



# 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)*

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Thursday, July 17, 2025

6:15 PM

Council Chambers and Online

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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\\_YWvgNjGuQi6tGGQEOWG55A](https://us02web.zoom.us/webinar/register/WN_YWvgNjGuQi6tGGQEOWG55A)

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/84316530993>

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/84316530993>

Webinar ID: 843 1653 0993

Passcode: 533391

#### 4:00 PM FIELD TRIP

1. [25-224](#) Map

**Attachments:** [Field Trip Map](#)

#### 6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

## Public Hearings

2.     [REZ0519202](#)     EmpoweringU Rezone  
       [5-006970](#)     11339 S. 700 E.  
       (PC)           [Community #13, Alta High]  
       **Attachments:**     [Planning Commission Report](#)

## Public Meeting Items

3.     [SGN0626202](#)     Sandy Park Office Sign Theme (Sign Theme Amendment)  
       [5-036889](#)     9785 S. Monroe St.  
                  [Community #2, Civic Center]  
       **Attachments:**     [Staff Report](#)
4.     [SUB0720202](#)     Alta View Commercial Plat Amendment of Lots #3 and #4.  
       [1-006108](#)     10305 S. 1300 E. St.  
       (2nd)           [Community #17, Willow Canyon]  
       **Attachments:**     [Staff Report](#)
5.     [SPR1111202](#)     Smith's Fuel Center # 153, preliminary commercial site plan review  
       [4-006885](#)     10305 S. 1300 E. St.  
                  [Community # 17, Willow Canyon]  
       **Attachments:**     [Staff Report](#)

## Administrative Business

1. Elect a new Planning Commission Chair and Vice-Chair

2. Minutes

[25-225](#)           Minutes

**Attachments:**     [06.19.2025 PC Minutes \(DRAFT\)](#)

3. Sandy City Development Report

[25-226](#)           Development Report

**Attachments:**     [07.01.2025 DEV REPORT](#)

4. Director's Report

## Adjournment

## Meeting Procedure

1. Staff Introduction
2. Developer/Project Applicant presentation
3. Staff Presentation
4. Open Public Comment (if item has been noticed to the public)
5. Close Public Comment
6. Planning Commission Deliberation
7. Planning Commission Motion

In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 2 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these time limits should be submitted in writing to the Community Development Department prior to noon the day before the scheduled meeting.

Planning Commission applications may be tabled if: 1) Additional information is needed in order to take action on the item; OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. No agenda item will begin after 11 pm without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regular scheduled meeting.

In compliance with the Americans With Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance, or if you have any questions regarding the Planning Commission Agenda or any of the items, please call the Sandy City Planning Department at (801) 568-7256



# Sandy City, Utah

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

## Staff Report

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**File #:** 25-224, **Version:** 1

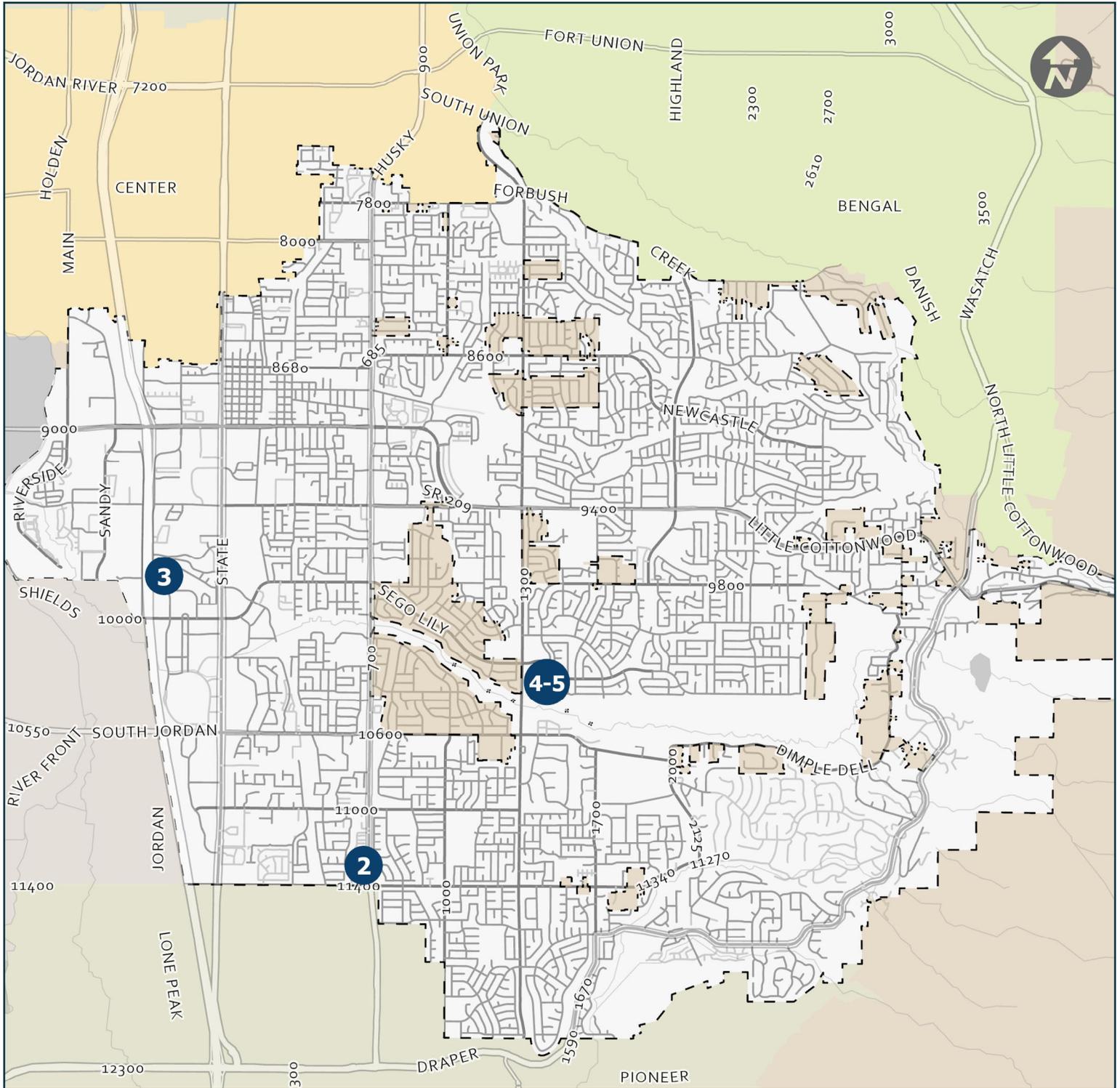
**Date:** 7/17/2025

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Map

# Planning Commission Field Trip

## July 17, 2025



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

 1 Mile

Sandy City, UT  
Community Development Department

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



## Staff Report

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**File #:** REZ05192025-006970  
(PC), **Version:** 1

**Date:** 7/17/2025

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**Agenda Item Title:**

EmpoweringU Rezone

11339 S. 700 E.

[Community #13, Alta High]

**Presenter:**

Jake Warner, Long Range Planning Manager

**Description/Background:**

Winslow Burton, on behalf of EmpoweringU (applicant), is requesting a change of zone district on property (2.1 acres) located at 11339 S. 700 E. from the CvC Zone ("Planned Center-Convenience District") to the PO Zone ("Professional Office District"). The subject property currently includes a building. The applicant is seeking to lease space in the existing building for an adult day care program for developmentally disabled adults, a land use that is allowed as conditional use in the PO but not allowed in the CvC Zone. A neighborhood meeting was held on June 12, 2025.

See the attached staff report for additional information on this request.

**Further action to be taken:**

The action requested by the Application is a rezone, a legislative item, being presented to the Planning Commission to hold a public hearing and to forward a recommendation to the City Council. The City Council will make the final determination regarding the Application. If the rezone is approved, separate application would be required to be submitted for review and approval of proposed improvements.

**Recommended Action and/or Suggested Motion:**

Alternatives:

1. Forward a positive recommendation, recommending that the City Council approve the application for a zone change of the subject property from the CvC Zone to the PO Zone.
2. Forward a negative recommendation, recommending that the City Council not approve the zone change from the CvC Zone to PO Zone.
3. Table the decision for a future meeting.



# SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

MONICA ZOLTANSKI  
MAYOR

SHANE E. PACE  
CHIEF ADMINISTRATIVE OFFICER

## Staff Report Memorandum July 17, 2025

To: Planning Commission  
From: Community Development Department  
Subject: EmpoweringU Rezone  
11339 S. 700 E.  
[Community #13, Alta High]

REZ05192025-006970  
CvC to PO Zone  
2.1 Acres

**Public Hearing 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

Winslow Burton, on behalf of Empowering U (applicant), is requesting a change of zone district on property located at 11339 S. 700 E. The request is to rezone the property from the CvC (Planned Center-Convenience District) Zone to the PO (Professional Office District) Zone (see Exhibit “A” for Application Materials).

### Background

The subject property, addressed as 11339 S. 700 E., is approximately 2.1 acres in area. The property includes an existing building that was developed as a commercial school. The applicant is not pursuing any site or building improvements associated with the rezone application. The applicant intends to lease a portion of the building for “an adult day program for developmentally disabled adults.” The City’s Land Use Matrix lists “Day care, adult” as a conditional use in the PO Zone. It is not an allowed land use in the CvC Zone.



EmpoweringU Rezone  
11339 S 700 E  
REZ05192025-006970

Sandy City, UT  
Community Development Department

Property Case History	
Case Number	Case Summary
S98-41	Sandy Rite-Aid Subdivision (2/9/1999)
SPR 06-21	Francois D. Hair Design Academy Site Plan

The application is requesting a zone change to the PO Zone (Professional Office District). The zoning designation (and existing land use) of the surrounding properties are as follows (see also Exhibit “C” for an area zoning map):

- North: R-1-6 (single-family residential)
- East: R-1-6 (single-family residential)
- South: CvC (pharmacy)
- West: R-1-8 (700 E., single-family residential)

**Public Notice and Outreach**

This item was noticed to all property owners within 500 feet of the proposal (see Exhibit “B”) and posted to the property (see Exhibit “D”). The city also issued notice of the public hearing for the proposed rezone on public websites, mailed notice to affected entities and posted in three public locations at least 10 days prior to the Planning Commission public hearing in accordance with the Land Development Code Sec. 21-36-1 and the Utah State Code § 10-9a-205.

Staff held a virtual neighborhood meeting via Zoom on June 12, 2025. Residents within 500 feet of the proposed site were notified by mail. Other than staff and the applicant team, four people attended the meeting.



**Facts and Findings**

- The subject property is located on 700 E., and is adjacent to a pharmacy and a residential neighborhood.
- The zoning designation on the property is currently the Convenience Commercial District (CvC). The application is requesting the Professional Office District (PO). The Development Code states that, for the PO Zone, “Developments adjacent to commercial zones shall act to buffer less dense residential developments or districts.” (Section 21-4-11(12))
- General Plan (Pace of Progress: Sandy City General Plan 2050) analysis:
  - The future land use map designates the subject property as Light Commerce. “Light Commerce (LC) areas are the backbone of Sandy’s local economy, offering small-scale retail and office spaces intended to serve the residents of the surrounding neighborhoods. This type of use enhances the quality of life by providing access to specialized goods, restaurants, and job centers. The proximity of amenities to residents fosters social overlap while conveniently meeting the community’s commercial needs.” (page T23)
  - The subject property is located near the edge of the Crescent View Station Area Plan, however it is not identified as an opportunity area (area of change).
  - Applicable goals, objectives, policies, and recommendations include:
    - Economic Stability
      - Goal: Sandy is an area of opportunity for people at each phase of their lives and careers.

- Objective: Sandy’s commercial areas provide opportunities for employment of a variety of types and skill levels.
- Goal: Sandys economic base continues to provide support and opportunities for community priorities.
- Objective: Sandy’s policies and programs foster small businesses and entrepreneurship.

Land Use

- Objective: Sandy’s Future Land Use Map includes areas for non-residential development to ensure a diverse economic base.
- Policy: Commercial development areas provide opportunities for shopping, civic activities and employment for Sandy’s diverse population.
- Policy: Employment, service, and shopping areas are easily accessible from Sandy’s existing and new neighborhoods.

**Conclusions**

- Both the existing zone district and the requested zone district are consistent with General Plan policies and the Future Land Use Map.
- A zone change is a legislative item that requires the Planning Commission to make a recommendation to the City Council, after having held a public hearing, with the City Council making the final decision.

Planner:



Jake Warner  
Long Range Planning Manager

File Name: S:\USERS\PLN\STAFFRPT\2025\REZ05192025-006970 EMPOWERINGU\PLANNING COMMISSION\PC REPORT-EMPU REZONE (7.7.2025).PDF

Exhibit "A"  
Application Materials



SANDY CITY COMMUNITY DEVELOPMENT

GENERAL DEVELOPMENT APPLICATION

Revised April 2022

**Project Information**

Name of Proposed Project: EmpoweringU Rezoning Date Submitted: 05/15/2025  
 Parcel Tax I.D. Number(s): 28-20-152-028 Address: 11399 S 700 East Ste 150

**Type of Request** (mark all that apply)

<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Special Exception
<input type="checkbox"/>	Code Amendment	<input type="checkbox"/>	Special Use Permit
<input type="checkbox"/>	Conditional Use Permit	<input type="checkbox"/>	Street Vacation / Closure / Street Renaming
<input type="checkbox"/>	General Plan Amendment	<input type="checkbox"/>	Subdivision
<input checked="" type="checkbox"/>	Rezoning of Property	<input type="checkbox"/>	Telecommunications
<input type="checkbox"/>	Sign Review	<input type="checkbox"/>	Temporary Use
<input type="checkbox"/>	Site Plan Review	<input type="checkbox"/>	Other (Please Specify)

Provide a brief summary of the proposed action/request: Requesting zone change from CVC to PO Zone

**Applicant/Project Contact**

By signing this application, you certify that you own the subject property or are authorized to act on behalf of the property owner to make the above referenced land use application(s). You also certify that the application information provided and submitted through the Cityworks Portal constitutes a complete submittal in compliance with Sandy City Code and Administrative Procedures to the best of your knowledge. You do also acknowledge that you have read and consent to the disclosure shown at the bottom of the page.

Signature: Winslow Burton Date: 05/15/2025  
 Name: Winslow Burton Company: EmpoweringU

**Property Owner** (if property owner is different than applicant)

By signing this application, you certify that the applicant listed above is authorized to act in your behalf regarding the above referenced land use application.

Signature: Randall Bunnell Date: 5/15/2025  
 Name: Randall Bunnell Company: AMTB

**Disclosure:** The Planning Commission typically meets on the first and third Thursdays of the month. Applicants will be notified of changes in meetings and meetings times. The Planning Division will not officially accept a submittal until the conditions and necessary parts of each application procedure are completed.

Records provided to Sandy City are subject to the Utah Government Records Access and Management Act, Utah Code Ann. §63G-2-101 et seq., which may require Sandy City to produce a copy, including in its original form, to any person upon that person's request. Please consult legal counsel prior to submitting or presenting any record (book, letter, document, paper, map, plan, photograph, film, card, tape, recording, electronic data, or other documentary material regardless of physical form or characteristics) to any officer, official, employee, volunteer or agent of Sandy City for any reason including without limitation, in support of an application or for presentation or display in a meeting. Information that is not provided to Sandy City will not be considered when making decisions.

By signing this application, the property owner is allowing Sandy City staff access over and through the property close to the right-of-way to post legal notice requirements and to take photographs and/or drone footage.

10000 Centennial Parkway | Sandy, Utah 84070 | p: 801.568.7250 | f: 801.568.7278 | sandy.utah.gov

Exhibit "A"  
Application Materials (cont.)

Sandy City Planning and Zoning Department  
10000 S Centennial Pkwy  
Sandy, UT 84070

Date: May 13, 2025

Subject: Rezoning Request for 11399 S 700 E STE 150, Sandy, UT 84070 from CC to SD-2

Dear Sandy City Planning and Zoning Commission,

I, Winslow Burton, on behalf of EmpoweringU, am writing to request a rezoning of the property at 11399 S 700 E STE 150, Sandy, UT 84070, from its current Convenience Commercial (CVC) designation to PO Zone, which permits community service operations such as an adult day program for developmentally disabled adults. This proposed use supports Sandy City's commitment to inclusive, community-oriented services while preserving the character of the surrounding area.

EmpoweringU's adult day program will offer vital care, socialization, and skill-development opportunities for developmentally disabled adults, promoting their independence and community integration. The property's location is ideally suited for this purpose due to its accessibility, proximity to public transit and amenities, and compatibility with the surrounding commercial and service-oriented environment. Existing infrastructure at the site supports safe and efficient operations, including designated areas for drop-off and pick-up.

The program will have negligible traffic impact. EmpoweringU staff will transport clients in dedicated vehicles, with only one daily pick-up and one daily drop-off, eliminating client-driven trips and minimizing parking demands. This single round trip ensures minimal disruption to traffic flow in the Commercial Corridor, preserving the area's functionality.

This initiative aligns with Sandy City's values of diversity, accessibility, and community well-being. By providing a safe, engaging environment, EmpoweringU will empower developmentally disabled adults to thrive, fostering inclusivity and enriching the community. The service addresses a growing need in Sandy, complementing existing community resources.

I respectfully urge the Planning and Zoning Commission to approve this rezoning request to enable EmpoweringU to operate this valuable service at 11399 S 700 E STE 150. I am eager to provide additional details, participate in public hearings, or collaborate to address any concerns. Thank you for your consideration and commitment to Sandy City's vibrant future.

Sincerely,  
Winslow Burton  
EmpoweringU  
5397 W Moorfield Dr., Herriman, UT 84096  
801-891-8305 | wburton29q@gmail.com

Exhibit "A"  
Application Materials (cont.)

## Concept Plan for Rezoning Request

**Property:** 11399 S 700 E STE 150, Sandy, UT 84070

**Applicant:** Winslow Burton, EmpoweringU

**Date:** May 13, 2025

**Request:** Rezone from Convenience Commercial (CVC) to Professional Office (PO)

### 1. Project Overview

EmpoweringU proposes to rezone the property at 11399 S 700 E STE 150, Sandy, UT 84070, from Convenience Commercial (CVC) to Professional Office (PO) to operate an adult day program for developmentally disabled adults. The program will provide care, socialization, and skill-development opportunities, promoting independence and community integration for its clients. This use aligns with the PO zoning designation, which permits professional and community service operations, and supports Sandy City's goals of inclusivity, accessibility, and community well-being as outlined in the forthcoming Sandy Pace of Progress General Plan.

The program will operate within the existing building at the site, requiring no structural modifications. It will serve a small group of clients, with staff-managed transportation ensuring minimal traffic impact. The property's location in a commercial corridor provides excellent accessibility via public transit and proximity to amenities, making it ideal for this community-oriented service.

### 2. Site Description and Layout

**Location:** The property is located at 11399 S 700 E STE 150, within a commercial office building in Sandy City's commercial corridor. The site is surrounded by commercial and service-oriented businesses, with residential areas nearby.

**Existing Conditions:**

- The property is a leased suite of 2,750 square feet within a multi-tenant commercial building.
- The building includes existing parking facilities, pedestrian walkways, and vehicular access points from 700 East.
- The site is fully developed with utilities (water, sewer, electricity) and stormwater management in place.
- A designated drop-off and pick-up zone already exists in the parking lot near the suite's entrance.

**Proposed Layout:**

## Exhibit "A" Application Materials (cont.)

- **Interior Use:** The 2,750-square-foot suite is already configured for the adult day program, with activity rooms, a lounge area, restrooms, and staff offices. The layout complies with accessibility standards (ADA) for developmentally disabled adults.
- **Exterior Use:**
  - The existing designated drop-off and pick-up zone in the parking lot, located near the suite's entrance, will be utilized for safe client transfers, occupying 2-3 parking spaces.
  - Existing pedestrian walkways will provide safe access from the drop-off and pick-up zone to the suite.
  - No additional parking is required, as clients will not drive, and staff parking needs are minimal (estimated 3-5 spaces for staff).
- **Landscaping and Signage:** Existing landscaping will be maintained. A small sign identifying "EmpoweringU Adult Day Program" will be placed at the suite entrance, complying with Sandy City's signage regulations.

### **Conceptual Site Layout Description:**

The site layout leverages the existing commercial building's infrastructure. The designated drop-off and pick-up zone is located in the parking lot directly adjacent to the suite's entrance on the east side of the building, accessible via the primary driveway from 700 East. The zone is marked with signage and striping to ensure safety and visibility. Pedestrian walkways connect the drop-off and pick-up zone to the suite, with no modifications to existing pavement or landscaping required.

## **3. Proposed Land Use**

### **Use Description:**

The adult day program will provide daytime care, socialization, and skill-development activities for developmentally disabled adults. Services include:

- Social and recreational activities (e.g., arts, music, games).
- Life skills training (e.g., communication, self-care).
- Health monitoring and support by trained staff.

### **Operational Details:**

- **Hours:** Monday–Friday, 9:00 AM–3:00 PM.
- **Capacity:** Approximately 10–15 clients daily, supported by 3–5 staff members.
- **Transportation:** EmpoweringU staff will transport clients in dedicated vehicles, with one daily pick-up (8:00–9:00 AM) and one daily drop-off (3:00–4:00 PM) per client. Clients will not drive, eliminating client-related parking demand.
- **Compliance with PO Zoning:** The PO zoning designation permits professional and community service operations, including adult day programs. The proposed use meets all PO standards, including low-impact operations and compatibility with surrounding commercial uses.

Exhibit "A"  
Application Materials (cont.)

## 4. Infrastructure and Access

### Existing Infrastructure:

- The property is served by existing utilities (water, sewer, electricity) and stormwater management systems, requiring no upgrades.
- The commercial building includes a well-maintained parking lot with sufficient spaces for staff and visitors (shared with other tenants).
- The site is accessible via 700 East, a major arterial road, with signalized intersections ensuring safe ingress and egress.

### Access Details:

- **Vehicular Access:** EmpoweringU vehicles will enter and exit via the existing driveway on 700 East, utilizing the designated drop-off and pick-up zone. The single daily round trip (pick-up and drop-off) ensures negligible traffic impact.
- **Pedestrian Access:** Clients will use existing walkways from the drop-off and pick-up zone to the suite, which are ADA-compliant and well-lit.
- **Public Transit:** The property is near UTA bus stops on 700 East, enhancing accessibility for staff and visitors.

## 5. Community and Environmental Impact

### Community Benefits:

- **Inclusivity:** The program promotes independence and community integration for developmentally disabled adults, aligning with Sandy City's values of diversity and accessibility.
- **Service Gap:** The adult day program addresses a growing need in Sandy for specialized services, complementing existing community resources.
- **Economic Contribution:** The program creates jobs for staff and supports local businesses through staff and visitor patronage.

### Compatibility with Surrounding Area:

- The property is located in a commercial corridor with office, retail, and service uses, making the low-impact adult day program highly compatible.
- The program's operations are contained within the suite, with no noise generation, ensuring no disruption to nearby businesses or residences.

### Environmental Impact:

- No modifications to the site's landscaping, drainage, or natural features are proposed.
- The minimal vehicle trips reduce emissions compared to typical commercial uses.

Exhibit "A"  
Application Materials (cont.)

- The program complies with Sandy City's sustainability goals by leveraging existing infrastructure efficiently.

## 6. Alignment with Sandy City Goals

The proposed rezoning and adult day program align with Sandy City's planning objectives, as outlined in the Sandy Pace of Progress General Plan (in development, expected 2024):

- **Community Well-Being:** The program fosters inclusivity and supports vulnerable populations, enhancing quality of life.
- **Economic Development:** By addressing a service gap, the program contributes to a diverse, resilient local economy.
- **Sustainability:** The low-impact use minimizes environmental and traffic impacts, supporting sustainable growth.
- **Zoning Compatibility:** The PO designation is designed for professional and community service operations, making it the appropriate zoning for this use, unlike the CVC zone, which prioritizes retail and convenience commercial uses.

## 7. Conclusion

EmpoweringU respectfully requests the rezoning of 11399 S 700 E STE 150 from CVC to PO to enable the operation of an adult day program for developmentally disabled adults. This Concept Plan demonstrates the project's minimal impact, compatibility with the surrounding area, and alignment with Sandy City's commitment to inclusivity and community well-being. We are committed to working with the Planning and Zoning Commission, staff, and community to address any concerns and ensure a successful outcome.

**Contact Information:**

Winslow Burton, EmpoweringU  
5397 W Moorfield Dr., Herriman, UT 84096  
801-891-8305 | wburton29q@gmail.com

Exhibit "B"  
Planning Commission Notice



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

MONICA ZOLTANSKI  
MAYOR

SHANE E. PACE  
CHIEF ADMINISTRATIVE  
OFFICER

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that on July 17, 2025 at approximately 6:15 p.m., the Sandy City Planning Commission will hold a public hearing regarding a rezone application submitted by Winslow Burton on behalf of Empowering U for property located at approximately 11339 S. 700 E. The request is to rezone approximately 2.1 acres from the CvC (Planned Center-Convenience) Zone to the PO (Professional Office) Zone. The applicant is seeking to lease a portion of the building for a land use ("Day care, adult") that is allowed in the PO Zone, but is not permitted in the CvC Zone. All application materials and a full staff report for this item can be found at <https://sandyutah.legistar.com> when the agenda is published (typically the Friday preceding the meeting date).

This Planning Commission meeting will be conducted both in-person (in the Sandy City Council Chambers at City Hall, 10000 S. Centennial Pkwy.), and via Zoom Webinar (see details below). Interested parties may attend and participate in the meeting either in-person or by accessing the meeting using the Zoom webinar link below. Attendees wishing to comment who are participating virtually must have a microphone connected to their device (smartphone, laptop, desktop, etc.), otherwise you'll only be able to view the proceedings. A listen-only option is also available by telephone using the phone numbers provided below.

This notice is being sent to known property owners within 500 feet of this proposal. Please forward this information on to others who may be interested. Interested parties may provide comments prior to the meeting (no later than 3 p.m.) to Jake Warner, Long Range Planning Manager, at 801-568-7262 or by email at: [jwarner@sandy.utah.gov](mailto:jwarner@sandy.utah.gov).

How to join Zoom Webinar General Instructions:

- Join on via laptop, desktop or mobile device
- Go to [www.zoom.us](http://www.zoom.us)
- Click 'join a meeting', in the top right-hand corner
- Enter Meeting ID: 843 1653 0993 and click "Join."
- Enter Meeting Password: 533391
- A download should start automatically in a few seconds. If not, click "download here."
- Open download, meeting should begin at 6:15 p.m.
- To make a comment: Select "Participants" in the lower center of the screen. In the Participant Window, select "Raise A Hand" at the lower left to indicate that you would like to make a comment.

You can also join directly through this URL:

<https://us02web.zoom.us/j/84316530993>

Or join by phone (choose based on your current location):

US: +1 669 900 6833 or +1 719 359 4580 or +1 253 205 0468

Webinar ID: 843 1653 0993

Or find your local number: <https://us02web.zoom.us/j/kcTunDFAhk>

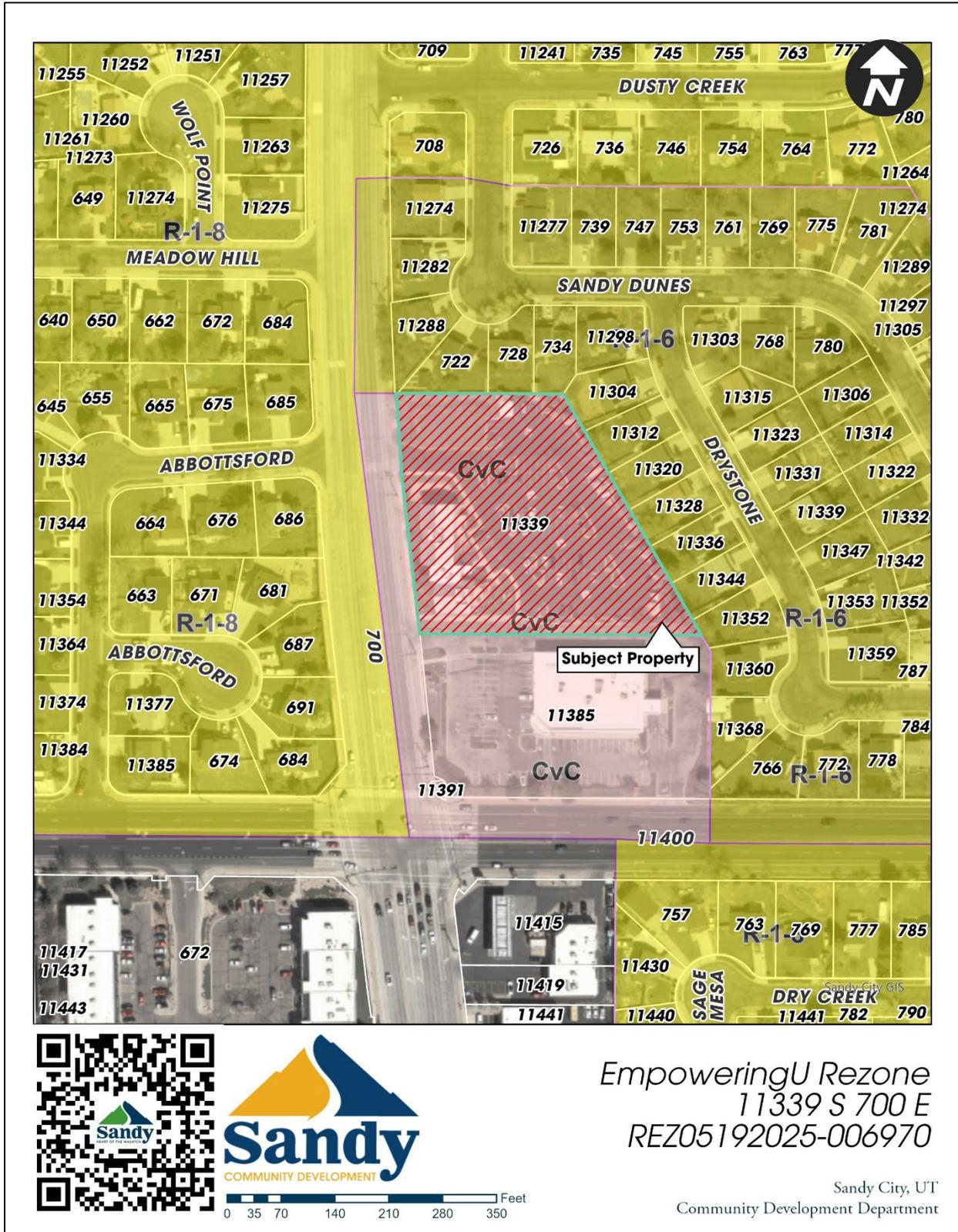


EmpoweringU Rezone  
11339 S 700 E  
REZ05192025-006970

Sandy City, UT  
Community Development Department

10000 Centennial Parkway | Sandy, Utah 84070 | p: 801.568.7250 | f: 801.568.7278 | [sandy.utah.gov](http://sandy.utah.gov)

Exhibit "C"  
Zoning Map



EmpoweringU Rezone  
11339 S 700 E  
REZ05192025-006970

Sandy City, UT  
Community Development Department

Exhibit "D"  
Neighborhood Meeting Summary



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY  
DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI  
MAYOR

SHANE E. PACE  
CHIEF ADMINISTRATIVE OFFICER

Neighborhood Meeting Summary

**Date:** 6/12/2025

**Location:** Zoom Webinar

**Project Name:** EmpoweringU Rezone

**Number of Attendees:** 4

**Applicant:** Winslow Burton (EmpoweringU)

**Number of Invitees:** 123

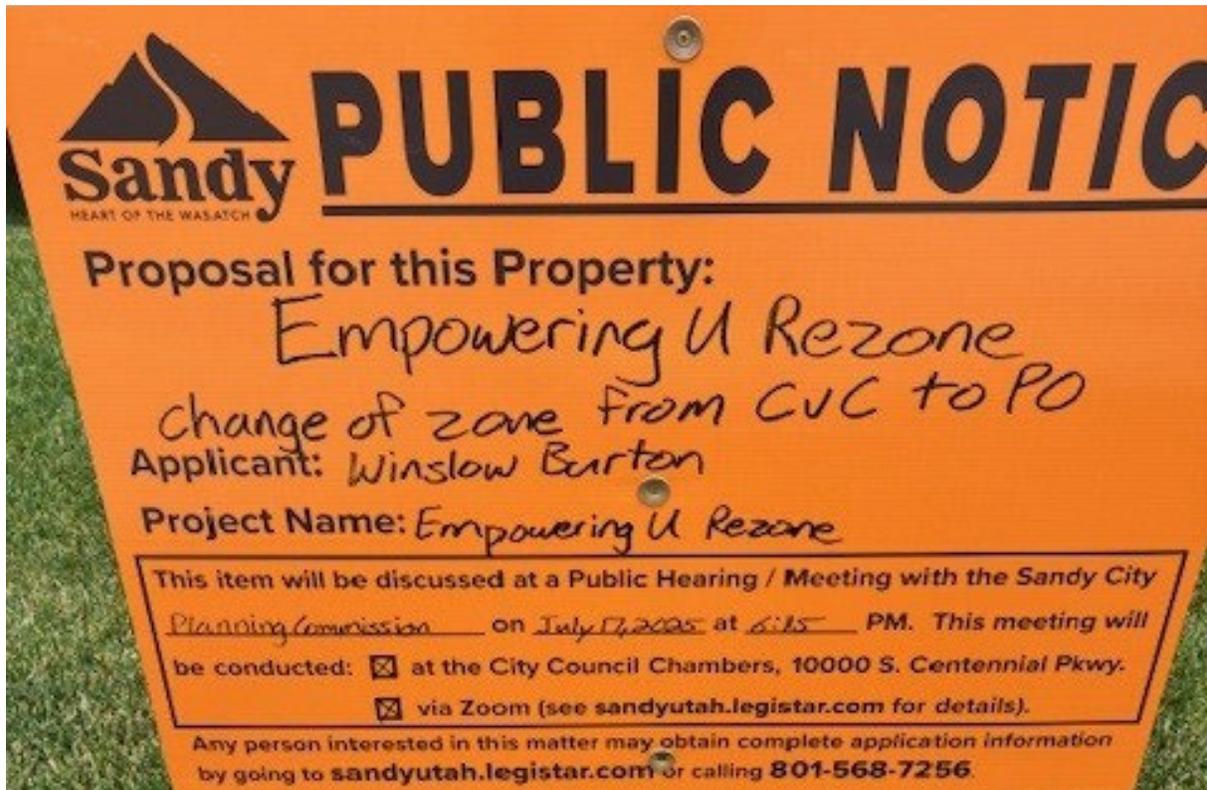
**Project Description:**

The application proposes to rezone one parcel with an existing office building, approximately 2.1 acres, located at approximately 11339 S. 700 E. from the CvC Zone to the PO Zone. The applicant intends to lease space in the existing building to an adult daycare program.

**Summary of Attendee Comments:**

Other than Planning staff and the project team, four people attended. Attendees asked questions and commented on the operation and nature of the intended adult daycare program. Attendees expressed interest in involving the community in support of individuals in the potential program.

Exhibit "E"  
Posted Sign Picture





## Staff Report

**File #:**  
SGN06262025-036889,  
**Version: 1**

**Date:** 7/17/2025

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**Agenda Item Title:**

Sandy Park Office Sign Theme (Sign Theme Amendment)  
9785 S. Monroe St.  
[Community #2, Civic Center]

**Presenter:**

Sarah Stringham

**Description/Background:**

The applicant, Braxton Schenk, on behalf of the Woodbury Corporation, is requesting approval of a sign theme amendment for the combined parcels of the Sandy Park Office complex located at 9785 S. Monroe St. The request is to amend the sign theme in order to update the current monument sign and add an additional monument sign on the property. See staff report for full details.

**Recommended Action and/or Suggested Motion:**

Staff recommends that the Planning Commission approve the sign theme amendment for the Sandy Park Office complex and as described in the staff report for the property located at 9785 S. Monroe St. based on the following findings and subject to the following conditions:

**Findings:**

1. There is one existing monument sign on the property.
2. An existing sign theme was never fully implemented.

**Conditions:**

1. That all monument signs are for multi-tenant use.
2. That the existing monument sign be updated to match the proposed monument sign within the next six months.
3. That the signs installed meet all requirements set forth in the Sandy City Land Development Code and sign code.
4. Any signs installed go through the proper sign permitting process.
5. Any additions or alterations to the Sign Theme be approved by the Planning Commission prior to installation.



JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

MONICA ZOLTANSKI  
MAYOR

SHANE E. PACE  
CHIEF ADMINISTRATIVE  
OFFICER

## Staff Report Memorandum July 17, 2025

To: Planning Commission  
From: Community Development Department  
Subject: Sandy Park Office Sign Theme (Sign Theme Amendment)  
9785 S. Monroe St.  
[Community #2, Civic Center]

SGN06262025-036889  
CBD-O  
6.23 acres

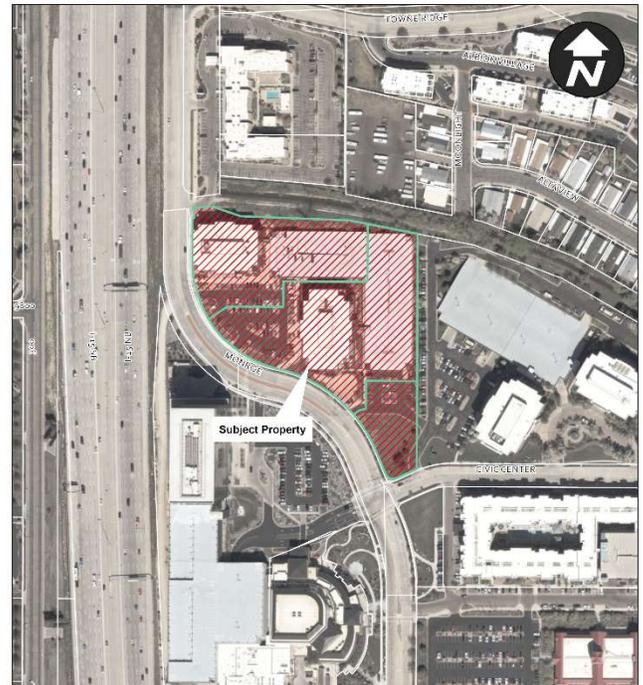
**Public Meeting Notice:** This item has been noticed to property owners within 500 feet of the subject area, on public websites, and at public locations.

### Request

The applicant, Braxton Schenk, on behalf of the Woodbury Corporation, is requesting approval of a sign theme amendment for the combined parcels of the Sandy Park Office complex located at 9785 S. Monroe St. The request is to amend the sign theme in order to update the current monument sign and add an additional monument sign on the property. See Exhibit A for details of the application.

### Background

The Sandy Park Office Center consists of three lots that are 6.23 acres (271,378 square feet). The parcels are zoned Central Business District, Office Park Sub-District (CBD-O). The surrounding properties to the east and south and zoned CBD-O. Property to the north is zoned CDB and to the west it is the I-15 highway in the RD zone. The office complex was proposed to be built in 2005 and additional phases in 2008 and 2013. There are two buildings and a parking structure on the site with the smallest southern lot being vacant.



SGN06262025-036889  
Sign Theme Amendment  
9785 S. Monroe St.  
Community Development Department

Property Case History	
Case Number	Case Summary
SPR 05-29	Sandy Park Office – Building D
SPR 05-29	Sandy Park Center Master Sign Theme
SPR-1-13-2713	Sandy Park Office – Building 2
SPR 08-11	Sandy Park Office – Phase 2 and Parking Structure

**Public Notice and Outreach**

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



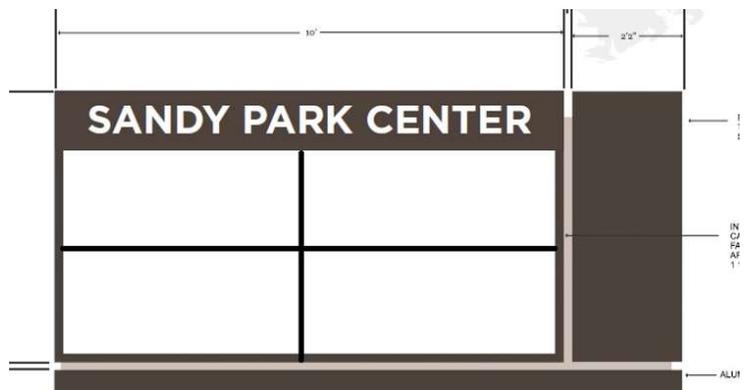
**Analysis**

Section 21-26-10(a)(1) of the Sandy City Land Development Code states that all multi-tenant centers/buildings must submit a proposal for design and placement of all on-premises signs to the Planning Commission during site plan review. All such developments must have an approved sign theme before any sign permits will be issued to a business locating within it. The use of multiple cabinet signs or combination of cabinet and individual lettering signs shall not be allowed.

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

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

The applicant is proposing to add an additional monument sign next to the north office building. There is an existing monument sign adjacent to the south office building (See Exhibit B). The applicant is proposing a new design for the proposed monument sign and replacing the existing monument sign so that both signs are the same design (See Exhibit A). The original sign theme was for a much larger area (19 acres) and included multiple wall signs, eyebrow signage, and five monument signs. Most of these signs were never installed. The only monument sign that was installed was the one existing monument sign near the south office building. Since the sign theme was never fully implemented the applicant is proposing to update the sign theme so there are two monument signs along Monroe Street.



**Staff Concerns**

Staff has no concerns with the proposed sign theme amendment.

**Recommendation**

Staff recommends that the Planning Commission approve the sign theme amendment for the Sandy Park Office complex and as described in the staff report for the property located at 9785 S. Monroe St. based on the following findings and subject to the following conditions:

**Findings:**

1. There is one existing monument sign on the property.
2. An existing sign theme was never fully implemented.

**Conditions:**

1. That all monument signs are for multi-tenant use.
2. That the existing monument sign be updated to match the proposed monument sign within the next six months.
3. That the signs installed meet all requirements set forth in the Sandy City Land Development Code and sign code.
4. Any signs installed go through the proper sign permitting process.
5. Any additions or alterations to the Sign Theme be approved by the Planning Commission prior to installation.

Planner:



Sarah Stringham  
Planner

File Name: S:\USERS\PLN\STAFFRPT\2025\SGN06262025-036889 - SANDY PARK SIGN THEME AMENDMENT\SANDY PARK SIGN THEME.DOCX

Exhibit "A"



Sandy City Sign Theme

RE: Sandy Park Office Complex

To whom it may concern: Woodbury Corp. is requesting a sign theme change to update and refresh the look of the signage on the property. The new sign design is cleaner in our view, as opposed to the dated design of the current monument sign. The new design (if approved) will be installed at the North/West side of the property, and the current monument sign will be updated within 6 months to match the newly approved design.

Thanks for your consideration,

Braxton Schenk

Project Manager

Compass Media (a Woodbury company)

Exhibit "A" continued

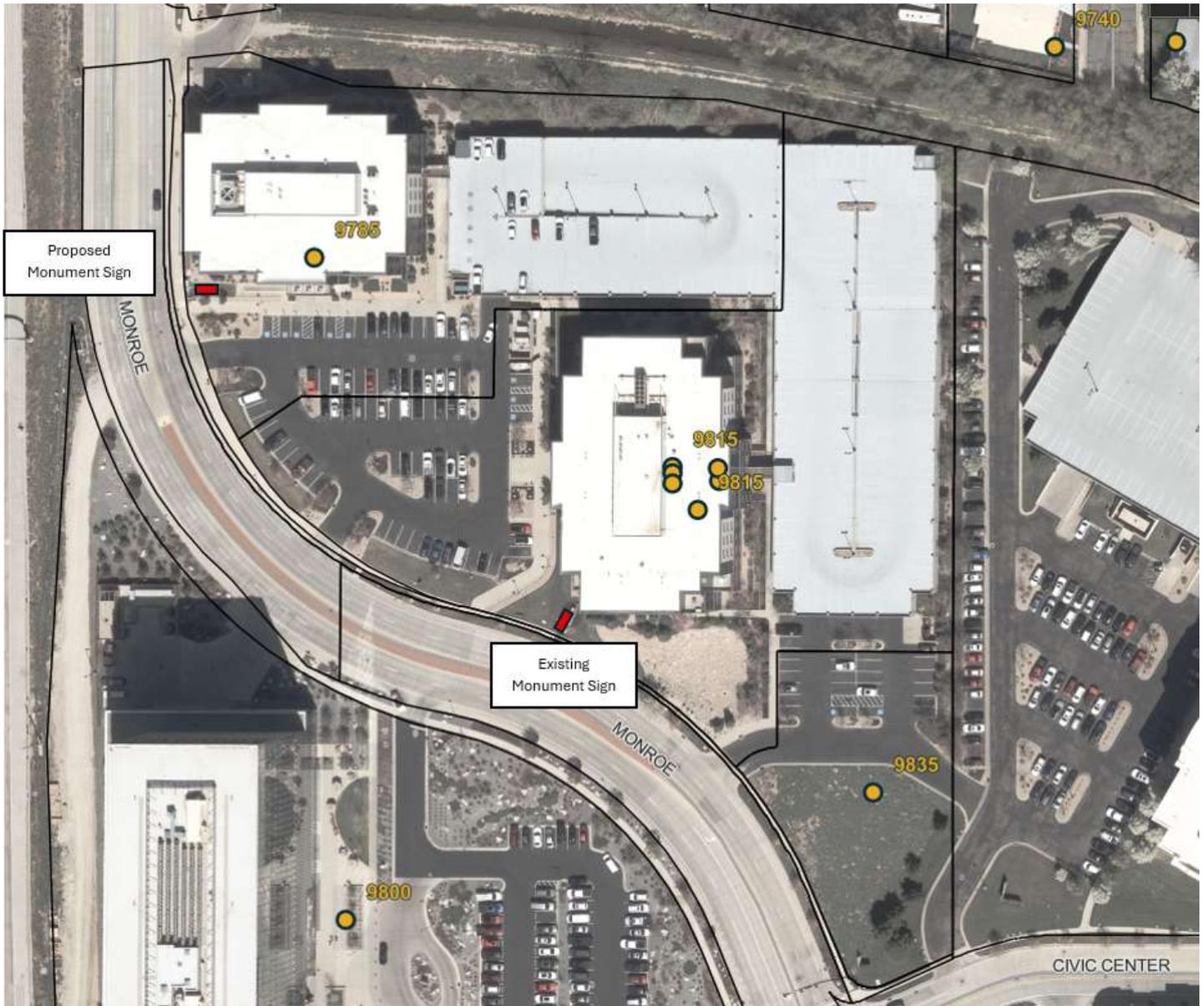




Exhibit "B"





## Staff Report

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**File #:** SUB07202021-006108  
(2nd), **Version:** 1

**Date:** 7/17/2025

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**Agenda Item Title:**

Alta View Commercial Plat Amendment of Lots #3 and #4.  
10305 S. 1300 E. St.  
[Community #17, Willow Canyon]

**Presenter:**

Douglas L. Wheelwright  
Development Services Manager

**Description/Background:**

The applicants, Julaine Gibson and James Copeland, P.E., representing Anderson, Wahlen Associates engineers, and Brian Palmer, as the property owner's representative of Smith Food and Drug, Inc. (Kroger), are requesting preliminary commercial subdivision amendment review of a property located at 10305 S. 1300 E. St. The proposed amendment is limited to two of the original 5 lots contained in the initial 2020 commercial subdivision. These two lots (lots # 3 and #4), are proposed to be amended to create two new lots from portions of existing lot #3 and to expand the lot area to the west for existing lot #4. See staff report for full details

**Recommended Action and/or Suggested Motion:**

Staff recommends that the planning commission re-approve preliminary subdivision review of this commercial subdivision amendment for the Alta View Commercial Plat subdivision, located at approximately 10305 S. 1300 E. St., as described in this staff report, and based on the following findings and subject to the following conditions:

Findings:

1. That the various city departments and divisions have preliminarily approved the proposed subdivision amendment plat.
2. That the proposed subdivision amendment will be finalized with city staff, through recording with the Salt Lake County Recorder's Office.

Conditions:

1. That there continues to be a granted reciprocal access and parking easement, across all lots in the subdivision.
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.



Property Case History	
Case Number	Case Summary
SUB 4-19-5646	Alta View Commercial Subdivision, five lots, 19.855 acres, included entire shopping center site, P.C. approved on Nov. 7, 2019. Plat recorded April 1, 2020.
SUB07022021-006108	Alta View Commercial Plat, Amended, amending lots #3 and #4 to create a total of seven lots, P.C. preliminarily approved the amendment on September 2, 2021. Plat was not finalized by recording to present.

**Background**

These proposed lot boundary changes are necessary to provide a new lot for the development of a Smith’s brand fueling station facility on a separate lot in the existing commercial shopping center subdivision. (See related site plan review item SPR1112024-006885 following on this same agenda.) This amendment will also create a new lot within the existing parking lot field, to allow the hosting of seasonal temporary uses, such as snow cone kiosks or pumpkin sales. Finally, this subdivision amendment will alter the current boundary of lot #4 by expanding its’ westward boundary to connect with the 1300 S. St. frontage.

This same proposed subdivision amendment was considered by the planning commission on September 2, 2021, and approved preliminarily. That approval was never finalized as the fuel center proposal was discussed back and forth between the applicant and the city; mostly dealing with the proposed re-grading of the slope on the east side of 1300 E. St. and the location and feasibility of creating a new driveway connection to 1300 E. St. and a possible traffic signal.

The maximum possible extension of a prior planning commission approval action is two years with the possibility of two, one-year extensions, totaling four years. That maximum four-year approval life ends on September 2, 2025. The subdivision plat would need to be recorded before that date to validate the four-year approval from 2021. Since it is doubtful that this subdivision plat can be finalized between today and the expiration date of September 2, 2025, planning staff elected to ask the planning commission for a new approval of the same subdivision amendment from 2021.

**Public Notice and Outreach**

Notices were mailed to property owner located within 500 feet of the subject shopping center subdivision property. The notice for the planning commission meeting was posted in public places and on various public websites. Additionally, a notice sign was posted on the property, near where the proposed fuel center will be located. No neighborhood meeting was required nor was one held.

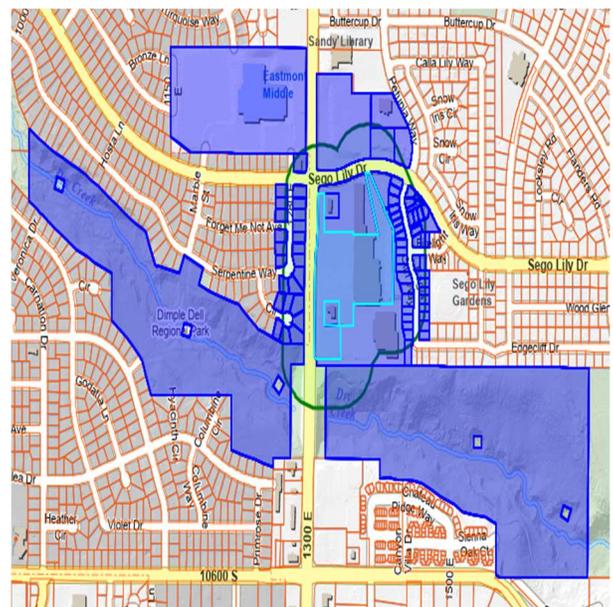
**Analysis**

None of the subdivision amendment requirements or conditions of city planning commission approval have changed since the original planning commission preliminary approval was given in 2021.

**Staff Concerns.** Planning staff does not have any concerns with the planning commission re-approving of the prior subdivision amendment plat, subject to the usual and customary conditions of approval as follows.

**Recommendation**

Staff recommends that the planning commission re-approve preliminary subdivision review of this commercial subdivision amendment for the Alta View Commercial Plat subdivision, located at approximately 10305 S. 1300 E. St., as described in this staff report, and based on the following findings and subject to the following conditions:



**Findings:**

1. That the various city departments and divisions have preliminarily approved the proposed subdivision amendment plat.
2. That the proposed subdivision amendment will be finalized with city staff, through recording with the Salt Lake County Recorder’s Office.

**Conditions:**

1. That there continues to be a granted reciprocal access and parking easement, across all lots in the subdivision.
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.

Planner:

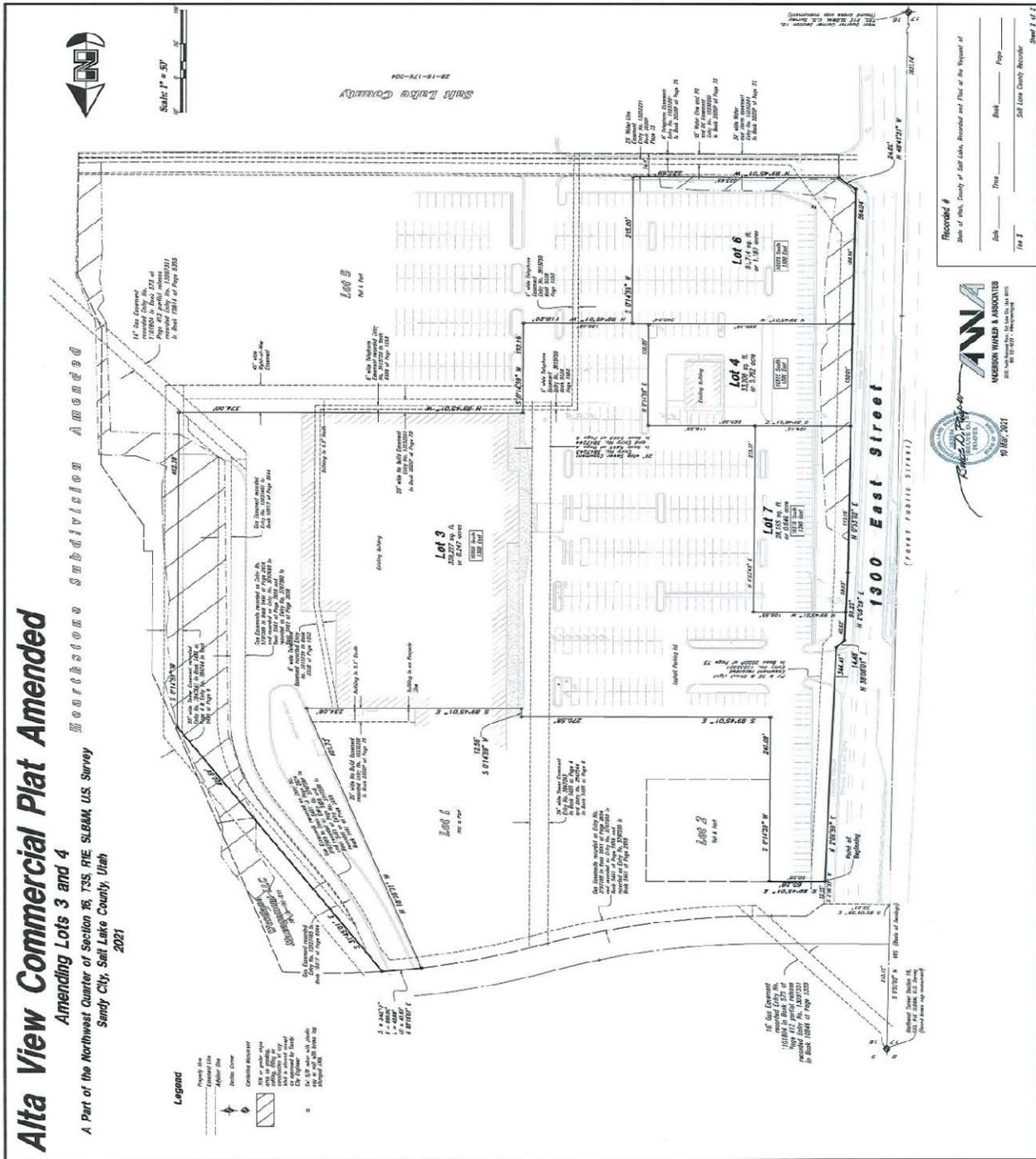


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Douglas L. Wheelwright,  
Development Services Manager

File Name: S:\Users\PLN\STAFFRPT\2021\SUB07202021-006108 Alta View Commercial 1st Amd  
S:\Users\PLN\STAFFRPT\2024\SPR11112024-006885 - Smiths Fuel Center

Exhibit "A"





## Staff Report

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**File #:** SPR1112024-006885.  
**Version:** 1

**Date:** 7/17/2025

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**Agenda Item Title:**

Smith's Fuel Center # 153, preliminary commercial site plan review  
10305 S. 1300 E. St.  
[Community # 17, Willow Canyon]

**Presenter:**

Douglas L. Wheelwright  
Development Services Manager

**Description/Background:**

The applicants, Julaine Gibson and James Copeland, P.E., representing Anderson, Wahlen Associates engineers, and Brian Palmer, as the property owner's representative of Smith Food and Drug, Inc. (Kroger) are requesting preliminary commercial site plan review of a property located at 10305 S. 1300 E. St. The site plan approval is necessary to locate a new Smith's Fuel Center facility on a new lot located in the southwest corner of the existing commercial shopping center site. The site plan also proposes to build a new driveway connection for the shopping center to 1300 E. St. and alter the current traffic lanes and raised center median islands on 1300 E. St to allow a signalized intersection for the driveway. Both the fuel center facility and the new driveway will require significant re-grading of this portion of the shopping center site to create a building pad for the fuel center and to remove some existing trees and cut into the existing hill slope along the east side of 1300 E. Finally, a reduction in the number of required vehicle parking spaces is being sought. See staff report for full details.

**Recommended Action and/or Suggested Motion:**

Staff recommends that the Planning Commission approve the following:

- 1) The preliminary site plan review of the proposed Smith's Fuel Center #153 project, as proposed;
- 2) The requested ten percent reduction request in the number of required on-site vehicle parking stalls, as requested;
- 3) The required off-site vehicle traffic impact mitigation improvements on abutting 1300 E. St., including the proposed traffic signal at the new driveway location; and
- 4) That the potentially required vehicle traffic mitigation improvements or restrictions on abutting site Sego Lily Dr. be further studied by the applicant's engineering team and the City Engineering Division during the final site plan review process with city staff, to the point of mutual agreement on what will be required or restricted. If the applicant's engineering team and the City Engineering Division cannot reach a mutually acceptable agreement as to requirements or restrictions, to be installed within the public way of Sego Lily Dr., then staff will bring that issue back to the planning commission for determination at a future meeting,

For this project, as described in this staff report, for the property located at 10305 S. 1300 E. St., based on the following findings and subject to the following conditions:

Findings:

1. The addition of the fueling center will have a positive impact on this aging shopping center site. It will bring new customers to the fueling center and also bring additional customers to the grocery store and the fuel station on a combined trip to the site. The viability of the continued grocery store operation will be improved by the addition of the fueling station to the site.
2. The proposed site within the context of the overall shopping center, will occupy existing hard surfaced parking lot area that is seldom used for vehicle parking.
3. The new driveway and T-intersection with signalization, located mid-site, will improve the visibility of the shopping center site and help facilitate better and safer access from 1300 E. to both the shopping center and the county horse trailhead facility on the neighboring Dry Creek open space area.

Conditions:

1. That the applicant proceeds through the final site plan review process with city staff to the completion of the process.
2. That all requirements of the reviewing city department and division be complied with to the satisfaction of city staff as reflected in the final site plan and building permit processes.
3. That the area of disturbance for the fuel center and driveway project be enclosed in a temporary 6-foot-high chain-link type fence with fabric screening to help limit blowing dust from the excavation work.
4. That the companion subdivision amendment plat be finalized and recorded with the county recorder prior to certificate of occupancy for the fuel center operation.



# SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

MONICA ZOLTANSKI  
MAYOR

SHANE E. PACE  
CHIEF ADMINISTRATIVE  
OFFICER

## Staff Report Memorandum July 17, 2025

To: Planning Commission  
From: Community Development Department  
Subject: Smith's Fuel Center # 153, preliminary commercial site plan review  
10305 S. 1300 E. St.  
[Community # 17, Willow Canyon]

SPR11112024-006885  
CC Zoning District  
Approximately 2 acres  
disturbed area, 14 fueling  
stations, 233 sq. ft. building

**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 applicants, Julaine Gibson and James Copeland, P.E., representing Anderson, Wahlen Associates engineers, and Brian Palmer, as the property owner's representative of Smith Food and Drug, Inc. (Kroger) are requesting preliminary commercial site plan review of a property located at 10305 S. 1300 E. St. The site plan approval is necessary to locate a new Smith's Fuel Center facility on a new lot located in the southwest corner of the existing commercial shopping center site. The site plan also proposes to build a new driveway connection for the shopping center to 1300 E. St. and alter the current traffic lanes and raised center median islands on 1300 E. St to allow a signalized intersection for the driveway. Both the fuel center facility and the new driveway will require significant re-grading of this portion of the shopping center site to create a building pad for the fuel center and to remove some existing trees and cut into the existing hill slope along the east side of 1300 E. Finally, a reduction in the number of required vehicle parking spaces is being sought. (Please see the referenced Exhibits attached to the end of this report.)



Smith's Fuel Center #153  
Alta View Subdivision Amendment  
10305 S 1300 E  
Lots 3 and 4  
SPR11112024-006885  
SUB07202021-006108

Property Case History	
Case Number	Case Summary
SPR 82-27	Alpha-Beta grocery store site plan review approved in 1982.
CUP 90-05	Extended hours for Smith’s Food and Drug to 24/7, approved in 1990.
SPR 93-10	Earnst Home Center store site plan review, approved in 1993.
SUB 4-19-5646	Alta View Commercial Subdivision, five lots, 19.855 acres, included entire shopping center site, P.C. approved on Nov. 7, 2019. Plat recorded April 1, 2020.
CUP02152023-006484	Extended hours to 24/7 for EOS Fitness in former Earnst Home Center site, approved in 2023.
SUB07202021-006108	Alta View Commercial Plat, Amended, amending lots #3 and #4 to create a total of seven lots, P.C. preliminarily approved the amendment on September 2, 2021. Plat was not finalized to recording.

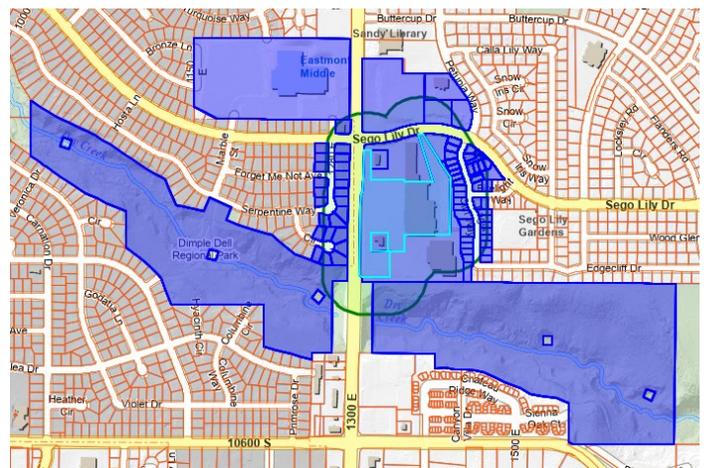
**Background**

City staff has been in discussions with Smith’s representatives and AWA Engineers on this proposed fuel center addition to the shopping center site since July of 2020. The addition of the fuel center to the existing parking lot in the southwest portion of the shopping center presents complex problems that need to be worked through and resolved. The addition of the fuel center operation to this location is vital to the continued financial operations of this food and drug store, which serves the eastern one-half of the Sandy City residential neighborhoods. The complications of this endeavor will generate substantial near-site or off-site transportation related infrastructure cost to the applicant and /or the city. These issues and their proposed solutions will be discussed in the analysis portion of this staff report.

As this 40-year-old shopping center progresses, modifications are both necessary and expected. This conversion of an existing parking lot area that is seldom used by shoppers lends itself to the addition of a new business. It is expected to generate additional customers to the fuel center use and generate more shoppers for the existing food and drug store. Surrounding land uses and zoning in the area are well established and there is no need to change anything surrounding the shopping center area. (Please see attached Exhibit A, Vicinity Plan and Air Photo)

**Public Notice and Outreach**

Notices were mailed to property owner located within 500 feet of the subject shopping center subdivision property. The notice for the planning commission meeting was posted in public places and on various public websites. Additionally, a notice sign was posted on the property, near where the proposed fuel center will be located. No neighborhood meeting was required nor was one held.



**Analysis**

The analysis portion of this report is separated into three sections as follows: (1) Site planning for the fuel center addition to the shopping center site; (2) Required vehicle parking reduction request; and (3) Off-site traffic impact mitigation on abutting public street.

Site Planning for the Fuel Center Project. City staff has reviewed several versions of the proposed site plan over the past 5 years. The land use as a self-service fueling station is permitted in the CC zone, provided the use is 250 feet or more away from residential zoning or if separated from residential zoning by an arterial street, which is the case here. The current site plan meets all the preliminary level department requirements and city development code provisions, for landscaping, parking stall sizes, driveway widths, and on-site maneuvering for fuel delivery and garbage pickup, as well as for emergency vehicles. The fuel center will have a fuel island canopy that meets City requirements located as shown on the proposed site plan with a small employee occupied cashier kiosk building with and convenience items for sale located partially under the fuel island canopy. The building and the canopy meet the city architectural design requirement. (Please see the attached Exhibit B for the site plan.)

New Driveway on 1300 E. St. One of Smith's operational requirements to add the fuel center to this location is to provide more visible and more directly accessible driveway access from 1300 E. St. to the fuel center facility. Hence the proposed new "Mid-block" T-intersection location on the north side of the new lot #6. This location has been approved by city engineers and studies have been conducted to determine the justification for traffic control signalization to provide more centrally located full access on 1300 E. and safer turning and merging movements in the area. This driveway and its location and geometrics are approvable as proposed.

Site Re-grading. To provide a generally level site for the fuel center and to accommodate the new driveway, the proposed disturbed area will need to be extensively re-graded. The current site is moderately sloped from east to west across the existing parking lot between the commercial buildings and 1300 E. St., but this parking area is about 20 feet above the street level of 1300 E. St. There is currently a steeply sloped grass hillside with many mature trees located between the sidewalk and the parking lot. There will need to be new retaining walls between the proposed "benching" of the current parking lot and the new driveway and on-site existing driveways to make this all work. This proposed site grading has been preliminarily approved by the city engineers in Public Works and Public Utilities departments. (Please see attached Exhibit C for the grading plan. Please see Exhibits C-1 for cross sections through the fuel center pad site.)

Removal of Existing Mature Trees to Facilitate Site Re-grading. Because of the age of this shopping center, there are approximately 60 mature trees located on the full shopping center site (19.885 acres). Many of these trees have reached the end of their life expectancy or have been damaged by insects or disease. Because of the proposed re-grading of the site to create the new pad site and to make the new driveway connection to 1300 E. St., Some of this existing tree vegetation will need to be removed from the site. City staff requested that the applicant provide a tree inventory study of the whole shopping center site, which was performed by a licensed landscape Architect/arborist and is presented on plan sheet L1.3 (Please see the attached Exhibit D.

Additionally, staff requested that the City Forester, Britt Bingham, from the City's Parks and Recreation Department review the inventory and conduct his own assessment of the trees present on site. The results of these combined studies indicate the following actions as to tree removals from the site: (1) Eight trees are to be removed due to re-grading the parking lot for the new parking lot; (2) Five trees will need to be removed for the new driveway entrance; (3) One tree is to be removed for the new ADA access ramp; and nine trees need to be removed because they are dead or nearly dead.

The trees to be removed total 23 trees of the 60 trees present on the overall site. All 23 trees will be replaced one for one with appropriate species and sized new trees, according to the proposed landscape plan as shown on plan sheet L1.1. Other suggested tree care recommendations will also be required as specified in the tree inventory and City Forester's reports. (Please see attached Exhibit E, Landscape plans.)

Fuel Center's Fuel Island Canopy and Cashier's Kiosk Building Architectural Design and Materials. The proposed fuel island canopy meets the city requirements for location, materials, heights and canopy fascia signage limitations. The Kiosk building will also meet the building materials and other requirements of the City Code Section 21-23-18. (See Exhibit F, attached for details on the building and canopy.)

**Off-Street Vehicle Parking Stall Requirements Reduction Request.** The current 19.855-acre shopping center site has a shared parking agreement covering all the buildings and all the lots in the subdivision, which will continue. Because some existing parking stalls will be removed to make way for the fuel center pad and the driveway re-grading, approximately 151 existing parking stalls will be removed from the site by the proposed new construction. However, the existing site is over-parked by current city parking requirement, based upon the uses and the square footage of the existing buildings. Current parking requirements for existing buildings total 867 stalls, although 934 stalls currently exist.

In considering a parking reduction request, the city only needs to consider requested reductions from the currently required parking stall count. The proposed overall site parking number, after the addition of the new fuel center facility, is 783 stalls. The proposed stalls represent an 84 parking stall reduction below the City Code required number (867) which represents a 9.68 percent reduction. The City Community Development Director can approve up to a 10 percent reduction in required parking and the planning commission can approve up to a 25 percent reduction, based upon the satisfaction of from one to four of the analysis and mass transit criteria stated in the city ordinance section 21-24-3 (c) (1). Please see attached Exhibit I for existing parking count map and Exhibit J for the proposed parking count map.)

The applicant's consulting transportation engineer has prepared both a Parking Study (*Parking Demand Analysis*) (See attached Exhibit G) and a Traffic Impact Analysis study for this project. Much of the Traffic Impact Analysis information has to do with the proposed new driveway connection on 1300 S. St. and the median island and turn bay designs on 1300 E. St., associated with the proposed traffic signal. Also, Smith's/Kroger has provided a real estate based *Market Demand Analysis* related to this project (See attached Exhibit H). Staff has reviewed these analysis studies and finds that the evidence provided meets the criteria of two of the four criteria and therefore would justify up to a 15 percent reduction in required parking. The applicant is requesting just under 10 percent reduction, which only requires one of the four criteria to be met. Staff has reviewed the *Parking Demand Analysis* and the *Parking Market Analysis* and finds that they satisfy two of the four provisions of the ordinance as justification for a parking reduction of up to 15 percent. Staff supports the requested granting of the up to 10 percent reduction in required parking for this shopping center project area.

**Off-Site Traffic Impact Mitigation on Abutting Public Streets.** As stated previously much of the discussion with City staff over the past 5 years has centered around the public street traffic control infrastructure requirements that will be imposed by the City on the applicants, in response to the intersection/driveway request and the anticipated impacts both to the shopping center and to the public street infrastructure needs and the public safety. That discussion is on-going with the City Engineers' staff. The plans presented to the City as part of the site plan review include much detail in design and specification along the 1300 E. St. frontage of the overall shopping center site and certainly have reached the level of preliminary approval. There will need to be further refinement to these plans and details during the final Site Plan Review process.

Very recently, the City Engineering division has proposed some turning movement restrictions and raised median and painted turn lane queuing improvements for Segoe Lily Drive, abutting the site on the north. The applicants have not had time to respond to these proposed restrictions and requirements for Segoe Lily Drive, which is currently where the grocery delivery truck and semi-trailer rigs enter and exit the rear of the grocery store and other shop buildings. The applicant is very concerned with this possible turning movement restriction and its possible impact on the truck and semi-trailer rigs' on-site maneuvering. The applicant team is proposing that additional traffic study modeling and on-site monitoring can

reduce or eliminate the need for turning movement restriction on existing to Segó Lily Dr. but needs further time to study this. Planning staff is suggesting that the issues of Segó Lily Dr. restrictions be continued beyond the preliminary site plan review approval by the planning commission, to be resolved after further study and discussions with the City Engineer during final site plan review approval by City staff. If a mutually agreeable solution between the applicant and the City Engineer can't be reached after submitting additional study by the applicant's consulting transportation and professional engineers, then this portion of the site plan review would be returned to the planning commission for decision at a future meeting. This would allow the project to be finalized, and construction started during this calendar year.

### **Staff Concerns**

Planning staff does not have any concerns about the planning commission approving the proposed site plan, granting the ten percent reduction in required off-street vehicle parking and requiring the off-site traffic related infrastructure improvement on 1300 E. St. Staff reasons that it is appropriate for the applicant's team and the City Engineer to further study and resolve any issues related to the Segó Lily Dr. restrictions or infrastructure improvement requirements to be imposed by Sandy City. If a mutually acceptable agreement can't be reached during the final site plan review process with staff, any remaining issue can be scheduled for planning commission review and action at a future planning commission meeting.

### **Recommendation**

Staff recommends that the Planning Commission approve the following:

- 1) The preliminary site plan review of the proposed Smith's Fuel Center #153 project, as proposed;
- 2) The requested ten percent reduction request in the number of required on-site vehicle parking stalls, as requested;
- 3) The required off-site vehicle traffic impact mitigation improvements on abutting 1300 E. St., including the proposed traffic signal at the new driveway location; and
- 4) That the potentially required vehicle traffic mitigation improvements or restrictions on abutting site Segó Lily Dr. be further studied by the applicant's engineering team and the City Engineering Division during the final site plan review process with city staff, to the point of mutual agreement on what will be required or restricted. If the applicant's engineering team and the City Engineering Division cannot reach a mutually acceptable agreement as to requirements or restrictions, to be installed within the public way of Segó Lily Dr., then staff will bring that issue back to the planning commission for determination at a future meeting,

For this project, as described in this staff report, for the property located at 10305 S. 1300 E. St., based on the following findings and subject to the following conditions:

### **Findings:**

1. The addition of the fueling center will have a positive impact on this aging shopping center site. It will bring new customers to the fueling center and also bring additional customers to the grocery store and the fuel station on a combined trip to the site. The viability of the continued grocery store operation will be improved by the addition of the fueling station to the site.
2. The proposed site within the context of the overall shopping center, will occupy existing hard surfaced parking lot area that is seldom used for vehicle parking.
3. The new driveway and T-intersection with signalization, located mid-site, will improve the visibility of the shopping center site and help facilitate better and safer access from 1300 E. to both the shopping center and the county horse trailhead facility on the neighboring Dry Creek open space area.

Conditions:

1. That the applicant proceeds through the final site plan review process with city staff to the completion of the process.
2. That all requirements of the reviewing city department and division be complied with to the satisfaction of city staff as reflected in the final site plan and building permit processes.
3. That the area of disturbance for the fuel center and driveway project be enclosed in a temporary 6-foot-high chain-link type fence with fabric screening to help limit blowing dust from the excavation work.
4. That the companion subdivision amendment plat be finalized and recorded with the county recorder prior to certificate of occupancy for the fuel center operation.

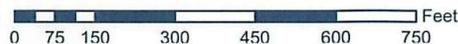
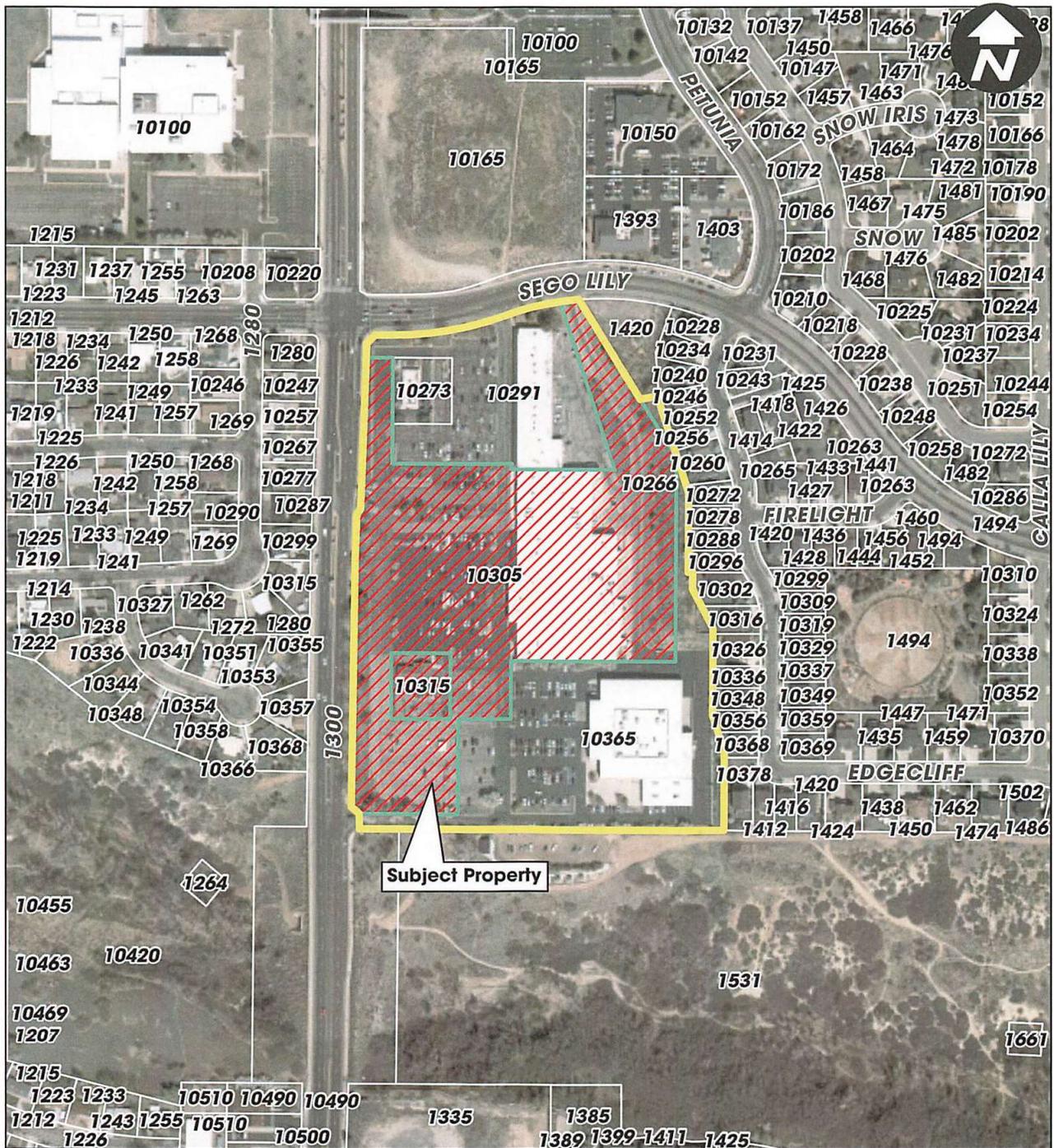
Planner:



Douglas L. Wheelwright  
Development Services Manager

File Name: S:\USERS\PLN\STAFFRPT\TEMPLATE\STAFF REPORT\2024\SPR11112024-006885

Exhibit "A"



Smith's Fuel Center #153  
 Alta View Subdivision Amendment  
 10305 S 1300 E  
 Lots 3 and 4  
 SPR11112024-006885  
 SUB07202021-006108

Exhibit "B"

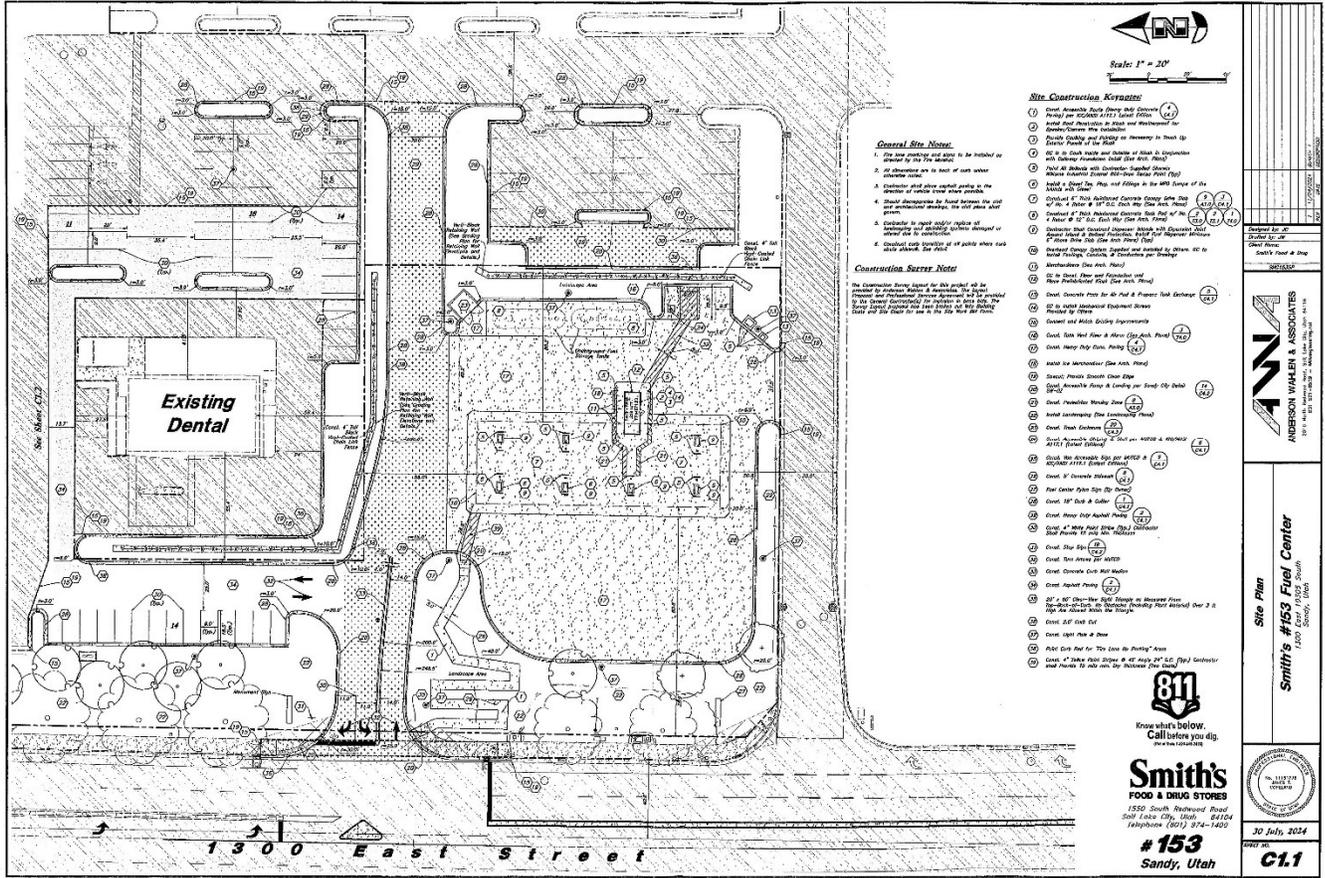
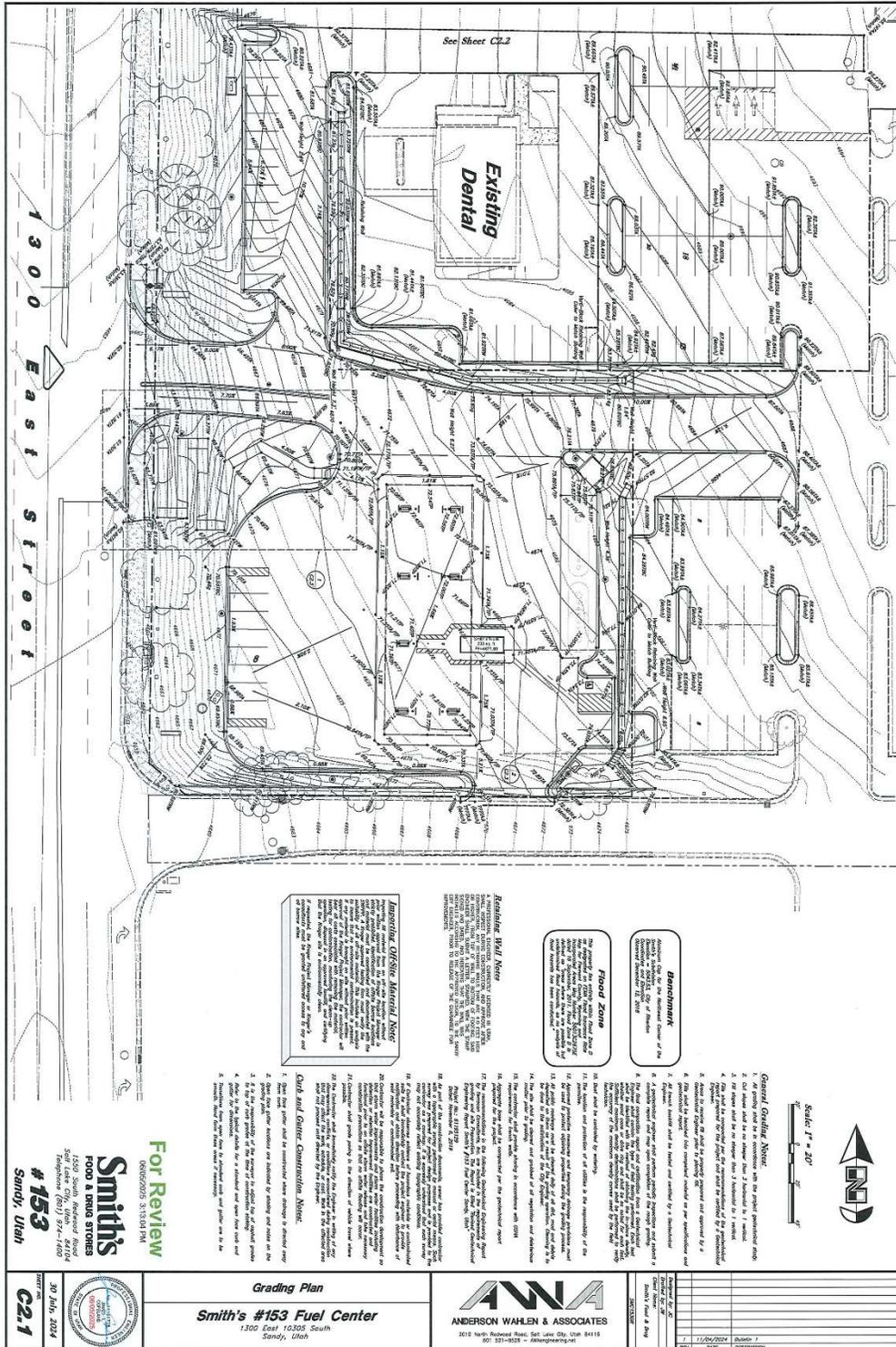


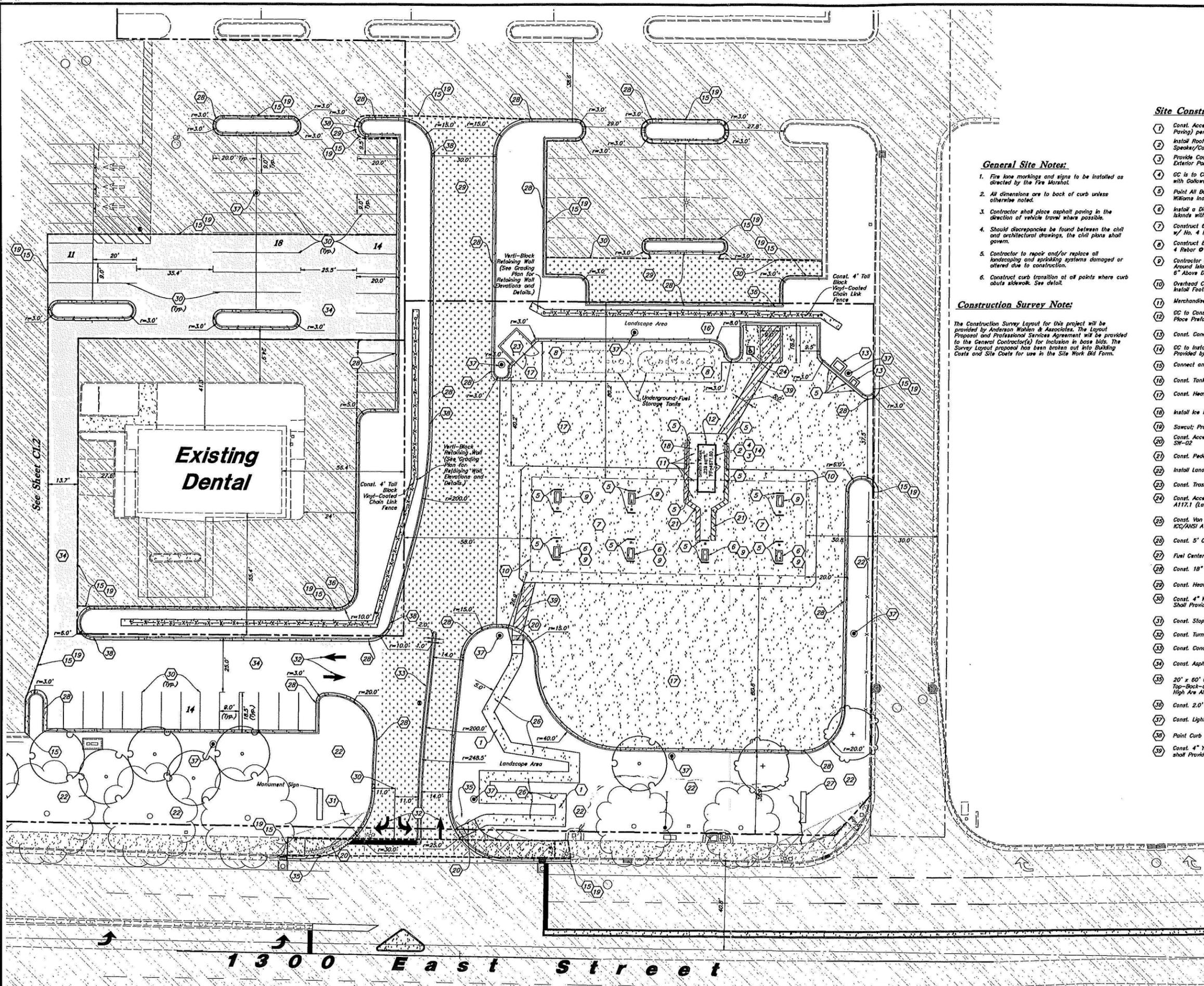


Exhibit "C"





Scale: 1" = 20'  
0 20' 40'



**General Site Notes:**

1. Fire lane markings and signs to be installed as directed by the Fire Marshal.
2. All dimensions are to back of curb unless otherwise noted.
3. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
4. Should discrepancies be found between the civil and architectural drawings, the civil plans shall govern.
5. Contractor to repair and/or replace all landscaping and sprinkling systems damaged or altered due to construction.
6. Construct curb transition at all points where curb abuts sidewalk. See detail.

**Construction Survey Note:**

The Construction Survey Layout for this project will be provided by Anderson Whalen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

**Site Construction Keynotes:**

- 1 Const. Accessible Route (Heavy Duty Concrete Paving) per ICC/ANSI A117.1 Latest Edition (4) C4.1
- 2 Install Roof Penetration in Kiosk and Weatherproof for Specialty/Contra Wire Installation
- 3 Provide Caulking and Painting as Necessary to Touch Up Exterior Panels of the Kiosk
- 4 GC is to Caulk Inside and Outside of Kiosk in Conjunction with Gateway Foundation Detail (See Arch. Plans)
- 5 Paint All Balloards with Contractor-Supplied Sherwin Williams Industrial Enamel E66-Duce Swiss Post (Typ)
- 6 Install a Diesel Tee, Plug, and Fittings in the MPD Sumps of the Islands with Diesel
- 7 Construct 6" Thick Reinforced Concrete Canopy Drive Slab w/ No. 4 Rebar @ 18" O.C. Each Way (See Arch. Plans)
- 8 Construct 8" Thick Reinforced Concrete Tank Pod w/ No. 4 Rebar @ 12" O.C. Each Way (See Arch. Plans)
- 9 Contractor Shall Construct Dispenser Islands with Expansion Joint Around Island & Bollard Protection. Install Fuel Dispenser Minimum 6" Above Drive Slab (See Arch. Plans) (Typ)
- 10 Overhead Canopy System Supplied and Installed by Others. GC to Install Footings, Columns, & Connectors per Drawings
- 11 Merchandisers (See Arch. Plans)
- 12 GC to Const. Floor and Foundation and Place Prefabricated Kiosk (See Arch. Plans)
- 13 Const. Concrete Pads for Air Pod & Propane Tank Exchange (5) C4.1
- 14 GC to Install Mechanical Equipment Screen Provided by Others
- 15 Connect and Match Existing Improvements
- 16 Const. Tank Vent Riser & Alarm (See Arch. Plans) (3) T4.0
- 17 Const. Heavy Duty Conc. Paving (4) C4.1
- 18 Install Ice Merchandiser (See Arch. Plans)
- 19 Sawcut; Provide Smooth Clean Edge
- 20 Const. Accessible Ramp & Landing per Sandy City Detail SW-02 (14) C4.2
- 21 Const. Pedestrian Warning Zone (8) A3.0
- 22 Install Landscaping (See Landscaping Plans)
- 23 Const. Trash Enclosure (20) C4.3
- 24 Const. Accessible Striping & Stalls per MUTCD & ICC/ANSI A117.1 (Latest Editions) (6) C4.1
- 25 Const. Van Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Editions) (9) C4.1
- 26 Const. 5' Concrete Sidewalk (8) C4.1
- 27 Fuel Center Pylon Sign (By Owner)
- 28 Const. 18" Curb & Outter (7) C4.1
- 29 Const. Heavy Duty Asphalt Paving (2) C4.1
- 30 Const. 4" White Paint Stripes (Typ.) Contractor Shall Provide 15 mils Min. Thickness
- 31 Const. Stop Sign (18) C4.2
- 32 Const. Turn Arrows per MUTCD
- 33 Const. Concrete Curb Wall Median
- 34 Const. Asphalt Paving (2) C4.1
- 35 20' x 60' Clear-View Sight Triangle as Measured From Top-Back-of-Curb. No Obstacles (Including Plant Material) Over 3 ft High Are Allowed Within the Triangle.
- 36 Const. 2.0' Curb Cut
- 37 Const. Light Pole & Base
- 38 Paint Curb Red for "Fire Lane No Parking" Areas
- 39 Const. 4" Yellow Paint Stripes @ 45° Angle 24" O.C. (Typ.) Contractor shall Provide 15 mils min. Dry Thickness (Two Coats)



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**Smith's**  
FOOD & DRUG STORES  
1550 South Redwood Road  
Salt Lake City, Utah 84104  
Telephone (801) 974-1400

**#153**  
Sandy, Utah

REV	DATE	DESCRIPTION
1	11/04/2024	Bureau 1

Designed by: JC  
Drafted by: JM  
Client Name:  
Smith's Food & Drug  
SMC153SP



**ANDERSON WAHLEN & ASSOCIATES**  
2010 North Redwood Road, Salt Lake City, Utah 84115  
801.521-8529 - awhalennm.net

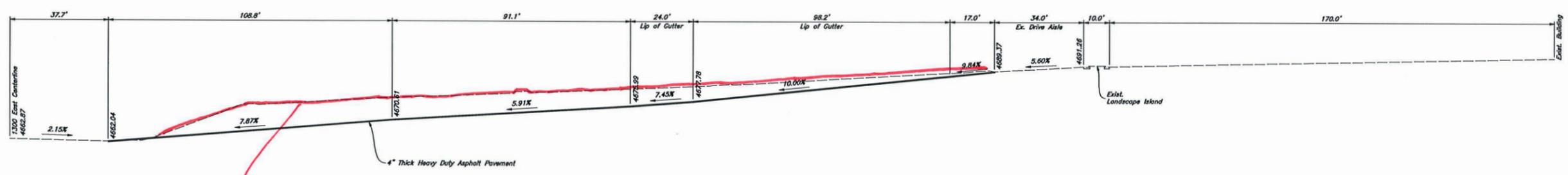
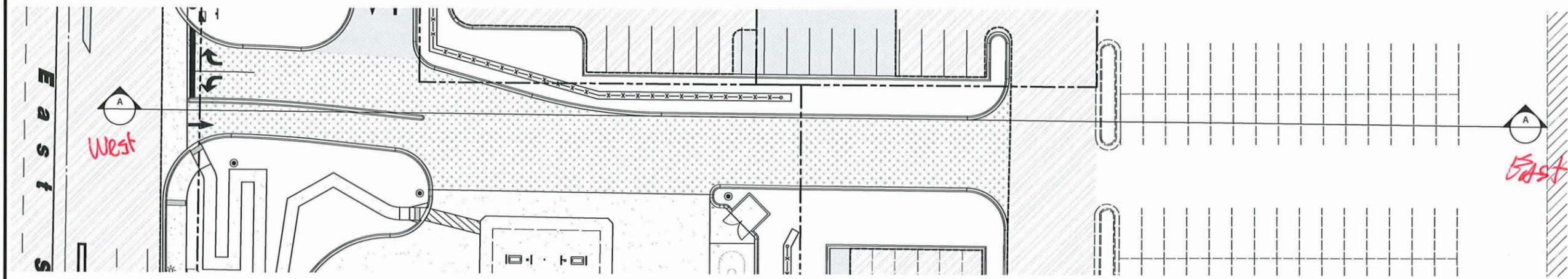
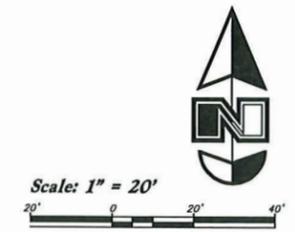
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**Smith's #153 Fuel Center**  
1300 East 10305 South  
Sandy, Utah



30 July, 2024

SHEET NO.  
**C1.1**



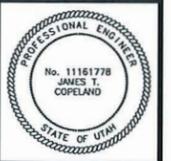
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EXISTING SLOPE

**Benchmark**  
Aluminum Cap for the Northwest Corner of the Smith's Subdivision  
Elevation = 5043.53, City of Riverton  
Coordinates and Elevation Observed December 12, 2018

**Smith's**  
FOOD & DRUG STORES  
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Telephone (801) 974-1400

**#153**  
Sandy, Utah



10 July, 2025

SHEET NO.  
**C6.1**

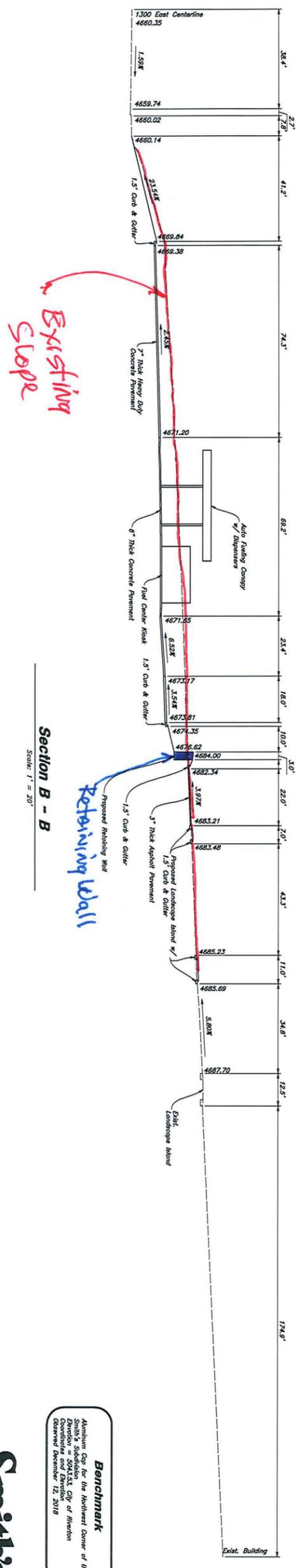
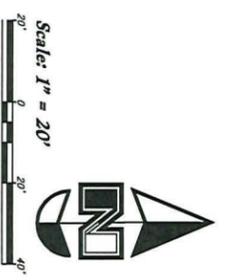
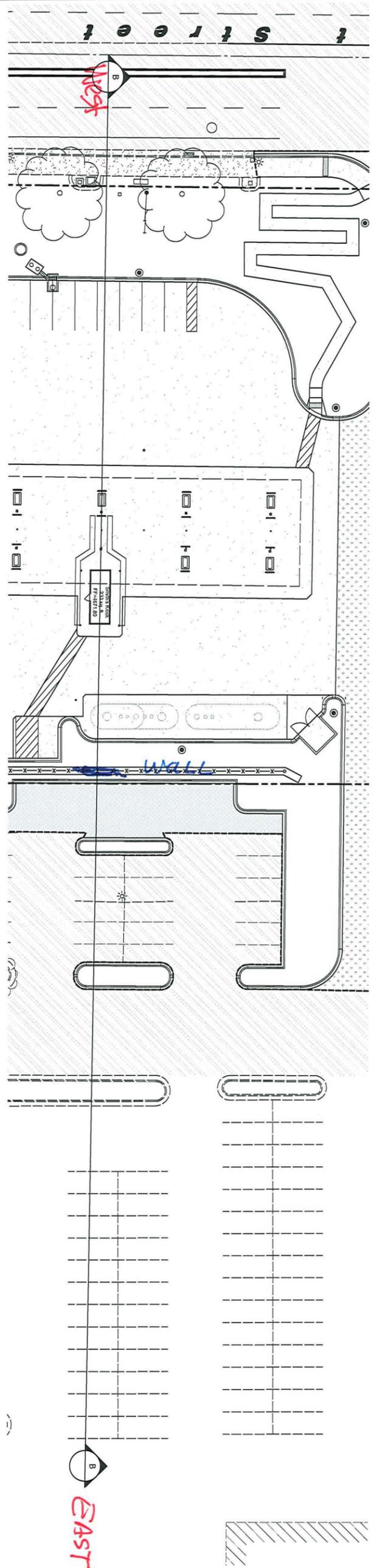
**Cross Section**  
**Smith's #153 Fuel Center**  
1300 East 10305 South  
Sandy, Utah

**AWA**  
ANDERSON WAHLEN & ASSOCIATES  
2010 North Redwood Road, Salt Lake City, Utah 84116  
801 521-8529 - [www.andersonwahleng.net](http://www.andersonwahleng.net)

SMC153CS  
Client Name: Smith's Food & Drug

REV	DATE	DESCRIPTION
1	06/19/2025	Revised 1

Designed by: JC  
Drafted by: JH



**Benchmark**  
 Aluminum Cap for the Neelmont Corner of the Smith's Subdivision  
 Elevation = 5043.53, City of Riverton  
 Observed December 12, 2018

**Smith's**  
**FOOD & DRUG STORES**  
 1550 South Redwood Road  
 Salt Lake City, Utah 84104  
 Telephone (801) 974-1400  
**#153**  
 Sandy, Utah

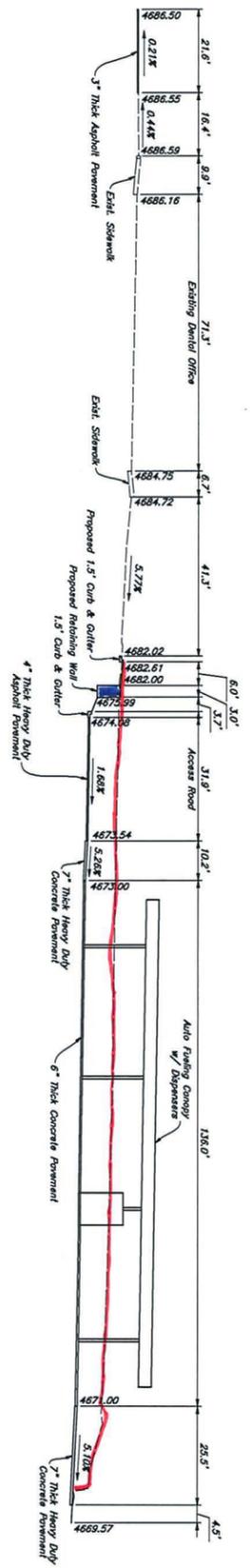
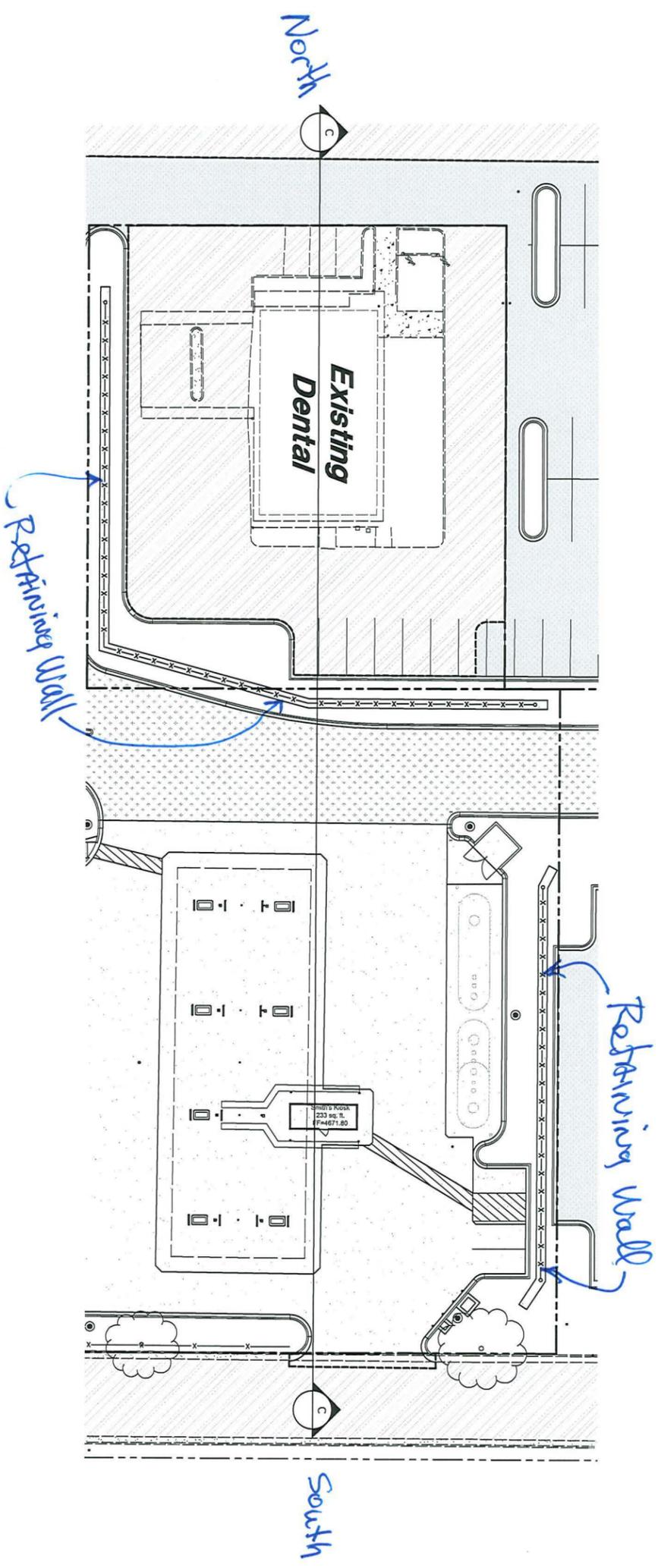
PROFESSIONAL ENGINEER  
 No. 11181778  
 JAMES T. COPPLAND  
 STATE OF UTAH

10 July, 2025  
**C6.2**

**Cross Section**  
**Smith's #153 Fuel Center**  
 1300 East 10305 South  
 Sandy, Utah

**ANA**  
 ANDERSON WAHLEN & ASSOCIATES  
 2010 North Redwood Road, Salt Lake City, Utah 84116  
 801 521-8529 - AWaengineering.net

Designed By: JG	Checked By: JG	Client Name: Smith's Food & Drug	SMC153CS
1	06/19/2025	Bulletin 1	
REV	DATE	DESCRIPTION	



Section C - C  
Scale: 1" = 20'



**Benchmark**  
Aluminum Cap for the Northwest Corner of the Smith's Subdivision  
Elevation = 5041.53, City of Riverton  
Observed December 12, 2019

**Smith's**  
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1550 South Redwood Road  
Salt Lake City, Utah 84104  
Telephone (801) 974-1400  
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Sandy, Utah

**Cross Section**  
**Smith's #153 Fuel Center**  
1300 East 10305 South  
Sandy, Utah

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Exhibit "D"

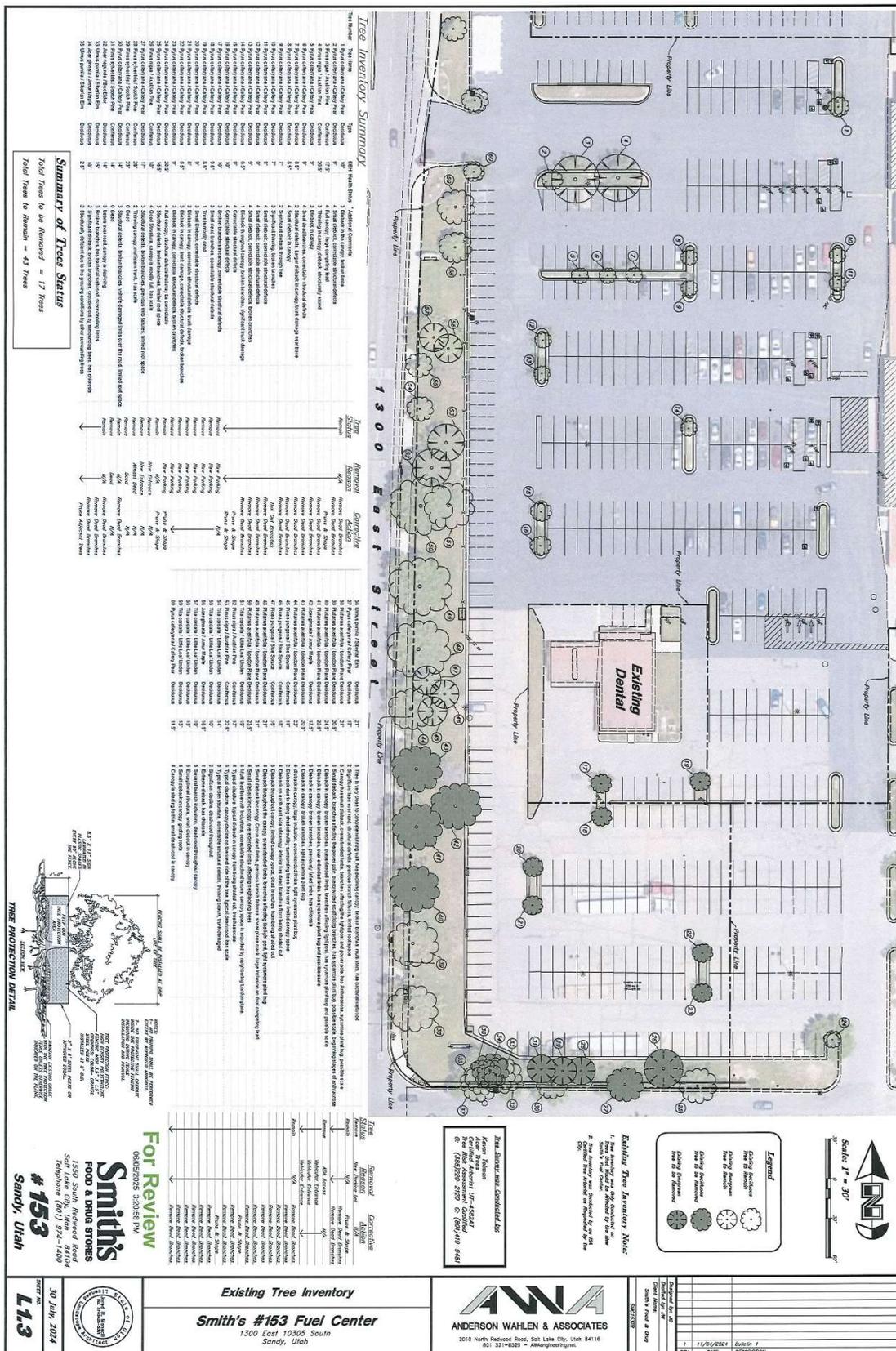
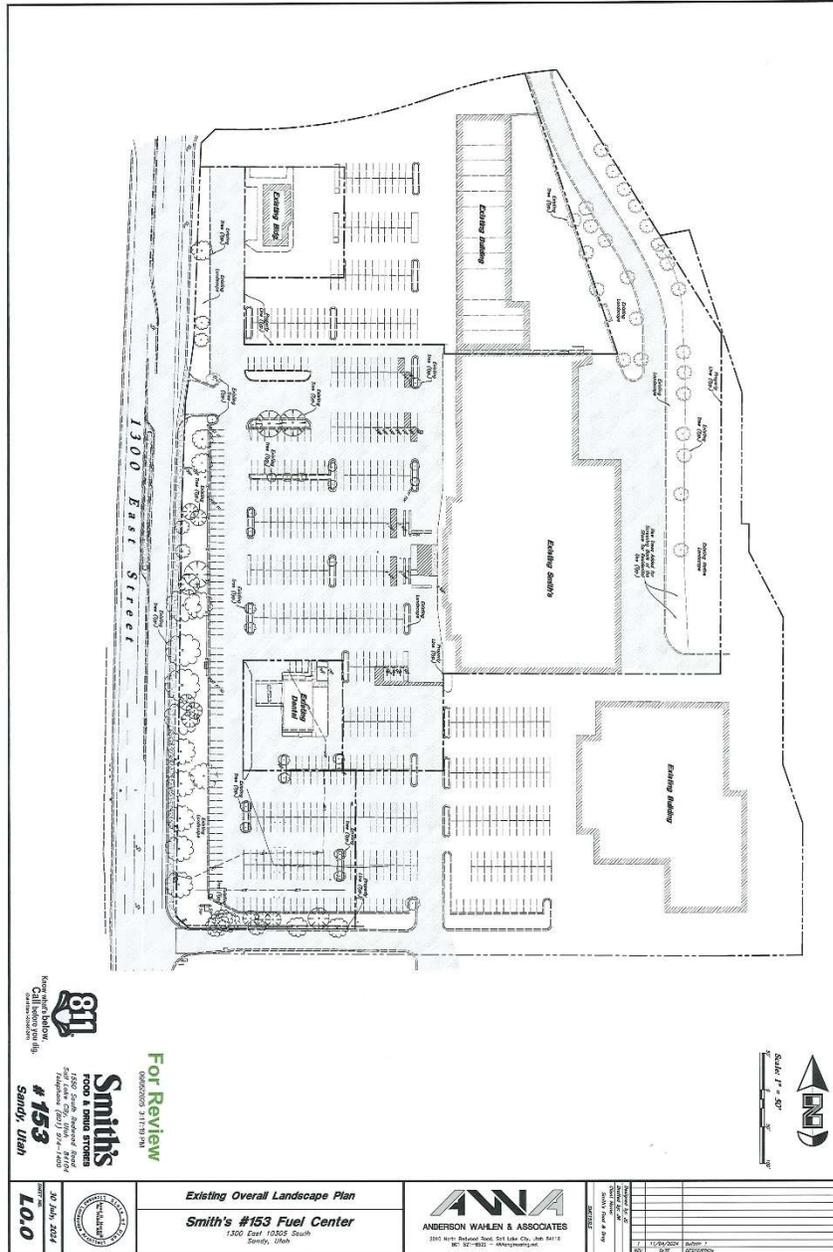
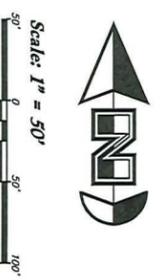
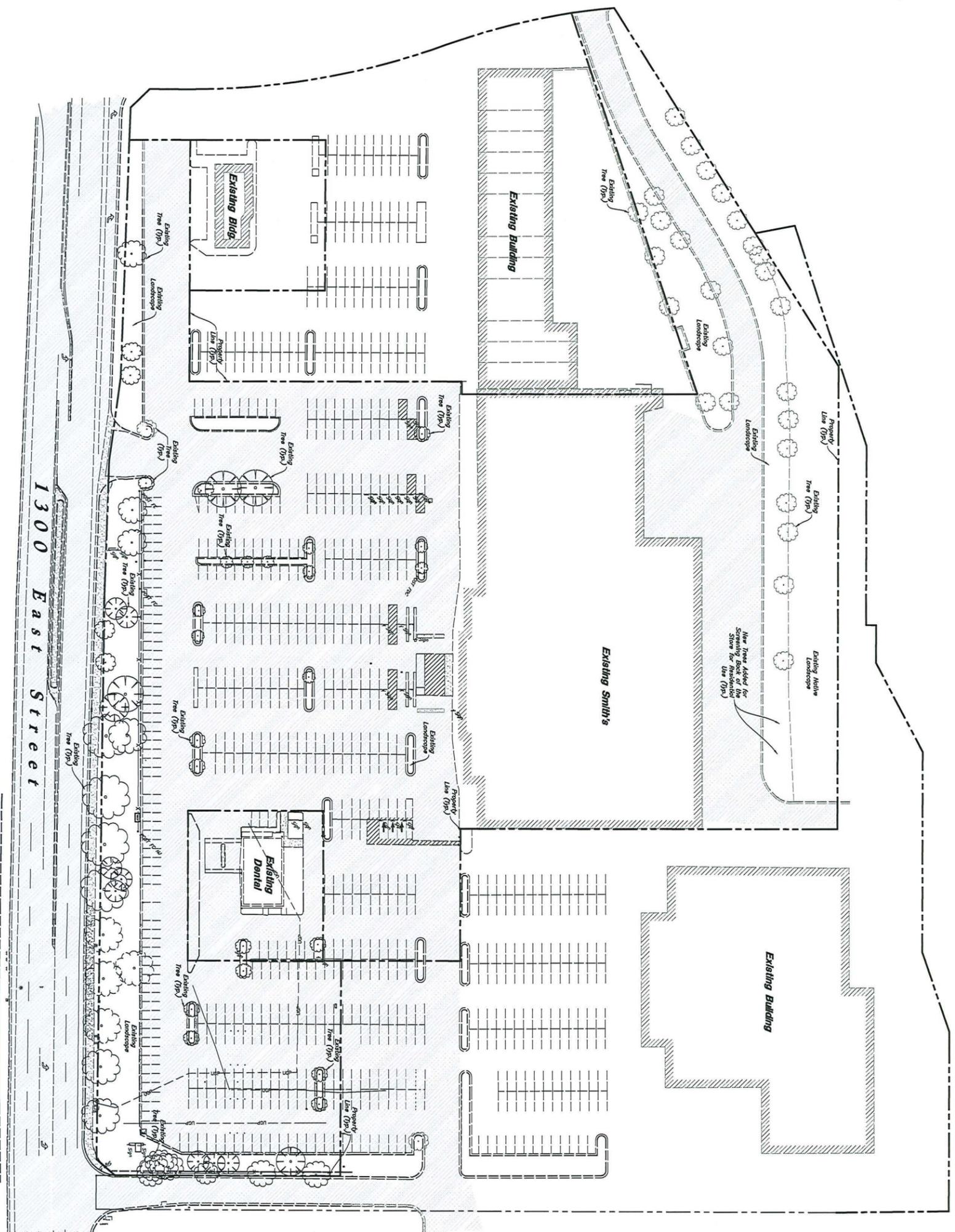


Exhibit "E"





REV	DATE	DESCRIPTION
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 Drafted by: JW  
 Client Name:  
 Smith's Food & Drug  
 SMC7525

  
**ANDERSON WAHLEN & ASSOCIATES**  
 2010 North Redwood Road, Salt Lake City, Utah 84116  
 801 521-8529 - AWEngineering.net

**Existing Overall Landscape Plan**  
**Smith's #153 Fuel Center**  
 1300 East 10305 South  
 Sandy, Utah



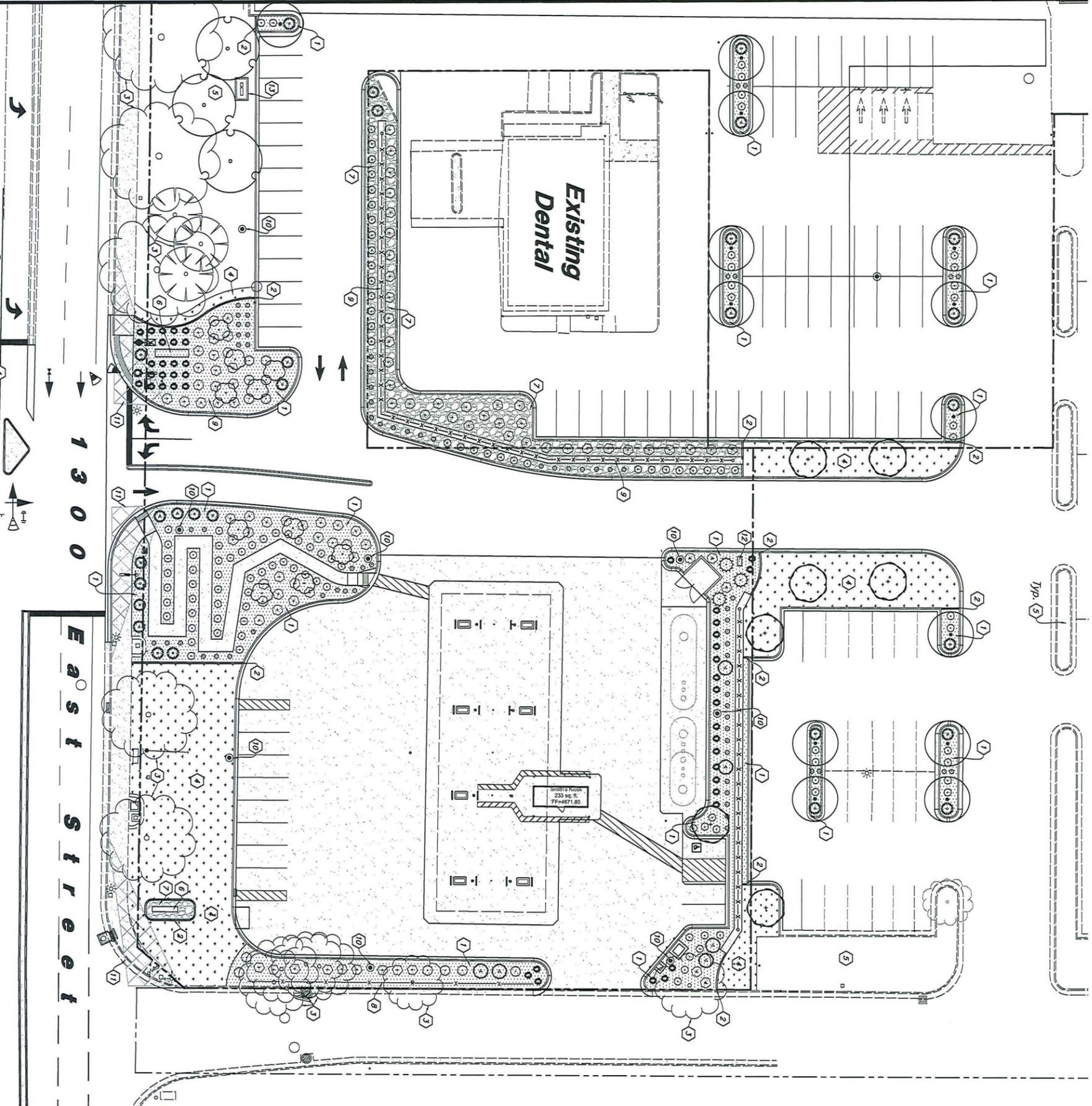
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**Smith's**  
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 Telephone (801) 974-1400  
**#153**  
 Sandy, Utah



Match Line - See Sheet L1.2



- Landscape Notes:**
1. See Sheet L1.1 for Planting Details.
  2. All Landscape Material shall be Fully Impacted by an Automatic Irrigation System.
  3. Adjust Plant Material as Needed to Accommodate New and Existing Utilities.
  4. See Sheet L1.1 for Sandy City Notes.
  5. All New Landscaping Shall Provide 20% Coverage of Walkways.
  6. Maximum Stone in Landscape Areas Shall be 24" H.
  7. New Trees Shall be Planted in Public Park Slope Less Than 8 Feet High. Grading of Trees Shall be a Minimum of 1 Foot Above Existing Grade at All Times. See Note 10.
  8. All Areas Disturbed by Construction Shall Receive Same Type of Protection as Existing Areas. See Note 10.
  9. See Tree Protection Plan for Existing Trees that Need to be Retained. See Note 10 for Protection Measures to Preserve Existing Trees.
  10. 20% of New Trees in Existing Parking Lot or Lane (Including Plant Material) Over One Foot High, Measured From Top of Back of Curb or Moved Within the Clear View Triangle, Shall be Planted in Existing Planting Area. See Note 10.
  11. Repair Lane Adjacent to New Utility Band into Existing.
  12. Plant New Tree in Existing Parking Lot or Lane; Extend Existing Irrigation New Tree.
  13. New Light Fixture - See Site Exct. Plans
  14. New Light Fixture - See Site Exct. Plans

Scale: 1" = 20'

- Landscape Keynotes**
1. Install Stone Finish with Decorative Stone #1
  2. Install Stone Finish with Decorative Stone #1
  3. Existing Tree Shall Remain
  4. Install Lane
  5. Existing Landscape Shall Remain and be Protected; Repair Damaged Landscape as Needed
  6. New Fuel Center Sign by Separate Permit
  7. Install Stone Finish with Decorative Stone #2
  8. Existing Concrete Retaining Wall with Guardrail
  9. New Retaining Wall - See Civil Plans
  10. New Light Fixture - See Site Exct. Plans

**PLANT SCHEDULE**

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
2	2	keew rubrum 'October Glory' / October Glory Red Maple	Plant New Tree in Existing Parking Lot or Lane; Repair Existing Damaged Landscape as Needed; Extend Existing Irrigation New Tree
7	7	carpinus betulus 'Columnaris' / Columnar European Hornbeam	2" Cal. / 6-8' HL
8	8	tilia cordata 'Greentique' / Greentique Linden	2" Cal. / 6-8' HL
18	18	Zakove serrata 'Muscasho' / Muscasho Zakove	2" Cal. / 6-8' HL
6	6	Ficus glauca 'Pendula' / Weeping White Spruce	6-8' HL
13	13	Pinus nigra / Austrian Black Pine	6-8' HL
3	3	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Black Pine	6-8' HL
10	10	Lakur x 'Ozama' / Cinderella Dwarf Deciduous	1 1/2" Caliper
6	6	Prunus virginiana 'Concave Red' / Concave Red Chokecherry	1 1/2" Caliper
4	4	Prunus celtensis 'Chanticleer' / Chanticleer Callery Pear	1 1/2" Caliper

**EVERGREEN TREES**

28	28	Jungferns horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	5 gal
12	12	Ligularum vicaryi / Golden Privet	5 gal
9	9	Lehmannia aquilinum 'Compacta' / Compact Oregon Grape	5 gal
5	5	Prunus x celtica / Purple Leaf Sand Cherry	5 gal
80	80	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal
45	45	Rosa laetifolia 'Red' / Red Landscape Rose	5 gal
114	114	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	5 gal

**ORNBAMENTAL TREES**

71	71	Coleonychia x oculifera 'Yard Forester' / Feather Reed Grass	1 gal
----	----	--	-------

**ORNBAMENTAL GRASSES**

4783	4783	Chenopodium Desert Green Winter Mesa Turf / Domesticated Bluegrass Blend seed	1 gal
------	------	---	-------

**MATERIAL SCHEDULE**

SYMBOL	QTY	BOTANICAL / COMMON NAME	TYPE
4783	4783	Chenopodium Desert Green Winter Mesa Turf / Domesticated Bluegrass Blend seed	1 gal

**Decorative Stone #1** - Install a (4) Four inch Depth over Dental Pans Wood Barring. Stone Shall be Used in all Stone Finishes Where Shown on Plan and Material List. See Note 10 for Details. Stone Shall be 1 1/2" High Diameter. Fractured Stone From a Local Source. Submit Sample for Approval. Detail: 4/2.1

**Decorative Stone #2** - Install a (10) Ten inch Depth over Dental Pans Wood Barring. Stone Shall be Used in all Stone Finishes Where Shown on Plan and Material List. See Note 10 for Details. Stone Shall be 4-6" High Diameter. Submit Sample for Approval. Detail: 4/2.1

**4" x 6" Landscape Concrete Curb** - Install Finish to all Concrete Edges between Lane and Parking Areas. Curb Shall be Continuous. Adjust Curbing as Needed to Avoid Existing and New Utilities. Detail: 4/2.1



**ANA**  
ANDERSON WAHLEN & ASSOCIATES  
2010 North Redwood Road, Salt Lake City, Utah 84116  
801 521-8529 - AWEngineering.net

**Landscape Plan**  
**Smith's #153 Fuel Center**  
1300 East 10305 South  
Sandy, Utah



**Smith's**  
**FOOD & DRUG STORES**  
1550 South Redwood Road  
Salt Lake City, Utah 84104  
Telephone (801) 974-1400

**#153**  
Sandy, Utah

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Exhibit "F"

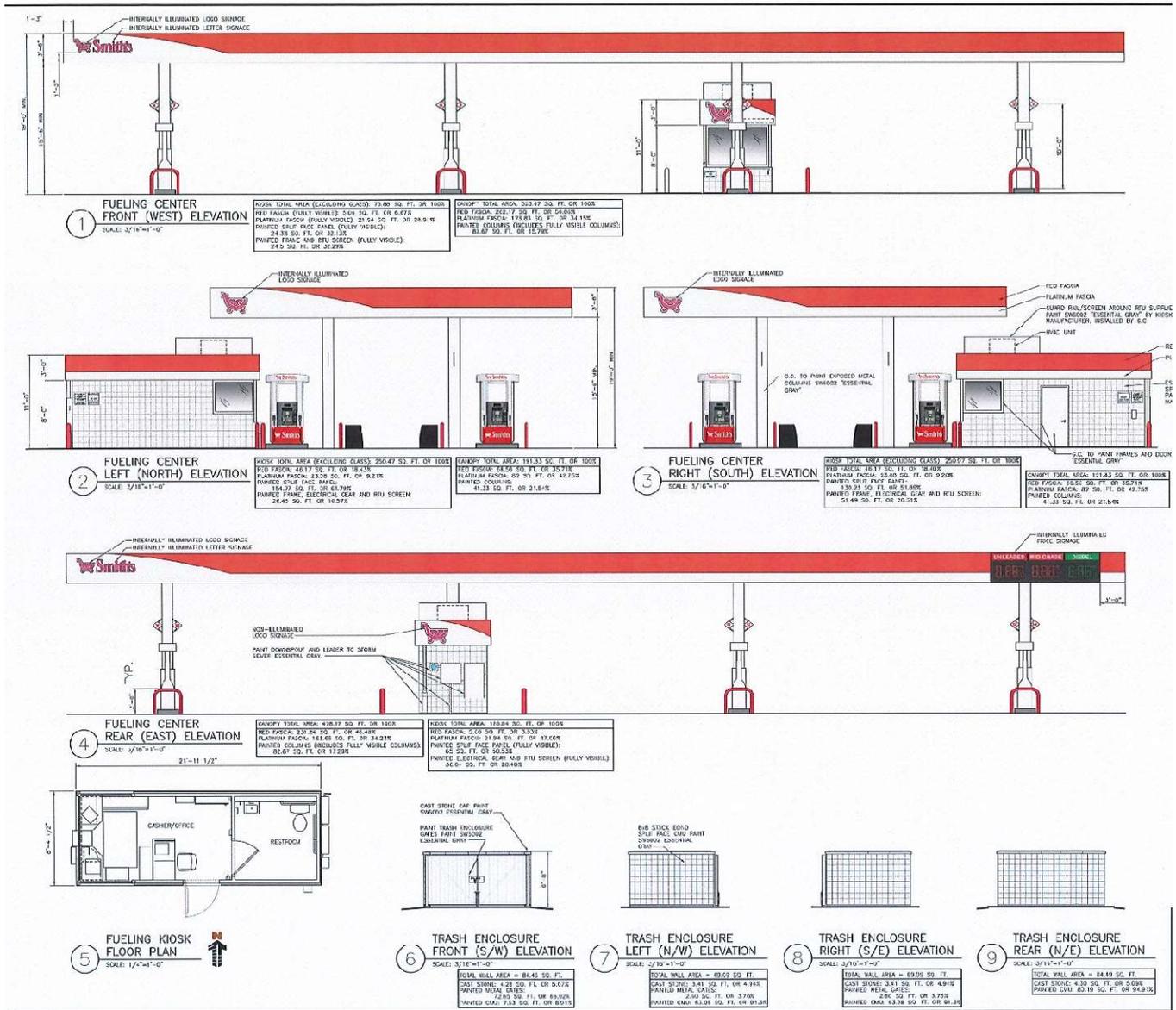


Exhibit "G"

*Updated  
7-10-'25*

**Parking Analysis,  
Smith's  
Development,  
Sego Lily Drive  
and 1300 East  
Sandy, Utah**

**Parking Study – Smith's Fuel Center**



**AWA**  
**2010 North Redwood Road**  
**Salt Lake City, Utah 84116**  
**Phone: (801) 521-8529**  
**Fax: (801) 521-9551**  
**Date: March 2025**

**Parking Analysis  
for  
Smith's Development  
Sego Lily Drive and 1300 East**

**Sandy, Utah**

March 2025

Prepared by:  
AWA  
2010 North Redwood Road  
Salt Lake City, Utah 84116  
Phone: (801) 521-8529  
Fax: (801) 521-9551



A Report Prepared for:

Smith's Food and Drug Stores  
1550 South Redwood Road  
Salt Lake City, UT 84104

Parking Analysis for Smith's Development  
Sego Lily Drive and 1300 East  
Sandy, UT

Prepared by:

---

Randy Wahlen



---

James Copeland, P.E.

Date: March 2025  
AWA Project Number: SMC153

**Parking Analysis for Smith’s Development  
Sego Lily and 1300 East**

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**Parking Analysis for Smith's Development  
Sego Lily and 1300 East**

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**Traffic Signal Addition –  
10330 South and 1300 East**

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## I. Introduction

The Smith's development at 1300 East and Sego Lily has been working towards the development of a fuel center and associated traffic signal on 1300 East. As part of the proposed fuel center, signal and main driveway, overall parking on the site will be reduced. This parking study aims to address the parking reduction by providing data to show that the reduction is reasonable and works within the Sandy City Parking Code.

## II. Existing Parking and Land Uses

To present the parking requirements, the existing parking and land uses were assessed from aerial photography. The following land uses were measured:

• Arby's –	3,115 sf
• Dentist –	3,242 sf
• Fitness Center –	46,800 sf
• Commercial Shops –	51,200 sf
• <u>Smith's –</u>	<u>66,000 sf</u>
<b>Total -</b>	<b>170,357 sf</b>

The parking was counted from aerial maps and field visits. Refer to Figure One for land uses and parking counts.

Parking Study for 10330 S. and 1300 E. Development  
**Figure One**  
 Existing Parking Counts and Land Uses

Parking Data  
 Parking Required Per City Code = 887 stalls  
 Parking Provided = 934 stalls (852/1000)



	<p><b>Overall Existing Parking Plan</b>  <b>Smith's #153 Fuel Center</b>                  1300 East 10305 South                  Sandy, Utah</p>	<p><b>ANDERSON WAHLEN &amp; ASSOCIATES</b>                  2010 North Ravenna Road, Salt Lake City, Utah 84116                  801-521-6020 - <a href="http://www.anaengineering.net">anaengineering.net</a></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">REV</th> <th style="width: 10%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION															
REV	DATE	DESCRIPTION																			

30 July, 2024  
**EX**



### III. Parking Demand Analysis

Figure Two shows the site plan with the fuel center. The proposed site plan would reduce the available parking to 783 spaces. This proposed 9.68% parking reduction from the required 867 spaces to the proposed 783 available spaces requires the Parking Demand Analysis. This Parking Demand Analysis was conducted with the purpose of meeting the Sandy City Parking, Access and Circulation requirements for parking reduction, are shown in italics below. These requirements can be accessed in Title 21.24 section 21-24-2 from the Sandy City Code of Ordinances:

*(c) Parking Reduction. Developments are required to provide a certain number of parking stalls, as determined by this title, based on the land uses associated with the site. In some cases, it may be appropriate to allow for less than the required amount of parking. At the time of site plan review, a Parking Plan shall be submitted showing all proposed parking spaces, the overall circulation system, and justification for requesting reductions in parking space requirements as specified below:*

- (1) Reduction up to Ten Percent. The Director may approve a reduction of up to ten percent of the amount of required parking upon satisfactory review of one or more of the following that applies to the request:
  - a. Parking Demand Analysis. A study provided by a licensed transportation engineer that demonstrates projected usage of residents, employees, and customers of the proposed land uses or similarly situated land uses in other locations.*
  - b. Market Demand Analysis. A study provided by a qualified real estate market analyst that estimate current market demand for a particular land use. For the purpose of this section, a real estate analyst shall be defined as a real estate professional with expertise in financial analysis in support to the financing, acquisition, marketing and leasing of real property based on the study of economic conditions and market trends.*
  - c. Walkability and Multi-Modal Design. Provide a site plan design that demonstrates walkable elements and promotes multiple modes of transportation. A study by a licensed transportation engineer shall provide a quantitative analysis of the anticipated parking demand and automobile trips based on the proposed design.*
  - d. Proximity to Transit. A site that is within a half-mile ADA route distance of existing or immediately planned local fixed mass transit station that would help reduce the number of needed parking stalls and automobile trips.*
  - e. Low to Moderate Income Housing. A housing development that is proposing to set aside at least 20 percent of their units for residents that qualify for at least 80 percent low to moderate income.**
- (2) Reduction above Ten Percent. The Planning Commission may approve a reduction above ten percent of the amount of required parking. Upon satisfactory review of two or more of the criteria listed in subsection (c)(1) of this section, they may approve up to a 15 percent reduction. Upon satisfactory review of three or more of those criteria, they may approve up to a 20 percent reduction. Upon satisfactory review of four or more of those criteria, they may approve up to a 25 percent reduction.*





#### IV. Parking Demand Methodologies

Various parking demand methodologies were reviewed including code requirements, ITE parking generation projections and existing parking counts.

##### A. Existing Sandy City Parking Code Requirements

This section was completed based Title 21.24, section 21-24-8. - Parking Space Requirements from the Sandy City Code of Ordinances. Table One shows the required parking spaces based on code requirements.

Parking Study for 10330 S. and 1300 E. Development				
Table One				
Parking Required based on Sandy City Code				
Land Use Category	Land Use	Size or Employees	Code Requirement	Parking Required
Restaurant Drive-Thru	Arby's	3,115 sf	1 space per 100 sf	31 spaces
Medical and Health Care	Dentist	3,242 sf	5 spaces per 1,000 sf	16 spaces
Retail Commercial	Fitness Center	46,800 sf	5 spaces per 1,000 sf	234 spaces
Retail Commercial	Commercial Shops	51,200 sf	5 spaces per 1,000 sf	256 spaces
Retail Commercial	Smith's	66,000 sf	5 spaces per 1,000 sf	330 spaces
<b>Total</b>		<b>170,357 sf</b>		<b>867 spaces</b>

The table above shows that the required parking code is very close to the actual provided parking of 934 spaces. As this development was constructed over 40 years ago and as the EOS Fitness building was originally a hardware store in approximately 1997, the parking requirements at the time may have been different.



**B. Parking Demand Requirements according to ITE Parking Generation**

The Institute of Transportation (ITE) Engineers Parking Generation Manual (5<sup>th</sup> Edition) was used to determine parking rates by land use. The average parking rate was used as it corresponds more closely with Sandy City Parking Code for Peak Parking. As ITE projects the peak hour of demand for the average parking rate, the ITE Percent of Peak Parking Demand was used to adjust each parking demand to the peak time of parking. As parking within this development meets the Sandy City requirement to share parking between the different land uses. The peak parking time, 4:00 pm, was found from parking and traffic counts shown in the next section.

Parking Study for 10330 S. and 1300 E. Development							
Table Two							
Parking Required based on ITE Parking Generation Manual							
ITE Land Use	Land Use	Size	Average ITE Rate per 1,000 sf	Peak Parking	Peak Period of Parking Demand	4:00 PM %	4:00 PM Parking Estimate
934	Arby's	3,115 sf	9.61	30 spaces	11:00 am – 1:00 pm	45%	14 spaces
720	Dentist	3,242 sf	3.23	11 spaces	9:00 am – 4:00 pm	86%	10 spaces
492	Fitness Center	46,800 sf	4.73	221 spaces	5:00 pm – 7:00 pm	69%	153 spaces
820	Commercial Shops	51,200 sf	1.95	100 spaces	12:00 pm – 6:00 pm	81%	81 spaces
850	Smith's	66,000 sf	2.93	193 spaces	12:00 pm – 6:00 pm	97%	187 spaces
<b>Total</b>		<b>170,357 sf</b>		<b>555 spaces</b>			<b>445 spaces*</b>

\* From the next section, access counts and parking counts at the site indicated that the peak parking time was 4:00 pm with 438 spaces occupied.

The Table above shows that the estimated 4:00 pm parking is much lower than the parking code would require. It also shows that if 445 spaces were all that was occupied than the overall parking area would be 51% full.



**C. Parking Demand Requirements according to Actual Parking Counts**

Table Three shows the access counts for all the accesses to the site for a 24-hour period starting at 9:00 pm on Tuesday, January 21, 2025. The inbound and outbound counts were summed so that these counts could be applied to parking. The access names corresponded with the traffic study and are as follows:

- Equestrian Trail Access – The southmost access onto 1300 East (on the south property line)
- Smith’s Access – The access that is just north of the Smith’s that connects to 1300 East.
- Segó Lily Access – The main access onto Segó Lily Drive
- Rear EOS Access – This access is also on Segó Lily Drive. It serves the rear of the shops and Smith’s and is primarily used by EOS patrons.

Parking Study for 10330 S. and 1300 E. Development											
Table Three											
Access Counts – Inbound/Outbound Traffic											
Start Time	Finish Time	Eq. Trail In	Smith’s In	Segó Lily In	Rear EOS In	Total In	Eq. Trail Out	Smith’s Out	Segó Lily Out	Rear EOS Out	Total Out
9:00 PM	10:00 PM	89	22	13	12	136	136	26	40	12	214
10:00 PM	11:00 PM	51	15	12	6	84	113	20	22	11	166
11:00 PM	12:00 AM	12	3	12	1	28	60	16	16	8	100
12:00 AM	1:00 AM	13	1	1	1	16	24	3	6	3	36
1:00 AM	2:00 AM	4	1	2	0	7	10	1	2	1	14
2:00 AM	3:00 AM	10	2	3	0	15	8	2	1	0	11
3:00 AM	4:00 AM	19	6	3	1	29	14	1	5	0	20
4:00 AM	5:00 AM	45	4	5	5	59	15	0	3	0	18
5:00 AM	6:00 AM	114	11	14	20	159	47	3	5	4	59
6:00 AM	7:00 AM	71	10	13	10	104	85	13	10	10	118
7:00 AM	8:00 AM	102	44	61	8	215	122	19	51	15	207
8:00 AM	9:00 AM	157	59	89	20	325	70	28	61	13	172
9:00 AM	10:00 AM	117	41	72	26	256	109	25	73	10	217
10:00 AM	11:00 AM	120	56	73	16	265	110	45	77	18	250
11:00 AM	12:00 PM	125	65	79	20	289	130	55	76	22	283
12:00 PM	1:00 PM	125	77	98	20	320	137	71	130	26	364
1:00 PM	2:00 PM	143	60	95	17	315	126	49	120	20	315
2:00 PM	3:00 PM	126	72	127	20	345	117	60	118	26	321
3:00 PM	4:00 PM	209	63	116	24	412	125	60	126	17	328
4:00 PM	5:00 PM	202	61	102	26	391	151	92	186	32	461
5:00 PM	6:00 PM	185	70	131	43	429	169	66	166	26	427
6:00 PM	7:00 PM	151	77	143	21	392	167	56	143	26	392
7:00 PM	8:00 PM	142	46	78	13	279	187	61	98	20	366
8:00 PM	9:00 PM	132	41	58	13	244	140	48	80	18	286



The total inbound and outbound counts from Table Three are included in Table Four to develop a cumulative parking count. Table Four shows that through establishing the net inbound or outbound trips, then using actual parking counts for calibration, an accurate cumulative parking estimate was developed. It can be seen that the actual parking counts at 11:00 am, 4:00 pm and 9:00 pm on Wednesday, January 22<sup>nd</sup> are very close to the estimated cumulative total.

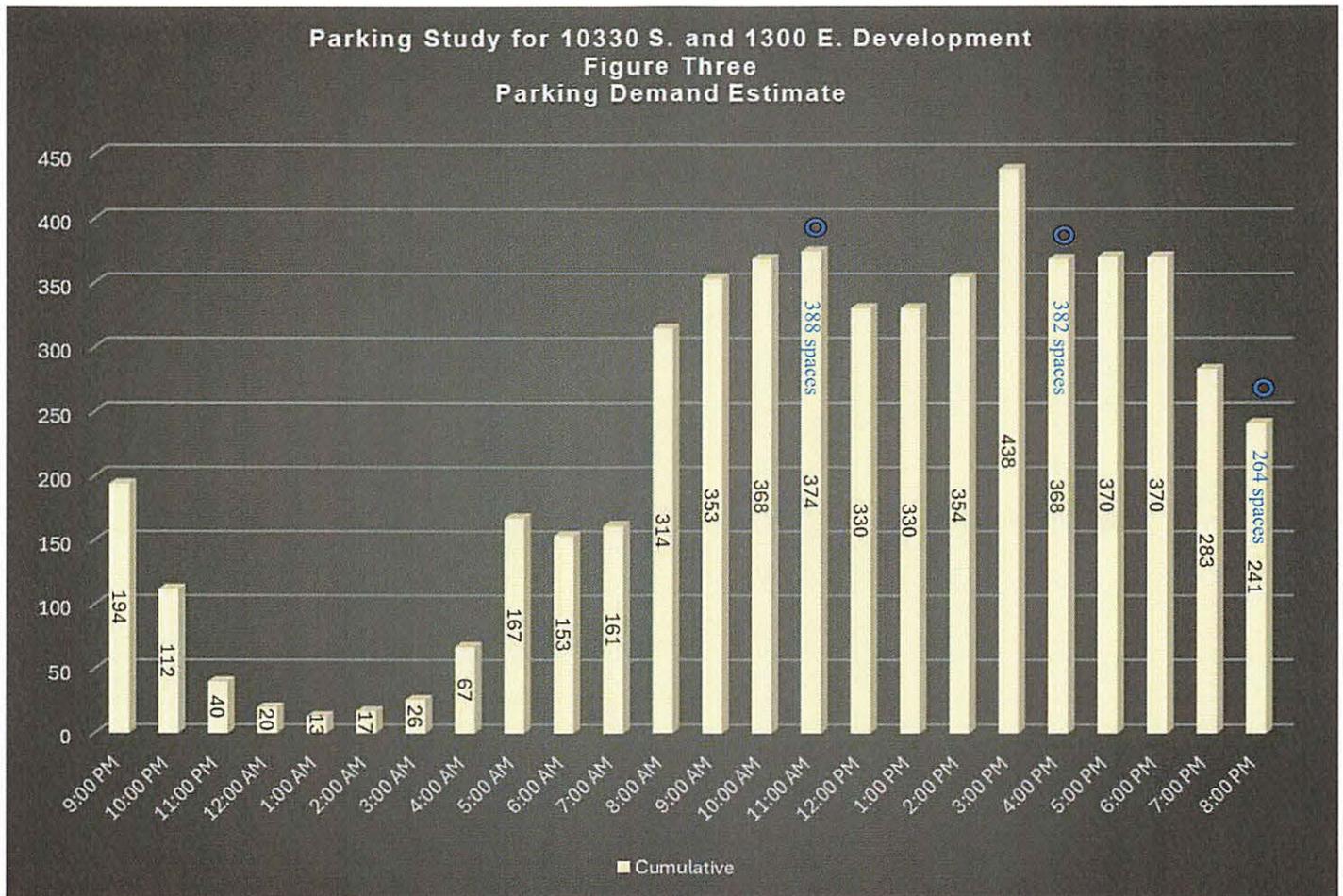
Parking Study for 10330 S. and 1300 E. Development						
Table Four						
Cumulative Parking Summary based on Access Counts and Parking Counts						
Start Time	Finish Time	Total In	Total Out	Net In/Out	Actual Parking Count <sup>(1)</sup>	Cumulative Parking Estimate
					272	272
9:00 PM	10:00 PM	136	214	-78		194
10:00 PM	11:00 PM	84	166	-82		112
11:00 PM	12:00 AM	28	100	-72		40
12:00 AM	1:00 AM	16	36	-20		20
1:00 AM	2:00 AM	7	14	-7		13
2:00 AM	3:00 AM	15	11	4		17
3:00 AM	4:00 AM	29	20	9		26
4:00 AM	5:00 AM	59	18	41		67
5:00 AM	6:00 AM	159	59	100		167
6:00 AM	7:00 AM	104	118	-14		153
7:00 AM	8:00 AM	215	207	8		161
8:00 AM	9:00 AM	325	172	153		314
9:00 AM	10:00 AM	256	217	39		353
10:00 AM	11:00 AM	265	250	15		368
11:00 AM	12:00 PM	289	283	6	388	374
12:00 PM	1:00 PM	320	364	-44		330
1:00 PM	2:00 PM	315	315	0		330
2:00 PM	3:00 PM	345	321	24		354
3:00 PM	4:00 PM	412	328	84		438 <sup>(2)</sup>
4:00 PM	5:00 PM	391	461	-70	382	368
5:00 PM	6:00 PM	429	427	2		370
6:00 PM	7:00 PM	392	392	0		370
7:00 PM	8:00 PM	279	366	-87		283
8:00 PM	9:00 PM	244	286	-42	264	241

(1) Actual parking counts were made at 9:00 pm, 11:00 am, 4:00 pm and 9:00 pm. These counts typically required at least 10 minutes, so they were not exactly on the hour. The above table shows that by using the counts, the cumulative parking estimate was made. The hours counted are reasonably consistent with counting the inbound/outbound traffic at each access.

(2) **The cumulative parking estimate shows that the parking peaked at 438 spaces between 3:00 pm and 4:00 pm.** There are two training centers in the retail space that have a lot of students, immediately north of the Ace Hardware store. These students appear to leave from 3:30 pm to 5:00 pm, hence, the peak parking demand was during this time.



Figure Three shows the cumulative parking demand estimate from Table Four in the yellow bars. The blue circles and text indicate the calibration counts.





#### D. Summary of Parking Demand Requirements

To better illustrate the results of different sections of this study, the following summary was developed. Table Five shows the summary of parking spaces supply vs. demand.

<b>Parking Study for 10330 S. and 1300 E. Development</b>	
<b>Table Five</b>	
<b>Summary of Parking Space Supply and Parking Demand</b>	
<b>Methodology</b>	<b>Parking Spaces</b>
<b>Supply</b>	
Existing Spaces	934
<b>Proposed Spaces</b>	<b>783</b>
% Reduction	9.68%
<b>Demand</b>	
Sandy Parking Code	867
ITE Parking Generation	445
<b>Actual Traffic and Parking Counts</b>	<b>438</b>
Actual Counts/Existing Supply Ratio (438/934)	47%
<b>Actual Counts/Proposed Supply Ratio (438/783)</b>	<b>56%</b>

#### VI. Recommendations/Conclusions

The report showed that the proposed parking spaces with the fuel center and signal were more than adequate for the demand on site. It is recommended that the site be approved with the proposed 783 parking spaces. The report shows that even with the space reduction that peak hour parking will only fill 56 percent of available spaces.

The report shows that this reduction is acceptable under Sandy City code for parking reduction.



APPENDICES

Appendix A            ITE Parking Generation Data

## Land Use: 492 Health/Fitness Club

### Description

A health/fitness club is a privately-owned facility that primarily focuses on individual fitness or training. It typically provides exercise classes, fitness equipment, a weight room, spa, locker rooms, and a small restaurant or snack bar. This land use may also include ancillary facilities, such as a swimming pool, whirlpool, sauna, limited retail, and tennis, racquetball or handball courts. These facilities are membership clubs that may allow access to the general public for a fee. Racquet/tennis club (Land Use 491), athletic club (Land Use 493), and recreational community center (Land Use 495) are related uses.

### Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (five study sites) and a Saturday (two study sites) in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand	
	Weekday	Saturday
12:00–4:00 a.m.	–	–
5:00 a.m.	–	–
6:00 a.m.	–	–
7:00 a.m.	–	–
8:00 a.m.	–	80
9:00 a.m.	–	100
10:00 a.m.	62	100
11:00 a.m.	55	97
12:00 p.m.	44	79
1:00 p.m.	41	81
2:00 p.m.	36	73
3:00 p.m.	41	71
4:00 p.m.	69	70
5:00 p.m.	96	65
6:00 p.m.	100	62
7:00 p.m.	85	–
8:00 p.m.	–	–
9:00 p.m.	–	–
10:00 p.m.	–	–
11:00 p.m.	–	–

# Health/Fitness Club (492)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 5:00 - 7:00 p.m.

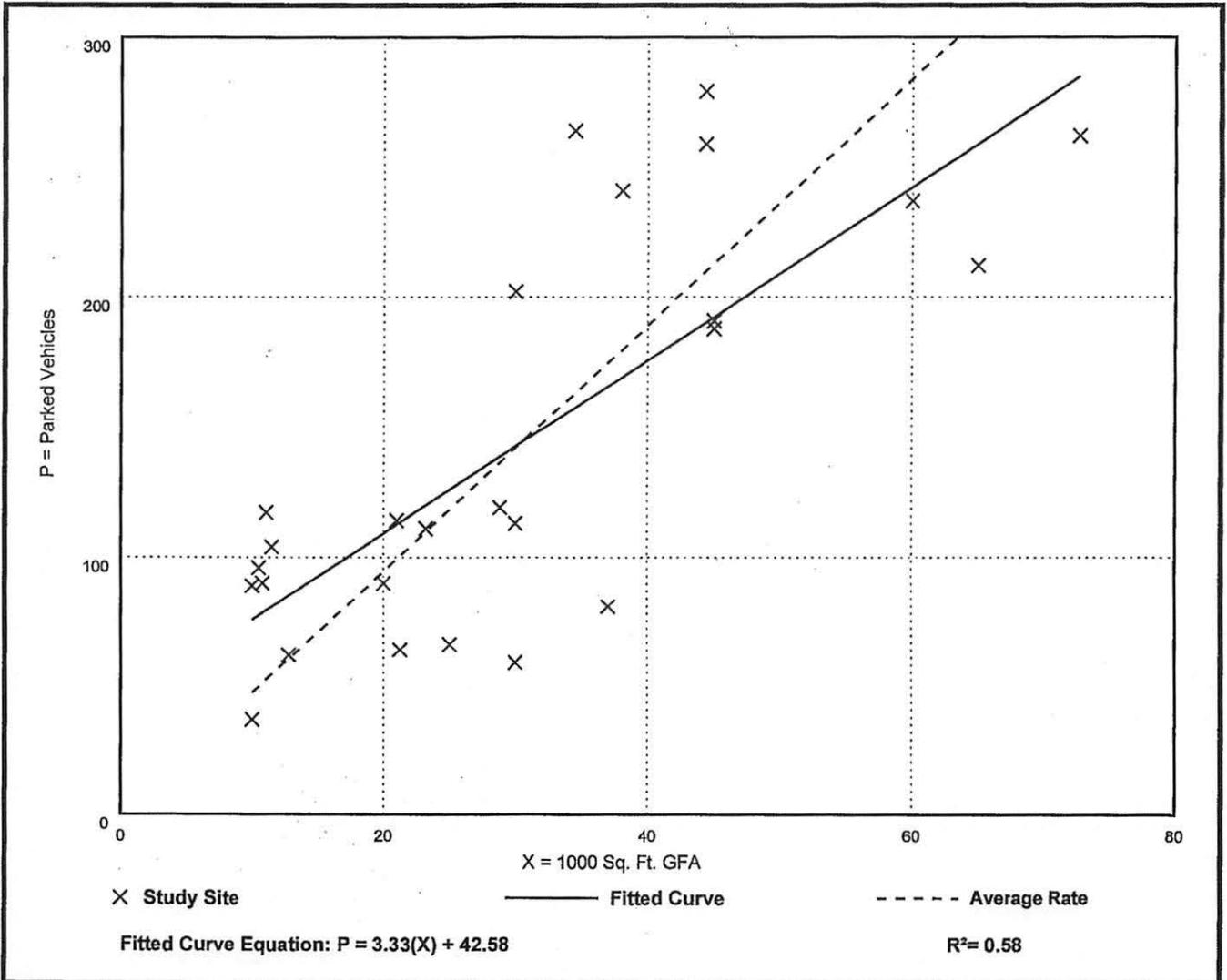
Number of Studies: 26

Avg. 1000 Sq. Ft. GFA: 30

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
4.73	1.97 - 10.56	3.93 / 8.87	4.00 - 5.46	1.91 ( 40% )

## Data Plot and Equation



## Land Use: 720 Medical-Dental Office Building

### Description

A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. One or more private physicians or dentists generally operate this type of facility. General office building (Land Use 710), small office building (Land Use 712), and clinic (Land Use 630) are related uses.

### Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 27 study sites in a general urban/suburban setting and two study sites in a dense multi-use urban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand	
	General Urban/Suburban	Dense Multi-Use Urban
12:00–4:00 a.m.	–	–
5:00 a.m.	–	–
6:00 a.m.	–	–
7:00 a.m.	12	–
8:00 a.m.	43	61
9:00 a.m.	88	62
10:00 a.m.	99	96
11:00 a.m.	100	56
12:00 p.m.	83	29
1:00 p.m.	74	67
2:00 p.m.	94	100
3:00 p.m.	93	82
4:00 p.m.	86	79
5:00 p.m.	54	71
6:00 p.m.	–	–
7:00 p.m.	–	–
8:00 p.m.	–	–
9:00 p.m.	–	–
10:00 p.m.	–	–
11:00 p.m.	–	–

# Medical-Dental Office Building (720)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 9:00 a.m. - 4:00 p.m.

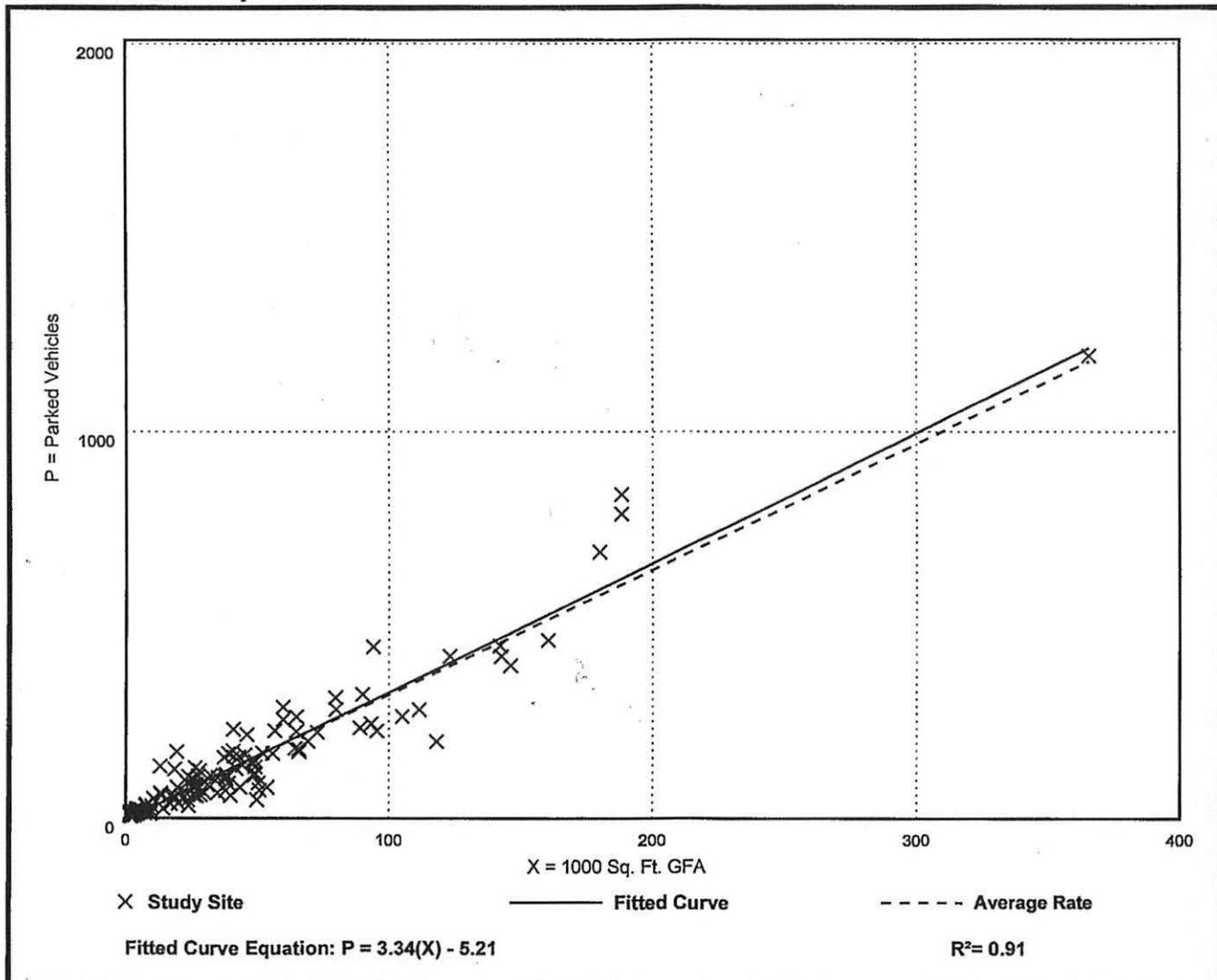
Number of Studies: 117

Avg. 1000 Sq. Ft. GFA: 46

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.23	0.96 - 10.27	2.73 / 4.59	3.04 - 3.42	1.05 ( 33% )

## Data Plot and Equation



## Land Use: 820 Shopping Center

### Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center's composition is related to its market area in terms of size, location, and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands.

### Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand **during the month of December** on a weekday (seven study sites), a Friday (eight study sites), and a Saturday (19 study sites).

Hour Beginning	Percent of Peak Parking Demand during December		
	Weekday	Friday	Saturday
12:00-4:00 a.m.	-	-	-
5:00 a.m.	-	-	-
6:00 a.m.	-	-	-
7:00 a.m.	-	-	-
8:00 a.m.	-	-	-
9:00 a.m.	-	-	-
10:00 a.m.	-	74	-
11:00 a.m.	-	87	85
12:00 p.m.	77	97	97
1:00 p.m.	100	100	98
2:00 p.m.	98	92	100
3:00 p.m.	90	85	97
4:00 p.m.	76	84	88
5:00 p.m.	82	78	77
6:00 p.m.	89	75	64
7:00 p.m.	90	63	-
8:00 p.m.	84	-	-
9:00 p.m.	-	-	-
10:00 p.m.	-	-	-
11:00 p.m.	-	-	-

The following table presents a time-of-day distribution of parking demand during a non-December month on a weekday (18 study sites), a Friday (seven study sites), and a Saturday (13 study sites).

Hour Beginning	Percent of Non-December Peak Parking Demand		
	Weekday	Friday	Saturday
12:00–4:00 a.m.	–	–	–
5:00 a.m.	–	–	–
6:00 a.m.	–	–	–
7:00 a.m.	–	–	–
8:00 a.m.	15	32	27
9:00 a.m.	32	50	46
10:00 a.m.	54	67	67
11:00 a.m.	71	80	85
12:00 p.m.	99	100	95
1:00 p.m.	100	98	100
2:00 p.m.	90	90	98
3:00 p.m.	83	78	92
4:00 p.m.	81	81	86
5:00 p.m.	84	86	79
6:00 p.m.	86	84	71
7:00 p.m.	80	79	69
8:00 p.m.	63	70	60
9:00 p.m.	42	–	51
10:00 p.m.	15	–	38
11:00 p.m.	–	–	–

### Additional Data

The parking demand database includes data from strip, neighborhood, community, town center, and regional shopping centers. Some of the centers contain non-merchandising facilities, such as office buildings, movie theaters, restaurants, post offices, banks, health clubs, and recreational facilities.

Many shopping centers, in addition to the integrated unit of shops in one building or enclosed around a mall, include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied included peripheral buildings, it can be assumed that some of the data show their effect.

# Shopping Center - Non-December (820)

Peak Period Parking Demand vs: 1000 Sq. Ft. GLA

On a: Weekday (Monday - Thursday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 12:00 - 6:00 p.m.

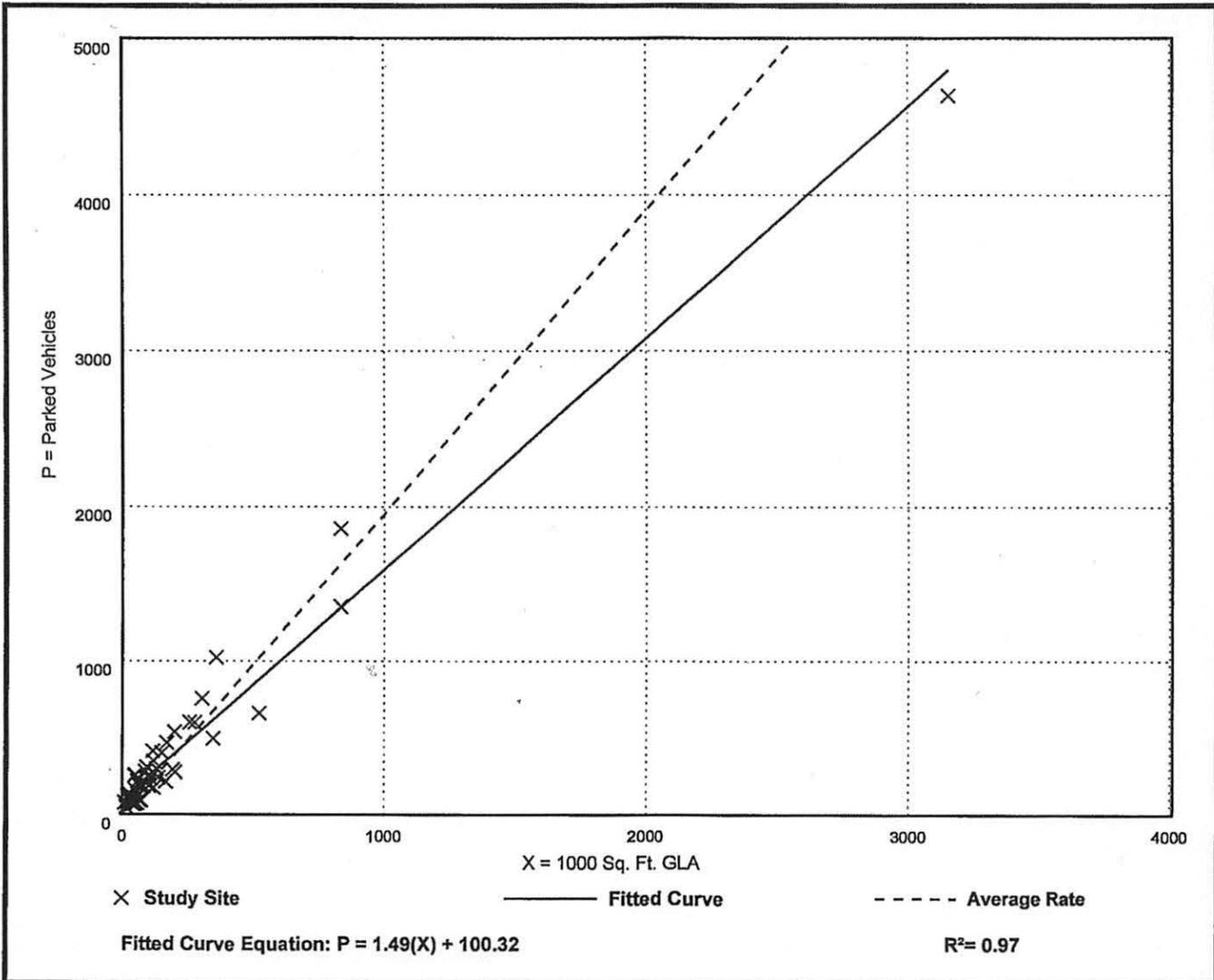
Number of Studies: 46

Avg. 1000 Sq. Ft. GLA: 218

## Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.95	1.27 - 7.98	1.99 / 3.68	1.73 - 2.17	0.75 ( 38% )

## Data Plot and Equation



## Land Use: 850 Supermarket

### Description

A supermarket is a free-standing retail store selling a complete assortment of food, food preparation and wrapping materials, and household cleaning items. Supermarkets may also contain the following products and services: ATMs, automobile supplies, bakeries, books and magazines, dry cleaning, floral arrangements, greeting cards, limited-service banks, photo centers, pharmacies, and video rental areas. Some facilities may be open 24 hours a day.

### Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (nine study sites), a Saturday (11 study sites), and a Sunday (one study site) in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand		
	Weekday	Saturday	Sunday
12:00–4:00 a.m.	–	–	–
5:00 a.m.	–	–	–
6:00 a.m.	–	–	–
7:00 a.m.	–	–	–
8:00 a.m.	–	–	8
9:00 a.m.	–	–	22
10:00 a.m.	59	70	50
11:00 a.m.	67	96	65
12:00 p.m.	86	99	85
1:00 p.m.	87	99	77
2:00 p.m.	93	97	85
3:00 p.m.	97	96	99
4:00 p.m.	97	100	100
5:00 p.m.	100	89	53
6:00 p.m.	99	–	42
7:00 p.m.	83	–	22
8:00 p.m.	53	–	13
9:00 p.m.	38	–	9
10:00 p.m.	20	–	3
11:00 p.m.	–	–	–

# Supermarket (850)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Thursday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 12:00 - 6:00 p.m.

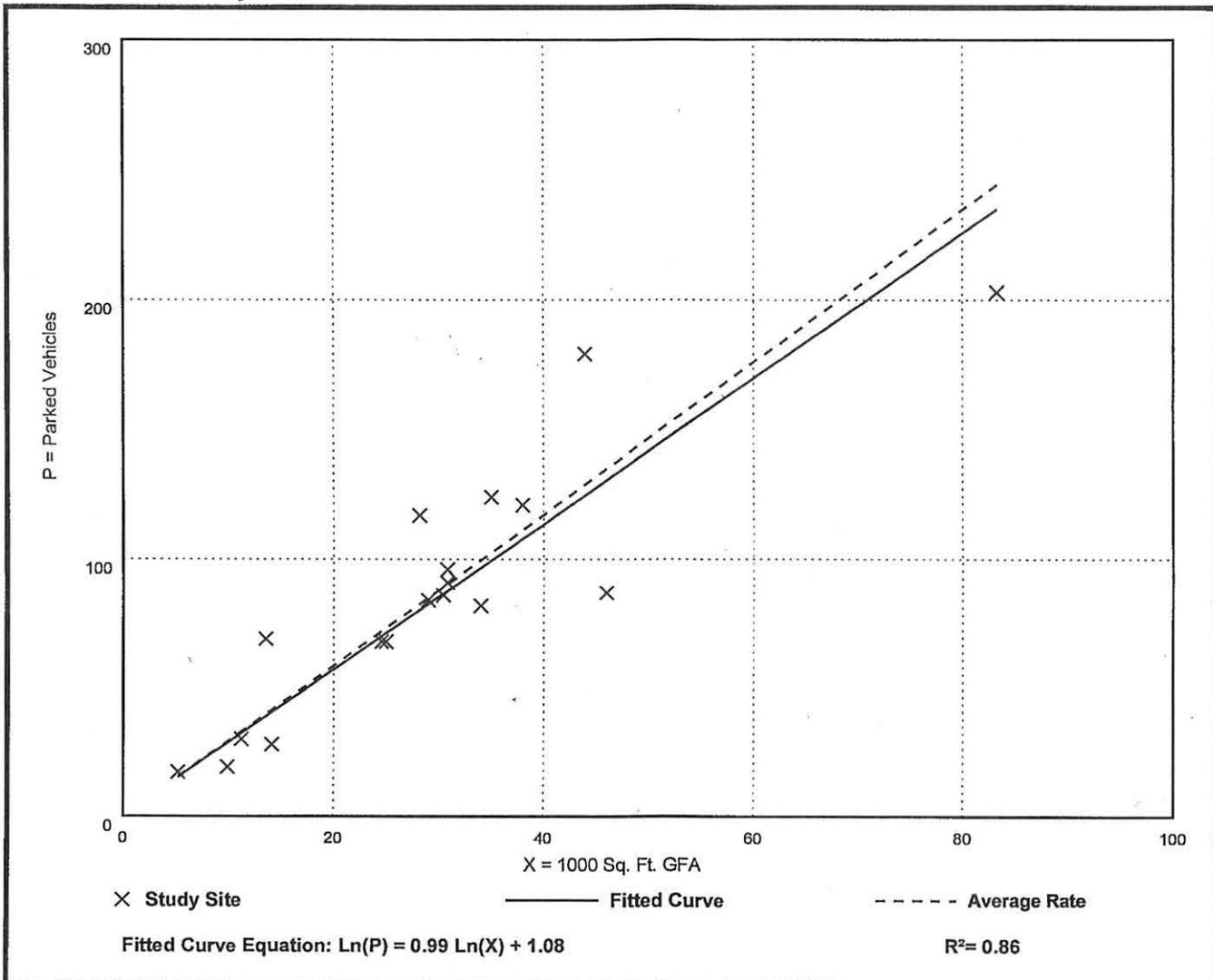
Number of Studies: 19

Avg. 1000 Sq. Ft. GFA: 29

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.93	1.89 - 5.08	2.70 / 4.07	***	0.73 ( 25% )

## Data Plot and Equation



## Land Use: 934 Fast-Food Restaurant with Drive-Through Window

### Description

This category includes fast-food restaurants with drive-through windows. This type of restaurant is characterized by a large drive-through and large carry-out clientele, long hours of service (some are open for breakfast, all are open for lunch and dinner, some are open late at night or 24 hours a day) and high turnover rates for eat-in customers. These limited-service eating establishments do not provide table service. A patron generally orders from a menu board and pays before receiving the meal. A typical duration of stay for an eat-in patron is less than 30 minutes. Fast casual restaurant (Land Use 930), high-turnover (sit-down) restaurant (Land Use 932), fast-food restaurant without drive-through window (Land Use 933), and fast-food restaurant with drive-through window and no indoor seating (Land Use 935) are related uses.

### Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a Monday-through-Thursday weekday (four study sites) and a Saturday (one study site) in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand	
	Weekday	Saturday
12:00–4:00 a.m.	–	–
5:00 a.m.	–	–
6:00 a.m.	–	–
7:00 a.m.	–	–
8:00 a.m.	–	–
9:00 a.m.	–	–
10:00 a.m.	28	31
11:00 a.m.	60	50
12:00 p.m.	100	88
1:00 p.m.	85	100
2:00 p.m.	57	75
3:00 p.m.	43	50
4:00 p.m.	45	31
5:00 p.m.	59	50
6:00 p.m.	62	69
7:00 p.m.	18	63
8:00 p.m.	–	–
9:00 p.m.	–	–
10:00 p.m.	–	–
11:00 p.m.	–	–

# Fast-Food Restaurant with Drive-Through Window (934)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Thursday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 12:00 - 1:00 p.m.

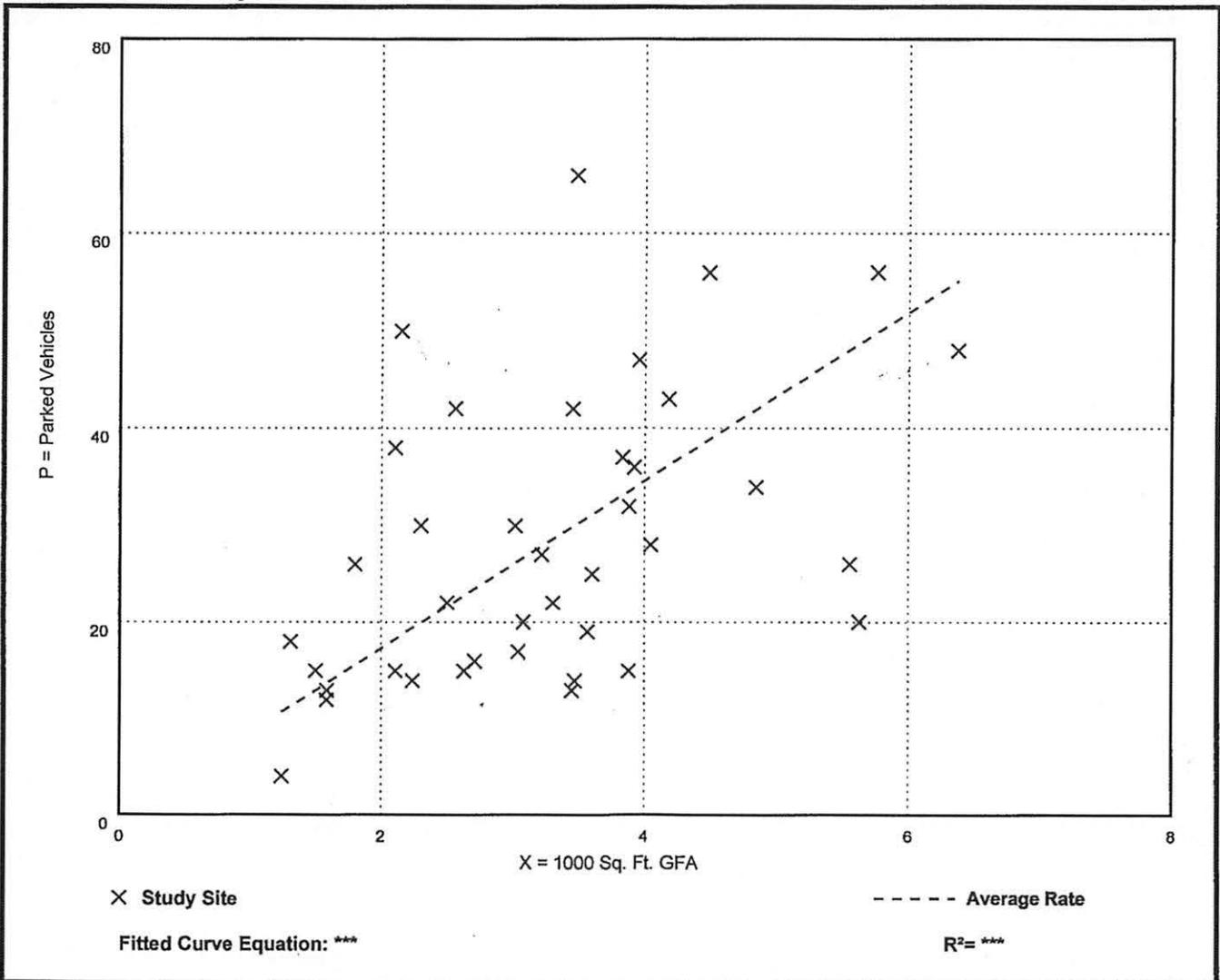
Number of Studies: 39

Avg. 1000 Sq. Ft. GFA: 3.3

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
8.66	3.23 - 23.26	6.71 / 13.78	7.34 - 9.98	4.22 ( 49% )

## Data Plot and Equation



## Exhibit "H"



- KROGER CORPORATE REAL ESTATE • 1014 VINE STREET • CINCINNATI, OH 45202-1100

March 18, 2025

*via Email*

**RE: Real Estate Market Demand Analysis and Parking Analysis (SM-153 in Sandy, UT)**

The purpose of this letter is to provide a Market Demand Analysis for Alta Shopping Center in Sandy, Utah, with a particular focus on the Smith's Grocery Store. This analysis, conducted by a team of qualified real estate market analysts employed by The Kroger Co., evaluates the current market demand for commercial and grocery use within the shopping center.

Sandy, Utah, has experienced shifting population trends in recent years. According to U.S. Census Bureau data, the city's population was 96,904 in 2020. However, estimates as of July 1, 2023, indicate a decline of 5.5%, bringing the population to approximately 91,500. This trend suggests that Sandy's growth has plateaued compared to other rapidly expanding areas within the Salt Lake City metropolitan region. With limited developable land, population growth is expected to slightly decrease within the surrounding trade area of this shopping center – -0.4% Growth within 3-miles.

The transaction data for the shopping center reveals clear peak periods (shown on [Exhibit A](#)), with the highest volume occurring between 11:00 AM and 5:00 PM, peaking at 8,864 transactions at 5:00 PM. The hourly transaction volume during peak times, ranging from 155 to 285 transactions per hour between 12:00 PM and 6:00 PM. Market analysis indicates that the shopping center is currently sufficiently parked, with no foreseeable demand increases that would necessitate additional parking expansion.

The stable population trends in Sandy, combined with consistent transaction volumes, suggest that future parking needs will remain in line with current availability. The high turnover rate, with 82% of visitors staying for less than 30 minutes (shown on [Exhibit B](#)), further supports this assessment, ensuring that existing parking can efficiently accommodate shopper demand. Based on peak-hour demand at 5PM, an estimated 196 parking spaces are required to accommodate visitor traffic and dwell time distribution, with a parking ratio of 2.9 spaces per 1,000 square feet for the 67,101 Sq. Ft. of retail space (shown on [Exhibit C](#)).

Based on current market conditions and transaction data, Alta Shopping Center's parking capacity is well-aligned with demand, and no significant changes are anticipated in the near future. While continued efforts to improve ingress and egress access will enhance the overall shopping experience, the current parking infrastructure is expected to remain sufficient for the foreseeable future. Strategic focus should remain on optimizing access points and maintaining high-functioning traffic flow to support both customer convenience and business operations within the shopping center.

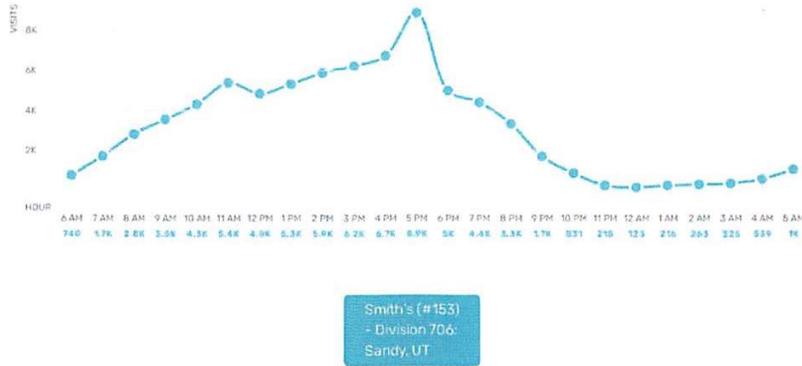
Sincerely,  
 Kyle Szanti  
 Assistant Real Estate Asset Manager  
 Corporate Real Estate | The Kroger Co.  
 Cell: 513-288-8011



Exhibit "H" continued

**Exhibit A**

Number of Monthly Visits Per Hour of Day



**Exhibit B**

Dwell Time (# of minutes spent within shopping centers per shop)



**Exhibit C**

Calculation of Parking Spaces Required Per 1000 Sq. Ft. (using Transaction Data)

BASED ON PEAK HOUR DEMAND OF 5PM

Dwell Time	Transactions	Percentage of dwell time	Transactions	Ratio Factor	Parking Needed
0-29 Mins	286	82%	234.52	0.5	117.26
30 - 44 Mins	286	4%	11.44	0.75	8.58
45 - 59 Mins	286	2%	5.72	1	5.72
60 - 74 Mins	286	1%	2.86	1.25	3.575
75 - 89 Mins	286	1%	2.86	1.5	4.29
90- 104 Mins	286	0.5%	1.43	1.75	2.5025
104 - 119 Mins	286	0.5%	1.43	2	2.86
120< Mins (Employees)	286	9%	25.74	2	51.48
<b>Sum of Parking Need:</b>					<b>196.2675</b>
<b>Gross Sq. Ft. of Store:</b>					<b>67,101</b>
<b>Sum of Parking Need:</b>					<b>2.9</b>

Exhibit "I"



Exhibit "J"





## Staff Report

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**File #:** 25-225, **Version:** 1

**Date:** 7/17/2025

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Minutes



# Sandy City, Utah

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

## Meeting Minutes

### Planning Commission

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

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Thursday, June 19, 2025

6:15 PM

Council Chambers and Online

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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\\_W4zVNH3BSjuQRHiwuuCDaQ](https://us02web.zoom.us/webinar/register/WN_W4zVNH3BSjuQRHiwuuCDaQ)

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/89153255803>

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/89153255803>

Webinar ID: 835 3688 4857

Passcode: 171722

#### 4:00 PM FIELD TRIP

[25-180](#)

Field Trip Map

**Attachments:** [Field Trip Map](#)

#### 5:15 PM EXECUTIVE SESSION

#### 6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

**Present** 6 - Commissioner Dave Bromley  
 Commissioner Cameron Duncan  
 Commissioner David Hart  
 Commissioner Daniel Schoenfeld  
 Commissioner Jennifer George  
 Commissioner LaNiece Davenport

**Absent** 3 - Commissioner Ron Mortimer  
 Commissioner Steven Wrigley  
 Commissioner Craig Kitterman

**Public Hearings**

[CA06062025](#) Amendments to Title 21 of the Land Development Code related to Appeals  
[-0006980](#) and Variances  
[\(PC\)](#)

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

Melissa Anderson presented this item to the Planning Commission.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

**A motion was made by LaNiece Davenport, seconded by Cameron Duncan, that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, of the Sandy Municipal Code, relating to appeals and variances, based on the five findings detailed in the staff report. The motion carried by the following roll call vote:**

**Yes:** 6 - Dave Bromley  
 Cameron Duncan  
 David Hart  
 Daniel Schoenfeld  
 Jennifer George  
 LaNiece Davenport

**Absent:** 3 - Ron Mortimer  
 Steven Wrigley  
 Craig Kitterman

**Nonvoting:** 0

[CA06062025](#) Amendments to Title 21 of the Land Development Code related to  
[-0006979](#) Residential Parking Standards  
[\(PC\)](#)

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

Melissa Anderson presented this item to the Planning Commission.

David Hart asked if the parking space dimensions are required by state statute.

Melissa Anderson said yes.

LaNiece Davenport asked for clarification on the square footage for a minimum dwelling size.

Melissa Anderson explained the minimum and the maximum for a dwelling.

Mike Wilcox said it states that it is a minimum.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

**A motion was made by Dave Bromley, seconded by Jennifer George, that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, of the Sandy Municipal Code, relating to residential parking standards and minimum dwelling size, based on the five findings detailed in the staff report. The motion carried by the following roll call vote:**

**Yes:** 6 - Dave Bromley  
Cameron Duncan  
David Hart  
Daniel Schoenfeld  
Jennifer George  
LaNiece Davenport

**Absent:** 3 - Ron Mortimer  
Steven Wrigley  
Craig Kitterman

**Nonvoting:** 0

### Public Meeting Items

[SPX0516202](#)  
[5-006969](#) Lujan Special Exception for Restoration in the Sensitive Area Overlay with 30% or greater slopes  
10870 S Lostwood Drive  
[The Dell, Community #29]

Attachments: [Staff Report](#)  
[Exhibits A-D](#)

Melissa Anderson introduced this item to the Planning Commission.

Brandon Lujan, 10870 S Lostwood Drive, said that he's going to restore the hill as close to it's original state as they can.

Melissa Anderson further presented this item to the Planning Commission.

Dave Bromley spoke about modifying the conditions to allow for implementation of the vegetation.

Melissa Anderson said that could be included.

David Hart shared his concerns relating to erosion and flooding and wants assurance that the hill will be put back together and quickly.

Dave Bromley commented that planting materials could take a year to hold the soil.

Darien Alcorn, Sandy City Attorney, commented that there isn't anything preventing a review after a certain amount of time.

Brandon Lujan said that he's going to do everything he can to make sure the vegetation takes and is worried about the unknown.

David Hart replied that they want to make sure that the vegetation is holding to prevent further excessive erosion.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

**A motion was made by Cameron Duncan, seconded by Daniel Schoenfeld, that the Planning Commission grant a Special Exception to allow restoration of 30% or greater slopes in the Sensitive Area Overlay for the property located at 10870 S Lostwood Drive, based on the five conditions of approval with an additional 6th condition - That city staff work with the applicant to ensure that the re-vegetation plan is adequate for the period of one year. The motion carried by the following roll call vote:**

**Yes:** 6 - Dave Bromley  
Cameron Duncan  
David Hart  
Daniel Schoenfeld  
Jennifer George  
LaNiece Davenport

**Absent:** 3 - Ron Mortimer  
Steven Wrigley  
Craig Kitterman

**Nonvoting:** 0

DRAFT

[CUP0424202](#) Burton Accessory Structure (Conditional Use Permit)  
[5-006960](#) 2277 E. Zermatt Circle  
 [Community #18]

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

Sarah Stringham introduced this item to the Planning Commission.

Scott & Leslie Burton, 2277 E Zermatt Circle, presented their item to the Planning Commission.

Dave Bromley asked the applicants if they read the recommendations and conditions in the staff report relating to the 4' setback.

Leslie Burton replied that they read part of the staff report and were told of the setback from Sarah Stringham. Scott Burton clarified the setback and said they could accommodate that.

Mike Wilcox said that another option would be to reduce the pitch of the roof so they wouldn't need the exception if they didn't agree with the setback.

Sarah Strigham further presented this item to the Planning Commission and recommended approval.

David Hart asked if the retaining wall will follow the footprint of the house or the property line.

Scott Burton replied that the retaining wall will follow the footprint of the building.

Cameron Duncan said that the fence does not line up with the property line.

Sarah Stringham said the fence does not go along the exact property line. The accessory structure is proposed to be two feet from the property line, not the fence.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

**A motion was made by Daniel Schoenfeld, seconded by Dave Bromley, that the Planning Commission approve a Conditional Use Permit for increased height for an accessory structure for the property located at 2277 E Zermatt Circle based on the four findings and subject to the two conditions detailed in the staff report. The motion carried by the following roll call vote:**

- Yes:** 6 - Dave Bromley  
 Cameron Duncan  
 David Hart  
 Daniel Schoenfeld  
 Jennifer George  
 LaNiece Davenport

- Absent:** 3 - Ron Mortimer  
 Steven Wrigley  
 Craig Kitterman

Nonvoting: 0

[SUB0614202](#) Crabtree Subdivision (Subdivision Review)  
[2-006347](#) 2845 E Little Cottonwood Rd  
[Community 30, Granite]

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

Thomas Irvin introduced this item to the Planning Commission.

Tammy & David Crabtree, 3031 E Mt Jordan Road, presented this item to the Planning Commission.

Thomas Irvin further presented this item to the Planning Commission.

Cameron Duncan asked about the new sidewalk on Little Cottonwood Road.

Britney Ward, Sandy City Engineer, said that they'll transition the sidewalk to connect.

David Hart asked about the slope of the driveways and the Crabtree's confirmed that the plan is to fill and flatten it out.

David Hart opened this item for public comment.

David Hart closed item to public comment.

**A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission determine that preliminary subdivision review for the Crabtree Subdivision, located at 2845 E Little Cottonwood Road, is substantially complete based on the three findings and subject to the two conditions detailed in the staff report. The motion carried by the following roll call vote:**

**Yes:** 6 - Dave Bromley  
Cameron Duncan  
David Hart  
Daniel Schoenfeld  
Jennifer George  
LaNiece Davenport

**Absent:** 3 - Ron Mortimer  
Steven Wrigley  
Craig Kitterman

Nonvoting: 0

[SPX0522202](#) Crabtree Subdivision Special Exceptions  
[5-006972](#) 2845 E Little Cottonwood Rd  
[Community 30, Granite}

**A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission determine the requested special exceptions described in the staff report for the Crabtree Subdivision located at 2845 E Little Cottonwood Road are approved based on the three findings detailed in the staff report. The motion carried by the following roll call vote:**

**Yes:** 6 - Dave Bromley  
Cameron Duncan  
David Hart  
Daniel Schoenfeld  
Jennifer George  
LaNiece Davenport

**Absent:** 3 - Ron Mortimer  
Steven Wrigley  
Craig Kitterman

**Nonvoting:** 0

DRAFT

[SUB0331202](#) Tate Woods Subdivision  
[5-006940](#) 485 E 7800 S  
 [Community 3, Sandy Woods]

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

Thomas Irvin introduced and presented this item to the Planning Commission.

David Hart asked for clarification with the four parking stalls.

Thomas Irvin said they would need four surface parking stalls no matter what.

David Hart asked if the four parking stalls is for both properties.

Thomas Irvin said yes.

Mike Wilcox said each lot has to have four off street parking (two in the garage and two in the driveway.)

Cameron Duncan said there doesn't seem to be a straight right of way through the properties.

Britney Ward, Sandy City Engineer, said that they are requiring dedication of property on the west side. The property on the east side currently has enough right of way width to meet the standard cross section.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

**A motion was made by Cameron Duncan, seconded by Daniel Schoenfeld, that the Planning Commission determine that preliminary subdivision review for the Tate Woods Subdivision located at 485 E and 489 E 7800 S is substantially complete based on the three findings and subject to the three conditions detailed in the staff report. The motion carried by the following roll call vote:**

**Yes:** 6 - Dave Bromley  
 Cameron Duncan  
 David Hart  
 Daniel Schoenfeld  
 Jennifer George  
 LaNiece Davenport

**Absent:** 3 - Ron Mortimer  
 Steven Wrigley  
 Craig Kitterman

**Nonvoting:** 0

[SPX0611202](#) Tate Woods Special Exception  
[5-006983](#) 485 & 489 E 7800 S  
[Community #3, Sandy Woods]

**A motion was made by Cameron Duncan, seconded by LaNiece Davenport, that the Planning Commission approve the requested special exception to retain the existing four-foot sidewalk in front of the development instead of implementing a standard five-foot sidewalk based on the three findings detailed in the staff report. The motion carried by the following roll call vote:**

**Yes:** 6 - Dave Bromley  
Cameron Duncan  
David Hart  
Daniel Schoenfeld  
Jennifer George  
LaNiece Davenport

**Absent:** 3 - Ron Mortimer  
Steven Wrigley  
Craig Kitterman

**Nonvoting:** 0

[MSC051220](#) Golf Simulator Indoor Recreation Use Parking Determination  
[25-006964](#) 8676 S. 1300 E. St.  
[Community #7, Quarry Bend]

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

Doug Wheelwright presented this item to the Planning Commission.

David Hart asked about the use on the second floor.

Doug Wheelwright said there's to be no use of the second floor and the basement can be used for storage relating to the golf simulator business.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

LaNiece Davenport asked for clarification relating to the dining area and asked if the applicant is seeking a food permit.

Doug Wheelwright replied that there will be no food production just vending machines.

**A motion was made by LaNiece Davenport, seconded by Jennifer George, that the Planning Commission determined that the existing eight (8) off-street vehicle parking stalls are adequate for the proposed indoor recreation use, for the property located at 8676 S 1300 E, based on the two findings and subject to the five conditions detailed in the staff report. The motion carried by the following roll call vote:**

**Yes:** 6 - Dave Bromley  
 Cameron Duncan  
 David Hart  
 Daniel Schoenfeld  
 Jennifer George  
 LaNiece Davenport

**Absent:** 3 - Ron Mortimer  
 Steven Wrigley  
 Craig Kitterman

**Nonvoting:** 0

[SPR0106202](#) SWIG State Street (Cairns Preliminary Site Plan Review & Restaurant  
[5-006903](#) Drive-up Window Use Conditional Use Review)  
 10101 S. State Street  
 [Community #5]

- Attachments:** [vicinity map](#)  
[Staff Report](#)  
[Exhibit A - Application Materials](#)  
[Exhibit B - REVISED ARC Minutes 05.28.25 \(APPROVED\)](#)  
[Exhibit C - Cairns Design Exceptions Report](#)

A motion was made by Dave Bromley, seconded by Daniel Schoenfeld, that the Planning Commission determine preliminary site plan review is complete for the Swig State Street located at 10101 S State St based on the three findings and subject to the ten conditions detailed in the staff report with a modification to condition #5(C) - That the applicant provide an enhanced covered outdoor dining area. The motion carried by the following roll call vote:

**Yes:** 5 - Dave Bromley  
 David Hart  
 Daniel Schoenfeld  
 Jennifer George  
 LaNiece Davenport

**No:** 1 - Cameron Duncan

**Absent:** 3 - Ron Mortimer  
 Steven Wrigley  
 Craig Kitterman

**Nonvoting:** 0

[CUP0319202](#) SWIG State Street (Cairns Preliminary Site Plan Review & Restaurant  
[5-006930](#) Drive-up Window Use Conditional Use Review)  
10101 S. State Street  
[Community #5]

Mike Wilcox introduced this item to the Planning Commission.

Jamin Kunz, 2354 E 2100 S, SLC, presented this item to the Planning Commission.

Cameron Duncan asked about the elevation being used.

Jamin Kunz said the wood elevation in the presentation is an outdated one.

Jennifer George asked how many cars can accommodate that property.

Jamin Kunz replied they have a turning radius of 19 or 20.

Mike Wilcox further presented this item to the Planning Commission and recommended approval.

David Hart shared his concerns with the project and would prefer this property be rezoned.

Mike Wilcox replied that the use is allowed in the current zone and there are provisions to allow for some flexibility in the standards and that if the property were rezoned then other Cairns Design Standards (pedestrian improvements, signage, branding, landscaping standards) would all go away.

David Hart said they could make those conditions in the rezone.

James Sorensen replied that because this is a permitted use you cannot add conditions to a rezone.

Danny Schoenfeld said that as part of the Architectural Review, the applicant did a good job addressing the changes.

LaNiece Davenport asked if the applicant is aware of all the conditions in the staff report.

Jamin Kunz said yes.

David Hart opened this item for public comment.

Steve VanMaren, Riverton resident, said he couldn't find all the conditions.

Steve Fairbanks, 1205 E Edenbrook Drive, commented about the overpass.

David Hart closed this item to public comment.

Mike Wilcox replied to Steve VanMaren and pointed out the conditions are listed in the presentation as being shown on the screen.

**A motion was made by Daniel Schoenfeld, seconded by Dave Bromley, that the**

Planning Commission approve the conditional use permit for a restaurant drive-thru window for the Swig State Street located at 10101 S State Street 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 - Dave Bromley  
Cameron Duncan  
Daniel Schoenfeld  
Jennifer George  
LaNiece Davenport

**No:** 1 - David Hart

**Absent:** 3 - Ron Mortimer  
Steven Wrigley  
Craig Kitterman

**Nonvoting:** 0

### Administrative Business

#### 1. Minutes

An all in favor motion was made by Dave Bromley to approve the meeting minutes from 06.05.2025.

[25-181](#)

Minutes

**Attachments:** [06.05.2025 PC Minutes \(DRAFT\)](#)

#### 2. Director's Report

### Adjournment

An all in favor motion was made to adjourn.



## Staff Report

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**File #:** 25-226, **Version:** 1

**Date:** 7/17/2025

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Development Report

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
<b>Pending</b>										
Fur Breeders	8860 S 700 W	SUB03122025-006925			22.43	ID	Josh Vance		tirvin	Received
Dimple Dell Ridge Consolidation	1727 DIMPLE DELL RD 84092	SUB03192024-006733				R-1-20A	Efren Lopez		tirvin	Received
OneTen Apartments	109 W 11000 S	SUB03292023-006511	08/18/2023	1.00	2.84	CBD	Corey Solum		mwilcox	Pending
Tate Woods Subdivision	485 E 7800 S	SUB03312025-006940	06/24/2025	2.00	0.15	R-1-6	GreenRock LLC	8019317228	tirvin	Pending
Cole Lot Line Adjustment	825 E 8600 S	SUB04162025-006952			0.71	R-1-8	Brandon Preece		tirvin	Received
Quick Quack Lot Line Adjustment	10640 S 700 E	SUB05202025-006971			1.10	CN	Wayne Leasing, LLC	8017210030	tirvin	Received
Sierra Estates 2-3	3677 E LITTLE COTTONWOOD RD	SUB05232024-006773				R-1-10	S. SCOTT CARLSON	8014503511	tirvin	Received
The Rio at 94th Subdivision	115 W 9400 S	SUB05312024-006779		3.00	0.38	RM(12)	Jacob Toombs		tirvin	Open
Sandy Towns Subdivision	1270 E 8600 S	SUB06052025-006977		1.00	0.43	CN	Riley Streit		tirvin	Open
9854 S. Building, LLC Condo	9854 S 700 E	SUB06092025-006981			2.36	CN	Kenneth Chapman		dwheelwright	Open
East Town Village Condo Plat	8327 STATE ST 84070	SUB06132023-006550		1.00		MU	Charles Akerlow		tirvin	Fees Due
Crabtree Subdivision	2845 E LITTLE COTTONWOOD RD	SUB06142022-006347	06/26/2025	2.00		R-1-15	Tami Crabtree	8012314484	tirvin	Pending
Quick Quack Sandy Harmons	7708 700 E	SUB06252024-006790		3.00		CN	Russ Nelson		tirvin	Fees Paid
Pinecone Lot Line Adjustment	734 E 10600 S	SUB06272025-006989			0.35	CN	Pinecone Properties		tirvin	Open
Myers/Long property line adjustment	3035 E HIDDENWOOD DR	SUB07022024-006793			0.71	PUD(1.62)	David Myers	5102195349	tirvin	Open
Smith's Altaview SUB	10315 S 1300 E	SUB07202021-006108	09/23/2021	4.00	0.46	CC	Anderson Wahlen & As		dwheelwright	Open
Sandy City Centre Plat Second Amended and	215 W 10000 S, 84070	SUB08152022-006383		4.00		CBD-A&C	David A Jenkins	8016312999	mwilcox	Open
Cole 825 E 8600 S Consolidation	825 E 8600 S	SUB08232024-006817			0.71	R-1-8	Tyler Cole	8019139315	tirvin	Open
Brandon Park 3 Amended Plat	1960 E BRANDON PARK WAY	SUB09242024-006855				R-1-12	Scott Hancock	8015974833	tirvin	Open
Sandy Station Block 20 Subdivision	8982 S 250 E	SUB09282022-006410	09/15/2023	2.00		R-1-7.5(HS)	Mark stephenson	8015148797	tirvin	Pending
<b>Under Review</b>										
Crescent Wood Estates	543 E 10735 S	SUB02032022-006262	02/03/2022		0.50	R-1-20A	Arthur J. (A.J.) Kim	8019133400	tirvin	Under Review
Southeast Industrial Park Amended Condomin	8496 S HARRISON ST	SUB02222022-006272	04/08/2022	16.00	1.95	RC	David McKinney		tirvin	Under Review
Firefly Subdivsion	517 E 8680 S	SUB03172025-006927		29.00	2.91	R-1-7.5(HS)	Jacob Robert Ballstaedi	8014555131	tirvin	Preliminary Review
Aspen Plaza Condo Amendment	849 E 9400 S	SUB03262024-006735				SD(CC)-Ti	SCOTT A DILLEY	8017067384	tirvin	Under Review
Dimple Dell Ridge Consolidation	1727 E DIMPLE DELL RD	SUB04012024-006741			0.81	R-1-20A	Efren Lopez		tirvin	Under Review
Jeremy Day Subdivision	8 SHADOW WOOD LN Sandy UT	SUB04032025-006944				PUD(1.62)	Blake Peterson	8017553548	tirvin	Final Review
Sandy Jordan Credit Union Subdivision	9260 S 300 E	SUB04142025-006950		1.00	0.38	R-1-8	Nate Reiner		dwheelwright	Under Review
Alta Park Lot 3 Amended	11202 S 1000 E	SUB04232025-006958		1.00	0.25	R-1-8	Castlewood Developme	4076170698	tirvin	Final Review
Lambert - Magleby construction	11489 S OBERLAND RD	SUB06052023-006543	08/04/2023	1.00	2.99	PUD(2)	Laura Bunker	8014928087	manderson	Under Review
Sierra Estates III	3677 E LITTLE COTTONWOOD RD	SUB06172024-006786		2.00		R-1-10	S. Scott CARLSON	8014503511	tirvin	Under Review
Hidden Hollow Subdivision	10665 S Dimple Dell Rd	SUB06252025-006987		4.00	4.02	R-1-40A	Garrett Schmidt		tirvin	Preliminary Review
Sandy East Village Lot 2, Second Amended	10020 S BEETDIGGER BLVD	SUB09102021-006149	11/19/2021	2.00		MU	Ken Shields		tirvin	Under Review
The Meadows at Cy Road	8777 S 700 E	SUB10162024-006871	02/25/2025	33.00	4.32	PUD(10)	Brad Reynolds Constru		tirvin	Final Review
School Yard Subdivision Amended	11020 S STATE ST	SUB10232024-006877	01/09/2025		3.07	CBD	X Development, LLC /		tirvin	Final Review
Pepperwood Phase 10C Amended	3 S COBBLEWOOD CV	SUB11012021-006197	11/19/2021	2.00	0.71	PUD(1.62)	David Jenkins	8016312999	mwilcox	Under Review
South Towne Market Place Subdivision	10130 S STATE ST	SUB12182023-006671	04/03/2024	2.00	4.89	CBD	Jason Boal		mwilcox	Under Review
Jiffy Lube Sub Amended	2039 E 9400 S	SUB12192022-006457	04/02/2024	2.00	5.60	CN	Daniel Canning		dwheelwright	Under Review
<b>Resubmit</b>										
Corner Bend Subdivision	2186 E POWDERKEG DR	SUB01142022-006249	06/21/2022		0.18	R-1-8	Dan Moore	801-554-8920	tirvin	Resubmit
Dimple Dell Ridge Lot 1 Amended Plat	1703 E DIMPLE DELL RD	SUB01182022-006256	07/05/2022	1.00	0.69	R-1-20A	Mark Goodsell	801-361-0909	tirvin	Resubmit
GSL Electric New Production Facility	595 W SANDY PKWY	SUB01252024-006704		1.00	1.70	CR-PUD	Carl Greene	8016413894	dwheelwright	Resubmit
Meek Subdivision	3761 E LITTLE COTTONWOOD LN	SUB02282024-006722	04/23/2024	2.00		R-1-8	Robert Meek	3854810189	tirvin	Resubmit
Red Sky Apartments	10140 S CENTENNIAL PKWY	SUB04102023-006516	05/08/2023	1.00		CBD-P	Corey Solum		mwilcox	Resubmit
Sandy Park Center Lot 3 Amended	9835 S MONROE ST	SUB04152022-006305	06/07/2022	2.00	0.73	CBD-O	LeeAnn Miller	3852996262	tirvin	Resubmit
Sandy Station Townhomes Plat	8925 S HARRISON ST	SUB05132025-006966		64.00	1.36	RC	David Kelly	3852835285	mwilcox	Resubmit
Thackeray Towns Subdivision	10760 S 700 E	SUB06242021-006082	06/24/2021	41.00	4.00	PUD(10)	John Sawyer		tirvin	Resubmit

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
Oberland Road Subdivision	2900 E OBERLAND RD	SUB06282022-006352		3.00		R-1-40A	Dustin Freckleton	5127796368	tirvin	Resubmit
Tagg N Go Express Car Wash	7750 S 700 E	SUB06282023-006557		1.00	0.42	CN	Thomas Hunt	8016644724	dwheelwright	Resubmit
9272 Office Condominiums	9272 S 700 E	SUB08212024-006814			3.03	CC	Brook Hintze	8018601515	tirvin	Resubmit
Edgemont Elementary Subdivision	1085 E GALENA DR	SUB08232021-006136		1.00	6.68	R-1-8	Leon Wilcox	8015415372	tirvin	Resubmit
Transwest Estates No. 1 Amended Subdivisio	1479 E LONGDALE DR	SUB08232024-006818			0.23	R-1-10	Carson Fairbourn	3853549995	tirvin	Resubmit
Oneelevensandy Subdivision No 2	11114 S STATE ST	SUB09062024-006845			2.37	CBD	David Mortensen	8017556891	tirvin	Resubmit
Badger Cove	1651 E BADGER COVE	SUB09132023-006609				OS	Dustin Wiberg	8018287865	tirvin	Resubmit
Fox Hollow Plat Amendment	9476 S FOX CIR	SUB10142024-006868		1.00	0.22	R-1-8	Craig Lawrence	8015732516	tirvin	Resubmit
Kuwahara Wholesale	8575 STATE ST, 84070	SUB10162023-006638		1.00		SD(FM-HS)	Alex Kuwahara	8016916592	tirvin	Resubmit
Classic Fun Center	9151 S MONROE ST	SUB10262024-006878		2.00	5.12	RC	David Henderson	8016084007	tirvin	Resubmit
<b>On Hold</b>										
Raddon Summit Subdivision	10250 MONROE ST, 84070	SUB08312022-006390		3.00		CBD-O	Raddon Summit Hotel,		dwheelwright	On Hold
<b>Under Construction</b>										
Little Cottonwood Estates (aka Alana Meado	3170 E LITTLE COTTONWOOD RD	SUB01042023-006461	06/15/2023	12.00		R-1-15	Skylar Tolbert		tirvin	Under Construction
Woodhaven Estates Subdivision	7613 S 300 E	SUB01182023-006471	12/18/2023	24.00	0.98	PUD (12)	Brandon Fry		tirvin	Under Construction
Lot 4 Jason K Circle	182 E 9000 S	SUB04102024-006745	12/20/2024	2.00	0.63	R-1-8	Jill Kinder	8017184622	tirvin	Under Construction
Monte Cristo at LaCaille	9701 S 3775 E	SUB04262021-006034	11/29/2021	13.00		R-1-15	Chris McCandless	8015974575	mwilcox	Under Construction
Hagan Road Subdivision	11523 S HAGAN	SUB05072021-006045	06/02/2021			R-1-20A	Blair Johnson	8013011078	tirvin	Under Construction
Alta Park Subdivision	11190 S 1000 E	SUB05072024-006766	07/02/2024	4.00		R-1-8	Hayley Pratt, Castlewo	407-617-0698	tirvin	Under Construction
KV Larson Subdivision	963 E 8600 S	SUB06132023-006549	02/02/2024	8.00	2.50	SD(R-1-7)	Ronald K. Larson	2067137789	tirvin	Under Construction
Park Lane Amended	1775 E 11400 S	SUB07082022-006359	09/21/2022	2.00	0.35	SD(R-2-A)	Laine Fluekiger	8015715541	tirvin	Under Construction
Alta Canyon 2 Subdivision	9855 S 3100 E	SUB07132023-006568	07/12/2024	4.00	1.79	R-1-15	Dana Conway	8018914880	tirvin	Under Construction
Longpath Subdivision	11510 S HAGAN RD	SUB08292022-006389	11/21/2022	1.00	0.56	R-1-20A	Kyle Simons	8013814687	tirvin	Under Construction
Sandy Station Block 59 Subdivision	8810 S 90 E	SUB09232022-006408	09/15/2023	2.00	0.23	R-1-7.5(HS)	Mark stephenson	8015148797	tirvin	Under Construction
Brand Estates Subdivision	285 E 11000 S	SUB10112022-006417	08/31/2023	12.00	4.46	R-1-15	Kyle Denos	8017937660	tirvin	Under Construction
Sandy Oaks Subdivision Phase 5	8449 S 300 E	SUB11222022-006448	02/22/2023	2.00		R-1-7.5(HS)	Greg Larsen	8016081600	tirvin	Under Construction
<b>Complete</b>										
Cyprus Credit Union Subdivision	8955 S 700 E	SUB01122022-006248	07/05/2023	2.00	0.78	BC	Cyprus Credit Union		dwheelwright	Complete
Somerset Villas	625 E 8100 S	SUB04042022-006297	07/27/2022	6.00		RM(12)	Cassandra		tirvin	Complete
Crescent View Peaks	137 E 11000 S	SUB04272021-006035	06/18/2021			R-1-40A	Kyle Simons	8013814687	tirvin	Complete
Windflower Townhomes	9349 S WINDFLOWER	SUB06142021-006075	06/14/2021	3.00		PUD(12)	Randy Moore		tirvin	Complete

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
<b>Pending</b>										
SWIG - State Street	10101 S STATE ST	SPR01062025-006903	06/25/2025		0.67	CBD	Pranavi Koka - Bowma		mwilcox	Pending
Bicentennial Park Localscapes Conversion	552 E 8680 S	SPR01242024-006702	03/12/2024			OS	Ben Rodes	2088607297	sstringham	Pending
Storm Mountain Park Localscapes Conversion	11426 S 1000 E	SPR01242024-006703	03/08/2024			OS	Ben Rodes	2088607297	sstringham	Pending
Sandy Shulsen Mixed Use	10116 S MONROE ST, 84070	SPR02082023-006482	12/14/2023			CBD-A&C	David Denison	801-836-6235	mwilcox	Pending
EOS Fitness Sandy	10291 S 1300 E	SPR02162024-006713			2.99	CC	Art Babcock		dwheelwright	Open
Compass Apartments	179 West 9270 South	SPR02212024-006719	09/27/2024			RC	David Denison	801-836-6235	mwilcox	Pending
The Orchards at Dimple Dell	10216 S DIMPLE DELL RD	SPR03262024-006738	05/01/2024			R-1-10	Brett Lovell	8017064693	tirvin	Pending
Rasht Development Project	8475 S STATE ST	SPR04242024-006758	03/21/2025		0.98	RC	Ramin Nasrabadi		dwheelwright	Pending
iONNA EV Charging Station	151 W 10600 S	SPR05092025-006962			0.43	AM	Andres Villacres		dwheelwright	Open
Sandy Towns Site Plan	1270 E 8600 S	SPR06052025-006976			0.43	CN	Riley Streit		tirvin	Open
Classic Fun Center	9151 S MONROE ST	SPR06142024-006783			5.12	RC	David Henderson		dwheelwright	Pending
iONNA Sandy UT	151 W 10600 S	SPR07012025-006992			0.43	AM	Jess Cain		dwheelwright	Open
MACU Event Cenenter/ SLCO	9575 S STATE ST	SPR09062024-006841			5.57	CBD	Jordan Gray	3582145760	dwheelwright	Pending
MedVet Urgent Care - Modified Site Plan Rev	10291 S STATE ST	SPR10022024-006862				CBD	Michelle Martin		sstringham	Fees Due
Wasatch Pain Solutions	1420 E SEGO LILY DR	SPR10072024-006865	01/28/2025		0.66	CC	Robert Howell		dwheelwright	Pending
Meadows at Cy Road Site Plan	8777 S 700 E	SPR10162024-006872	02/25/2025		4.32	PUD(10)	Brad Reynolds		tirvin	Pending
Mountain America Credit Union	9446 S HIGHLAND DR	SPR10222024-006875	04/01/2025		0.70	SD(Magna)	Michael Shane Sanders		dwheelwright	Open
OneTen Apartments	109 W 11000 S	SPR10242022-006427	08/18/2023		2.84	CBD	Corey Solum		mwilcox	Pending
Smith's 153 Fuel Center	10305 S 1300 E	SPR11112024-006885			10.38	CC	AWA - Jalaine Gibson	8018970849	dwheelwright	Pending
Intermountain South Sandy Clinic Expansion	955 E 11400 S	SPR11132024-006886			2.40	PO	Gerrit Timmerman	8015586015	dwheelwright	Pending
<b>Under Review</b>										
WM Fuel #5235 Sandy, UT	9081 S QUARRY BEND DR	SPR03112022-006282	01/03/2023			SD(X)	Ryan Alvarez		dwheelwright	Under Review
Architectural Components HQ	9352 S 670 W	SPR03132025-006926			0.69	ID	Josh Naylor	8015577523	tirvin	Preliminary Review
Gutierrez Multifamily Site Plan	886 E 7800 S	SPR04072025-006948			0.47	RM(10)	Elisha Deschenie		tirvin	Preliminary Review
Jordan Credit Union	9260 S 300 E	SPR04142025-006949			0.38	R-1-8	Nate Reiner		dwheelwright	Preliminary Review
Mark Ray Office Building	7865 South 700 East	SPR04172025-006955				BC	Robert Money	8015731029	dwheelwright	Preliminary Review
Quick Quack Car Wash Conversion	10640 S 700 E	SPR04212025-006957			1.10	CN	Polo Padilla		dwheelwright	Preliminary Review
Thackeray Towns Site Plan	10760 S 700 E	SPR06242021-006083	06/24/2021		4.00	PUD(10)	John Sawyer		tirvin	Under Review
Alta Canyon Sports Center	9565 S HIGHLAND DR	SPR06302025-006990			1.51	OS	Dan Medina		dwheelwright	Preliminary Review
9000 South C-Store	694 W 9000 S	SPR12172024-006901	05/09/2025		1.77	RC	Thomas Hunt	8016644724	dwheelwright	Final Review
Centennial Village	235 W SEGO LILY DR	SPR12282021-006237	07/28/2022		0.49	CBD-A&C	Dan Simons	(801) 230-1339	mwilcox	Under Review
<b>Resubmit</b>										
Sandy Station Townhomes	8925 S HARRISON ST	SPR05132025-006965			1.36	RC	David Kelly	3852835285	mwilcox	Resubmit
Quick Quack Car Wash	7708-7720 S 700 E	SPR05142024-006769				CN	Hailey Peterson		tirvin	Resubmit
Creek Rd Office Condos - 5th AMD	7410 CREEK RD 301 84093	SPR07072021-006096	09/23/2021			PO	Marcus Green		tirvin	Resubmit
Sandy City Public Utilities Vac Truck Water C	9140 S 150 E	SPR07252024-006802			6.23	ID	Tyler Shelley	8019151082	dwheelwright	Resubmit
Kuwahara Wholesale	8575 STATE ST, 84070	SPR10162023-006639				SD(FM-HS)	Alex Kuwahara	8016916592	tirvin	Resubmit
Red Sky Apartments	10145 S CENTENNIAL PKWY	SPR12062022-006452	05/08/2023		1.45	CBD	Corey Solum		mwilcox	Resubmit
<b>On Hold</b>										
Band Fire Warehouse	9618 S 500 W	SPR01272023-006477			0.51	ID	Jesse Reynolds		dwheelwright	On Hold
Summit Two - Phase 1	10250 MONROE ST, 84070	SPR03292022-006291				CBD-O	Raddon Summit Hotel,		dwheelwright	On Hold
Sandy Park Center retail pad	9835 S MONROE ST	SPR04152022-006306			0.73	CBD-O	LeeAnn Miller	3852996262	dwheelwright	On Hold
Master Muffler	9235 S 700 E	SPR06292022-006355			0.44	CC	Brandy Donecker	2103716751	dwheelwright	On Hold
Smith's Altaview Fuel Center	10315 S 1300 E	SPR07202021-006107			0.46	CC	Anderson Wahlen & A	801-913-8406	dwheelwright	On Hold
Harmons Landscape Improvements	7755 S 700 E	SPR07262022-006365			7.12	CN	Frank Lunquist		dwheelwright	On Hold
Summit Two at the Cairns	10250 S CENTENNIAL PKWY	SPR08032021-006124			5.07	CBD-O	Anthony Lyman	8012304582	dwheelwright	On Hold
ECLAIR FRENCH PASTRY	7948 S 1300 E	SPR08092024-006809				SD(Smart)	KARRAR ALJEWARI	3852295300	dwheelwright	On Hold

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
Office Building at 11000 South	65 E 11000 S	SPR09202023-006624			0.18	LC	Alta Construction		dwheelwright	On Hold
Stage Office Storage Building	8238 700 E, 84070	SPR09212022-006407	12/07/2023			BC	Ross Drummond	8015737620	dwheelwright	On Hold
Casa Brazil Market	8671 S STATE ST	SPR11112024-006884			0.22	CN(HSN)	Patricia Jacobs	8017358513	dwheelwright	On Hold
<b>Under Construction</b>										
Woodhaven Estates	7613 S 300 E	SPR01102023-006464	12/18/2023		0.98	PUD (12)	Brandon Fry		tirvin	Under Construction
The Rio at 94th	115 W 9400 S	SPR01242023-006473			0.38	RM(12)	Jacob Toombs	8017879344	tirvin	Under Construction
St. Anna Greek Orthodox Church	9201 S 1300 E	SPR01262022-006258	03/25/2022		3.00	CN	James Derby	8016801385	dwheelwright	Under Construction
MACU Event Cenenter/ SLCO	9575 S STATE ST	SPR01292024-006706			5.57	CBD	Jordan Gray	3582145760	dwheelwright	Under Construction
Sandy City Fire Station #31	9295 S MONROE ST	SPR02132024-006711	04/19/2024			RC	Ryan McConaghie		mwilcox	Under Construction
Sandy Public Works Phase II	8775 S 700 W	SPR02152023-006485			16.92	ID	Taylor Smith	8016368327	dwheelwright	Under Construction
UTA Civic Center Station - Site Modification	10015 S BEETDIGGER BLVD	SPR02172023-006487				MU	Nick Duerksen	8012012050	mwilcox	Under Construction
Latin Grill	1289 E 8600 S	SPR04182024-006756			1.23	CN	Robert Dance		dwheelwright	Under Construction
Sandy Amphitheater Plaza Expansion	1245 E 9400 S	SPR04242023-006523	07/21/2023		7.13	SD(MU)	Mearle Marsh		mwilcox	Under Construction
Dimple Dell Park - 300 East Trailhead	321 E 10195 S	SPR05132022-006318	07/12/2022		5.00	OS	Dan Sonntag	8012058201	tirvin	Under Construction
Dimple Dell Park - Badger Cove Trailhead	1651 E BADGER CV	SPR05132022-006320	08/25/2022		4.63	OS	Dan Sonntag		tirvin	Under Construction
Dimple Dell Park - Wrangler Trailhead	10305 S 1300 E	SPR05132022-006324	08/25/2022		10.38	CC	Dan Sonntag		tirvin	Under Construction
Willow Creek Country Club - Maintenance A	8505 S WILLOW CREEK DR	SPR05172024-006771	12/19/2024		11.09	OS	James B Glascock		dwheelwright	Under Construction
South Towne II	10150 S CENTENNIAL PKWY	SPR05302024-006777			7.63	CBD-O	Logan Prete		dwheelwright	Under Construction
AFCU Sandy Landscape Remodel	2104 E 9400 S	SPR07262022-006364	08/16/2022		2.23	PO	Brad Illingsworth		dwheelwright	Under Construction
Bicentennial Park Improvements	530 E 8680 S	SPR07272023-006575	10/17/2023			OS	Jeremy Garcia		sstringham	Under Construction
Standard Plumbing	9150 S 300 W	SPR08012022-006374			3.31	ID	Chad Spencer	8014505113	dwheelwright	Under Construction
The Ridges at Dimple Dell	1405 E 10600 S	SPR08032021-006125	11/19/2021		0.02	MU	Brad Reynolds Constru	8015980246	mwilcox	Under Construction
AFCU Sandy ADA Site Improvements	2104 E 9400 S	SPR08112023-006586			2.23	PO	Brad Illingsworth		dwheelwright	Under Construction
JVWCD 700 East Well House	7618 S 700 E	SPR08212023-006589			0.80	PUD(12)	Kevin Rubow	8015654377	dwheelwright	Under Construction
Medically Vulnerable Peoples Program (MVI)	8955 S HARRISON ST	SPR08282024-006825			1.50	RC	Shasta Galyon	9079038553	manderson	Under Construction
Utah HPC - Phase 2	10450 S STATE ST	SPR09062024-006844	09/19/2024		4.59	CBD	Larry Oldham	8015311144	dwheelwright	Under Construction
Hale Centre Beehive Academy	9900 S MONROE ST	SPR10112023-006636				CBD-O	Bradley Beecher	8015974589	dwheelwright	Under Construction
Hansen Warehouse Modified	9127 S 255 W	SPR11142024-006887			1.31	RC	Reid Wintersteen	6083862723	dwheelwright	Under Construction
Cedarwood at Sandy - Expansion	575 E 11000 S	SPR11172022-006447	02/21/2023		3.87	SD(EH)	Ryan Griffiths	8019102756	tirvin	Under Construction
Trans-Jordan Waste Facility	8813 S 700 W	SPR11232022-006449				ID	Trans-Jordan Cities		dwheelwright	Under Construction
Main Street Park	70 E 8760 S	SPR12032021-006220	01/28/2022		0.92	R-1-7.5(HS)	DAN MEDINA	801-201-2202	mwilcox	Under Construction
<b>Complete</b>										
Waterford School Sports Field and Parking A	9502 1700 E, 84092	SPR03022023-006493	05/26/2023			PO	Greg Miles		dwheelwright	Complete
Dimple Dell Park - Lone Peak Trailhead	10042 S 700 E	SPR05132022-006322	08/25/2022		4.65	OS	Dan Sonntag		tirvin	Complete
Waterford School Student Commons	1590 E 9400 S	SPR12022022-006451	06/22/2023		8.83	PO	Greg Miles	8018162289	dwheelwright	Complete
<b>Others</b>										
90th South Mixed Use Master Plan Amendm	8925 S HARRISON ST	SPR01022025-006902	02/07/2025		1.36	RC	David Kelly	3852835285	mwilcox	Approved
Sandy East Village Ph 3 & Dry Creek Apartm	166 E MIDVILLAGE BLVD	SPR11142022-006445				MU	IBI Group		mwilcox	Approved