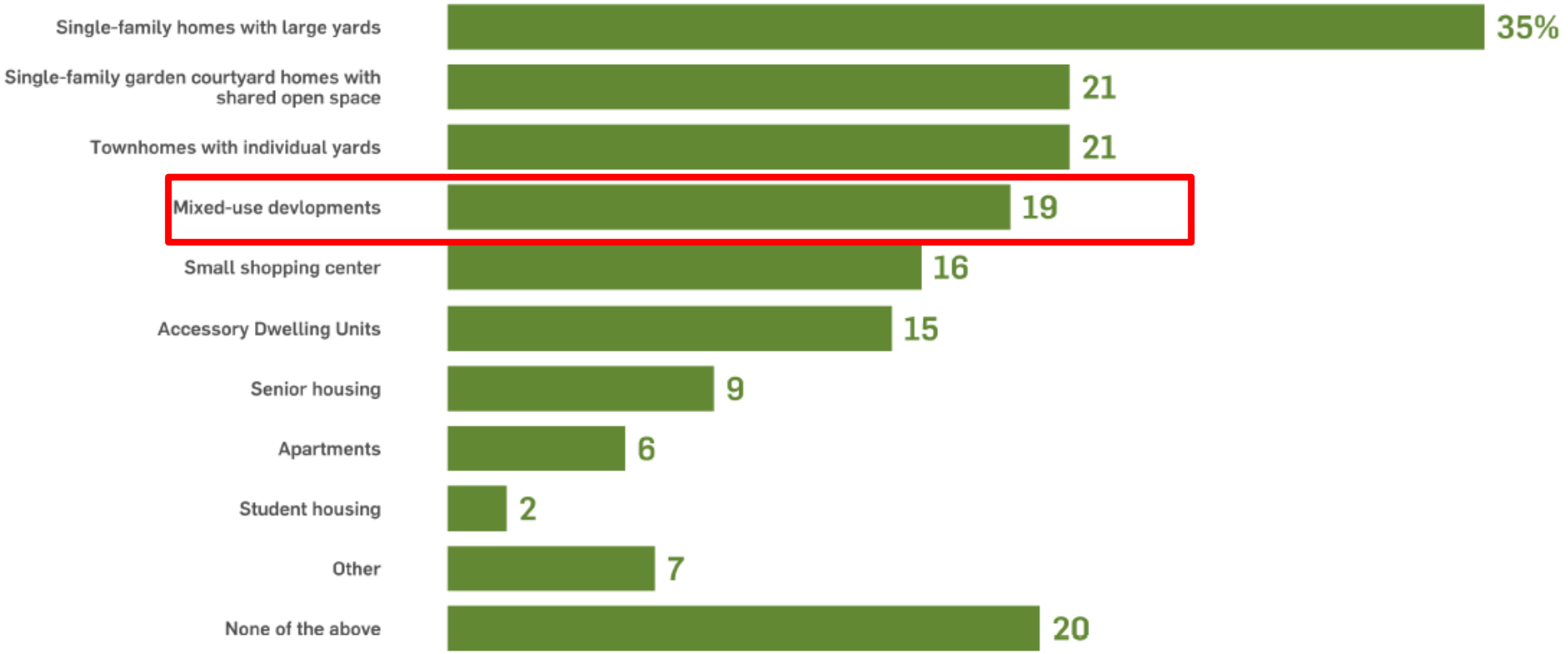
| UID  | Type                | Comment  | Up Votes | Down Votes | Mood     | Category              | Count | Count | Overall Mood |
|------|---------------------|--|----------|------------|----------|-----------------------|-------|-------|--------------|
| 0007 | Planning the Future | Sandy needs housing that is affordable for young families. Not just by the freeway or Trax lines. Spread it out through the city. It adds a great mix to the city to have young families and kids in all areas of the city. Need townhomes and condos mixed in to accomplish this.   | 7        | 0          | MIXED    | Ideas and Suggestions | 0     | 0     | NEGATIVE     |
| 0177 |                     | Any condo development here SHOULD require some commercial space, and the city should seriously consider removing parking minimums for it.  |          |            |          |                       |       |       |              |
| 0046 | Planning the Future | High density housing drives down the bubble of inflated house prices. It also decreases the cost of infrastructure maintenance. We should be looking at ways of building more "mixed use" areas, with both high and low density housing, and businesses. This is how you build a strong community. Mixed socioeconomic classes, businesses closer to homes, and less infrastructure per capita to maintain.  | 2        | 0          | POSITIVE |                       |       |       |              |
| 0173 | Improve             | Single family housing is not only not affordable for individuals, it's not affordable for the city. Single family homes do not produce enough tax revenue to keep up with infrastructure costs, and they encourage more and more and more car usage. We need to rethink the way we're building our city to make it walkable. This will mean bringing your groceries closer. It will mean bringing small shops back. It will mean the return of the "third place". All of these are demonstrably better for everyone. | 0        | 0          | MIXED    |                       |       |       |              |

# Sandy General Plan Update – 4/11/2023

## WHAT YOUR COMMUNITY IS SAYING, pg. 144



*In your opinion, what type of housing and development is most needed in Sandy?*



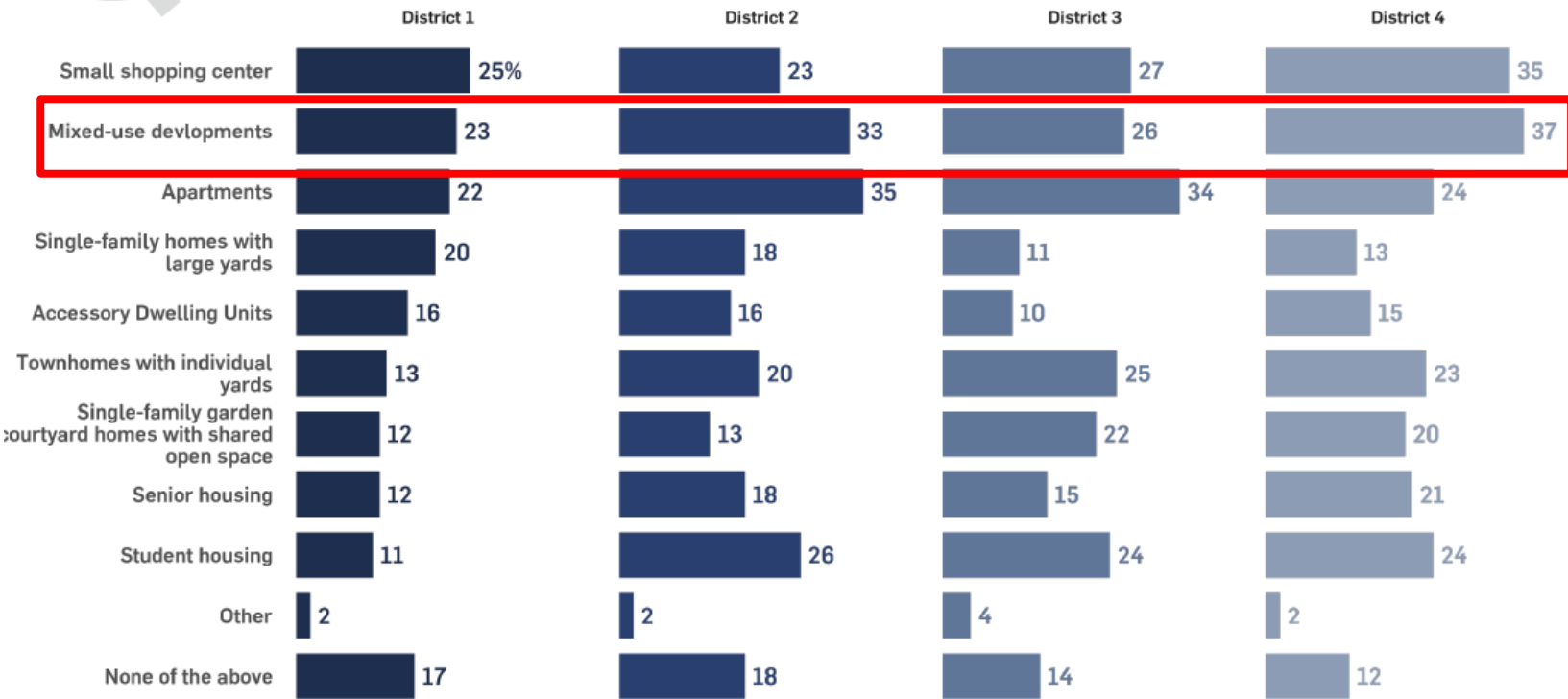
In your opinion, what type of housing and development is most needed in Sandy? Select up to three. (n = 800)

# Sandy General Plan Update – 4/11/2023

## WHAT YOUR COMMUNITY IS SAYING, pg. 146

**SOME APPETITE FOR MIXED USE, APARTMENTS**  
 Though many residents would like the future development in their neighborhoods to consist primarily of single-family homes, they would like other parts of Sandy to have more mixed-use developments, small shopping centers, and apartments.

**Q** Which, if any, of the following types of developments might not fit well into your area of the city, but would be nice to have somewhere in Sandy?



Which, if any, of the following types of developments might not fit well into your area of the city, but would be nice to have somewhere in Sandy? (n = 770)



## Sandy City Code Sec. 21-1-6. - Interpretation.

Interpretation and application of the provisions and requirements contained herein are declared to be the minimum requirements for the purposes set forth, unless otherwise specifically stated. If in the course of administration hereof, a question arises as to the meaning of any phrase, section, or chapter, or zone district, the interpretation thereof shall be given by the Community Development Director (hereinafter referred to as the "Director") and shall be construed to be the official interpretation thereof. In the event that there is a need of further interpretation by any person, firm or corporation, or official of Sandy City, they shall submit the question to the Planning Commission, which, unless otherwise provided, is authorized to interpret the title and such interpretation shall be final.

(LDC 2008, § 15A-01-06)

# Sandy City Code Sec. 21-1-6. - Interpretation.

**Effective 5/9/2017 (Enacted by Chapter 84, 2017 General Session)**

## 10-9a-306. Land use authority requirements -- Nature of land use decision.

487 10-9a-306. Land use authority requirements -- Nature of land use decision.

488 (1) A land use authority shall apply the plain language of land use regulations.

489 (2) If a land use regulation does not plainly restrict a land use application, the land use  
490 authority shall interpret and apply the land use regulation to favor the land use application.

491 (3) A land use decision of a land use authority is an administrative act, even if the land  
492 use authority is the legislative body.

## 10-9a-103. Definitions.

204 (23) "Land use applicant" means a property owner, or the property owner's designee,  
205 who submits a land use application regarding the property owner's land.

206 ~~[(23)]~~ (24) "Land use application":

207 (a) means an application that is:

208 (i) required by a [municipality's land use ordinance-] municipality; and

209 (ii) submitted by a land use applicant to obtain a land use decision; and

210 (b) does not mean an application to enact, amend, or repeal a land use regulation.

## Application Timeline:

- 12/28/2021 – Initial Application
- 9/2/2022 – Plans Modified and Supplement submitted
- 2/21/2023 – Plans Modified and Supplement submitted



# Definitions (1):

## Sec. 21-37-14. - "M" Definitions.

(10) *“Mixed use, commercial and residential development”*, means a development consisting of a mixture of residential and commercial uses with an approved ratio, developed according to a master site plan. The development of the uses is of sufficient size and physical improvement to protect surrounding areas and the general community, and to ensure a harmonious integration into the neighborhood.

## Definitions continued (2):

### Sec. 21-37-14. - "M" Definitions.

(11) **"Mixed use development" means a development project that includes residential and one or more of the following land uses: retail, service, commercial, or office; and which, vertically or horizontally, integrates critical massing of physical and functional components into a coherent plan that promotes walkability through uninterrupted pedestrian connections, and reduces traffic and parking impacts.**

## Definitions continued (3):

### Sec. 21-37-14. - "M" Definitions.

(12) "***Mixed use, horizontal***", means commercial and residential uses, etc., **which are in close proximity to each other and designed in a village manner, but not necessarily within the same building structures.**



## Definitions continued (4):

### Sec. 21-37-14. - "M" Definitions.

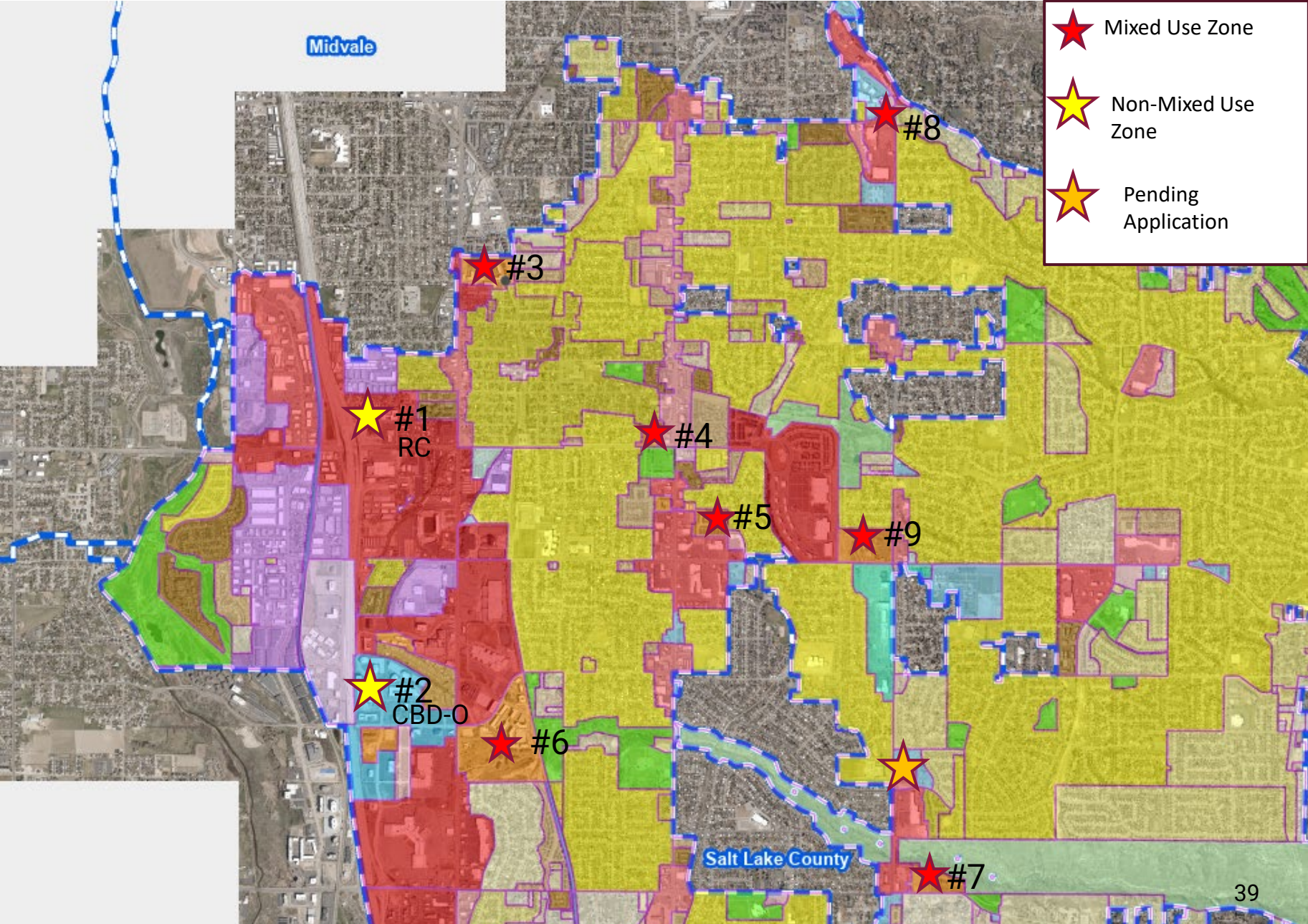
(13) "***Mixed use, residential and office use***", means a development consisting of a mixture of residential and office uses with an approved ratio, developed according to a master site plan. The development of the uses is of sufficient size and physical improvement to protect surrounding areas and the general community, and to ensure a harmonious integration into the neighborhood.

# Definitions continued (5):

## Sec. 21-37-14. - "M" Definitions.

(14) **"Mixed use, vertical", means commercial, office, or residential uses, etc., designed in a village manner which are within close proximity to each other within the same building structure.**

# Mixed Use Projects

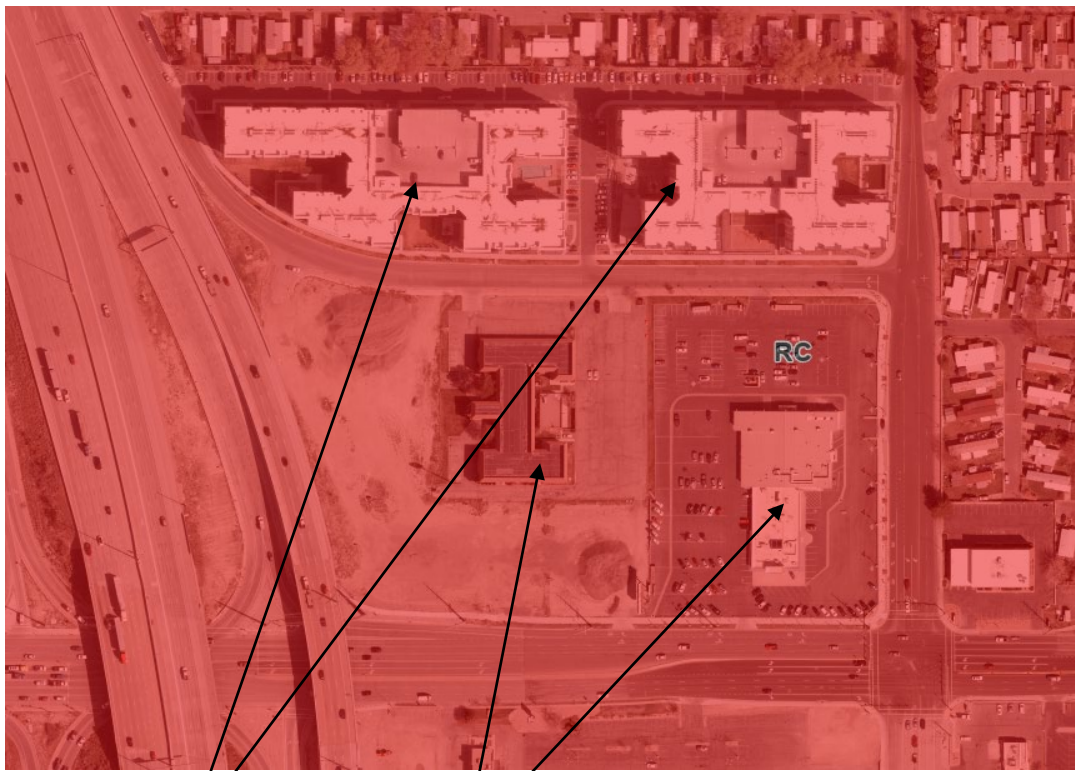




# #1 - 172 W Harrison (CUP 5-16-5091)

## Redevelopment Path Area Acreage = 13.21

|          |                   |                    |             |
|----------|-------------------|--------------------|-------------|
| I - II   | Residential       | up to 400 - 450    |             |
| III - IV | Commercial Office | N/A                | 150k - 200k |
| III - IV | Commercial Retail | 5 - 10 pad / units | 25k - 100k  |
| III - IV | Restaurant        | 1 - 4              | 20k - 30k   |
| III - IV | Hotel / Flex      | 0 - 180 rooms      | 0k - 80k    |
| Phase    | Land Use          | Units              | sq/ft       |

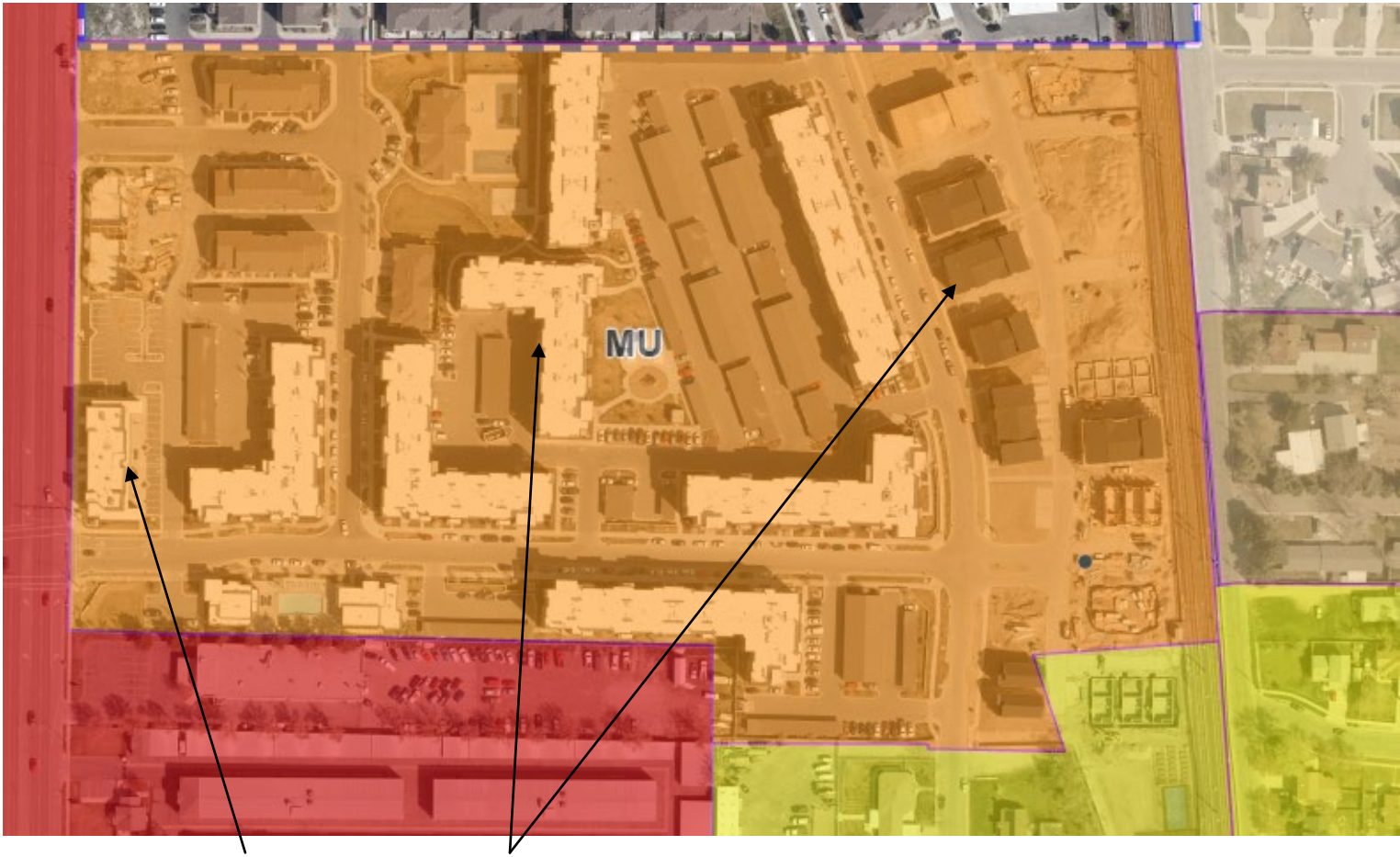


Residential & commercial uses located on different properties with different owners.

|                         |             |
|-------------------------|-------------|
| Residential Units       | 400-500     |
| Commercial/Office sq ft | 195k - 410k |



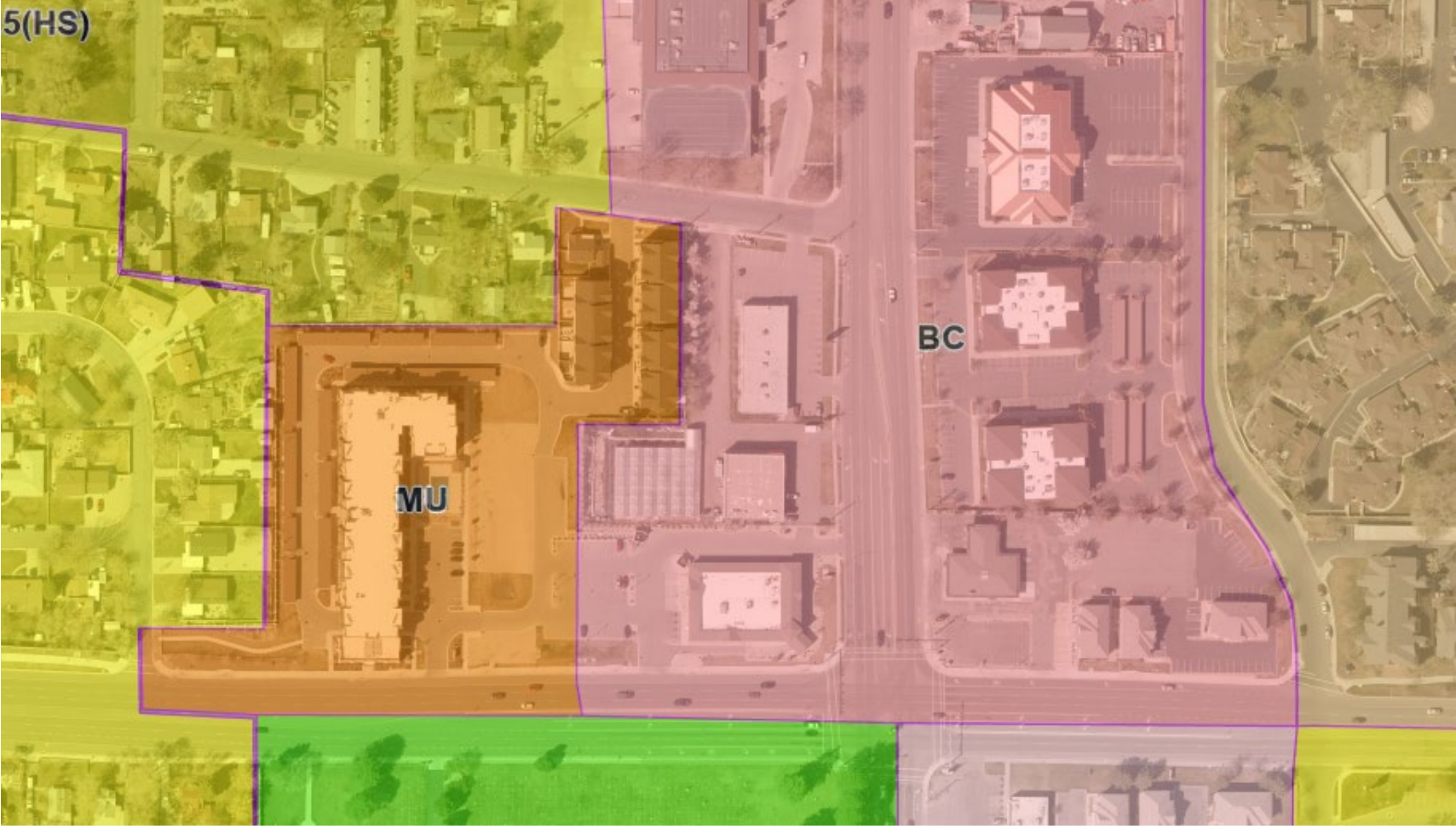
# #3 - 8377 S 115 E (CUP 5-16-5091)



Commercial & residential uses located on different properties with different owners.

|                         |        |
|-------------------------|--------|
| Residential Units       | 396    |
| Commercial/Office sq ft | 20,580 |

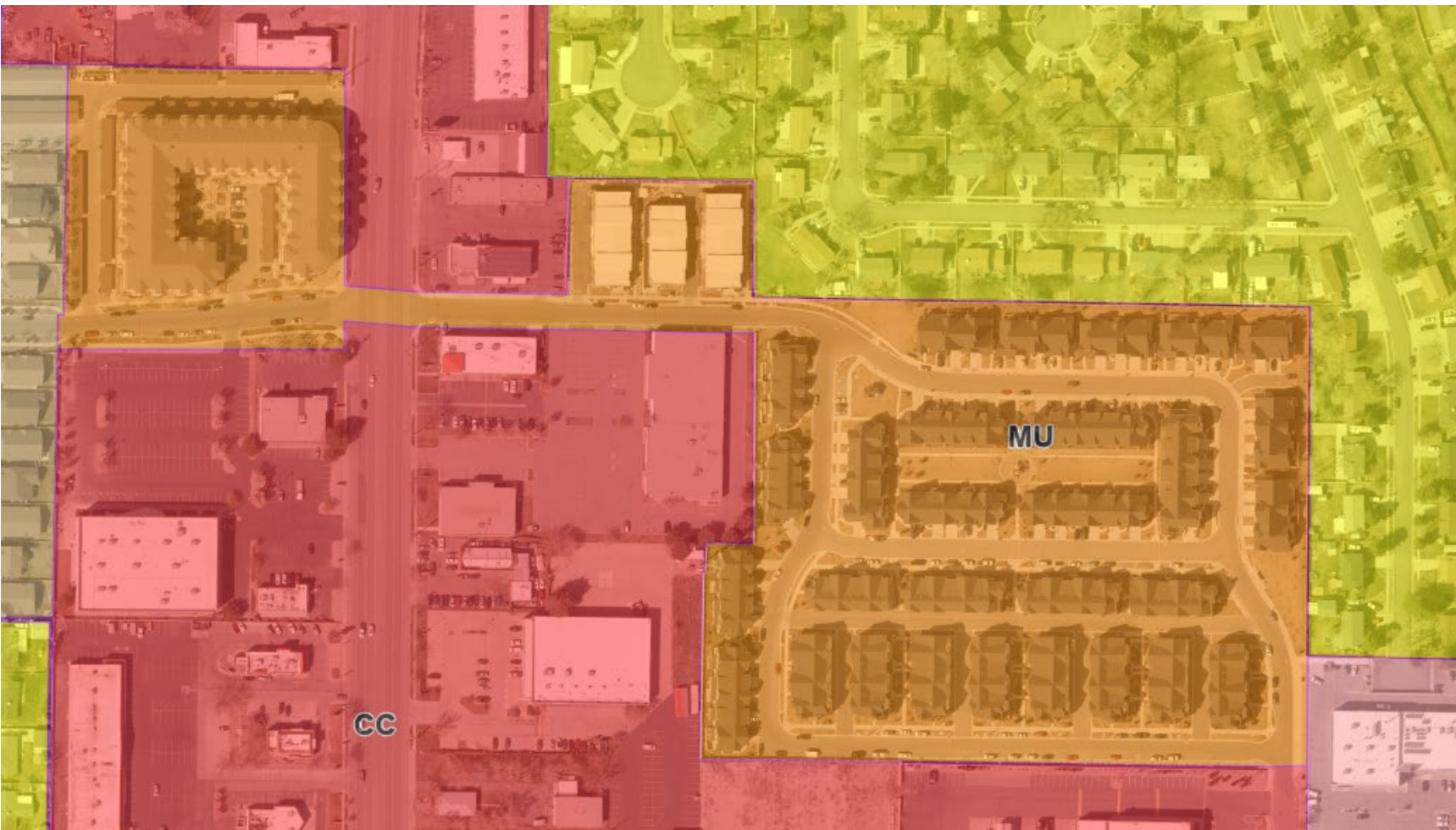
# #4 - 617 E 9000 S



|                         |   |
|-------------------------|---|
| Residential Units       | Locust Place - 14<br>Victoria Woods- 100<br>Total - 114 |
| Commercial/Office sq ft | 0   |



# #5 - 700 E and Rose Cottage Way

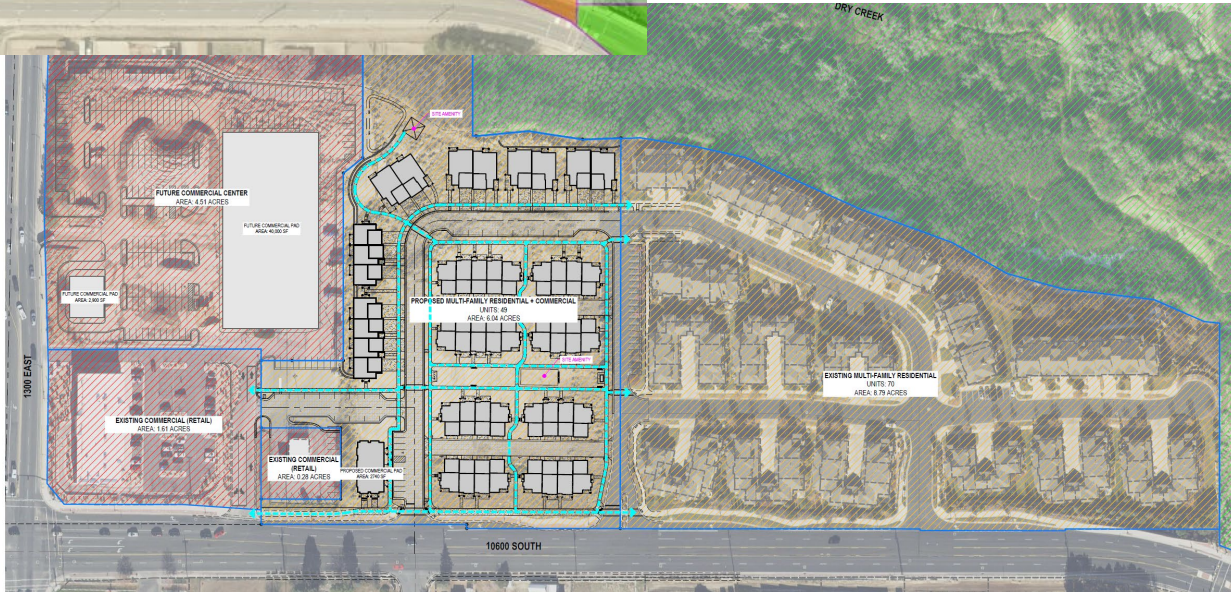


|                         |  |
|-------------------------|--|
| Residential Units       | Villages at Sandy - 205<br>Cottages on 7 <sup>th</sup> - 159<br>Lofts at Sandy - 17<br>Total - 381 |
| Commercial/Office sq ft | 0  |

# #7 - 1405 E 10600 S (SPR08032021-006125)

Previous Master Plan consisted of a total of 173 residential units and 52,580 sq. ft. of (commercial office/retail). This development was split into 2 phases. Only Phase 1 proceeded to Final approval and built 70 townhomes. The second phase was never constructed.

“The applicant is proposing a significant change to the previously approved mixed use master plan for this area. This plan features much less commercial space, no stacked residential units, and different amenities (see the proposed mixed use master plan)...the plan is in better scale to the area **and ultimately meets the requirements of the Mixed Use Zone.**” – Staff Report



|                         |       |
|-------------------------|-------|
| Residential Units       | 119   |
| Commercial/Office sq ft | 2,740 |



# “Village Manner”

Public Spaces



Commercial  
Uses