



Sandy City, Utah

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

Meeting Agenda

Planning Commission

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

Thursday, October 16, 2025

6:15 PM

Council Chambers and Online

Meeting procedures are found at the end of this agenda.

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

https://us02web.zoom.us/webinar/register/WN_nvpYr3fNSHuDn_QCijQ2w

After registering, you will receive a confirmation email containing information about joining the webinar.

You can join the meeting with the following link:

<https://us02web.zoom.us/j/89247534202>

Or join via phone by dialing:

US: 253 215 8782 or 346 248 7799 or 669 900 6833 or 301 715 8592 or 312 626 6799 or 929 436 2866

(for higher quality, dial a number based on your current location)

International numbers available: <https://us02web.zoom.us/j/89247534202>

Webinar ID: 892 4753 4202

Passcode: 720126

4:00 PM FIELD TRIP

1. [25-308](#) Map

Attachments: [10162025.pdf](#)

5:15 PM EXECUTIVE SESSION

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Public Hearings

2. [REZ08072025-007015 \(PC\)](#) Creek Road Rezone
2140 E. Creek Road
[Community #18, Willow Creek]

Attachments: [Staff Report-Creek Road Rezone](#)
[Written Comments](#)
3. [CA09302025-0007048 \(PC\)](#) Amendments to Title 21 of the Land Development Code related to
Boundary Adjustments

Attachments: [Staff Report and Exhibits](#)

Public Meeting Items

4. [CUP08142025-007018](#) Utrera Accessory Structure (Conditional Use Permit)
11075 S. 1700 E.
[Community #26]

Attachments: [Staff Report](#)
5. [CUP09152025-007041](#) Midway Convenience (Conditional Use Permit)
9187 S. 700 E.
[Community #7]

Attachments: [Staff Report](#)

Administrative Business

1. Minutes

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

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

2. Sandy City Development Report

[25-310](#) Development Report

Attachments: [10.01.2025 DEV REPORT](#)

3. Director's Report

Adjournment

Meeting Procedure

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

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

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

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



Sandy City, Utah

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

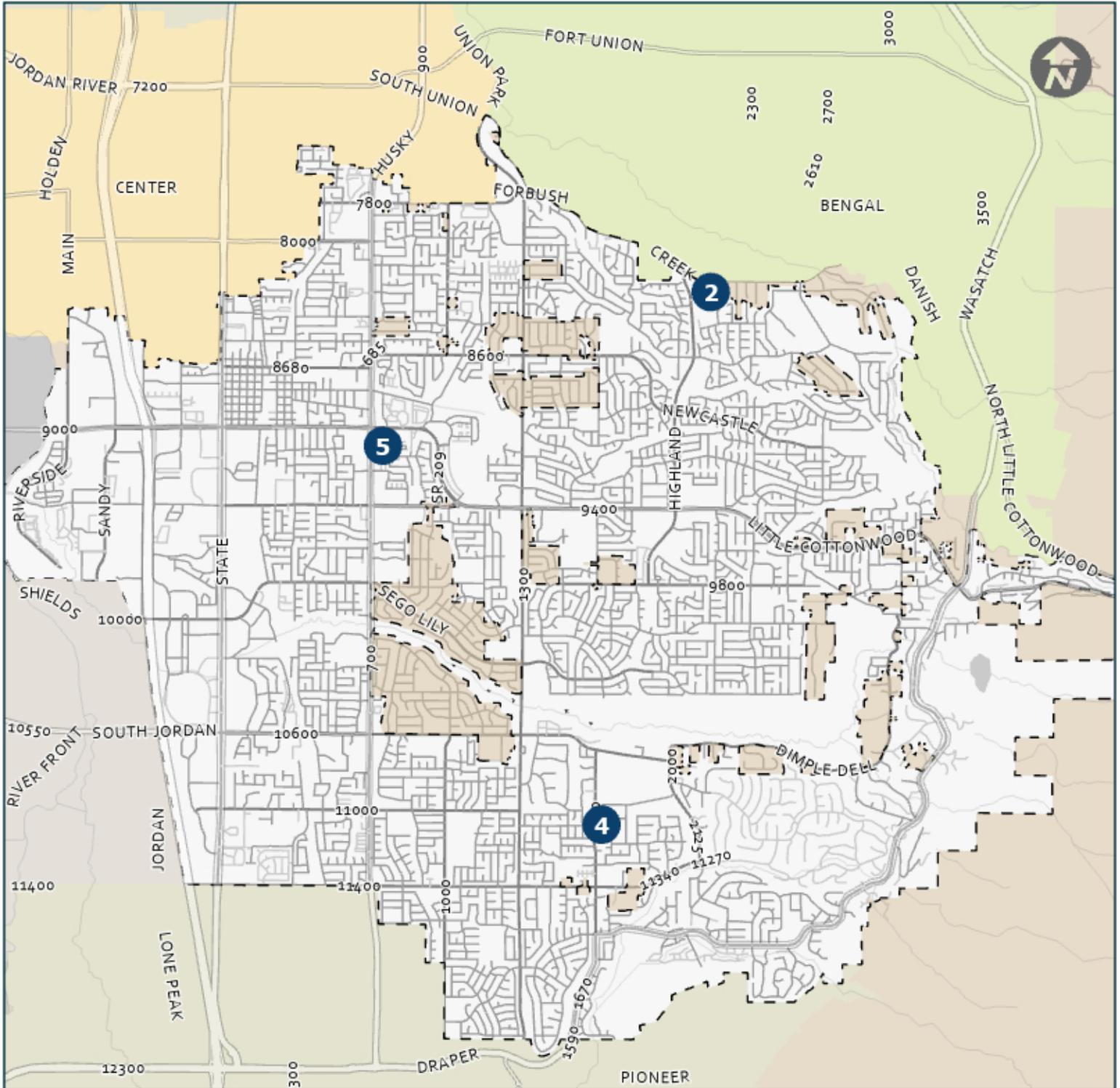
Staff Report

File #: 25-308, **Version:** 1

Date: 10/16/2025

Map

Planning Commission Field Trip October 16, 2025



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

 1 Mile

Sandy City, UT
Community Development Department

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



Staff Report

File #: REZ08072025-007015
(PC), Version: 1

Date: 10/16/2025

Agenda Item Title:

Creek Road Rezone
2140 E. Creek Road
[Community #18, Willow Creek]

Presenter:

Jake Warner, Long Range Planning Manager

Description/Background:

Joe Gottt (applicant) is requesting a change of zone district on property (1.5 acres) he owns at 2140 E. Creek Road from the R-1-40 Zone ("Single-Family Residential District") to the R-1-15A Zone ("Single-Family Residential District"). The subject property currently includes an existing home and accessory structures. The applicant is seeking to establish animal rights on the property and a zone that will allow him to bring existing structures into compliance with the Development Code. A neighborhood meeting was held on September 9, 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 R-1-40 Zone to the R-1-15A Zone.
2. Forward a negative recommendation, recommending that the City Council not approve the zone change from the R-1-40 Zone to R-1-15A 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 October 16, 2025

To: Planning Commission
From: Community Development Department
Subject: Creek Road Rezone
2140 E. Creek Road
[Community #18, Willow Creek]

REZ08072025-007015
R-1-40 to R-1-15A
1.5 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

Joe Goott (applicant), is requesting a change of zone district on property located at 2140 E. Creek Road. The request is to rezone the property from the R-1-40 (Single-Family Residential District) Zone to the R-1-15A (Single-Family Residential District with a farm animal designation) Zone (see Exhibit “A” for Application Materials).

Background

The subject property, addressed as 2140 E. Creek Road., is approximately 1.5 acres in area. The property includes an existing home and multiple accessory structures. The property was annexed into the City in 2020 and zoned as R-1-40 at that time. The applicant has stated that he is not pursuing any additional site improvements or buildings associated with the rezone application in the near future, but he is interested in animal rights and bringing some of the existing accessory buildings into compliance with the Sandy City Development Code.

The application is requesting a zone change to the R-1-15A Zone (Single-Family Residential District with a farm animal designation). 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-1-15 in Cottonwood Heights (Creek Road, single-family residential, church building)
- East: R-1-15 (single-family residential)
- South: R-1-20 (single-family residential)
- West: R-1-40 (single-family residential)



REZ08072025-007015
Rezone
2140 E Creek Rd

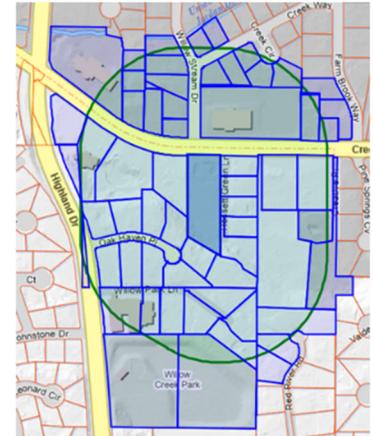
Sandy City, UT
Community Development Department

Property Case History	
Case Number	Case Summary
ANEX-08-20-5891	Rossett Green Lane Annexation (11/20/2020)

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 “E”). 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 September 9, 2025. Residents within 500 feet of the proposed site were notified by mail. Other than staff, one person attended the meeting. Two neighbors also provided emails. A summary and those emails are attached (see Exhibit “D”). Following additional input from residents and staff, the applicant, who had originally applied for a rezone the R-1-40A Zone, determined to amend his application to a request for the R-1-15A Zone.



Facts and Findings

- The zoning designation on the property is currently the R-1-40 Zone. The application is requesting a rezone to the R-1-15A Zone. The “A” designation indicates that farm animals would be allowed on the property.
- The subject property was annexed into the City in 2020. The property had been split-zoned as A-2 and R-1-15 in the County. The staff recommendation in the annexation staff report to zone the property as R-1-40 upon annexation was based on “current land use and lot sizes”.
- Multiple accessory structures have been built or enlarged on the property since the annexation. Two of the new accessory structures were previously approved by Salt Lake County. The other improvements were not permitted and are not in compliance with the City’s Development Code.
- A property with an “A” designation would not only provide rights to have farm animals on the property, but the Development Code also includes provisions that would also potentially allow more accessory structures and a larger total square footage of accessory structures than properties that do not include the “A” designation.
- 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 adjacent to areas designated as Low Density Neighborhood to the east and south.
 - The subject property is not located in a station area plan, neighborhood activity center, and Creek Road is not designated as a transition corridor.
 - Applicable goals, objectives, policies, and recommendations include:
 - Livability: Neighborhoods and Housing
 - Policy: Sidewalks and trails form complete pedestrian networks and are comfortable for users
 - Goal: Sandy’s neighborhoods in transition take advantage of opportunities and minimize negative impacts
 - Policy: Infill development will be consistent with the surrounding area based on average lot size, average setbacks, average heights, and average lot coverage

- Goal: Newly developed housing for all households is in vibrant, attainable, and livable neighborhoods

Community: Health & Safety Measures

- Sandy’s tree canopy is adequate to reduce heat islands and contribute to air quality improvements in all neighborhoods

Water Preservation

- Policy: Promote development types that use water efficiently

Land Use

- Objective: Sandy’s Future Land Use Map includes opportunities for the development of diverse housing types
- Objective: Ensure that all planning applications are consistent with the General Plan and Future Land Use Map

Conclusions

- Both the existing zone district and the requested zone district are consistent with General Plan goals, objectives, and policies. The requested zone, while consistent with the current use, is not consistent with the Future Land Use Map.
- A rezone to the R-1-15A Zone may increase the likelihood that the applicant could achieve compliance for the existing structures with the City’s Development Code.
- 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\REZ08072025-007-15 – Creek Road\Planning Commission\PC Report-Creek Road (10.6.25).PDF

Exhibit "A"
Application Materials



Community Development
10000 Centennial Parkway
Sandy, Utah 84070
Telephone # (801) 568-7250
Facsimile # (801) 568-7278

General Development
Application

Revised January 2021

For staff use only

File/Case Number: _____ Date Filed: _____
 Fee: _____ Receipt#: _____ Assigned Planner: _____

Type of Request (mark all that apply)

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

Provide a brief summary of the proposed action/development: _____
Rezone 2140 E. Creek Road to R-1-15 A.

Project Information

Name of Proposed Project: Creek Road Rezoning Address: 2140 Creek Road
 Parcel Tax I.D. Number(s): 22-34-305-035 Acreage: 1.50

Applicant Information

Name: Joe Groot Company: ABJ Diamonds
 Address: 2140 E. Creek Rd City, State, Zip: Sandy, UT, 84093
 Primary Phone #: 801 971 2223 Cell #: same Fax #: _____
 Email: joegroot@gmail.com Signature: [Signature] Date: 9.18.15

Project Contact Information (if different from applicant) *NOTE: This person will be staff's ONLY contact for the Review Process.*

Name: S. A. A. Company: _____
 Address: _____ City, State, Zip: _____
 Primary Phone #: _____ Cell #: _____ Fax #: _____
 Email: _____ Signature: _____ Date: _____

Property Owner Information (if different than applicant)

Name: Joseph & PANKA GROOT
 Address: 2140 E. Creek Rd City, State, Zip: Sandy UT, 84093
 Primary Phone #: _____ Cell #: _____ Fax #: _____
 Email: _____ Signature: _____ Date: _____

Project Staff/Additional Contacts

Developer:
 Name: Joe Groot Email: S.A.A.
 Address: _____ City, State, Zip: Sandy UT 84093

Exhibit "A"
Application Materials (cont.)

From: [Joe Goott](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Rezone Amended App.
Date: Thursday, September 18, 2025 8:56:25 PM
Attachments: [Application To Rezone.pdf](#)

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

Jake,

Ref: Parcel # 22-34-305-035-0000

9/19/25

I am writing this letter to request an amendment to my General Development Application. I am requesting a change to an R 1-15A. I believe that is the best zone I can have to meet my needs.

Thank you

I have attached the new application above.

Regards
Joe Goott

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 **October 16, 2025** at approximately **6:15 p.m.**, the **Sandy City Planning Commission** will hold a public hearing regarding a rezone application submitted by Joe Goott for property located at approximately 2140 E. Creek Road. The request is to rezone approximately 1.5 acres from the R-1-40 (Single-Family Residential District) Zone to the R-1-15A (Single-Family Residential District with Farm Animal Rights) Zone. The R-1-15A zone would allow for single-family residential lots at minimum area of 15,000 square feet with a designation that allows for farm animals and all associated rights according to the Development Code of Sandy City. 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.

How to join Zoom Webinar General Instructions:

- Join on via laptop, desktop or mobile device
- Go to www.zoom.us
- Click 'join a meeting', in the top right-hand corner
- Enter Meeting ID: 892 4753 4202 and click "Join."
- Enter Meeting Password: 72016
- 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/89247534202>

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

US: +1 669 444 9171 or +1 719 359 4580 or +1 253 205 0468

Webinar ID: 892 4753 4202

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



REZ0807/2025-007015
Rezone
2140 E Creek Rd
Sandy City UT
Community Development Department

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

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: 9/9/2025

Project Name: Creek Road Rezone

Applicant: Joe Goott

Location: Zoom Webinar

Number of Attendees: 1

Number of Invitees: 59

Project Description:

The application proposes to rezone one parcel with an existing home and multiple accessory structures, approximately 1.5 acres, located at 2140 E. Creek Road, from the R-1-40 Zone to the R-1-40A Zone.

Summary of Attendee Comments:

Other than Planning staff, one person attended. Two other residents provided emails (attached). Concerns were expressed about the property owner possibly renting out multiple accessory structures as short-term rentals and the potential that he may build more.

Exhibit "D"
Neighborhood Meeting-Email 1

From: [rick.lloyd](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Joe Gooft Rezone Application (2140 E Creek Rd)
Date: Wednesday, September 3, 2025 1:13:32 PM

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

Dear Mr. Warner,

Our names are Rick & Shauna Lloyd. We live East of the "Gooft" property. Our address is 8229 S. Rossett Green Lane, Sandy, UT. Our property is contiguous to the Gooft property and will be negatively impacted by this potential Zone change.

We oppose Sandy City granting a Zone change on the Gooft property due to what we believe to be a deceitful request. Mr. Gooft has three accessory buildings on his property, of which we believe two of them are used as open-market rental units, Airbnb, VRBOs, etc, contrary to his current zoning. He has told us that these accessory dwelling units are for family, but we have seen ads placed on Internet home rental websites that have advertised them for rent to the open rental market. We have also witnessed numerous different people coming and going from these ADUs. We believe this Zone change request is a ruse to allow for animals, but in reality, it is for the potential construction of additional ADU rentals. Again, we vehemently oppose this zone change.

Sincerely,
Rick & Shauna Lloyd



[Regal Homes' website](#)

This electronic message transmission contains **privileged and confidential information** intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please erase all copies of the message and its attachments and notify sender immediately.

Exhibit "D"
Neighborhood Meeting-Email 2

From: [Susan Updike](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] 2140 East Creek Road, Sandy, Utah
Date: Thursday, September 4, 2025 2:00:49 PM

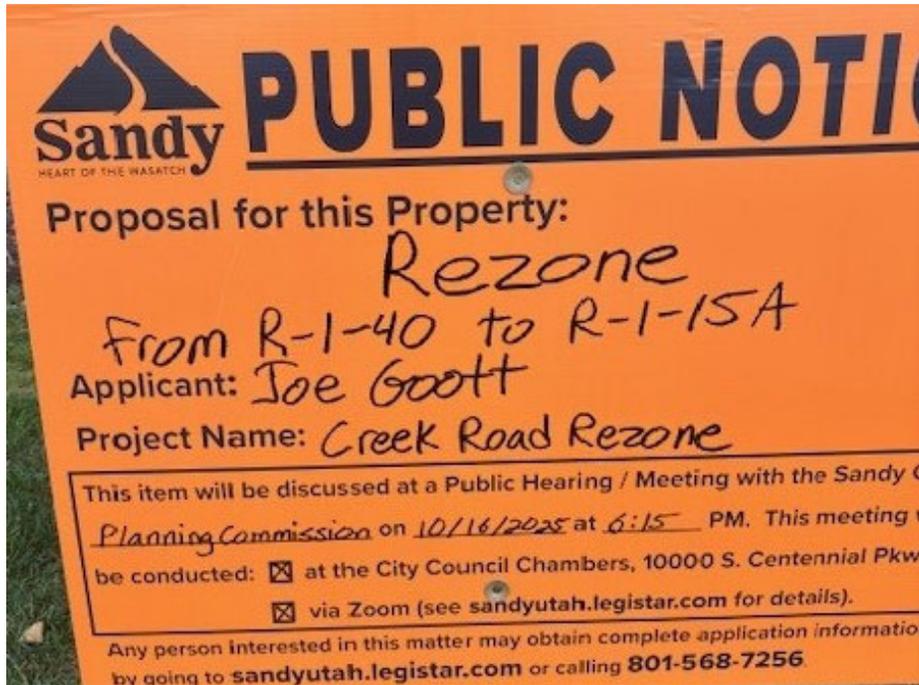
CAUTION: Do not click links, open attachments, or reply, unless you recognize the sender's email address!

Dear Mr. Warner,

We are David and Susan Updike and we reside at 8253 S. Rossett Green Lane, Sandy, Utah. We are directly east of the property wishing to be rezoned for the use of animals. We adamantly oppose Sandy City granting the zoning change due to the fact that the Goot's live there for short spurts during the year, as they have other homes, and they have four buildings that have been listed for short term rentals on VRBO, AIRBNB and RENTALS.COM. We, his neighbors, questioned this and were told that the buildings were for family. We have spoken to several of the renters and they were NOT family members. In some way, we believe he is trying to change the zoning so that the "Out Buildings" intended for animals, would in fact be the rental units already built for humans, not animals like rabbits or chickens. The last building built was just last year when the property had already been annexed into Sandy. Were permits given? The newest building does not attach to the current "Pool House". The pool house has been rented in the past, as well. The total number of buildings are now at 7. (the home, the pool house, three other buildings with kitchens, bedrooms bathrooms and outdoor cooking areas, a large shed and a sauna) The lot is like a mini trailer park but with permanent structures. This area is a beautiful place to live.... we do not want to see it become a renters abode, either human or animal and ask that this rezoning be denied.

Sincerely, David and Susan Updike

Exhibit "E"
Posted Sign Picture



From: [Jay Chamberlain](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Joe Goot application submitted by Joe Goott requesting a rezone from R-1-15 to R-1-15A
Date: Wednesday, October 15, 2025 12:20:09 PM

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

Mr. Warner,

As we have discussed in the past, the home owners surrounding the Goott Property are concerned about the request for rezone from R-1-15 to R-1-15A which will allow “farm animals” and residential lots at a minimum area of 15,00 square feet with a designation that allows for farm animals and all associated rights according to the code. Since Mr. Goott already has a number of other “residential lots” with “buildings” that he is using as “rental property” on his premises, and the fact that Mr. Goott has no intention of housing farm animals, we believe his intention is to further develop additional rental property and further meet the zoning requirement for his existing rental property. The rezone clearly does not allow for “rental property” under the R-1-15A or R-1-15. Since Mr. Goott only lives in the home 6 months out of each year because he also has a home in Palm Springs that he lives in for the other 6 months, how would he be able to care for “farm animals” on a monthly bases. As home owners, we would not be in favor of any rezone change on the Goott Property. Further, we would request that Mr. Goott discontinue using the other structures on his property as “rental property”.

Regards,

Jay A. Chamberlain
801-209-8485
jayc@mwpas.com



Staff Report

File #: CA09302025-0007048
(PC), **Version:** 1

Date: 10/16/2025

Agenda Item Title:

Amendments to Title 21 of the Land Development Code related to Boundary Adjustments

Presenter:

Melissa Anderson, Zoning Administrator

Description/Background:

On behalf of Sandy City, the Community Development Department is proposing to amend Title 21, *Land Development Code*, Chapter 3, *Officers, Boards and Commissions*, Chapter 30, *Subdivision Review*, and Chapter 37, *Definitions*. The code amendments will bring the Sandy Land Development Code in line with new changes to the Utah Code. The proposed code amendments update the requirements, procedures and definitions related to simple boundary adjustments, full boundary adjustments and subdivision plat vacations and amendments. The specific amendments to the Land Development Code are included as Exhibit "A" (red-lined version) and Exhibit "B" (clean version).

Over the years, the State Legislature has made several changes to Utah Code relating to subdivisions, subdivision amendments and property line adjustments. Continuing with this tradition, Senate Bill 140 was passed during the 2025 Utah Legislative Session, which enacted new and revised code language relating to boundary adjustments (aka property line adjustments). Utah code defines a boundary adjustment as an agreement between adjoining property owners to relocate a common boundary that results in a conveyance of property between the adjoining lots, adjoining parcels, or adjoining lots and parcels, but only if it does not create an additional lot or parcel (UCA 10-9a-103(7)). The primary difference with this new legislation is the establishment of a simplified, ministerial process for owners that want to adjust a shared property line between lots and/or parcels (UCA 10-9a-523). To address these new provisions, the proposed amendments bring the City's land use code into compliance with the current Utah Code.

Please see the attached staff report and exhibits for the full details of this item.

Fiscal Impact:

The new state law establishes a more efficient process for simple boundary adjustments, which will reduce the staff time needed to administer those applications.

Further action to be taken:

The final decision on this item will be made by the City Council.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, of the Sandy Municipal Code, relating to boundary adjustments, as shown

in Exhibit "A", based on the following findings:

Findings:

1. The City Council may amend land use ordinances consistent with the purposes of the Sandy Land Development Code, the Sandy City General Plan, and the Utah Code, Municipal Land Use, Development, and Management Act per Title 21 Chapter 5 of the Sandy Municipal Code.
2. The proposal is reviewed by the Planning Commission and City Council in accordance with the requirements of Title 21 Chapter 5 of the Sandy Municipal Code.
3. The proposal complies with the purpose of the Land Development Code under Section 21-1-03 by promoting the public health, safety, and welfare; ensuring consistent and equitable standards; establishing fair procedures that are efficient and effective in terms of time and expense; and by facilitating the orderly growth and development of Sandy City.
4. The proposal complies with the Goals and Policies of the General Plan by establishing appropriate development standards for all uses and zoning categories within Sandy City.



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum
October 16, 2025

To: City Council via Planning Commission
 From: Community Development Department
 Subject: Amendments to Title 21 of the Land Development Code related to Boundary Adjustments CA09302025-0007048

Public Hearing Notice: This item has been noticed on public websites, sent to affected entities and posted in three public locations at least 10 days prior to the Public Hearing.

Request

On behalf of Sandy City, the Community Development Department is proposing to amend Title 21, *Land Development Code*, Chapter 3, *Officers, Boards and Commissions*, Chapter 30, *Subdivision Review*, and Chapter 37, *Definitions*. The code amendments will bring the Sandy Land Development Code in line with new changes to the Utah Code. The proposed code amendments update the requirements, procedures and definitions related to simple boundary adjustments, full boundary adjustments and subdivision plat vacations and amendments. The specific amendments to the Land Development Code are included as Exhibit “A” (red-lined version) and Exhibit “B” (clean version).

Background

Over the years, the State Legislature has made several changes to Utah Code relating to subdivisions, subdivision amendments and property line adjustments. Continuing with this tradition, [Senate Bill 140](#) was passed during the 2025 Utah Legislative Session, which enacted new and revised code language relating to boundary adjustments (aka property line adjustments). Utah code defines a boundary adjustment as an agreement between adjoining property owners to relocate a common boundary that results in a conveyance of property between the adjoining lots, adjoining parcels, or adjoining lots and parcels, but only if it does not create an additional lot or parcel ([UCA 10-9a-103\(7\)](#)). The primary difference with this new legislation is the establishment of a simplified, ministerial process for owners that want to adjust a shared property line between lots and/or parcels. To address these new provisions, the proposed amendments bring the City’s land use code into compliance with the current Utah Code.

Case History	
Case Number	Case Summary
Ordinance No. 24-06 CA02292024-0006725	Amends Title 21, Land Development Code, Chapter 30, Subdivision Review, and Chapter 36, Notice Requirements, to update the public noticing requirements for neighborhood meetings, and the subdivision review requirements and procedures for subdivision plat amendments, property line adjustments and street vacations. Ord. No. 24-06 , § 1(Exh. A), 4-16-2024).

Case History	
Case Number	Case Summary
Ordinance No. 24-01 CA09272023-0006628	Amends various sections of Title 21 of the Sandy City Municipal Code (formerly Title 15A of the Revised Ordinances of Sandy City), Chapter 30, "Subdivision Review" to bring the Land Development Code in line with changes to the Utah State Code relating to requirements and procedures for subdivision review. Ord. No. 24-01, (Exh. A), 01-29-2024.
Ordinance No. 21-08 CODE-02-21-5989	Amends various sections of Title 21 of the Sandy City Municipal Code, including Chapter 30, Subdivision Review, to include requirements for Storm Water Analysis and Drainage Plans, Storm Water Pollution Prevention Plan, Notice of Intent and Post Construction Storm Water Maintenance Agreements. LDC 2008, § 15A-30-01; Ord. No. 21-08 , § 1(Exh. A), 3-23-2021.
Ordinance No. 20-12 CODE-09-20-5907	Amendments to Title 21 of the Sandy City Municipal Code (formerly Title 15A of the Revised Ordinances of Sandy City), Chapter 36, "Notice Requirements" to align the development code regulations with recent amendments to State requirements. Amendment allows City to exceed certain minimum State mandated noticing requirements on certain types of land use applications, by requiring both mailed and physical posting of public notice of public meetings. Ord. No. 20-12 , § 1(Exh. A), 10-20-2020.
Ordinance No. 15-22 CODE-5-15-4333	Amends various sections of Title 21 of the Sandy City Municipal Code (formerly Title 15A of the Revised Ordinances of Sandy City), Chapter 30, "Subdivision Review" to address Utah Pollution Discharge Elimination System (UPDES), Storm Water Pollution Prevention Plan (SWPPP) and to encourage a Low Impact Development approach for new development in the City. LDC 2008, § 15A-30-03; Ord. No. 15-22, 7-15-2015.
Ordinance No. 14-29 CODE-5-14-3640	Amends various sections of Title 21 of the Sandy City Municipal Code (formerly Title 15A of the Revised Ordinances of Sandy City), Chapter 30, "Subdivision Review" to establish regulations related to private roads and associated development improvements for new subdivisions. LDC 2008, § 15A-30-08; Ord. No. 14-29, 9-28-2014;
Ordinance No. 12-03	Amendments to Title 21 of the Sandy City Municipal Code (formerly Title 15A of the Revised Ordinances of Sandy City), Chapter 30, "Subdivision Review." LDC 2008, § 15A-30-06; Ord. No. 12-03, 1-27-2012;
Ordinance No. 09-13	Amendments to Title 21 of the Sandy City Municipal Code (formerly Title 15A of the Revised Ordinances of Sandy City), Chapter 30, "Subdivision Review." LDC 2008, § 15A-30-03; Ord. No. 09-13, 5-15-2009;

Public Notice

The city issued notice of the public hearing for the proposed code amendments 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.

Analysis

This new legislation establishes new or revised definitions and procedures for boundary adjustments, which in turn require changes to Sandy’s existing code related to property line adjustments and subdivision plat amendments. Utah code now offers an efficient process for owners that want to adjust a shared property line with a “simple boundary adjustment” (per [UCA 10-9a-523](#)). A simple boundary adjustment is a boundary adjustment that does not: (a) affect a public right-of-way, municipal utility easement, or other public property; (b) affect an existing easement, onsite wastewater system, or an internal lot restriction; or (c) result in a lot or parcel out of conformity with land use regulations. If a boundary adjustment does not qualify for a simple boundary adjustment, it is considered a “full boundary adjustment.” The new law allows city approval of simple boundary adjustments without conducting a public meeting if all standards are met. Alternatively, a full boundary adjustment will be subject to city requirements for subdivision plat amendments, which require public notice and a public meeting prior to a decision by the Community Development Director.

To implement these new provisions, the Sandy Land Development Code is proposed to be amended as follows:

1. Land use decisions ascribed to the Planning Commission and the Community Development Director are corrected where necessary ([Chapter 21-3](#)).
2. The section on property line adjustments is updated to be consistent with state law standards for boundary adjustments ([Chapter 21-30](#)). This will allow owners to adjust a mutual property line through a “simple boundary adjustment” process, if they meet the qualifications and standards for approval. This amendment removes the requirement for a public meeting prior to issuance of a decision, consistent with state law.
3. If an application does not qualify for a simple boundary adjustment, it is considered a “full boundary adjustment,” and subject to the standards and procedures for subdivision plat amendments. Therefore, the section on subdivision plat amendments is updated to include full boundary adjustments ([Chapter 21-30](#)).
4. Lastly, various definitions are added or updated in [Chapter 21-37](#) to align with the Utah Code.

For the specific language of the proposed amendments, see Exhibit “A” (red-lined version) and Exhibit “B” (clean version), which are attached to this report.

Non-Conforming Uses

This code amendment would not create any non-conforming situations.

Land Development Code Purpose Compliance

The Sandy City Land Development Code in 21-1-3 lists the criteria explaining the intent and purpose of the Ordinance. The purpose is:

21-1-3 Purpose

This Code is adopted to implement Sandy City’s General Plan and to promote public health, safety, convenience, aesthetics, welfare; efficient use of land; sustainable land use and building practices; transportation options and accessibility; crime prevention; timely citizen involvement in land use decision making; and efficiency in development review and land use administration. Specifically, this Code is established to promote the following purposes:

1. General

- a. To facilitate the orderly growth and development of Sandy City.*
- b. To facilitate adequate provision for transportation, water, sewage, schools, parks, and other public requirements.*
- c. To stabilize property values.*
- d. To enhance the economic well-being of Sandy City and its inhabitants.*

2. Implementation of General Plan

To coordinate and ensure the implementation of the City’s General Plan through effective execution of development review requirements, adequate facility and services review and other goals, policies, or programs contained in the General Plan.

3. Comprehensive, Consistent and Equitable Regulations

To establish a system of fair, comprehensive, consistent and equitable regulations, standards and procedures for review and approval of all proposed land development within the City.

4. Efficiently and Effectively Managed Procedures

- a. To promote fair procedures that are efficient and effective in terms of time and expense.*
- b. To be effective and responsive in terms of the allocation of authority and delegation of powers and duties among ministerial, appointed, and elected officials.*
- c. To foster a positive customer service attitude and to respect the rights of all applicants and affected citizens.*

The proposed code amendment is consistent with the purpose of the Land Development Code because the proposal promotes public health, safety and welfare; ensures consistency and equitable standards; establishes fair procedures that are efficient and effective in terms of time and expense; facilitates the orderly growth and development of Sandy City; and is consistent with the Sandy City General Plan.

General Plan Compliance

The Sandy City General Plan encourages appropriate development standards for all uses and zoning categories within the city. The proposed code amendment furthers that goal and objective by establishing appropriate land development standards for all uses and zoning categories within Sandy City.

Recommendation

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, of the Sandy Municipal Code, relating to boundary adjustments, as shown in Exhibit “A”, based on the following findings:

Findings:

1. The City Council may amend land use ordinances consistent with the purposes of the Sandy Land Development Code, the Sandy City General Plan, and the Utah Code, Municipal Land Use, Development, and Management Act per Title 21 Chapter 5 of the Sandy Municipal Code.
2. The proposal is reviewed by the Planning Commission and City Council in accordance with the requirements of Title 21 Chapter 5 of the Sandy Municipal Code.
3. The proposal complies with the purpose of the Land Development Code under Section 21-1-03 by promoting the public health, safety, and welfare; ensuring consistent and equitable standards; establishing fair procedures that are efficient and effective in terms of time and expense; and by facilitating the orderly growth and development of Sandy City.
4. The proposal complies with the Goals and Policies of the General Plan by establishing appropriate development standards for all uses and zoning categories within Sandy City.

Planner:



Melissa Anderson
Zoning Administrator

Exhibits:

- A. Proposed code amendments (red-lined version)
- B. Proposed code amendments (clean version)

File Name: S:\USERS\PLN\STAFFRPT\2025\CA09302025-0007048 - BOUNDARY ADJUSTMENTS\STAFF REPORT\STAFF REPORT - BOUNDARY ADJUSTMENTS.DRAFT.DOCX

CHAPTER 21-3. OFFICERS, BOARDS AND COMMISSIONS

...

Sec. 21-3-3. Land Use Authorities.

(a) *Planning Commission.*

...

(4) *Powers and Duties.*

...

c. *Reviews and Decisions.* The Planning Commission shall review and decide the following:

1. Conditional use permits.
2. Expansion or alteration of a nonconforming structure or use after determination by the Director.
3. Site plans delegated to it in this title or by the Director.
4. Special exceptions delegated to it in this title or by the Director.
5. ~~Reasonable accommodation.~~
6. —Other matters as established by the City Council.

...

(b) *Administrative Officer.* The Director is hereby designated to review and decide the following:

- (1) Special exceptions as specifically set forth in this title, including those in the land use matrices.
- (2) Applications for site plan review and approval as delegated in this title.
- (3) Determination of the nonconforming status of a building, structure, or use.
- (4) Approval of a building permit for a nonconforming structure addition or alteration as allowed within this title.
- (5) Routine and uncontested matters as delegated in this title.
- (6) ~~Property Line Adjustments.~~ Boundary adjustments and vacating or amending a subdivision plat, as set forth in this Title.
- (7) Other matters as established by the City Council.

(LDC 2008, § 15A-03-03; Ord. No. 09-02, 1-26-2009; Ord. No. 10-41, 12-14-2010; Ord. No. 13-15, 6-11-2013; Ord. No. 17-10, exh. A(15A-03-03), 3-9-2017)

State law reference(s)—Planning commissions, U.C.A. 1953, § 10-9a-301 et seq.

CHAPTER 21-30. SUBDIVISION REVIEW¹

...

Sec. 21-30-1. Purpose.

...

- (b) This Chapter sets forth the processes for obtaining preliminary and final subdivision development approval, as well as vacating or amending a subdivision plat, vacating a public street, right-of-way or easement, property line boundary adjustments, and subdivision improvements.

(Ord. No. 24-01, § 1(Exh. A), 1-9-2024)

...

Sec. 21-30-7. Vacating or amending a subdivision plat; process.

- (a) *Applicability.* As set forth in Utah Code, any fee owner of land within a previously platted subdivision may apply to have some or all of the subdivision plat vacated or amended, which includes full boundary adjustments. If no new lots are created, the land use authority, application and review requirements are as set forth in this Section.
- (b) *Land Use Authority Designation; Public Meetings; Notice.*
 - (1) *Director.* The Director is hereby designated to consider and determine those proposed subdivision plat vacations or amendments which are requested by petition of a fee owner of land within the subdivision, except those determined by the Planning Commission, as set forth in Subsection (b)(2) of this Section.
 - (2) *Planning Commission.* The Planning Commission is hereby designated to consider and determine any proposed vacation or amendment of a subdivision plat for which a public hearing is required. A public hearing is required for all any of the following:
 - a. Any owner within the plat objects in writing to the petition within ten days of mailed notification;
 - b. All the owners have not consented to the petition; and/or
 - c. The City proposes to vacate or amend a subdivision plat.
 - (3) *Public Meetings and Notice.* A public meeting or hearing shall be held, and notice provided as required by this Title and Utah Code. No neighborhood meeting is required.

...

¹Editor's note(s)—Ord. No. 24-01, § 1(Exh. A), adopted Feb. 27, 2024, amended Ch. 21-30 in its entirety, in effect repealing and reenacting said Ch. 21-30 to read as set out herein. The former Ch. 21-30, §§ 21-30-1—21-30-14, pertained to similar subject matter and derived from LDC 2008, § 15A-30-01—15A-30-13; Ord. No. 09-13, adopted May 15, 2009; Ord. No. 10-01, adopted Jan. 26, 2010; Ord. No. 12-03, adopted Jan. 27, 2012; Ord. No. 14-29, adopted Sept. 28, 2014; Ord. No. 15-22, adopted July 15, 2015; Ord. No. 21-08, § 1(Exh. A), adopted March 23, 2021.

State law reference(s)—Subdivisions, U.C.A. 1953, § 10-9a-601 et seq.

Sec. 21-30-9. ~~Property line~~Boundary adjustments.

- (a) Boundary Adjustment. Adjoining property owners may enter into an agreement for a boundary adjustment to relocate a common boundary that results in a conveyance of property between the adjoining lots, adjoining parcels, or adjoining lots and parcels if the boundary adjustment does not create an additional lot or parcel.
- (b) Simple boundary adjustment. Owners may apply for a simple boundary adjustment if it does not:
- (1) affect a public right-of-way, municipal utility easement, or other public property;
 - (2) affect an existing easement, onsite wastewater system, or an internal lot restriction; or
 - (3) results in a lot or parcel that is in violation of the City Code.
- (c) Full boundary adjustment. If an application for a boundary adjustment does not meet the requirements for a simple boundary adjustment, a full boundary adjustment is required and subject to the standards and procedures set forth under Section 21-30-7, Vacating or Amending a Subdivision Plat.
- (ad) Standards for Simple Boundary Adjustments. Owners may adjust property lines between adjacent legal parcels that are described by a metes and bounds description, by exchanging title to portions of those parcels after City approval if: An application that qualifies for simple boundary adjustment under subsection (b) of this Section may be approved by the City if all the following standards are met:
- (1) No new lot or parcel results from the property lineboundary adjustment.
 - (2) The adjoining property owners consent to the property lineboundary adjustment.
 - (3) The property lineboundary adjustment does not result in new, additional or increased square footage of remnant land that did not previously exist.
 - (4) The property lineboundary adjustment does not result in violation of the City Code.
 - (5) The property lineboundary adjustment does not result in an increase of a nonconforming situation.
 - (6) The application meets all requirements of subsection (e) of this Section.
- ~~(b) Adjustments to lots within a recorded subdivision plat shall follow Section 21-30-7, Vacating or Amending a Subdivision Plat.~~
- (ee) Application Requirements. The owners shall file an application requesting a property line simple boundary adjustment together with all required conveyance documents, in electronic PDF format scaled to a print size of eight and one-half inches by 11 inches, as follows:
- (1) Legal Descriptions. Property legal descriptions as follows:
 - a. A legal description for each of the properties that will be affected by the proposed changes, as they currently exist on record with the Salt Lake County Recorder's Office, including the square footage, and the Salt Lake County parcel number of each property.
 - b. A legal description for each of the properties that will be affected by the proposed change, in their final proposed configuration(s), including the revised square footage.
 - c. Each legal description shall be prepared, stamped certified, and signed by a professional land surveyor that is currently licensed in the State of Utah.
 - (2) Property transfer deed(s). A draft of all deeds that will be used to transfer the fee title ownership of the subject properties. They shall include a specific notation as to the purpose of this deed relating to a property lineboundary adjustment.
 - (3) Notice of Approval. An approval form, as provided by the City, that declares approval of the property line simple boundary adjustment and an acknowledgement of approval by the City.

EXHIBIT "A"

- a. Is executed by each owner included in the boundary adjustment;
 - b. Is executed by the Director;
 - c. Contains an acknowledgment for each party executing the notice as required by state law for real property; and
 - d. Recites the description of both the original parcels and the parcels created by the property lineboundary adjustment.
- (4) *Map Exhibit.* A visual depiction reflecting the proposed parcel configuration upon completion of the adjustment. It shall contain a north arrow, standard engineer's scale, bearings and distances, curve tables, location of existing structures, easements, setback lines or other information as requested by the City.
- ~~(d) *Public Meetings and Notice.* A public meeting shall be held, and notice provided as required by this Title and Utah Code. No neighborhood meeting is required.~~
- (ef) *Director Review.* The Director shall act as the land use authority and review all the documents to determine if they are complete, and that they comply with the requirements set forth above. If the Director determines that documents are complete and the requested property lineboundary adjustment complies with the standards set forth above, the Director will approve the property line simple boundary adjustment.
- (fg) *Recordation.* After approval by the Director, the applicant shall:
- (1) Record the Notice of Approval and approved property transfer deeds that convey title with the Salt Lake County Recorder's Office.
 - (2) Provide digital copies of all recorded documents to the City ~~and provide a limited title report or informational report (provided by a title company) of property that was altered, showing that the property was properly transferred and configured as approved by the City.~~
- (gh) *Expiration of Property Line Simple Boundary Adjustment Approval.* The property line simple boundary adjustment notice of approval shall expire and be void one year after issuance by the Director unless it has been recorded with the Salt Lake County Recorder's Office. The Director may grant two six-month extensions of the property line simple boundary adjustment notice of approval, provided it still complies with all applicable ordinances.

(Ord. No. 24-01, § 1(Exh. A), 1-9-2024; Ord. No. 24-06, § 1(Exh. A), 4-16-2024)

...

CHAPTER 21-37. DEFINITIONS

...

Sec. 21-37-3. "B" Definitions.

...

(16) Boundary adjustment means an agreement between adjoining property owners to relocate a common boundary that results in a conveyance of property between the adjoining lots, adjoining parcels, or adjoining lots and parcels. A boundary adjustment does not include a modification of a lot or parcel boundary that creates an additional lot or parcel or that is made by the Department of Transportation.

(17) Boundary Adjustment, Full means a means a boundary adjustment that: (a) affects a public right-of-way, municipal utility easement, or other public property; (b) affects an existing easement, onsite wastewater system, or an internal lot restriction; or (c) results in a lot or parcel out of conformity with land use regulations.

(18) Boundary Adjustment, Simple means a boundary adjustment that does not: (a) affect a public right-of-way, municipal utility easement, or other public property; (b) affect an existing easement, onsite wastewater system, or an internal lot restriction; or (c) result in a lot or parcel out of conformity with land use regulations.

~~(1619)~~ *Botanical gardens* means a public or private facility for the demonstration and observations of the cultivation of flowers, fruits, vegetables, or ornamental plants.

...

Sec. 21-37-17. - "P" Definitions.

(1) Parcel means any real property that is not a lot.

~~(12)~~ *Park and ride facilities* means ...

...

Sec. 21-37-13. "L" Definitions.

...

~~(8) Lot means a legal parcel of land occupied or to be occupied by a main building or group of main buildings and accessory buildings, together with such yards, open spaces, frontage, lot width, and lot area as are required by ordinance tract of land, regardless of any label, that is created by and shown on a subdivision plat that has been recorded in the office of the county recorder.~~

...

Sec. 21-37-20. "S" Definitions.

...

~~(121) Subdivision means any land that is divided, resubdivided or proposed to be divided into two or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions. The term "subdivision" includes:~~

EXHIBIT "A"

- a. ~~The division or development of land whether by deed, metes and bounds description, devise and testacy, lease, map, plat, or other recorded instrument; and~~
- b. ~~Divisions of land for all residential and nonresidential uses, including land used or to be used for commercial, agricultural, and industrial purposes.~~

Subdivision means any land that is divided, resubdivided, or proposed to be divided into two or more lots or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions.

(a) The term "subdivision" includes:

- (1) the division or development of land, whether by deed, metes and bounds description, devise and testacy, map, plat, or other recorded instrument, regardless of whether the division includes all or a portion of a parcel or lot; and
- (2) except as provided in Subsection (76)(c), divisions of land for residential and nonresidential uses, including land used or to be used for commercial, agricultural, and industrial purposes.

(b) The term "subdivision" does not include:

- (1) a recorded conveyance document:
 - a. consolidating multiple lots or parcels into one legal description encompassing all lots by reference to a recorded plat and all parcels by metes and bounds description; or
 - b. joining a lot to a parcel;
- (2) a bona fide division of land by deed or other instrument if the deed or other instrument states in writing that the division:
 - a. is in anticipation of future land use approvals on the parcel or parcels;
 - b. does not confer any land use approvals; and
 - c. has not been approved by the land use authority;
- (3) a boundary adjustment;
- (4) a boundary establishment;
- (5) a road, street, or highway dedication plat;
- (6) a deed or easement for a road, street, or highway purpose; or
- (7) any other division of land authorized by law.

(122) Subdivision amendment means:

(a) an amendment to a recorded subdivision that:

- (1) vacates all or a portion of the subdivision;
- (2) increases the number of lots within the subdivision;
- (3) alters a public right-of-way, a public easement, or public infrastructure within the subdivision;
or
- (4) alters a common area or other common amenity within the subdivision.

(b) The term "subdivision amendment" does not include a simple boundary adjustment.

(1223) Subgrade means either the soil prepared and compacted to support a structure or a pavement system, or the elevation of the bottom of the trench in which a sewer or pipeline is laid.

...

CHAPTER 21-3. OFFICERS, BOARDS AND COMMISSIONS

...

Sec. 21-3-3. Land Use Authorities.

(a) *Planning Commission.*

...

(4) *Powers and Duties.*

...

c. *Reviews and Decisions.* The Planning Commission shall review and decide the following:

1. Conditional use permits.
2. Expansion or alteration of a nonconforming structure or use after determination by the Director.
3. Site plans delegated to it in this title or by the Director.
4. Special exceptions delegated to it in this title or by the Director.
5. Other matters as established by the City Council.

...

(b) *Administrative Officer.* The Director is hereby designated to review and decide the following:

- (1) Special exceptions as specifically set forth in this title, including those in the land use matrices.
- (2) Applications for site plan review and approval as delegated in this title.
- (3) Determination of the nonconforming status of a building, structure, or use.
- (4) Approval of a building permit for a nonconforming structure addition or alteration as allowed within this title.
- (5) Routine and uncontested matters as delegated in this title.
- (6) Boundary adjustments and vacating or amending a subdivision plat, as set forth in this Title.
- (7) Other matters as established by the City Council.

(LDC 2008, § 15A-03-03; Ord. No. 09-02, 1-26-2009; Ord. No. 10-41, 12-14-2010; Ord. No. 13-15, 6-11-2013; Ord. No. 17-10, exh. A(15A-03-03), 3-9-2017)

State law reference(s)—Planning commissions, U.C.A. 1953, § 10-9a-301 et seq.

CHAPTER 21-30. SUBDIVISION REVIEW¹

...

Sec. 21-30-1. Purpose.

...

- (b) This Chapter sets forth the processes for obtaining preliminary and final subdivision development approval, as well as vacating or amending a subdivision plat, vacating a public street, right-of-way or easement, boundary adjustments, and subdivision improvements.

(Ord. No. 24-01, § 1(Exh. A), 1-9-2024)

...

Sec. 21-30-7. Vacating or amending a subdivision plat; process.

- (a) *Applicability.* As set forth in Utah Code, any fee owner of land within a previously platted subdivision may apply to have some or all of the subdivision plat vacated or amended, which includes full boundary adjustments. If no new lots are created, the land use authority, application and review requirements are as set forth in this Section.
- (b) *Land Use Authority Designation; Public Meetings; Notice.*
 - (1) *Director.* The Director is hereby designated to consider and determine those proposed subdivision plat vacations or amendments which are requested by petition of a fee owner of land within the subdivision, except those determined by the Planning Commission, as set forth in Subsection (b)(2) of this Section.
 - (2) *Planning Commission.* The Planning Commission is hereby designated to consider and determine any proposed vacation or amendment of a subdivision plat for which a public hearing is required. A public hearing is required for any of the following:
 - a. Any owner within the plat objects in writing to the petition within ten days of mailed notification;
 - b. All the owners have not consented to the petition; or
 - c. The City proposes to vacate or amend a subdivision plat.
 - (3) *Public Meetings and Notice.* A public meeting or hearing shall be held, and notice provided as required by this Title and Utah Code. No neighborhood meeting is required.

...

¹Editor's note(s)—Ord. No. 24-01, § 1(Exh. A), adopted Feb. 27, 2024, amended Ch. 21-30 in its entirety, in effect repealing and reenacting said Ch. 21-30 to read as set out herein. The former Ch. 21-30, §§ 21-30-1—21-30-14, pertained to similar subject matter and derived from LDC 2008, § 15A-30-01—15A-30-13; Ord. No. 09-13, adopted May 15, 2009; Ord. No. 10-01, adopted Jan. 26, 2010; Ord. No. 12-03, adopted Jan. 27, 2012; Ord. No. 14-29, adopted Sept. 28, 2014; Ord. No. 15-22, adopted July 15, 2015; Ord. No. 21-08, § 1(Exh. A), adopted March 23, 2021.

State law reference(s)—Subdivisions, U.C.A. 1953, § 10-9a-601 et seq.

Sec. 21-30-9. Boundary adjustments.

- (a) *Boundary Adjustment.* Adjoining property owners may enter into an agreement for a boundary adjustment to relocate a common boundary that results in a conveyance of property between the adjoining lots, adjoining parcels, or adjoining lots and parcels if the boundary adjustment does not create an additional lot or parcel.
- (b) *Simple boundary adjustment.* Owners may apply for a simple boundary adjustment if it does not:
 - (1) affect a public right-of-way, municipal utility easement, or other public property;
 - (2) affect an existing easement, onsite wastewater system, or an internal lot restriction; or
 - (3) results in a lot or parcel that is in violation of the City Code.
- (c) *Full boundary adjustment.* If an application for a boundary adjustment does not meet the requirements for a simple boundary adjustment, a full boundary adjustment is required and subject to the standards and procedures set forth under Section 21-30-7, Vacating or Amending a Subdivision Plat.
- (d) *Standards for Simple Boundary Adjustments.* An application that qualifies for simple boundary adjustment under subsection (b) of this Section may be approved by the City if all the following standards are met:
 - (1) No new lot or parcel results from the boundary adjustment.
 - (2) The adjoining property owners consent to the boundary adjustment.
 - (3) The boundary adjustment does not result in new, additional or increased square footage of remnant land.
 - (4) The boundary adjustment does not result in violation of the City Code.
 - (5) The boundary adjustment does not result in an increase of a nonconforming situation.
 - (6) The application meets all requirements of subsection (e) of this Section.
- (e) *Application Requirements.* The owners shall file an application requesting a simple boundary adjustment together with all required conveyance documents, in electronic PDF format scaled to a print size of eight and one-half inches by 11 inches, as follows:
 - (1) *Legal Descriptions.* Property legal descriptions as follows:
 - a. A legal description for each of the properties that will be affected by the proposed changes, as they currently exist on record with the Salt Lake County Recorder's Office, including the square footage, and the Salt Lake County parcel number of each property.
 - b. A legal description for each of the properties that will be affected by the proposed change, in their final proposed configuration(s), including the revised square footage.
 - c. Each legal description shall be prepared, stamped certified, and signed by a professional land surveyor that is currently licensed in the State of Utah.
 - (2) *Property transfer deed(s).* A draft of all deeds that will be used to transfer the fee title ownership of the subject properties. They shall include a specific notation as to the purpose of this deed relating to a boundary adjustment.
 - (3) *Notice of Approval.* An approval form, as provided by the City, that declares approval of the simple boundary adjustment and an acknowledgement of approval by the City.
 - a. Is executed by each owner included in the boundary adjustment;
 - b. Is executed by the Director;

EXHIBIT "B"

- c. Contains an acknowledgment for each party executing the notice as required by state law for real property; and
 - d. Recites the description of both the original parcels and the parcels created by the boundary adjustment.
- (4) *Map Exhibit.* A visual depiction reflecting the proposed parcel configuration upon completion of the adjustment. It shall contain a north arrow, standard engineer's scale, bearings and distances, curve tables, location of existing structures, easements, setback lines or other information as requested by the City.
- (f) *Director Review.* The Director shall act as the land use authority and review all the documents to determine if they are complete, and that they comply with the requirements set forth above. If the Director determines that documents are complete and the requested boundary adjustment complies with the standards set forth above, the Director will approve the simple boundary adjustment.
- (g) *Recordation.* After approval by the Director, the applicant shall:
- (1) Record the Notice of Approval and approved property transfer deeds that convey title with the Salt Lake County Recorder's Office.
 - (2) Provide digital copies of all recorded documents to the City.
- (h) *Expiration of Simple Boundary Adjustment Approval.* The simple boundary adjustment notice of approval shall expire and be void one year after issuance by the Director unless it has been recorded with the Salt Lake County Recorder's Office. The Director may grant two six-month extensions of the simple boundary adjustment notice of approval, provided it still complies with all applicable ordinances.

(Ord. No. 24-01, § 1(Exh. A), 1-9-2024; Ord. No. 24-06, § 1(Exh. A), 4-16-2024)

...

CHAPTER 21-37. DEFINITIONS

...

Sec. 21-37-3. "B" Definitions.

...

- (16) *Boundary adjustment* means an agreement between adjoining property owners to relocate a common boundary that results in a conveyance of property between the adjoining lots, adjoining parcels, or adjoining lots and parcels. A boundary adjustment does not include a modification of a lot or parcel boundary that creates an additional lot or parcel or that is made by the Department of Transportation.
- (17) *Boundary Adjustment, Full* means a means a boundary adjustment that: (a) affects a public right-of-way, municipal utility easement, or other public property; (b) affects an existing easement, onsite wastewater system, or an internal lot restriction; or (c) results in a lot or parcel out of conformity with land use regulations.
- (18) *Boundary Adjustment, Simple* means a boundary adjustment that does not: (a) affect a public right-of-way, municipal utility easement, or other public property; (b) affect an existing easement, onsite wastewater system, or an internal lot restriction; or (c) result in a lot or parcel out of conformity with land use regulations.
- (19) *Botanical gardens* means a public or private facility for the demonstration and observations of the cultivation of flowers, fruits, vegetables, or ornamental plants.

...

Sec. 21-37-17. - "P" Definitions.

- (1) *Parcel* means any real property that is not a lot.
- (2) *Park and ride facilities* means ...

...

Sec. 21-37-13. "L" Definitions.

...

- (8) *Lot* means a tract of land, regardless of any label, that is created by and shown on a subdivision plat that has been recorded in the office of the county recorder.

...

Sec. 21-37-20. "S" Definitions.

...

- (121) *Subdivision* means any land that is divided, resubdivided, or proposed to be divided into two or more lots or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions.
 - (a) The term "subdivision" includes:

EXHIBIT "B"

- (1) the division or development of land, whether by deed, metes and bounds description, devise and testacy, map, plat, or other recorded instrument, regardless of whether the division includes all or a portion of a parcel or lot; and
 - (2) except as provided in Subsection (76)(c), divisions of land for residential and nonresidential uses, including land used or to be used for commercial, agricultural, and industrial purposes.
- (b) The term "subdivision" does not include:
- (1) a recorded conveyance document:
 - a. consolidating multiple lots or parcels into one legal description encompassing all lots by reference to a recorded plat and all parcels by metes and bounds description; or
 - b. joining a lot to a parcel;
 - (2) a bona fide division of land by deed or other instrument if the deed or other instrument states in writing that the division:
 - a. is in anticipation of future land use approvals on the parcel or parcels;
 - b. does not confer any land use approvals; and
 - c. has not been approved by the land use authority;
 - (3) a boundary adjustment;
 - (4) a boundary establishment;
 - (5) a road, street, or highway dedication plat;
 - (6) a deed or easement for a road, street, or highway purpose; or
 - (7) any other division of land authorized by law.
- (122) *Subdivision amendment* means:
- (a) an amendment to a recorded subdivision that:
 - (1) vacates all or a portion of the subdivision;
 - (2) increases the number of lots within the subdivision;
 - (3) alters a public right-of-way, a public easement, or public infrastructure within the subdivision; or
 - (4) alters a common area or other common amenity within the subdivision.
 - (b) The term "subdivision amendment" does not include a simple boundary adjustment.
- (123) *Subgrade* means either the soil prepared and compacted to support a structure or a pavement system, or the elevation of the bottom of the trench in which a sewer or pipeline is laid.

...



Staff Report

File #:
CUP08142025-007018,
Version: 1

Date: 10/16/2025

Agenda Item Title:

Utrera Accessory Structure (Conditional Use Permit)
11075 S. 1700 E.
[Community #26]

Presenter:

Sarah Stringham, Planner

Description/Background:

The applicant, Jeff Knighton, on behalf of the homeowner, Ivan Utrera, is requesting approval of a conditional use permit for an accessory structure with increased size for the property located at 11075 S. 1700 E. The proposed structure is 1,500 square feet with another building that is 1,500 square feet. This would be an increase of 50% in square footage. Total size of the accessory structures will be 3,000 square feet. See full staff report for details.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission approve a Conditional Use Permit for additional size and as described in the staff report for the property located at 11075 S. 1700 E. based on the following findings and subject to the following conditions:

Findings:

1. There is an existing 100 square foot shed that will not be allowed to remain.
2. Staff finds that the proposed structure meets the intent of Section 21-11-2 provided the applicant complies with the following conditions:

Conditions:

1. That the structure be located as per the enclosed site plan and be built to 1,500 square feet and 20 feet from finished grade to peak of roof. The structure will be sited 20 feet from the east rear property line, 82 feet from the south side property line, and 40 feet from the north side property line.
2. That the existing 100 square foot shed be removed.
3. That no portion of the proposed structure be used for livable areas, accessory dwelling use, or commercial business use.
4. That the applicant complies with all Building & Safety, and Fire & Life Codes.

File #:
CUP08142025-007018,
Version: 1

Date: 10/16/2025

-
5. That the applicant be responsible for meeting all provisions of the Sandy City Development Code, and all conditions of approval imposed by the Planning Commission.
 6. That this Conditional Use Permit be reviewed upon a legitimate complaint.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum October 16, 2025

To: Planning Commission
From: Community Development Department
Subject: Utrera Accessory Structure (Conditional Use Permit)
11075 S. 1700 E.
[Community #26]

CUP08142025-007018
R-1-20A
1.01 acres

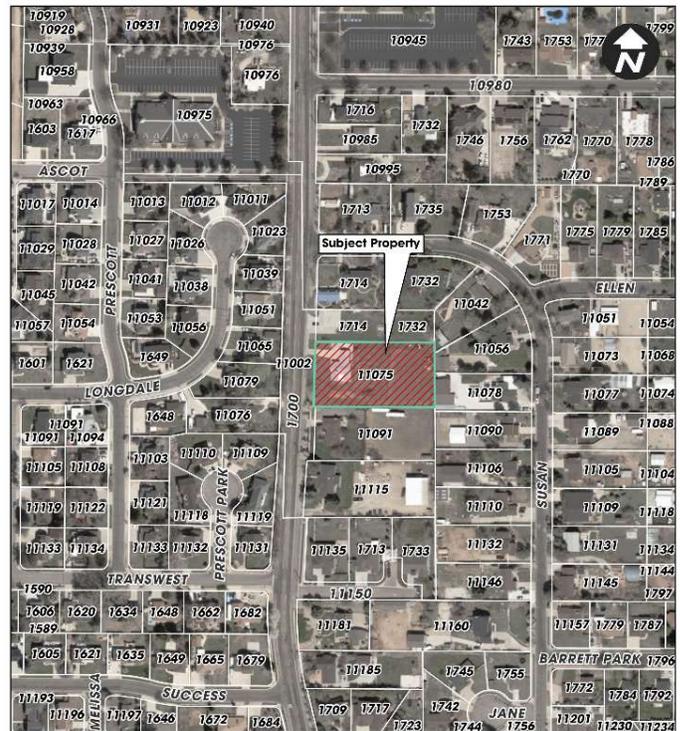
Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, and at public locations.

Request

The applicant, Jeff Knighton, on behalf of the homeowner, Ivan Utrera, is requesting approval of a conditional use permit for an accessory structure with increased size for the property located at 11075 S. 1700 E. The proposed structure is 1,500 square feet with another building that is 1,500 square feet. This would be an increase of 50% in square footage. Total size of the accessory structures will be 3,000 square feet. See application materials for details in Exhibit A and Exhibit B.

Background

The subject property is approximately 1.01 acres (44,151 square feet) in the R-1-20A zone. The subject property was part of the Island No. 35 annexation and was annexed in 2016. Properties to the north, south, and east are single family residential zoned R-1-20A. Properties located to the west are single family residential zoned R-1-10.



0 50 100 200 300 400 500 Feet

CUP08142025-007018
Conditional Use Permit
11075 S 1700 E

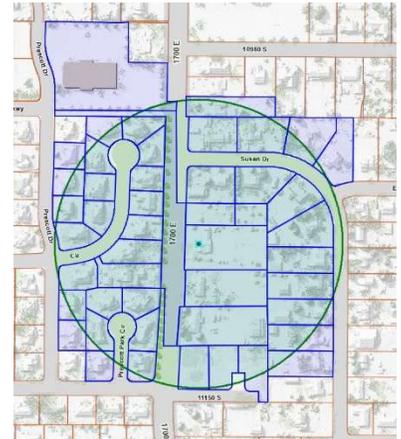
Sandy City, UT
Community Development Department

Property Case History	
Case Number	Case Summary
RAA09102025-037629	30x50 Accessory Structure #1

Public Notice and Outreach

This item has been noticed to property owners within 500 feet of the subject area by mail. A neighborhood meeting was held on September 24th and five neighbors attended. The following comments were made about the proposal:

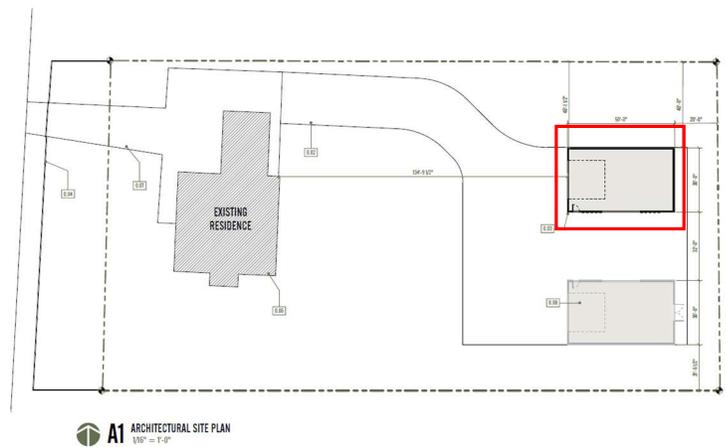
1. Wanted to know where the buildings would be placed and potential noise level from cars. Neighbor is concerned about noise level affecting horses
2. Questions about timeline of construction
3. Wanted to know the height of the buildings
4. Concern about possible increase of traffic in the area
5. Question about if businesses would be operated in the buildings
6. Wanted to know what the lighting on the building or any light poles in the yard
7. Questions about if the property had been surveyed.



In addition, there have been three emails received (See Exhibit C).

Analysis

The applicant is planning to build an as of right 30x50 (1,500 square feet) structure that is 20 feet tall in the rear yard 20 feet from the south side and rear property lines. The request for the conditional use permit is to build a second building that is 30x50 (1,500 square feet) and 20 feet tall adjacent to the other structure in the rear yard. The second building would exceed the as of right size by 50%. The proposed use of the structure is to store cars and other recreational vehicles. The building will be a wood frame building with stucco used for the exterior. The accessory structures are approximately 10% of the rear yard. The applicant has an existing driveway to access the structures and will expand the hard surface according to the site plan. The building will be setback 20 feet from the east rear property line, 40 feet from the north side property line, and 82 feet from the south side property line (See Exhibit B). There is an existing shed in the northeast corner that is approximately 100 square feet. The shed would not be allowed to remain as 3,000 square feet is the maximum amount of accessory structure that would be allowed for this property.



Building Size

The allowed size for accessory structures for lots of 40,000 square feet or larger is 2,000 square feet. The subject property is in the R-1-20A zone and is just over one acre at 44,151 square feet. Section 21-11-2(a)(2)(d) of the Sandy City Development Code states that any properties over 40,000 square feet, or with an "A" designation, the total maximum square footage of all accessory buildings on the property may be increased up to 50 percent larger than the permitted size through a conditional use permit. The Planning Commission shall consider the scale of the buildings in relation to the immediate surroundings, the nature of the zone and land uses in the immediate vicinity, architectural design, landscaping, access, proposed use, impact upon adjacent properties, in addition to other criteria normally considered during the conditional use permit process. The applicant is proposing to have two buildings that are each 1,500 square feet totaling 3,000 square feet. The request of 3,000 square feet is approximately 50% larger than the allowed maximum

of 2,000 square feet without a conditional use permit. A list of accessory structures and their size in the nearby vicinity is included.

Address	Accessory Structure (sq. ft.)	Rear Yard Area (sq. ft.)	Rear Yard Percentage
11056 S. Susan Dr.	1,315	10,875	12%
11078 S. Susan Dr.	3,929	12,895	30%
11106 S. Susan Dr.	1,440	13,700	10%
11042 S. Susan Dr.	574	12,260	4%
Project Address	Accessory Structure	Rear Yard Area	Rear Yard Percentage
11075 S. 1700 E.	3,000	30,095	10%

Conditional Use Standards

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

Sec. 21-33-4. Conditions.

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

- (1) Size, configuration and location of the site and the proposed site plan layout.
The proposed structures will be in the rear yard, 20 feet tall to peak and would total 3,000 square feet. The structures will be sited 20 feet from the east rear property line, 40 feet from the north side property line, and 21 feet from the south side property line.
- (2) Proposed site ingress and egress to existing and proposed roads and streets.
A concrete driveway to the rear of the property will be poured to allow access to the proposed structure.
- (14) Measures to assure compliance with all conditions and requirements of approval, including, but not limited to, bonds, letters of credit, improvement agreements, agreements to conditions, road maintenance funds, and restrictive covenants.
To be reviewed upon legitimate complaint.
- (15) Such other conditions determined reasonable and necessary by the City to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this title.
That the applicant complies with all Building & Safety, and Fire & Life Codes.

Staff Concerns

Staff has no concerns with the proposed project.

Recommendation

Staff recommends that the Planning Commission approve a Conditional Use Permit for additional size and as described in the staff report for the property located at 11075 S. 1700 E. based on the following findings and subject to the following conditions:

Findings:

- 1. There is an existing 100 square foot shed that will not be allowed to remain.
- 2. Staff finds that the proposed structure meets the intent of Section 21-11-2 provided the applicant complies with the following conditions:

Conditions:

- 1. That the structure be located as per the enclosed site plan and be built to 1,500 square feet and 20 feet from finished 10000 Centennial Parkway | Sandy, Utah 84070 | p: 801.568.7250 | f: 801.568.7278 | sandy.utah.gov

grade to peak of roof. The structure will be sited 20 feet from the east rear property line, 82 feet from the south side property line, and 40 feet from the north side property line.

2. That the existing 100 square foot shed be removed.
3. That no portion of the proposed structure be used for livable areas, accessory dwelling use, or commercial business use.
4. That the applicant complies with all Building & Safety, and Fire & Life Codes.
5. That the applicant be responsible for meeting all provisions of the Sandy City Development Code, and all conditions of approval imposed by the Planning Commission.
6. That this Conditional Use Permit be reviewed upon a legitimate complaint.

Planner:



Sarah Stringham
Planner

File Name: S:\USERS\PLN\STAFFRPT\2025\CUP08142025-007018 - UTRERA ACCESSROY STUCTURE\STAFF REPORT UTRERA - CUP.DOCX

Exhibit "A"



PROJECT NAME Utrera Accessory Building #2

PROJECT ADDRESS 11075 S 1700 E Sandy UT

DATE August 13 2025

Sandy City Planning Commission,

The purpose of this application is to apply for permission to construct an additional accessory structure on the property at 11075 S 1700 E. The property has an existing home, which is to remain, and we are also in the process of applying for a building permit for an initial accessory structure that is 30 feet by 50 feet (1,500 sq ft total). Because we are maxing out the size of the initial structure, we were informed that a conditional use application would be required to build any additional accessory space on the property. The property owner wants to build an additional 30 by 50 ft accessory structure, identical to the initial building, with a shared drive / courtyard between the buildings.

The structures are for storing collectible vehicles and other recreational vehicles, and are not intended as residential space, nor as a commercial space.

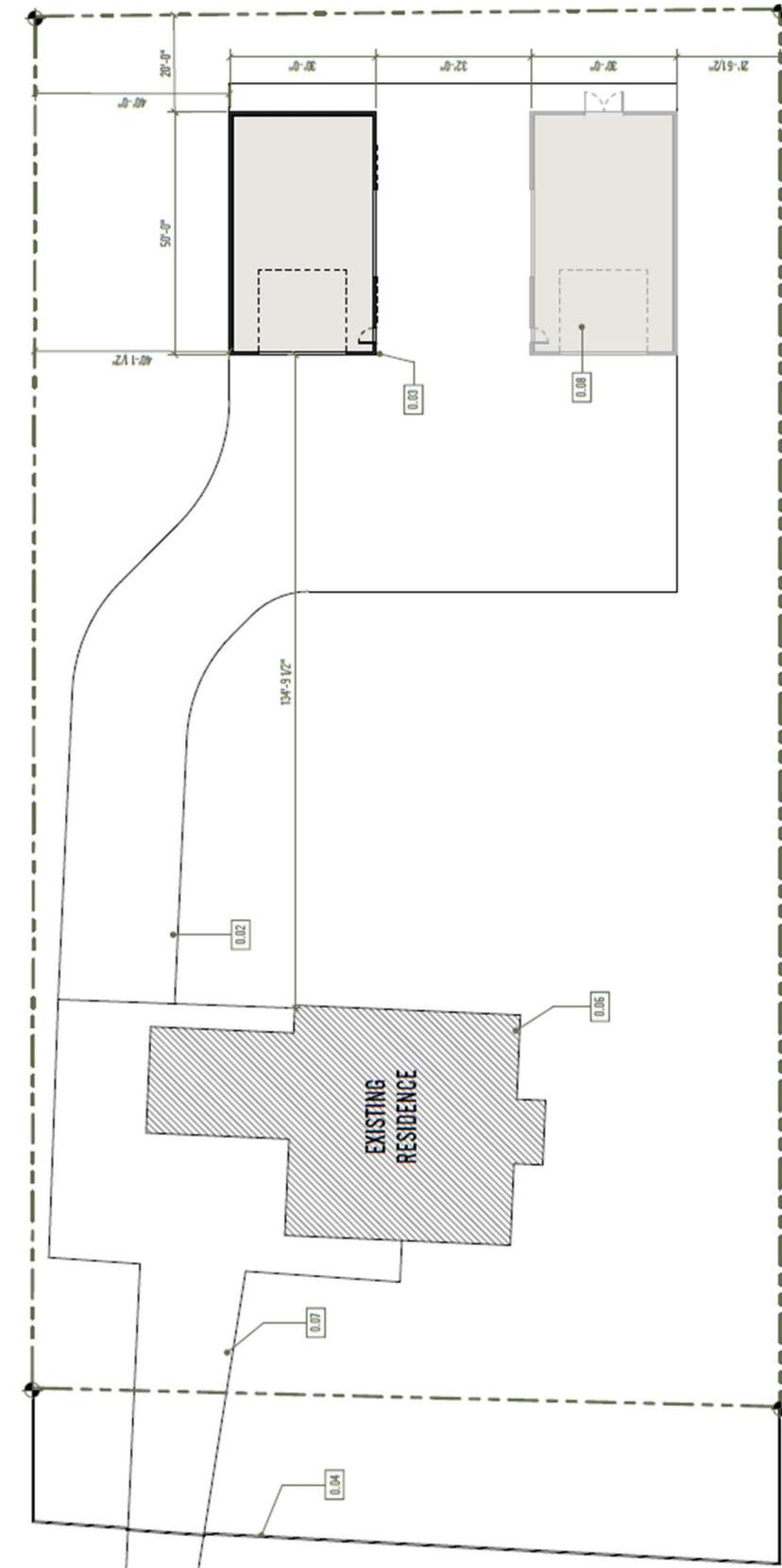
There should be minimal impacts to the neighborhood, if any at all, since there are many other similar accessory buildings in the neighborhood. And the structures are set in the back of the deep property, away from public view, and they comply with the height requirements of the area, so views for adjacent property owners will not be affected.

We appreciate the consideration of the planning commission for this request and look forward to receiving feedback.

Thanks,

Jeff Knighton AIA
Knighton Architecture

Exhibit "B"



A1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

Exhibit "B" Continued

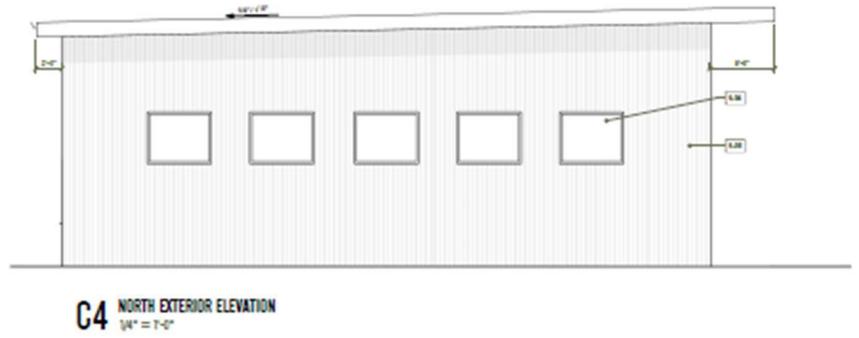
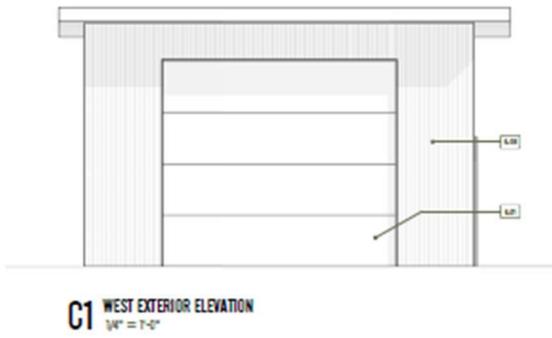
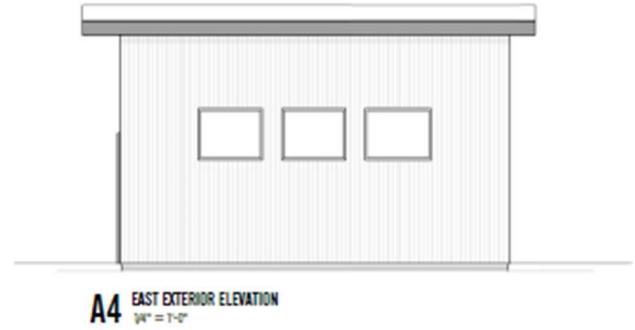


Exhibit "C" See attached Neighbor Comments

Sarah Stringham

From: Diana van Uitert <dvanwhatever@gmail.com>
Sent: Thursday, September 18, 2025 2:04 PM
To: Sarah Stringham
Subject: [EXTERNAL] Conditional Use Permit Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

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

I am writing to you in regards to the conditional use permit applied for by Jeff Knighton/Ivan Utrera for building a 1,500 sq ft structure to exceed the allowable square footage by 50%. I would like to know where this will be built on the property and how tall it will be. Please let me know.

Thank you.
Diana vanUitert
11090 Susan Drive

Sarah Stringham

From: ompetik@aol.com
Sent: Wednesday, September 24, 2025 12:55 PM
To: Sarah Stringham
Cc: OLIVER PETIK
Subject: [EXTERNAL] Conditional use permit for Mr. Ivan Utrera
Attachments: 4orchard.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

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

These are the pictures of the cement driveway Mr. Utrera has poured this summer. He does not show this driveway on the drawings he submitted to the planning commission. The following are my concerns.

1. What type of "accessory structure" is he allowed to build? Can it have living quarters in it or can it be a house? Can he use it as an Airbnb? Can he run a business out of these buildings? Mr. Utrera owned the house at 11078 Susan Drive & ran it as an Airbnb. Sandy City shut that property down as an Airbnb because Mr. Utrera was not living in the house nor was it his primary residence. He has since has sold the house to his son.
2. Has Mr. Utrera had the property line between our property (1732 Susan Drive) & his property surveyed to know where the correct set-back requirements are?
3. Once he has the "Conditional Use Permit", are there any restrictions on how tall he builds his buildings?
4. Since Mr. Utrera owns many vintage cars can he run a business of buying & selling cars from his new buildings?
5. Will Mr. Utrera put in tall Outdoor Lights?

Thank you for taking & asking these questions for my husband & me.

Mary & Oliver Petik



Sarah Stringham

From: Sunshine Titan <valerson88@gmail.com>
Sent: Thursday, October 2, 2025 6:45 PM
To: Sarah Stringham
Subject: Re: [EXTERNAL] 11075 south 1700 east - Community Meeting

Thanks, Sarah!

On Thu, Oct 2, 2025, 4:03 PM Sarah Stringham <sstringham@sandy.utah.gov> wrote:

Hi Val,

The structures are for residential use only. The owner is going to be storing cars, ATV's, etc. in the garages.



sandy.utah.gov

Sarah Stringham, AICP
Planner

[10000 S. Centennial Pkwy. | Sandy, UT 84070](#)
o: 801.568.6055 | f: 801.568.7278
sstringham@sandy.utah.gov



From: Sunshine Titan <valerson88@gmail.com>
Sent: Thursday, October 2, 2025 1:40 PM
To: Sarah Stringham <sstringham@sandy.utah.gov>
Subject: Re: [EXTERNAL] 11075 south 1700 east - Community Meeting

Hi Sarah,

Thank you for following up on this with me. I'll look for the next communication as well. Can you tell me if the new structures are commercial or residential?

Thank you,

Val

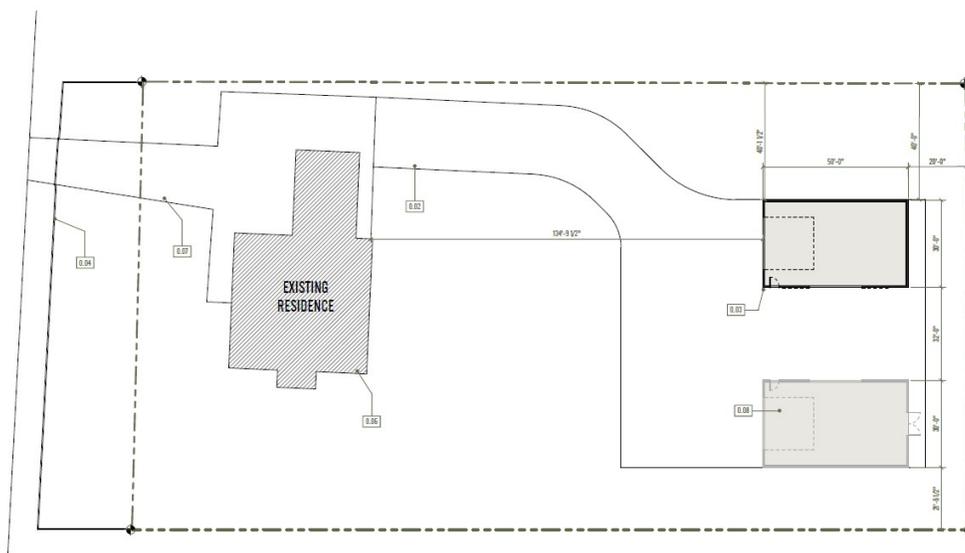
On Thu, Oct 2, 2025, 11:00 AM Sarah Stringham <sstringham@sandy.utah.gov> wrote:

Hi Val,

We do not record neighborhood meetings. You will receive a similar notice for the Planning Commission meeting. That will have information to view the full staff report. Below is the proposed site plan. Let me know if you have other questions.

Thanks,

Sarah



A1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"



sandy.utah.gov

Sarah Stringham, AICP
Planner

[10000 S. Centennial Pkwy. | Sandy, UT 84070](#)
o: 801.568.6055 | f: 801.568.7278
sstringham@sandy.utah.gov



From: Sunshine Titan <valerson88@gmail.com>
Sent: Tuesday, September 30, 2025 1:26 PM
To: Sarah Stringham <sstringham@sandy.utah.gov>
Subject: [EXTERNAL] 11075 south 1700 east - Community Meeting

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

Hello Sarah,

Thank you for sending out the notice for the proposal and neighborhood meeting. I was out of town and missed the meeting. Is there any way to watch the meeting after the fact? I'd appreciate knowing the details of the proposal.

Thank you,

Val



Staff Report

File #:
CUP09152025-007041,
Version: 1

Date: 10/16/2025

Agenda Item Title:
Midway Convenience (Conditional Use Permit)
9187 S. 700 E.
[Community #7]

Presenter:
Sarah Stringham, Planner

Description/Background:
The applicant, Adam Ridha, with permission from the property owners, Plaza 9200, LLC, is requesting approval of a conditional use permit for an off-premise beer retail license for a property located at 9187 S. 700 E. The request is for an off-premise beer retail license in the CC zone in order to sell beer at an existing convenience store. See staff report for full details.

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission approve a Conditional Use Permit for an off-premise beer retail license and as described in the staff report for the property located at 9187 S. 700 E. based on the following findings and subject to the following conditions:

Findings:

1. The proposed use meets the intent of the CC zone.
2. An Alcohol and Tobacco Specialty Store is not a permitted use in the CC zone.
3. A portion of the businesses wall and window signs advertise tobacco products.
4. The temporary window signs exceed allowable coverage percentages and advertise for tobacco products.
5. Multiple businesses in the center exceed allowable coverage for window signs.

Conditions:

1. That the business does operate as an Alcohol and Tobacco Specialty Store.
2. That any signage that advertises for tobacco products be removed and not utilized.
3. That all temporary window signs in the center follow the permitted coverage allowances.

File #:
CUP09152025-007041,
Version: 1

Date: 10/16/2025

-
4. That the business be subject to an audit at any time at the City's discretion to verify annual gross receipts to ensure they are not operating as an Alcohol and Tobacco Specialty Store.
 5. That the applicant complies with all state licensing requirements from the Department of Alcoholic Beverage Services.
 6. That the applicant complies with all regulations from the Board of Health.
 7. That the applicant complies with all Building & Safety, and Fire & Life Codes.
 8. The hours of operation for this use and business be limited to Monday through Friday from 9:30am to 10:00pm, Saturday from 10:00am to 10:00pm, and Sunday from 11:00am to 10:00pm.
 9. That this Conditional Use Permit be reviewed upon legitimate complaint.

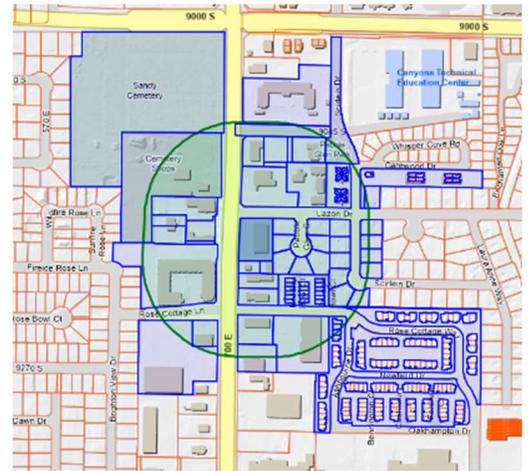
Property Case History	
Case Number	Case Summary
SPR 79-06	Goodyear Service Center
SPR 80-08	ABT Service Center
SPR 82-17	Brubaker Lazon Development
CUP 88-1	Subway – Extended Hours
CUP 88-2	Little Ceasars – Extended Hours
CUP 93-19	Dixie Fixin’s – Extended Hours

Public Notice and Outreach

This item has been noticed to property owners within 500 feet of the subject area by mail. A neighborhood meeting was held on October 6th and no neighbors attended. There have been two emails sent about the project (See Exhibit B).

Analysis

The applicant has an existing convenience store and is proposing to obtain an off-premise beer retail license to sell beer. The applicant currently does not sell beer or any other alcoholic products. The convenience store operates Monday through Friday from 9:30am to 10:00pm, Saturday from 10:00am to 10:00pm, and Sunday from 11:00am to 10:00pm. The convenience store sales some tobacco products. The Sandy City Development Code in Sec. 21-37-2 (12)(g) defines an off-premise beer retail license:



g. *Off-premises beer retailer license.* An off-premises beer retailer license shall entitle the licensee to sell beer in original containers (not to exceed two liters) for consumption off the premises.

The Sandy City Development Code in Sec. 21-37-2(11) gives the standards for an alcohol or tobacco specialty store. An alcohol or tobacco store is not a permitted use in the CC zone. The applicant would be required to stay below the outlined thresholds for alcohol and tobacco sales as well as the other standards listed.

(11) *Alcohol or tobacco specialty store.*

- a. The term "alcohol or tobacco specialty store" means a commercial establishment that, through signage, floor space allocation and sales revenue, demonstrates it is substantially engaged in the offer and sale of alcohol and/or tobacco products, and any one or more of the following factors:
 1. The sale of alcohol or tobacco products accounts for more than 35 percent of the total annual gross receipts for the establishment, except as allowed within this title such as alcoholic beverage state liquor store and alcoholic beverage package agency; or
 2. Twenty percent or more of the public retail floor space is allocated to the offer, display, or storage of tobacco products; or
 3. Twenty percent or more of the total shelf space (retail display or storage areas) is allocated to the offer, display, or storage of tobacco products; or
 4. If less than 80 percent of the total shelf space (retail display or storage areas) is allocated to the offer, display, or storage of other items, products and merchandise unrelated to tobacco products; or
 5. The retail space features a self-service display for tobacco products (as defined in Utah State Code); or
 6. The name of the business or marketing of the business evidences the establishment as a retail alcohol

or tobacco specialty store.

- b. For the purposes of this definition, the term "tobacco product" means:
 - 1. Any cigar, cigarette, chewing tobacco, or electronic cigarette as defined in Utah State Code.
 - 2. Any substitute for a tobacco product, including flavoring, or additives to tobacco; and
 - 3. Tobacco paraphernalia as defined in Utah State Code.

Signs

The business has a portion of an existing wall sign and window signs that are advertising tobacco products. This advertising would not be allowed as outlined in Sec. 21-37-2(11)(a)(6) of the Sandy Development Code that states the name of the business or marketing of the business evidences the establishment as a retail alcohol or tobacco specialty store.

The window signs at this business and other businesses in the center exceed the percentages allowed for temporary window signs. The Sandy City Development Code in Sec. 21-26-8 (d)(3)(a) *Temporary Signs Allowed Without a Permit; Nonresidential Zones* states that window signs are allowed for ground floor tenants only, except as otherwise allowed herein. They shall not be located as to block clear view of exits or entrances or to create a safety hazard. Any window sign shall not disrupt the visibility from employee stations to the parking area or of law enforcement personnel into the business. The following shall also apply:

- a. They shall not cover more than 50 percent of any single window, nor more than 33 percent of the entire surface area of a group of windows on each building face. A single window is any window, or section of windows, that is separated from another window by 12 inches or more. Any door with windows is always considered a separate window (see Figure 25).
- b. Window signs and permanent wall signs combined shall not exceed 20 percent of the exterior wall area of the tenant.



Conditional Use Standards

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

Sec. 21-33-4. Conditions.

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

- (1) Size, configuration and location of the site and the proposed site plan layout.
No site improvements are being proposed.
- (12) The regulation of operating hours for activities affecting normal schedules and functions.
The applicant is proposing to operate Monday through Friday from 9:30am to 10:00pm, Saturday from 10:00am to 10:00pm, and Sunday from 11:00am to 10:00pm.
- (13) Identifying a time for regular review and monitoring, as determined necessary, to ensure the use continues to operate in compliance with all conditions and requirements of approval.
To be subject to periodic audits by the city to ensure they are not operating as an Alcohol and Tobacco Specialty Store.

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

To be reviewed upon legitimate complaint.

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

That the applicant complies with all regulations from the Department of Alcoholic Beverage Services, Board of Health, Business Licensing, Building & Safety, and Fire & Life Codes.

Staff Concerns

Staff is concerned about the business operating as an Alcohol and Tobacco Specialty Store and staying within the limit of 35% annual gross receipts for alcohol and tobacco products such that it no longer would qualify as just a retail convenience store.

Recommendation

Staff recommends that the Planning Commission approve a Conditional Use Permit for an off-premise beer retail license and as described in the staff report for the property located at 9187 S. 700 E. based on the following findings and subject to the following conditions:

Findings:

1. The proposed use meets the intent of the CC zone.
2. An Alcohol and Tobacco Specialty Store is not a permitted use in the CC zone.
3. A portion of the businesses wall and window signs advertise tobacco products.
4. The temporary window signs exceed allowable coverage percentages and advertise for tobacco products.
5. Multiple businesses in the center exceed allowable coverage for window signs.

Conditions:

1. That the business does operate as an Alcohol and Tobacco Specialty Store.
2. That any signage that advertises for tobacco products be removed and not utilized.
3. That all temporary window signs in the center follow the permitted coverage allowances.
4. That the business be subject to an audit at any time at the City's discretion to verify annual gross receipts to ensure they are not operating as an Alcohol and Tobacco Specialty Store.
5. That the applicant complies with all state licensing requirements from the Department of Alcoholic Beverage Services.
6. That the applicant complies with all regulations from the Board of Health.
7. That the applicant complies with all Building & Safety, and Fire & Life Codes.
8. The hours of operation for this use and business be limited to Monday through Friday from 9:30am to 10:00pm, Saturday from 10:00am to 10:00pm, and Sunday from 11:00am to 10:00pm.
9. That this Conditional Use Permit be reviewed upon legitimate complaint.

Planner:



Sarah Stringham
Planner

File Name: S:\USERS\PLN\STAFFRPT\2025\CUP09152025-007041 - MIDWAY CONVENIENCE\STAFF REPORT
MIDWAY.DOCX

Exhibit "A"

Ridha Adam

Owner, Midway Convenience
9187 South 700 East
Sandy, UT 84070
09/12/2025

Planning Commission
City of Sandy
10000 Centennial Parkway
Sandy, UT 84070

Dear Members of the Planning Commission,

I am writing to respectfully request a conditional use permit for Midway Convenience, located at 9187 South 700 East in Sandy, to obtain an off-premises beer retail license. At this time, our store does not sell beer or any other alcoholic products. This request is solely for the purpose of selling beer for off-premises consumption.

Midway Convenience operates as a neighborhood store providing snacks, drinks, and everyday essentials. Our current operating hours are Monday through Friday from 9:30 a.m. to 10:00 p.m., Saturday from 10:00 a.m. to 10:00 p.m., and Sunday from 11:00 a.m. to 10:00 p.m.

We understand the importance of maintaining a safe and respectful environment for nearby residents. Beer sales will be conducted responsibly, in compliance with all state and local regulations, including strict ID verification. We do not anticipate negative impacts on the neighborhood, as our store already serves local customers, and adding packaged beer will simply provide an additional convenience for those who shop with us. We remain committed to upholding the character of the area and to addressing any concerns that may arise.

Thank you for your time and consideration of this request. Please let me know if there are any additional details or documentation needed as part of this process.

Exhibit "B"

Sarah Stringham

From: Brian Clark <poolplayer1@comcast.net>
Sent: Thursday, September 25, 2025 1:12 PM
To: Sarah Stringham
Subject: [EXTERNAL] off-premise beer retailer license

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

Sarah,

RE: Neighborhood Meeting Oct. 6th at 7:00pm / Applicant: Ridha Adam

- What exactly is an "off-premise beer retailer license"?
- What is and isn't allowed with this license?
- Is it going to be located within the "Subject Property" at 9187 S. 700 E.?
- Is "off-premise" a typo?

Thank you,

Brian Clark

Exhibit "B" Continued

Sarah Stringham

From: Kathleen Walker <kcmomma@comcast.net>
Sent: Thursday, September 25, 2025 4:25 PM
To: Sarah Stringham
Subject: [EXTERNAL] Oct. 6 zoom meeting regarding off-premise beer retailer license

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Ms. Stringham;

I am the owner of a home at 795 East 9140 South, Sandy, Utah. This is obviously extremely close to the retailer who is seeking this license. And this strip mall is nestled right next to a number of residences in my same subdivision. I find the idea of allowing a license to this retailer to be repugnant and frightening.

I am a senior citizen and, even though I know how to tune in to Zoom meetings, I will not be watching this one because my life is stressful enough without this. I would be grateful, however, to have you inform me which way the vote goes.

Thanks for making yourself available for my email.

Sincerely,

Kathleen Walker



Sandy City, Utah

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

Staff Report

File #: 25-309, **Version:** 1

Date: 10/16/2025

Minutes from Sept 18, 2025 Meeting



Sandy City, Utah

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

Meeting Minutes

Planning Commission

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

Thursday, September 18, 2025

6:15 PM

Council Chambers and Online

Meeting procedures are found at the end of this agenda.

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

https://us02web.zoom.us/webinar/register/WN_H1DH1UyGRMqa_WbStwhrYA

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/81635814343>

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/81635814343>

Webinar ID: 816 3581 4343

Passcode:134511

SELF GUIDED FIELD TRIP

(Please visit these sites prior to the meeting)

[25-288](#)

Map

Attachments: [09182025.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

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

Public Hearings

[ANX0709202](#) Fortner Annexation (R-1-10 and R-2-10 Zones)
[5-006994\(PC](#) Homes located at 8564 S. 1000 E. (two parcels) & 8590 S. 1000 E.
[\)](#) [Community #17]

- Attachments:** [Vicinity Map](#)
[Fortner Annexation Resolution](#)
[Legal Description](#)
[Preliminary Plat](#)
[Staff Report](#)

Brian McCuiston presented this item to the Planning Commission and recommended a positive recommendation to the City Council.

Dave Bromley opened this item for public comment.

Dave Bromley closed this item to public comment.

A motion was made by David Hart, seconded by Daniel Schoenfeld, that the Planning Commission send a positive recommendation to the City Council that the Fortner Annexation be approved and zoned R-1-10 (8564 S 1000 E) and R-2-10 (8590 S 1000 E) based on the four findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 5 - Dave Bromley
 David Hart
 Ron Mortimer
 Daniel Schoenfeld
 Steven Wrigley

- Absent:** 4 - Cameron Duncan
 Craig Kitterman
 Jennifer George
 LaNiece Davenport

Nonvoting: 0

Public Meeting Items

[CUP0902202](#) EmpoweringU Adult Day Care (Conditional Use Permit)
[5-007033](#) 11339 S. 700 E.
 [Community #13, Alta High]

Attachments: [Staff Report](#)

Sarah Stringham introduced this item to the Planning Commission.

Jane Taufa presented this item to the Planning Commission.

David Hart asked if there's enough parking for other tenants.

Sarah Stringham said yes.

Dave Bromley opened this item for public comment.

Steve Van Maren, Draper Resident, is anxious about the business being located in the basement.

Dave Bromley closed this item to public comment.

Sarah Stringham replied to Steve Van Maren's comment that the building is in compliance and that fire inspections are done to ensure compliance.

A motion was made by Steven Wrigley, seconded by David Hart, that the Planning Commission approve a Conditional Use Permit for the EmpoweringU adult daycare in the PO zone for the property located at 11339 S 700 E based on the two findings and subject to the four conditions detailed in the staff report with a modification to condition #1 - That the business complies with all requirements from the Division of Services for Persons with Disabilities. The motion carried by the following roll call vote:

Yes: 5 - Dave Bromley
 David Hart
 Ron Mortimer
 Daniel Schoenfeld
 Steven Wrigley

Absent: 4 - Cameron Duncan
 Craig Kitterman
 Jennifer George
 LaNiece Davenport

Nonvoting: 0

Administrative Business

1. Minutes

An all in favor motion was made by David Hart to approve the meeting minutes from 09.04.2025

[25-289](#) Minutes

Attachments: [09.04.2025 PC Minutes \(DRAFT\)](#)

2. Director's Report

Adjournment

An all in favor motion was made to adjourn.

Meeting Procedure

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

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

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

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



Sandy City, Utah

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

Staff Report

File #: 25-310, **Version:** 1

Date: 10/16/2025

Development Report

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
Pending										
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	Howard Cooke	801-664-8132	mwilcox	Pending
Compass Apartments	179 West 9270 South	SPR02212024-006719	09/27/2024			RC	Cole Peterson	8014484486	mwilcox	Pending
The Orchards at Dimple Dell	10216 S DIMPLE DELL RD	SPR03262024-006738	05/01/2024			R-1-10	Brett Lovell	8017064693	tirvin	Pending
Quick Quack Car Wash Conversion	10640 S 700 E	SPR04212025-006957			1.10	CN	Polo Padilla		dwheelwright	Pending
Rasht Development Project	8475 S STATE ST	SPR04242024-006758	03/21/2025		0.98	RC	Ramin Nasrabadi		dwheelwright	Pending
Classic Fun Center	9151 S MONROE ST	SPR06142024-006783			5.12	RC	David Henderson		dwheelwright	Pending
Alta Canyon Sports Center	9565 S HIGHLAND DR	SPR06302025-006990	09/17/2025		1.51	OS	Dan Medina		dwheelwright	Open
EOS Fitness	10291 S 1300 E	SPR09032025-007035			2.99	CC	Art Babcock		dwheelwright	Open
MACU Event Cenenter/ SLCO	9575 S STATE ST	SPR09062024-006841			0.96	CBD	Jordan Gray	3582145760	dwheelwright	Pending
UTA Trax Line Operator Restroom Facility	167 E 9000 S	SPR10012025-007049				R-1-7.5(HS	Wade Edwards		dwheelwright	Fees Due
MedVet Urgent Care - Modified Site Plan Rev	10291 S STATE ST	SPR10022024-006862				CBD	Michelle Martin		sstringham	Fees Due
Wasatch Pain Solutions	1420 E SEGO LILY DR	SPR10072024-006865	01/28/2025		0.66	CC	Robert Howell		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
Smith's 153 Fuel Center	10305 S 1300 E	SPR11112024-006885	07/28/2025		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
Under Review										
WM Fuel #5235 Sandy, UT	9081 S QUARRY BEND DR	SPR03112022-006282	01/03/2023			SD(X)	Ryan Alvarez		dwheelwright	Under Review
Jordan Credit Union	9260 S 300 E	SPR04142025-006949			0.38	R-1-8	Nate Reiner		dwheelwright	Preliminary Review
Sandy Station Townhomes	8925 S HARRISON ST	SPR05132025-006965			1.36	RC	David Kelly	3852835285	mwilcox	Preliminary Review
Thackeray Towns Site Plan	10760 S 700 E	SPR06242021-006083	06/24/2021		4.00	PUD(10)	John Sawyer		tirvin	Under Review
iONNA Sandy UT	151 W 10600 S	SPR07012025-006992			0.43	AM	Jess Cain		dwheelwright	Preliminary Review
Centennial Village	235 W SEGO LILY DR	SPR12282021-006237	07/28/2022		0.49	CBD-A&C	Dan Simons	(801) 230-1339	mwilcox	Under Review
Resubmit										
Architectural Components HQ	9352 S 670 W	SPR03132025-006926			0.69	ID	Josh Naylor	8015577523	tirvin	Resubmit
Gutierrez Multifamily Site Plan	886 E 7800 S	SPR04072025-006948			0.47	RM(10)	Elisha Deschenie		tirvin	Resubmit
Mark Ray Office Building	7865 South 700 East	SPR04172025-006955				BC	Robert Money	8015731029	dwheelwright	Resubmit
Quick Quack Car Wash	7708-7720 S 700 E	SPR05142024-006769				CN	Hailey Peterson		tirvin	Resubmit
Sandy Towns Site Plan	1270 E 8600 S	SPR06052025-006976			0.43	CN	Riley Streit		tirvin	Resubmit
Creek Rd Office Condos - 5th AMD	7410 CREEK RD 301 84093	SPR07072021-006096	09/23/2021			PO	Marcus Green		tirvin	Resubmit
Silver Sage Business Park II	10895 S 700 E	SPR07232025-007003			0.56	SD(PO Silv	Kyle Spencer		dwheelwright	Resubmit
Sandy City Public Utilities Vac Truck Water C	9140 S 150 E	SPR07252024-006802			6.23	ID	Tyler Shelley	8019151082	dwheelwright	Resubmit
Middle Mile Infrastructure	10935 S 700 E	SPR08072025-007014			0.57	SD(PO Silv	Alec Geist		dwheelwright	Resubmit
Kuwahara Wholesale	8575 STATE ST, 84070	SPR10162023-006639				SD(FM-HS	Alex Kuwahara	8016916592	tirvin	Resubmit
Red Sky Apartments	10145 S CENTENNIAL PKWY	SPR12062022-006452	05/08/2023		1.45	CBD	Corey Solum		mwilcox	Resubmit
On Hold										
Band Fire Warehouse	9618 S 500 W	SPR01272023-006477			0.51	ID	Jesse Reynolds		dwheelwright	On Hold
Summit Two - Phase 1	10250 MONROE ST, 84070	SPR03292022-006291				CBD-O	Raddon Summit Hotel,		dwheelwright	On Hold
Sandy Park Center retail pad	9835 S MONROE ST	SPR04152022-006306			0.73	CBD-O	LeeAnn Miller	3852996262	dwheelwright	On Hold
iONNA EV Charging Station	151 W 10600 S	SPR05092025-006962			0.43	AM	Andres Villacres		dwheelwright	On Hold
Master Muffler	9235 S 700 E	SPR06292022-006355			0.44	CC	Brandy Donecker	2103716751	dwheelwright	On Hold
Smith's Altaview Fuel Center	10315 S 1300 E	SPR07202021-006107			0.46	CC	Anderson Wahlen & A	801-913-8406	dwheelwright	On Hold
Harmons Landscape Improvements	7755 S 700 E	SPR07262022-006365			7.12	CN	Frank Lunquist		dwheelwright	On Hold
Summit Two at the Cairns	10250 S CENTENNIAL PKWY	SPR08032021-006124			5.07	CBD-O	Anthony Lyman	8012304582	dwheelwright	On Hold
ECLAIR FRENCH PASTRY	7948 S 1300 E	SPR08092024-006809				SD(Smart)	KARRAR ALJEWARI	3852295300	dwheelwright	On Hold

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
Office Building at 11000 South	65 E 11000 S	SPR09202023-006624			0.18	LC	Alta Construction		dwheelwright	On Hold
Stage Office Storage Building	8238 700 E, 84070	SPR09212022-006407	12/07/2023			BC	Ross Drummond	8015737620	dwheelwright	On Hold
Casa Brazil Market	8671 S STATE ST	SPR11112024-006884			0.22	CN(HSN)	Patricia Jacobs	8017358513	dwheelwright	On Hold
Under Construction										
Woodhaven Estates	7613 S 300 E	SPR01102023-006464	12/18/2023		0.02	PUD (12)	Brandon Fry		tirvin	Under Construction
The Rio at 94th	115 W 9400 S	SPR01242023-006473			0.38	RM(12)	Jacob Toombs	8017879344	tirvin	Under Construction
St. Anna Greek Orthodox Church	9201 S 1300 E	SPR01262022-006258	03/25/2022		3.00	CN	James Derby	8016801385	dwheelwright	Under Construction
MACU Event Cenenter/ SLCO	9575 S STATE ST	SPR01292024-006706			0.96	CBD	Jordan Gray	3582145760	dwheelwright	Under Construction
Sandy City Fire Station #31	9295 S MONROE ST	SPR02132024-006711	04/19/2024			RC	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			0.16	CBD-O	Logan Prete		dwheelwright	Under Construction
AFCU Sandy Landscape Remodel	2104 E 9400 S	SPR07262022-006364	08/16/2022		2.23	PO	Brad Illingsworth		dwheelwright	Under Construction
Bicentennial Park Improvements	530 E 8680 S	SPR07272023-006575	10/17/2023			OS	Jeremy Garcia		sstringham	Under Construction
Standard Plumbing	9150 S 300 W	SPR08012022-006374			3.31	ID	Chad Spencer	8014505113	dwheelwright	Under Construction
The Ridges at Dimple Dell	1405 E 10600 S	SPR08032021-006125	11/19/2021		0.02	MU	Brad Reynolds Constru	8015980246	mwilcox	Under Construction
AFCU Sandy ADA Site Improvements	2104 E 9400 S	SPR08112023-006586			2.23	PO	Brad Illingsworth		dwheelwright	Under Construction
JVWCD 700 East Well House	7618 S 700 E	SPR08212023-006589			0.80	PUD(12)	Kevin Rubow	8015654377	dwheelwright	Under Construction
Medically Vulnerable Peoples Program (MVI)	8955 S HARRISON ST	SPR08282024-006825			1.50	RC	Shasta Galyon	9079038553	manderson	Under Construction
Utah HPC - Phase 2	10450 S STATE ST	SPR09062024-006844	09/19/2024		1.34	CBD	Larry Oldham	8015311144	dwheelwright	Under Construction
Hale Centre Beehive Academy	9900 S MONROE ST	SPR10112023-006636				CBD-O	Bradley Beecher	8015974589	dwheelwright	Under Construction
Mountain America Credit Union	9446 S HIGHLAND DR	SPR10222024-006875	04/01/2025		0.70	SD(Magna)	Michael Shane Sanders		dwheelwright	Under Construction
OneTen Apartments	109 W 11000 S	SPR10242022-006427	08/18/2023			CBD	Corey Solum		mwilcox	Under Construction
Hansen Warehouse Modified	9127 S 255 W	SPR11142024-006887			1.31	RC	Reid Wintersteen	6083862723	dwheelwright	Under Construction
Cedarwood at Sandy - Expansion	575 E 11000 S	SPR11172022-006447	02/21/2023		3.87	SD(EH)	Ryan Griffiths	8019102756	tirvin	Under Construction
Trans-Jordan Waste Facility	8813 S 700 W	SPR11232022-006449			3.06	ID	Trans-Jordan Cities		dwheelwright	Under Construction
Main Street Park	70 E 8760 S	SPR12032021-006220	01/28/2022		0.92	R-1-7.5(HS)	DAN MEDINA	801-201-2202	mwilcox	Under Construction
9000 South C-Store	694 W 9000 S	SPR12172024-006901	05/09/2025		1.77	RC	Thomas Hunt	8016644724	dwheelwright	Under Construction
Complete										
Dimple Dell Park - Lone Peak Trailhead	10042 S 700 E	SPR05132022-006322	08/25/2022		0.69	OS	Dan Sonntag		tirvin	Complete
Others										
90th South Mixed Use Master Plan Amendm	8925 S HARRISON ST	SPR01022025-006902	02/07/2025		1.36	RC	David Kelly	3852835285	mwilcox	Approved
Sandy East Village Ph 3 & Dry Creek Apartm	166 E MIDVILLAGE BLVD	SPR11142022-006445				MU	IBI Group		mwilcox	Approved

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
Pending										
Firefly Subdivision	517 E 8680 S	SUB03172025-006927	08/10/2025	29.00	2.91	R-1-7.5(HS)	Jacob Robert Ballstaedi	8014555131	tirvin	Pending
Dimple Dell Ridge Consolidation	1727 DIMPLE DELL RD 84092	SUB03192024-006733				R-1-20A	Efren Lopez		tirvin	Received
Sierra Estates 2-3	3677 E LITTLE COTTONWOOD RD	SUB05232024-006773				R-1-10	S. SCOTT CARLSON	8014503511	tirvin	Pending
The Rio at 94th Subdivision	115 W 9400 S	SUB05312024-006779		3.00	0.38	RM(12)	Jacob Toombs		tirvin	Open
East Town Village Condo Plat	8327 STATE ST 84070	SUB06132023-006550		1.00		MU	Charles Akerlow		tirvin	Fees Due
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
Monroe Street Center Plat Amendment	111 W 9000 S	SUB07182025-007000		1.00	0.31	RC	Mark Sudbury		tirvin	Pending
Smith's Altaview SUB	10315 S 1300 E	SUB07202021-006108	09/23/2021	4.00	0.46	CC	Anderson Wahlen & A		dwheelwright	Open
Cash Lot Line Adjustment	17 E ALTAWOOD LN	SUB07312025-007009			0.03	R-1-20	Joan and Donald Cash	801-556-1422	tirvin	Received
Sandy City Centre Plat Second Amended and	215 W 10000 S, 84070	SUB08152022-006383		4.00		CBD-A&C	David A Jenkins	8016312999	mwilcox	Open
Cole 825 E 8600 S Consolidation	825 E 8600 S	SUB08232024-006817			0.71	R-1-8	Tyler Cole	8019139315	tirvin	Open
Almond/Williams lot line adjustment	409 E SEGO LILY DR	SUB08292025-007030			0.23	R-1-8(INF)	Wendy L Almond		tirvin	Received
Rasht Consolidation	8475 S STATE ST	SUB09022025-007034			0.98	RC	Ramin Nasrabadi		tirvin	Received
Olsen Subdivision	265 E MAIN ST	SUB09092025-007036		2.00	0.57	R-1-7.5(HS)	Bryce Dallimore		tirvin	Open
Monte Cristo 104 Lot Line Adjust	3773 E QUAIL HILL LN	SUB09112025-007037			0.34	R-1-15	David Jenkins	8016312999	tirvin	Received
Monte Cristo 107 Lot Line Adjust	9653 S QUAIL HILL LN	SUB09112025-007038			0.36	R-1-15	David Jenkins	8016312999	tirvin	Received
Brandon Park 3 Amended Plat	1960 E BRANDON PARK WAY	SUB09242024-006855				R-1-12	Scott Hancock	8015974833	tirvin	Open
Sandy Station Block 20 Subdivision	8982 S 250 E	SUB09282022-006410	09/15/2023	2.00		R-1-7.5(HS)	Mark stephenson	8015148797	tirvin	Pending
Under Review										
Crescent Wood Estates	543 E 10735 S	SUB02032022-006262	02/03/2022		0.50	R-1-20A	Arthur J. (A.J.) Kim	8019133400	tirvin	Under Review
Southeast Industrial Park Amended Condomin	8496 S HARRISON ST	SUB02222022-006272	04/08/2022	16.00	1.95	RC	David McKinney		tirvin	Under Review
Aspen Plaza Condo Amendment	849 E 9400 S	SUB03262024-006735				SD(CC)-Ti	SCOTT A DILLEY	8017067384	tirvin	Under Review
Dimple Dell Ridge Consolidation	1727 E DIMPLE DELL RD	SUB04012024-006741	08/10/2025		0.81	R-1-20A	Efren Lopez		tirvin	Under Review
Alta Park Lot 3 Amended	11202 S 1000 E	SUB04232025-006958		1.00	0.25	R-1-8	Castlewood Developme	4076170698	tirvin	Final Review
Sandy Station Townhomes Plat	8925 S HARRISON ST	SUB05132025-006966		64.00	1.36	RC	David Kelly	3852835285	mwilcox	Under Review
Crabtree Subdivision	2845 E LITTLE COTTONWOOD RD	SUB06142022-006347	06/26/2025	2.00		R-1-15	Tami Crabtree	8012314484	tirvin	Final Review
Sierra Estates III	3677 E LITTLE COTTONWOOD RD	SUB06172024-006786		2.00		R-1-10	S. Scott CARLSON	8014503511	tirvin	Under Review
Silver Sage Business Park II	10935 S 700 E	SUB08252025-007024			0.57	SD(PO Silv	Kyle Spencer		dwheelwright	Final Review
98 E Lone Hollow Grade Amendment	98 E LONE HOLLOW	SUB09262025-007046			2.27	PUD(1.62)	jerry Robinson		tirvin	Final Review
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
Pepperwood Phase 10C Amended	3 S COBBLEWOOD CV	SUB11012021-006197	11/19/2021	2.00	0.71	PUD(1.62)	David Jenkins	8016312999	mwilcox	Under Review
South Towne Market Place Subdivision	10130 S STATE ST	SUB12182023-006671	04/03/2024	2.00	4.89	CBD	Jason Boal		mwilcox	Under Review
Jiffy Lube Sub Amended	2039 E 9400 S	SUB12192022-006457	04/02/2024	2.00	5.60	CN	Daniel Canning		dwheelwright	Under Review
Resubmit										
Corner Bend Subdivision	2186 E POWDERKEG DR	SUB01142022-006249	06/21/2022		0.18	R-1-8	Dan Moore	801-554-8920	tirvin	Resubmit
Dimple Dell Ridge Lot 1 Amended Plat	1703 E DIMPLE DELL RD	SUB01182022-006256	07/05/2022	1.00	0.69	R-1-20A	Mark Goodsell	801-361-0909	tirvin	Resubmit
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
Jeremy Day Subdivision	8 SHADOW WOOD LN Sandy UT	SUB04032025-006944				PUD(1.62)	Blake Peterson	8017553548	tirvin	Resubmit
Red Sky Apartments	10140 S CENTENNIAL PKWY	SUB04102023-006516	05/08/2023	1.00		CBD-P	Corey Solum		mwilcox	Resubmit
Sandy Jordan Credit Union Subdivision	9260 S 300 E	SUB04142025-006950		1.00	0.38	R-1-8	Nate Reiner		dwheelwright	Resubmit
Sandy Park Center Lot 3 Amended	9835 S MONROE ST	SUB04152022-006305	06/07/2022	2.00	0.73	CBD-O	LeeAnn Miller	3852996262	tirvin	Resubmit
Sandy Towns Subdivision	1270 E 8600 S	SUB06052025-006977		1.00	0.43	CN	Riley Streit		tirvin	Resubmit
9854 S. Building, LLC Condo	9854 S 700 E	SUB06092025-006981			2.36	CN	Kenneth Chapman		tirvin	Resubmit
Thackeray Towns Subdivision	10760 S 700 E	SUB06242021-006082	06/24/2021	41.00	4.00	PUD(10)	John Sawyer		tirvin	Resubmit
Hidden Hollow Subdivision	10665 S Dimple Dell Rd	SUB06252025-006987		4.00	4.02	R-1-40A	Garrett Schmidt		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
Indigo Subdivision	348 E 8000 S	SUB07112025-006996		20.00	1.50	RM(12)	Damian Mora		tirvin	Resubmit
Gutierrez Multifamily Subdivision	886 E 7800 S	SUB07112025-006998			0.47	RM(10)	Elisha Deschenie		tirvin	Resubmit
Hartman Estates 2 lot Subdivision	3853 E LITTLE COTTONWOOD LN	SUB08052025-007011		2.00		R-1-15	David Jenkins	8016312999	tirvin	Resubmit
9272 Office Condominiums	9272 S 700 E	SUB08212024-006814			3.03	CC	Brook Hintze	8018601515	tirvin	Resubmit
Edgemont Elementary Subdivision	1085 E GALENA DR	SUB08232021-006136		1.00	6.68	R-1-8	Leon Wilcox	8015415372	tirvin	Resubmit
Transwest Estates No. 1 Amended Subdivisio	1479 E LONGDALE DR	SUB08232024-006818			0.23	R-1-10	Carson Fairbourn	3853549995	tirvin	Resubmit
Badger Cove	1651 E BADGER COVE	SUB09132023-006609				OS	Dustin Wiberg	8018287865	tirvin	Resubmit
Falls Creek Subdivision	2873 E WASATCH BLVD	SUB09152025-007042		2.00	0.49	PUD(2)	Greg Timothy		tirvin	Resubmit
Fox Hollow Plat Amendment	9476 S FOX CIR	SUB10142024-006868		1.00	0.22	R-1-8	Craig Lawrence	8015732516	tirvin	Resubmit
Kuwahara Wholesale	8575 STATE ST, 84070	SUB10162023-006638		1.00		SD(FM-HS)	Alex Kuwahara	8016916592	tirvin	Resubmit
Classic Fun Center	9151 S MONROE ST	SUB10262024-006878		2.00	5.12	RC	David Henderson	8016084007	tirvin	Resubmit
On Hold										
Raddon Summit Subdivision	10250 MONROE ST, 84070	SUB08312022-006390		3.00		CBD-O	Raddon Summit Hotel,		dwheelwright	On Hold
Under Construction										
Woodhaven Estates Subdivision	7613 S 300 E	SUB01182023-006471	12/18/2023	24.00	0.02	PUD (12)	Brandon Fry		tirvin	Under Construction
OneTen Apartments	109 W 11000 S	SUB03292023-006511	08/18/2023	1.00		CBD	Corey Solum		mwilcox	Under Construction
Tate Woods Subdivision	485 E 7800 S	SUB03312025-006940	06/24/2025	2.00	0.15	R-1-6	GreenRock LLC	8019317228	tirvin	Under Construction
Lot 4 Jason K Circle	182 E 9000 S	SUB04102024-006745	12/20/2024	2.00	0.63	R-1-8	Jill Kinder	8017184622	tirvin	Under Construction
Monte Cristo at LaCaille	9701 S 3775 E	SUB04262021-006034	11/29/2021	13.00		R-1-15	Chris McCandless	8015974575	mwilcox	Under Construction
Hagan Road Subdivision	11523 S HAGAN	SUB05072021-006045	06/02/2021			R-1-20A	Blair Johnson	8013011078	tirvin	Under Construction
Alta Park Subdivision	11190 S 1000 E	SUB05072024-006766	07/02/2024	4.00		R-1-8	Hayley Pratt, Castlewo	407-617-0698	tirvin	Under Construction
KV Larson Subdivision	963 E 8600 S	SUB06132023-006549	02/02/2024	8.00	2.50	SD(R-1-7)	Ronald K. Larson	2067137789	tirvin	Under Construction
Park Lane Amended	1775 E 11400 S	SUB07082022-006359	09/21/2022	2.00	0.35	SD(R-2-A)	Laine Fluekiger	8015715541	tirvin	Under Construction
Alta Canyon 2 Subdivision	9855 S 3100 E	SUB07132023-006568	07/12/2024	4.00	1.79	R-1-15	Dana Conway	8018914880	tirvin	Under Construction
Longpath Subdivision	11510 S HAGAN RD	SUB08292022-006389	11/21/2022	1.00	0.56	R-1-20A	Kyle Simons	8013814687	tirvin	Under Construction
Sandy Station Block 59 Subdivision	8810 S 90 E	SUB09232022-006408	09/15/2023	2.00	0.12	R-1-7.5(HS)	Mark stephenson	8015148797	tirvin	Under Construction
Brand Estates Subdivision	285 E 11000 S	SUB10112022-006417	08/31/2023	12.00	4.46	R-1-15	Kyle Denos	8017937660	tirvin	Under Construction
Sandy Oaks Subdivision Phase 5	8449 S 300 E	SUB11222022-006448	02/22/2023	2.00		R-1-7.5(HS)	Greg Larsen	8016081600	tirvin	Under Construction
Complete										
Little Cottonwood Estates (aka Alana Meadow)	3170 E LITTLE COTTONWOOD RD	SUB01042023-006461	06/15/2023	12.00		R-1-15	Greg Timothy		tirvin	Complete
Cyprus Credit Union Subdivision	8955 S 700 E	SUB01122022-006248	07/05/2023	2.00	0.78	BC	Cyprus Credit Union		dwheelwright	Complete
Somerset Villas	625 E 8100 S	SUB04042022-006297	07/27/2022	6.00		RM(12)	Cassandra		tirvin	Complete
Crescent View Peaks	137 E 11000 S	SUB04272021-006035	06/18/2021			R-1-40A	Kyle Simons	8013814687	tirvin	Complete
Windflower Townhomes	9349 S WINDFLOWER	SUB06142021-006075	06/14/2021	3.00		PUD(12)	Randy Moore		tirvin	Complete