



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, August 7, 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_W4zVNh3BSjuQRHiwuCDaQ

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

You can join the meeting with the following link:

<https://us02web.zoom.us/j/89153255803>

Or join via phone by dialing:

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

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

International numbers available: <https://us02web.zoom.us/j/ksavS05rU>

Webinar ID: 867 2628 7957

Passcode: 494047

4:00 PM FIELD TRIP

1. [25-243](#) Map

Attachments: [08072025.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Public Hearings

2. [ANX1002202](#) Kershaw Annexation (R-1-8 Zone)
[4-006863\(PC\)](#) Homes along 1350 E. and 1380/1400 E. south of 9400 S.
[Community #17]
- Attachments:** [Vicinity Map](#)
[Staff Report](#)
[#25-33C Kershaw Annexation Resolution](#)
[Kershaw Annexation Description](#)
[Annexation Plat](#)
[Public Notice signs](#)
3. [ANX0625202](#) Jameson Point Annexation (R-1-15 Zone)
[5-006986\(PC\)](#) 9767 - 9782 S. Jameson Point Cove; 3320 E. Old Wasatch Blvd.;
3332-3342 E. Little Cottonwood Road and 9820 S. Wasatch Blvd. (two
parcels)
[Community #30]
- Attachments:** [Vicinity Map](#)
[Staff Report](#)
[Jameson Point Annexation Resolution](#)
[Jameson Point Annexation Description](#)
[Annexation Plat](#)
[Public Notice signs](#)

Public Meeting Items

4. [SUB0317202](#) Firefly Subdivision (Subdivision Review)
[5-006927](#) 517 E 8680 S
[Community 4, Historic Sandy]
- Attachments:** [Staff Report](#)
[Exhibit A](#)
[Exhibit B](#)
5. [SUB0414202](#) Sandy Jordan Credit Union Subdivision
[5-006950](#) 9260 S. 300 E.
[Community #4, Historic Sandy]
- Attachments:** [Staff report](#)
[Exhibit A](#)

6. [SPR0414202](#) Jordan Credit Union Branch Office
[5-006949](#) 9260 S. 300 E. St.
[Community # 4, Historic Sandy]

Attachments: [Staff Report](#)
[Exhibit A](#)
[Exhibit B](#)
[Exhibit C](#)
7. [CUP0501202](#) Jordan Credit Union Conditional Use Permit
[5-006961](#) 9260 S. 300 E. St.
[Community # 4, Historic Sandy]

Administrative Business

1. Minutes

[25-251](#) Minutes from July 17, 2025 Meeting

Attachments: [07.17.2025 PC Minutes \(DRAFT\)](#)

2. Sandy City Development Report

[25-250](#) Development Report

Attachments: [08.01.2025 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

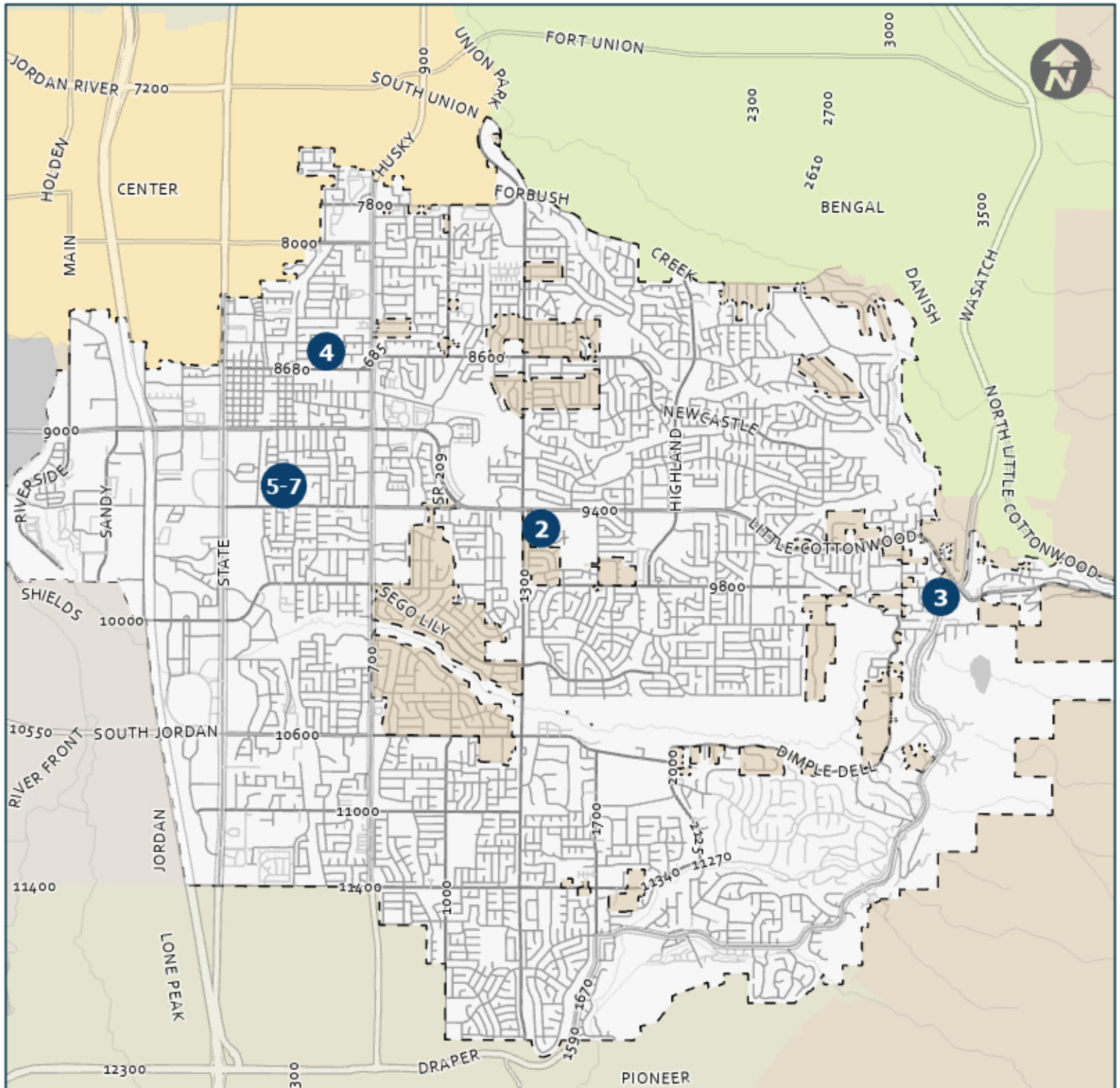
File #: 25-243, **Version:** 1

Date: 8/7/2025

Map

Planning Commission Field Trip

August 7, 2025



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

1 Mile

Sandy City, UT
Community Development Department

Agenda Item Number



Locations to visit on your own



Locations to be visited on tour



Staff Report

File #:

ANX10022024-006863(PC),

Version: 1

Date: 8/7/2025

Agenda Item Title:

Kershaw Annexation (R-1-8 Zone)

Homes along 1350 E. and 1380/1400 E. south of 9400 S.

[Community #17]

Presenter:

Brian McCuiston, Assistant Community Development Director

Description/Background:

Janis Kershaw, acting as a sponsor of this area, is requesting to annex a certain contiguous unincorporated area, totaling approximately 8.94 acres, located along 1350 E. and 1380/1400 E. south of 9400 S., in Salt Lake County, Utah. The subject property under consideration for annexation contains 24 parcels. All parcels currently have an existing single-family dwelling. The property owners expressed interest in being annexed into Sandy City now rather than later as per HB 330 (2024 legislative session).

Staff does have the property owner consent for 16 of the 24 parcels (67%). Sandy City borders the subject area to the north, south and east sides.

The City Council approved Resolution 25-33C on July 1, 2025, which set a public hearing for August 26, 2025, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code.

The existing Salt Lake County zoning district for this unincorporated property is R-1-8. Staff is proposing to annex the subject property into the City with the R-1-8 zone. The single-family homes to the south that were recently annexed (Shoshone Annexation) are zoned R-1-8.

Please see staff report for detailed analysis of this annexation.

Recommended Action and/or Suggested Motion:

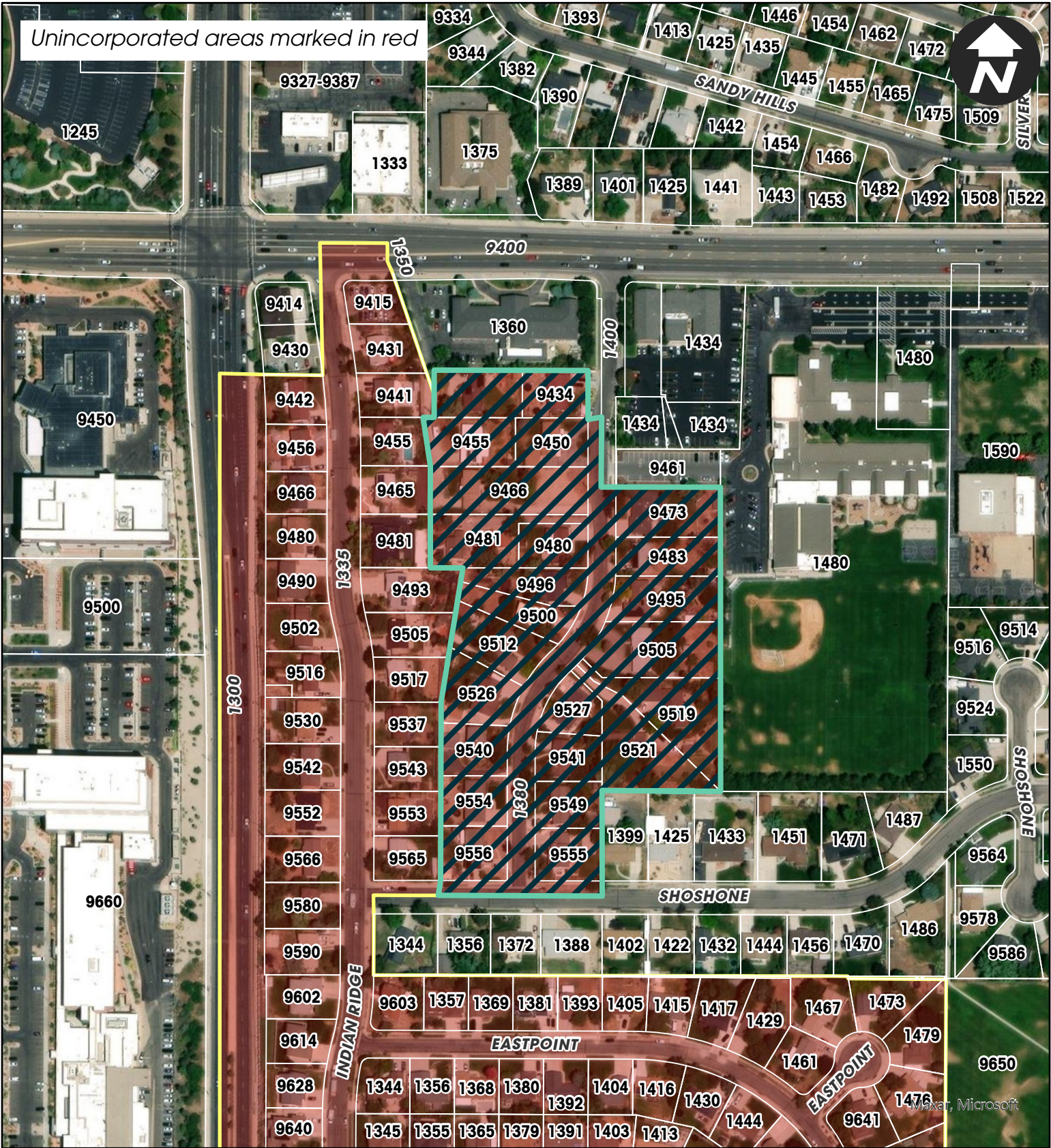
It is recommended that the Planning Commission send a positive recommendation to the City Council that the Kershaw Annexation be approved and zoned R-1-8 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (north, south and east sides).
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.

File #:
ANX10022024-006863(PC),
Version: 1

Date: 8/7/2025

-
3. The City can provide a high level of **municipal services** to these properties.
 4. The **R-1-8** is appropriate for this property based upon current land uses within the area.



Kershaw Annexation
ANX10022024-006863



Subject Property





SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum August 7, 2025

To: City Council via Planning Commission
From: Community Development Department
Subject: Kershaw Annexation (R-1-8 Zone)
Homes along 1350 E. and 1380/1400 E. south of 9400 S.
[Community #17]

ANX10022024-006863

Approximately 8.94 Acres

Public Hearing Notice: This item has been noticed on public websites, at public locations, along with multiple signs posted on site.

Request

Janis Kershaw, acting as a sponsor of this area, is requesting to annex a certain contiguous unincorporated area, totaling approximately 8.94 acres, located along 1350 E. and 1380/1400 E. south of 9400 S., in Salt Lake County, Utah. The subject property under consideration for annexation contains 24 parcels. All parcels currently have an existing single-family dwelling. The property owners expressed interest in being annexed into Sandy City now rather than later as per HB 330 (2024 legislative session).

Background

Staff does have the property owner consent for 16 of the 24 parcels (67%).

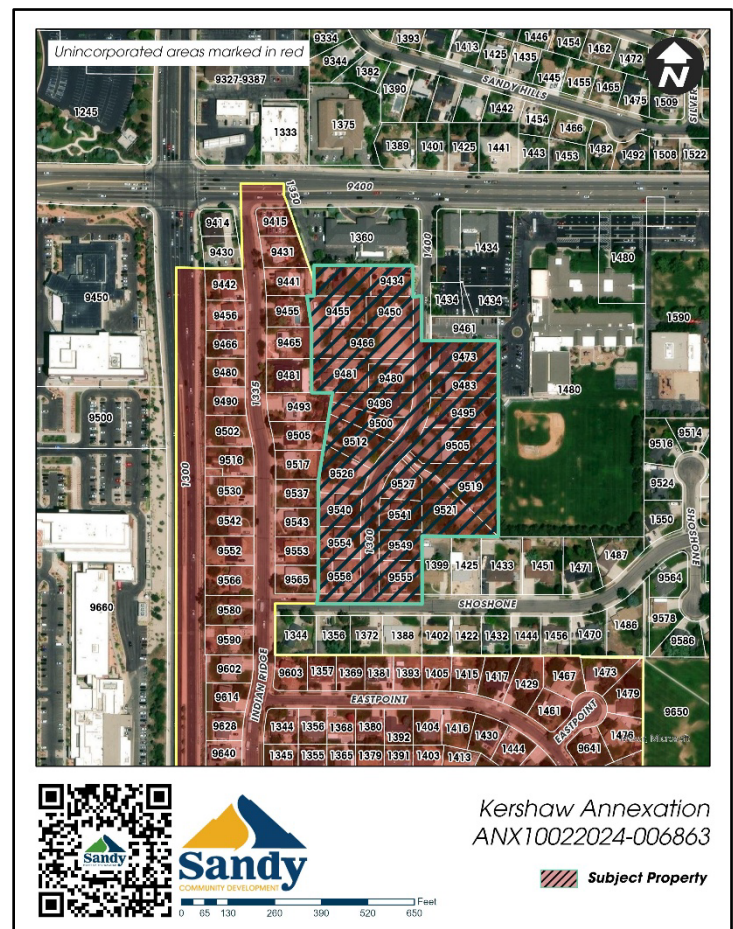
Sandy City borders the subject area to the north, south and east sides.

Public Notice and Outreach

The City Council approved Resolution 25-33C on July 1, 2025, which set a public hearing for August 26, 2025, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code.

Analysis

The annexation is being considered by the City for the following



Kershaw Annexation
ANX10022024-006863

Subject Property

reasons:

1. The City is considering annexing the area pursuant to 10-2-812 Utah Code Annotated.
2. The area is contiguous to the Sandy City boundary (north, south and east sides).
3. The property is located within an area designated in the Sandy City General Plan for incorporation.
4. The City can provide a high level of municipal services to the area.

General Plan

Portions of the Sandy City General Plan which relate to this application are as follows:

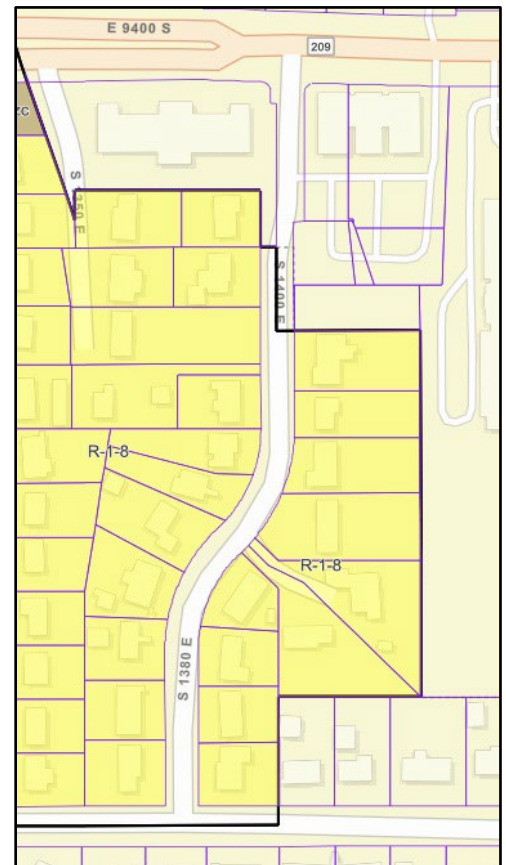
- This area is identified as one of the expansion areas shown in figure 7.2.1 (Section 7 – Targeted Growth Plan – Annexation Policy Plan, page T78).
- Annexation Policy Plan: Goal – Annexation of unincorporated areas into Sandy City will comply with the provisions of State Statute and the City’s Annexation Policy Plan.
- Annexation Policy Plan: Objective – Areas annexed into Sandy because of automatic annexation will be incorporated into Sandy’s Future Land Use Map and planning in accordance with this plan.
- Annexation Policy Plan: Policies – The future land use of newly annexed areas will be consistent with the provisions of Sandy’s Future Land Use Map and plan. Infrastructure needs in newly annexed areas will be treated consistently with other areas of Sandy. (Section 7 – Targeted Growth Plan, Page T85)

Zoning

The existing Salt Lake County zoning district for this unincorporated property is R-1-8. The R-1-8 zone requires a minimum of 8,000 square feet of lot size for a single-family dwelling.

In general, when Sandy City annexes a property into the City from Salt Lake County, we have always been sensitive to what the property was zoned in the County. In most cases we have been able to zone property to a comparable zone as we annex them into the City. As we have done this, we have considered the existing properties that are adjacent to the area being annexed and try to assure that the annexed area is compatible with the existing area.

Staff is proposing to annex the subject property into the City with the R-1-8 zone. The single-family homes to the south that were recently annexed (Shoshone Annexation) are zoned R-1-8.



Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Kershaw Annexation be approved and zoned R-1-8 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (north, south and east sides).
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City can provide a high level of **municipal services** to these properties.
4. The **R-1-8** is appropriate for this property based upon current land uses within the area.

Planner:



Brian McCuiston
Asst. Community Development Director

Property Owner	Sidwell Number	Market Value (2025)	Acres
Daniel and Cassanda Fale (JT)	28-09-102-015	\$585,100	.31
Richard Cruser; Kristin Ward (JT)	28-09-102-016	\$551,200	.32
Clarmont and Annette Webster (JT)	28-09-102-032	\$516,300	.56
Rene Miranda (TC)	28-09-102-019	\$524,400	.23
Heather Clark and Jason Burkhardt (JT)	28-09-102-020	\$659,500	.26
Teri Rousseau	28-09-102-018	\$441,200	.39
Mary Ann Mauer (TR)	28-09-102-023	\$616,400	.23
SJH FAM TR	28-09-102-024	\$499,600	.26
Doretta Hufschmidt Living Trust	28-09-102-025	\$566,800	.24
K FAM TR	28-09-102-026	\$674,400	.35
LF Trust	28-09-102-027	\$765,700	.33
Amanda and Nathan Layton (JT)	28-09-102-028	\$606,000	.26
David and Shelly Glauser (JT)	28-09-102-029	\$645,300	.25
Robert and Elizabeth Rawlings (JT)	28-09-102-030	\$653,200	.27
Elana and Thatcher Olson (JT)	28-09-103-017	\$689,200	.30
Steven and Amanda Rich (JT)	28-09-103-016	\$620,800	.23
A F R Trust	28-09-103-026	\$652,900	.23
Shauna Francom	28-09-103-013	\$624,600	.19
David and Shawna Zitzelsberger	28-09-103-028	\$640,800	.52
C FAM TR	28-09-103-027	\$828,100	.51
John & Nancy Williams	28-09-103-010	\$687,300	.52
Sweet Marital Trust	28-09-103-009	\$651,000	.37
Schmitt, William K	28-09-103-008	\$466,400	.30
Tom and Florence Nunley Family Trust	28-09-103-007	\$760,200	.39

File Name: S:\USERS\PLN\STAFFRPT\2025\Kershaw Annexation.DOCX

RESOLUTION #25-33C

KERSHAW ANNEXATION

**A RESOLUTION INDICATING INTENT TO ANNEX AN UNINCORPORATED AREA,
SETTING A HEARING TO CONSIDER SUCH AN ANNEXATION, AND DIRECTING
PUBLICATION OF HEARING NOTICE**

The City Council of Sandy City, State of Utah, finds and determines as follows:

1. Sandy City (“City”) desires to annex parcels of contiguous unincorporated area, totaling approximately 8.85 acres, for homes located along 1350, 1400/1380 East, south of 9400 South (total of 24 properties). The parcels of land are currently in Salt Lake County, Utah, and more specifically shown on the map attached hereto as Appendix “A”.

2. The annexation of that portion of an island or peninsula, leaving unincorporated the remainder of that island or peninsula, is in the City’s best interests.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SANDY CITY
AS FOLLOWS:

1. Indicate the City Council’s intent to annex the area described in Appendix “A”.

2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City’s best interest.

3. Indicate the City Council’s intent to withdraw the area described in Appendix “A” from the municipal services district.

4. Set a public hearing for August 26, 2025, no earlier than 5:15 p.m., to consider the annexation.

5. Direct the City Recorder to publish and send notice of such hearing in accordance with Utah Code.

ADOPTED by the Sandy City Council this ____ day of _____, 2025.

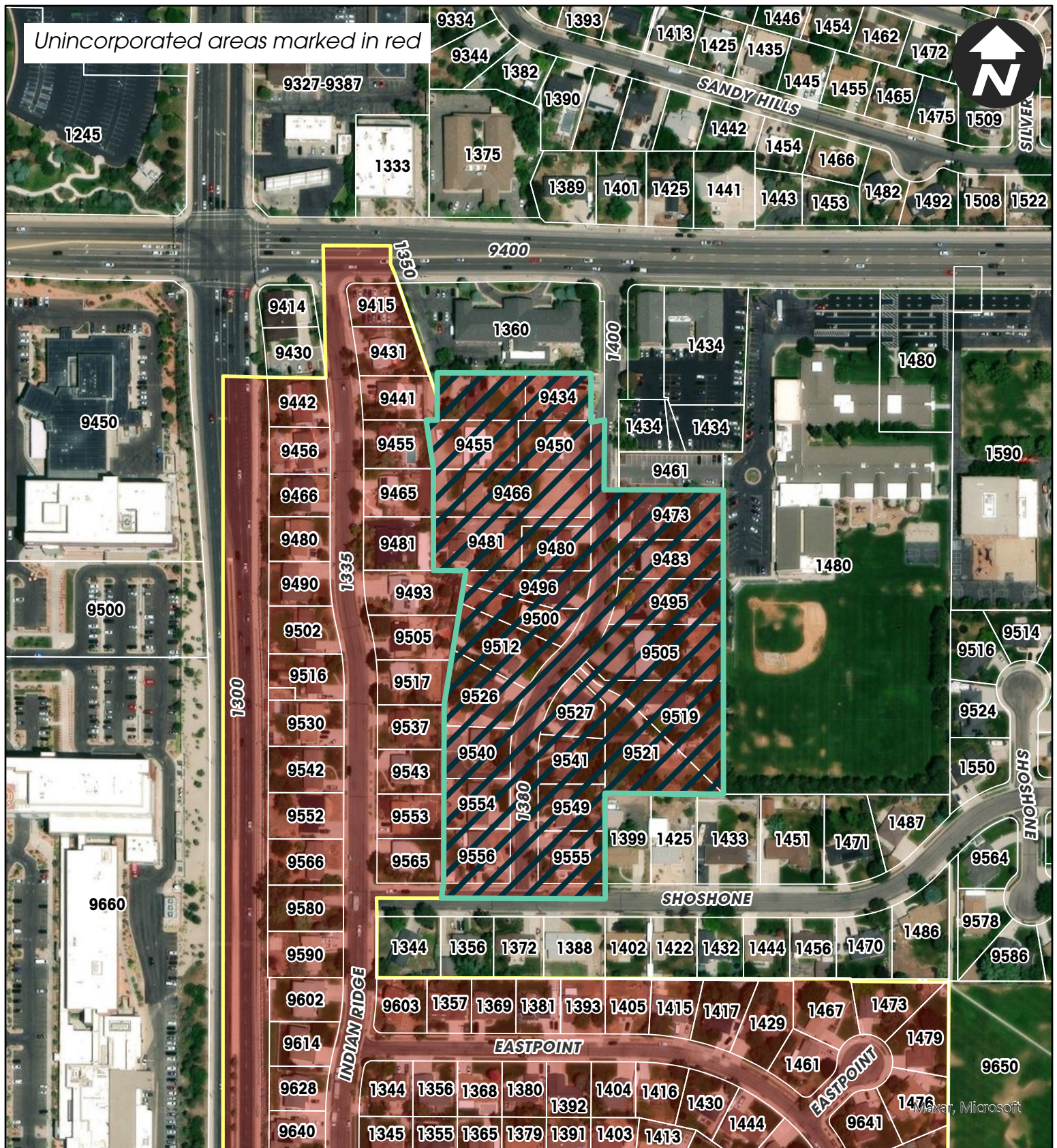
Aaron Dekeyzer, Chair
Sandy City Council

ATTEST:

City Recorder

RECORDED this ____ day of _____, 2025.

APPENDIX “A”



Kershaw Annexation
ANX10022024-006863



Subject Property



24225-42_KERSHAW ANNEXATION DESCRIPTION

A parcel of land to be annexed from Salt Lake County to Sandy City, situate in the Northwest Quarter of Section 9, Township 3 South, Range 1 East, Salt Lake Base & Meridian, Salt Lake County, Utah. The boundaries of said parcel of land are described as follows:

Beginning at a point in the current SANDY CITY BOUNDARY LINE established by SHOSHONE ANNEXATION TO SANDY CITY, recorded December 20, 2024 as Entry No. 14328049 in Book 2024P at Page 276 in the Office of the Salt Lake County Recorder, said point is also at the intersection of the centerline of Shoshone Avenue and the extension of the easterly lot line of Lot 27 of SHOSHONE HILLS NO. 1 recorded as Entry No. 1714231 in Book V at Page 8 in the Office of the Salt Lake County Recorder, said point is 1172.48 feet S.00°14'35"E. along the section line to the intersection of said section line and the extension of said centerline and 395.14 feet N.89°54'35"E. along said centerline and its extension from the Northwest Corner of said Section 9 (Basis of Bearing is S.89°58'05"E. along the quarter section line between the found monuments representing the Witness Corner for the West Quarter Corner and the Center Quarter Corner of said section 9); and running thence along the easterly boundary line and it's extension of said SHOSHONE HILLS NO. 1 the following three (3) courses: 1) N.00°03'00"W. 350.00 feet, 2) N.09°01'00"E. 244.42 feet and 3) S.89°54'35"W. 58.00 feet to the Southwest Corner of property described in Quit Claim Deed in favor of TERI ROUSSEAU recorded as Entry No. 11608802 in Book 10123 at Page 293 in the Office of the Salt Lake County Recorder; thence along the westerly boundary line of said described property N.00°03'00"W. 96.00 feet to a point in the southerly lot line of Lot 20 of said SHOSHONE HILLS NO. 1; thence along said southerly lot line S.89°54'35"W. 1.01 feet to the Southwest Corner of property described in Quit Claim Deed in favor of CLARMONT & ANNETTE A. WEBSTER recorded as Entry No. 6563192 in Book 7590 at Page 2398 in the Office of the Salt Lake County Recorder; thence along the westerly boundary line of said described property N.00°03'00"W. 85.76 feet (85.86 feet by record) to the Southwest Corner of property described in Warranty Deed in favor of RICHARD CURSER & KRISTIN JAENNE WARD recorded as Entry No. 13742388 in Book 11220 at Page 4924 in the Office of the Salt Lake County Recorder; thence along the westerly boundary line of said described property N.08°44'30"W. 89.06 feet to a point in the northerly lot line of Lot 19 of said SHOSHONE HILLS NO. 1; thence along said northerly lot line N.89°56'25"E. 20.00 feet to the Southeast Corner of Lot 18 of said SHOSHONE HILLS NO. 1; thence along the easterly lot line of said Lot 18 N.00°14'35"W. 40.70 feet to a point in the current SANDY CITY BOUNDARY LINE established by EXTENSION OF SANDY CITY LIMITS, recorded December 18, 1974 as Entry No. 2672331 in Book 74-12 at Page 179 in the Office of the Salt Lake County Recorder; thence along said current SANDY CITY BOUNDARY LINE the following four (4) courses: 1) N.00°14'35"W. (North by record) 44.30 feet, 2) N.89°56'25"E. 275.91 feet (276.00 feet by record), 3) S.00°14'35"E. 85.00 feet and 4) N.89°56'25"E. (East by record) 25.00 feet (25.31 feet by record) to a point in the current SANDY CITY BOUNDARY LINE established by EXTENSION OF SANDY CITY LIMITS (SAINSBURY ANNEXATION), recorded January 12, 1978 recorded as Entry No. 3050265 in Book 78-1 at Page 15 in the Office of the Salt Lake County Recorder; thence along said current SANDY CITY BOUNDARY LINE S.00°14'35"E. (South by record) 123.16 feet to a point in the current SANDY CITY BOUNDARY LINE established by WATERFORD 2004 ANNEXATION TO SANDY CITY, recorded October 21, 2004 as Entry No. 9203790 in Book 2004P at Page 307 in the Office of the Salt Lake County Recorder; thence along said current SANDY CITY BOUNDARY LINE East 212.71 feet (212.73 feet by record) to a point in the current SANDY CITY BOUNDARY LINE established by EXTENSION OF SANDY CITY LIMITS (IRVINE ANNEXATION), recorded November 19, 1985 as Entry No. 4165366 in Book 85-11 at Page 200 in the Office of the Salt Lake County Recorder; thence along said current SANDY CITY BOUNDARY

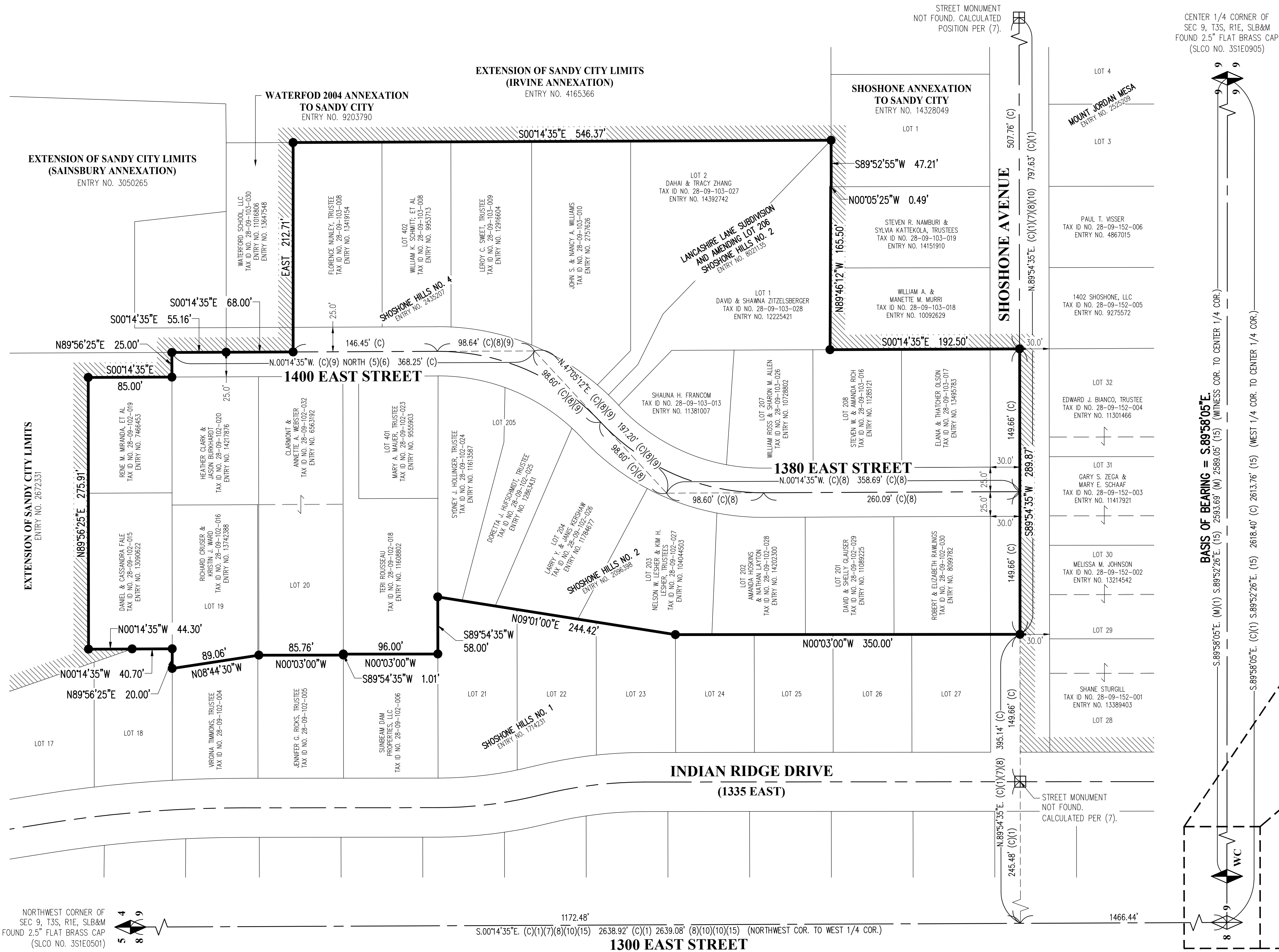


LINE S.00°14'35"E. 546.37 feet to a point in the current SANDY CITY BOUNDARY LINE established by said SHOSHONE ANNEXATION TO SANDY CITY; thence along said current SANDY CITY BOUNDARY LINE the following five (5) courses: 1) S.89°52'55"W. 47.21 feet, 2) N.00°05'25"W. 0.49 feet, 3) N.89°46'12"W. 165.50 feet, 4) S.00°14'35"E. 192.50 feet and 5) S.89°54'35"W. 289.87 feet to the point of beginning.

The above described parcel of land contains 8.94 acres in area, more or less.

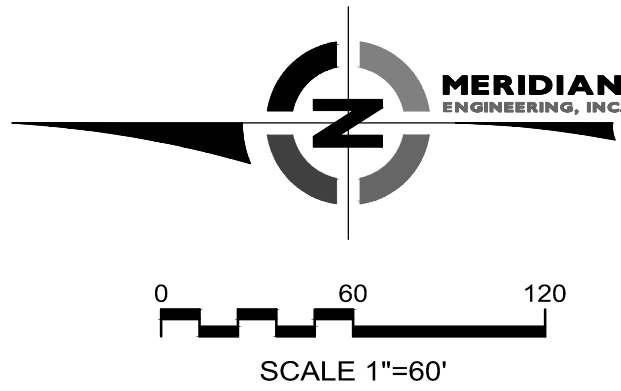
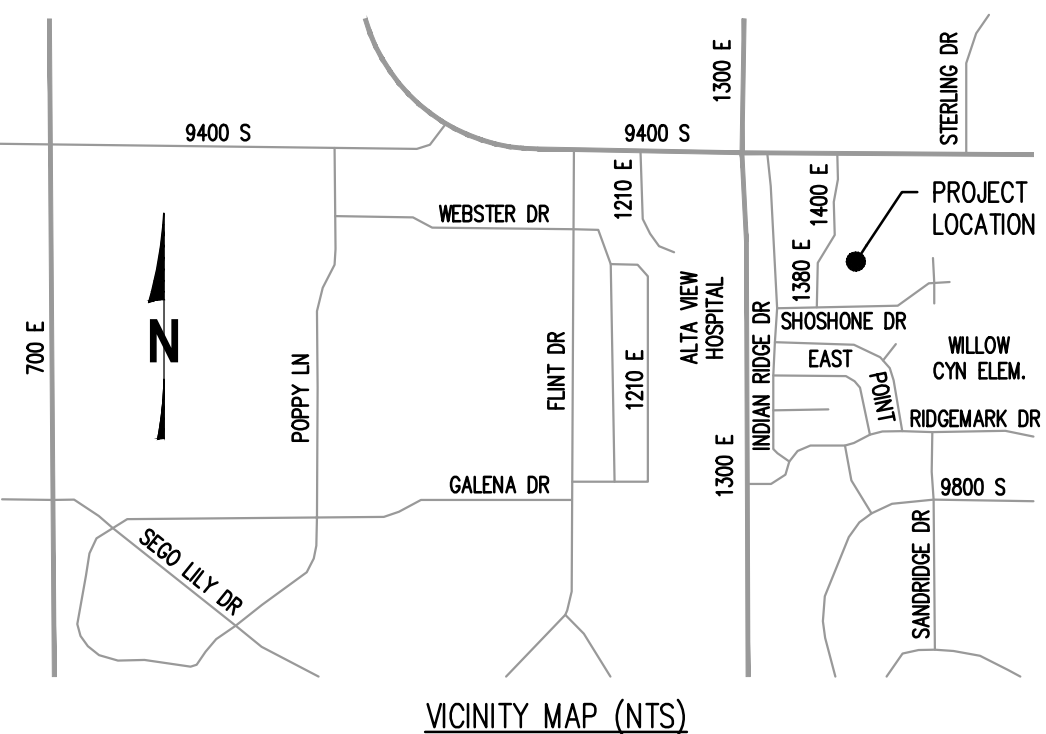
FINAL LOCAL ENTITY PLAT KERSHAW ANNEXATION TO SANDY CITY

SITUATED IN THE NORTHWEST 1/4 OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SANDY, SALT LAKE COUNTY, STATE OF UTAH
JULY, 2025

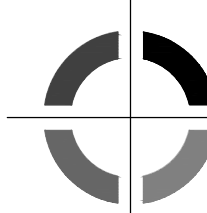


LEGEND

	CURRENT SANDY CITY BOUNDARY
	PROPOSED ANNEXATION BOUNDARY
	ADJOINER BOUNDARY
	SECTION LINE
	ROAD CENTER LINE / MONUMENT LINE
	ORIGINAL LOT LINES
	SHEET TIE LINE
	BOUNDARY ANGLE POINT
	NOT FOUND STREET MONUMENT
	FOUND SECTION CORNER



PREPARED BY:



**MERIDIAN
ENGINEERING, INC.**
1628 WEST 11010 SOUTH, SUITE 102
SOUTH JORDAN, UTAH 84095
PHONE (801) 569-1315 FAX (801) 569-1319

LOCAL ENTITIES:

ANNEXATION FROM: SALT LAKE COUNTY
ANNEXATION INTO: SANDY CITY

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT MAP OF THAT AREA TO BE ANNEXED TO THE CORPORATE LIMITS OF SANDY CITY, UTAH.

SANDY CITY ENGINEER _____ DATE _____

SANDY CITY APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 2025
BY THE SANDY CITY COUNCIL.

MAYOR _____ COUNCIL CHAIR _____
ATTORNEY _____ CITY RECORDER _____

SALT LAKE COUNTY SURVEYOR

APPROVED THIS _____ DAY OF _____ A.D. 2025 BY THE SALT LAKE COUNTY SURVEYOR AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.

SALT LAKE COUNTY SURVEYOR _____

SALT LAKE COUNTY RECORDER

RECORDED AND FILED AT THE REQUEST OF _____
RECORDED AS ENTRY NUMBER _____

DATE: _____ TIME: _____ BOOK: _____
FEE \$ _____ DEPUTY SALT LAKE COUNTY RECORDER _____

COMP. FILE

24225-42

FINAL ENTITY PLAT

PROJECT NO.

24225-42

SHEET NO.

1 OF 1

SURVEYOR'S CERTIFICATE

I, TRAVIS R. WILLIAMS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING LICENSE NUMBER 13941945, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYOR'S ACT; DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20 OF UTAH STATE CODE, HAS BEEN PREPARED UNDER MY DIRECTION AND IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF SALT LAKE COUNTY AND SANDY CITY, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF ANNEXING PROPERTY INTO THE BOUNDARIES OF SANDY CITY AND TO BE HEREAFTER KNOWN AS "KERSHAW ANNEXATION TO SANDY CITY".



TRAVIS R. WILLIAMS
PLS NO. 13941945
DATE: JULY 14, 2025

ANNEXATION DESCRIPTION

A PARCEL OF LAND TO BE ANNEXED FROM SALT LAKE COUNTY TO SANDY CITY, SITUATE IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY SHOSHONE ANNEXATION TO SANDY CITY, RECORDED DECEMBER 20, 2024 AS ENTRY NO. 14328049 IN BOOK 2024P AT PAGE 276 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO AT THE INTERSECTION OF THE CENTERLINE OF SHOSHONE AVENUE AND THE EXTENSION OF THE EASTERLY LOT LINE OF LOT 27 OF SHOSHONE HILLS NO. 1 RECORDED AS ENTRY NO. 1714231 IN BOOK V AT PAGE 8 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS 1172.48 FEET S.00°14'35"E. ALONG THE SECTION LINE TO THE INTERSECTION OF SAID SECTION LINE AND THE EXTENSION OF SAID CENTERLINE AND 395.14 FEET N.89°54'35"E. ALONG SAID CENTERLINE AND ITS EXTENSION FROM THE NORTHWEST CORNER OF SAID SECTION 9 (BASIS OF BEARING IS S.89°58'05"E. ALONG THE QUARTER SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE WITNESS CORNER FOR THE WEST QUARTER CORNER AND THE CENTER QUARTER CORNER OF SAID SECTION 9); AND RUNNING THENCE ALONG THE EASTERLY BOUNDARY LINE AND ITS EXTENSION OF SAID SHOSHONE HILLS NO. 1 THE FOLLOWING THREE (3) COURSES: 1) N.00°03'00"W. 350.00 FEET, 2) N.09°01'00"E. 244.42 FEET AND 3) S.89°54'35"W. 58.00 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN QUIT CLAIM DEED IN FAVOR OF TERI ROUSSEAU RECORDED AS ENTRY NO. 11608802 IN BOOK 10123 AT PAGE 293 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID DESCRIBED PROPERTY N.00°03'00"W. 96.00 FEET TO A POINT IN THE SOUTHERLY LOT LINE OF LOT 20 OF SAID SHOSHONE HILLS NO. 1; THENCE ALONG SAID SOUTHERLY LOT LINE S.89°54'35"W. 1.01 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN QUIT CLAIM DEED IN FAVOR OF CLARMONT & ANNETTE A. WEBSTER RECORDED AS ENTRY NO. 6563192 IN BOOK 7590 AT PAGE 2398 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID DESCRIBED PROPERTY N.00°03'00"W. 85.76 FEET (85.86 FEET BY RECORD) TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED IN FAVOR OF RICHARD CRUSER & KRISTIN JAENNE WARD RECORDED AS ENTRY NO. 13742388 IN BOOK 11220 AT PAGE 4924 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID DESCRIBED PROPERTY N.08°44'30"W. 89.06 FEET TO A POINT IN THE NORTHERLY LOT LINE OF LOT 19 OF SAID SHOSHONE HILLS NO. 1; THENCE ALONG SAID NORTHERLY LOT LINE N.89°56'25"E. 20.00 FEET TO THE SOUTHEAST CORNER OF LOT 18 OF SAID SHOSHONE HILLS NO. 1; THENCE ALONG THE EASTERLY LOT LINE OF SAID LOT 18 N.00°14'35"W. 40.70 FEET TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY EXTENSION OF SANDY CITY LIMITS, RECORDED DECEMBER 18, 1974 AS ENTRY NO. 2672331 IN BOOK 74-12 AT PAGE 179 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES: 1) N.00°14'35"W. (NORTH BY RECORD) 44.30 FEET, 2) N.89°56'25"E. 275.91 FEET (276.00 FEET BY RECORD), 3) S.00°14'35"E. 85.00 FEET AND 4) N.89°56'25"E. (EAST BY RECORD) 25.00 FEET (25.31 FEET BY RECORD) TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY EXTENSION OF SANDY CITY LIMITS (SAINSBURY ANNEXATION), RECORDED JANUARY 12, 1978 RECORDED AS ENTRY NO. 3050265 IN BOOK 78-1 AT PAGE 15 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE S.00°14'35"E. (SOUTH BY RECORD) 55.16 FEET TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY WATERFORD 2004 ANNEXATION TO SANDY CITY, RECORDED OCTOBER 21, 2004 AS ENTRY NO. 9203790 IN BOOK 2004P AT PAGE 307 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: 1) S.00°14'35"E. (SOUTH BY RECORD) 68.00 FEET AND 2) EAST 212.71 FEET (212.73 FEET BY RECORD) TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY EXTENSION OF SANDY CITY LIMITS (IRVINE ANNEXATION), RECORDED NOVEMBER 19, 1985 AS ENTRY NO. 4165366 IN BOOK 85-11 AT PAGE 200 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE S.00°14'35"E. 546.37 FEET TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY SAID SHOSHONE ANNEXATION TO SANDY CITY; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE THE FOLLOWING FIVE (5) COURSES: 1) S.89°52'55"W. 47.21 FEET, 2) N.00°05'25"W. 0.49 FEET, 3) N.89°46'12"W. 165.50 FEET, 4) S.00°14'35"E. 192.50 FEET AND 5) S.89°54'35"W. 289.87 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 8.94 ACRES IN AREA, MORE OR LESS.

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE ADJUSTMENT OF THE CITY BOUNDARY LINE BETWEEN SANDY CITY & UNINCORPORATED SALT LAKE COUNTY AS DESCRIBED HEREON AS REQUESTED BY SANDY CITY. THE BASIS OF BEARING IS S.89°58'05"E. ALONG THE QUARTER SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE WITNESS CORNER FOR THE WEST QUARTER CORNER AND THE CENTER QUARTER CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

AS PART OF THIS SURVEY, MERIDIAN HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY ARE NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD AFFECT THIS SURVEY. NEW EVIDENCE, MONUMENTATION OR DOCUMENTS THAT MAY ALTER THE CONCLUSIONS OF THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

- (1) SHOSHONE ANNEXATION TO SANDY CITY: ENTRY NO. 14328049 IN BOOK 2024P AT PAGE 276.
- (2) EXTENSION OF SANDY CITY LIMITS (IRVINE ANNEXATION): ENTRY NO. 4165366 IN BOOK 85-11P AT PAGE 200.
- (3) EXTENSION OF SANDY CITY LIMITS (WATERFORD ANNEXATION): ENTRY NO. 5067733 IN BOOK 91-5P AT PAGE 61.
- (4) EXTENSION OF SANDY CITY LIMITS: ENTRY NO. 2672331 IN BOOK 74-12 AT PAGE 179.
- (5) EXTENSION OF SANDY CITY LIMITS (SAINSBURY ANNEXATION): ENTRY NO. 3050265 IN BOOK 78-1 AT PAGE 15.
- (6) WATERFORD 2004 ANNEXATION TO SANDY CITY: ENTRY NO. 9203790 IN BOOK 2004P AT PAGE 307.
- (7) SHOSHONE HILLS NO. 1: ENTRY NO. 1714231 IN BOOK V AT PAGE 8.
- (8) SHOSHONE HILLS NO. 2: ENTRY NO. 2096398 IN BOOK DD AT PAGE 5.
- (9) SHOSHONE HILLS NO. 4: ENTRY NO. 2435207 IN BOOK KK AT PAGE 72.
- (10) MOUNT JORDAN MESA: ENTRY NO. 2525209 IN BOOK NN AT PAGE 45.
- (11) LANCASHIRE LANE SUBDIVISION & AMENDING LOT 206 SHOSHONE HILLS NO. 2: ENTRY NO. 8021135 IN BOOK 2001P AT PAGE 300.
- (12) QUIT CLAIM DEED IN FAVOR OF TERI ROUSSEAU: ENTRY NO. 11608802 IN BOOK 10123 AT PAGE 293.
- (13) QUIT CLAIM DEED IN FAVOR OF CLARMONT & ANNETTE A. WEBSTER: ENTRY NO. 6563192 IN BOOK 7590 AT PAGE 2398.
- (14) WARRANTY DEED IN FAVOR OF RICHARD CRUSER & JAENNE WARD: ENTRY NO. 13742388 IN BOOK 11220 AT PAGE 4924.
- (15) SALT LAKE COUNTY SURVEYOR'S AREA REFERENCE PLAT FOR SECTION 9, T3S, R1E, SLB&M.
- (16) RECORD DESCRIPTIONS OF ADJOINING PARCELS SHOWN HEREON AS RESEARCHED WITHIN THE SALT LAKE COUNTY RECORDER. NOTE: ABOVE REFERENCED DOCUMENTS ARE SHOWN HEREON AS (#).

- (M) BEARING AND/OR DISTANCE DATA TAKEN FROM SURVEYED MEASUREMENTS.
(C) BEARING AND/OR DISTANCE DATA TAKEN FROM ACTUAL SURVEYED MEASUREMENTS COUPLED WITH RECORD INFORMATION.

**FINAL LOCAL ENTITY PLAT
KERSHAW ANNEXATION TO SANDY CITY**
SITUATED IN THE NORTHWEST 1/4 OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SALT LAKE COUNTY, STATE OF UTAH
JULY, 2025



Staff Report

File #:

ANX06252025-006986(PC),

Version: 1

Date: 8/7/2025

Agenda Item Title:

Jameson Point Annexation (R-1-15 Zone)

9767 - 9782 S. Jameson Point Cove; 3320 E. Old Wasatch Blvd.; 3332-3342 E. Little Cottonwood Road and 9820 S. Wasatch Blvd. (two parcels)

[Community #30]

Presenter:

Brian McCuiston, Assistant Community Development Director

Description/Background:

Robert Spicer, acting as a sponsor of this area, is requesting to annex a certain contiguous unincorporated area, totaling approximately 5.26 acres, located at 9767-9782 S. Jameson Point Cove; 3320 E. Old Wasatch Blvd.; 3332-3342 E. Little Cottonwood Road and 9820 S. Wasatch Blvd. (two parcels), in Salt Lake County, Utah. The subject property under consideration for annexation contains 10 parcels. Eight of these parcels currently have an existing single-family dwelling. The property owners expressed interest in being annexed into Sandy City now rather than later as per HB 330 (2024 legislative session).

Staff does have the property owner consent for eight of the 10 parcels (80%). Sandy City borders the subject area to the north, south and west sides.

The City Council approved Resolution 25-34C on July 1, 2025, which set a public hearing for August 26, 2025, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code

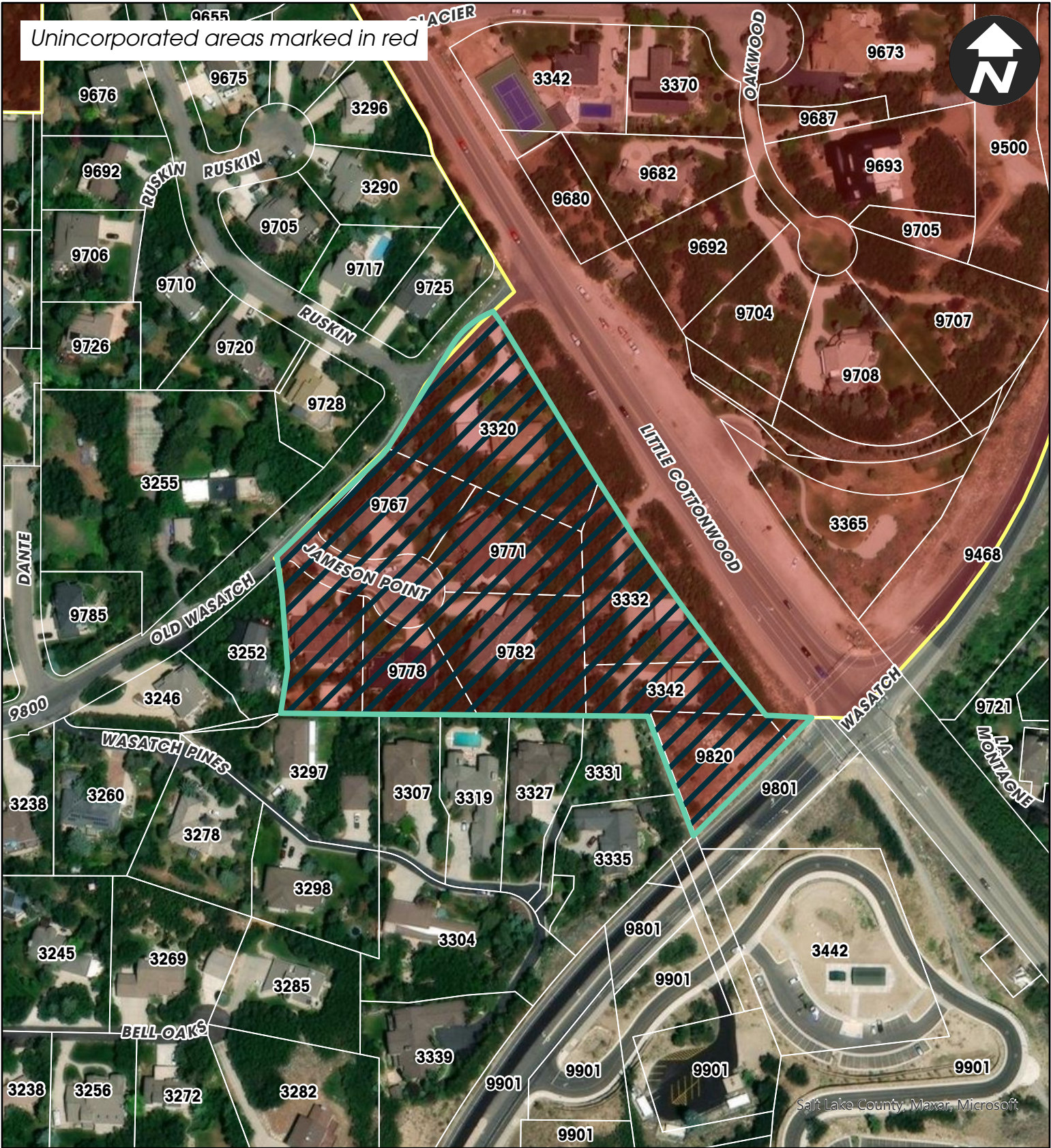
The existing Salt Lake County zoning district for this unincorporated property is R-1-15. The R-1-15 zone requires a minimum of 15,000 square feet of lot size for a single-family dwelling. There is one small parcel (one of the two parcels addressed 9820 S. Wasatch Blvd) that has approximately 871 sq. ft. Staff is proposing to annex the subject property into the City with the R-1-15 zone. The single-family homes adjacent to this area in Sandy are also zoned R-1-15.

See the staff report for a detailed analysis of this annexation.

Recommended Action and/or Suggested Motion:

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Jameson Point Annexation be approved and zoned R-1-15 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (north, south and west sides).
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City can provide a high level of **municipal services** to these properties.
4. The **R-1-15** is appropriate for this property based upon current land uses within the area.



Jameson Point Annexation

 **Subject Property**





SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum August 7, 2025

To: City Council via Planning Commission
From: Community Development Department
Subject: Jameson Point Annexation (R-1-15 Zone)
9767-9782 S. Jameson Point Cove; 3320 E. Old Wasatch Blvd.; 3332-3342 E. Little Cottonwood Road and 9820 S. Wasatch Blvd. (two parcels)
[Community #30]

ANX06252025-006986

Approximately 5.26 Acres

Public Hearing Notice: This item has been noticed on public websites, at public locations, along with multiple signs posted on site.

Request

Robert Spicer, acting as a sponsor of this area, is requesting to annex a certain contiguous unincorporated area, totaling approximately 5.26 acres, located at 9767-9782 S. Jameson Point Cove; 3320 E. Old Wasatch Blvd.; 3332-3342 E. Little Cottonwood Road and 9820 S. Wasatch Blvd. (two parcels), in Salt Lake County, Utah. The subject property under consideration for annexation contains 10 parcels. Eight of these parcels currently have an existing single-family dwelling. The property owners expressed interest in being annexed into Sandy City now rather than later as per HB 330 (2024 legislative session).

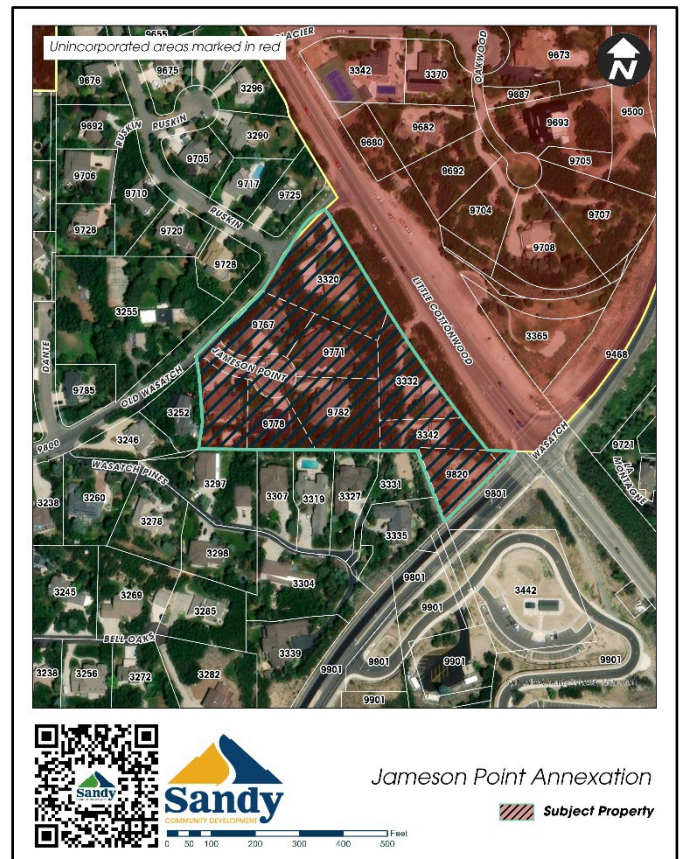
Background

Staff does have the property owner consent for eight of the 10 parcels (80%).

Sandy City borders the subject area to the north, south and west sides.

Public Notice and Outreach

The City Council approved Resolution 25-34C on July 1, 2025, which set a public hearing for August 26, 2025, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code.



Analysis

The annexation is being considered by the City for the following reasons:

1. The City is considering annexing the area pursuant to 10-2-812 Utah Code Annotated.
2. The area is contiguous to the Sandy City boundary (north, south and west sides).
3. The property is located within an area designated in the Sandy City General Plan for incorporation.
4. The City can provide a high level of municipal services to the area.

General Plan

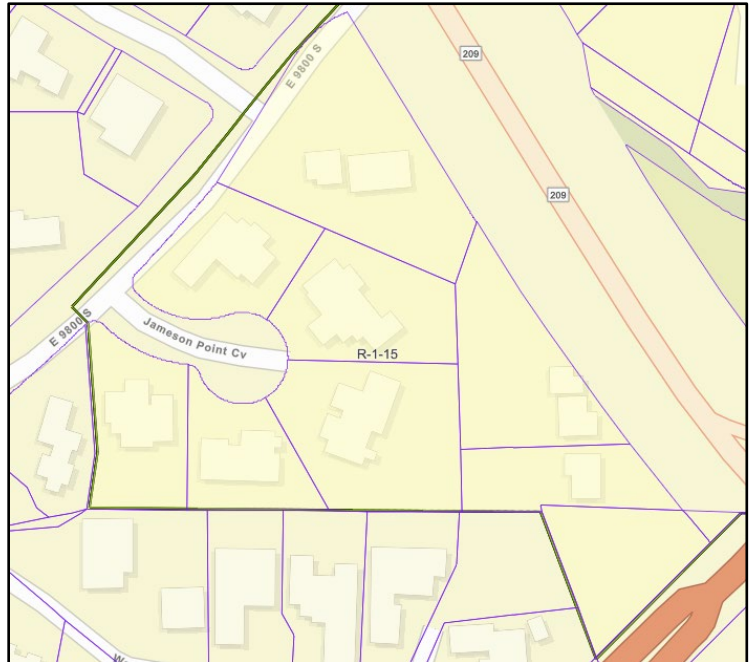
Portions of the Sandy City General Plan which relate to this application are as follows:

- This area is identified as one of the expansion areas shown in figure 7.2.1 (Section 7 – Targeted Growth Plan – Annexation Policy Plan, page T78).
- Annexation Policy Plan: Goal – Annexation of unincorporated areas into Sandy City will comply with the provisions of State Statute and the City’s Annexation Policy Plan.
- Annexation Policy Plan: Objective – Areas annexed into Sandy because of automatic annexation will be incorporated into Sandy’s Future Land Use Map and planning in accordance with this plan.
- Annexation Policy Plan: Policies – The future land use of newly annexed areas will be consistent with the provisions of Sandy’s Future Land Use Map and plan. Infrastructure needs in newly annexed areas will be treated consistently with other areas of Sandy. (Section 7 – Targeted Growth Plan, Page T85)

Zoning

The existing Salt Lake County zoning district for this unincorporated property is R-1-15. The R-1-15 zone requires a minimum of 15,000 square feet of lot size for a single-family dwelling. There is one small parcel (one of the two parcels addressed 9820 S. Wasatch Blvd) that has approximately 871 sq. ft. In the future, as this parcel may be developed with the adjacent parcel that is currently vacant, this smaller parcel should either be incorporated into the larger parcel or be dedicated for right-of-way.

In general, when Sandy City annexes a property into the City from Salt Lake County, we have always been sensitive to what the property was zoned in the County. In most cases we have been able to zone property to a comparable zone as we annex them into the City. As we have done this, we have considered the existing properties that are adjacent to the area being annexed and try to assure that the annexed area is compatible with the existing area.



Staff is proposing to annex the subject property into the City with the R-1-15 zone. The single-family homes adjacent to this area in Sandy are also zoned R-1-15.

Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Jameson Point Annexation be approved and zoned R-1-15 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (north, south and west sides).

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

2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City can provide a high level of **municipal services** to these properties.
4. The **R-1-15** is appropriate for this property based upon current land uses within the area.

Planner:



Brian McCuiston
Asst. Community Development Director

Property Owner	Sidwell Number	Market Value (2025)	Acres
Warren & Alice Beckcom	28-11-276-010	\$1,292,700	.45
Michael & Michelle Spence	28-11-276-011	\$1,306,600	.50
Michael & Amy Norseth Family Trust	28-11-254-003	\$1,479,900	.44
Ralph & Chrstine Pattee	28-11-276-012	\$1,248,800	.35
Robert & Wanda Spicer Family Trust	28-11-276-013	\$2,073,900	.69
James & Barbara Franecki (JT)	28-11-276-014	\$864,100	.97
Laurel McKenney	28-11-276-015	\$736,200	.57
Lance & Liliana Bunker (JT)	28-11-276-016	\$614,400	.36
DJR11, LLC	28-11-427-087	\$288,400	.39
DJR11, LLC	28-11-427-088	\$9,000	.02

File Name: S:\USERS\PLN\STAFFRPT\2025\Jameson Point Annexation.DOCX

RESOLUTION #25-34C

JAMESON POINT ANNEXATION

A RESOLUTION INDICATING INTENT TO ANNEX AN UNINCORPORATED AREA, SETTING A HEARING TO CONSIDER SUCH AN ANNEXATION, AND DIRECTING PUBLICATION OF HEARING NOTICE

The City Council of Sandy City, State of Utah, finds and determines as follows:

1. Sandy City (“City”) desires to annex parcels of contiguous unincorporated area, totaling approximately 6.5 acres, for homes located at 9767-9782 S. Jameson Point Cove; 3320 E. Old Wasatch Blvd.; 3332-3342 E. Little Cottonwood Road and 9820 S. Wasatch Blvd. (two parcels). The parcels of land are currently in Salt Lake County, Utah, and more specifically shown on the map attached hereto as Appendix “A”.

2. The annexation of that portion of an island or peninsula, leaving unincorporated the remainder of that island or peninsula, is in the City’s best interests.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SANDY CITY
AS FOLLOWS:

1. Indicate the City Council’s intent to annex the area described in Appendix “A”.
2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City’s best interest.
3. Indicate the City Council’s intent to withdraw the area described in Appendix “A” from the municipal services district.
4. Set a public hearing for August 26, 2025, no earlier than 5:15 p.m., to consider the annexation.
5. Direct the City Recorder to publish and send notice of such hearing in accordance with Utah Code.

ADOPTED by the Sandy City Council this ____ day of _____, 2025.

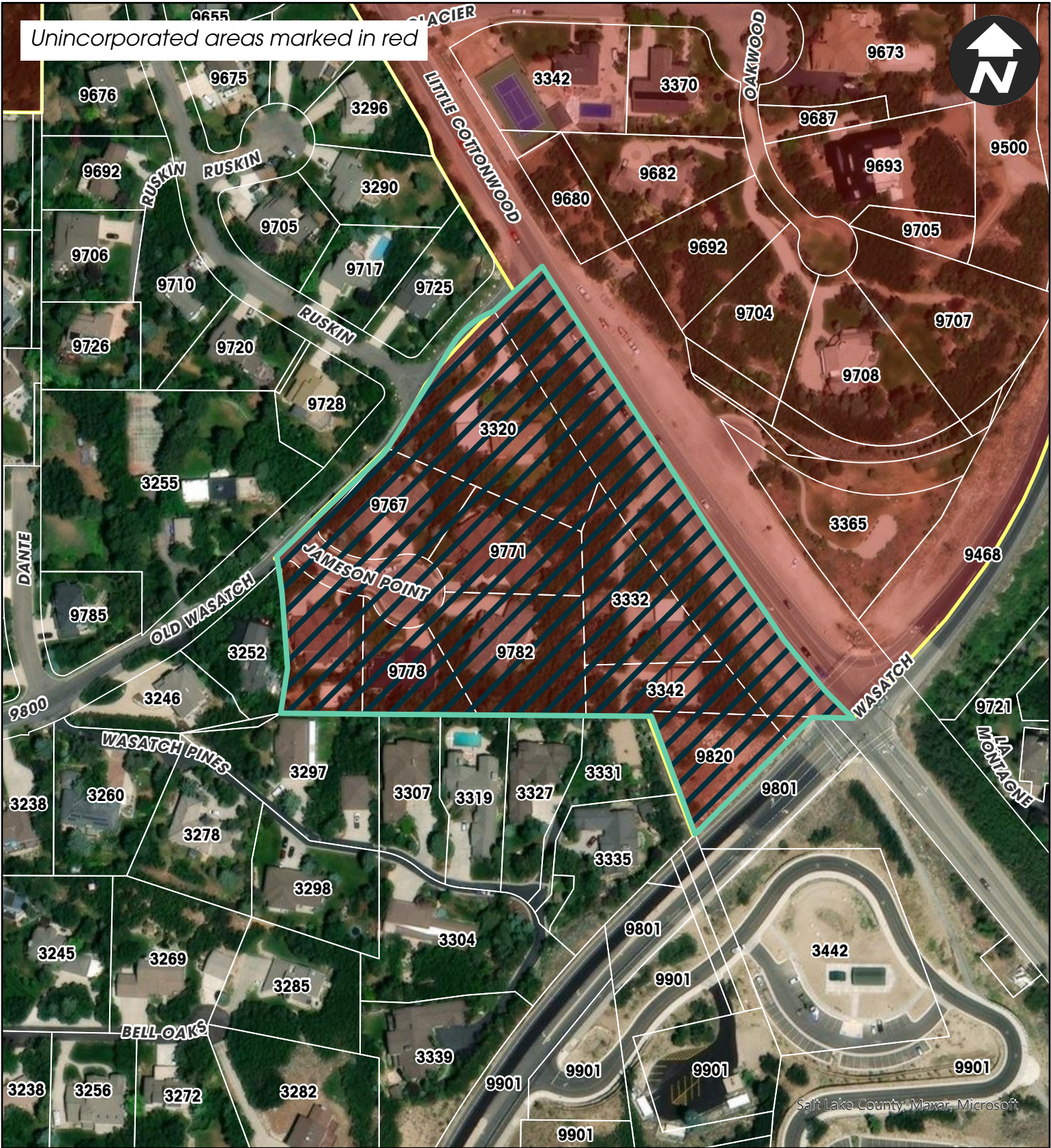
Aaron Dekeyzer, Chair
Sandy City Council

ATTEST:

City Recorder

RECORDED this ____ day of _____, 2025.

APPENDIX “A”



Jameson Point Annexation

 **Subject Property**

24225-43_JAMESON POINT ANNEXATION DESCRIPTION

A parcel of land to be annexed from Salt Lake County to Sandy City, situated in the East Half of Section 11, Township 3 South, Range 1 East, Salt Lake Base & Meridian, Salt Lake County, Utah. The boundaries of said parcel of land are described as follows:

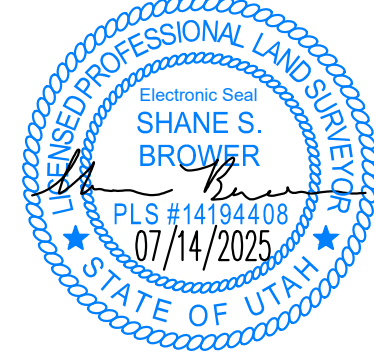
Beginning at a point in the current SANDY CITY BOUNDARY LINE established by HIRSCHI ANNEXATION TO SANDY CITY, recorded June 1, 2016 as Entry No. 12291402 in Book 2016P at Page 117 in the Office of the Salt Lake County Recorder, said point is also in the Southwesterly Corner of Lot 5, JAMESON POINT COVE SUBDIVISION recorded as Entry No. 8450174 in Book 2002P at Page 355 in the Office of the Salt Lake County Recorder, said point is 1198.62 feet N.89°35'24"W. along the quarter section line from the Center Quarter Corner of said Section 11 (Basis of Bearing is S.89°35'24"E. along the quarter section line between the found monuments representing the Center Quarter Corner and the East Quarter Corner of said Section 11); and running thence along said current SANDY CITY BOUNDARY LINE the following three (3) courses: 1) N.08°22'03"E. 61.53 feet, 2) N.04°23'11"W. 141.83 feet and 3) N.44°02'34"W. 25.17 feet (25.00+/- feet by record) to a point in the current SANDY CITY BOUNDARY LINE as established by RUSKIN CIRCLE ANNEXATION TO SANDY CITY, recorded December 19, 2011 as Entry No. 11299790 in book 2016 at Page 161 in the Office of the Salt Lake County Recorder and the beginning of a non-tangent 1999.00 foot radius curve to the left; thence along said current SANDY CITY BOUNDARY LINE the following three (3) courses: 1) northeasterly along the arc of said curve 256.09 feet through a central angle of 07°20'24" (note: chord for said curve bears N.42°17'01"E. for a distance of 255.92 feet), 2) N.38°36'49"E. 65.56 feet to the beginning of a 1403.90 foot radius curve to the right and 3) northeasterly along the arc of said curve 130.11 feet through a central angle of 05°18'36" (note: chord for said curve bears N.41°16'07"E. for a distance of 130.06 feet) to the southwesterly right of way line of Little Cottonwood Road (SR-209); thence along said southwesterly right of way line the following three (3) courses: 1) S.31°27'29"E. 264.11 feet to the beginning of a 2964.41 foot radius curve to the left, 2) southeasterly along the arc of said curve 415.53 feet through a central angle of 08°01'53" (note: chord for said curve bears S.35°28'25"E. for a distance of 415.19 feet) to a point in said quarter section line and 3) S.89°35'24"E. 60.12 feet along said quarter section line to a point in the current SANDY CITY BOUNDARY LINE established by BELL CANYON PRESERVATION AREA ANNEXATION TO SANDY CITY, recorded December 11, 2019 as Entry No. 13144286 in Book 2019P at Page 339 in the Office of the Salt Lake County Recorder; thence along said current SANDY CITY BOUNDARY LINE S.45°02'29"W. 226.95 feet (S.45°00'00"W. 219.47 feet by record) to a point in the current Sandy City boundary line established by said HIRSCHI ANNEXATION TO SANDY CITY; thence along said current SANDY CITY BOUNDARY LINE the following two (2) courses: 1) N.20°55'10"W. 173.38 feet to a point in the said quarter section line and 2) along said quarter section line N.89°35'24"W. 495.90 feet (496.08+/- feet by record) to the point of beginning.

The above described parcel of land contains 228,956 square feet or 5.26 acres in area, more or less.

FINAL LOCAL ENTITY PLAT JAMESON POINT ANNEXATION TO SANDY CITY

SITUATED IN THE EAST 1/2 OF SECTION 11,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SALT LAKE COUNTY, STATE OF UTAH
JULY 2025

SURVEYOR'S CERTIFICATE
I, SHANE S. BROWER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING LICENSE NUMBER 14194408, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYOR'S ACT, DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20 OF UTAH STATE CODE, HAS BEEN PREPARED UNDER MY DIRECTION AND IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF SALT LAKE COUNTY AND SANDY CITY, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF ANNEXING PROPERTY INTO THE BOUNDARIES OF SANDY CITY AND TO BE HEREFTER KNOWN AS "JAMESON POINT ANNEXATION TO SANDY CITY".



SHANE S. BROWER
PLS. NO. 14194408
DATE: JULY 14, 2025

ANNEXATION DESCRIPTION

A PARCEL OF LAND TO BE ANNEXED FROM SALT LAKE COUNTY TO SANDY CITY, SITUATED IN THE EAST HALF OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY HIRSCHI ANNEXATION TO SANDY CITY, RECORDED JUNE 1, 2016 AS ENTRY NO. 12291402 IN BOOK 2016P AT PAGE 117 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO IN THE SOUTHWESTERLY CORNER OF LOT 5, JAMESON POINT COVE SUBDIVISION RECORDED AS ENTRY NO. 8450174 IN BOOK 2002P AT PAGE 355 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS 1198.62 FEET N.89°35'24"W. ALONG THE QUARTER SECTION LINE FROM THE CENTER QUARTER CORNER OF SAID SECTION 11 (BASIS OF BEARING IS S.89°35'24"E. ALONG THE QUARTER SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE CENTER QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 11); AND RUNNING THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: 1) N.08°22'03"E. 61.53 FEET, 2) N.04°23'11"W. 141.63 FEET AND 3) N.44°02'34"W. 25.17 FEET (25.00+/- FEET BY RECORD) TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE AS ESTABLISHED BY RUSKIN CIRCLE ANNEXATION TO SANDY CITY, RECORDED DECEMBER 19, 2011 AS ENTRY NO. 11299790 IN BOOK 2016 AT PAGE 161 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AND THE BEGINNING OF A NON-TANGENT 1999.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: 1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE 256.09 FEET THROUGH A CENTRAL ANGLE OF 07°20'24" (NOTE: CHORD FOR SAID CURVE BEARS N.42°17'01"E. FOR A DISTANCE OF 255.92 FEET), 2) N.38°36'49"E. 65.56 FEET TO THE BEGINNING OF A 1403.90 FOOT RADIUS CURVE TO THE RIGHT AND 3) NORTHEASTERLY ALONG THE ARC OF SAID CURVE 130.11 FEET THROUGH A CENTRAL ANGLE OF 05°18'36" (NOTE: CHORD FOR SAID CURVE BEARS N.41°16'07"E. FOR A DISTANCE OF 130.06 FEET) TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF LITTLE COTTONWOOD ROAD (SR-209); THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1) S.31°27'29"E. 264.11 FEET TO THE BEGINNING OF A 2964.41 FOOT RADIUS CURVE TO THE LEFT, 2) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 415.53 FEET THROUGH A CENTRAL ANGLE OF 08°01'53" (NOTE: CHORD FOR SAID CURVE BEARS S.35°28'25"E. FOR A DISTANCE OF 415.19 FEET) TO A POINT IN SAID QUARTER SECTION LINE AND 3) S.89°35'24"E. 60.12 FEET ALONG SAID QUARTER SECTION LINE TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY BELL CANYON PRESERVATION AREA ANNEXATION TO SANDY CITY, RECORDED DECEMBER 11, 2019 AS ENTRY NO. 13144286 IN BOOK 2019P AT PAGE 339 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE S.45°02'29"W. 226.95 FEET (S.45°00'00"W. 219.47 FEET BY RECORD) TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY SAID HIRSCHI ANNEXATION TO SANDY CITY; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: 1) N.20°55'10"W. 173.38 FEET TO A POINT IN THE SAID QUARTER SECTION LINE AND 2) ALONG SAID QUARTER SECTION LINE N.89°35'24"W. 495.90 FEET (496.08+/- FEET BY RECORD) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 228,956 SQUARE FEET OR 5.26 ACRES IN AREA, MORE OR LESS.

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE ADJUSTMENT OF THE CITY BOUNDARY LINE BETWEEN SANDY CITY & UNINCORPORATED SALT LAKE COUNTY AS DESCRIBED HEREON AS REQUESTED BY SANDY CITY. THE BASIS OF BEARING IS S.89°35'24"E. ALONG THE QUARTER SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE CENTER QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

AS PART OF THIS SURVEY, MERIDIAN HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY ARE NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD AFFECT THIS SURVEY. NEW EVIDENCE, MONUMENTATION OR DOCUMENTS THAT MAY ALTER THE CONCLUSIONS OF THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

- (1) HIRSCHI ANNEXATION TO SANDY CITY: ENTRY NO. 12291402 IN BOOK 2016P AT PAGE 117
- (2) RUSKIN CIRCLE ANNEXATION TO SANDY CITY: ENTRY NO. 11299790 IN BOOK 2011P AT PAGE 161.
- (3) BELL CANYON PRESERVATION AREA ANNEXATION TO SANDY CITY: ENTRY NO. 13144286 IN BOOK 2019P AT PAGE 339
- (4) JAMESON POINT COVE SUBDIVISION: ENTRY NO. 8450174 IN BOOK 2002P AT PAGE 355
- (5) WILLOW GLEN SUBDIVISION: ENTRY NO. 3533419 IN BOOK 81-2 AT PAGE 45
- (6) WASATCH PINES P.U.D.: ENTRY NO. 9186399 IN BOOK 2004P AT PAGE 284
- (7) BELL OAKS: ENTRY NO. 3486710 IN BOOK 80-10 AT PAGE 166
- (8) SALT LAKE COUNTY SURVEYOR'S AREA REFERENCE PLAT FOR SECTION 11, T3S, R1E, SLB&M.
- (9) RECORD DESCRIPTIONS OF ADJOINING PARCELS SHOWN HEREON AS RESEARCHED WITHIN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

NOTE: ABOVE REFERENCED DOCUMENTS ARE SHOWN HEREON AS (#).

(M) BEARING AND/OR DISTANCE DATA TAKEN FROM SURVEYED MEASUREMENTS.

FINAL LOCAL ENTITY PLAT JAMESON POINT ANNEXATION TO SANDY CITY SITUATED IN THE EAST 1/2 OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, STATE OF UTAH JULY 2025



CENTER 1/4 CORNER OF
SEC 11, T3S, R1E, SLB&M
FOUND 2.5" FLAT BRASS CAP
(SLCO NO. 351E1105)

BASIS OF BEARING = S.89°35'24"E.

S.89°35'24"E. (M)(1)(2)(3)(8) 2663.64' (M) 2662.60' (1)(2)(3)(8) (MON. TO MON.)

11 11 11 11

1198.62'

N44°02'34"W 25.17'

N08°22'03"E 61.53'

N04°23'11"W 141.83'

N38°36'49"E 65.56'

S31°27'29"E 264.11'

S89°35'24"E 60.12'

S45°02'29"W 226.95'

N20°55'10"W 173.38'

N03°51'07"W 26.95'

N03°51'07"W 173.38'

N03°51'07"W 173.38'

N03°51'07"W 173.38'

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N03°51'07"W 173.38'

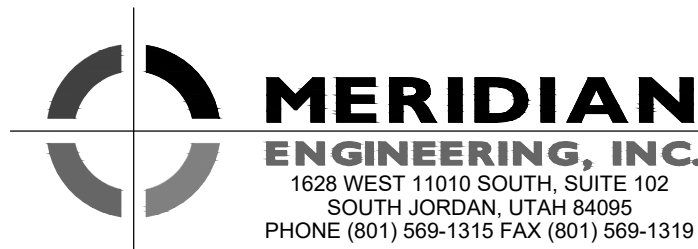
N03°51'07"W 173.38'

N03°51'07"W 173.38'

LEGEND

- CURRENT SANDY CITY BOUNDARY
- PROPOSED ANNEXATION BOUNDARY
- ADJOINER BOUNDARY
- SECTION LINE
- BOUNDARY ANGLE POINT
- FOUND SECTION CORNER

PREPARED BY:



LOCAL ENTITIES:

ANNEXATION FROM: SALT LAKE COUNTY

ANNEXATION INTO: SANDY CITY

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT MAP OF THAT AREA TO BE ANNEXED TO THE CORPORATE LIMITS OF SANDY CITY, UTAH.

SANDY CITY ENGINEER DATE

SANDY CITY APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 2025
BY THE SANDY CITY COUNCIL

MAYOR COUNCIL CHAIR
ATTORNEY CITY RECORDER

SALT LAKE COUNTY SURVEYOR

APPROVED THIS _____ DAY OF _____ A.D. 2025 BY
THE SALT LAKE COUNTY SURVEYOR AS A FINAL LOCAL ENTITY PLAT,
PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.

SALT LAKE COUNTY SURVEYOR

SALT LAKE COUNTY RECORDER

RECORDED AND FILED AT THE REQUEST OF _____
RECORDED AS ENTRY NUMBER _____

DATE: TIME: BOOK:
FEE \$ DEPUTY SALT LAKE COUNTY RECORDER

COMP. FILE
24225-43
FINAL ENTITY PLAT
PROJECT NO.
24225-43
SHEET NO.
1 OF 1



Spicer 9782 S Jameson Point Cove



Franecki – 3320 E. Old Wasatch Blvd



Evans – 9820 S. Little Cottonwood Rd

Signs posted 7/9/25



Staff Report

File #:
SUB03172025-006927,
Version: 1

Date: 8/7/2025

Agenda Item Title:
Firefly Subdivision (Subdivision Review)
517 E 8680 S
[Community 4, Historic Sandy]

Presenter:
Thomas Irvin, Senior Planner

Description/Background:
The applicant, Jacob Ballstaedt with Garbett Homes, is requesting preliminary subdivision review for the property at approximately 517 E 8680 S. The applicant is representing several property owners; Chaffin, Cowdell, Glad, Hansen, Heward, Holt, Kunz, Shelby, and Watson, whose land has been assembled to further subdivide into a single subdivision plat. The proposal consists of nine (9) total parcels with existing homes and further subdivides it into a total of 36 lots creating 28 new residential lots which will be served by dedicated city streets.

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

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission determine that preliminary subdivision review is substantially complete for the Firefly Subdivision located at approximately 517 E. 8680 S. based on the following findings and subject to the following conditions:

Findings:

1. That the proposed lot configuration is an efficient use of the land.
2. The proposed configuration equitably balances the needs of the public.
3. That the proposed lot sizes and frontages for created lots conform to the requirements of the HSD overlay zone.
4. That historic guidelines of the HSD zone have been adequately complied with
5. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.

Conditions:

1. That street improvements be carried out according to Plan and Profiles approved by the

Sandy City Engineer and specifically:

- a. That 8280 South Street be extended, further improved and dedicated to include a 58-foot right-of-way width, eight-foot (8') parkstrip, and street trees.
- b. That Starfire Drive and Starfire Circle be improved and dedicated to a 58-foot right-of-way width, eight-foot (8') parkstrip, and street trees.

2. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.
3. That all City provisions, codes, and ordinances are adhered to during the review, construction, and operations process of this project.
4. That Lots 1-28 comply with all requirements of the HSD overlay zone and the underlying R-1-7.5(HS) zone.
5. That a notice to purchasers be added to the subdivision plat to inform potential buyers of these lots that they were developed under the HSD overlay zone.
6. That the Sandy City Engineer approve of the mitigation plan to address contaminated soils in the development.
7. That a building restriction be placed on Lot 1-3 on the portions of those lots where improper fill has been placed.
8. That the entire Kunz parcel (392 E Lindell Ave) be included in the plat boundary to allow that land to be further subdivided.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum Aug 7, 2025

To: Planning Commission
From: Community Development Department
Subject: Firefly Subdivision
517 E 8680 S
[Community #4, Historic Sandy]

SUB03172025-006927
R-1-7.5(HS) Zone
HSD Overlay
28 New Lots, 9 Acres

Public Meeting Notice:

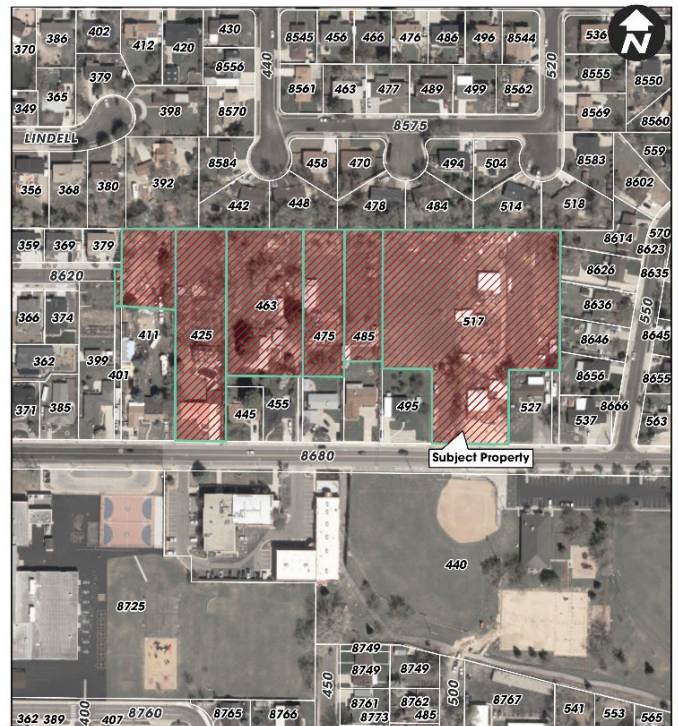
This item has been noticed to property owners within 500 feet of the subject area, on public websites, and a sign posted on site.

Request

The applicant, Jacob Ballstaedt with Garbett Homes, is requesting preliminary subdivision review for the property at approximately 517 E 8680 S. The applicant is representing several property owners; Chaffin, Cowdell, Glad, Hansen, Heward, Holt, Kunz, Shelby, and Watson, whose land has been assembled to further subdivide into a single subdivision plat. The proposal consists of nine (9) total parcels with existing homes and further subdivides it into a total of 35 lots creating 28 new residential lots which will be served by dedicated city streets. (see Exhibit A to review application materials).

Background

The subject property consists of approximately 8.9 acres and lies within the Historic Sandy Neighborhood. It is zoned R-1-7.5(HS). Properties to the west are similarly zoned and contain single family homes. Those to the north are zoned R-1-8 and also consist of single-family homes. It is also bordered on the south by several civic properties zoned R-1-7.5(HS), including Sandy Elementary School, Parks and Recreation Office Building, and the Sandy Club building. Bicentennial Park is also south of the project and is zoned Open Space (OS).



Firefly Subdivision
Approx. 517 E 8680 S
SUB03172025-006927

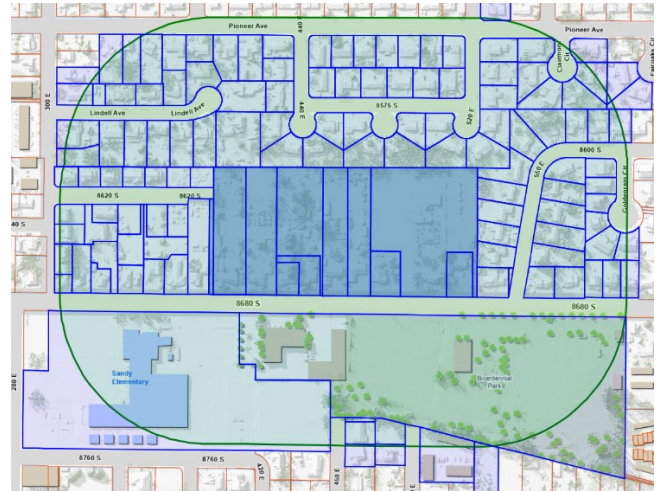
Sandy City, UT
Community Development Department

Property Case History	
Date	Case Summary
Sept 21, 1905	Plat of Flag Staff Addition

Public Notice and Outreach

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

Staff held a virtual neighborhood meeting via Zoom on July 21, 2025. Residents brought up several concerns that were primarily associated with the potential increase in traffic and pedestrian safety between this development and Bicentennial Park to the south. They also wanted information on the size and types of homes being proposed. (see minutes in Exhibit B).



Analysis

The applicant is proposing the creation of a 35-lot single-family residential subdivision on approximately 8.9 acres. The existing properties consist of extremely deep, oversized residential lots that front onto 8680 S and one onto Lindell Avenue. The back portions of these lots have remained mostly undeveloped. These back portions will be accessed by creating a public street that connects to the west to the existing stub street of 8620 South and connects on the south to 8680 South Street. Single-family lots are planned on either side of this street.

Zoning Analysis

The R-1-7.5(HS) Zone allows for single-family homes on lots with a minimum size of 7,500 square feet. The applicant is requesting that the Historic Sandy Development (HSD) Overlay Zone be applied to newly created lots. This will allow lots as small as 5,000 square feet if the development also complies with the additional standards of the Overlay Zone. These standards will not be applied to the existing lots along 8680 South and Lindell Avenue.

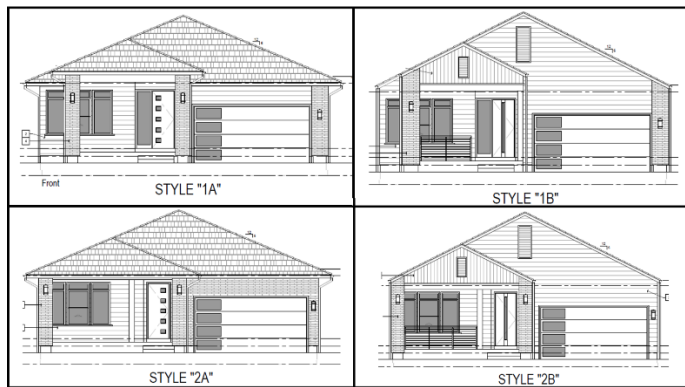
Historic Sandy Development (HSD) Overlay Zone

The purpose of the HSD Overlay Zone is to encourage development and investment in the Historic Sandy Area by reducing the required minimum size and frontage requirements for a lot, as well as providing a reduction in required setbacks. In exchange for this flexibility, the Overlay details architectural and landscape requirements meant to promote development that complements and enhances the historic nature of the district. The specific requirements of lots within the Tier 3 area of the HSD Overlay Zone are as follows:

- Predominantly one material of brick, stone, or masonry.
- Roofs with a 5:12 pitch or greater.
- Gable ends facing streets and alleys.
- Covered porches across 50% or more of the front elevation not including the garage.
- Porches connected directly to sidewalks.
- Windows and doors occupy at least 25% of the front elevation.
- Dwelling Footprints not to occupy more than 50 percent of the lot.
- Primary Entrances that face a public street.
- Predominantly one exterior material of brick, stone, or masonry. Limited amounts of stucco may be considered.
- No vinyl or aluminum siding allowed.
- Detached garages or recessed from the front façade by at least 10 feet.
- Compatible architectural design with surrounding area (Colonial, Bungalow, and Craftsman)

These design requirements are used during the building permit review process to ensure that homes are more compatible with historic structures in the area. A notice to purchasers will be added to the subdivision plat that will inform potential buyers of these lots that they were developed under the overlay. The notice is meant to inform purchasing parties of the additional design requirements that will be used during the review of any future building permit(s).

The applicant is proposing to construct four (4) home plans, two (2) single-story and two (2) two-story. Each plan will also have two (2) possible elevations to choose from. These eight (8) options will be offered for sale and placed on a lot of the buyers choosing.



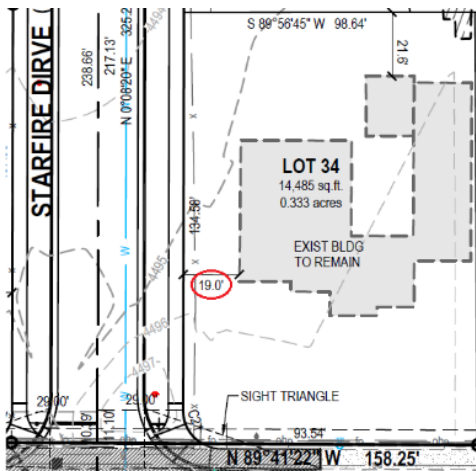
Single-Story Plans



Two-Story Plans

An additional requirement of the HSD Overlay Zone is that development plans must be presented before the Historic Preservation Committee for review. This review was done over three meetings with the Committee. The initial plans did not comply with the 25% windows and doors requirement for the front facades. The plans have been adjusted to comply with this requirement; therefore, the Committee has given a positive recommendation of the plans.

The Planning Commission must review and approve of the proposed building elevations which are found in Exhibit B.



The subdivision complies with all requirements of the R-1-7.5(HS) and the HSD districts except at one location. The creation of Starfire Drive will turn lots 33 and 34 into corner lots. Corner lots within the district must maintain a 20-foot setback. Lot 34 will be left with only a 19-foot setback at this location. While it is preferable to meet all zoning requirements during the subdivision process, staff believes that the creation of this non-compliance is preferable to not providing full street improvements along Starfire Drive.

Soil Abatement

The property is located in an area impacted by lead and arsenic contaminants from the Flagstaff II Smelter that operated south of this location from 1872 until 1909. Between 1991 and 1998, the EPA and the Utah Department of Environmental Quality (UDEQ) performed remediation activities at the site. Sandy City requires sampling for lead and arsenic prior to development of properties within the Sandy Smelter Sites boundaries.

The developer contracted Wasatch Environmental to perform a Soil Sampling Investigation of the property. Elevated lead concentrations above cleanup levels were discovered at several locations. Wasatch Environmental recommends that the six lots with excessive lead concentrations be excavated through this soil horizon and that the impacted soil be disposed of at a landfill licensed to accept contaminated soils.

Staff Concerns

Staff believes that the objectives of the HSD overlay zone have been substantially complied with and that the proposed subdivision is an effective use of the undeveloped portions of the existing lots. The high lead concentrations discovered on the property are a concern. Any mitigation efforts to address this issue need to be reviewed and approved by the Sandy City Engineer.

The preliminary plat boundary does not reflect the full extent of the Kunz parcel (392 E. Lindell Ave.). The proposal includes taking a 30' portion of this parcel to include it and increase the rear yard areas of lots 1-3. This area has been filled with soil that is unsuitable for development and a plat restriction on placement of any building should be imposed to mitigate this issue.

Recommendation

Staff recommends that the Planning Commission determine that preliminary subdivision review is substantially complete for the Firefly Subdivision located at approximately 517 E. 8680 S. based on the following findings and subject to the following conditions:

Findings:

1. That the proposed lot configuration is an efficient use of the land.
2. The proposed configuration equitably balances the needs of the public.
3. That the proposed lot sizes and frontages for created lots conform to the requirements of the HSD overlay zone.
4. That historic guidelines of the HSD zone have been adequately complied with
5. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.

Conditions:

1. That street improvements be carried out according to Plan and Profiles approved by the Sandy City Engineer and specifically:
 - a. That 8280 South Street be extended, further improved and dedicated to include a 58-foot right-of-way width, eight-foot (8') parkstrip, and street trees.
 - b. That Starfire Drive and Starfire Circle be improved and dedicated to a 58-foot right-of-way width, eight-foot (8') parkstrip, and street trees.
2. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.
3. That all City provisions, codes, and ordinances are adhered to during the review, construction, and operations process of this project.
4. That Lots 1-28 comply with all requirements of the HSD overlay zone and the underlying R-1-7.5(HS) zone.
5. That a notice to purchasers be added to the subdivision plat to inform potential buyers of these lots that they were developed under the HSD overlay zone.
6. That the Sandy City Engineer approve of the mitigation plan to address contaminated soils in the development.
7. That a building restriction be placed on Lot 1-3 on the portions of those lots where improper fill has been placed.
8. That the entire Kunz parcel (392 E Lindell Ave) be included in the plat boundary to allow that land to be further subdivided.

Planner:

A handwritten signature in black ink, appearing to read 'Thomas Irvin', is written over a light blue horizontal line.

Thomas Irvin
Senior Planner

File Name: S:\USERS\PLN\STAFFRPT\2025\SUB03172025-006927 – FIREFLY SUBDIVISION\PC MEETING 8-7-25\STAFF REPORT

Exhibit "A" – *See the attached file for full information*

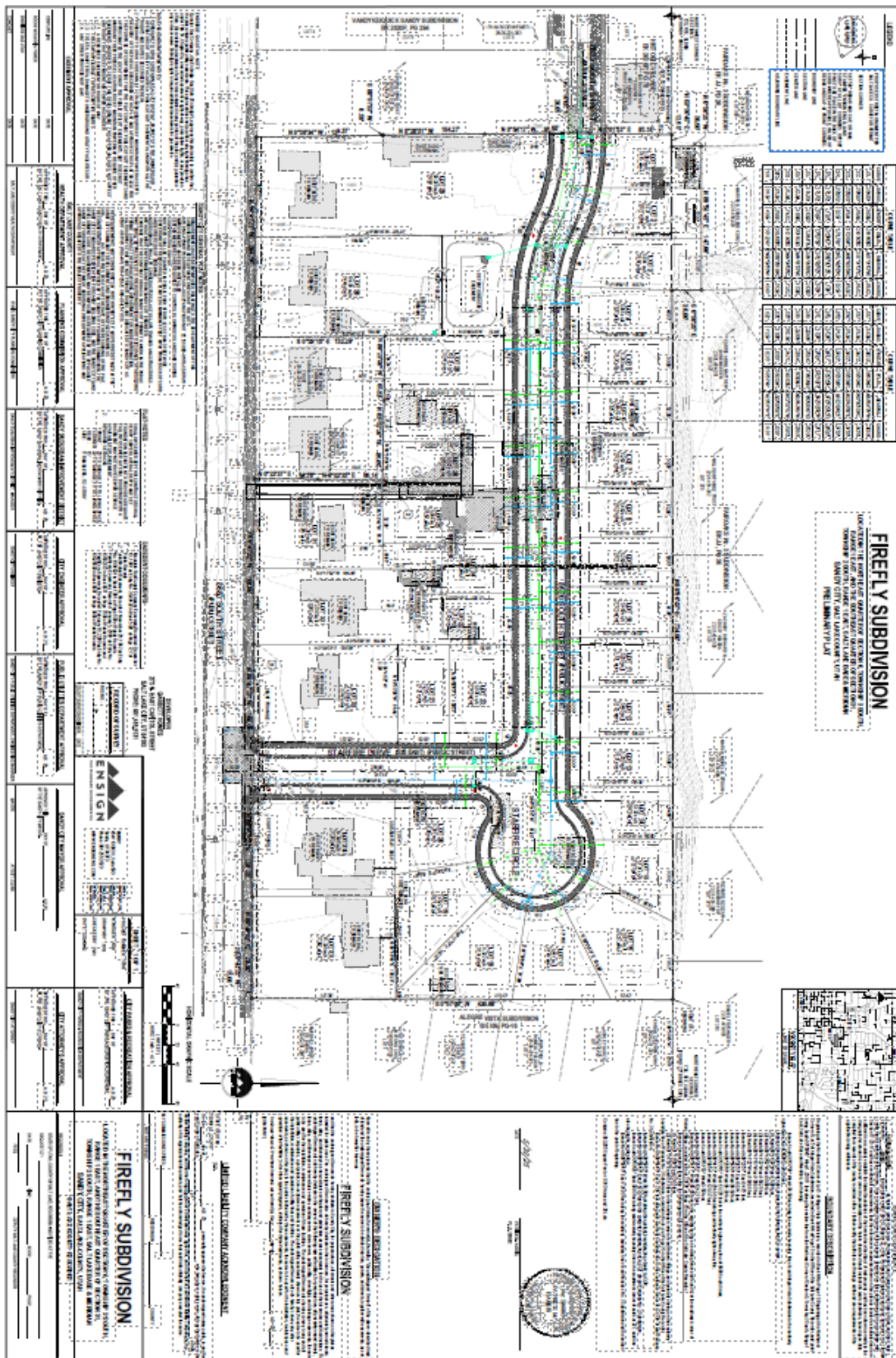


Exhibit "B"
NEIGHBORHOOD MEETING NOTES AND PUBLIC COMMENT

Neighborhood Meeting Summary

Meeting Date: July 30, 2025
Neighborhood: Historic Sandy #4
Project: Firefly Subdivision
Applicant: Jacob Ballstaedt with Garbett Homes

Project Summary

The proposal is a Preliminary Subdivision review for a 28-lot single-family development served by the dedication of a public street.

The property is zoned R-1-7.5(HS) and the applicant has chosen to invoke the requirements of the HSD overlay zone in order to construct smaller lots.

Meeting Minutes

The neighborhood meeting was conducted online, via Zoom with approximately 17 residents attending.

Most attendees were already aware of the development but wanted to see the layout, street connections, and the types of homes that would be built.

The increased traffic was brought up as a concern by several residents. They mentioned safety concerns for residents crossing 8680 S. to visit the park, and the increased traffic they would experience along that street. It was also stated that during various events at the park, vehicles will often park along both sides of 8680 S. An additional street exit as well as more residents in the area was likely to make the situation worse.

Staff explained that a traffic study had been conducted and reviewed by the city. The city engineer had stated that the increase in vehicle trips would result in a negligible impact to the existing roads.

The proposed home plans were shown. Several residents asked about setbacks and height as they were concerned that the homes would obstruct views. After discussion, most were satisfied with the smaller homes being proposed as well as the additional setbacks required for two-story homes.

Grading on the north side of the development was also a concern. There is an existing ridge that runs between the properties from east to west. If re-grading is not properly managed during construction, flooding of the adjacent yards could happen.

The developer assured residents that they would be in compliance with all erosion control and storm water runoff requirements of the city and have provided plans that address these concerns.

Other than the increased traffic noted above, residents seemed generally to be in favor of the project and appreciated having the opportunity to review plans and ask questions.

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

NORTHWEST CORNER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 4414.39'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°44'30"W	15.00'
L2	S86°44'57"W	3.19'
L3	S89°58'17"W	16.38'
L4	N89°41'25"W	70.53'
L5	S0°09'46"E	18.33'
L6	N0°35'28"E	44.77'
L7	S86°46'27"W	6.08'
L8	N89°41'22"W	168.66'
L9	N0°23'37"E	64.78'
L10	N0°02'33"E	66.14'
L11	S88°51'53"W	0.59'
L12	N1°16'09"E	20.85'

NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

HORIZ: 1 inch = 40 ft.

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 6
TOWNSHIP 3 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
SANDY, SALT LAKE COUNTY, UTAH

EN SIGN

THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
GARRETT HOMES
273 EAST CAPITAL STREET
SALT LAKE CITY, UTAH, 84103

CONTACT:
JACOB BALLSTAEDT
PHONE: 801-456-2474

FIREFLY SUBDIVISION

ALTAN/SPS LAND TITLE & TOPOGRAPHIC SURVEY

411 EAST 8680 SOUTH
SANDY, UTAH, 84070

PROFESSIONAL LAND SURVIVOR
5/30/25
No. 246882
PATRICK M. HARRIS
SALT LAKE COUNTY, UTAH

ALTAN/SPS
LAND TITLE
& TOPOGRAPHIC
SURVEY

PROJECT NUMBER
13608A

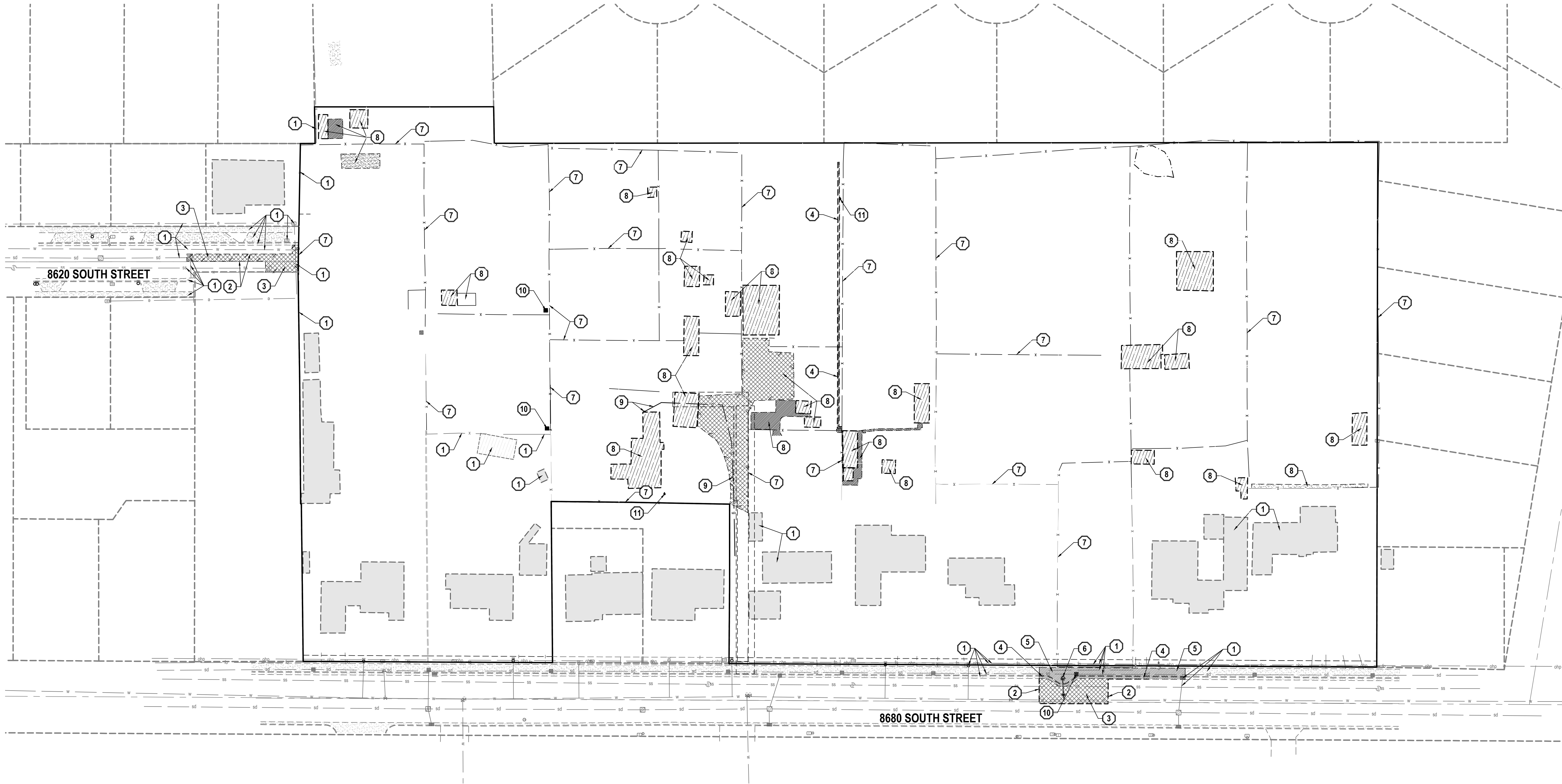
PRINT DATE
2025-05-30

PROJECT MANAGER
P. Harris

DESIGNED BY
B. Greenleaf

2 OF 2

44



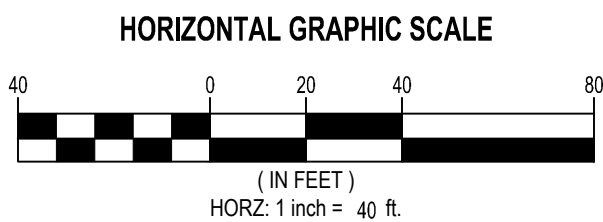
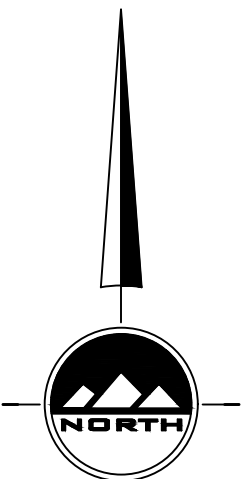
GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
- SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

- PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).
- SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
- REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
- SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
- SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE SIDEWALK.
- REMOVE AND SALVAGE EXISTING FIRE HYDRANT TO SANDY CITY.
- REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE
- REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURES, CONCRETE SLABS, STAIRS, ETC., INCLUDING ALL ELECTRICAL APPURTENANCES, IN THIS AREA WHETHER OR NOT IDENTIFIED ON PLANS. CONTRACTOR TO FILL IN ALL HOLES CREATED DURING DEMOLITION WITH STRUCTURAL FILL TO PROPER SUBGRADE ELEVATION.
- REMOVE AND PROPERLY DISPOSE OF EXISTING GAS METER AND GAS LINES. COORDINATE WITH LOCAL GAS COMPANY.
- REMOVE EXISTING IRRIGATION TURNOUT BOX, COMPLETE.
- REMOVE EXISTING WATER SPIGOT, COMPLETE.



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BENCHMARK

NORTHWEST CORNER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

ELEV = 4414.39'



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
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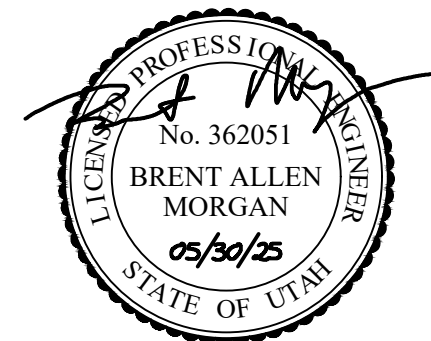
WWW.ENSIGNENG.COM

FOR:
GARRETT HOMES
273 EAST CAPITOL STREET
SALT LAKE CITY, UTAH 84103

CONTACT:
JACOB BALLSTAEDT
PHONE: 801.456.2474

FIREFLY SUBDIVISION

**411 EAST 8680 SOUTH
SANDY, UTAH**



DEMOLITION PLAN

PROJECT NUMBER
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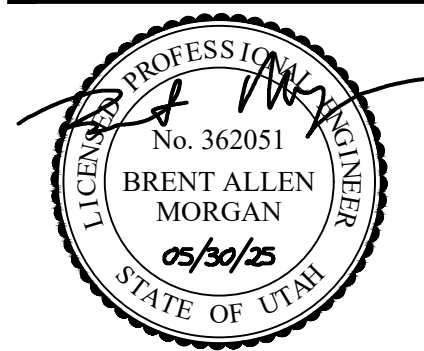
PROJECT MANAGER
BAM

DESIGNED BY
JWS

C-100

FIREFLY SUBDIVISION

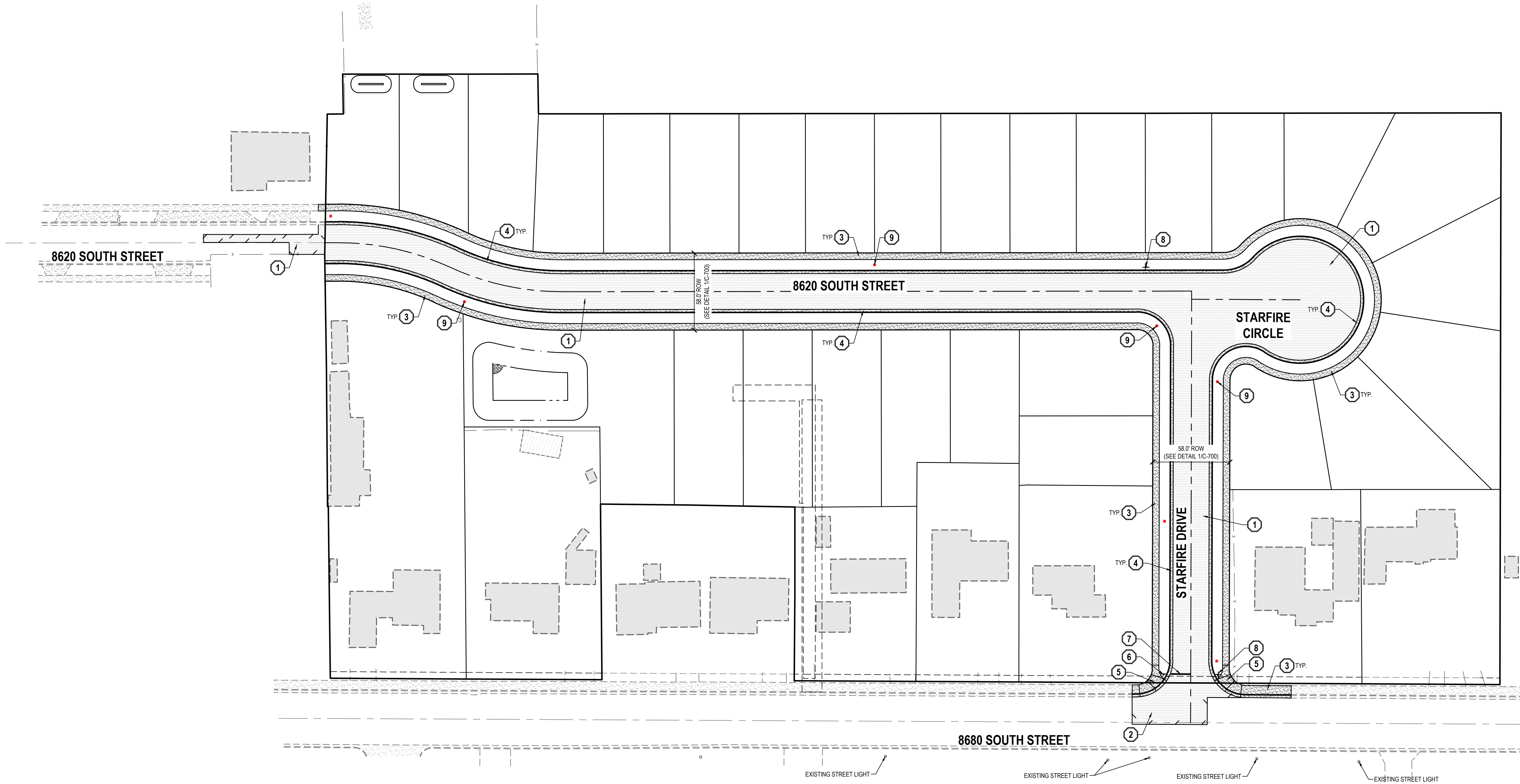
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SANDY, UTAH



SITE PLAN

PROJECT NUMBER
13608
PROJECT MANAGER
BAM
PRINT DATE
2025-05-30
DESIGNED BY
JWS

C-200



GENERAL NOTES

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

STREETLIGHT NOTES

- NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
- THE DEVELOPER IS REQUIRED TO GRANT TO THE CITY A MINIMUM OF 15-FOOT WIDE STREETLIGHT EASEMENT (7.5-FEET EACH SIDE OF PIPE) FOR CONDUIT AND WIRES TO THE POWER SOURCE ON PRIVATE PROPERTY.
- A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
- SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR STREETLIGHTS, JUNCTION BOXES, AND ELECTRICAL WIRING. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
- INSTALLATIONS SHALL BE LOCATED AS INDICATED ON THE APPROVED PLANS FOR THE PROJECT. FIELD MODIFICATIONS MUST BE APPROVED BY THE SANDY CITY PUBLIC UTILITIES INSPECTOR.
- STREET LIGHT POLES SHALL BE INSTALLED IN A MANNER THAT WILL NOT HINDER THE OPERATION OF FIRE HYDRANTS, UNDERGROUND WATER SYSTEM ISOLATION VALVES, AND OTHER UTILITIES.
- INSTALLATIONS WITHIN CLOSE PROXIMITY TO TREES SHALL BE AVOIDED UNLESS APPROVED BY SANDY CITY PUBLIC UTILITIES INSPECTOR.
- OVERHEAD POWER LINES FOR STREETLIGHTS ARE NOT ALLOWED.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

- ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 3/C-700.
- ASPHALT PAVEMENT PER SANDY CITY PUBLIC WORKS STANDARD DETAIL RC-02.
- 4" THICK CONCRETE SIDEWALK PER SANDY CITY PUBLIC WORKS STANDARD DETAIL SW-03.
- 30" STANDARD CURB AND GUTTER PER SANDY CITY PUBLIC WORKS STANDARD DETAIL CG-01.
- PEDESTRIAN ACCESS RAMP PER SANDY CITY PUBLIC WORKS STANDARD DETAIL SW-01.
- "STOP" SIGN PER M.U.T.C.D. STANDARD PLANS AND SANDY CITY PUBLIC WORKS STANDARD DETAIL SN-01.
- 12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
- STREET SIGN PER M.U.T.C.D. STANDARD PLANS AND SANDY CITY PUBLIC WORKS STANDARD DETAIL SN-01.
- STREET LIGHT PER SANDY CITY PUBLIC WORKS STANDARD DETAIL SL-01.

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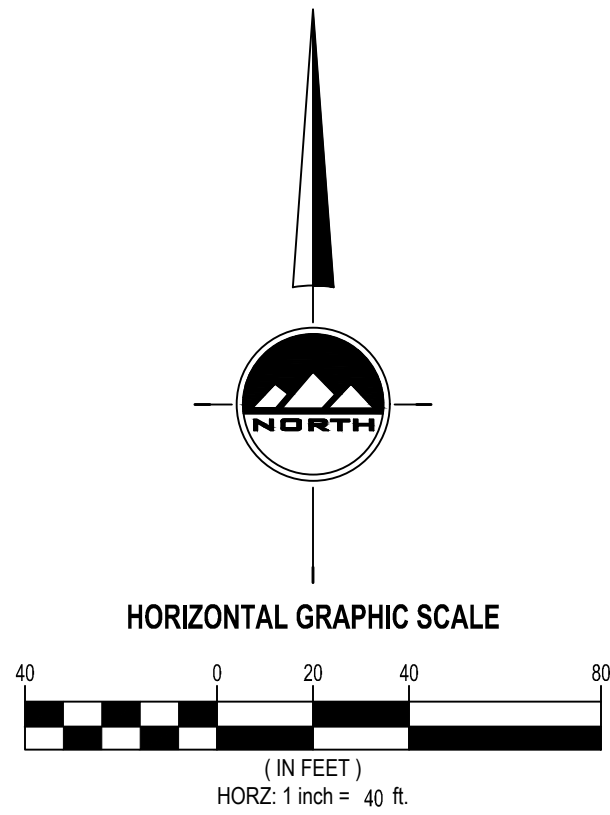


GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
- ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XXXX REPRESENTS AND ELEVATION OF 43XX.XX ON THESE PLANS.
- LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

GRADING NOTES

- NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING.
- EACH RESIDENTIAL LOT IS REQUIRED TO RETAIN STORM WATER ON SITE, EXCEPT FOR THE PORTION OF THE LOT THAT DRAINS TOWARD THE STREET AND/OR TO SUBDIVISION STORM WATER FLOW CONTROL FEATURE(S) AS LONG AS THE DOWNSTREAM STORM WATER SYSTEM CAN ACCOMMODATE THE FLOWS. DURING AND AFTER CONSTRUCTION, THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION AREAS, BERMS, PLANTER BEDS, UNDERGROUND INFILTRATION, ETC.
- PROPERTIES ARE TO BE GRADED SUCH THAT STORM WATER RUNOFF WILL DRAIN AWAY FROM STRUCTURES AND TOWARDS PROPERTY BOUNDARIES. HOWEVER, NEW DEVELOPMENT OR REDEVELOPMENT SHALL NOT INCREASE THE BURDEN OF STORM WATER ON NEIGHBORING AND/OR DOWNSTREAM PROPERTIES. STORM WATER RUNOFF SHALL BE ENTIRELY CONTROLLED WITHIN THE LIMITS OF PROJECT SITE. PERPETRATING PROPERTY OWNERS MAY BE LIABLE FOR DAMAGES IN CIVIL COURTS DUE TO DAMAGES CAUSED TO ADJACENT PROPERTIES FROM RUNOFF (INCLUDING FLOWS THAT EXISTED BEFORE THE NEW DEVELOPMENT OR REDEVELOPMENT OCCURRED); ANY CONCENTRATED FLOWS LEAVING A SITE SHALL HAVE AN AGREEMENT/EASEMENT WITH THE AFFECTED PROPERTY OWNERS.



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SALT LAKE BASE AND MERIDIAN

ELEV = 4414.39'

EN SIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
GARRETT HOMES
273 EAST CAPITOL STREET
SALT LAKE CITY, UTAH 84103

CONTACT:
JACOB BALLSTAEDT
PHONE: 801.456.2474

FIREFLY SUBDIVISION

411 EAST 8680 SOUTH
SANDY, UTAH



GRADING PLAN

PROJECT NUMBER
13608

PRINT DATE
2025-05-30

PROJECT MANAGER
BAM

DESIGNED BY
JWS

C-300

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

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Phone: 435.843.3590

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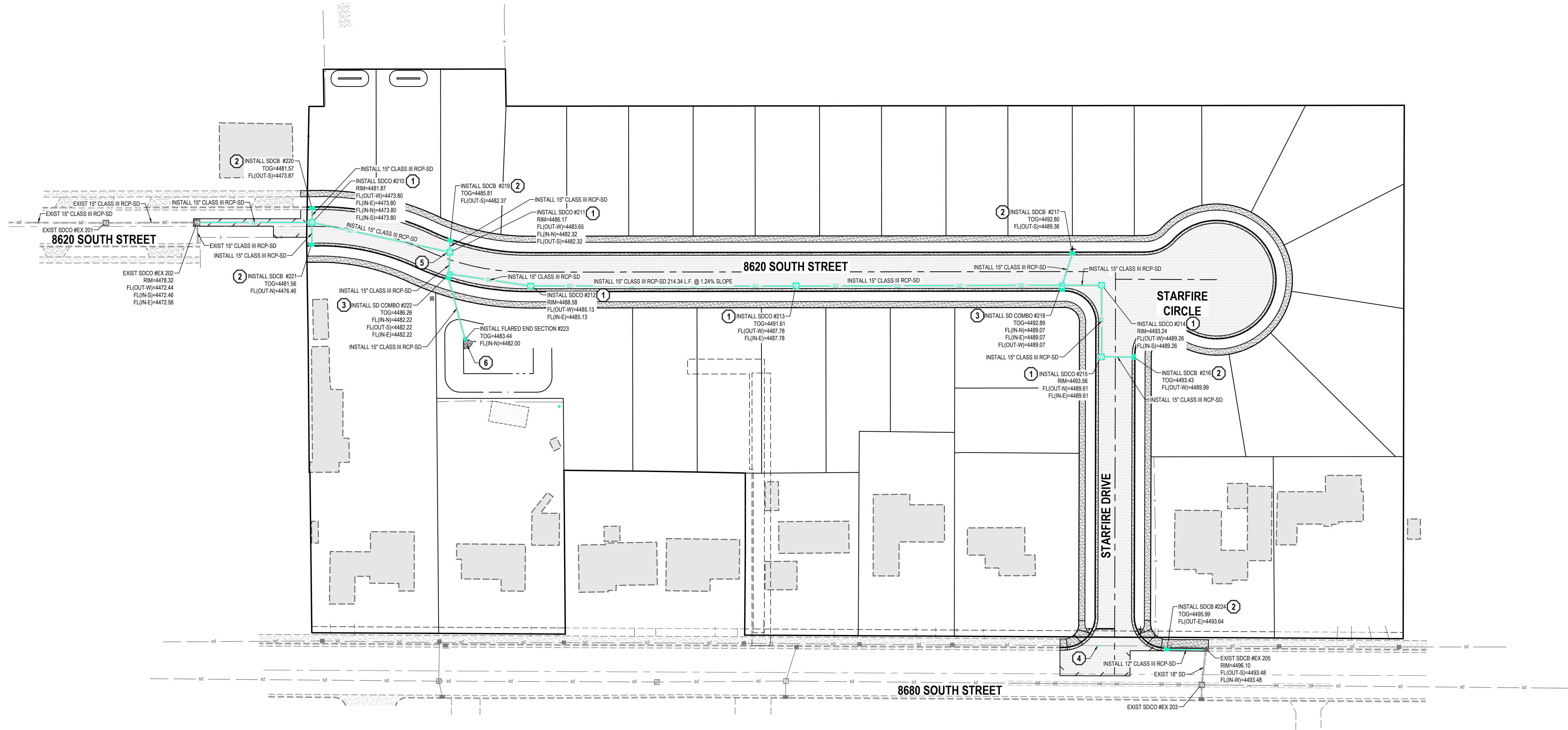
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SALT LAKE CITY, UTAH 84103

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FIREFLY SUBDIVISION

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SANDY, UTAH



GENERAL NOTES

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- ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
- SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
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- ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
- ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
- ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

STORM DRAIN NOTES

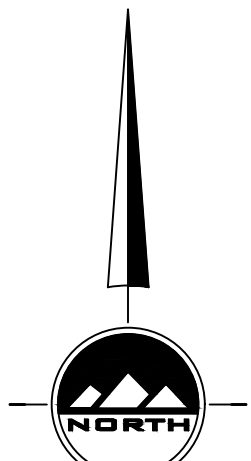
- NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
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- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
- SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, AND STRUCTURES (INLET BOXES, COMBO BOXES, AND JUNCTION BOXES). SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
- CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
- ALL MATERIALS AND WORK DONE IN UDOT RIGHT-OF-WAY SHALL CONFORM TO UDOT STANDARDS AND SPECIFICATIONS (DELETE IF NOT APPLICABLE).
- NON-SHRINK GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM DRAIN FACILITIES.
- CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE AND GROUT AT CONNECTION OF PIPE TO BOX TO A SMOOTH FINISH. ADDITIONALLY, ALL JAGGED OR SHARP EDGES AT PIPE CONNECTIONS ARE TO BE REMOVED AND GROUTED SMOOTH.
- GROUT BETWEEN GRADE RINGS. FOR EACH INLET BOX THAT IS LOCATED NEXT TO A CURB, THE CURB AND GUTTER CONTRACTOR IS RESPONSIBLE TO REMOVE ALL PROTRUDING, JAGGED OR SHARP CONCRETE EDGES AND TO GROUT BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX. GROUT TO CREATE A SMOOTH, BEVELED TRANSITION AT ALL EDGES IN CLEAN OUT AND INLET BOXES. GROUT AROUND ALL EDGES OF THE RESTRICTIVE ORIFICE PLATE.
- REMOVE SNAP TIES, NAILS, REBAR AND OTHER PROTRUSIONS FROM THE BOX OR PIPE INSIDE SURFACE, AS WELL AS ALL FORM WORK, PLASTIC AND CARDBOARD.
- SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL INLET BOXES, COMBO BOXES, JUNCTION BOXES, AND PIPE. THE BOXES AND PIPES ARE TO BE MAINTAINED IN A CLEAN CONDITION UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.

- WHERE A SUMP IS REQUIRED, THE SANDY CITY PUBLIC UTILITIES INSPECTOR SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE AN OPPORTUNITY TO CHECK THE VOLUME OF GRAVEL AND GRAVEL GRADATION.
- SIGNS MUST BE POSTED NEAR EACH INLET BOX LOCATED IN A DRINKING WATER RECHARGE ZONE, WITH THE FOLLOWING WORDS "WARNING THIS IS A DRINKING WATER AQUIFER RECHARGE AREA. DISPOSAL OF ANY WASTE MATERIALS IN THE STORM WATER IS STRICTLY PROHIBITED."
- ALL INLET, COMBO AND JUNCTION BOXES SHALL BE PLACED ON 12-INCH (MIN.) COMPACTED STABILIZATION MATERIAL.
- A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 80% OR 90% BOND RELEASE AND AGAIN BEFORE FINAL BOND RELEASE.
- A REPRESENTATIVE OF THE MANUFACTURER OR SUPPLIER SHALL BE ON SITE DURING INSTALLATION OF OIL/WATER SEPARATOR, MECHANICAL TREATMENT DEVICES, MEDIA FILTERS, AND UNDERGROUND DETENTION/RETENTION SYSTEMS. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE A LETTER STATING THAT THE SYSTEM WAS INSTALLED PER MANUFACTURER'S SPECIFICATIONS. IF IT IS UNKNOWN WHETHER A REPRESENTATIVE IS REQUIRED TO BE PRESENT DURING INSTALLATION, CONTACT THE SANDY CITY PUBLIC UTILITIES INSPECTOR.
- A STAMPED "LETTER OF CONFORMANCE" FROM THE DESIGN ENGINEER IS REQUIRED TO BE SUBMITTED TO SANDY CITY PUBLIC UTILITIES DEPARTMENT, PRIOR TO 80% BOND RELEASE, STATING THAT STORM WATER FLOW CONTROL ELEMENTS AND STORM WATER TREATMENT FACILITIES (E.G. DETENTION, RETENTION, LID BEST MANAGEMENT PRACTICES, OIL-WATER SEPARATORS, SUMPS, ETC.) WERE CONSTRUCTED ACCORDING TO THE APPROVED PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- JUNCTION BOX PER SANDY CITY PUBLIC WORKS STANDARD DETAIL SD-05.
- SINGLE CURB INLET PER SANDY CITY PUBLIC WORKS STANDARD DETAIL SD-02.
- COMBINATION BOX PER SANDY CITY PUBLIC WORKS STANDARD DETAIL SD-04.
- REPLACE EXISTING IRRIGATION TURNOUT BOX WITH SD PIPE PER GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. MATCH EXISTING PIPE SIZE AND TYPE.
- X"X" ORIFICE PLATE PER DETAIL 3/C-700 INSTALLED ON WEST SIDE OF STORM DRAIN BOX.
- INSTALL RIP RAP APRON, RIP RAP D60 6" THICK. INSTALL MIRAFI 140N SEPARATION FABRIC UNDER RIP RAP.



HORIZONTAL GRAPHIC SCALE



(IN FEET)
HORZ: 1 inch = 40 ft.

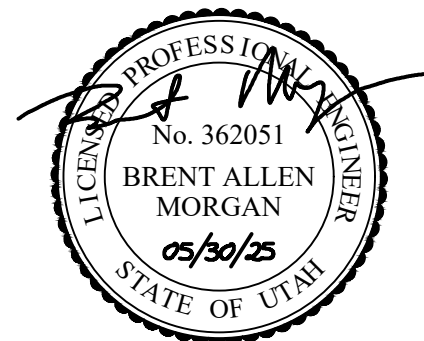


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TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

ELEV = 4414.39'



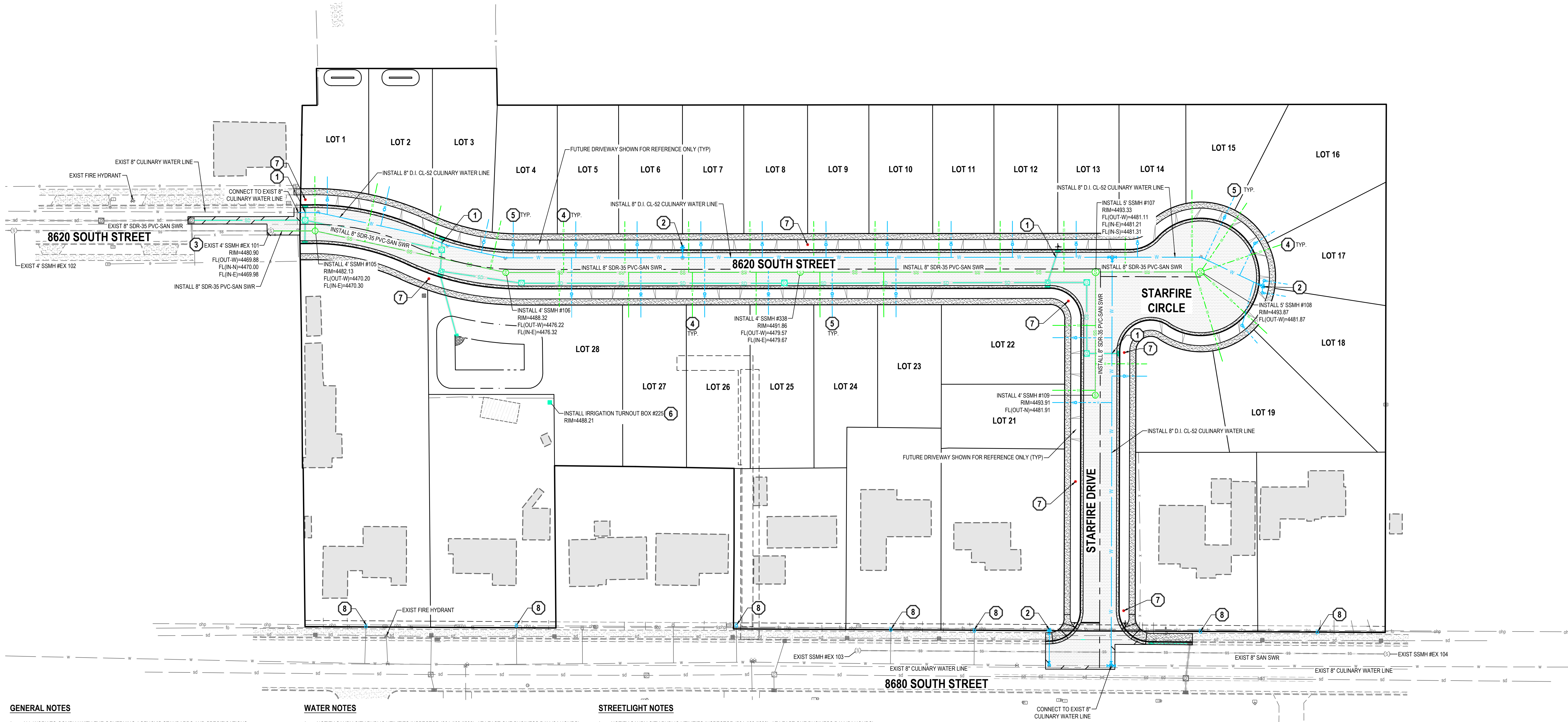
DRAINAGE PLAN

PROJECT NUMBER
13608
PROJECT MANAGER
BAM
PRINT DATE
2025-05-30
DESIGNED BY
JWS

C-400

FIREFLY SUBDIVISION

411 EAST 8680 SOUTH
SANDY, UTAH



GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
- ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
- DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
- THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- ALL CONSTRUCTION SHALL COMPLY WITH JORDAN BASIN IMPROVEMENT DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
- FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.
- THE EXISTING IRRIGATION AND BACKFLOW PREVENTION IS LOCATED NEAR THE POTBELLY BUILDING (130 WEST 10600 SOUTH).
- THE NOSE-ON FOR THE SEWER LATERAL SHALL BE PERFORMED BY JORDAN BASIN IMPROVEMENT DISTRICT (JBID) PERSONNEL. CONTACT JBID AS LEAST 24 HOURS PRIOR TO CONSTRUCTION.

WATER NOTES

- NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
- A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
- SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, METERS, BOXES, VAULTS, VALVES, FIRE HYDRANTS, BLOWOFFS, VAULTS, ETC. RELATING TO THE WATER SYSTEM. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
- CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
- WATER LINES SHALL BE INSTALLED 4-FEET OFF TOP OF GUTTER ON THE NORTH AND/OR EAST SIDE OF ROADWAY. WATER LINES SHALL NOT BE INSTALLED WITHIN OR THROUGH PARKING STALLS OR UNDER CONCRETE PAVEMENT, UNLESS WATER LINE IS TO BE MAINTAINED BY PRIVATE PROPERTY OWNER.
- A MINIMUM OF 48-INCHES AND A MAXIMUM 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED.
- FOR CONSTRUCTION EAST OF THE UTAH TRANSIT AUTHORITY'S TRAX LINE, USE DUCTILE IRON PIPE, USE THICKNESS CLASS 52 OR BETTER.
- FOR CONSTRUCTION WEST OF UTAH TRANSIT AUTHORITY'S TRAX LINE, USE POLYVINYL CHLORIDE (PVC) PIPE, USE CLASS DR-14 OR BETTER. 10 GAUGE WIRE SHALL BE PLACED ON TOP OF THE PIPE (PER SANDY CITY SPECIFICATIONS) FOR FUTURE RELOCATION. NO DEFLECTION IN PIPE JOINTS WILL BE ALLOWED ON PVC PIPES.
- ALL MECHANICAL JOINTS MUST BE RESTRAINED USING MEGA LUGS FOR DIP AND ROMAC GRIP RINGS FOR PVC OR APPROVED EQUAL. MEGA LUGS SHALL NOT BE ALLOWED ON PVC PIPE.
- USE 6-INCH COMPRESSION TYPE HYDRANT BY MUELLER CENTURION OR CLOW MEDALLION. EXISTING HYDRANTS REQUIRED FOR FIRE PROTECTION THAT DO NOT MEET CURRENT STANDARDS SHALL BE UPGRADED TO MEET CURRENT SANDY CITY STANDARDS AND SPECIFICATIONS.
- WHEN THE DISTANCE FROM THE WATER MAIN TO THE FIRE HYDRANT IS GREATER THAN 6-FEET, AN ADDITIONAL AUXILIARY VALVE SHALL BE FLANGED TO THE FIRE HYDRANT.
- ALL DEAD ENDS SHALL BE PLUGGED WITH A 2-INCH WASHOUT OR END WITH A FIRE HYDRANT.
- ALL DUCTILE IRON WATER LINES, FITTINGS, AND VALVES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY STANDARDS AND SPECIFICATIONS.
- ALL WATER LINES SHALL BE BEDDED WITH SAND (6-INCHES MINIMUM BELOW AND 12-INCHES MINIMUM ON EACH SIDE AND ON TOP OF THE PIPE).

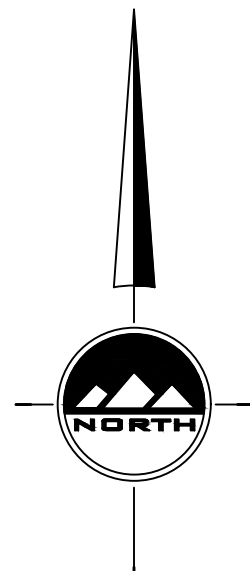
STREETLIGHT NOTES

- NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
- THE DEVELOPER IS REQUIRED TO GRANT TO THE CITY A MINIMUM OF 15-FOOT WIDE STREETLIGHT EASEMENT (7.5-FEET EACH SIDE OF PIPE) FOR CONDUIT AND WIRES TO THE POWER SOURCE ON PRIVATE PROPERTY.
- A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
- SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR STREETLIGHTS, JUNCTION BOXES, AND ELECTRICAL WIRING. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
- INSTALLATIONS SHALL BE LOCATED AS INDICATED ON THE APPROVED PLANS FOR THE PROJECT. FIELD MODIFICATIONS MUST BE APPROVED BY THE SANDY CITY PUBLIC UTILITIES INSPECTOR.
- STREET LIGHT POLES SHALL BE INSTALLED IN A MANNER THAT WILL NOT HINDER THE OPERATION OF FIRE HYDRANTS, UNDERGROUND WATER SYSTEM ISOLATION VALVES, AND OTHER UTILITIES.
- INSTALLATIONS WITHIN CLOSE PROXIMITY TO TREES SHALL BE AVOIDED UNLESS APPROVED BY SANDY CITY PUBLIC UTILITIES INSPECTOR.
- OVERHEAD POWER LINES FOR STREETLIGHTS ARE NOT ALLOWED.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- POTENTIAL UTILITY CONFLICT BETWEEN STORM DRAIN AND WATER LINE. MAINTAIN A MINIMUM OF 18" CLEARANCE BETWEEN STORM DRAIN AND WATER LINE.
- FIRE HYDRANT ASSEMBLY COMPLETE PER SANDY CITY PUBLIC WORKS STANDARD DETAIL WTR-01.
- CONNECT TO EXISTING SEWER MAIN PER SANDY SUBURBAN IMPROVEMENT DISTRICT STANDARD DRAWING SS-3A AND SPECIFICATIONS.
- 4" SANITARY SEWER SERVICE LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING, PER SANDY SUBURBAN IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
- 3/4" CULINARY WATER METER AND CONCRETE VAULT PER PER SANDY CITY PUBLIC WORKS STANDARD DETAIL WTR-09.
- IRRIGATION TURNOUT BOX. LOCATION TO BE DETERMINED BY PROPERTY OWNER. MATCH EXISTING STYLE AND SIZE.
- STREET LIGHT PER SANDY CITY PUBLIC WORKS STANDARD DETAIL SL-01.
- UPGRADE EXISTING WATER METER PER SANDY CITY PUBLIC WORKS STANDARD DETAIL WTR-09.



HORIZONTAL GRAPHIC SCALE



(IN FEET)
HORZ: 1 inch = 40 ft.



CALL BLUESTAKES
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BENCHMARK

NORTHWEST CORNER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

ELEV = 4414.39'



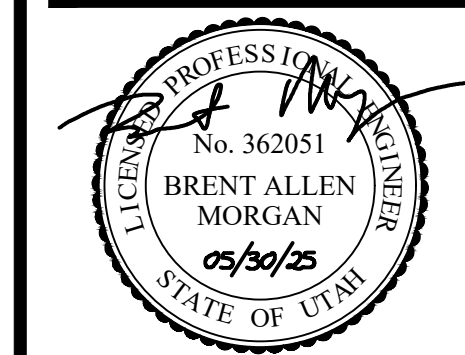
UTILITY PLAN

PROJECT NUMBER
13608
PROJECT MANAGER
BAM
PRINT DATE
2025-05-30
DESIGNED BY
JWS

C-500

FIREFLY SUBDIVISION

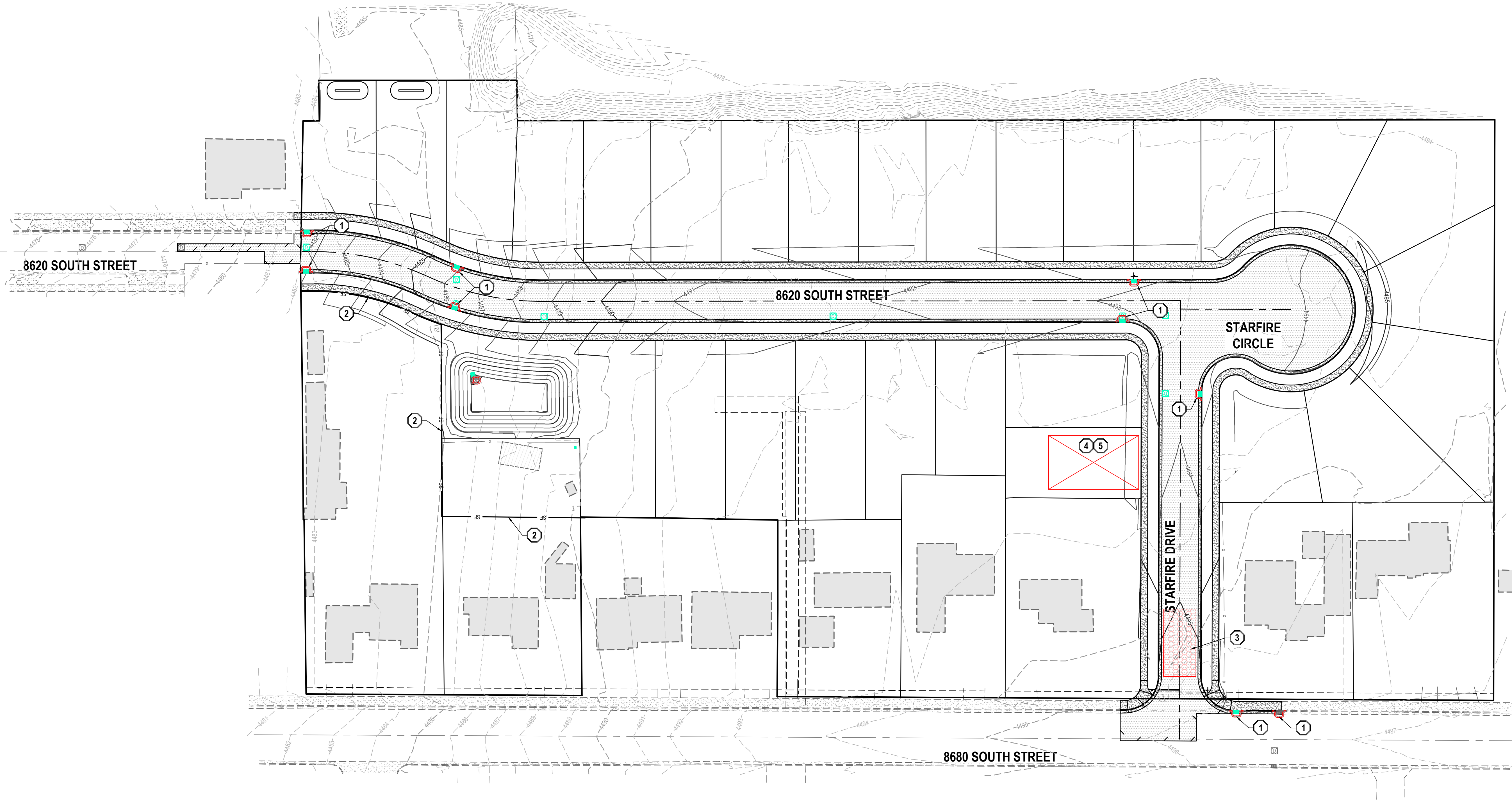
**411 EAST 8680 SOUTH
SANDY, UTAH**



EROSION CONTROL PLAN

PROJECT NUMBER
13608
PROJECT MANAGER
BAM
PRINT DATE
2025-05-30
DESIGNED BY
JWS

C-600



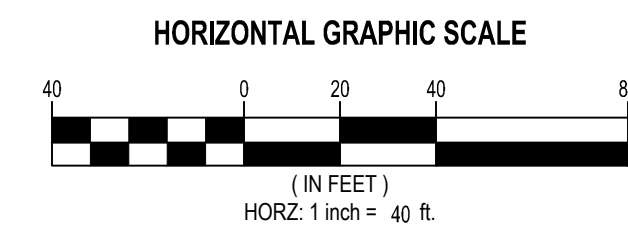
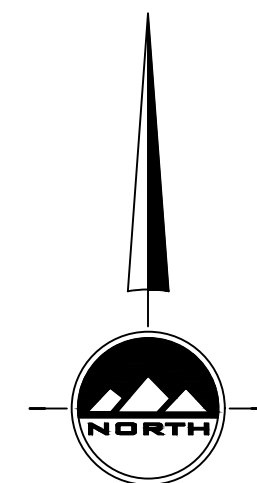
GENERAL NOTES

- THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY. MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
- DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
- RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
- DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
- VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
- NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

- INLET PROTECTION PER DETAIL 4/C-700.
- SILT FENCE PER DETAIL 6/C-700.
- VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 5/C-700.
- SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
- SUGGESTED STOCKPILE AREA.

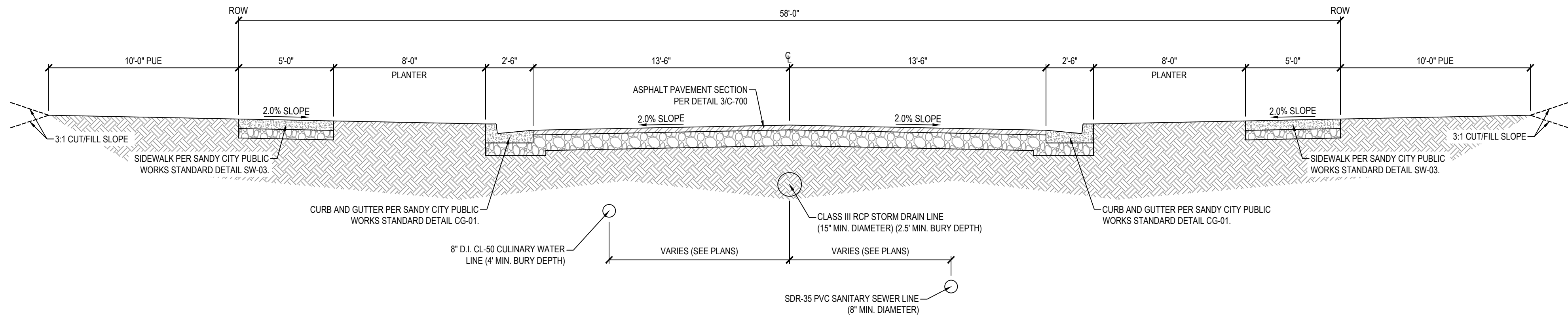


811
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BENCHMARK
NORTHWEST CORNER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
ELEV = 4414.39'

NOTE: THE ROADWAY PAVEMENT, INCLUDING BITUMINOUS PAVING COURSE AND U.T.B.C. (UNTREATED BASE COURSE), SHALL BE CONSTRUCTED ACCORDING TO THE "SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION" (LATEST EDITION). THE SPECIFICATIONS CAN BE FOUND IN .PDF FORMAT ONLINE AT WWW.SANDY.UTAH.GOV (SEARCH FOR "STANDARD SPECIFICATIONS"). HOWEVER, FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT, INCLUDING PLACEMENT OF SUB-BASE MATERIAL, IF SAID RECOMMENDATIONS ARE MORE STRINGENT. GEOTEXTILE FABRIC IS REQUIRED, IN ANY CASE.

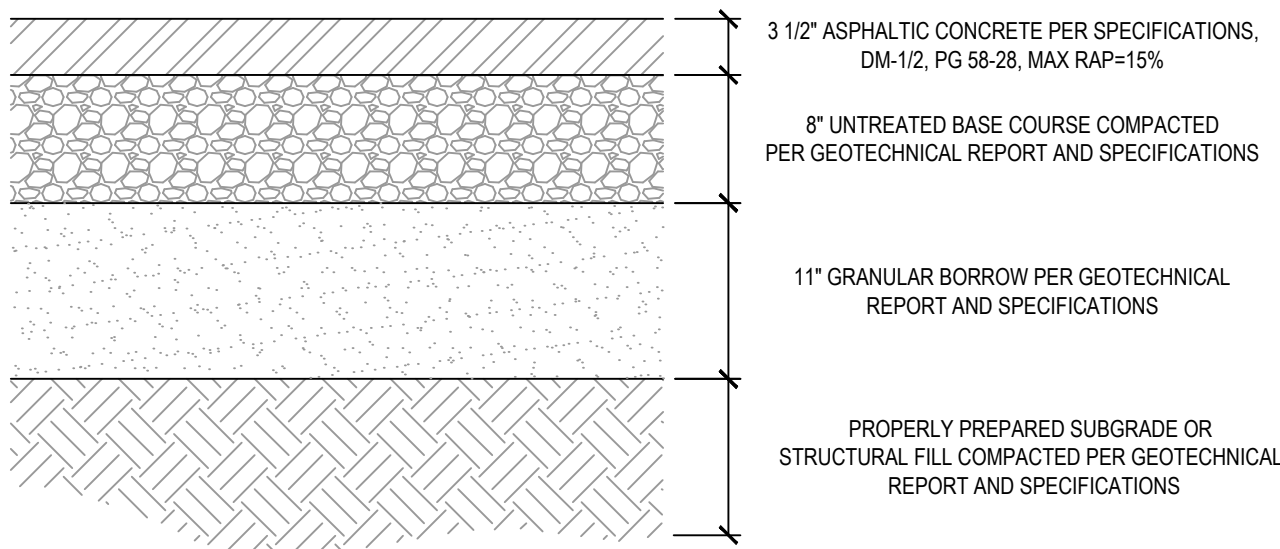


1 TYPICAL ROAD CROSS SECTION (58' ROW)

SCALE: NONE

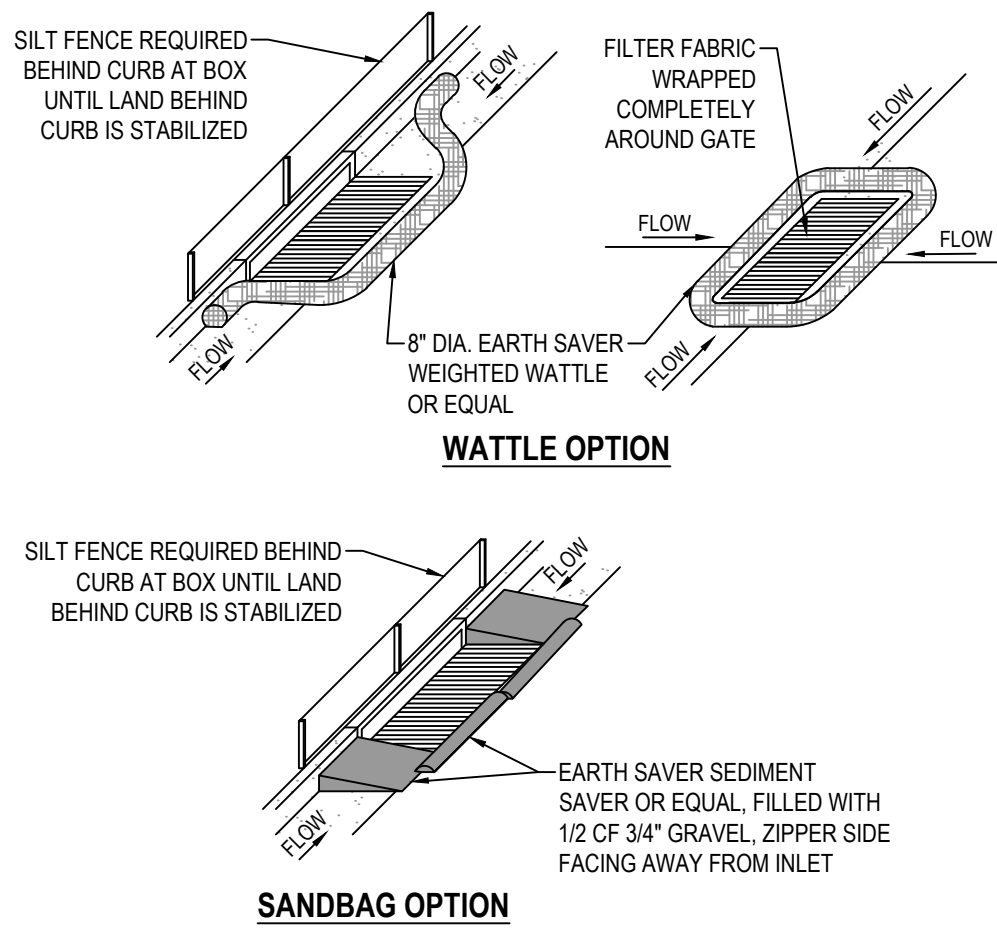
ASPHALT NOTES

- ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
- ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-190 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
- REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



3 STANDARD ASPHALT SECTION

SCALE: NONE

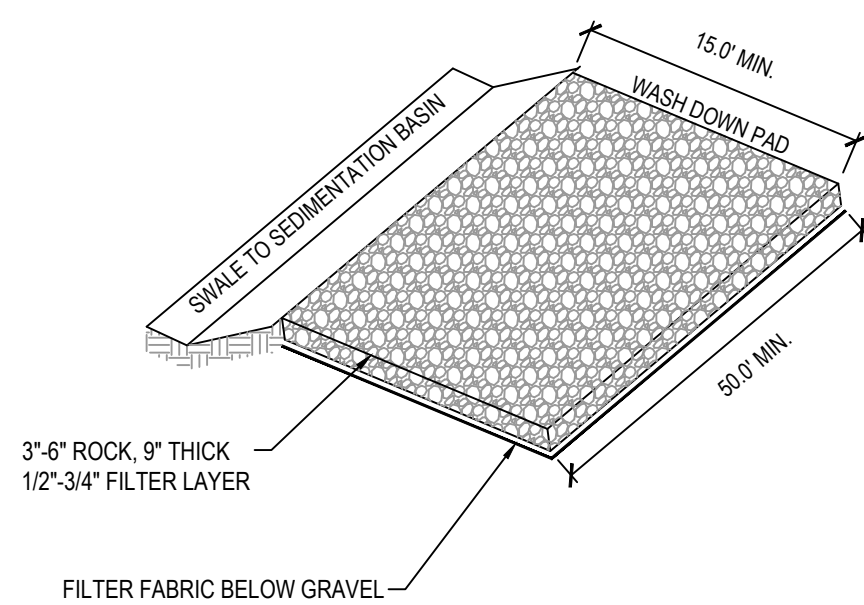


4 SAG INLET PROTECTION

SCALE: NONE

NOTES:

- PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
- PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
- INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
- REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
- CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
- BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

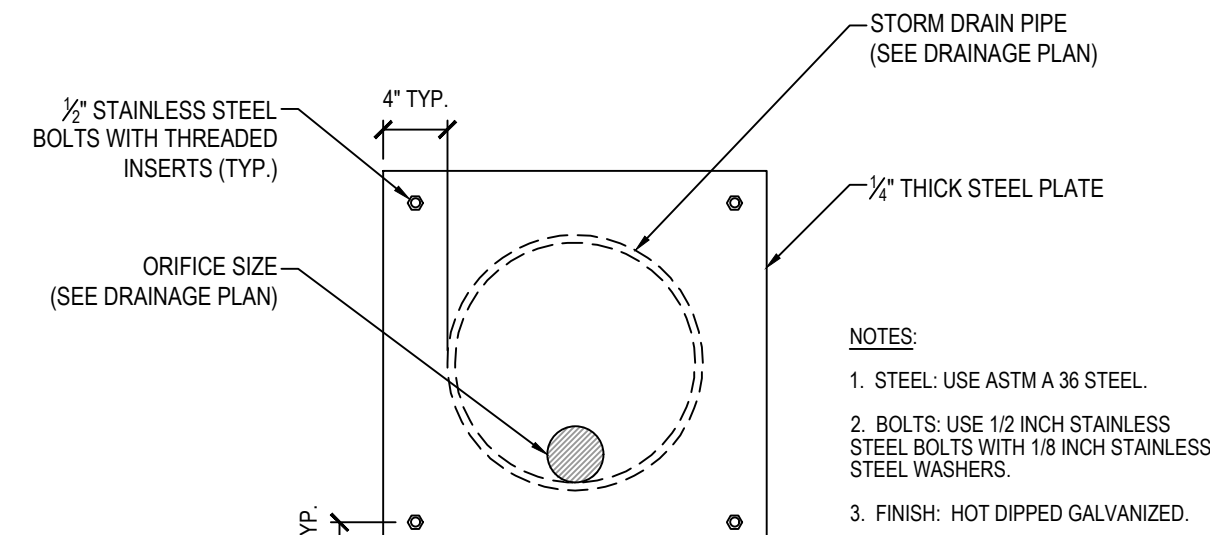


NOTE:

- PLACE SIGN ADJACENT TO ENTRANCE * CONSTRUCTION TRAFFIC ONLY. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION*

5 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



NOTES:

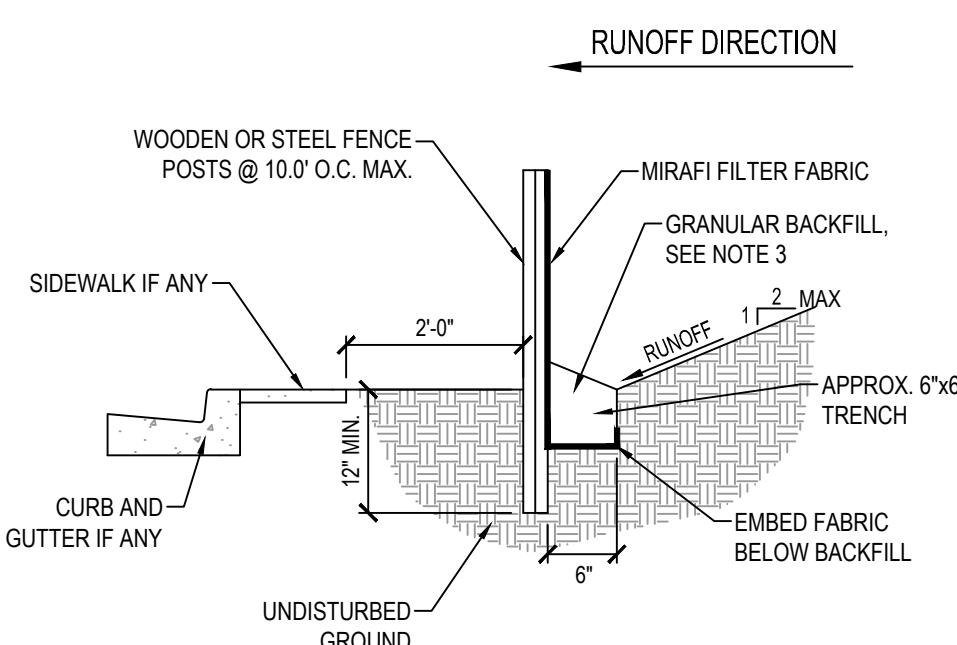
- STEEL: USE ASTM A 36 STEEL.
- BOLTS: USE 1/2 INCH STAINLESS STEEL BOLTS WITH 1/8 INCH STAINLESS STEEL WASHERS.
- FINISH: HOT DIPPED GALVANIZED.

2 ORIFICE PLATE

SCALE: NONE

NOTES:

- EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
- POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
- LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
- SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
- REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
- 10' MAX. SPACING BETWEEN STAKES.
- SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.



6 TEMPORARY SILT FENCE

SCALE: NONE



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

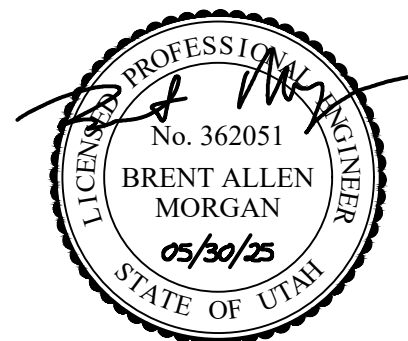
WWW.ENSGNENG.COM

FOR:
GARRETT HOMES
273 EAST CAPITOL STREET
SALT LAKE CITY, UTAH 84103

CONTACT:
JACOB BALLSTAEDT
PHONE: 801.456.2474

FIREFLY SUBDIVISION

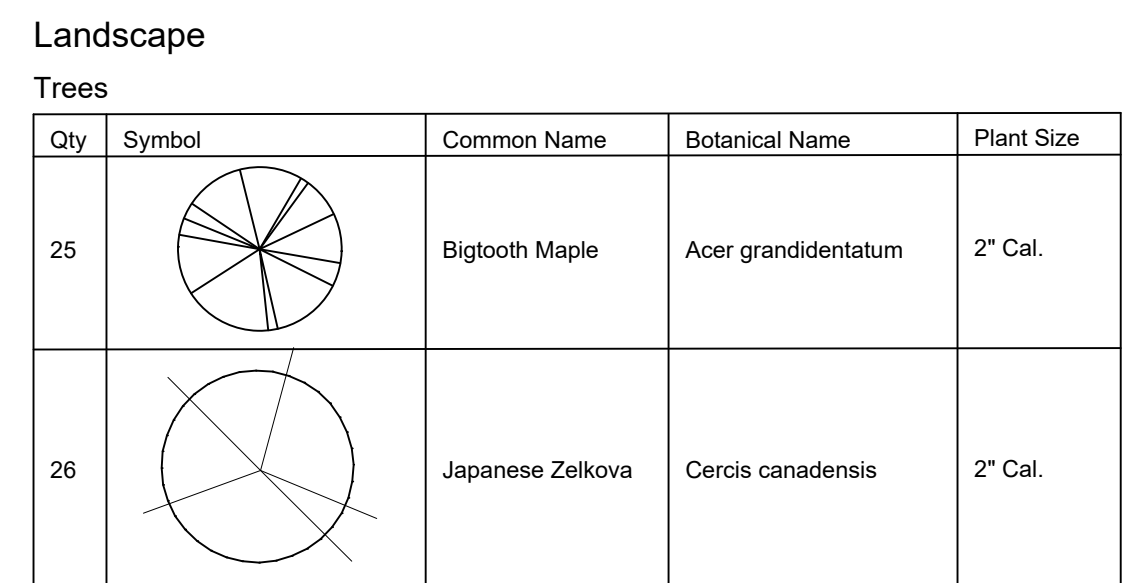
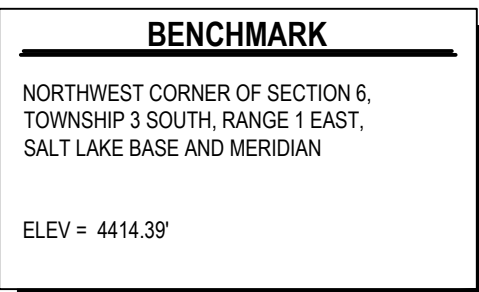
**411 EAST 8680 SOUTH
SANDY, UTAH**



DETAILS

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13608
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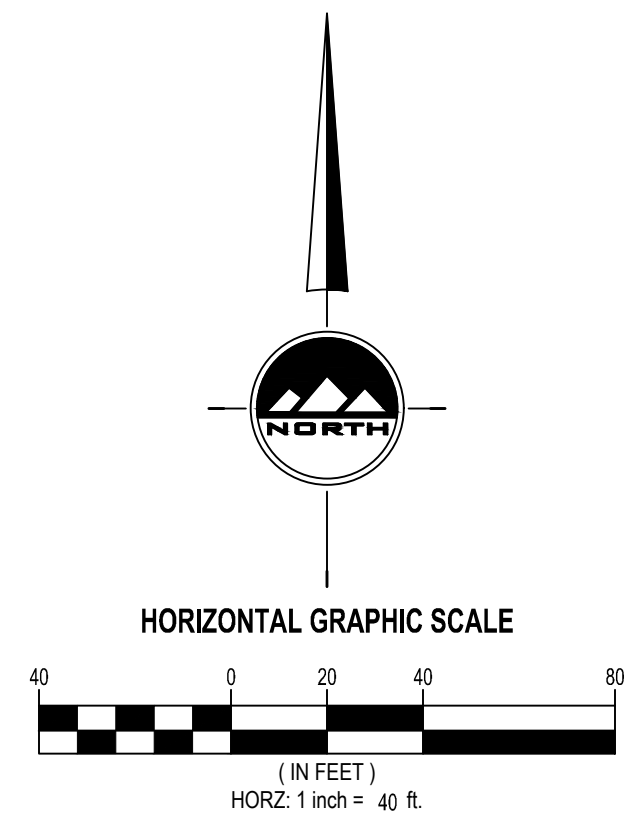
C-700



- 1 Install 4" deep bark mulch over weed barrier.
- 2 Install 4" deep decorative rock over weed barrier.
- 3 Install sod.

General Notes:

1. Driveway locations are not exact. Landscape improvements may need to be adjusted to accommodate final driveway locations.



BENCHMARK

NORTHWEST CORNER OF SECTION 6
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

ELEV = 4414.39'

811

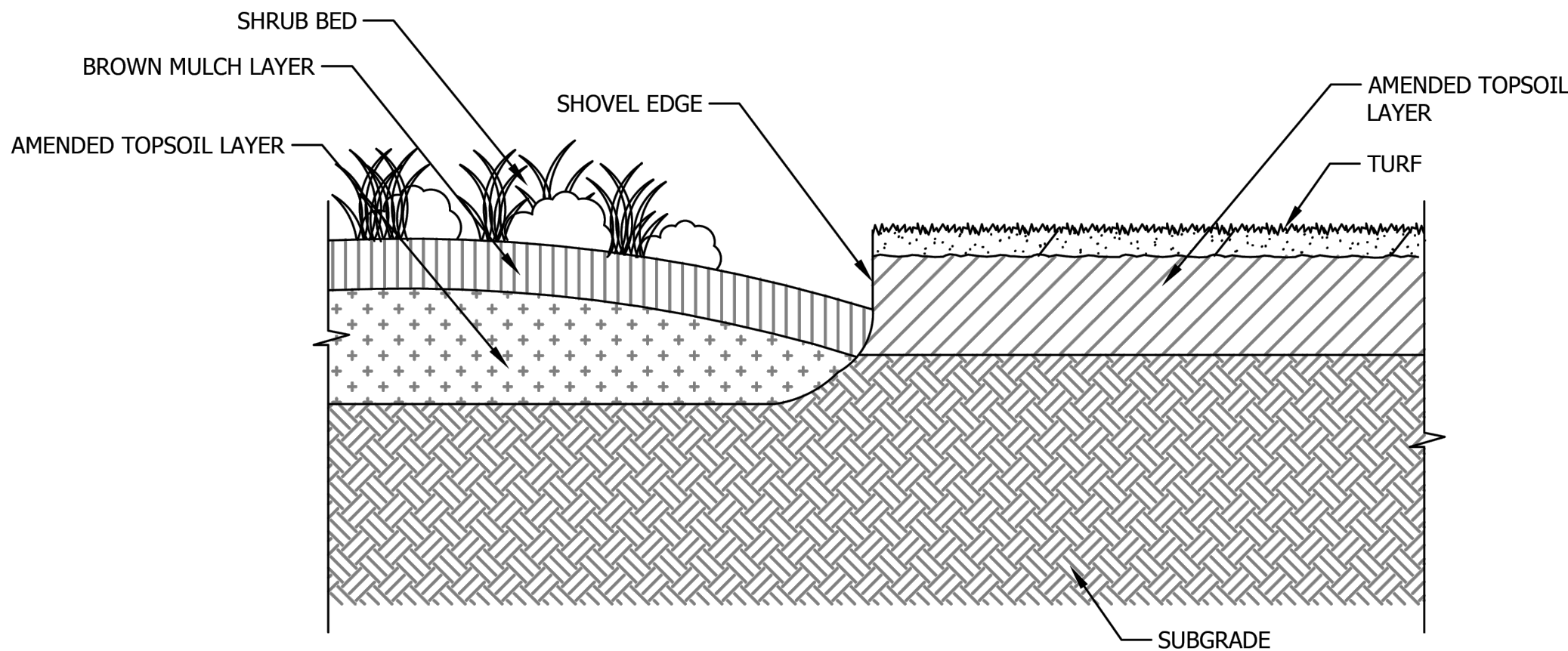
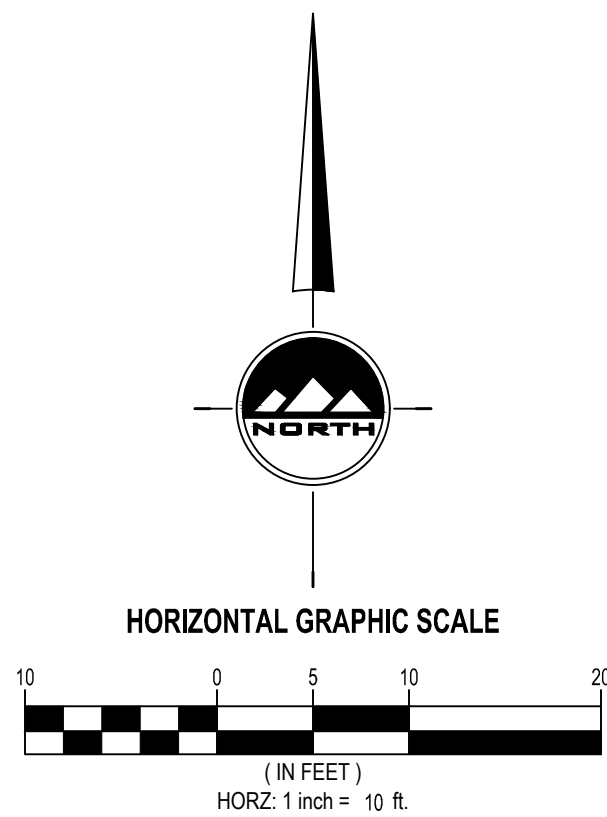
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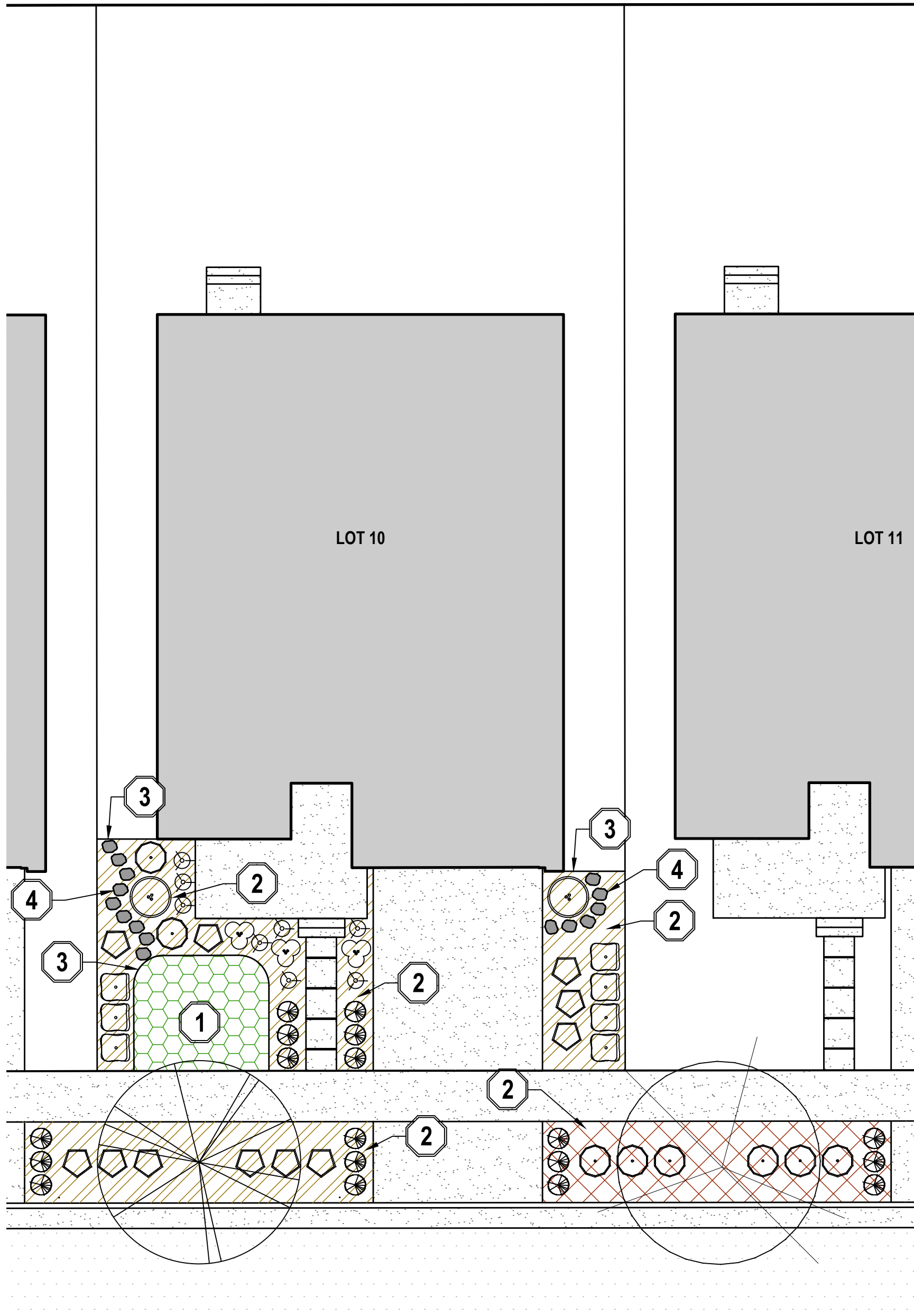


B

TURF EDGE

NOT TO SCALE

SECTION



Landscape

Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size
1*		Bigtooth Maple	Acer grandidentatum	2" Cal.
1*		Japanese Zelkova	Cercis canadensis	2" Cal.

*Tree variety will vary, see Parkstrip and Street Tree Plan, L-100

Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size
8		Barberry, 'Crimson Pygmy'	Berberis thunbergii atropurpurea nana	5 Gallon
7		Boxwood, Littleleaf	Buxus microphylla	5 Gallon
11		Cinquefoil	Potentilla fruticosa 'Abbotswood'	5 Gallon
2		Winged Euonymus	Euonymus alatus 'Grove's Compactus'	5 Gallon
18		Fountain Grass	Pennisetum setaceum	1 Gallon

Annuals-Perennials

Qty	Symbol	Common Name	Botanical Name	Plant Size
8		Beardtongue	Rudbeckia hirta	1 Gallon
3		Autumn Fire Sedum	Sedum spectabile 'Autumn Fire'	1 Gallon

- 1

Install sod (150 sq. ft. in lot, 280 sq. ft. in parkstrip)
- 2

In all planter bed areas, install 4" deep brown shredded bark mulch or decorative rock, see L-100 (450 sq. ft. and 275 sq. ft.)
- 3

Turf Edge per detail B, this sheet.
- 4

Optional Pedestrian Path- Can be rock, pavers, concrete, brick, or bark mulch

General Notes:

- All quantities are shown as an aid only. It shall be the sole responsibility of the contractor for all actual quantity calculations.
- Plant common names are shown as an aid only. Use botanical name when purchasing all plant materials.
- All shrub beds require 4" min. depth of brown mulch.
- Contractor shall be responsible for any damage to underground utilities, pipes and structures.

EN SIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

GARBETT HOMES
273 EAST CAPITOL STREET
SALT LAKE CITY, UTAH 84103

CONTACT:

JACOB BALLSTAEDT
PHONE: 801.456.2474

FIREFLY SUBDIVISION

411 EAST 8680 SOUTH
SANDY, UTAH

INTERIOR LOT LANDSCAPE PLAN (TYPICAL)

PROJECT NUMBER
13608

PRINT DATE
2025-05-30

PROJECT MANAGER
BAM

DESIGNED BY
JWS

L-101

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

NORTHWEST CORNER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

ELEV = 4414.39'

53

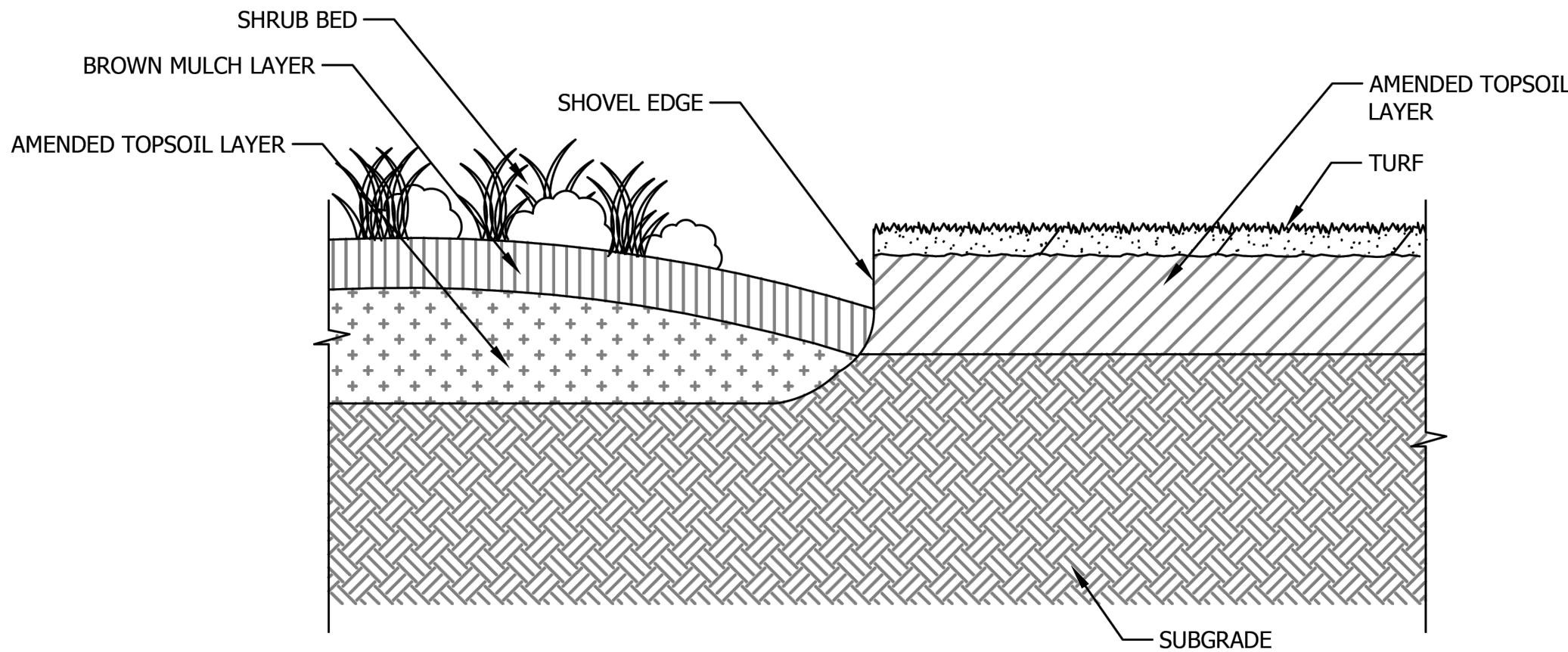
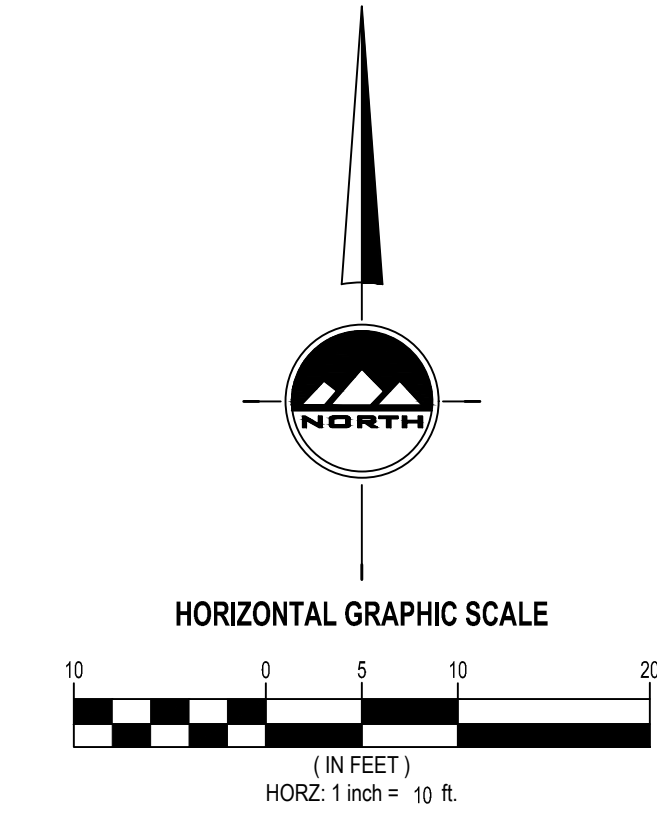
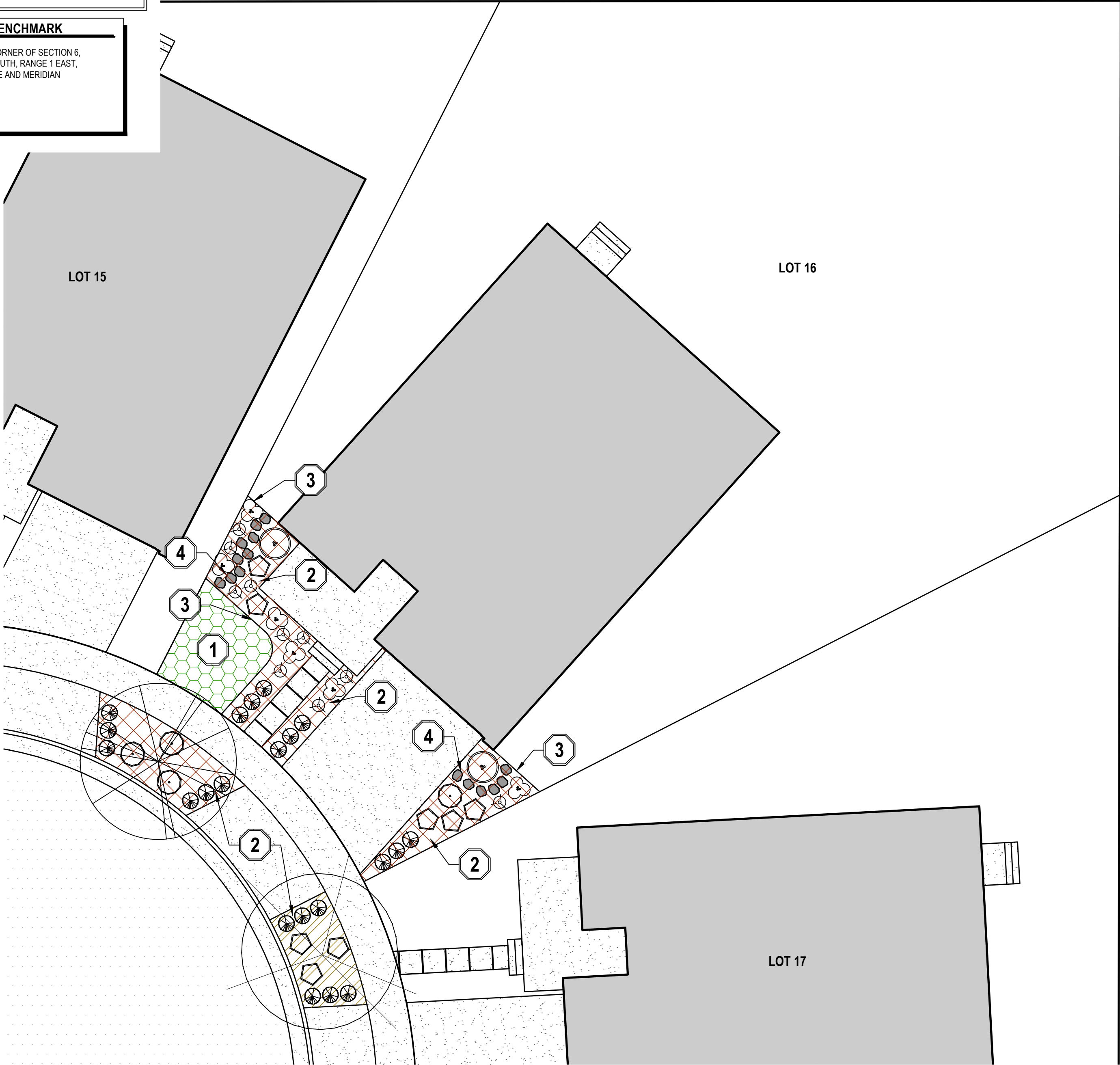
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TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

ELEV = 4414.39'



B

TURF EDGE

NOT TO SCALE

SECTION

Landscape

Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size
1*		Bigtooth Maple	Acer grandidentatum	2" Cal.
1*		Japanese Zelkova	Cercis canadensis	2" Cal.

*Tree variety will vary, see Parkstrip and Street Tree Plan, L-100

Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size
5		Barberry, 'Crimson Pygmy'	Berberis thunbergii atropurpurea nana	5 Gallon
11		Cinquefoil	Potentilla fruticosa 'Abbotswood'	5 Gallon
2		Winged Euonymus	Euonymus alatus 'Grove's Compactus'	5 Gallon
21		Fountain Grass	Pennisetum setaceum	1 Gallon

Annuals-Perennials

Qty	Symbol	Common Name	Botanical Name	Plant Size
10		Beardtongue	Rudbeckia hirta	1 Gallon
6		Autumn Fire Sedum	Sedum spectabile 'Autumn Fire'	1 Gallon

- 1

Install sod (150 sq. ft. in lot, 280 sq. ft. in parkstrip)
- 2

In all planter bed areas, install 4" deep decorative rock or brown shredded bark mulch, see L-100 (500 sq. ft. and 110 sq. ft.)

ROCK

BARK
- 3

Turf Edge per detail B, this sheet.
- 4

Optional Pedestrian Path- Can be rock, pavers, concrete, brick, or bark mulch

General Notes:

- All quantities are shown as an aid only. It shall be the sole responsibility of the contractor for all actual quantity calculations.
- Plant common names are shown as an aid only. Use botanical name when purchasing all plant materials.
- All shrub beds require 4" min. depth of brown mulch.
- Contractor shall be responsible for any damage to underground utilities, pipes and structures.

811

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BENCHMARK

NORTHWEST CORNER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

ELEV = 4414.39'

EN SIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

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WWW.ENSIGNENG.COM

FOR:

GARBETT HOMES
273 EAST CAPITOL STREET
SALT LAKE CITY, UTAH 84103

CONTACT:

JACOB BALLSTAEDT
PHONE: 801.456.2474

FIREFLY SUBDIVISION

411 EAST 8680 SOUTH
SANDY, UTAH

CUL-DE-SAC LOT
LANDSCAPE PLAN
(TYPICAL)

PROJECT NUMBER
13608

PRINT DATE
2025-05-30

PROJECT MANAGER
BAM

DESIGNED BY
JWS

L-102

811

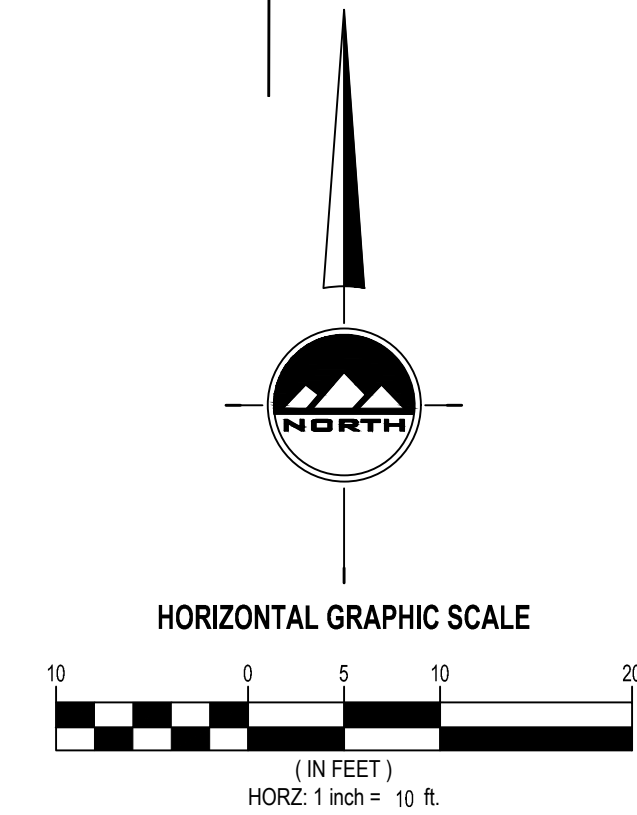
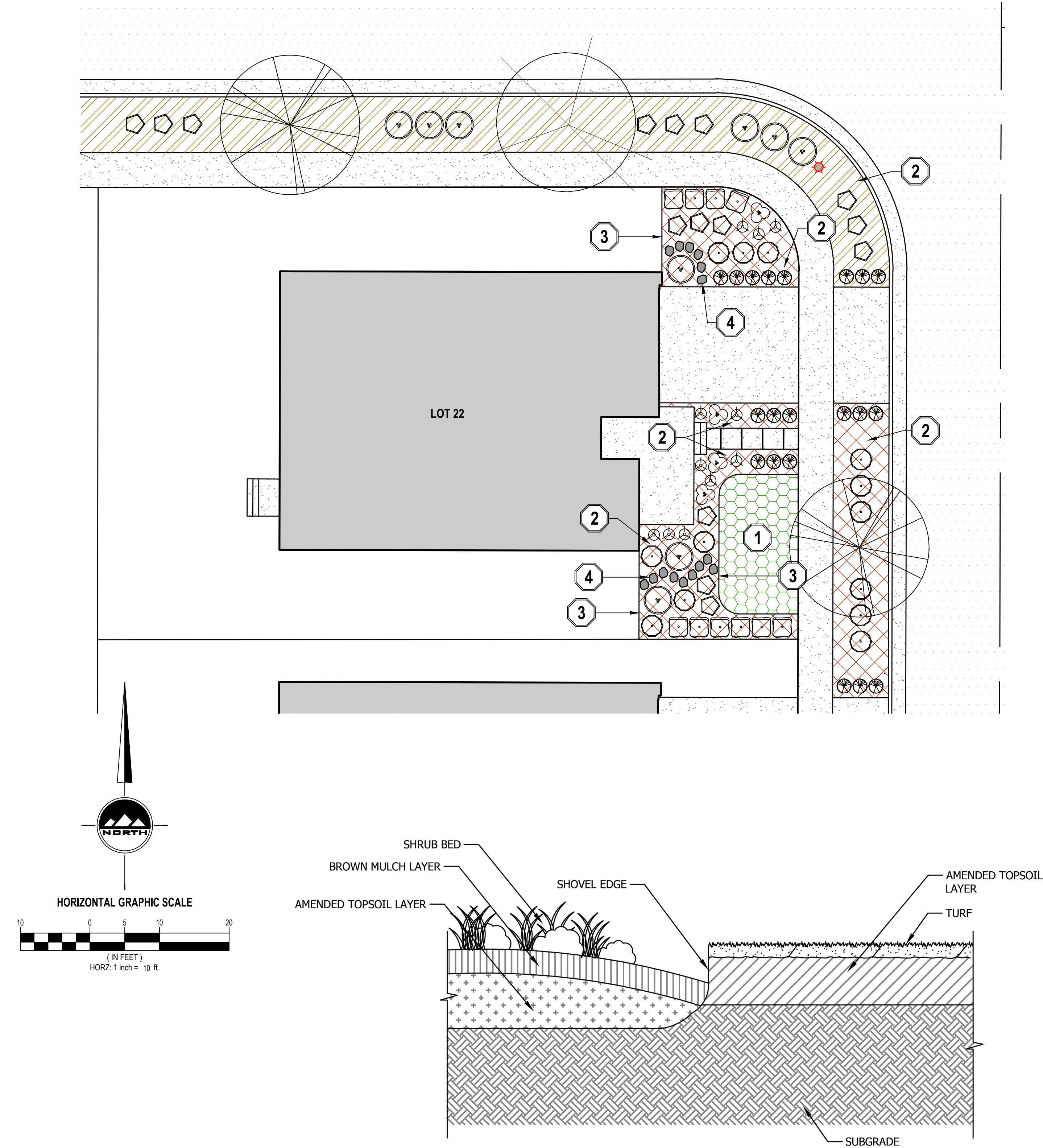
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BENCHMARK

NORTHWEST CORNER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

ELEV = 4414.39'



B TURF EDGE
NOT TO SCALE

SECTION

Landscape

Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size
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1*		Japanese Zelkova	Cercis canadensis	2" Cal.

*Tree variety will vary, see Parkstrip and Street Tree Plan, L-100

Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size
13		Barberry, 'Crimson Pygmy'	Berberis thunbergii atropurpurea nana	5 Gallon
10		Boxwood, Littleleaf	Buxus microphylla	5 Gallon
15		Cinquefoil	Potentilla fruticosa 'Abbotswood'	5 Gallon
9		Winged Euonymus	Euonymus alatus 'Grove's Compactus'	5 Gallon
20		Fountain Grass	Pennisetum setaceum	1 Gallon

Annuals-Perennials

Qty	Symbol	Common Name	Botanical Name	Plant Size
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4		Autumn Fire Sedum	Sedum spectabile 'Autumn Fire'	1 Gallon

- 1 Install sod (150 sq. ft. in lot, 280 sq. ft. in parkstrip)
- 2 In all planter bed areas, install 4" deep brown shredded bark mulch or decorative rock, see L-100 (450 sq. ft. and 960 sq. ft.)
- 3 Turf Edge per detail B, this sheet.
- 4 Optional Pedestrian Path- Can be rock, pavers, concrete, brick, or bark mulch

General Notes:

1. All quantities are shown as an aid only. It shall be the sole responsibility of the contractor for all actual quantity calculations.
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3. All shrub beds require 4" min. depth of brown mulch.
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EN SIGN

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FIREFLY SUBDIVISION

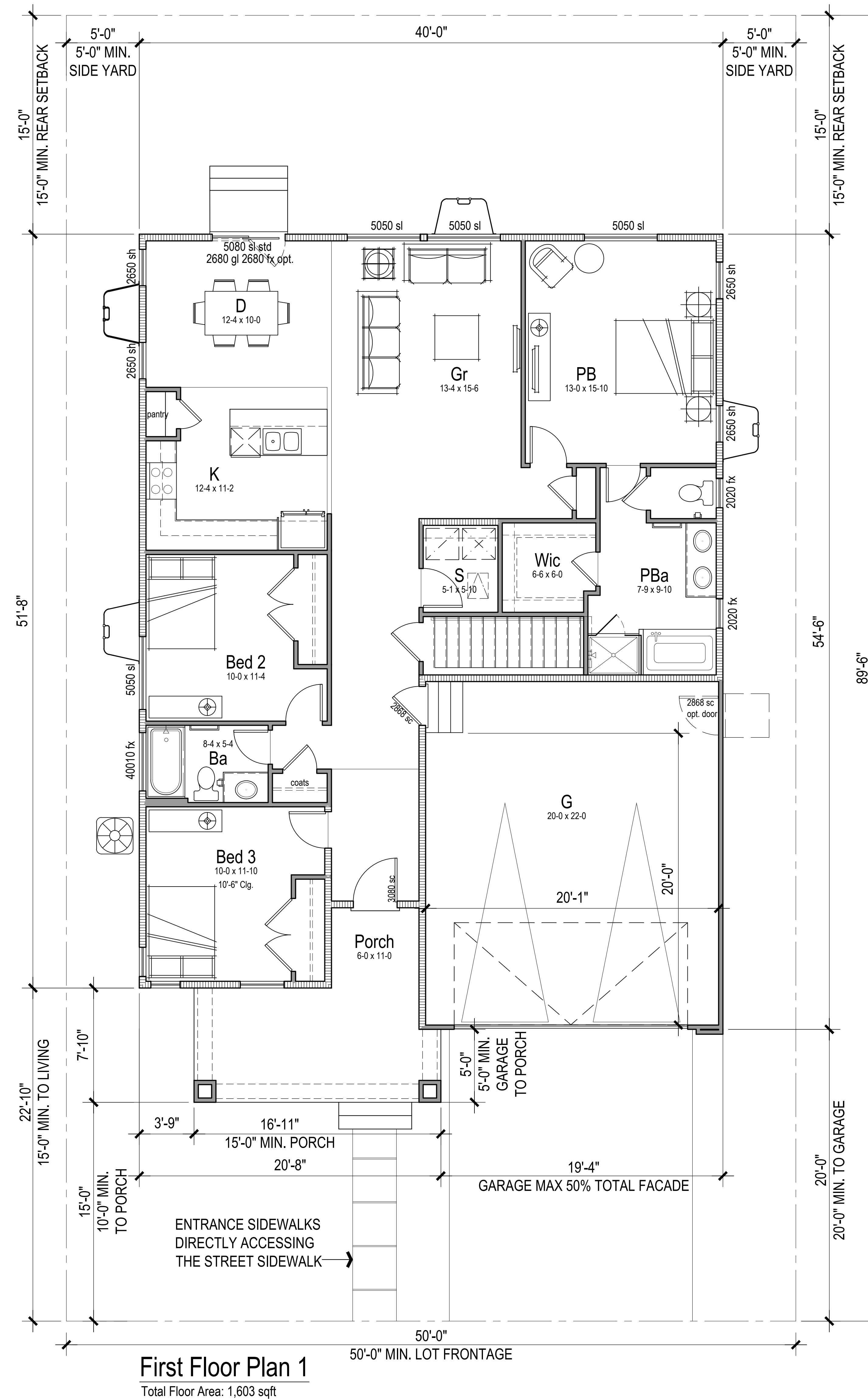
411 EAST 8680 SOUTH
SANDY, UTAH

CORNER LOT
LANDSCAPE PLAN
(TYPICAL)

PROJECT NUMBER
13608
PROJECT MANAGER
BAM

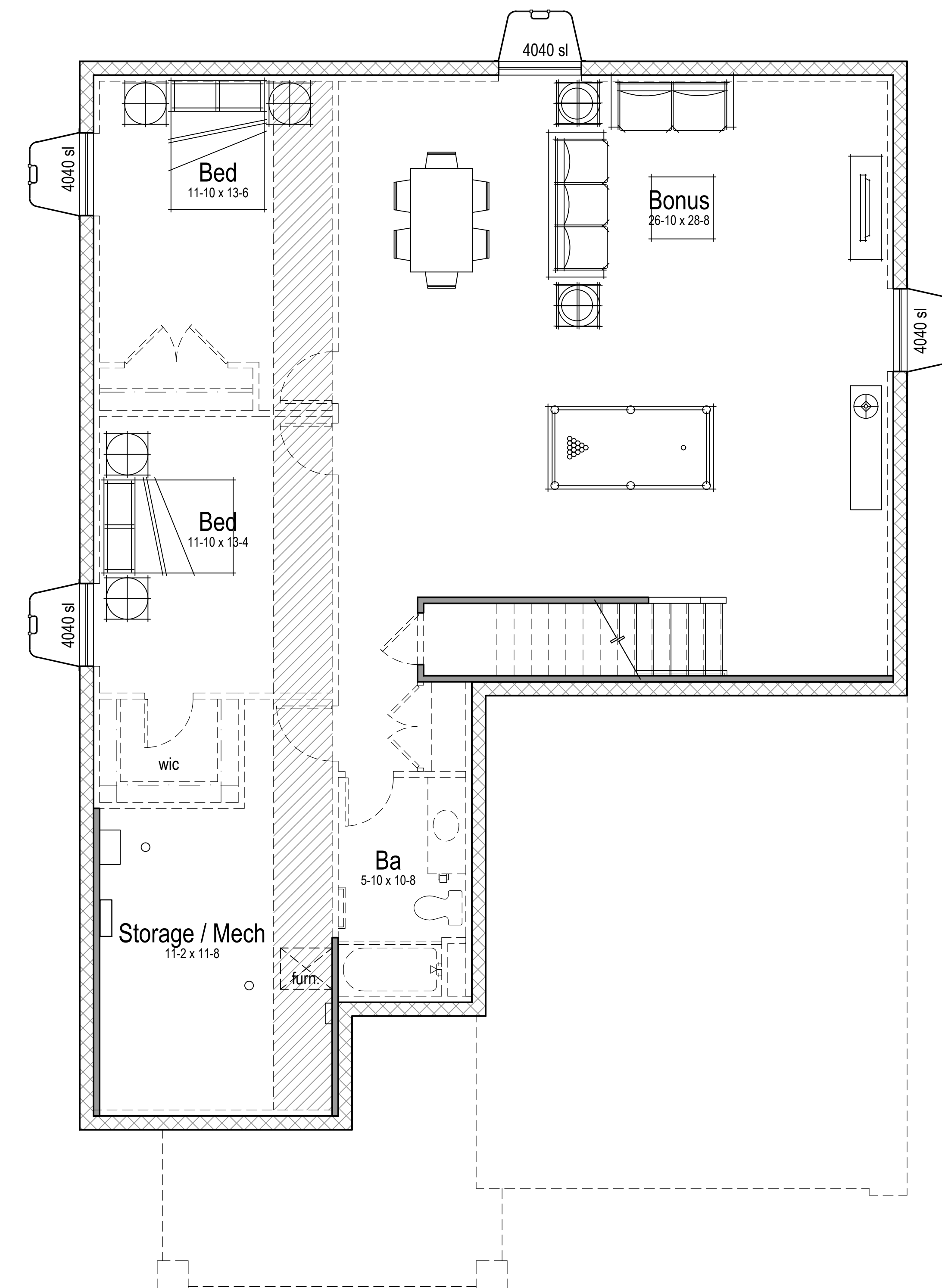
PRINT DATE
2025-05-30
DESIGNED BY
JWS

L-103



Basement Floor Plan 1

Basement Floor Area: 1,603 sqft





Front

A
STYLE "1A"



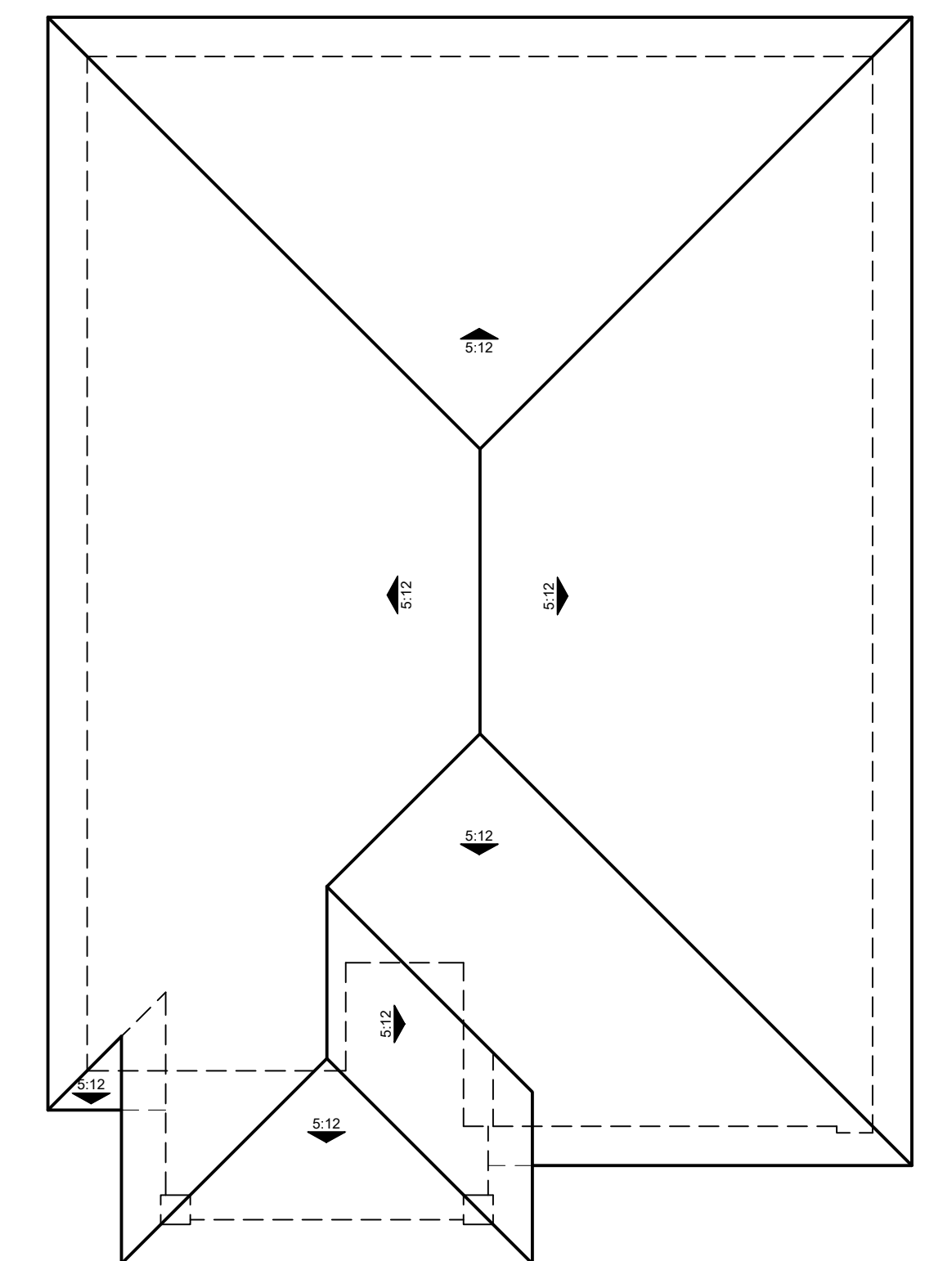
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Rear



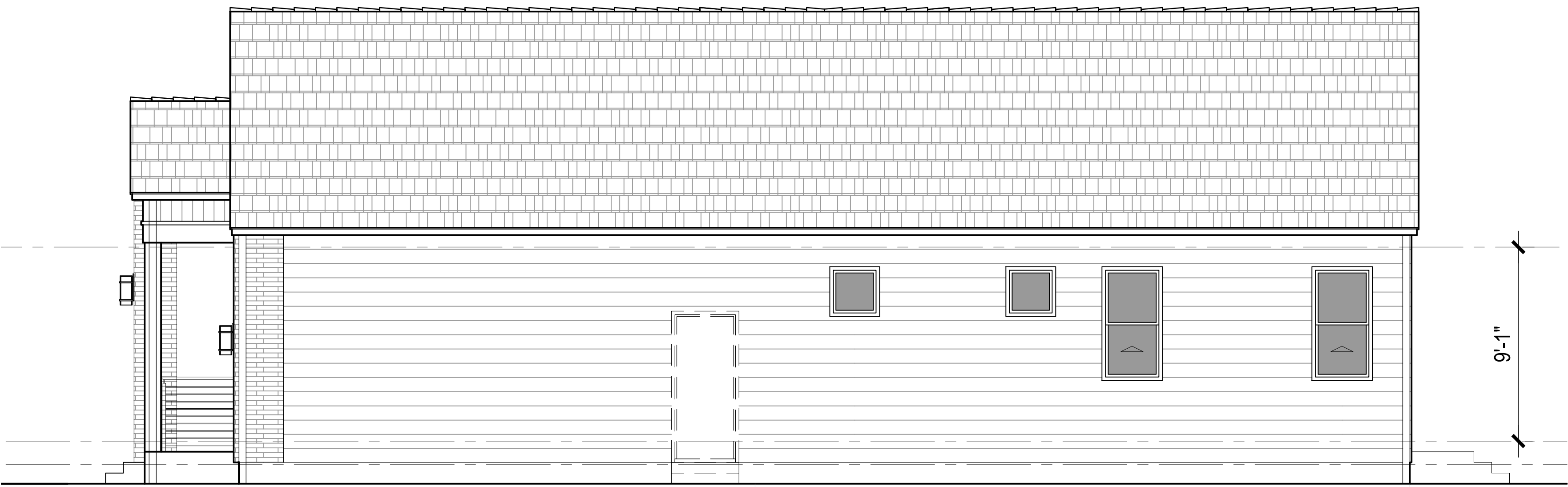
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ROOF PLAN 1A
SCALE: 1/4"=1'-0"



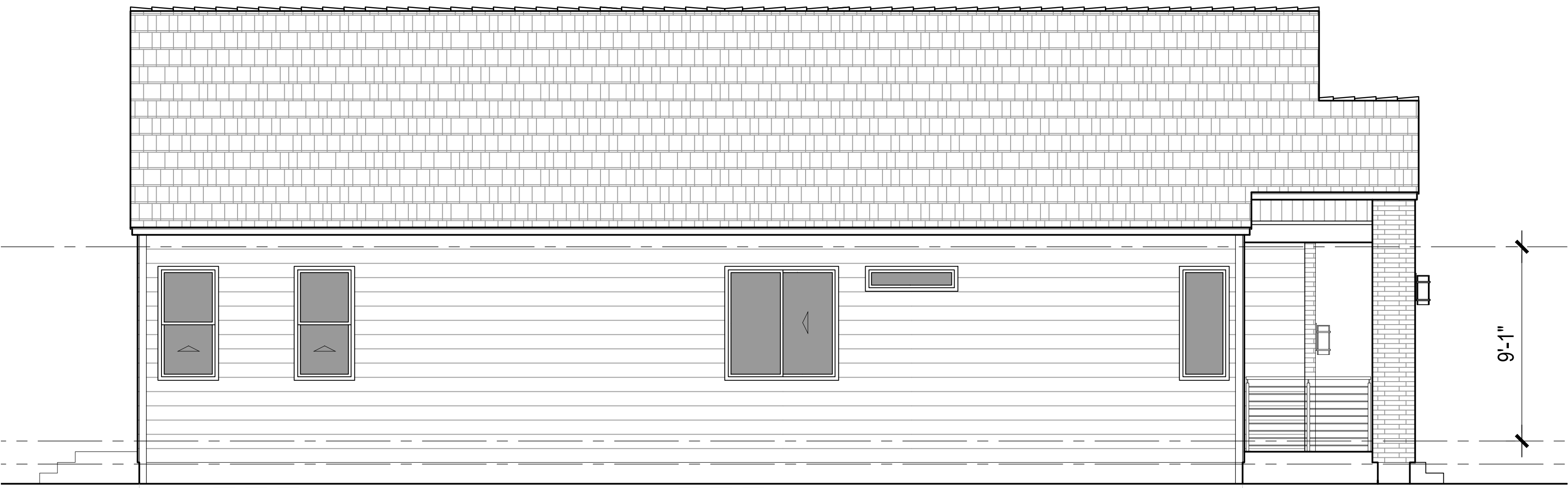
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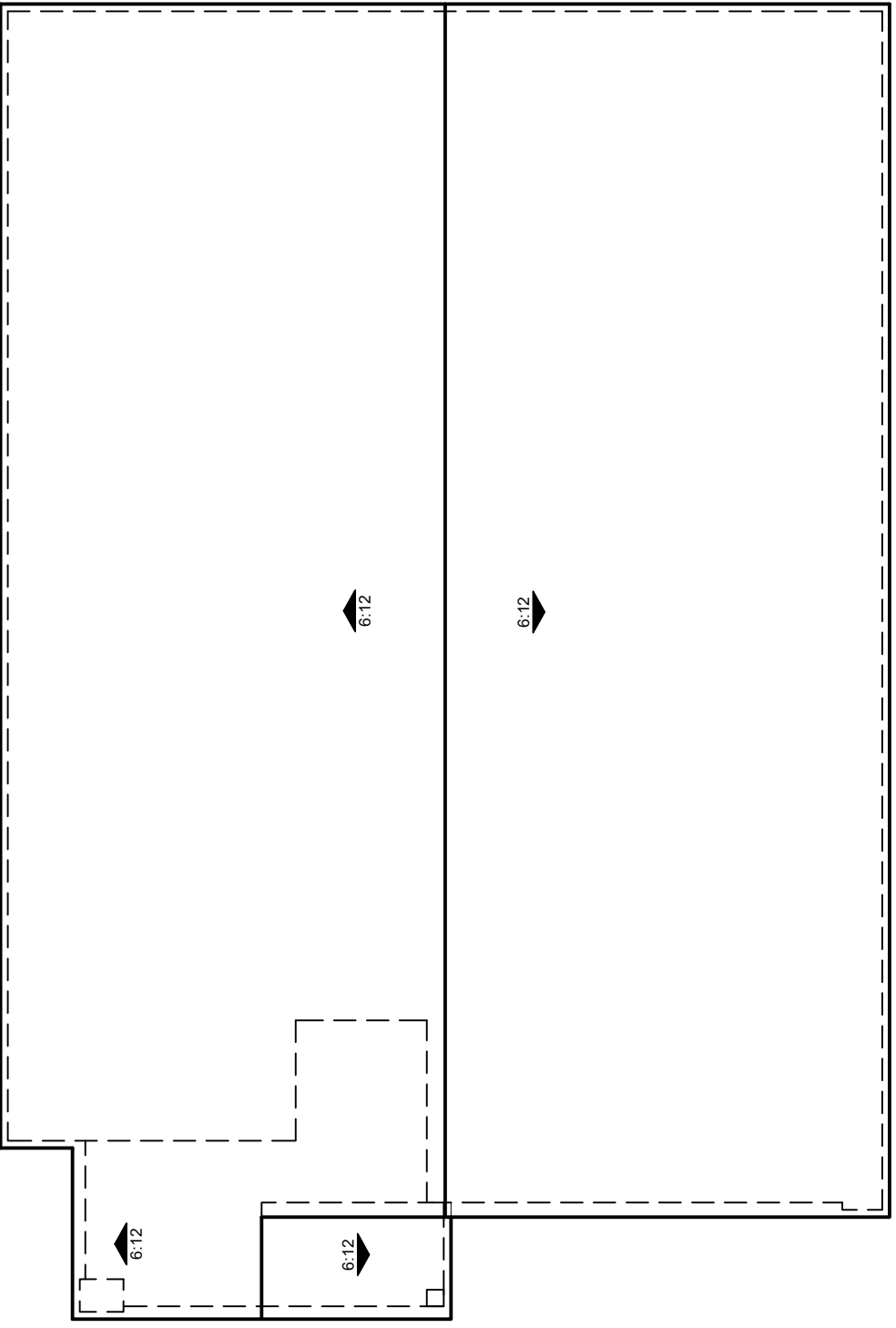
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Rear



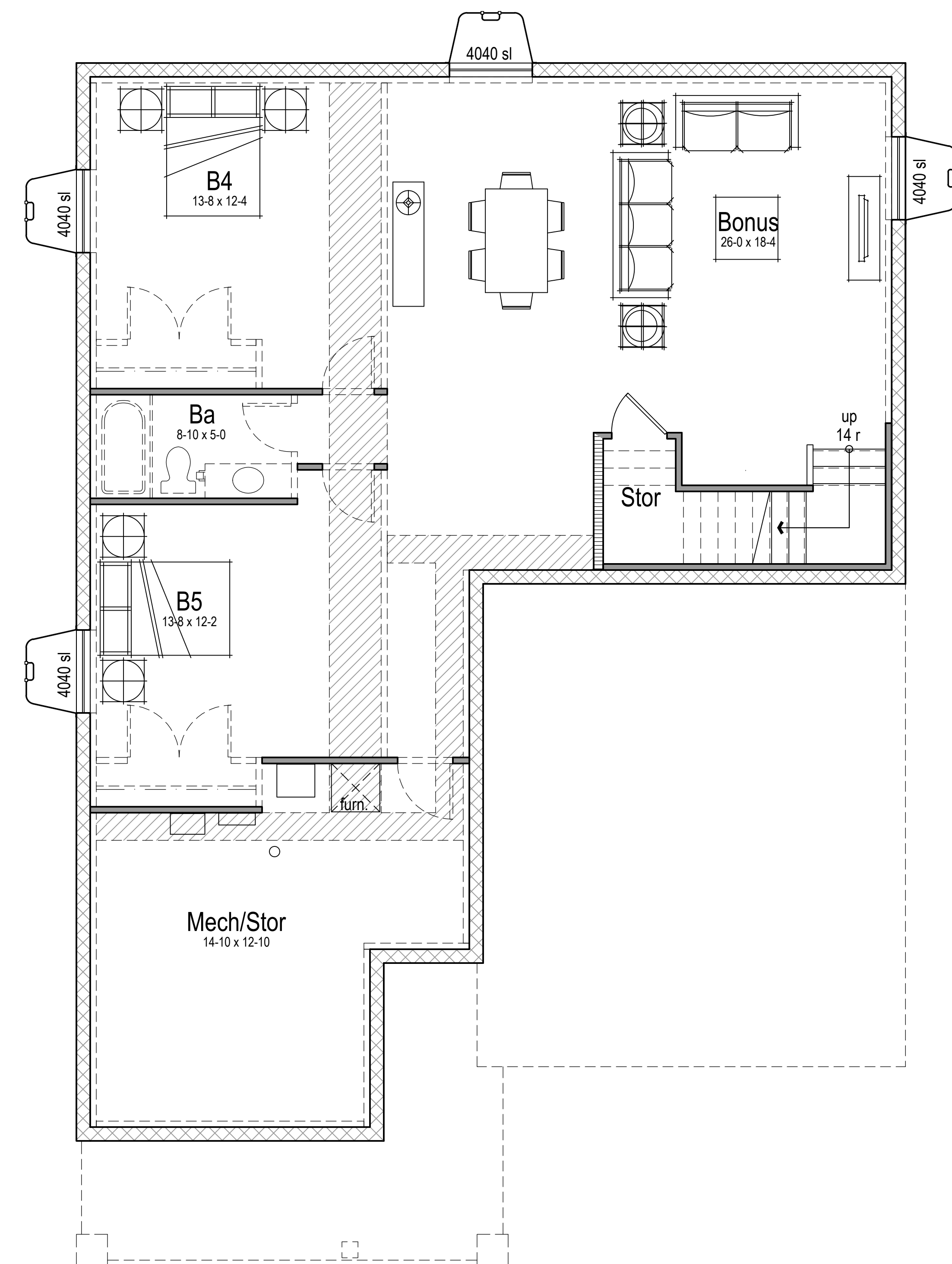
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ROOF PLAN 1B
SCALE: 1/4"=1'-0"

First Floor Plan 2

Total Floor Area: 1,481 sqft

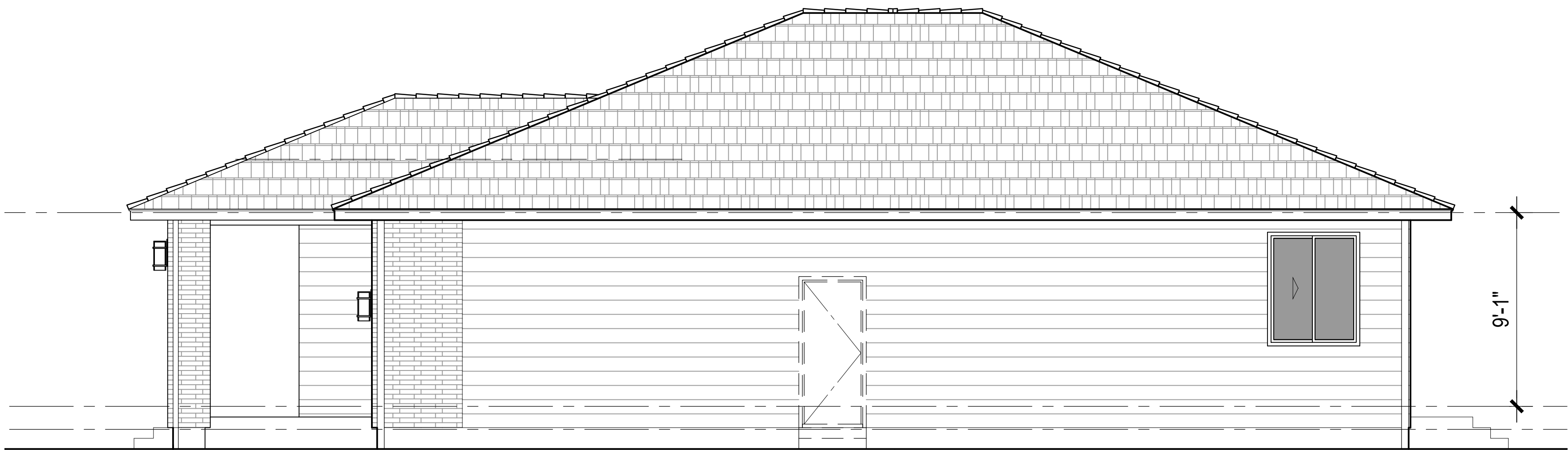


Basement Floor Plan 2

Basement Floor Area: 1,493 sqft



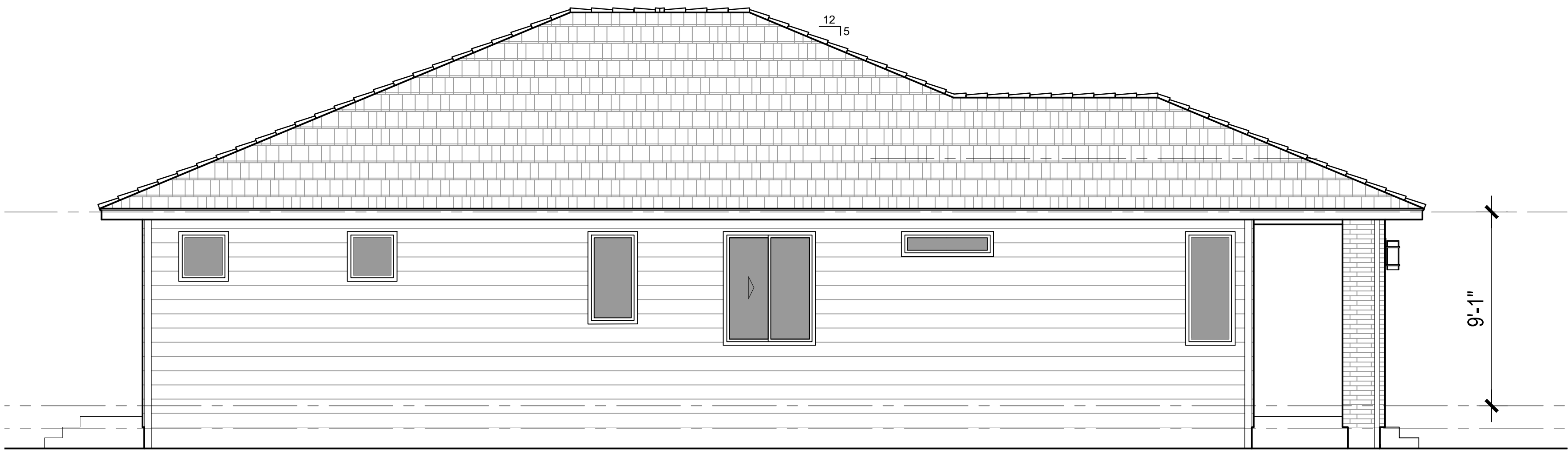
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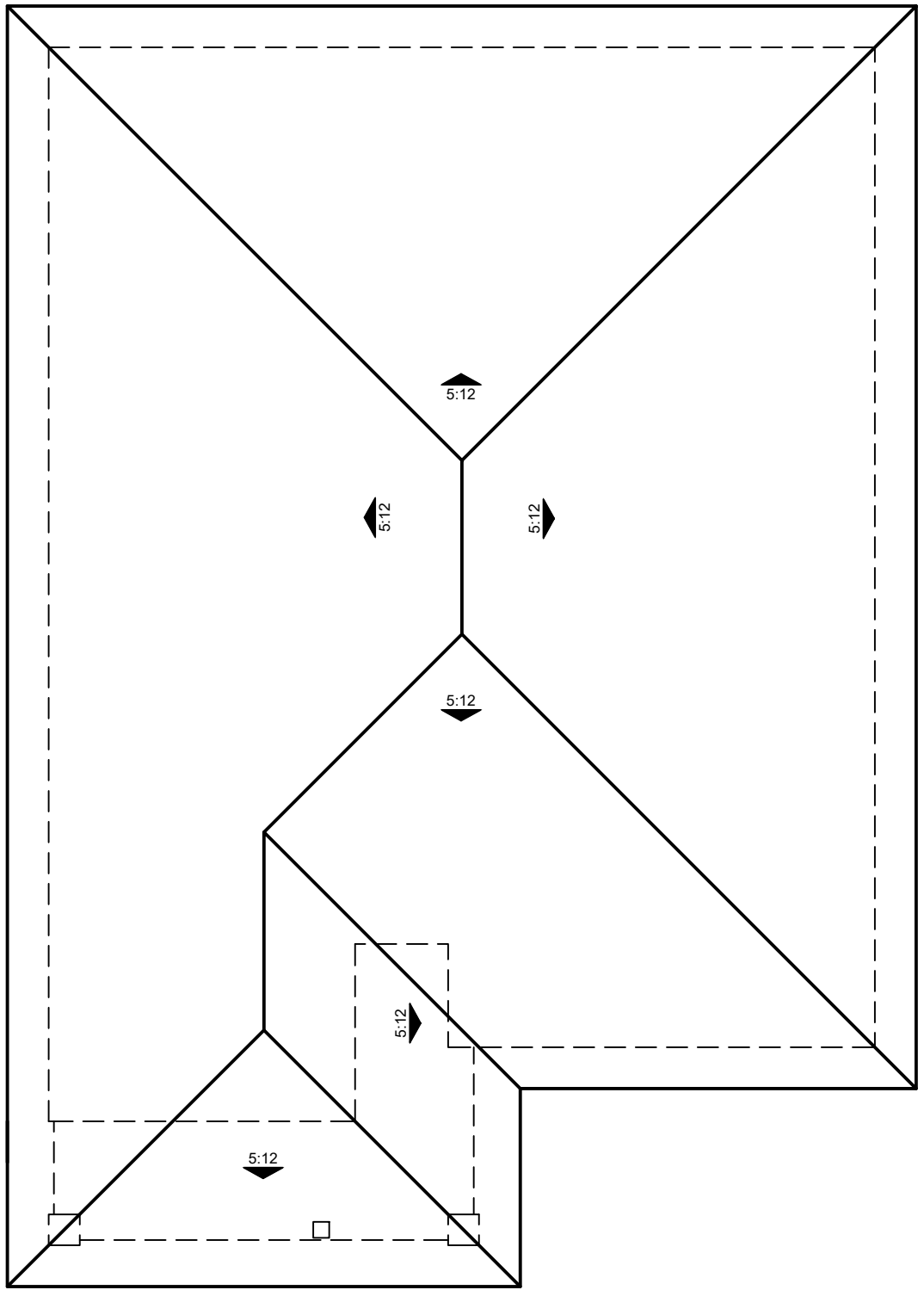
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Rear



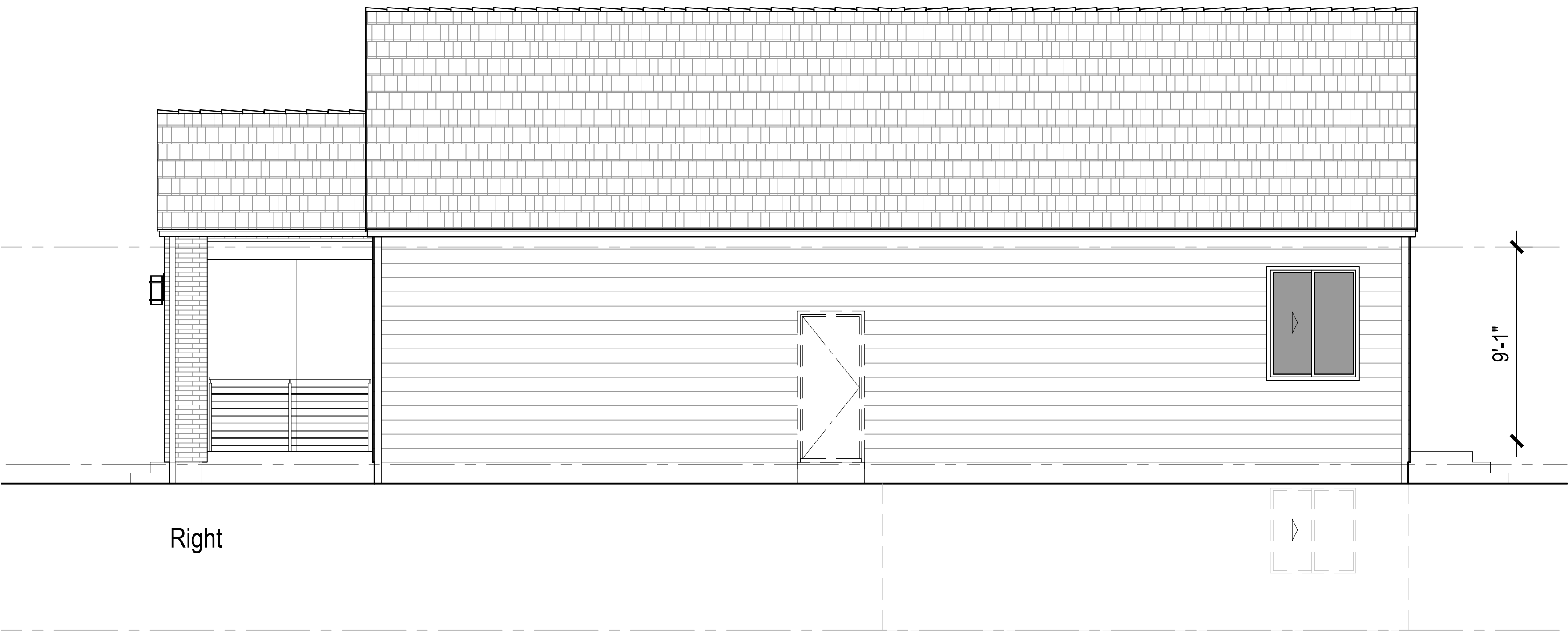
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ROOF PLAN 2A
SCALE: $\frac{1}{4}$ "=1'-0"
Roof Plan
Scale: $\frac{1}{8}$ "=1'-0"



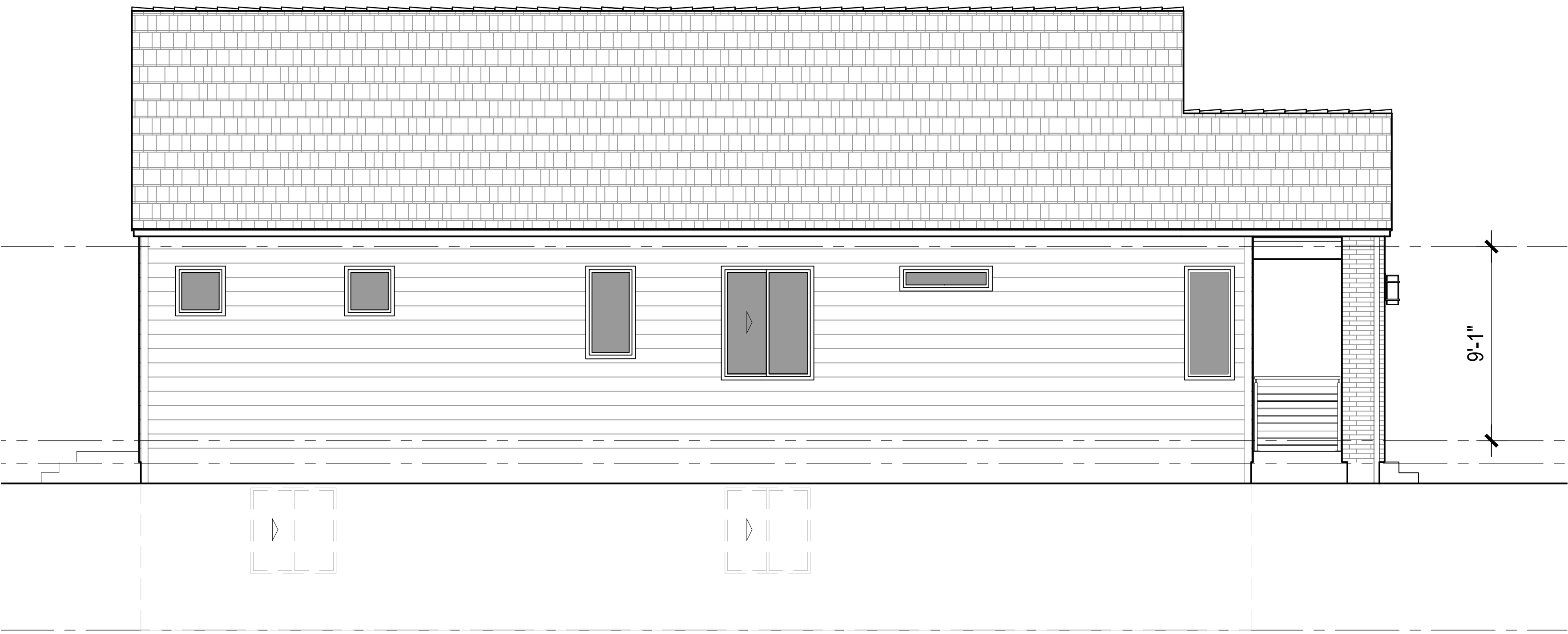
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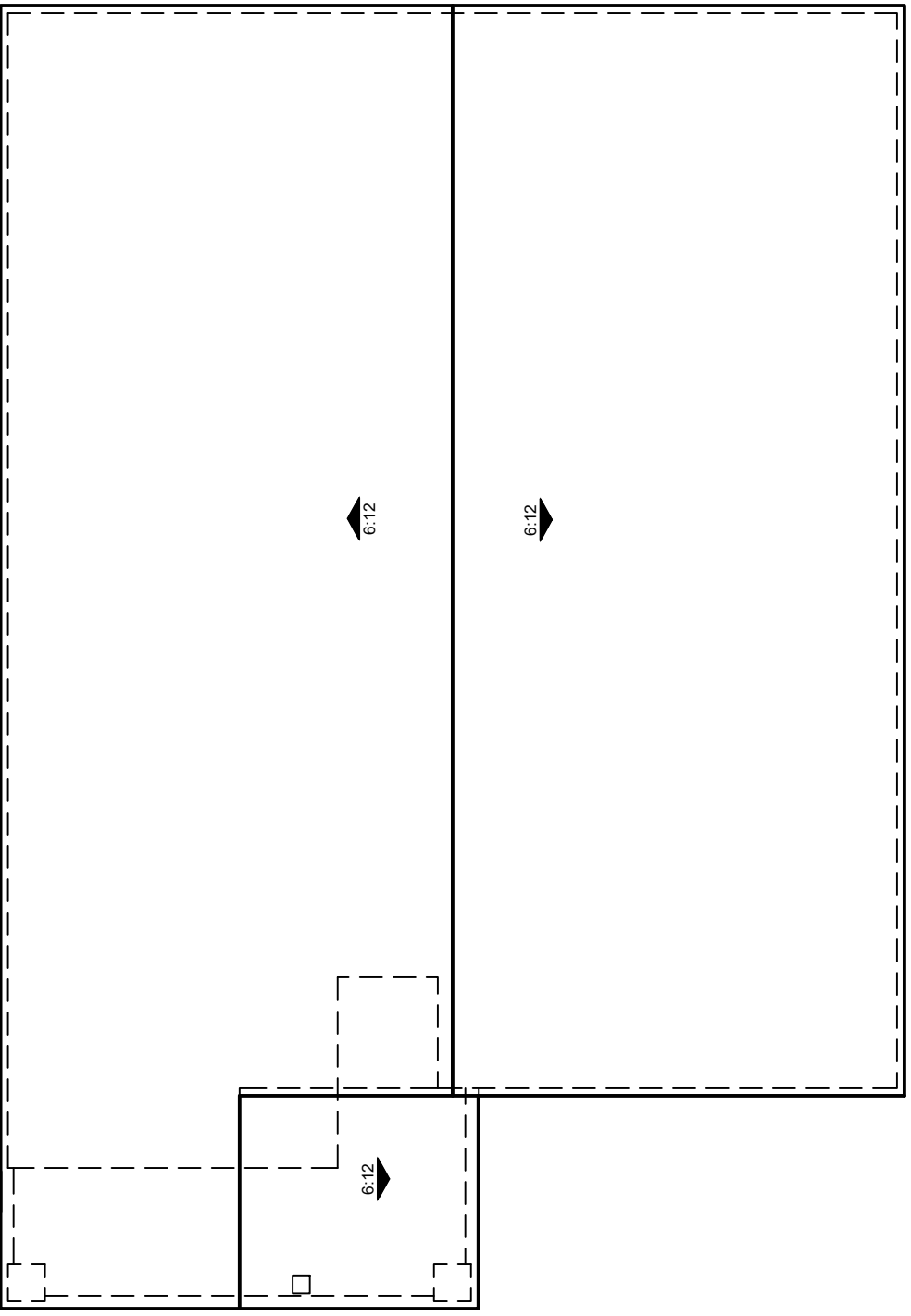
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Rear



Left



ROOF PLAN 2B
SCALE: $\frac{1}{4}$ "=1'-0"

[illegible]

A3-0



Right

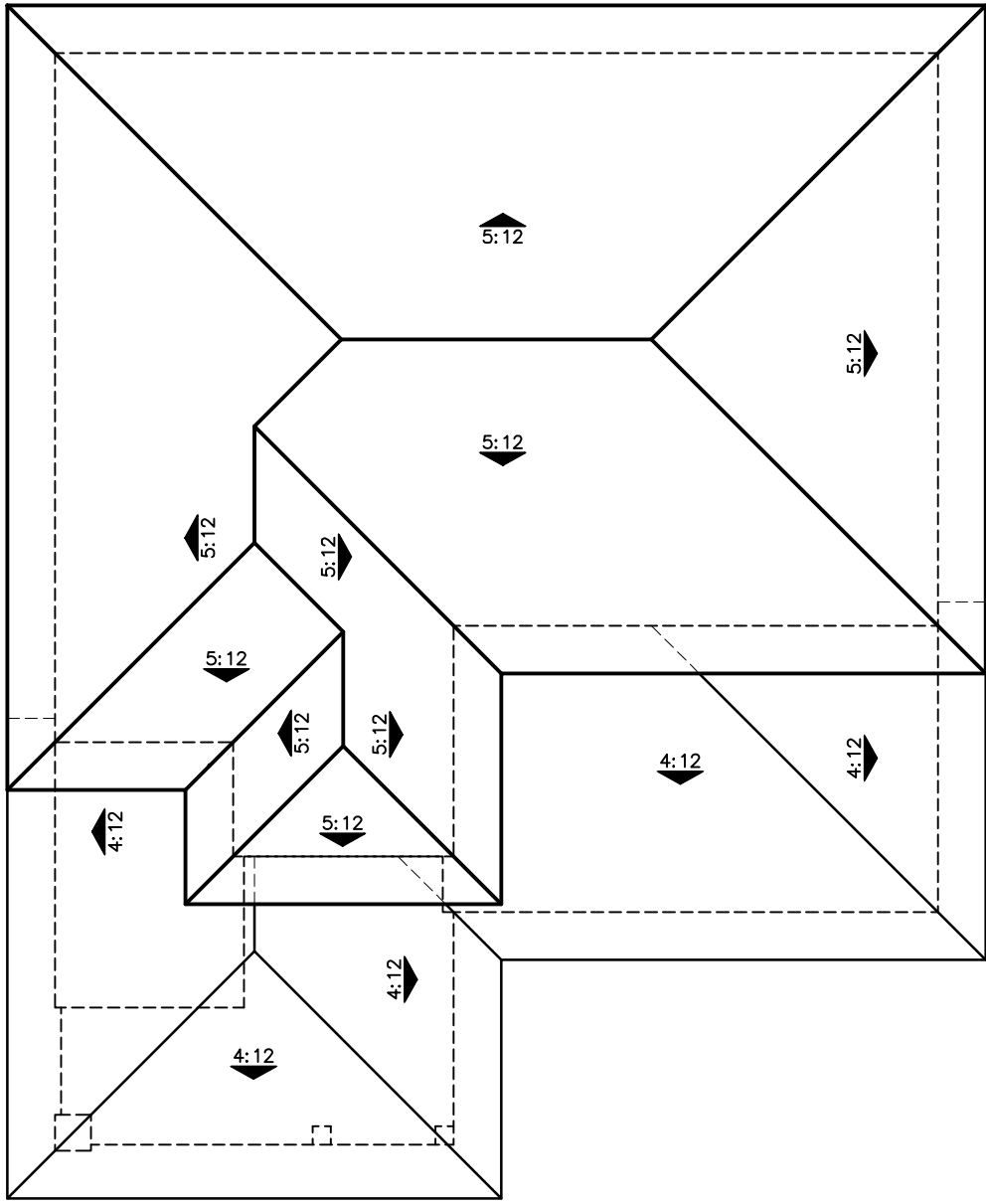


Rear



Left

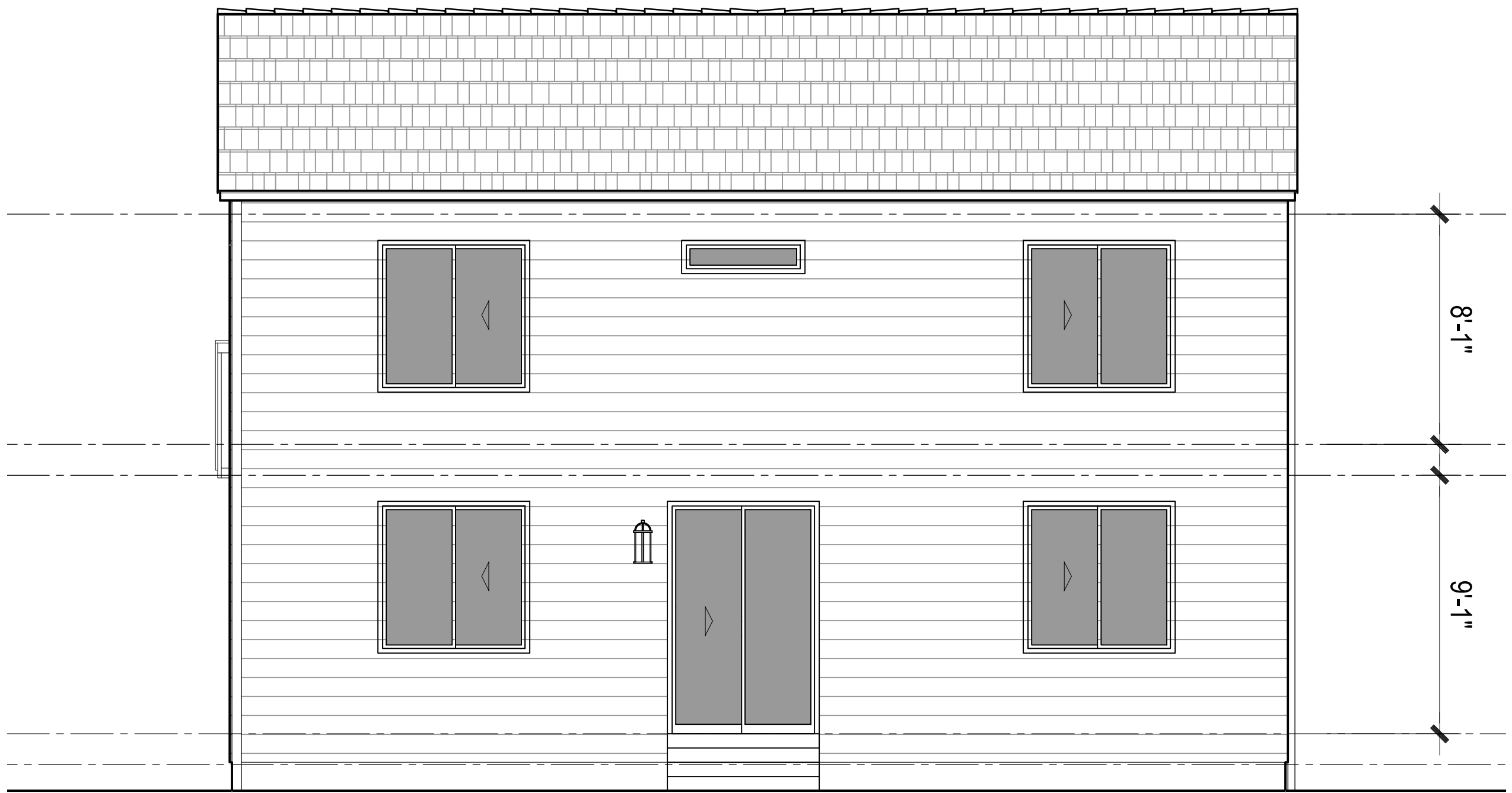
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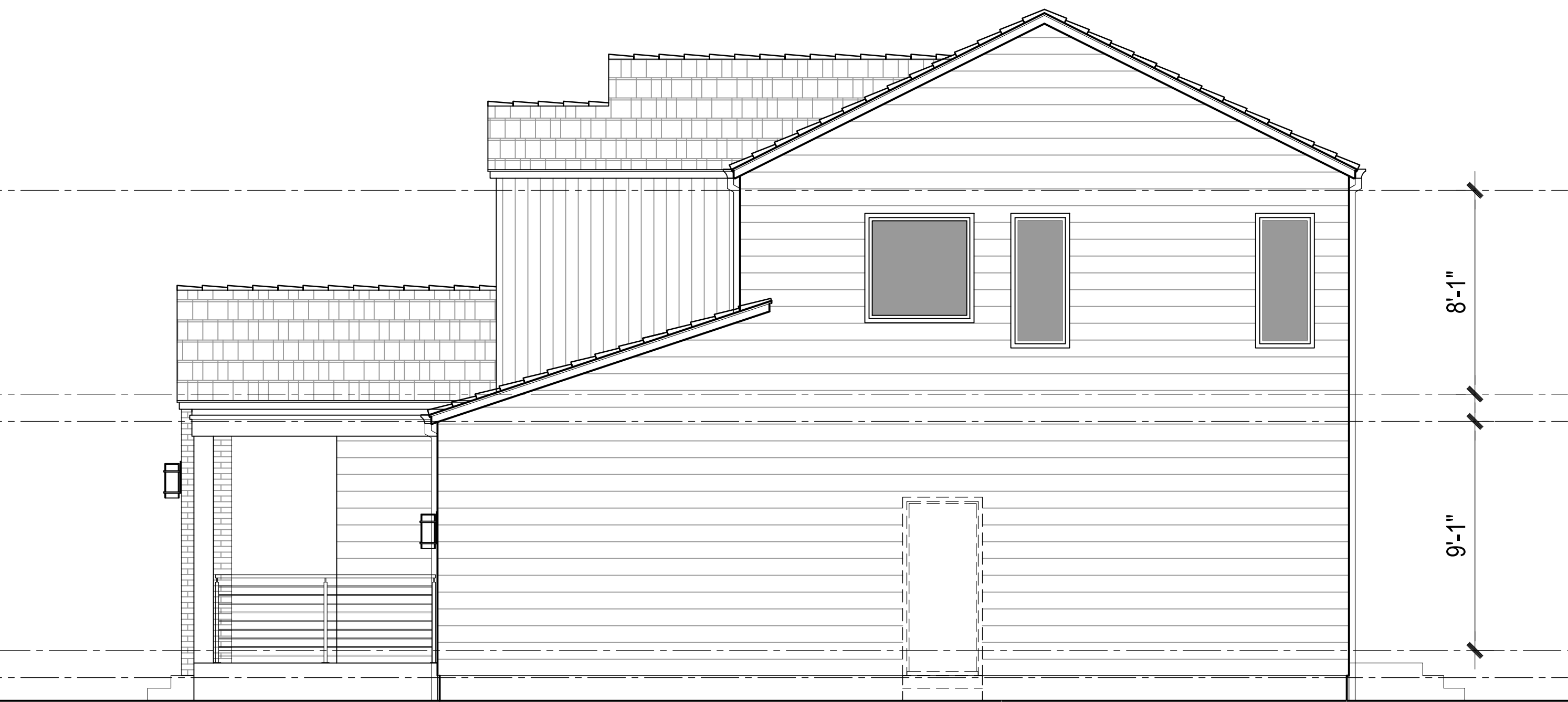
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SCALE: 1/4"=1'-0"



STYLE "3B"



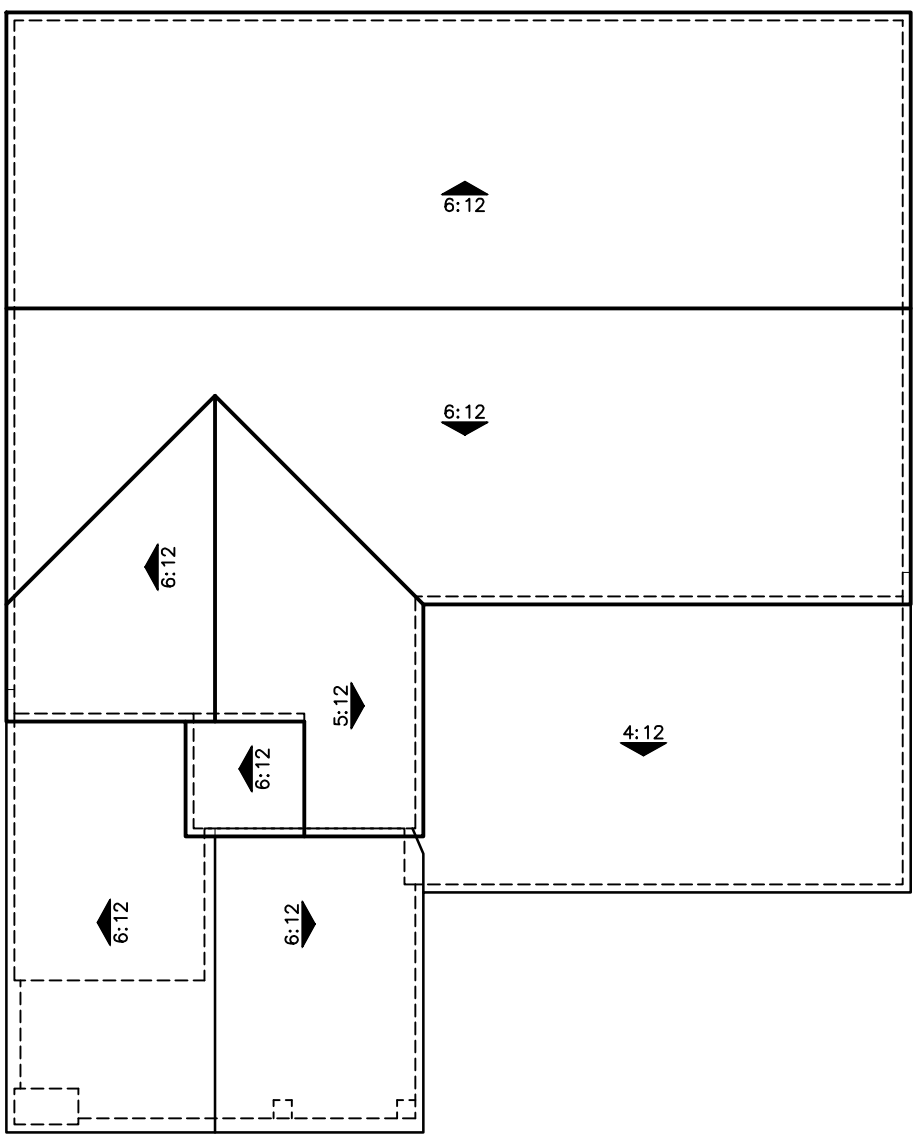
Rear



Right



Left



ROOF PLAN 3B
SCALE: 1/4"=1'-0"





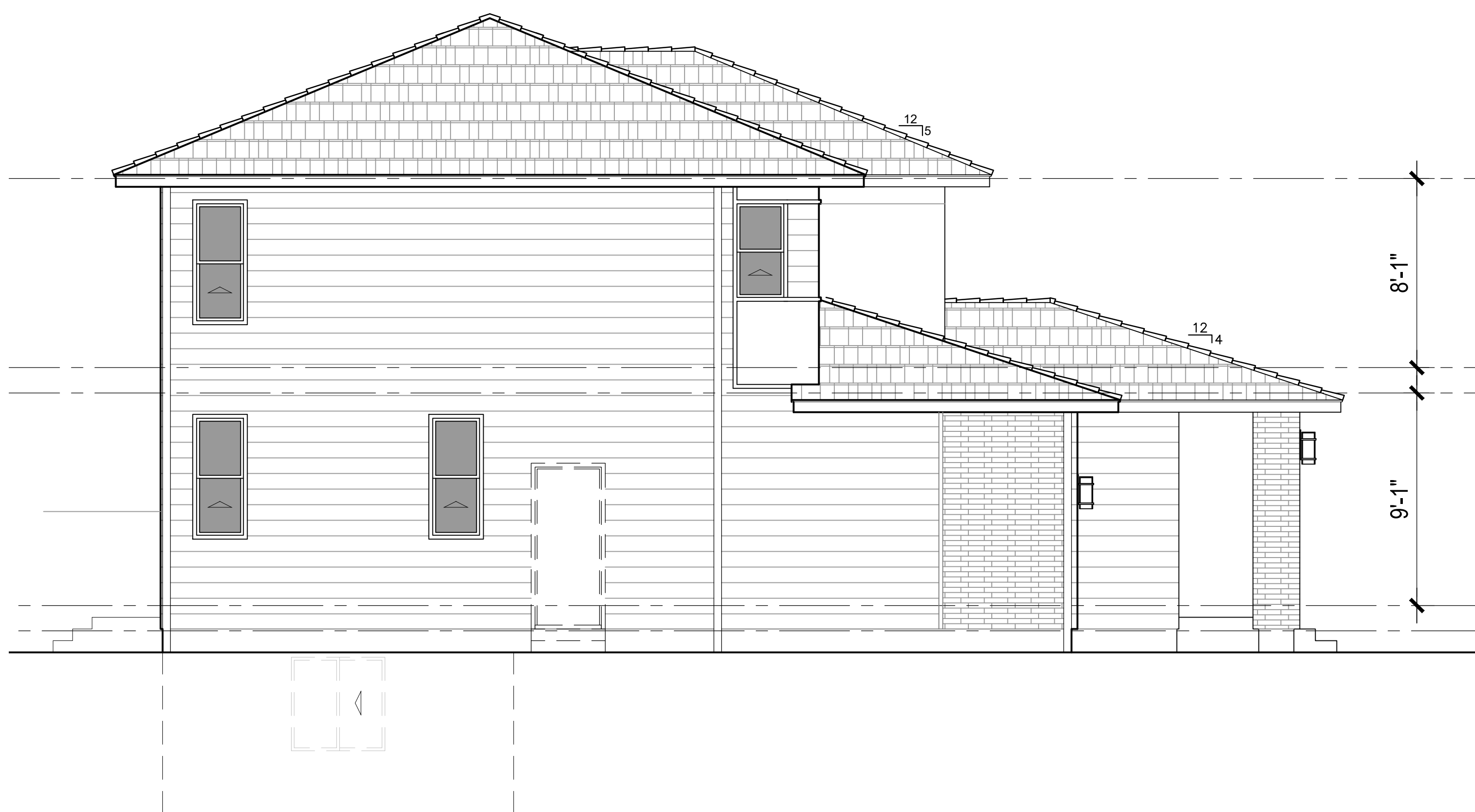
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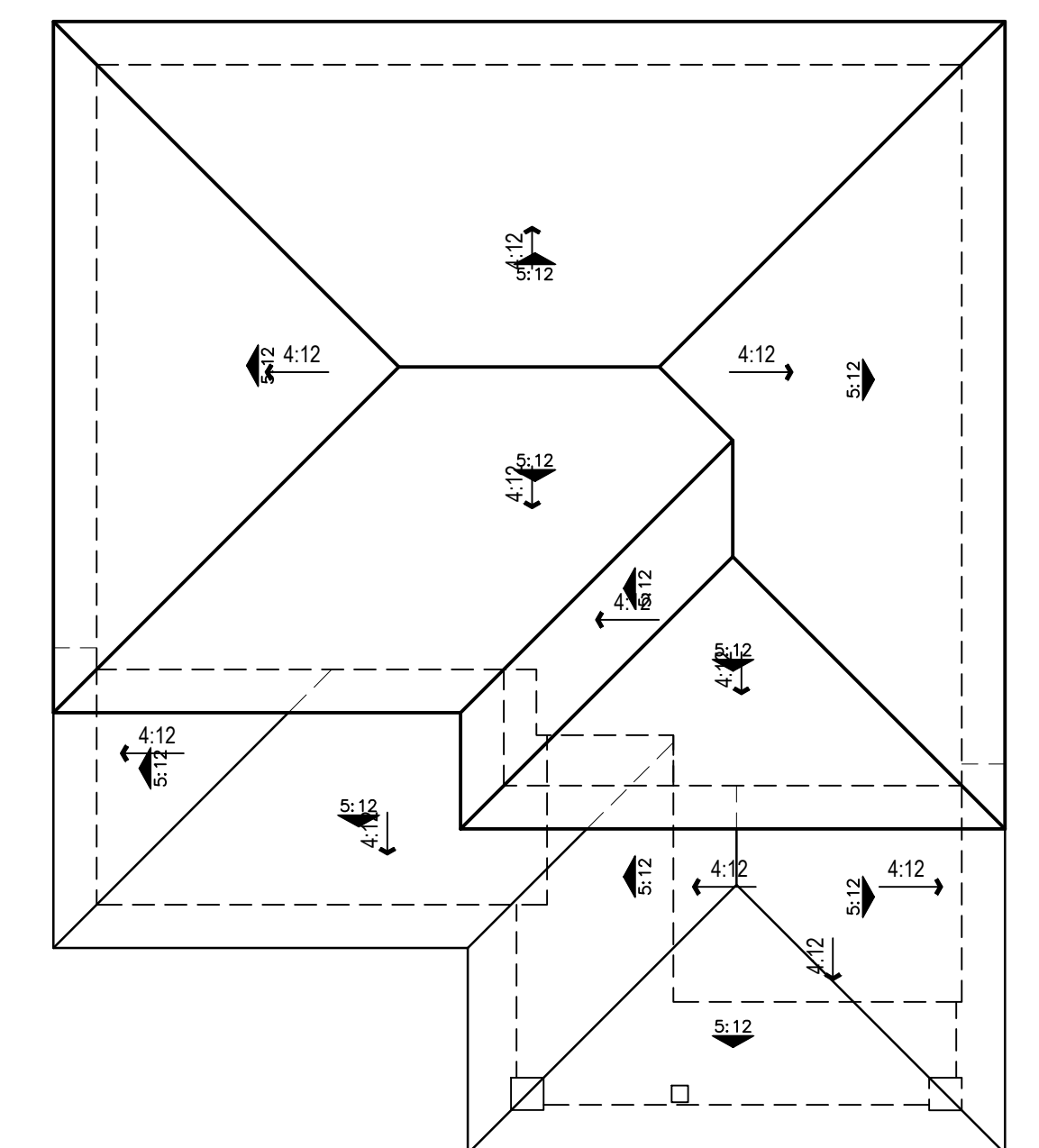
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Rear



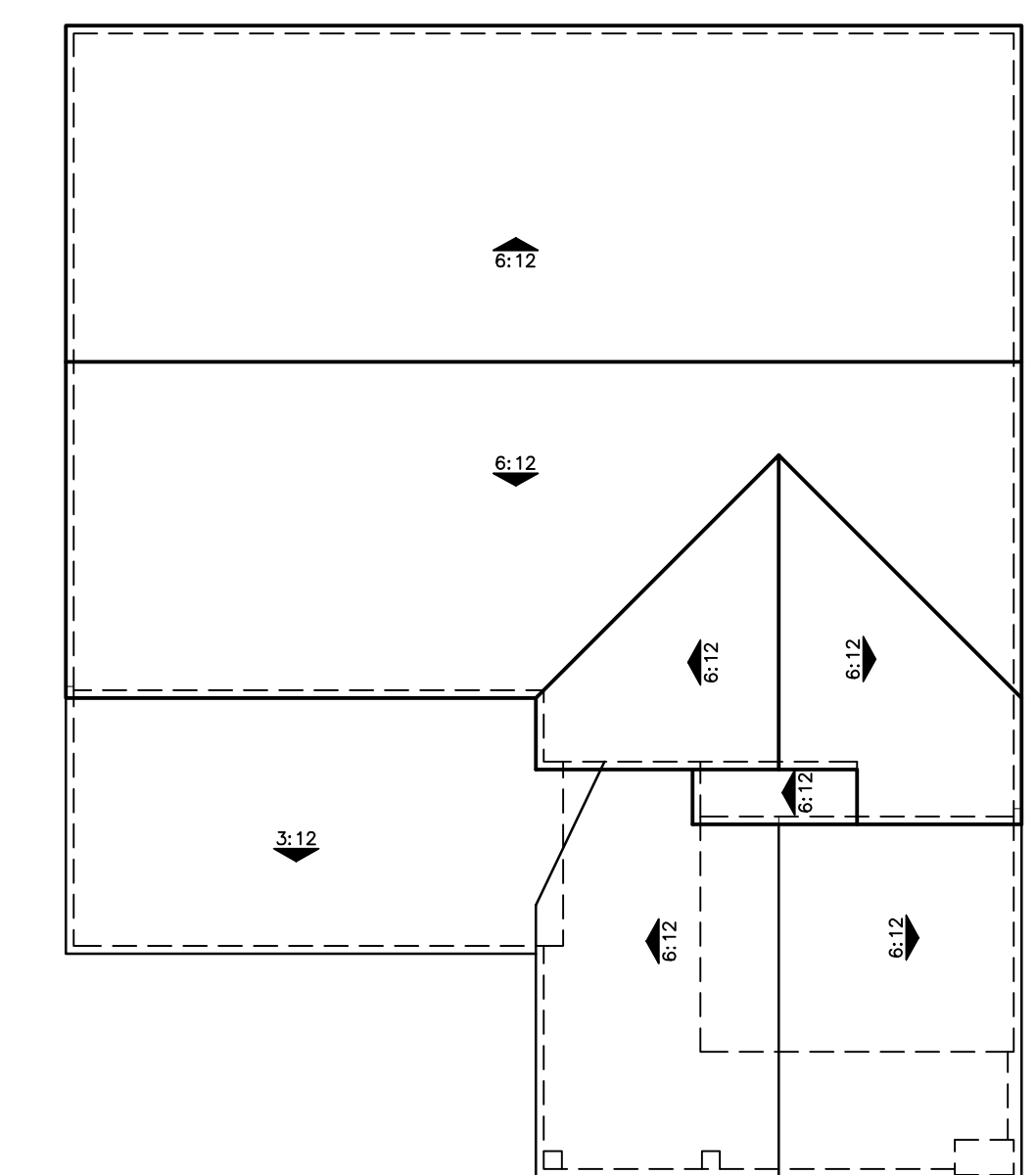
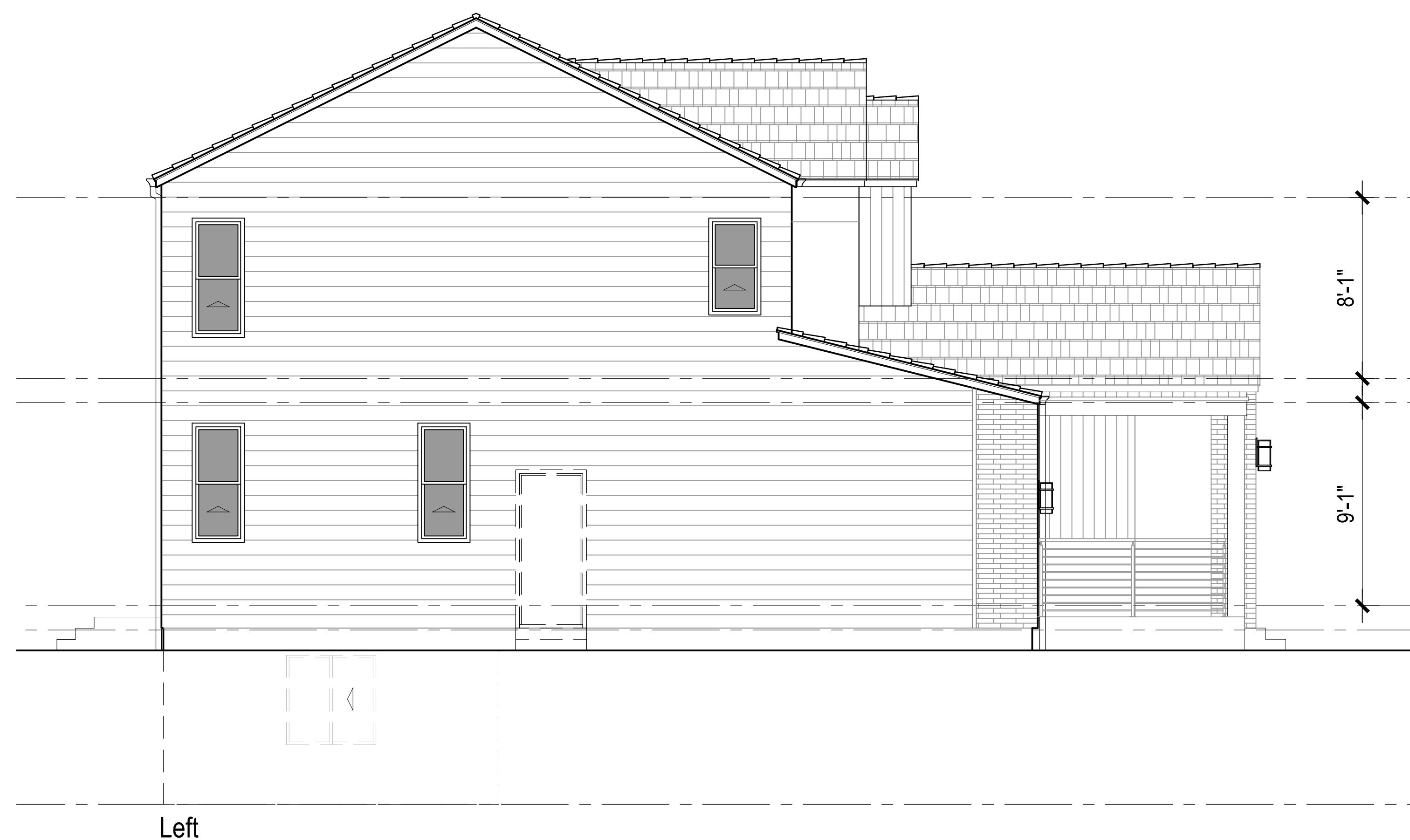
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ROOF PLAN 4A
SCALE: 1/4"=1'-0"



STYLE "4B"



ROOF PLAN 4B
SCALE: $\frac{1}{4}"=1'-0"$

Neighborhood Meeting Summary

Meeting Date: July 30, 2025
Neighborhood: Historic Sandy #4
Project: Firefly Subdivision
Applicant: Jacob Ballstaedt with Garbett Homes

Project Summary

The proposal is a Preliminary Subdivision review for a 28-lot single-family development served by the dedication of a public street.

The property is zoned R-1-7.5(HS) and the applicant has chosen to invoke the requirements of the HSD overlay zone in order to construct smaller lots.

Meeting Minutes

The neighborhood meeting was conducted online, via Zoom with approximately 17 residents attending.

Most attendees were already aware of the development but wanted to see the layout, street connections, and the types of homes that would be built.

The increased traffic was brought up as a concern by several residents. They mentioned safety concerns for residents crossing 8680 S. to visit the park, and the increased traffic they would experience along that street. It was also stated that during various events at the park, vehicles will often park along both sides of 8680 S. An additional street exit as well as more residents in the area was likely to make the situation worse.

Staff explained that a traffic study had been conducted and reviewed by the city. The city engineer had stated that the increase in vehicle trips would result in a negligible impact to the existing roads.

The proposed home plans were shown. Several residents asked about setbacks and height as they were concerned that the homes would obstruct views. After discussion, most were satisfied with the smaller homes being proposed as well as the additional setbacks required for two-story homes.

Grading on the north side of the development was also a concern. There is an existing ridge that runs between the properties from east to west. If re-grading is not properly managed during construction, flooding of the adjacent yards could happen.

The developer assured residents that they would be in compliance with all erosion control and storm water runoff requirements of the city and have provided plans that address these concerns.

Other than the increased traffic noted above, residents seemed generally to be in favor of the project and appreciated having the opportunity to review plans and ask questions.



Staff Report

File #:

SUB04142025-006950,

Version: 1

Date: 8/7/2025

Agenda Item Title:

Sandy Jordan Credit Union Subdivision
9260 S. 300 E.
[Community #4, Historic Sandy]

Presenter:

Douglas L. Wheelwright, Development Services Manager

Description/Background:

The applicant, Nate Reimer, P.E with CIR Engineering, representing Jordan Credit Union. is requesting preliminary review of a one-lot commercial subdivision for a property located at 9260 S. 300 E. The existing credit union building site is composed of two parcels. The subdivision will combine these two parcels into one lot and dedicate some street right-of-way to Sandy City for widening of 300 East Street (see the attached Exhibit A).

See the attached staff report and exhibits for full details.

Recommended Action and/or Suggested Motion:

Staff recommends that the planning commission determine that preliminary subdivision review is complete for the proposed Sandy Jordan Credit Union Subdivision, as described in this staff report for the property located at 9260 S. 300 E., based on the following findings and subject to the following conditions:

Findings:

1. The recording of the subdivision will simplify property ownership and taxation records for the credit union and will improve the public record over the meets and bound description property deeds.
2. The proposed plat will eliminate property lines that would cause setback and other zoning compliance issues with the proposed site plan improvements.
3. The subdivision plat will dedicate land to Sandy City for necessary public street right of way property on 300 East Street.

Conditions:

1. That street improvements be carried out according to the Sandy City Engineer and specifically:
 - a. That 300 East Street be further dedicated to a 32-foot half-width public right-of-way with this plat.

File #:
SUB04142025-006950,
Version: 1

Date: 8/7/2025

-
- b. That 300 East Street be further improved through the Site Plan Review process to comply with standard public improvements.
2. That the applicant proceeds through the final subdivision review process with staff, including the recording of the subdivision plat with the office of the Salt Lake County Recorder.
3. That necessary public infrastructure improvements be made by the applicant as required by the site plan review process.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum August 7, 2025

To: Planning Commission
From: Community Development Department
Subject: Sandy Jordan Credit Union Subdivision
9260 S. 300 E.
[Community #4, Historic Sandy]

SUB04142025-006950
PO Zoning District
1 Lot - Commercial 0.94
Acres

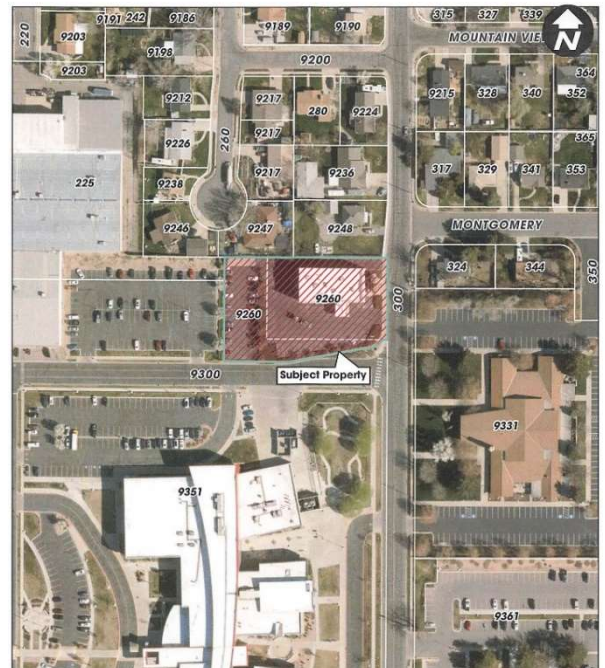
Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, at public locations, and a sign posted on site.

Request:

The applicant, Nate Reimer, P.E with CIR Engineering, representing Jordan Credit Union, is requesting preliminary review of a one-lot commercial subdivision for a property located at 9260 S. 300 E. The existing credit union building site is composed of two parcels. The subdivision will combine these two parcels into one lot and dedicate some street right-of-way to Sandy City for widening of 300 East Street (see the attached Exhibit A).

Background

This property is located in the Sandy 5 Acre Plat, which is the 1892 agricultural survey reference plat and is not considered an official subdivision plat for development purposes. The two existing parcels that make up the site were created by deed using meets and bounds descriptions. Originally, the credit union was part of the Jordan School District, and the branch office was built on school district owned property. All property in the vicinity is zoned R-1-8, with exception to the subject properties which were recently rezoned to the Professional Office (PO) zone district. To the south and west of this property, is the Mount Jordan Middle School and the Canyons School District bus parking and maintenance buildings. To the north and east are residential single-family. Across 300 East Street is an LDS Church.



Jordan Credit Union
9260 S 300 E
SPR04142025-006949
SUB04142025-006950
CUP05012025-006961

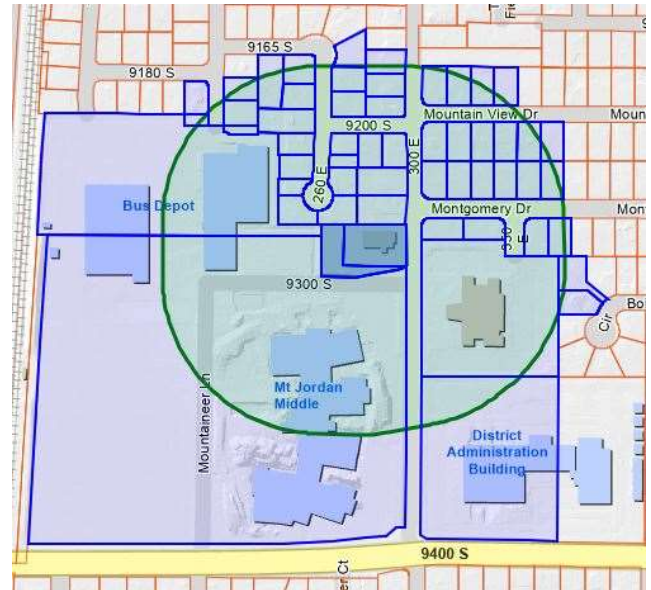
Property Case History	
Case Number	Case Summary
N/A	Sandy 5 Acre Plat, 1892 Agricultural Survey Reference Plat.

Public Notice and Outreach

A neighborhood meeting was held for the previous rezoning case. A neighborhood meeting was not held for the subdivision or the site plan/conditional use cases, as the use is not changing. Mailed notices were sent to property owners located within 500 feet of the subject property for this planning commission meeting. The notices and the agenda for the planning commission meeting were posted in public places and on the various public notice websites.

Analysis

The PO Zone has no minimum lot size requirement, except that the lot is sufficient size for commercial development. Through the site plan review process, this lot is adequate to meet all zoning requirements. This plat would consolidate parcels and provide the necessary dedication of roadway needed for further improvement to 300 East.



Necessary city departments have reviewed the proposed subdivision plat and have given input into its content and the dedication of the street right of way and the driveway access locations. All have recommended approval of the preliminary subdivision plat, subject to finalization with staff during the final subdivision review process.

Staff Concerns

Staff does not have any concerns with the proposal.

Recommendation

Staff recommends that the planning commission determine that preliminary subdivision review is complete for the proposed Sandy Jordan Credit Union Subdivision, as described in this staff report for the property located at 9260 S. 300 E., based on the following findings and subject to the following conditions:

Findings:

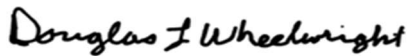
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2. The proposed plat will eliminate property lines that would cause setback and other zoning compliance issues with the proposed site plan improvements.
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Conditions:

1. That street improvements be carried out according to the Sandy City Engineer and specifically:

- a. That 300 East Street be further dedicated to a 32-foot half-width public right-of-way with this plat.
 - b. That 300 East Street be further improved through the Site Plan Review process to comply with standard public improvements.
2. That the applicant proceeds through the final subdivision review process with staff, including the recording of the subdivision plat with the office of the Salt Lake County Recorder.
3. That necessary public infrastructure improvements be made by the applicant as required by the site plan review process.

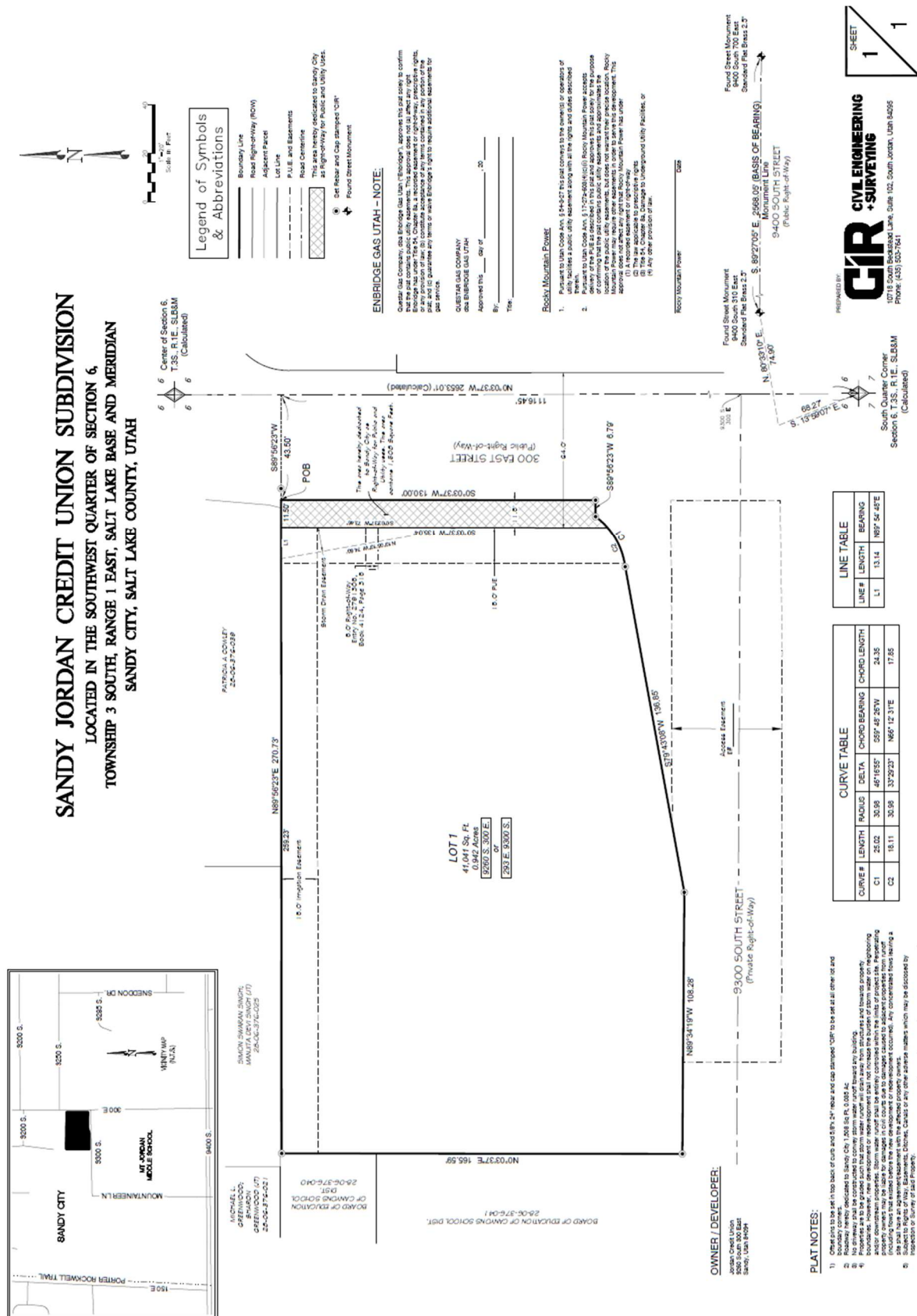
Planner:

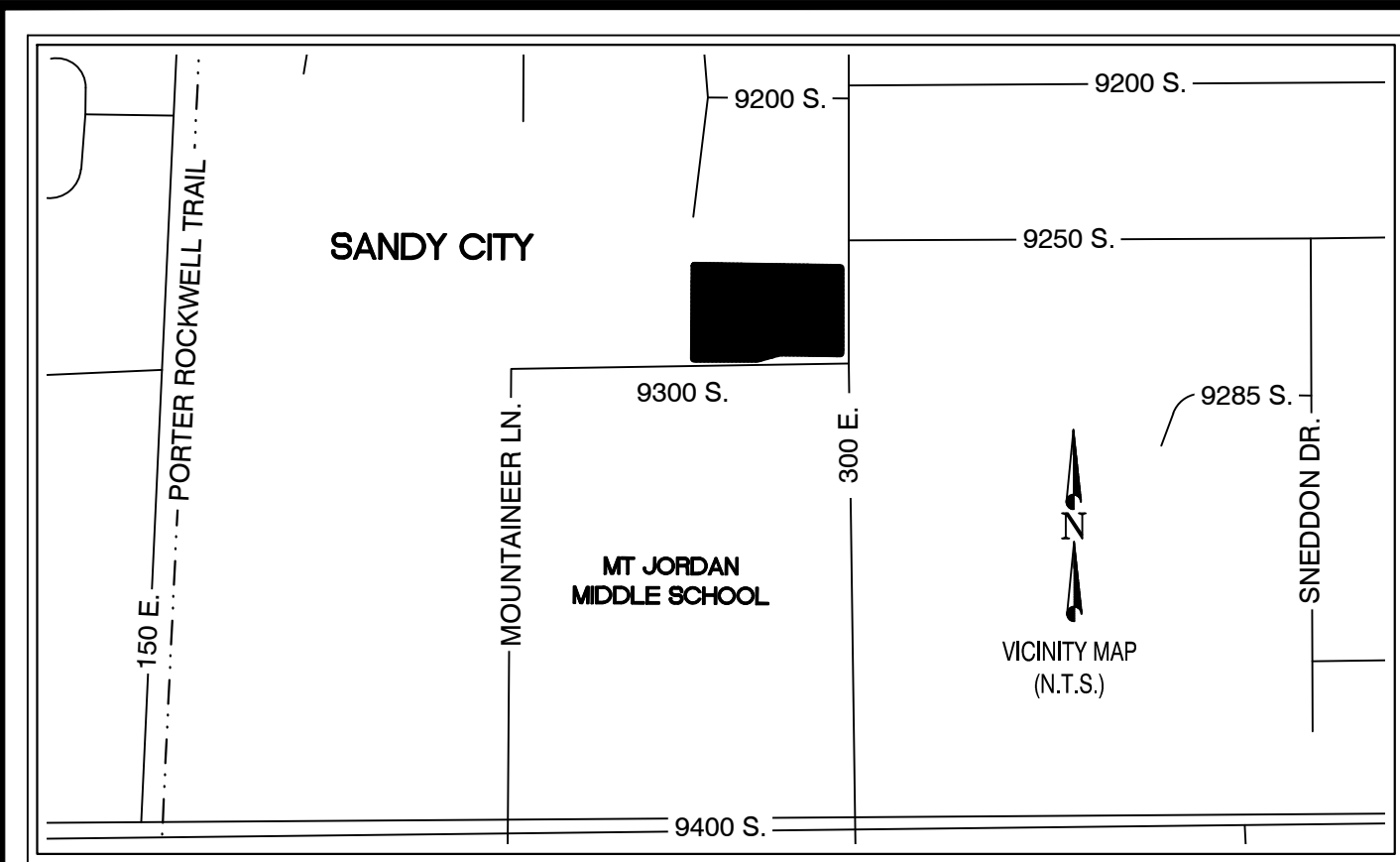


Douglas L. Wheelwright
Development Services Manager

File Name: S:\USERS\PLN\STAFFRPT\2025\SUB04142025-006950 - SANDY JORDAN CREDIT UNION SUBDIVISION\STAFF
REPORT FOR 8-7-2025 P.C. MEETING.DOCX

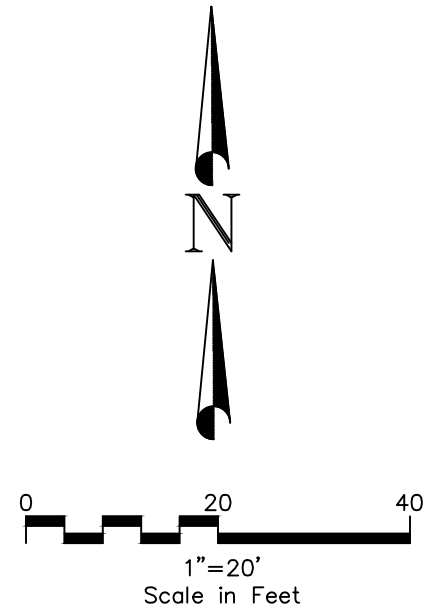
Exhibit "A"





SANDY JORDAN CREDIT UNION SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH



Legend of Symbols & Abbreviations

- Boundary Line
- Road Right-of-Way (ROW)
- Adjacent Parcel
- Lot Line
- P.U.E. and Easements
- Road Centerline
- This area hereby dedicated to Sandy City as Right-of-Way for Public and Utility Uses.
- Set Rebar and Cap stamped "CIR"
- Found Street Monument

ENBRIDGE GAS UTAH – NOTE:

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

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

Approved this ____ day of ____, 20 ____

By: _____

Title: _____

Rocky Mountain Power

- Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(i) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
 - (1) A recorded easement or right-of-way
 - (2) The law applicable to prescriptive rights
 - (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 - (4) Any other provision of law.

Rocky Mountain Power _____ Date _____

Found Street Monument
9400 South 310 East
Standard Flat Brass 2.5"

Found Street Monument
9400 South 700 East
Standard Flat Brass 2.5"

PREPARED BY:

CIR CIVIL ENGINEERING +SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

SHEET

1

1

OWNER / DEVELOPER:

Jordan Credit Union
9260 South 300 East
Sandy, Utah 84094

PLAT NOTES:

- Offset pins to be set in top back of curb and 5/8"x 24" rebar and cap stamped "CIR" to be set at all other lot and boundary corners.
- Roadway hereby dedicated to Sandy City 1,508 Sq Ft, 0.035 Ac
- No driveway shall be constructed to convey storm water runoff toward any building.
- Properties are to be graded such that storm water runoff will drain away from structures and towards property boundaries. However, new development or redevelopment shall not increase the burden of storm water on neighboring and/or downstream properties. Storm water runoff shall be entirely controlled within the limits of project site. Perpetrating property owners may be liable for damages in civil courts due to damages caused to adjacent properties from runoff (including flows that existed before the new development or redevelopment occurred). Any concentrated flows leaving a site shall have an agreement/easement with the affected property owners.
- Subject to Rights of Way, Easements, Ditches, Canals or any other adverse matters which may be disclosed by Inspection or Survey of said Property.
- Subject to an Easement including its terms, covenants and provisions as disclosed by instrument; To: The Mountain States Telephone and Telegraph Company. Purpose: the right, privilege and authority to construct, operate and maintain its lines of Telephone and Telegraph, including the conduit, poles, cables, wires and fixtures upon, over and across the property. Recorded: August 15, 1940 as Entry No. 886933 in Book 256 at Page 98 of Public Records.
- Subject to an Easement including its terms, covenants and provisions as disclosed by instrument; To: The Mountain States Telephone and Telegraph Company. Purpose: the right, privilege and authority to construct, operate and maintain its lines of Telephone and Telegraph, including the conduit, poles, cables, wires and fixtures upon, over and across the property. Recorded: August 15, 1940 as Entry No. 886934 in Book 256 at Page 99 of Public Records.
- The City shall be given the first right of refusal to purchase water rights accompanying the property in this development.
- For Storm Drain Maintenance Agreement, refer to the recorded Post Construction Agreement.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.02	30.98	46°16'55"	S59° 48' 26"W	24.35
C2	18.11	30.98	33°29'23"	N66° 12' 31"E	17.85

LINE TABLE

LINE #	LENGTH	BEARING
L1	13.14	N89° 54' 48"E

SANDY CITY PARKS & RECREATION

Approved this ____ day of ____, A.D. 20 ____.

Director

SANDY CITY PUBLIC UTILITIES

Approved this ____ day of ____, A.D. 20 ____.

Engineering Manager

SALT LAKE COUNTY SURVEYOR

Record of Survey # _____

Plat Reviewer

Date

UTILITIES

Century Link: _____ Date: _____

Rocky Mountain Power: _____ Dates: _____

COMCAST: _____ Date: _____

Enbridge Gas: _____ Date: _____

SANDY SUBURBAN IMPROVEMENT DISTRICT

Approved this ____ day of ____, A.D. 20 ____.

Representative

S.L. COUNTY HEALTH DEPARTMENT

Approved this ____ day of ____, A.D. 20 ____.

Representative

SANDY CITY ENGINEER

Approved this ____ day of ____, A.D. 20 ____.

Sandy City Engineer

SANDY CITY PLANNING COMMISSION

Approved this ____ day of ____, A.D. 20 ____.

Chairman

APPROVAL AS TO FORM

Approved this ____ day of ____, A.D. 20 ____.

Sandy City Attorney

SANDY CITY MAYOR

Presented to the Sandy City Mayor this ____ day of ____, A.D. 2025, at which time the subdivision was approved and accepted.

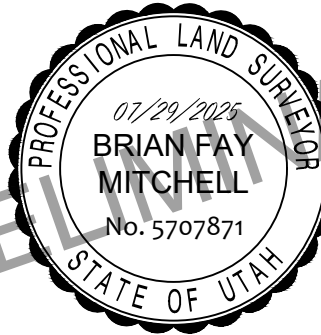
Mayor

Attest: City Recorder

SURVEYOR'S CERTIFICATE

I, BRIAN FAY MITCHELL, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that, by authority of the owners, I have made a survey of the property described on this plat in accordance with Section 17-23-17, and have combined two parcels into one lot, together with easements, hereafter to be known as **SANDY JORDAN CREDIT UNION SUBDIVISION**. I further certify that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this ____ day of ____, 20 ____



BOUNDARY DESCRIPTION

A parcel of land being part of Lot 12, Block 5, Lot 12 Sandy 5 Acre Plat recorded May 19, 1892 as Entry No. 54216 in Book C, at Page 153 in the Office of the Salt Lake County Recorder. Said parcel is located in the Southwest Quarter of Section 6, Township 3 South, Range 1 East, Salt Lake Base and Meridian and is described as follows:

Beginning at a point which is 1116.45 feet N. 0°03'37" W. along the Section Line and 43.50 feet S. 89°56'23" W. from the South Quarter Corner of said Section 6, said Corner being 74.90 feet S. 80°33'10" W. and 68.27 feet S. 13°50'07" E. from a Salt Lake County Standard Flat Brass 2.5" (Mon # 28064002) at approximately 9400 South / 310 East; thence S. 00°03'37" W. 130.00 feet; thence S. 89°56'23" W. 6.79 feet to a point of non-tangency with a 30.98 - foot radius curve to the right, concave northwesterly (Radius point bears N. 53°20'02" W.); thence Southwesterly 25.02 feet along the arc of said curve, through a central angle of 46°16'55" (Chord bears S. 59°48'26" W. 24.35 feet); thence S. 79°43'08" W. 136.85 feet; thence N. 89°34'19" W. 108.28 feet; thence N. 00°03'37" E. 165.59 feet; thence N. 89°56'23" E. 270.73 feet to the **Point of Beginning**.

The above-described land contains 42,548 sq. ft. in area or 0.976 acre, more or less.

OWNER'S DEDICATION

Know all men by these presents that the undersigned is/are the owner(s) of the above-described tract of land, and do hereby cause the same to be divided into Lots, Parcel and Streets, together with easements, as set forth, to be hereafter known as

SANDY JORDAN CREDIT UNION SUBDIVISION

And they do hereby dedicate to Sandy City, for perpetual use, all streets and other areas shown on this plat as intended for public and utility uses. The undersigned owners do also hereby convey to any and all public utility companies a perpetual, non-exclusive Public Utility Easement ("PUE" or "P.U.E.") as shown on this plat, the same to be used for the installation, maintenance and operation of public utility lines and facilities. The undersigned owners do also hereby convey to Sandy City a Waterline ("WL" or "W.L.") Easement and a Street Light Easement for the installation, maintenance and operation of Public Water Line and Street Light Facilities. The undersigned owners do also hereby convey all other easement, as shown on this plat, to the parties indicated by those easements, the same to be used for the installation, maintenance and operation of the facilities, or for other typical purposes, indicated by those easements, as shown herein.

In witness whereof I/we have hereunto set my/our hand(s) this ____ day of ____, A.D. 2025.

Signed: _____

For: Jordan Credit Union

NOTARY ACKNOWLEDGMENT

State of Utah)
) ss
County of Salt Lake)

On the ____ day of ____, 2025, personally appeared before me, the undersigned notary public, _____ who, being by me duly sworn, did say that he/she is the _____ of Jordan Credit Union, a non-profit corporation, and that the foregoing owner's dedication was signed for, and in behalf of, said non-profit corporation, and he/she acknowledged to me that said non-profit corporation executed the same.

Notary Public's Signature _____

Notary Public's Commission Number _____

Print Name - Notary Public Commissioned in Utah

Commission Expiration Date

SANDY JORDAN CREDIT UNION SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

Recorded # _____
State of Utah, County of Salt Lake, Recorded and filed at the request of

Date: _____ Time: _____ Book: _____ Page: _____

Fee \$ _____ Deputy, Salt Lake County Recorder



Staff Report

File #:

SPR04142025-006949,

Version: 1

Date: 8/7/2025

Agenda Item Title:

Jordan Credit Union Branch Office
9260 S. 300 E. St.
[Community # 4, Historic Sandy]

Presenter:

Douglas L. Wheelwright, Development Services Manager

Description/Background:

The applicant, Nate Reimer, P.E with CIR Engineering, representing Eileen Eckman, owner's representative for Jordan Credit Union, is requesting review of a preliminary commercial modified site plan review, for a property located at 9260 S. 300 E. The site plan review will consider exterior building design, materials changes, reconfigure the existing parking lot and driveways, a new detached building for drive-up window service, and provide new site landscaping. The new site configuration will increase the drive-up teller queuing space capacity but decrease the available on-site vehicle parking. A 20 percent reduction in the required off-street parking is requested. Please see the attached Exhibits for details on the application materials.

See the attached staff report and exhibits for full details of the request.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission determine preliminary site plan review is complete for the proposed Jordan Credit Union Branch Office located at 9260 S. 300 E. based on the following findings and subject to the following conditions:

Findings:

1. That the proposed project will meet all the applicable requirements of the Sandy City Development Code and the Sandy City Architectural Design Standards as to building architectural design, materials and colors.
2. That the proposed remodeled building and new site improvements to this existing financial service building and use will improve the viability of this existing credit union branch office, by improving the functionality and the visual appearance of the building and the existing site.
3. That the requested parking reduction is justified under the provision of the Sandy City Development Code.
4. That the new building design, material and colors will better contribute to the creation of a

“Campus” feeling for the Canyons District facilities with the new middle school design and the district offices, located along 300 E. St.

Conditions:

1. That street improvements be carried out according to the Sandy City Engineer and specifically:
 - a. That 300 East Street be further improved to a 32 foot half-width public right-of-way following the standard improvements found in the Standard Details and Specifications.
2. That a 20 percent reduction in the required amount of off-street vehicle parking is approved.
3. That the proposed building design, materials and colors is approved as presented in the application materials.
4. That the developer proceeds through the final site plan review process with staff prior to the start of any construction. The final site plan shall comply with all Development Code requirements and those modifications required or allowed by the Planning Commission.
5. That the development complies with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
6. All utility boxes (i.e. transformers, switchgear, telephone, cable TV, etc.) shall be shown on the site plan and shall be placed underground or moved behind the front setback of the buildings and screened from view. Each box shall be shown in its exact location and shall be noted with its exact height, width and length. Building utility meters shall be mounted to the side or rear elevation or screened.
7. That the developer be responsible for the placement of a temporary 6-foot-high chain link fence around the perimeter of the project during the construction phase of the project for security. Said fence shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.
8. That the applicant complies with all department requirements as noted in all Preliminary Review letters or communications prior to submittal for final site plan review with staff.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum August 7, 2025

To: Planning Commission
From: Community Development Department
Subject: Jordan Credit Union Branch Office - Commercial Modified Site Plan
Review & CUP for Drive-up Window
9260 S. 300 E.
[Community #4, Historic Sandy]

SPR04142025-00696949
CUP05012025-006961
PO Zoning District
0.94 ac., Bldg 10,526 Sq. Ft.

Public Meeting Notice:

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

Request

The applicant, Nate Reimer, P.E with CIR Engineering, representing Eileen Eckman, owner's representative for Jordan Credit Union, is requesting review of a preliminary commercial modified site plan review, for a property located at 9260 S. 300 E. The site plan review will consider exterior building design, materials changes, reconfigure the existing parking lot and driveways, a new detached building for drive-up window service, and provide new site landscaping. The new site configuration will increase the drive-up teller queuing space capacity but decrease the available on-site vehicle parking. A 20 percent reduction in the required off-street parking is requested. Please see the attached Exhibits for details on the application materials.

Background

This credit union branch office has existed here since the 1970's. Originally, the credit union was part of the Jordan School District, and the branch office was built on school board owned property. To the south and west of this property, is Canyons School District property and the Jordan Middle School and the district bus parking and maintenance buildings and school parking lots. To the north is residential single-family R-1-8 zoning and homes. East across 300 E. is residential R-1-8 zoning and single-family homes and an LDS Church meeting house.



Jordan Credit Union
9260 S 300 E
SPR04142025-006949
SUB04142025-006950
CUP05012025-006961

Property Case History	
Case Number	Case Summary
Unknown	The Credit Union building was built sometime between 1970 and 1977. No record was created as this was developed under the School District jurisdiction.
78-39	Site plan review to modify the existing building with an addition and modify the parking lot to expand the credit union building. Approved September 13, 1978. (First addition to building)
unknown	Board of Adjustment approval to expand an existing non-conforming use building. Approved March 28, 1985. (Second addition to building)
REZ03192025-006931	Jordan Credit Union Rezoning Petition from Residential R-1-8 to Professional Office PO zoning. Approved July 3, 2025, by the City Council.

Public Notice and Outreach

A neighborhood meeting was held for the previous rezoning case. A neighborhood meeting was not held for the subdivision or the site plan/conditional use cases, as the use and building footprint are not changing. Mailed notices were sent to property owners located within 500 feet of the subject property for the planning commission meeting. The notices and the agenda for the planning commission meeting were posted in required public places and on the various public notice websites. Also, a public meeting notice sign was posted on the property.

Analysis

This location is very functional for the credit union and its members with its proximity to the school and the district offices to the south and east. The building's exterior design and materials are becoming dated, and the credit union wishes to remain at this location but wants to modernize the building's appearance and improve the functionality of the parking and the on-site circulation. The site plan has several elements to be considered by the commission, as follows:

Site Plan Analysis.

The main change to the site layout is the removal of the existing drive-up window teller function from its current attachment to the south side of the building. The new site layout creates a remote teller/ATM structure in the southwest portion of the site. Doing this allows and requires a new layout of the off-street vehicle parking and the parking lot driveways. The available vehicle queuing spaces will be significantly increased with two remote teller stations and a separate ATM station in the remote teller structure. The new site plan also triggers changes to the required front yard landscape setbacks to the parking lot and driveways. These increased front yard setback landscape areas also are limiting the space on the site for on-site vehicle parking stalls. Finally, the existing driveway located on the north side of the building will be eliminated and landscaped in its place. City staff has reviewed the proposed remodeled site plan, parking locations, driveways and on-site circulation, landscaping plan, etc., and



recommends approval by the planning commission. (Please see attached Exhibit A, for site and landscaping plans.)

Required Off-Street Vehicle Parking Reduction Request

A reduction request of 20 percent or eight (8) parking stalls less than required by the city code, based upon the use, site design, and location of the current building is sought by the applicant. Exhibit B contains a parking study report prepared for this site by Hales Engineering, a state licensed transportation engineering firm. The study cites three of the five potential justification criteria contained in City Code Section 21-24-3 (c) (10, *Parking Reduction* criteria as being met. The conclusion of the transportation engineers' report is that three of the possible reduction criteria will be met with the new parking layout. These criteria are (1) Parking demand Analysis, (2) Walkability and Multi-Modal Design, and (3) Proximity to Transit. Meeting these three criteria will allow up to a 20 percent reduction, which equals a reduction of 8 parking stalls from the requirement of the city code based upon the size of the building.

The city code required parking stall count is 43 stalls. The site plan provides 36 stalls, which is slightly less than 20 percent. A 20 percent reduction would allow up to eight (8) stalls to be reduced. Staff recommends that the planning commission approve the request to reduce the off-street vehicle parking requirement for this project by 20 percent.

Building Architectural Design, Materials, and Colors

Please see the attached Exhibit C, building elevations and renderings and the color board photo, for the proposed building design, materials and colors. These provisions will meet the *Sandy City Architectural Design Standards*. Staff recommends that the planning commission approve the building changes and upgrades as proposed.

Conditional Use Permit

A drive-up window in the PO Zone requires a conditional use permit. Please see applicant's letter to the planning commission requesting the approval of the conditional use for the drive-up remote teller operation at this site, attached as Exhibit D.

As part of Conditional Use Permit analysis, the city may impose conditions on a conditional use, based upon certain standards of review found in section 21-33-04, "*Conditional Use Permit*", of the Sandy City Land Development Code. The following standards of review are applicable to this request and merit discussion or additional consideration by the Planning Commission before an approval can be given (the staff's analysis response is found below each item written 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 size of the site is adequate to provide the required parking with approval of the requested 20 percent parking reduction and other site improvements necessary to host the proposed modifications of the existing building and its use.

- (2) Proposed site ingress and egress to existing and proposed roads and streets.

The proposed site improvements will provide adequate vehicle access to the site. Three existing driveway approaches are present. The new site layout will reduce the number of accesses to two, one each on each street.

- (3) The adequacy, provision, relocation, or protection of public facilities and amenities, including roads and streets, culinary water, secondary water, sanitary sewer, storm drainage, public safety and fire protections, and other utilities.

All necessary utility and street access infrastructure is present and available on site. Accessible ramps will be added to the intersection corner. The sidewalk on 300 E. St. will be relocated and widened.

- (4) Design, location and amount of off-street parking, loading areas and solid waste disposal and collection areas.

A permanent dumpster enclosure and dumpster will be provided on the revised site plan. Off-street parking is addressed in the above portion of the staff report. Off street parking will be adequate for the existing use with the granting of the requested 20 percent reduction. The traffic analysis report supports the reduction in required parking stalls, based upon standards and vehicle count and national study information.

- (5) Site circulation patterns for vehicles, pedestrians, and other traffic.

The on-site vehicle circulation is adequate for the intended use and represents an improvement above the current layout. Pedestrian access around the site and from the sidewalk to the building entrance are provided

- (6) Mass, size, number, location, design, exterior features, materials, and colors of buildings, structures and other facilities.

These factors have been considered and recommended for approval by the Planning Commission in the Site Plan Review application and determined to be appropriate and compatible, and to reasonably mitigate anticipated impacts to adjoining properties.

- (7) The location and design of all site features, including proposed signage, lighting, and refuse collection.

These factors have been addressed in the proposed site improvement plans for the project. Commercial Signage is not being requested by the applicant and would be considered only under a separate application for signage.

- (8) The provision of usable open space, public features, and recreational amenities.

This standard is not applicable to this project.

- (9) Fencing, screening and landscape treatments, and other features designed to increase the attractiveness and safety of the site and protect adjoining property owners from noise, visual, and other impacts.

No new fencing is proposed as part of this site plan review. A new landscape planting plan is proposed for the site which meets the city's requirements for a low water use planting plan. Unfortunately, most of the existing mature trees on site will need to be removed due to the changes to the parking and driveways. The new tree planting will meet the city requirements as to quantity, caliper and variety.

- (10) Measures directed at minimizing or eliminating possible nuisance factors, including, but not limited to, noise, vibrations, smoke, dust, dirt, debris, plant materials, odors, gases, noxious matter, heat, glare, electromagnetic disturbances, and radiation.

The changes to the site will improve the impact of vehicles entering the property on the north side of the building. None of the other factors are a problem with this continuing operation.

- (11) The Measures designed to protect the natural features of the site, including wetlands and drainage ways, ground water protection, soils, wildlife, and plant life.

This standard is not applicable.

- (12) The regulation of operating hours for activities affecting normal schedules and functions.

Extended operating hours are not being requested, nor would they be expected for this financial office use.

- (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.

Routine business licensing and plan review processes are in place to review and monitor factors related to the CUP operations. Complaints will be investigated by the City Code Enforcement Staff and resolved or forwarded to the Planning Commission for reconsideration and possible revocation.

- (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.

All of these relative requirements will be implemented by city staff during the final review and approval processes.

- (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.

None have been identified.

Staff Concerns

Staff does not have any concerns.

Recommendations:

Site Plan Review

1 Staff recommends that the Planning Commission determine preliminary site plan review is complete for the proposed Jordan Credit Union Branch Office located at 9260 S. 300 E. based on the following findings and subject to the following conditions:

Findings:

1. That the proposed project will meet all the applicable requirements of the Sandy City Development Code and the Sandy City Architectural Design Standards as to building architectural design, materials and colors.
2. That the proposed remodeled building and new site improvements to this existing financial service building and use will improve the viability of this existing credit union branch office, by improving the functionality and the visual appearance of the building and the existing site.
3. That the requested parking reduction is justified under the provision of the Sandy City Development Code.
4. That the new building design, material and colors will better contribute to the creation of a “Campus” feeling for the Canyons District facilities with the new middle school design and the district offices, located along 300 E. St.

Conditions:

1. That street improvements be carried out according to the Sandy City Engineer and specifically:
 - a. That 300 East Street be further improved to a 32 foot half-width public right-of-way following the standard improvements found in the Standard Details and Specifications.
2. That a 20 percent reduction in the required amount of off-street vehicle parking is approved.
3. That the proposed building design, materials and colors is approved as presented in the application materials.
4. That the developer proceeds through the final site plan review process with staff prior to the start of any construction. The final site plan shall comply with all Development Code requirements and those modifications required or allowed by the Planning Commission.

5. That the development complies with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
6. All utility boxes (i.e. transformers, switchgear, telephone, cable TV, etc.) shall be shown on the site plan and shall be placed underground or moved behind the front setback of the buildings and screened from view. Each box shall be shown in its exact location and shall be noted with its exact height, width and length. Building utility meters shall be mounted to the side or rear elevation or screened.
7. That the developer be responsible for the placement of a temporary 6-foot-high chain link fence around the perimeter of the project during the construction phase of the project for security. Said fence shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.
8. That the applicant complies with all department requirements as noted in all Preliminary Review letters or communications prior to submittal for final site plan review with staff.

Conditional Use Permit

#2 Staff recommends that the Planning Commission approve a conditional use permit for the drive-up window (remote teller building and its related vehicle queuing layout), based upon the staff report analysis and the following findings and conditions:

Findings:

1. This use is existing and will be continued with the new building design, materials, and colors and the proposed site improvements, consistent with Sandy City Code requirements and conditions.
2. All the proposed site improvements will allow continuation of the prior financial services functions with better buffering of the existing neighboring residential properties.

Conditions:

1. That the operational hours be limited to the normal business hours.
2. That the site plan approval conditions and the proposed site improvements be installed as part of the final site plan review process.

Planner:



Douglas L. Wheelwright
Development Services Manager

File Name: S:\USERS\PLN\STAFFRPT\2025\SPR04142025-006949 JORDAN CREDIT UNION BRANCHNEW
FOLDER\JORDAN CREDIT UNION BRANCH OFFICE DRAFT P.C. STAFF REPORT 8-7-2025.DOCX

Exhibit "A"

See the attached file for full information

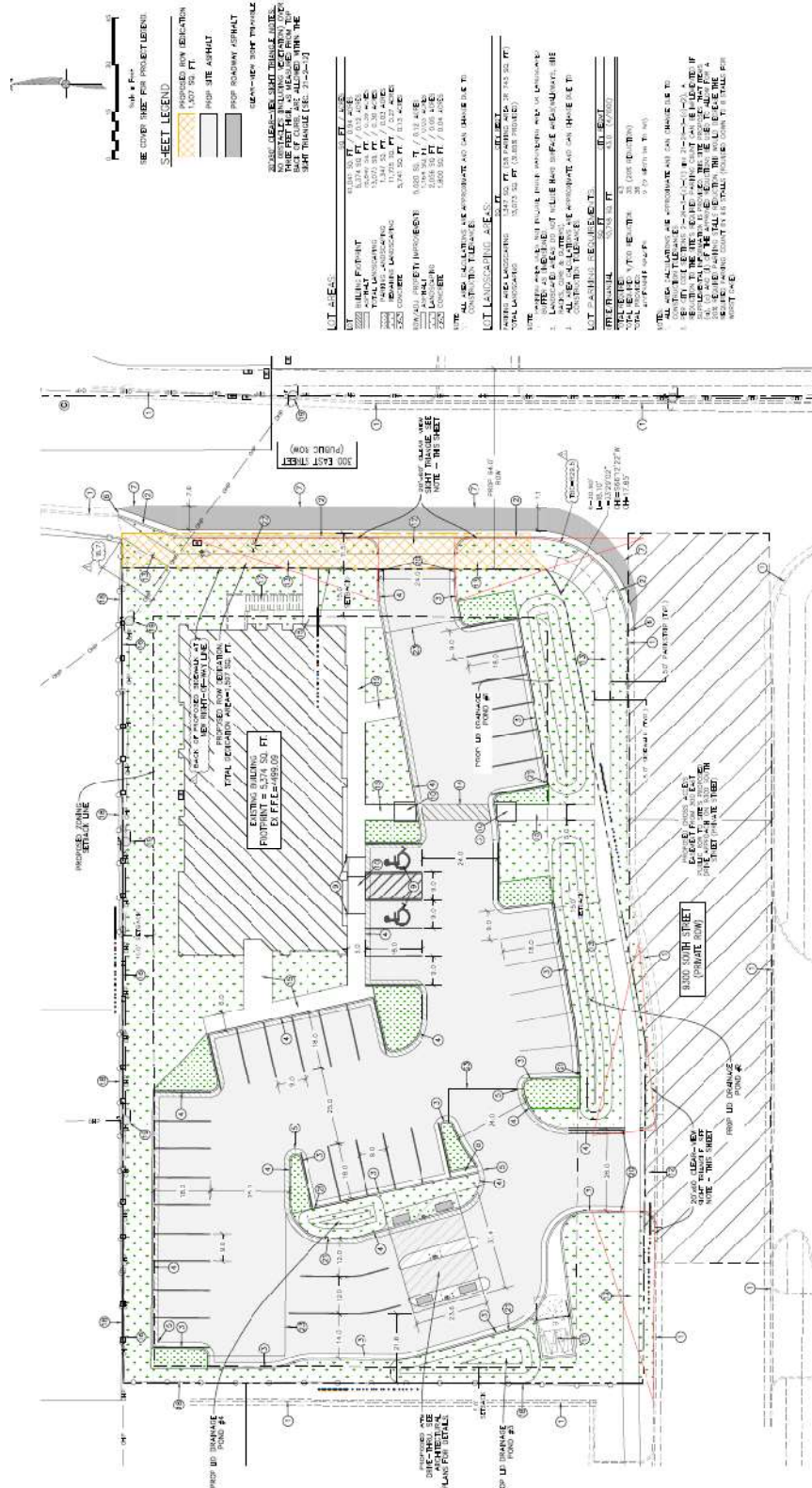


Exhibit "B"
See the attached file for full information



MEMORANDUM

Date: June 4, 2025
To: Sandy City
From: Hales Engineering



Subject: Sandy Jordan Credit Union Parking Study

UT25-3018

Introduction

This memorandum discusses the parking study completed for the proposed Jordan Credit Union development located in Sandy, Utah. The study identifies the City parking supply rates and parking demand rates identified by the Institute of Transportation Engineers (ITE). The proposed development is located on the northwest corner of 9300 South / 300 East in Sandy, Utah. A vicinity map of the project site is shown in Figure 1.



Figure 1: Site vicinity map of the project in Sandy, Utah

1220 North 500 West, Ste. 202 Lehi, UT 84043 p 801.766.4343
www.halesengineering.com

1

Exhibit "C"

See the attached file for full information



Exhibit "D"



LOANS
MORTGAGES
SAVINGS & CHECKING
BUSINESS

Sandy City Planning Commission
10000 Centennial Parkway
Sandy, UT 84070

May 2, 2025

Dear Planning Commission Members,

Jordan Credit Union respectfully submits this letter in support of the proposed site plan for our Sandy branch, which includes the relocation of our existing drive-thru to a remote ATM/Teller location on the property.

As a longstanding financial institution in this community, Jordan Credit Union has utilized a drive-thru attached to our Sandy branch building for many years. This service has provided a vital, convenient banking option for our members, especially those with mobility challenges or who prefer quick, contactless transactions.

The new site plan maintains this important functionality while significantly improving the layout and traffic flow of the property. The drive-thru will be moved to a detached, remote location on site, which results in several key benefits:

- **Improved Accessibility:** The new layout enhances ADA access and pedestrian safety around the building.
- **Better Parking:** Relocating the drive-thru allows for more efficient and increased parking availability for our members and staff.
- **Elimination of Residential Impact:** The revised circulation plan removes the existing drive-thru access point adjacent to the residential side of the property, reducing potential traffic and noise concerns for our neighbors.
- **Enhanced Traffic Flow:** The new configuration offers improved queuing space for drive-thru users, minimizing congestion and ensuring smoother onsite circulation.

We believe these improvements not only preserve the essential services we offer but also represent a more thoughtful integration of our operations within the surrounding community. We respectfully request your approval of the site plan along with a conditional use permit for the proposed drive-thru and appreciate your ongoing support of Jordan Credit Union's efforts to serve the residents of Sandy.

Thank you for your consideration.

Sincerely,

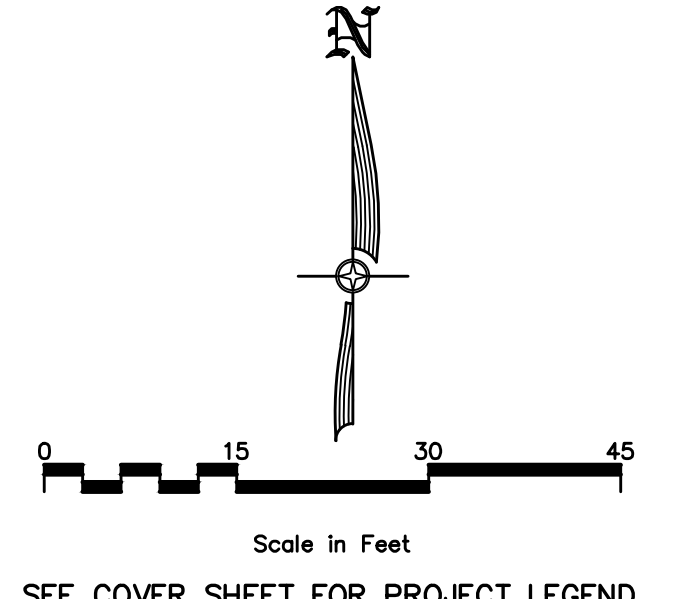
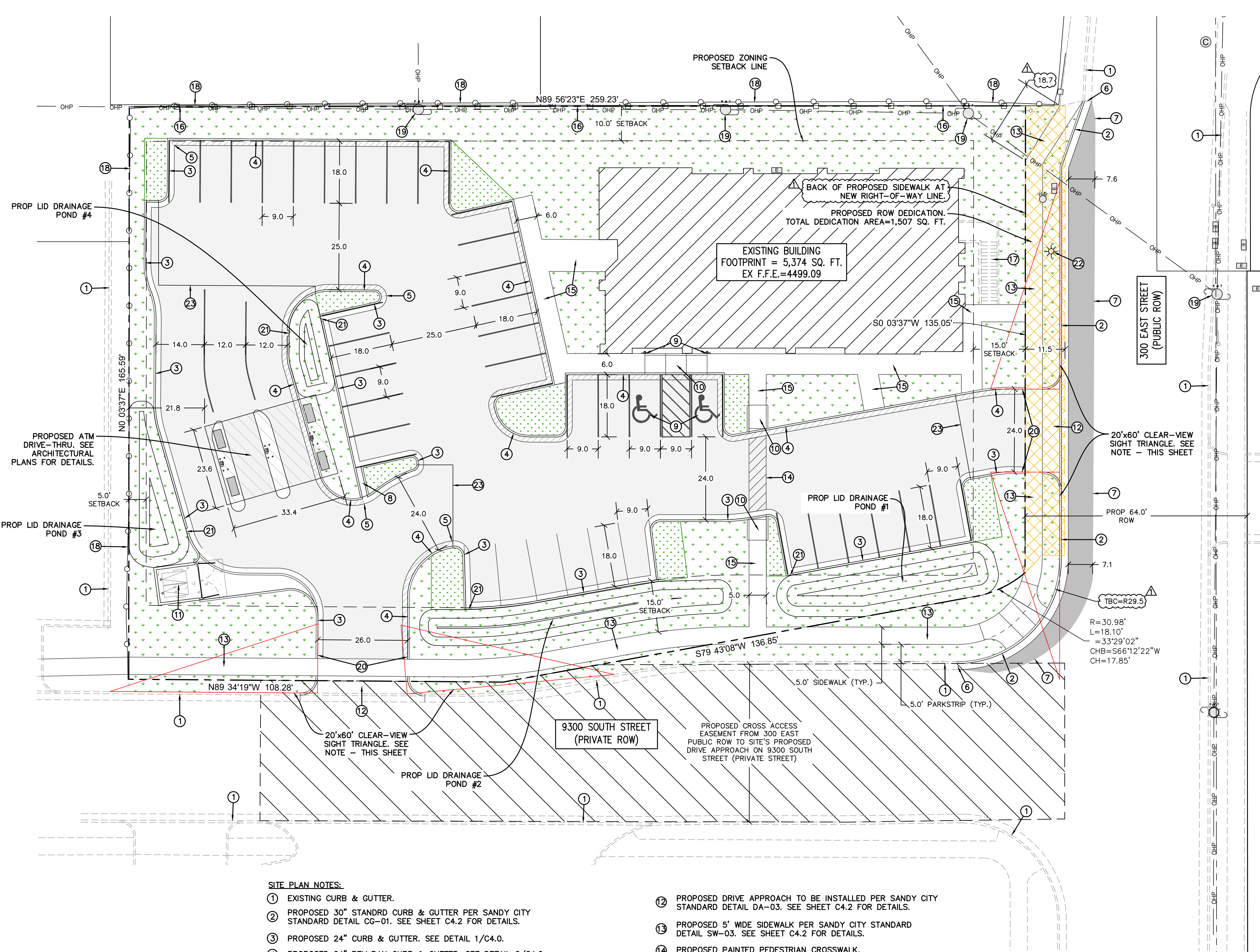
Eileen Eckman
Chief Operations Officer
Jordan Credit Union

jordan-cu.org | (801) 566-4195

Jordan Credit Union is federally insured by the NCUA. Your savings federally insured to at least \$250,000 and backed by the full faith and credit of the United States Government. Equal Opportunity Lender. NMLS# 402456



3



- SHEET LEGEND**
- PROPOSED ROW DEDICATION 1,507 SQ. FT.
 - PROP SITE ASPHALT
 - PROP ROADWAY ASPHALT
 - CLEAR-VIEW SIGHT TRIANGLE

20'x60' CLEAR-VIEW SIGHT TRIANGLE NOTES:
NO OBSTACLES (INCLUDING VEGETATION) OVER THREE FEET HIGH, AS MEASURED FROM TOP BACK OF CURB, ARE ALLOWED WITHIN THE SIGHT TRIANGLE [SEC. 21-2-12]

LOT AREAS:

LOT	SQ. FT. / ACRES
BUILDING FOOTPRINT	41,041 SQ. FT. / 0.94 ACRES
ASPHALT	5,374 SQ. FT. / 0.12 ACRES
TOTAL LANDSCAPING	16,840 SQ. FT. / 0.39 ACRES
PARKING LANDSCAPING	13,073 SQ. FT. / 0.30 ACRES
REMAINING LANDSCAPING	1,347 SQ. FT. / 0.03 ACRES
CONCRETE	11,725 SQ. FT. / 0.27 ACRES
CONCRETE	5,741 SQ. FT. / 0.13 ACRES

ROW/ADJ. PROPERTY IMPROVEMENTS

ASPHALT	5,020 SQ. FT. / 0.12 ACRES
LANDSCAPING	1,164 SQ. FT. / 0.03 ACRES
CONCRETE	2,056 SQ. FT. / 0.05 ACRES
CONCRETE	1,800 SQ. FT. / 0.04 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
PARKING AREA LANDSCAPING	1,347 SQ. FT. (5% PARKING AREA OR 743 SQ. FT.)	
TOTAL LANDSCAPING	13,073 SQ. FT. (31.85% PROVIDED)	

NOTE:
1. PARKING AREA DOES NOT INCLUDE TRUCK MANUEVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED.
2. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).
3. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'MT
OFFICE/FINANCIAL	10,748 SQ. FT.	43.0 (4/1000)
TOTAL REQUIRED:	43	
TOTAL REQUIRED W/TOD REDUCTION:	35 (20% REDUCTION)	
TOTAL PROVIDED:	36	
ACCESSIBLE SPACES	2 (2 REQ'D 26 TO 50)	

NOTES:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.
2. PER CITY CODE SECTIONS 21-24-3-(c)-(1) and 21-24-3-(c)-(2), A REDUCTION TO THE SITE'S REQUIRED PARKING COUNT CAN BE IMPLEMENTED IF SUPPLEMENTAL INFORMATION IS PROVIDED. THIS SITE PROPOSES THAT ITEMS (a), (c) and (d) OF THE APPROVED REDUCTIONS BE USED TO ALLOW FOR A 20% REQUIRED PARKING STALLS REDUCTION. THIS WOULD DECREASE THE REQUIRED PARKING COUNT BY 8.6 STALLS (ROUNDED DOWN TO 8 STALLS FOR WORST CASE).

- SITE PLAN NOTES:**
- EXISTING CURB & GUTTER.
 - PROPOSED 30" STANDRD CURB & GUTTER PER SANDY CITY STANDARD DETAIL CG-01. SEE SHEET C4.2 FOR DETAILS.
 - PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
 - PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 2/C4.0.
 - CONTRACTOR TO PROVIDE A SMOOTH TRANSITION BETWEEN CATCH CURB & GUTTER AND REV. PAN CURB & GUTTER.
 - CONTRACTOR TO SAWCUT EXISTING CURB & GUTTER TO PROVIDE A SMOOTH TRANSITION FOR PROPOSED CURB & GUTTER TO MATCH INTO.
 - CONTRACTOR TO SAWCUT EXISTING ASPHALT TO PROVIDE A SMOOTH TRANSITION FOR PROPOSED ASPHALT TO MATCH INTO.
 - CONTINUE GUTTER THROUGH PLANTER AREA PROVIDING A WATERWAY TO ALLOW STORM WATER TO FLOW THROUGH. SEE DETAIL 9/C4.0.
 - ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAILS 7/C4.0. & 8/C4.0.
 - ADA RAMP ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAILS 3/C4.0 & 4/C4.0.
 - PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.

- PROPOSED DRIVE APPROACH TO BE INSTALLED PER SANDY CITY STANDARD DETAIL DA-03. SEE SHEET C4.2 FOR DETAILS.
- PROPOSED 5' WIDE SIDEWALK PER SANDY CITY STANDARD DETAIL SW-03. SEE SHEET C4.2 FOR DETAILS.
- PROPOSED PAINTED PEDESTRIAN CROSSWALK.
- PROPOSED SIDEWALK PER APWA PLAN NO. 231. SEE SHEET C4.2 FOR DETAILS.
- PROPOSED 8' TALL MASONRY SCREENING WALL.
- EXISTING CONCRETE STAIRWELL.
- EXISTING CHAIN LINK FENCE.
- EXISTING POWER POLES AND OVERHEAD POWER LINES.
- CONTRACTOR TO TAPER CURB & GUTTER TO MATCH FLUSH WITH ADJACENT BACK OF SIDEWALK ELEVATIONS.
- INSTALL 2' WIDE CURB CUTS W/RIPRAP EROSION PROTECTION (D50=6"). SEE DETAIL 12/C4.0.
- INSTALL RESIDENTIAL STREET LIGHT (59 WATT) PER SANDY CITY STANDARDS. SEE SHEET C4.3 FOR DETAILS.
- PROPOSED PARKING LOT AREA USED FOR PARKING LOT LANDSCAPING CALCS.

1

2

QTY COMMENTS

QTY COMMENTS & UPDATED PLANS FOR PC

NR 06/30/25

NR 07/28/25

NO

NO

REVISIONS

REVISIONS

BY

BY

DATE

DATE

PROJECT ENGINEER: SDT

PROJECT ENGINEER: SDT

CIVIL ENGINEERING

SURVEYING

10718 SOUTH BECKSTEAD LANE, STE. 102

SOUTH JORDAN, UT 84095 - 801-949-6296

JORDAN CREDIT UNION

9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070

SITE PLAN

PROFESSIONAL ENGINEER

SCOTT D. THORSEN

No. 354291

STATE OF UTAH

SHEET NO.

C1.0

PROJECT ID

E25-007

DATE

04/10/25

FILE NAME

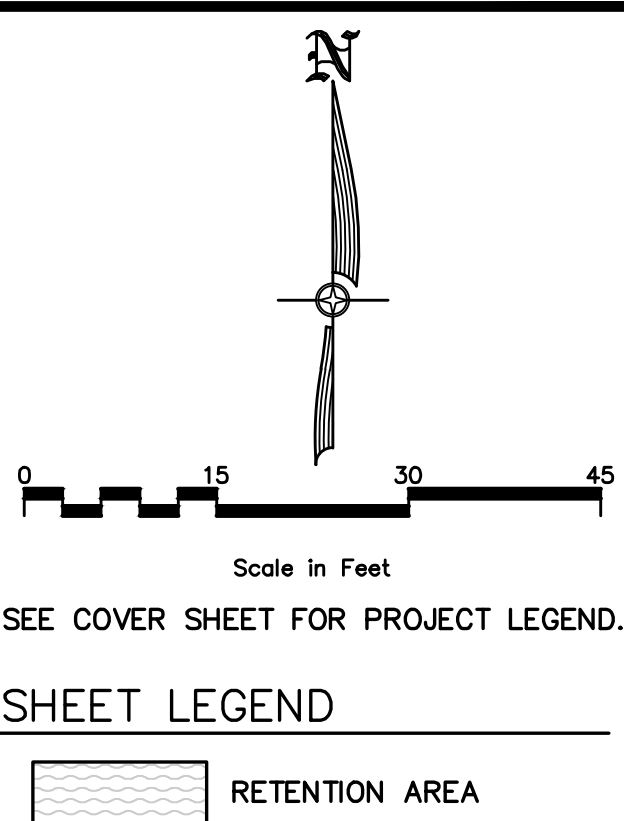
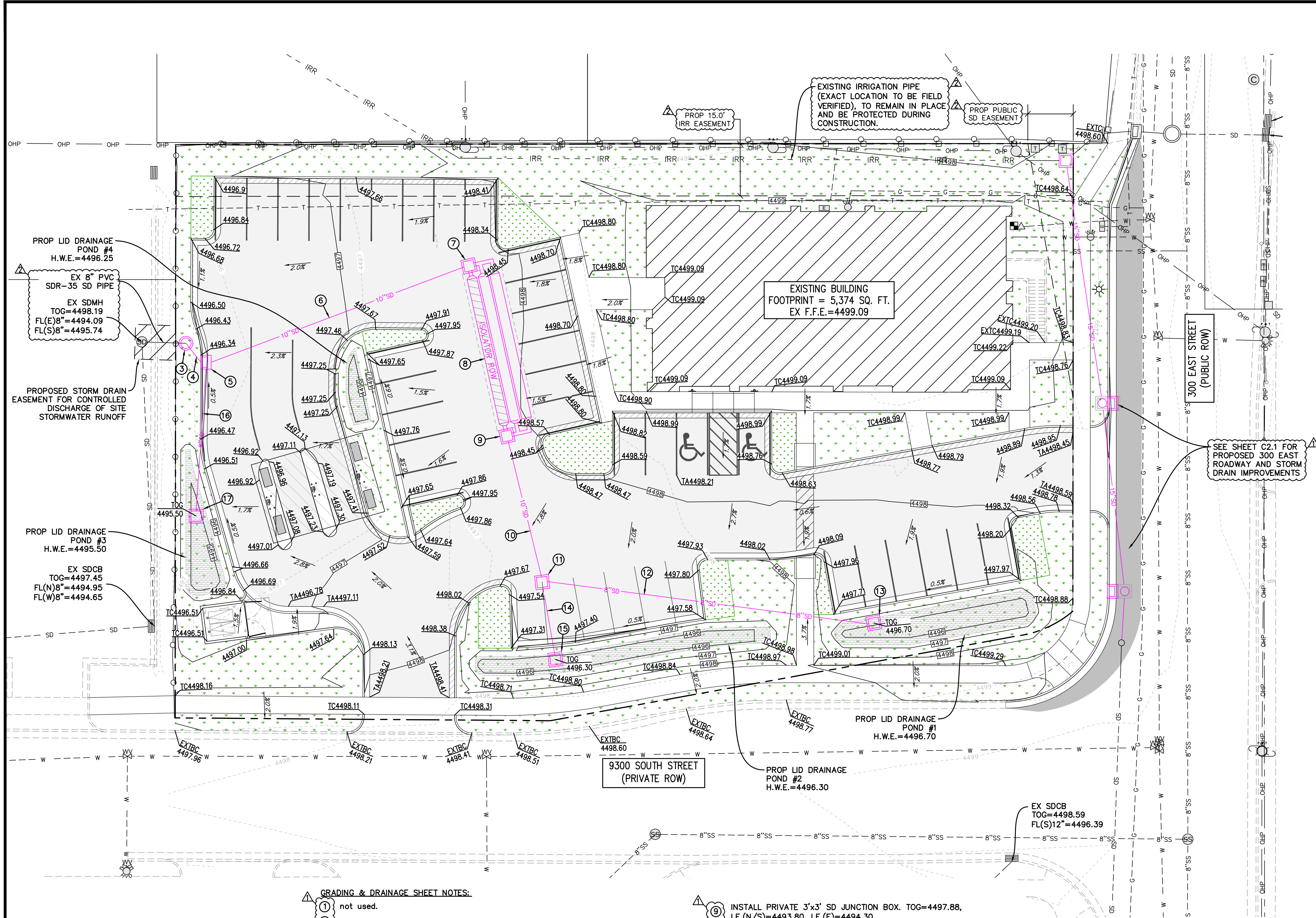
PRJ-JCUS

SCALE

1"=15'

CALL BEFORE YOU DIG

800 485 5471



SEE COVER SHEET FOR PROJECT LEGEND.

SHEET LEGEND

RETENTION AREA

- SANDY GRADING & DRAINAGE GENERAL NOTES:**
- SEE SANDY CITY DETAIL SD-01 FOR GENERAL STORM DRAIN NOTES. DETAIL CAN BE FOUND ON C4.2.
 - NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
 - A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
 - ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
 - SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, AND STRUCTURES (INLET BOXES, COMBO BOXES, AND JUNCTION BOXES). SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
 - CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
 - ALL MATERIALS AND WORK DONE IN UDOT RIGHT-OF-WAY SHALL CONFORM TO UDOT STANDARDS AND SPECIFICATIONS.
 - NON-SHRINK GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM DRAIN FACILITIES.
 - CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE AND GROUT AT CONNECTION OF PIPE TO BOX TO A SMOOTH FINISH. ADDITIONALLY, ALL JAGGED OR SHARP EDGES AT PIPE CONNECTIONS ARE TO BE REMOVED AND GROUTED SMOOTH.
 - GROUT BETWEEN GRADE RINGS. FOR EACH INLET BOX THAT IS LOCATED NEXT TO A CURB, THE CURB AND GUTTER CONTRACTOR IS RESPONSIBLE TO REMOVE ALL PROTRUDING, JAGGED OR SHARP CONCRETE EDGES AND TO GROUT BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX. GROUT TO CREATE A SMOOTH, BEVELED TRANSITION AT ALL EDGES IN CLEAN OUT AND INLET BOXES. GROUT AROUND ALL EDGES OF THE RESTRICTIVE ORIFICE PLATE.
 - REMOVE SNAP TIES, NAILS, REBAR AND OTHER PROTRUSIONS FROM THE BOX OR PIPE INSIDE SURFACE, AS WELL AS ALL FORM WORK, PLASTIC AND CARDBOARD.
 - SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL INLET BOXES, COMBO BOXES, JUNCTION BOXES, AND PIPE. THE BOXES AND PIPES ARE TO BE MAINTAINED IN A CLEAN CONDITION UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
 - CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
 - WHERE A SUMP IS REQUIRED, THE SANDY CITY PUBLIC UTILITIES INSPECTOR SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE AN OPPORTUNITY TO CHECK THE VOLUME OF GRAVEL AND GRAVEL GRADATION.
 - SIGNS MUST BE POSTED NEAR EACH INLET BOX LOCATED IN A DRINKING WATER RECHARGE ZONE, WITH THE FOLLOWING WORDS "WARNING THIS IS A DRINKING WATER AQUIFER RECHARGE AREA. DISPOSAL OF ANY WASTE MATERIALS IN THE STORM WATER IS STRICTLY PROHIBITED."
 - ALL INLET, COMBO AND JUNCTION BOXES SHALL BE PLACED ON 12-INCH (MIN.) COMPACTED STABILIZATION MATERIAL.
 - A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 80% OR 90% BOND RELEASE AND AGAIN BEFORE FINAL BOND RELEASE.
 - A REPRESENTATIVE OF THE MANUFACTURER OR SUPPLIER SHALL BE ON SITE DURING INSTALLATION OF OIL/WATER SEPARATOR, MECHANICAL TREATMENT DEVICES, MEDIA FILTERS, AND UNDERGROUND DETENTION/RETENTION SYSTEMS. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE A LETTER STATING THAT THE SYSTEM WAS INSTALLED PER MANUFACTURER'S SPECIFICATIONS. IF IT IS UNKNOWN WHETHER A REPRESENTATIVE IS REQUIRED TO BE PRESENT DURING INSTALLATION, CONTACT THE SANDY CITY PUBLIC UTILITIES INSPECTOR.
 - A STAMPED LETTER OF CONFORMANCE FROM THE DESIGN ENGINEER IS REQUIRED TO BE SUBMITTED TO SANDY CITY PUBLIC UTILITIES DEPARTMENT, PRIOR TO 90% BOND RELEASE, STATING THAT STORM WATER FLOW CONTROL ELEMENTS AND STORM WATER TREATMENT FACILITIES (E.G. DETENTION, RETENTION, LID BEST MANAGEMENT PRACTICES, OIL-WATER SEPARATORS, SUMPS, ETC.) WERE CONSTRUCTED ACCORDING TO THE APPROVED PLANS.

- GRADING & DRAINAGE SHEET NOTES:**
- not used.
 - not used.
 - INSTALL PRIVATE ADS S3 BARRACUDA WATER QUALITY UNIT. TOL=4496.32, I.E.=4494.22. SEE SHEET C4.3 FOR DETAILS.
 - INSTALL 7'± OF 8" PRIVATE SDR-35 PIPE, S=0.4%.
 - INSTALL PRIVATE 3'x3' SD INLET BOX W/CURB INLET GRATE, 2.8" ORIFICE PLATE AND WEIR WALL. TOG=4495.84, TOP WEIR WALL=4495.13, I.E.(8"W)=4494.25, I.E.(E/S)=4493.34, SUMP=4490.34. SEE DETAIL 13/C4.0.
 - INSTALL 78'± OF 10" PRIVATE SDR-35 PIPE, S=0.6%.
 - INSTALL PRIVATE 3'x3' SD JUNCTION BOX. TOG=4497.71, I.E.(S/W)=4493.80, I.E.(E)=4494.30.
 - INSTALL STORMTECH SC-310 UNDERGROUND CHAMBER SYSTEM. CHAMBER SYSTEM TO HAVE THREE ROWS OF 6 CHAMBERS FOR A TOTAL OF 18 CHAMBERS. BOTTOM STONE DEPTH=6" BOTTOM OF CHAMBER ELEVATION=4493.80 TOTAL VOLUME PROVIDED=558 CF SEE SHEET C4.1 FOR DETAILS.
 - INSTALL PRIVATE 3'x3' SD JUNCTION BOX. TOG=4497.88, I.E.(N/S)=4493.80, I.E.(E)=4494.30.
 - INSTALL 41'± OF 10" PRIVATE SDR-35 PIPE, S=1.0%.
 - INSTALL PRIVATE 3'x3' SD JUNCTION BOX. TOG=4497.33, I.E.=4494.21.
 - INSTALL 94'± OF 8" PRIVATE SDR-35 PIPE, S=0.5%.
 - INSTALL PRIVATE 3'x3' SD INLET BOX. TOG=4496.70, I.E.=4494.70.
 - INSTALL 20'± OF 8" PRIVATE SDR-35 PIPE, S=0.4%.
 - INSTALL PRIVATE 3'x3' SD INLET BOX. TOG=4496.30, I.E.=4494.30.
 - INSTALL 41'± OF 8" PRIVATE SDR-35 PIPE, S=0.4%.
 - INSTALL PRIVATE 3'x3' SD INLET BOX. TOG=4495.50, I.E.=4493.50.

300 EAST ASPHALT SLOPES NOTE:
AFTER CURB & GUTTER IS FORMED IN 300 EAST STREET (PRIOR TO BEING INSTALLED), CONTRACTOR TO FIELD VERIFY WITH SURVEYING COMPANY THAT ASPHALT SLOPES SHOWN ON CIVIL GRADING PLAN CAN STILL BE INSTALLED. IF SLOPES CANNOT BE INSTALLED PER GRADING PLAN, CONTRACTOR TO NOTIFY CIVIL ENGINEER.

WATERTIGHT PIPE CONNECTION NOTE:
ALL STORM DRAIN PIPES ARE REQUIRED TO BE INSTALLED PER SANDY CITY DETAIL SD-06. THIS WILL REQUIRE A CONCRETE COLLAR AROUND THE PIPE/BOX CONNECTION TO ENSURE THE FIT IS WATERTIGHT. SEE SHEET C4.3 FOR DETAILS.

1		CITY COMMENTS		05/30/25		N/A		05/30/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
2		CITY COMMENTS & UPDATED PLANS FOR PC		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
3		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
4		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
5		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
6		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
7		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
8		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
9		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
10		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
11		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
12		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
13		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
14		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
15		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
16		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
17		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
18		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
19		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
20		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
21		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
22		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
23		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
24		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
25		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
26		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
27		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
28		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
29		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
30		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
31		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
32		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
33		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
34		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
35		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
36		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
37		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
38		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
39		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
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43		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
44		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
45		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
46		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
47		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
48		CITY COMMENTS		07/28/25		N/A		07/28/25		CIVIL ENGINEERING		JORDAN CREDIT UNION		9260 SOUTH 300 EAST OR 283 EAST 9300 SOUTH, SANDY, UTAH 84070		GRADING & DRAINAGE PLAN		SHEET NO. C2.0		PROJECT ID: E25-007		DATE: 04/10/25	
49		CITY COMMENTS		07/28/25		N/A		07/28/25															

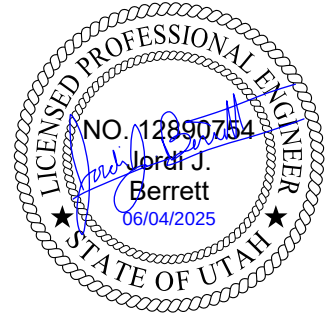
PROJECT SITE



ISSUE DATE		PROJECT NUMBER		PLAN INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT		LANDSCAPE ARCHITECT / PLANNER		LICENSE STAMP		DRAWING INFO	
6/27/2025		UT25000		** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 06/27/25		811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org 0' 5' 10' 20' 40' GRAPHIC SCALE: 1" = 10'		JORDAN CREDIT UNION - SANDY 9260 SOUTH 300 EAST SANDY, UTAH		AEURBIA 909 W. SOUTH JORDAN PARKWAY SOUTH JORDAN, UTAH 84095 801-746-0456		PKJ DESIGN GROUP Landscape Architecture • Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com UTAH LANDSCAPE ARCHITECT 6/27/2025 STATE OF UTAH COLOR ILLUSTRATION CITY PERMIT SET LP-COLOR		PMT: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 6/27/2025	
NO.	REVISION	DATE													
1	CITY COMMENTS	6-27-2025													
2															
3															
4															
5															
6															
7															

MEMORANDUM

Date: June 4, 2025
To: Sandy City
From: Hales Engineering



Subject: Sandy Jordan Credit Union Parking Study

UT25-3018

Introduction

This memorandum discusses the parking study completed for the proposed Jordan Credit Union development located in Sandy, Utah. The study identifies the City parking supply rates and parking demand rates identified by the Institute of Transportation Engineers (ITE). The proposed development is located on the northwest corner of 9300 South / 300 East in Sandy, Utah. A vicinity map of the project site is shown in Figure 1.



Figure 1: Site vicinity map of the project in Sandy, Utah

Project Description

The development consists of a 10,526 sq. ft. drive-in bank. A supply of 36 stalls is currently planned for the project. It is anticipated that the changes to the existing Jordan Credit Union site will not generate additional parking demand as the square footage of the building will remain the same. A site plan is provided in Appendix A.

City Parking Code

The Sandy City code specifies parking rates for various land use types. The City parking rate for Drive-In Bank land use is 4.0 stalls / 1,000 sq. ft. The calculations for the parking required by the City are shown in Table 1. As shown, it is anticipated that the City would require 43 stalls for the proposed development without any reductions applied.

Table 1: City Parking Calculations

City Parking Calculations Sandy - Jordan Credit Union						
Land Use	# of Units	Unit Type	Rate (stalls per unit)	Stalls	% Red.	Total Stalls
Business or Financial Services	10.53	KSF	4.00	43	20%	35

Source: Sandy City code, 2021.

The Sandy City code includes provision for up to a 20% reduction in parking for three of the approved reduction criteria being met. With this reduction, only 35 stalls would be required. The following approved reduction criteria are applicable to the study site:

- Parking Demand Analysis
- Walkability and Multi-Modal Design
- Proximity to Transit

Parking Reduction

Parking Demand Analysis:

Hales Engineering counted the current parking supply and the peak parking demand at the Sandy Jordan Credit Union site on Thursday, May 22, 2025, from 12:00 pm to 4:00 pm. The time of the counts was determined from data for peak parking demand for drive-in banks as published in the Institute of Transportation Engineers (ITE) *Parking Generation*, 6th edition (2023).

The existing site provides 60 parking stalls for customers. It was determined that during the hours, the parking lot never exceeded 30% capacity. The highest number of stalls in use at one time was 19 parking stalls, as seen in Table 2.

Based on local data, 20 parking stalls is estimated conservatively as the peak parking for the existing 10,526 sq. ft building. To accommodate occasional surges in demand, it is recommended that a 10% increase in parking stalls above the anticipated demand be provided. Therefore, a minimum parking supply rate of 2.09 stalls / KSF is recommended for the project. This would equate to 22 stalls for the reconfigured study site.

Table 2: Local Parking Count

Local Parking Count Sandy - Jordan Credit Union			
Time of Day	# of Stalls	Demand	%
12:00 PM	60	17	28%
1:00 PM		16	27%
2:00 PM		17	28%
3:00 PM		17	28%
4:00 PM		19	32%
Source: Hales Engineering, 2025			

Walkability and Multimodal Design:

The site plan has sidewalk access on the east and south sides of the project fronting 300 East and 9300 South, respectively. Additionally, there are accessibility ramps for ADA parking and a striped crosswalk to promote safety for pedestrians going across the parking lot.

Proximity to Transit:

It was determined that the credit union is located approximately 2,050 feet from the Sandy Expo TRAX transit station. That distance places the credit union within a half mile from the station at 9375 South 150 East in Sandy, Utah, which may result in a small reduction in demand.

From the analysis of these three requirements, a reduction to the required 43 stalls can be justified.

Comparison and Recommendation

A comparison of the proposed supply, the local parking demand, and the City's parking requirement is shown in Table 3. Based on the information provided, Hales Engineering recommends that a minimum of 22 stalls be provided for the project site. It is anticipated that the 36 proposed number of stalls will be sufficient for the demand generated by the credit union.

Table 3: Parking Comparison

Source	# of Stalls
Proposed Site Plan	36
City Requirement	43
City Requirement w/ 20% Reduction	35
Local Parking Demand + 10%	22

Conclusions

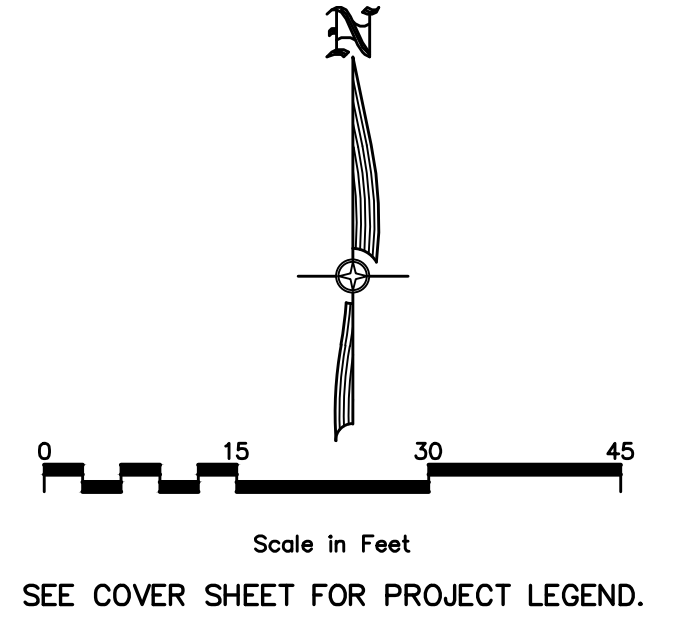
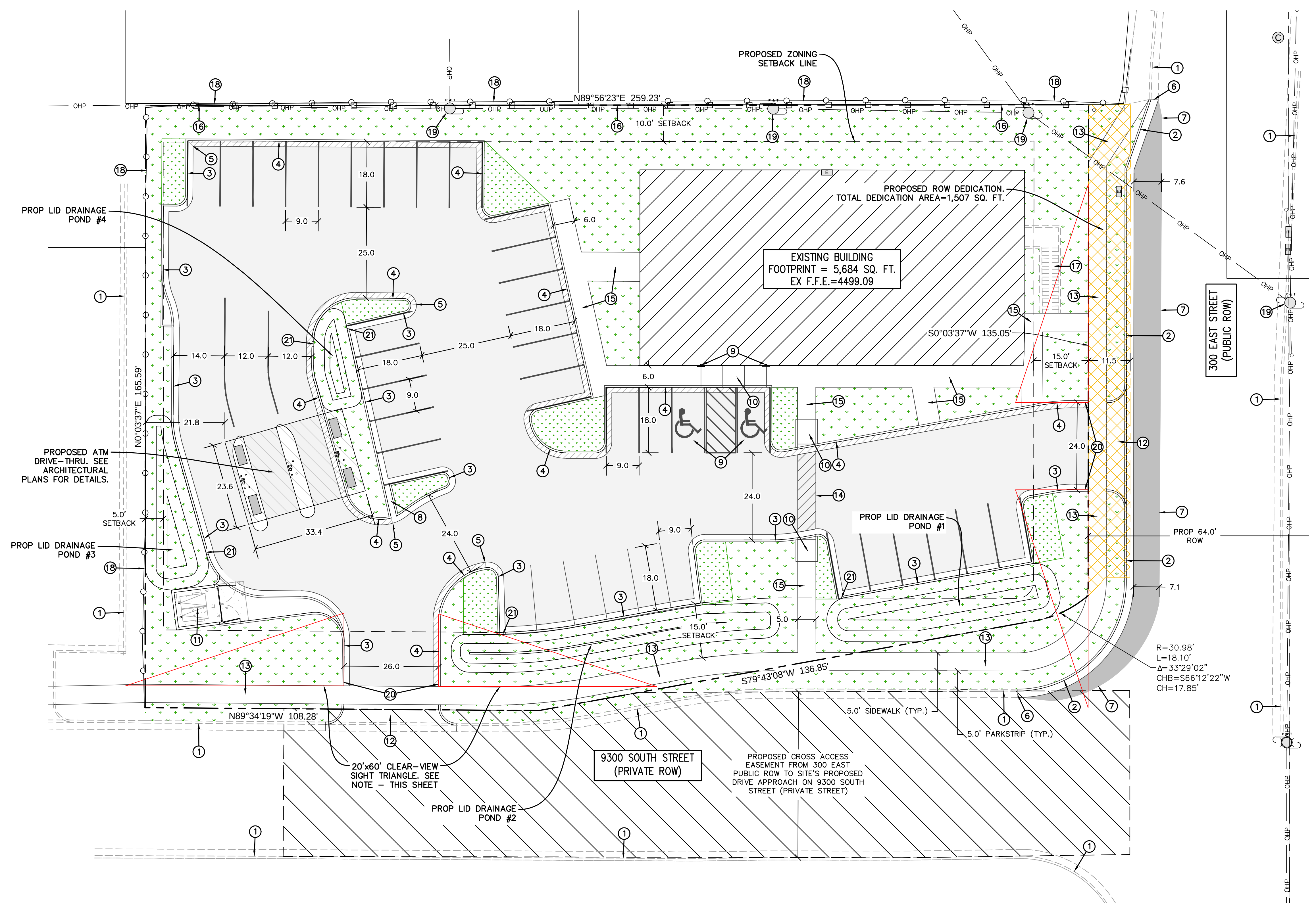
The key findings of this study are as follows:

- The proposed project is to reconfigure the parking lot and drive-thru lanes of a 10,526 sq. ft. drive-in bank
- A supply of 36 stalls is currently planned for the project
- The existing site provides 60 parking stalls for customers, only 30% of stalls were used during the times of day when the maximum parking demand occurs
- It is anticipated that the 36 proposed stalls will be sufficient to accommodate the Jordan Credit Union building.

If you have any questions regarding this memorandum, please contact us at 801.766.4343.

APPENDIX A

Site Plan



SHEET LEGEND

	PROPOSED ROW DEDICATION 1,507 SQ. FT.
	PROP SITE ASPHALT
	PROP ROADWAY ASPHALT
	CLEAR-VIEW SIGHT TRIANGLE

20'x60' CLEAR-VIEW SIGHT TRIANGLE NOTES:
NO OBSTACLES (INCLUDING VEGETATION) OVER THREE FEET HIGH, AS MEASURED FROM TOP BACK OF CURB, ARE ALLOWED WITHIN THE SIGHT TRIANGLE [SEC. 21-2-12]

LOT AREAS:

LOT	SQ. FT. / ACRES
BUILDING FOOTPRINT	41,041 SQ. FT. / 0.94 ACRES
ASPHALT	5,684 SQ. FT. / 0.13 ACRES
TOTAL LANDSCAPING	16,840 SQ. FT. / 0.39 ACRES
PARKING LANDSCAPING	12,925 SQ. FT. / 0.30 ACRES
REMAINING LANDSCAPING	1,347 SQ. FT. / 0.03 ACRES
CONCRETE	11,577 SQ. FT. / 0.27 ACRES
ROW/ADJ. PROPERTY IMPROVEMENTS	5,020 SQ. FT. / 0.12 ACRES
ASPHALT	1,164 SQ. FT. / 0.03 ACRES
LANDSCAPING	2,143 SQ. FT. / 0.05 ACRES
CONCRETE	1,713 SQ. FT. / 0.04 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
PARKING AREA LANDSCAPING	1,347 SQ. FT. (5% PARKING AREA OR 743 SQ. FT.)	
TOTAL LANDSCAPING	12,925 SQ. FT. (31.49% PROVIDED)	

NOTE:
1. PARKING AREA DOES NOT INCLUDE TRUCK MANUEVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED.
2. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).
3. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'T
OFFICE/FINANCIAL	9,830 SQ. FT.	39.3 (4/1000)
TOTAL REQUIRED:	40	
TOTAL REQUIRED W/TOD REDUCTION:	36 (10% REDUCTION)	
TOTAL PROVIDED:	36	
ACCESSIBLE SPACES	2 (2 REQ'D 26 TO 50)	

NOTES:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.
2. PER CITY CODE SECTION 21-24-3-(c)-(1)-d, A SITE THAT IS WITHIN A HALF-MILE ADA ROUTE DISTANCE OF AN EXISTING OR IMMEDIATELY PLANNED LOCAL FIXED MASS TRANSIT STATION (SANDY EXPO TRAX STATION) THAT WOULD HELP REDUCE THE NUMBER OF NEEDED PARKING STALLS AND AUTOMOBILE TRIPS MAY TAKE A 10% REDUCTION TO REQUIRED PARKING STALLS. THE SANDY EXPO TRAX STATION IS APPROXIMATELY 0.40 MILES FROM THE SITE.

BASEMENT = 4,797

**LEVEL 1 = 5,315
LEVEL 2 = 5,211**

**10,526 - 4/1000
= 43 STALLS REQUIRED**

**20% REDUCTION
= 8 STALLS**

**35 STALLS REQUIRED WITH 20%
REDUCTION PROVIDED BY TRAFFIC
ENGINEER**

- SITE PLAN NOTES:**
- EXISTING CURB & GUTTER.
 - PROPOSED 30" STANDRD CURB & GUTTER PER SANDY CITY STANDARD DETAIL CG-01. SEE SHEET C4.2 FOR DETAILS.
 - PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
 - PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 2/C4.0.
 - CONTRACTOR TO PROVIDE A SMOOTH TRANSITION BETWEEN CATCH CURB & GUTTER AND REV. PAN CURB & GUTTER.
 - CONTRACTOR TO SAWCUT EXISTING CURB & GUTTER TO PROVIDE A SMOOTH TRANSITION FOR PROPOSED CURB & GUTTER TO MATCH INTO.
 - CONTRACTOR TO SAWCUT EXISTING ASPHALT TO PROVIDE A SMOOTH TRANSITION FOR PROPOSED ASPHALT TO MATCH INTO.
 - CONTINUE GUTTER THROUGH PLANTER AREA PROVIDING A WATERWAY TO ALLOW STORM WATER TO FLOW THROUGH. SEE DETAIL 9/C4.0.
 - ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAILS 7/C4.0. & 8/C4.0.
 - ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAILS 3/C4.0 & 4/C4.0.
 - PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.

- PROPOSED DRIVE APPROACH TO BE INSTALLED PER SANDY CITY STANDARD DETAIL DA-03. SEE SHEET C4.2 FOR DETAILS.
- PROPOSED 5' WIDE SIDEWALK PER SANDY CITY STANDARD DETAIL SW-03. SEE SHEET C4.2 FOR DETAILS.
- PROPOSED PAINTED PEDESTRIAN CROSSWALK.
- PROPOSED SIDEWALK PER APWA PLAN NO. 231. SEE SHEET C4.2 FOR DETAILS.
- PROPOSED 8' TALL MASONRY SCREENING WALL.
- EXISTING CONCRETE STAIRWELL.
- EXISTING CHAIN LINK FENCE.
- EXISTING POWER POLES AND OVERHEAD POWER LINES.
- CONTRACTOR TO TAPER CURB & GUTTER TO MATCH FLUSH WITH ADJACENT BACK OF SIDEWALK ELEVATIONS.
- INSTALL 2' WIDE CURB CUTS W/RIPRAP EROSION PROTECTION (D50=6"). SEE DETAIL 11/C4.0.



CIVIL ENGINEERING
+ SURVEYING

10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

JORDAN CREDIT UNION
9260 SOUTH 300 EAST, SANDY, UTAH 84070

SITE PLAN

NO.	REVISIONS	BY	DATE

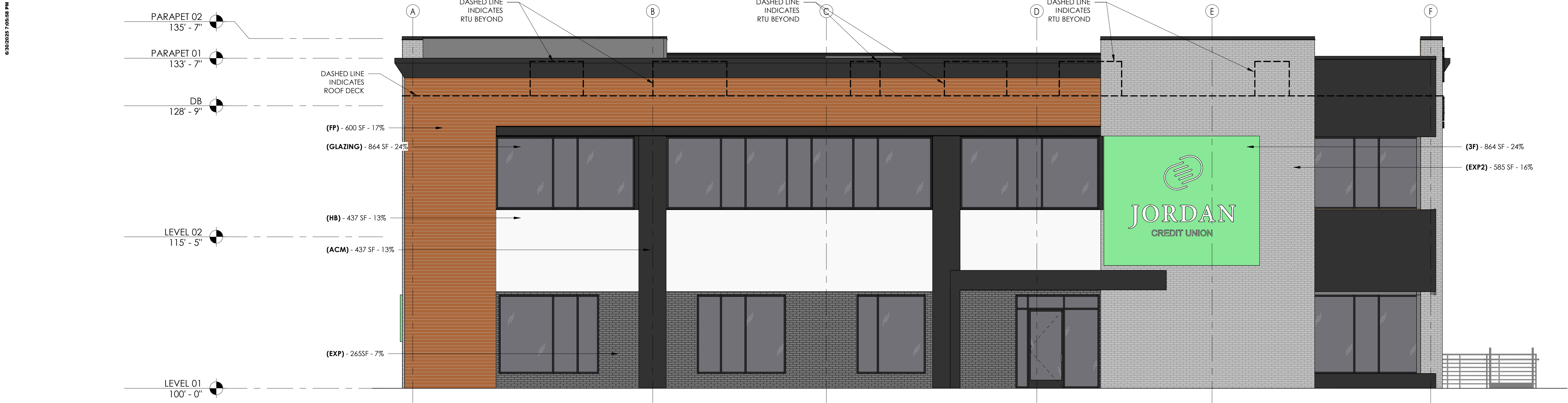
SHEET NO.
C1.0

PROJECT ID: E25-007
FILE NAME: PRJ-JCUS

DATE: 04/10/25
SCALE: 1"=15'

PROJECT ENGINEER: SDT

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1 PRESENTATION - SOUTH ELEVATION

PR201 3/16" = 1'-0"



2 PRESENTATION - EAST ELEVATION

PR201 3/16" = 1'-0"

MATERIAL LEGEND

- (FP) - FAST PLANK DARK CHERRY HORIZONTAL EXTRUDED ALUMINUM
- (3F) - 3 FORM BACKLIT PANEL SYSTEM COLOR - SOUTH JORDAN CREDIT UNION GREEN - REFER TO OWNER
- (HB) - HARDI BOARD CLADDING COLOR (WHITE)
- (ACM) - BLACK ACM PANEL
- (EXP1) - EXISTING BRICK PAINTED DARK GRAY - NEW BRICK TO BE INSTALLED AT SELECT LOCATIONS
- (EXP2) - EXISTING BRICK PAINTED LIGHT GRAY - NEW BRICK TO BE INSTALLED AT SELECT LOCATIONS

NOTE: ALL PARAPET HEIGHTS ARE TO REMAIN AS EXISTING - NO NEW RTUs ARE PROPOSED AND ALL EXISTING RTUs ARE PROPERLY SCREENED AS PER SANDY CITY CODE



3 PRESENTATION - WEST ELEVATION

PR201 3/16" = 1'-0"



4 PRESENTATION - NORTH ELEVATION

PR201 3/16" = 1'-0"

JORDAN CREDIT UNION - SANDY

Presentation Elevation

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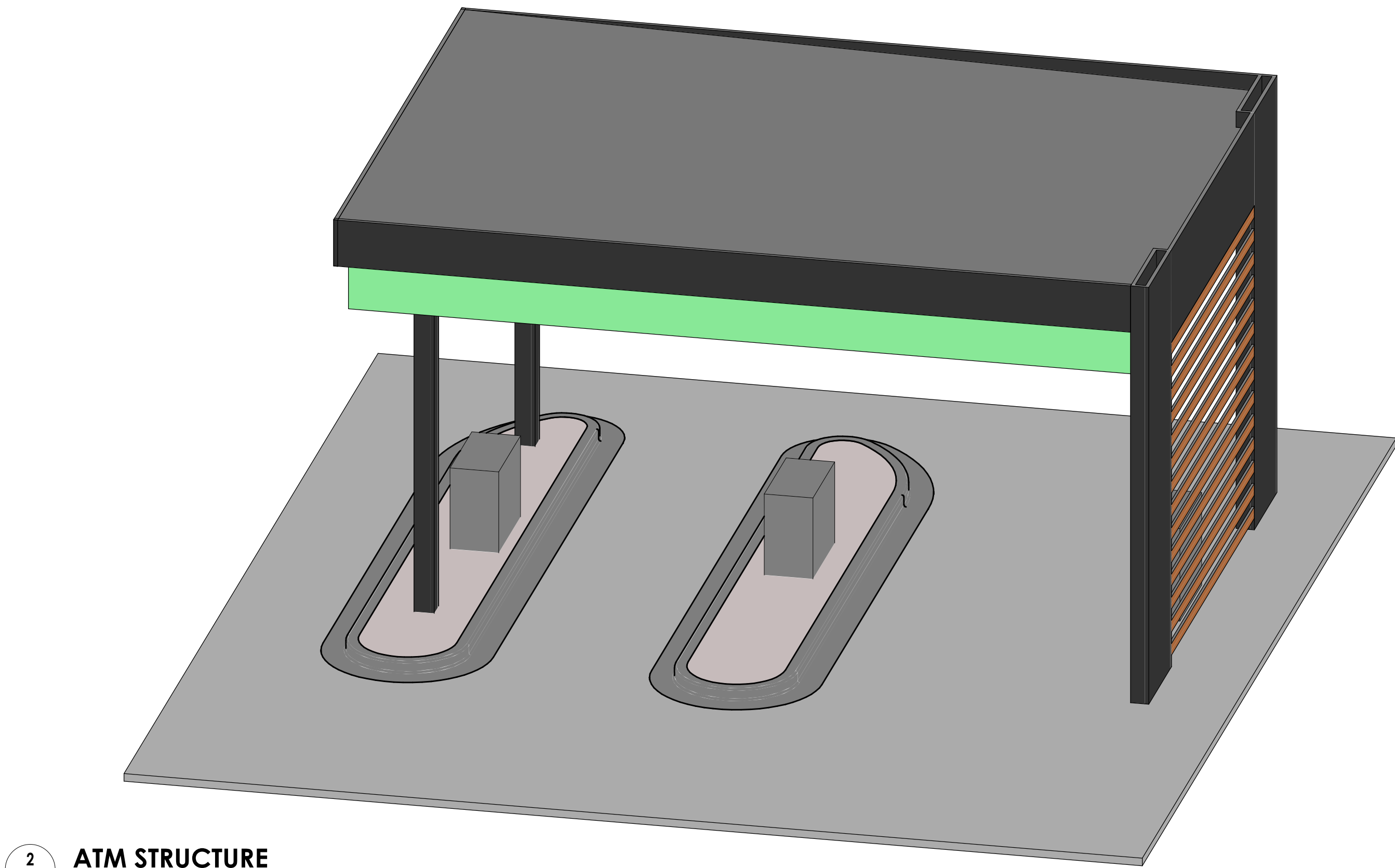
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C

B

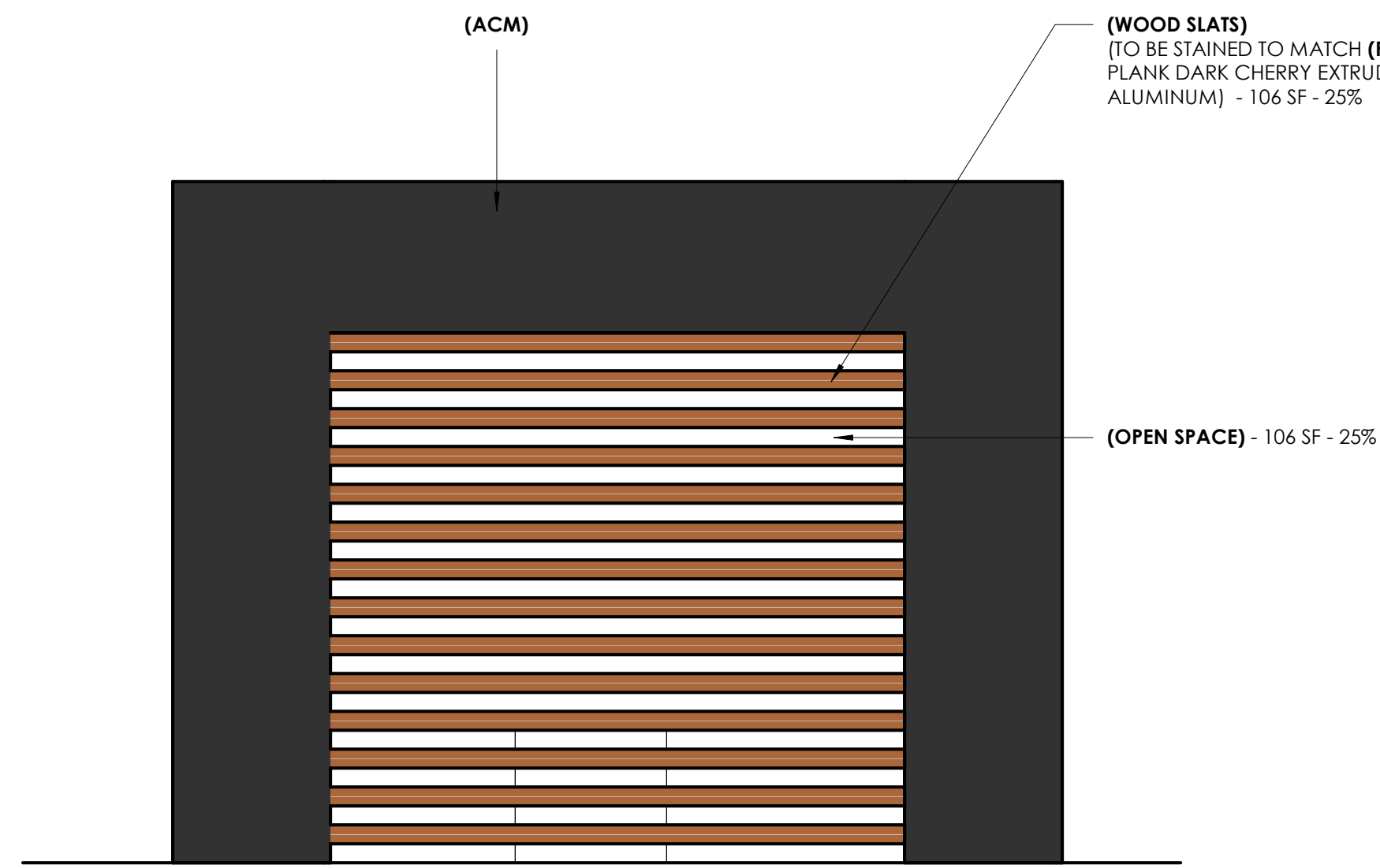
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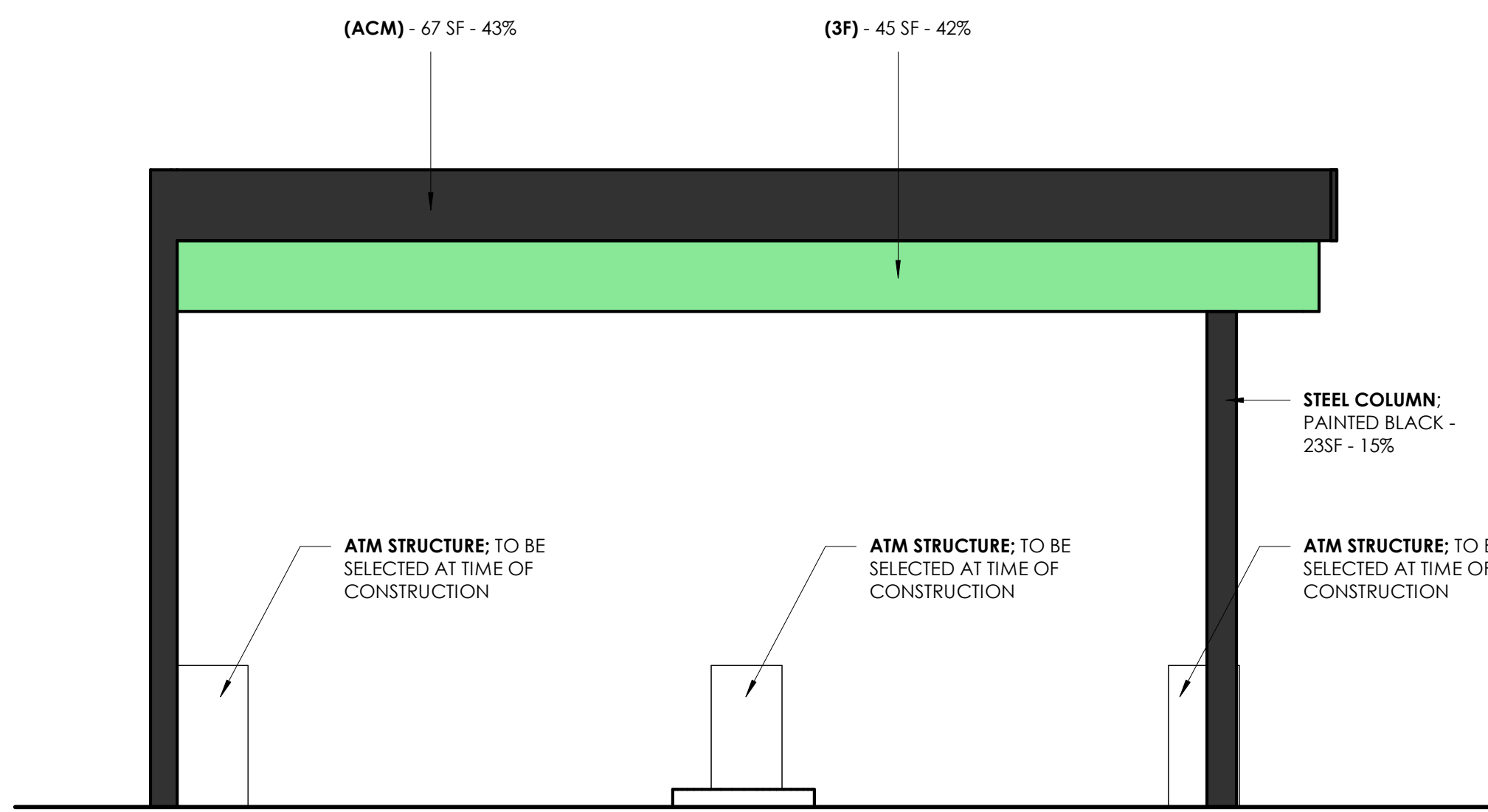
2 ATM STRUCTURE

- MATERIAL LEGEND**
- (FP) - FAST PLANK DARK CHERRY HORIZONTAL EXTRUDED ALUMINUM
 - (3F) - 3 FORM BACKLIT PANEL SYSTEM COLOR - SOUTH JORDAN CREDIT UNION GREEN - REFER TO OWNER
 - (HB) - HARDI BOARD CLADDING COLOR (WHITE)
 - (ACM) - BLACK ACM PANEL
 - (EXP1) - EXISTING BRICK PAINTED DARK GRAY - NEW BRICK TO BE INSTALLED AT SELECT LOCATIONS
 - (EXP2) - EXISTING BRICK PAINTED LIGHT GRAY - NEW BRICK TO BE INSTALLED AT SELECT LOCATIONS



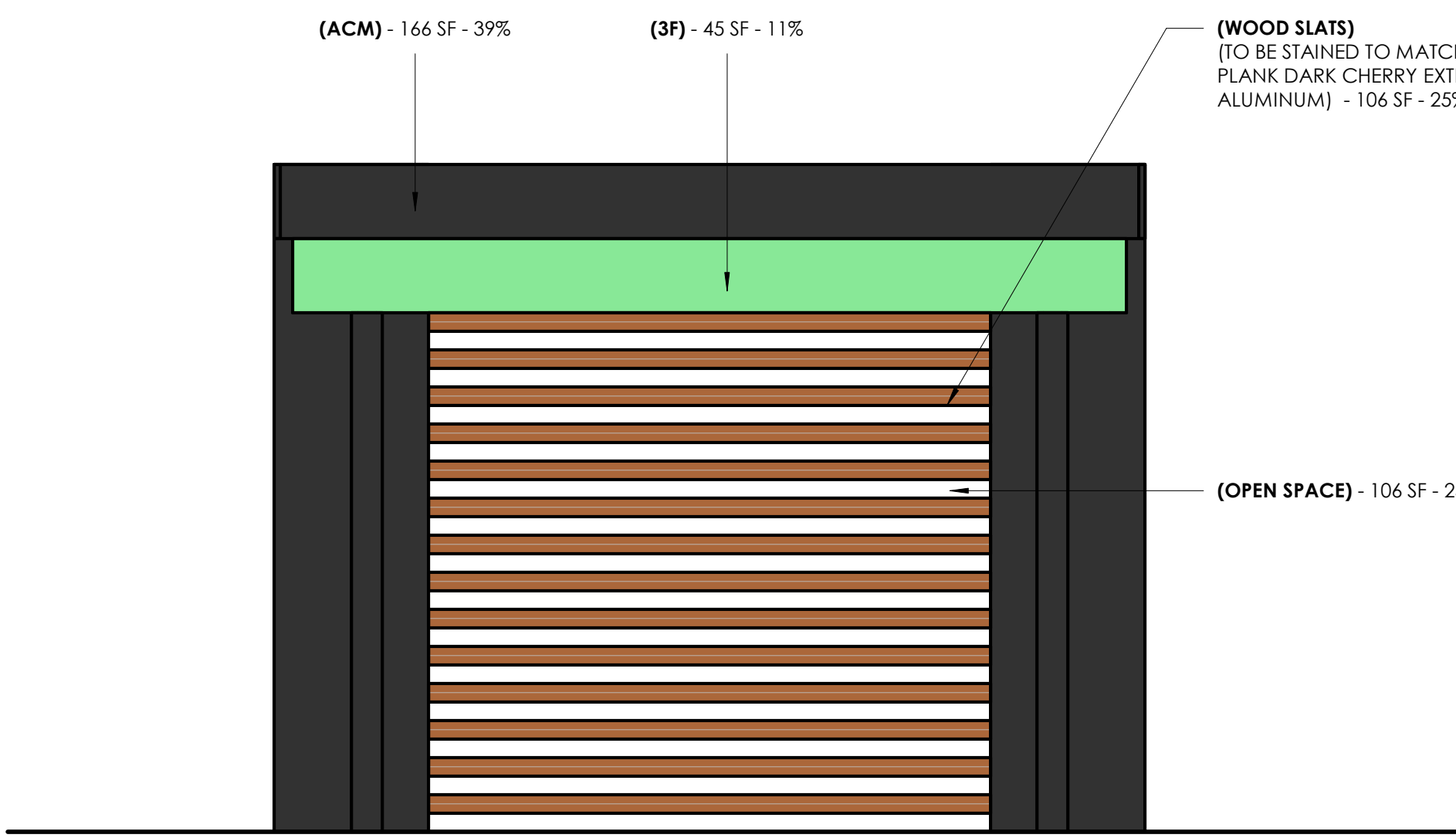
4 EAST ATM

1/4" = 1'-0"



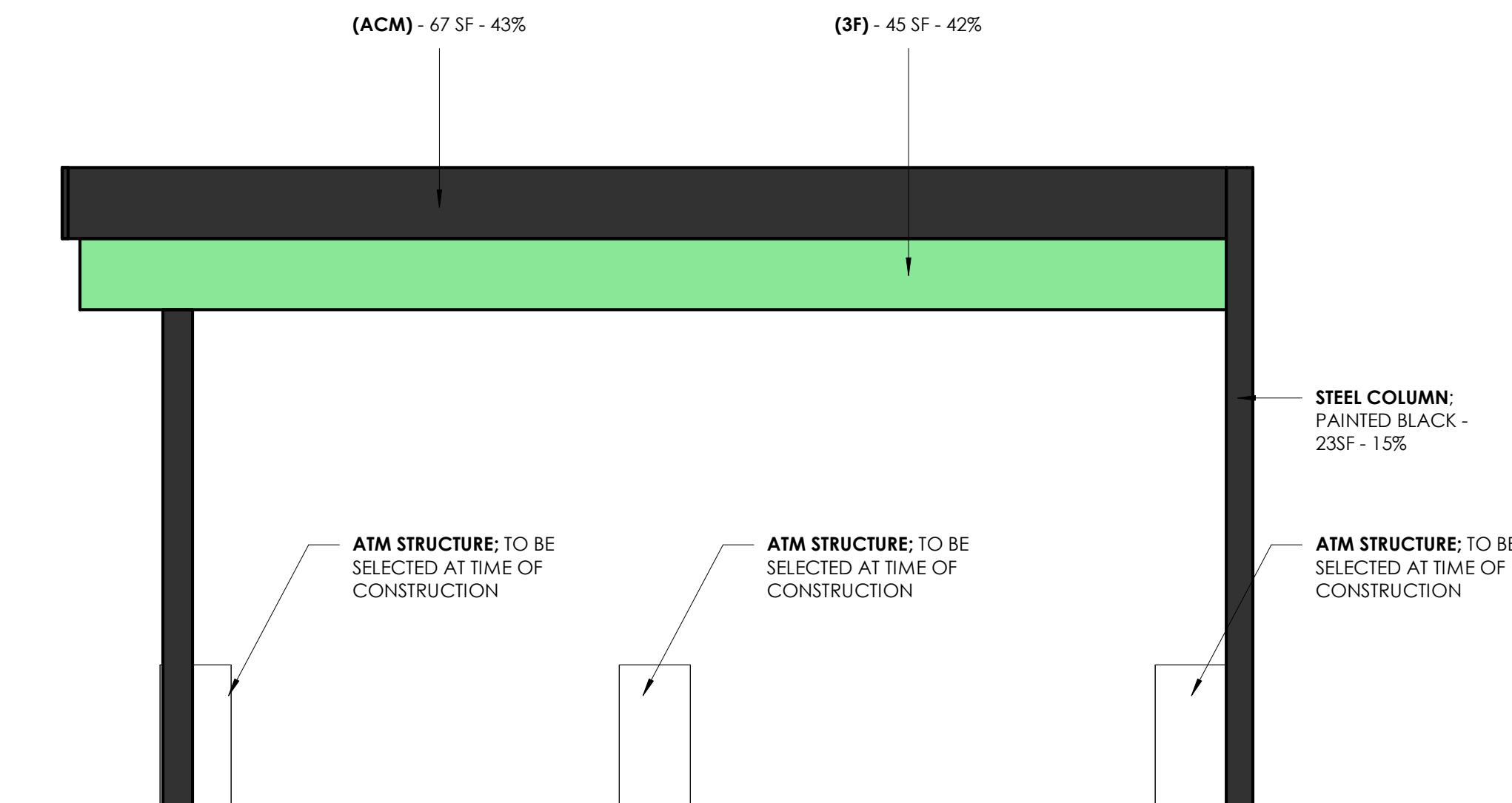
5 NORTH ATM

1/4" = 1'-0"



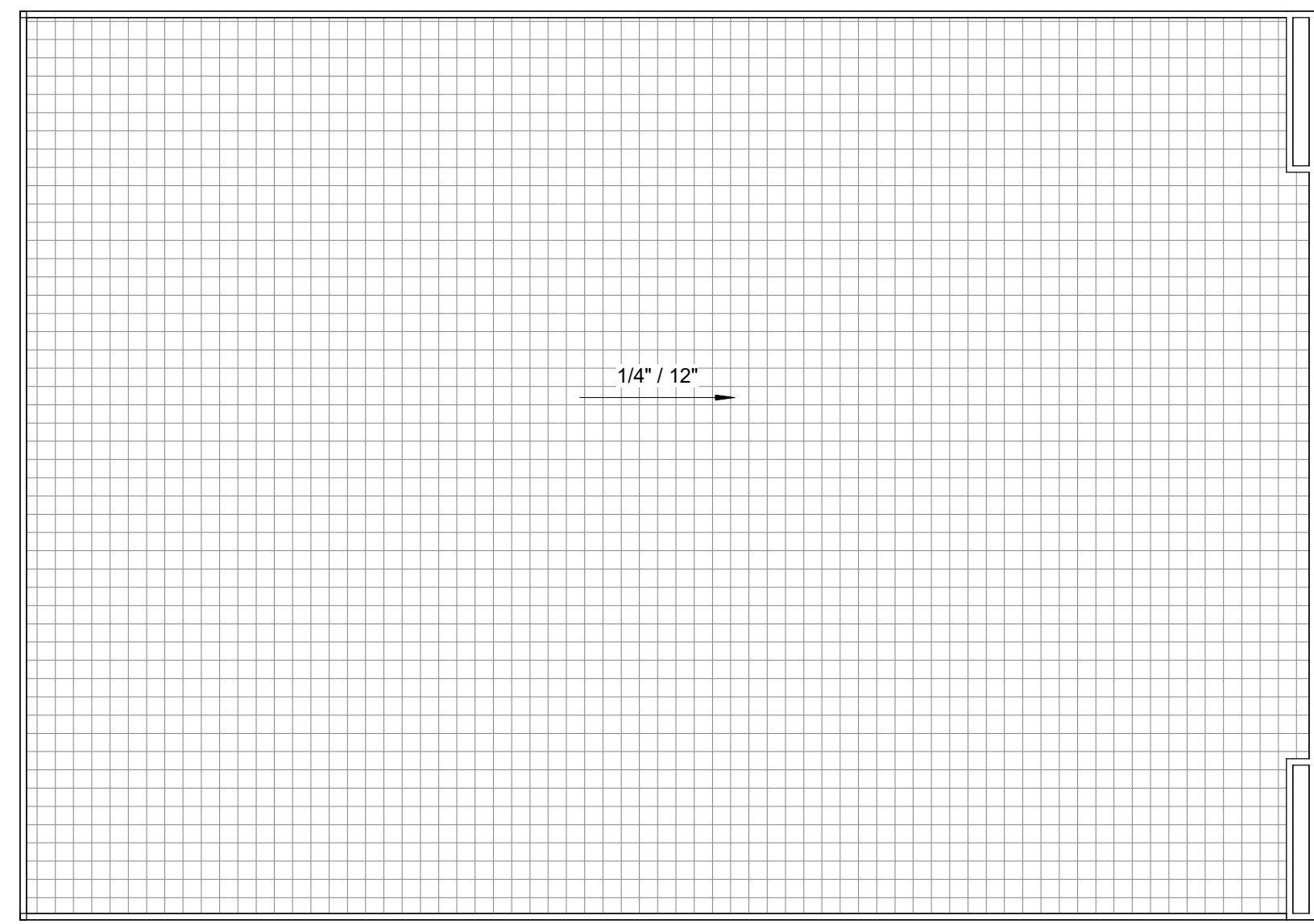
7 WEST ATM

1/4" = 1'-0"



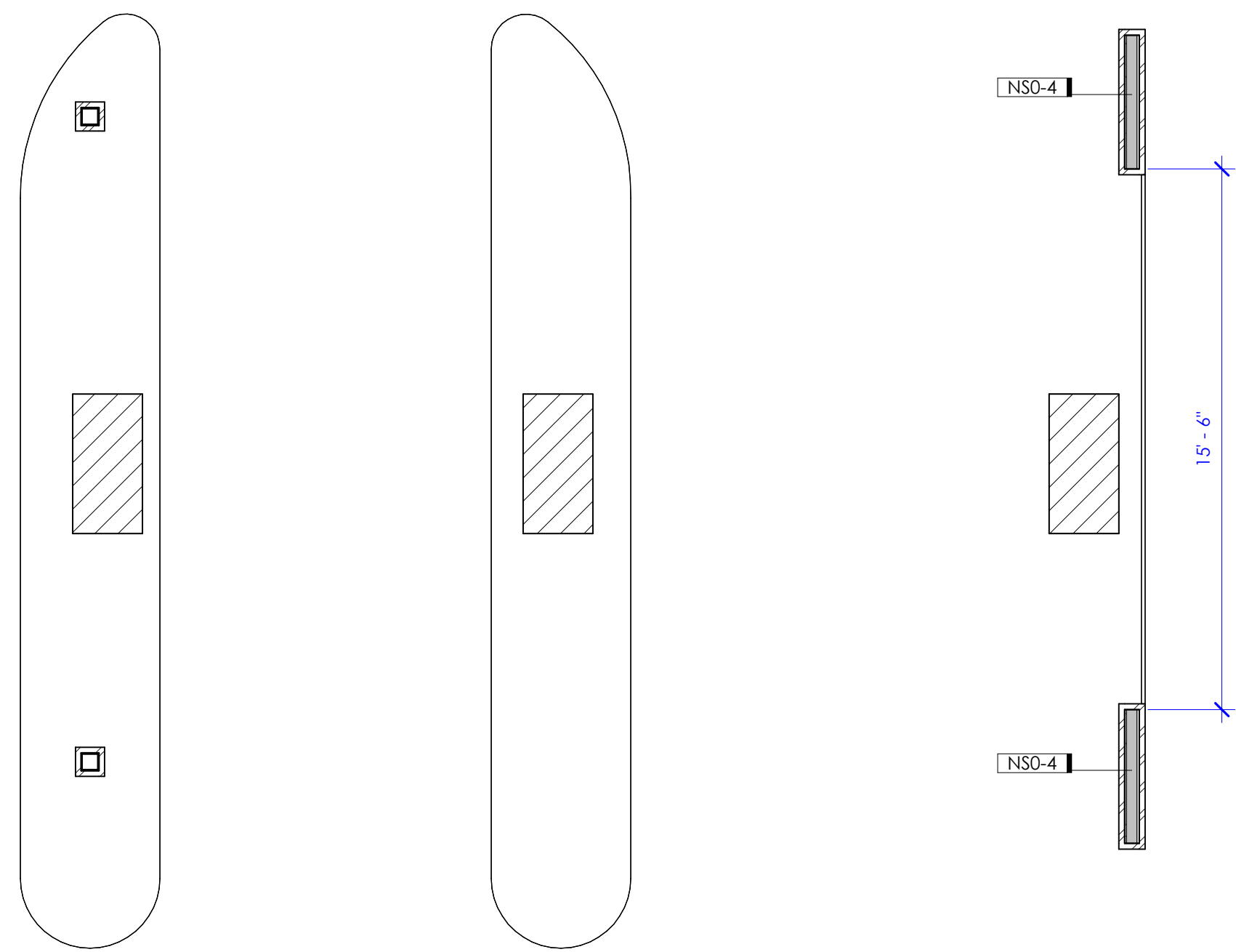
6 SOUTH ATM

1/4" = 1'-0"



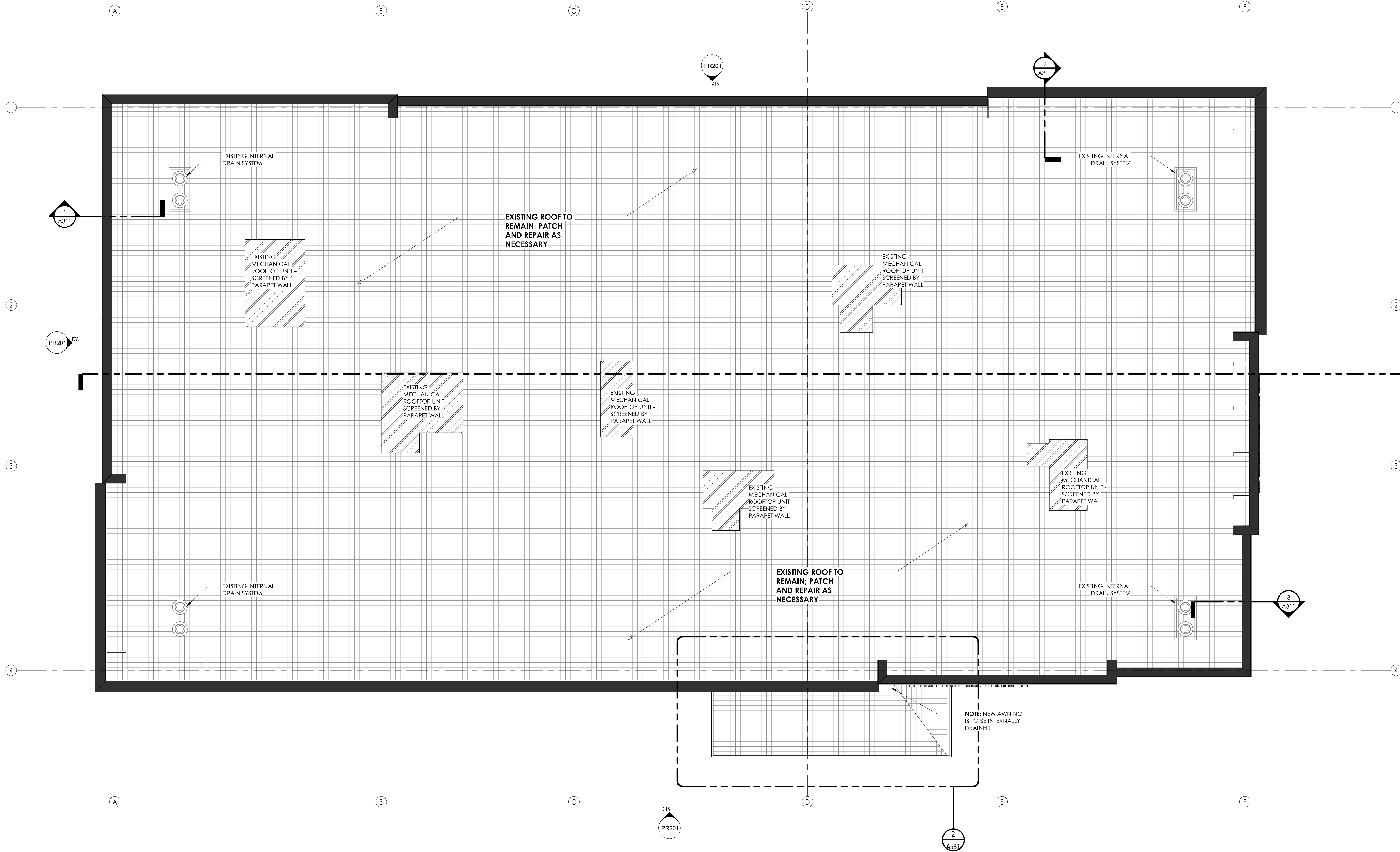
3 ATM DRIVE THRU ROOF PLAN

1/4" = 1'-0"



1 ATM DRIVE THRU PLAN

1/4" = 1'-0"



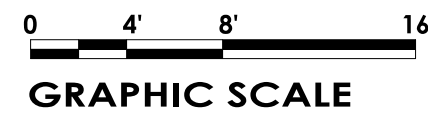
1
A103

ROOF
1/4" = 1'-0"

ROOFING NOTES (TYPICAL):

1. PROVIDE FULL MANUFACTURERS WARRANTY ON MATERIALS AND 5 YEAR WARRANTY MIN. ON LABOR. U.S.O.
2. ALL COLORS, ASSEMBLIES AND MATERIALS MUST MEET APPROVAL OF OWNER AND DESIGN PROFESSIONAL.
3. PROVIDE PRODUCT SUBMITTALS FOR PRE-APPROVAL PRIOR TO ORDERING AND INSTALLATION.
4. FOR TYPICAL ROOF FLASHING DETAILS, SEE ROOFING DETAILS SHEET.
5. PROVIDE STEP FLASHING COUNTER FLASHING, DRIP EDGES AS REQ'D, CAULK AND SEAL. ROOFING TO EXTEND 18" MIN. UP ADJACENT WALLS AND DISCONTINUITIES TYPICAL.
6. INSTALL ROOF PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. MANUFACTURER TO INSPECT INSTALLATION AS REQ'D FOR WARRANTY. PROVIDE 1/4" PER FOOT MIN. SLOPE.
7. FOR ALL PLUMBING PENETRATIONS REFER TO DETAILS ON ROOFING DETAILS SHEET AND PLUMBING DRAWINGS.
8. TYPICAL MINIMUM ROOF SLOPE @ 1/4" MIN. PER FOOT ALL PLACES.
9. SEE MECHANICAL PLAN FOR ROOF MOUNTED EQUIPMENT AND CURBS, ETC.
10. CONSTRUCT ROOF FREE OF NON-DRAINING AREAS, WITH POSITIVE SLOPE TO DRAIN, UNDER ALL CONDITIONS. SUCH DEFECTS THAT CREATE AREAS NOT SUITED TO FREE DRAINAGE SHALL BE CAUSE FOR REJECTION OF THE INSTALLATION UNTIL CORRECTED.
11. PROVIDE CRICKETS WITH 1/4" PER FOOT MINIMUM SLOPE AT THE UPSLOPE SIDE OF ALL EQUIPMENT CURB LOCATIONS & AT ALL PENETRATIONS GREATER THAN 30 INCHES WIDE AS MEASURED PERPENDICULAR TO THE SLOPE.
12. PROVIDE INSULATION WITH TOTAL BUILD UP THICKNESS AS REQUIRED TO ATTAIN LONG-TERM R-VALUE AS SPECIFIED IN ENERGY MODEL OR COWCHECK.
13. PROVIDE WALKWAY PROTECTION MAN AT ALL ROOF ACCESS AND LADDER LOCATIONS.
14. THE ROOF DECK TO SLOPE TO DRAIN LOCATION AS OUTLINED AT THE ROOF PLAN.
15. ROOFING SYSTEM TO MEET FM-1-90 RATING.
16. SEE ROOFING SPECIFICATION ON NEXT PAGE FOR ADDITIONAL INFORMATION.

KEYNOTE LEGEND



GRAPHIC SCALE



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JORDAN CREDIT UNION - SANDY
JORDAN CREDIT UNION
9260 S 300 E, SANDY, UT 84070

Revision	Schedule
MARK	DESCRIPTION
Revision	Date

AE2024.212

ROOF PLAN

DATE: PROJECT ISSUE DATE

SHEET #:

A103

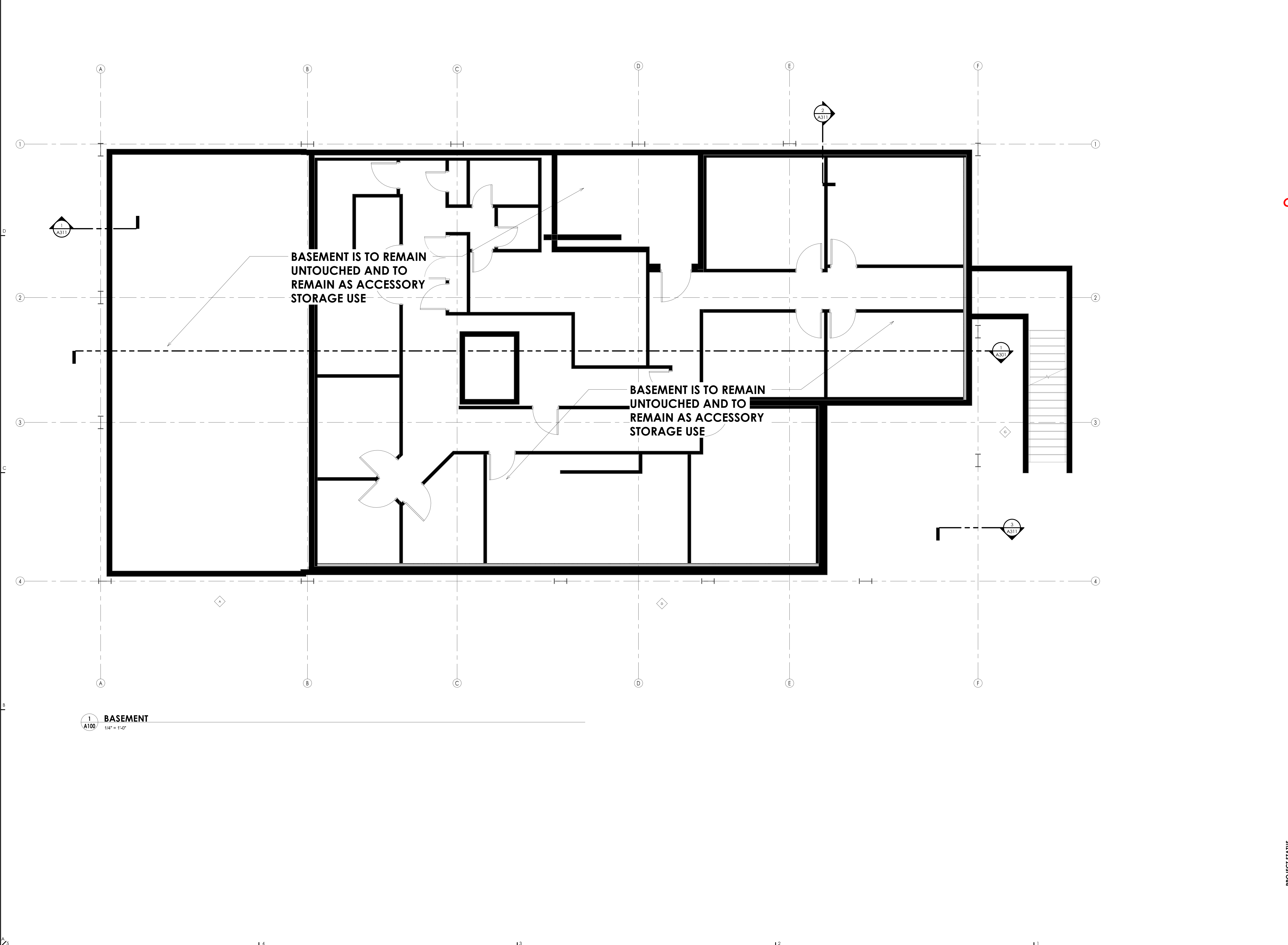
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PROJECT STATUS

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JORDAN CREDIT UNION - SANDY
JORDAN CREDIT UNION
9260 S 300 E, SANDY, UT 84070

Revision Schedule		
MARK	DESCRIPTION	Revision Date

AE2024.212

**EXISTING
BASEMENT
FLOOR PLAN**

DATE: **PROJECT ISSUE**
DATE

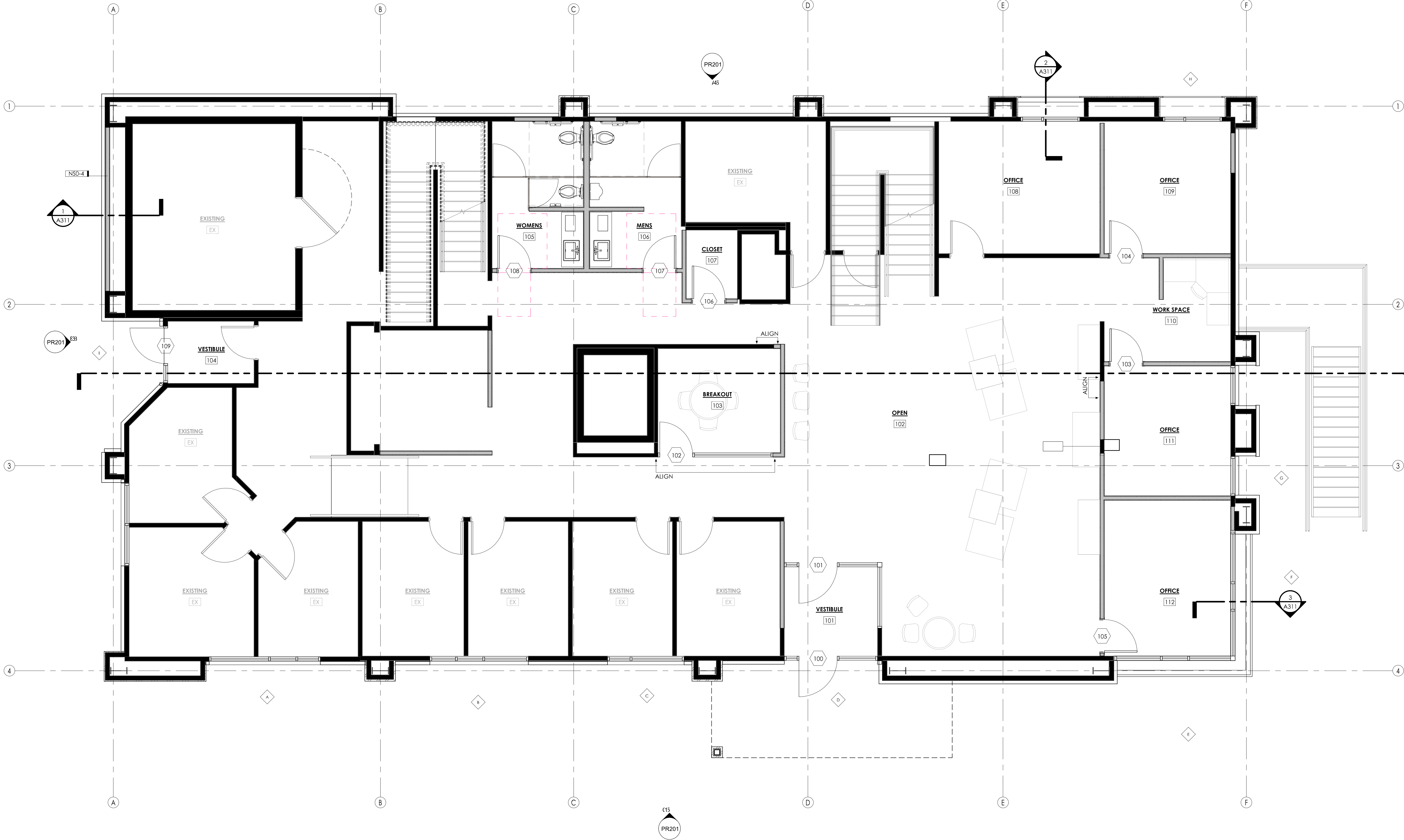
SHEET #:

A100

PROJECT STATUS

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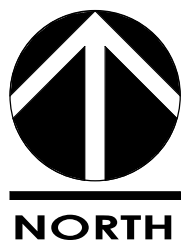
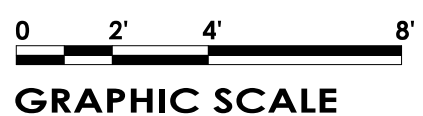
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AS LEVEL 01 - MAIN FLOOR PLAN
A101
1/4" = 1'-0"

- GENERAL FLOOR PLAN NOTES**
- ALL DIMENSIONS ARE TO FACE-OF-STUD UNLESS NOTED OTHERWISE. ALL EXTERIOR COLUMNS ARE DIMENSIONED TO OUTSIDE FACE OF WALL. REFER TO DETAILS FOR CLARIFICATION. SEE SHEET G002 FOR PROJECT GENERAL NOTES REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
 - PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL COLORS AND MATERIALS.
 - INSTALL ALL MATERIALS PER MANUFACTURERS RECOMMENDATION.
 - ALL GYP. BOARD SURFACES TO BE TAPED, SANDED, AND PRIMED. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
 - COORDINATE WITH STRUCTURAL FRAMING PLANS FOR LOCATIONS OF COLUMNS, BEAMS, ETC.
 - COORDINATE ALL WINDOWS HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND SCHEDULES.
 - COORDINATE WITH ELECTRICAL FOR ALL LIGHTING, POWER, & DATA REQUIREMENTS.
 - FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS. FIRE EXTINGUISHERS, SMOKE DETECTORS, OTHER EMERGENCY DEVICES LOCATIONS, AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
 - FRAMING CONTRACTOR SHALL PROVIDE ADDITIONAL BLOCKING THROUGHOUT THE PROJECT AS REQUIRED TO ACCOMMODATE WALL-MOUNTED FURNISHINGS, ARTWORK, ETC.
 - DOORS SHALL BE LOCATED 6" OFF ADJACENT WALL UNLESS NOTED OTHERWISE.
 - CONTRACTOR IS TO PROVIDE SUBMITTALS AND SHOP DRAWINGS ON ALL KEYNOTED ITEMS FOR APPROVAL FROM OWNER/ARCHITECT PRIOR TO ORDERING ANY EXTERIOR FINISHES. THE CONTRACTOR IS TO VERIFY ALL COLORS AND TYPES OF MATERIALS WITH OWNER/ARCHITECT.
 - ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE ASSOCIATED DETAILS SEE G004 - G007. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY THE ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.
 - ALL WALLS SHALL EXTEND TO THE UNDERSIDE OF DECK U.N.O. SEE INTERIOR DRAWINGS FOR ALL FLOOR FINISHES.
 - PROVIDE MARKING & IDENTIFICATION ABOVE CEILING ON ALL RATED PARTITIONS ACCORDING TO 2021 IBC 703.5.
 - REFER TO REFLECTED CEILING PLANS FOR BULKHEAD DIMENSIONS AND WALL TYPES.
 - REFER TO OPENING TYPE SHEETS FOR FRAME ELEVATIONS REFERENCED IN THIS & OTHER VIEWS.
 - APPLY THE DOOR FRAME PAINT ONLY TO THE DOOR FRAM COVERING BOTH SIDES.
 - WHERE FLOOR MATERIAL CHANGES OCCURS BETWEEN TWO ROOMS, TRANSITION AT CENTER OF DOOR SO MATERIAL CHANGE IS NOT VISIBLE WHEN DOOR IS IN THE CLOSED POSITION. PROVIDE SOLID BLOCKING IN WALLS TO SUPPORT SHELVES, CABINETS, TV'S, OWNERS EQUIPMENT, ETC. CONTRACTOR TO COORDINATE WITH OWNER FOR ANY OWNER SUPPLIED ITEMS THAT REQUIRES BLOCKING IN THE WALLS OR CEILINGS, OR ANY OTHER SPECIAL REQUIREMENTS.
 - DO NOT SCALE THE DRAWINGS.
 - CEILING HEIGHT MEASURED FROM CONCRETE-SEE SECTIONS.
 - COORDINATE WITH OWNER ON ALL OWNER PROVIDED ITEMS.
 - COORDINATE WITH MECHANICAL DRAWINGS FOR ALL PLUMBING FIXTURES.

KEYNOTE LEGEND	



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6/30/2025 7:05:54 PM

JORDAN CREDIT UNION - SANDY
JORDAN CREDIT UNION
9260 S 300 E, SANDY, UT 84070

Revision	Schedule	Description	Revision Date
1	MARK		

AE2024.212
LEVEL 01 NEW
FLOOR PLAN

DATE: **PROJECT ISSUE**
DATE

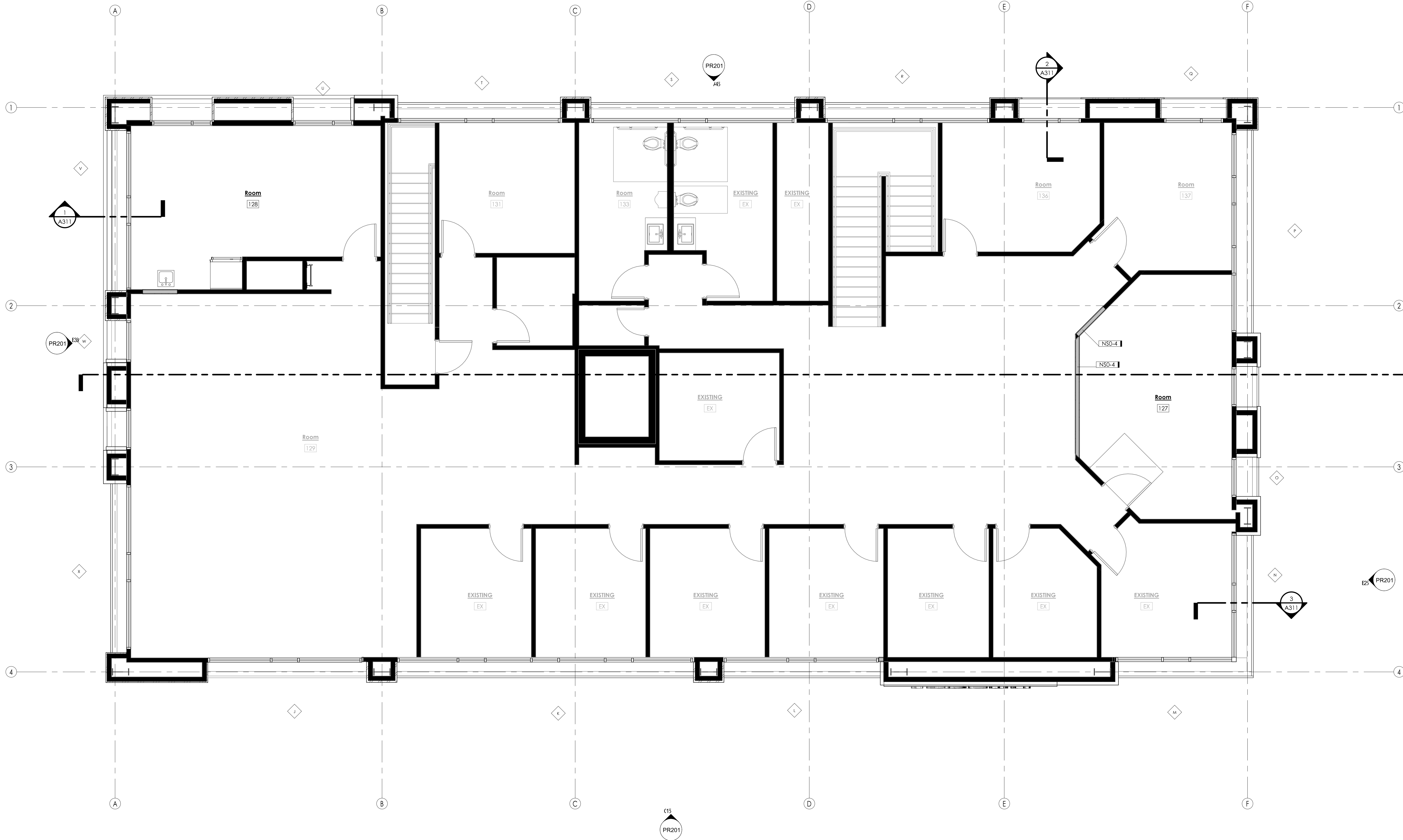
SHEET #:

A101

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PROJECT STATUS
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1
A102
LEVEL 02
1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE-OF-STUD UNLESS NOTED OTHERWISE. ALL EXTERIOR COLUMNS ARE DIMENSIONED TO OUTSIDE FACE OF WALL. REFER TO DETAILS FOR CLARIFICATION. SEE SHEET G002 FOR PROJECT GENERAL NOTES REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL COLORS AND MATERIALS.
3. INSTALL ALL MATERIALS PER MANUFACTURERS RECOMMENDATION.
4. ALL GYP. BOARD SURFACES TO BE TAPED, SANDED, AND PRIMED. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
5. COORDINATE WITH STRUCTURAL FRAMING PLANS FOR LOCATIONS OF COLUMNS, BEAMS, ETC.
6. COORDINATE ALL WINDOWS HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND SCHEDULES.
7. COORDINATE WITH ELECTRICAL FOR ALL LIGHTING, POWER, & DATA REQUIREMENTS.
8. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH ORIENTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS. FIRE EXTINGUISHERS, SMOKE DETECTORS, OTHER EMERGENCY DEVICES LOCATIONS, AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
9. FRAMING CONTRACTOR SHALL PROVIDE ADDITIONAL BLOCKING THROUGHOUT THE PROJECT AS REQUIRED TO ACCOMMODATE WALL-MOUNTED FURNISHINGS, ARTWORK, ETC. DOORS SHALL BE LOCATED 6" OFF ADJACENT WALL UNLESS NOTED OTHERWISE.
10. CONTRACTOR IS TO PROVIDE SUBMITTALS AND SHOP DRAWINGS ON ALL KEYNOTED ITEMS FOR APPROVAL FROM WNER/ARCHITECT. PRIOR TO ORDERING ANY EXTERIOR FINISHES, THE CONTRACTOR IS TO VERIFY ALL COLORS AND TYPES OF MATERIALS WITH OWNER/ARCHITECT.
11. ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE ASSOCIATED DETAILS SEE G004 - G007 IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY THE ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.
12. ALL WALLS SHALL EXTEND TO THE UNDERSIDE OF DECK U.N.O.
13. SEE INTERIOR DRAWINGS FOR ALL FLOOR FINISHES.
14. PROVIDE MARKING & IDENTIFICATION ABOVE CEILING ON ALL RATED PARTITIONS ACCORDING TO 2021, IBC 703.5.
15. REFER TO REFLECTED CEILING PLANS FOR BULKHEAD DIMENSIONS AND WALL TYPES.
16. REFER TO OPENING TYPE SHEETS FOR FRAME ELEVATIONS REFERENCED IN THIS & OTHER VIEWS.
17. APPLY THE DOOR FRAME PAINT ONLY TO THE DOOR FRAM COVERING BOTH SIDES.
18. WHERE FLOOR MATERIAL CHANGES OCCURS BETWEEN TWO ROOMS, TRANSITION AT CENTER OF DOOR SO MATERIAL CHANGE IS NOT VISIBLE WHEN DOOR IS IN THE CLOSED POSITION.
19. PROVIDE SOLID BLOCKING IN WALLS TO SUPPORT SHELVES, CABINETS, TV'S, OWNERS EQUIPMENT, ETC. CONTRACTOR TO COORDINATE WITH OWNER FOR ANY OWNER SUPPLIED ITEMS THAT REQUIRES BLOCKING IN THE WALLS OR CEILINGS, OR ANY OTHER SPECIAL REQUIREMENTS.
20. DO NOT SCALE THE DRAWINGS.
21. CEILING HEIGHT MEASURED FROM CONCRETE-SEE SECTIONS.
22. COORDINATE WITH OWNER ON ALL OWNER PROVIDED ITEMS.
23. COORDINATE WITH MECHANICAL DRAWINGS FOR ALL PLUMBING FIXTURES.

KEYNOTE LEGEND

0 2' 4' 8'

GRAPHIC SCALE

NORTH

ARCHITECTS & ENGINEERS

909 W SOUTH JORDAN PKWY SOUTH JORDAN UT 84095
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6/30/2025 7:05:54 PM

JORDAN CREDIT UNION - SANDY
JORDAN CREDIT UNION
9260 S 300 E, SANDY, UT 84070

Revision	Schedule	Description	Revision Date
1	MARK		

AE2024.212
**LEVEL 02 NEW
FLOOR PLAN**

DATE: **PROJECT ISSUE
DATE**

SHEET #:

A102

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Staff Report

File #:
CUP05012025-006961,
Version: 1

Date: 8/7/2025

Agenda Item Title:

Jordan Credit Union Conditional Use Permit
9260 S. 300 E. St.
[Community # 4, Historic Sandy]

Presenter:

Douglas L. Wheelwright, Development Services Manager

Description/Background:

The applicant, Nate Reimer, P.E with CIR Engineering, representing Eileen Eckman, owner's representative for Jordan Credit Union, is requesting review of a preliminary commercial modified site plan review, for a property located at 9260 S. 300 E. The site plan review will consider exterior building design, materials changes, reconfigure the existing parking lot and driveways, a new detached building for drive-up window service, and provide new site landscaping. The new site configuration will increase the drive-up teller queuing space capacity but decrease the available on-site vehicle parking. A 20 percent reduction in the required off-street parking is requested. Please see the attached Exhibits for details on the application materials.

See the attached staff report and exhibit for details of this request included in the site plan review request file.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission approve a conditional use permit for the drive-up window (remote teller building and its related vehicle queuing layout), based upon the staff report analysis and the following findings and conditions:

Findings:

1. This use is existing and will be continued with the new building design, materials, and colors and the proposed site improvements, consistent with Sandy City Code requirements and conditions.
2. All the proposed site improvements will allow continuation of the prior financial services functions with better buffering of the existing neighboring residential properties.

Conditions:

1. That the operational hours be limited to the normal business hours.
2. That the site plan approval conditions and the proposed site improvements be installed as part of the final site plan review process.

File #:
CUP05012025-006961,
Version: 1

Date: 8/7/2025



Sandy City, Utah

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

Staff Report

File #: 25-251, **Version:** 1

Date: 8/7/2025

Minutes from July 17, 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, July 17, 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_YWvgNjGuQI6tGGQEOWG55A

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

You can join the meeting with the following link:

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

Or join via phone by dialing:

US: 253 215 8782 or 346 248 7799 or 669 900 6833 or 301 715 8592 or 312 626 6799 or 929 436 2866
(for higher quality, dial a number based on your current location)

International numbers available: <https://us02web.zoom.us/j/84316530993>

Webinar ID: 843 1653 0993

Passcode: 533391

4:00 PM FIELD TRIP

1. [25-224](#) Map

Attachments: [Field Trip Map](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

- Present** 8 - Commissioner Dave Bromley
Commissioner Cameron Duncan
Commissioner David Hart
Commissioner Ron Mortimer
Commissioner Daniel Schoenfeld
Commissioner Steven Wrigley
Commissioner Craig Kitterman
Commissioner Jennifer George
- Absent** 1 - Commissioner LaNiece Davenport

Public Hearings

2. [REZ0519202](#) EmpoweringU Rezone
[5-006970](#) 11339 S. 700 E.
[\(PC\)](#) [Community #13, Alta High]

Attachments: [Planning Commission Report](#)

Jake Warner introduced this item to the Planning Commission.

Jane & Peter Brown presented this item to the Planning Commission.

Cameron Duncan asked how many participants will they have.

Jane Brown said up to 35.

David Hart opened this item for public comment.

Morgan Bush, 11304 Dry Stone, is in favor of the rezone.

Trisha Endersby, 1420 E Firelight Way, asked what happens to the rezone if this project falls through.

Steve Van Maren, Draper Resident, asked if this business was on the first floor of the building because he didn't see an elevator in the report.

David Hart closed this item to public comment.

Jake Warner said that staff feels the rezone is appropriate within the community.

David Hart replied to Steve Van Maren and said that the business is on the first floor.

A motion was made by Cameron Duncan, seconded by Steven Wrigley, that the Planning Commission recommended that the City Council approve the application for a zone of change of the subject property from the CvC Zone to the PO Zone. The motion carried by the following roll call vote:

Yes: 7 - Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
Jennifer George

Absent: 1 - LaNiece Davenport

Nonvoting: 1 - Craig Kitterman

Public Meeting Items

3. [SGN0626202](#) Sandy Park Office Sign Theme (Sign Theme Amendment)
[5-036889](#) 9785 S. Monroe St.
[Community #2, Civic Center]

Attachments: [Staff Report](#)

Jake Warner said the applicant made a request in writing to withdraw this item after the agenda was posted.

This Planning Item was withdrawn.

4. [SUB0720202](#) Alta View Commercial Plat Amendment of Lots #3 and #4.
[1-006108](#) 10305 S. 1300 E. St.
[\(2nd\)](#) [Community #17, Willow Canyon]

Attachments: [Staff Report](#)

Doug Wheelwright presented this item to the Planning Commission.

David Hart opened this item for public comment.

Trisha Endersby, 1420 E Firelight Way, asked what would be placed in the two new lots.

David Hart closed this item to public comment.

Doug Wheelwright said the gas station will be in one lot and the second lot will be a pad site for things like fruit stands and fireworks.

A motion was made by Dave Bromley, seconded by Daniel Schoenfeld, that the planning commission re-approve preliminary subdivision review of this commercial subdivision amendment for the Alta View Commercial Plat subdivision, located at 10305 S 1300 E St, based on the two findings and subject to the two conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 7 - Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
Jennifer George

Absent: 1 - LaNiece Davenport

Nonvoting: 1 - Craig Kitterman

DRAFT

5. [SPR1111202](#) Smith's Fuel Center # 153, preliminary commercial site plan review
[4-006885](#) 10305 S. 1300 E. St.
[Community # 17, Willow Canyon]

Attachments: [Staff Report](#)

Doug Wheelwright introduced this item to the Planning Commission.

James Copeland, P.E. representing AWA Engineering, 2010 N Redwood Road, Salt Lake City, presented this item to the Planning Commission.

David Hart asked why can't they use the existing intersection (Salt Lake County equestrian loading/unloading access).

James Copeland said it's two reasons. Smith's does not own the access and there's an access spacing issue between the 10600 S and the Sego Lily intersections.

Doug Wheelwright further presented this item to the Planning Commission.

Brittney Ward, Sandy City Engineer, said the existing access an equestrian access for the Wrangler Trailhead for Dimple Dell Regional Park which is owned and dictated by the county and not Smith's. She said there will be a new cross-access agreement between the two drive aisles and properties. With the traffic new signal being installed it'll make the Wrangler Trailhead more accessible and safer for equestrian uses and horse trailers.

David Hart opened this item for public comment.

Don Hammond, shared concerns with access in and out of Smith's.

Paul Godot, 10359 S Eagle Cliff Way, shared concerns relating to traffic on Sego Lily and 1300 E and asked to make it safer.

Parker Cross, 10368 S Serpentine Circle, is in support of the Wrangler Trailhead access and shared concerns regarding overnight refueling and headlights from diesel trucks shining directly into his bedroom.

Steven Van Maren, Draper resident, asked if the left turn, mid-lot, into Smith's will be closed.

David Hart closed this item to public comment.

Cameron Duncan said the additional driveway, for those entering from the south, is a good thing.

Doug Wheelwright said a protected left turn exit is much safer.

James Copeland said that trees will be planted and will help with visibility into the center. He also said that there won't be a steady stream of fuel delivery trucks and they will be parked on the east side of the site.

Dave Bromley asked if there will be issues with drive lights going into the houses.

Cameron Duncan said if the cross section drawings are extended it would help to determine the impact to the west across 1300 E.

James Copeland said the plans don't show the trees that will be planted to act as the visual buffer.

Dave Bromley said the trees will help in the summer but not in the winter.

Daniel Schoenfeld said currently there are cars and trucks entering to access EOS and Smith's.

Dave Bromley asked if the homes are lower.

Doug Wheelwright offered to study that during the final subdivision review.

A motion was made by Ron Mortimer, seconded by Dave Bromley, that the Planning Commission approve the following: 1) The preliminary site plan review of the proposed Smith's Fuel Center #153 project, as proposed; 2) The requested ten percent reduction in the number of required on-site vehicle parking stalls, for the overall center, as requested; 3) And the required off-site vehicle traffic impact and mitigation infrastructure improvements on abutting 1300 E. St., for the property located at 10305 S 1300 E., based on the three findings and subject to the four conditions detailed in the staff report with a 5th condition added: That staff performs a light distribution analysis for the fuel station site, looking at the properties to the west to mitigate any direct light going over 1300 E into the neighborhood, with landscaping or any other buffer types that the city feels would mitigate the situation determined during the final review.

Yes: 7 - Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
Jennifer George

Absent: 1 - LaNiece Davenport

Nonvoting: 1 - Craig Kitterman

Administrative Business

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

Dave Bromley was voted in as Chair and Daniel Schoenfeld was voted in as Vice Chair.

2. Minutes

An all in favor motion was made to approve the meeting minutes from 06.19.2025.

[25-225](#) Minutes

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

3. Sandy City Development Report

[25-226](#) Development Report

Attachments: [07.01.2025 DEV REPORT](#)

4. Director's Report

Adjournment

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 #: 25-250, **Version:** 1

Date: 8/7/2025

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	David Denison	801-836-6235	mwilcox	Pending
EOS Fitness Sandy	10291 S 1300 E	SPR02162024-006713			2.99	CC	Art Babcock		dwheelwright	Open
Compass Apartments	179 West 9270 South	SPR02212024-006719	09/27/2024			RC	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
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			1.51	OS	Dan Medina		dwheelwright	Pending
iONNA Sandy UT	151 W 10600 S	SPR07012025-006992			0.43	AM	Jess Cain		dwheelwright	Open
Silver Sage Business Park II	10895 S 700 E	SPR07232025-007003			0.56	SD(PO Silv	Kyle Spencer		dwheelwright	Open
MACU Event Cenenter/ SLCO	9575 S STATE ST	SPR09062024-006841			5.57	CBD	Jordan Gray	3582145760	dwheelwright	Pending
MedVet Urgent Care - Modified Site Plan Rev	10291 S STATE ST	SPR10022024-006862				CBD	Michelle Martin		sstringham	Fees Due
Wasatch Pain Solutions	1420 E SEGO LILY DR	SPR10072024-006865	01/28/2025		0.66	CC	Robert Howell		dwheelwright	Pending
Meadows at Cy Road Site Plan	8777 S 700 E	SPR10162024-006872	02/25/2025		4.32	PUD(10)	Brad Reynolds		tirvin	Pending
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
9000 South C-Store	694 W 9000 S	SPR12172024-006901	05/09/2025		1.77	RC	Thomas Hunt	8016644724	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
Quick Quack Car Wash Conversion	10640 S 700 E	SPR04212025-006957			1.10	CN	Polo Padilla		dwheelwright	Preliminary Review
Rasht Development Project	8475 S STATE ST	SPR04242024-006758	03/21/2025		0.98	RC	Ramin Nasrabadi		dwheelwright	Final Review
Sandy Towns Site Plan	1270 E 8600 S	SPR06052025-006976			0.43	CN	Riley Streit		tirvin	Preliminary Review
Thackeray Towns Site Plan	10760 S 700 E	SPR06242021-006083	06/24/2021		4.00	PUD(10)	John Sawyer		tirvin	Under Review
Indigo Site Plan Review	348 E 8000 S	SPR07112025-006995			1.00	RM(12)	Damian Mora		tirvin	Preliminary Review
Mountain America Credit Union	9446 S HIGHLAND DR	SPR10222024-006875	04/01/2025		0.70	SD(Magna)	Michael Shane Sanders		dwheelwright	Final Review
Centennial Village	235 W SEGO LILY DR	SPR12282021-006237	07/28/2022		0.49	CBD-A&C	Dan Simons	(801) 230-1339	mwilcox	Under Review
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
Sandy Station Townhomes	8925 S HARRISON ST	SPR05132025-006965			1.36	RC	David Kelly	3852835285	mwilcox	Resubmit
Quick Quack Car Wash	7708-7720 S 700 E	SPR05142024-006769				CN	Hailey Peterson		tirvin	Resubmit
Creek Rd Office Condos - 5th AMD	7410 CREEK RD 301 84093	SPR07072021-006096	09/23/2021			PO	Marcus Green		tirvin	Resubmit
Sandy City Public Utilities Vac Truck Water C	9140 S 150 E	SPR07252024-006802			6.23	ID	Tyler Shelley	8019151082	dwheelwright	Resubmit
Kuwahara Wholesale	8575 STATE ST, 84070	SPR10162023-006639				SD(FM-HS	Alex Kuwahara	8016916592	tirvin	Resubmit
Red Sky Apartments	10145 S CENTENNIAL PKWY	SPR12062022-006452	05/08/2023		1.45	CBD	Corey Solum		mwilcox	Resubmit
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 & As	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

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
ECLAIR FRENCH PASTRY	7948 S 1300 E	SPR08092024-006809				SD(Smart)	KARRAR ALJEWARI	3852295300	dwheelwright	On Hold
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		0.98	PUD (12)	Brandon Fry		tirvin	Under Construction
The Rio at 94th	115 W 9400 S	SPR01242023-006473			0.38	RM(12)	Jacob Toombs	8017879344	tirvin	Under Construction
St. Anna Greek Orthodox Church	9201 S 1300 E	SPR01262022-006258	03/25/2022		3.00	CN	James Derby	8016801385	dwheelwright	Under Construction
MACU Event Cenenter/ SLCO	9575 S STATE ST	SPR01292024-006706			5.57	CBD	Jordan Gray	3582145760	dwheelwright	Under Construction
Sandy City Fire Station #31	9295 S MONROE ST	SPR02132024-006711	04/19/2024			RC	Trevon Beutler	4353195847	mwilcox	Under Construction
Sandy Public Works Phase II	8775 S 700 W	SPR02152023-006485			16.92	ID	Taylor Smith	8016368327	dwheelwright	Under Construction
UTA Civic Center Station - Site Modification	10015 S BEETDIGGER BLVD	SPR02172023-006487				MU	Nick Duerksen	8012012050	mwilcox	Under Construction
Latin Grill	1289 E 8600 S	SPR04182024-006756			1.23	CN	Robert Dance		dwheelwright	Under Construction
Sandy Amphitheater Plaza Expansion	1245 E 9400 S	SPR04242023-006523	07/21/2023		7.13	SD(MU)	Mearle Marsh		mwilcox	Under Construction
Dimple Dell Park - 300 East Trailhead	321 E 10195 S	SPR05132022-006318	07/12/2022		5.00	OS	Dan Sonntag	8012058201	tirvin	Under Construction
Dimple Dell Park - Badger Cove Trailhead	1651 E BADGER CV	SPR05132022-006320	08/25/2022		4.63	OS	Dan Sonntag		tirvin	Under Construction
Dimple Dell Park - Wrangler Trailhead	10305 S 1300 E	SPR05132022-006324	08/25/2022		10.38	CC	Dan Sonntag		tirvin	Under Construction
Willow Creek Country Club - Maintenance A	8505 S WILLOW CREEK DR	SPR05172024-006771	12/19/2024		11.09	OS	James B Glascock		dwheelwright	Under Construction
South Towne II	10150 S CENTENNIAL PKWY	SPR05302024-006777			7.63	CBD-O	Logan Prete		dwheelwright	Under Construction
AFCU Sandy Landscape Remodel	2104 E 9400 S	SPR07262022-006364	08/16/2022		2.23	PO	Brad Illingsworth		dwheelwright	Under Construction
Bicentennial Park Improvements	530 E 8680 S	SPR07272023-006575	10/17/2023			OS	Jeremy Garcia		sstringham	Under Construction
Standard Plumbing	9150 S 300 W	SPR08012022-006374			3.31	ID	Chad Spencer	8014505113	dwheelwright	Under Construction
The Ridges at Dimple Dell	1405 E 10600 S	SPR08032021-006125	11/19/2021		0.02	MU	Brad Reynolds Constru	8015980246	mwilcox	Under Construction
AFCU Sandy ADA Site Improvements	2104 E 9400 S	SPR08112023-006586			2.23	PO	Brad Illingsworth		dwheelwright	Under Construction
JVWCD 700 East Well House	7618 S 700 E	SPR08212023-006589			0.80	PUD(12)	Kevin Rubow	8015654377	dwheelwright	Under Construction
Medically Vulnerable Peoples Program (MVI)	8955 S HARRISON ST	SPR08282024-006825			1.50	RC	Shasta Galyon	9079038553	manderson	Under Construction
Utah HPC - Phase 2	10450 S STATE ST	SPR09062024-006844	09/19/2024		4.59	CBD	Larry Oldham	8015311144	dwheelwright	Under Construction
Hale Centre Beehive Academy	9900 S MONROE ST	SPR10112023-006636				CBD-O	Bradley Beecher	8015974589	dwheelwright	Under Construction
OneTen Apartments	109 W 11000 S	SPR10242022-006427	08/18/2023		2.84	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				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
Complete										
Waterford School Sports Field and Parking A	9502 1700 E, 84092	SPR03022023-006493	05/26/2023			PO	Greg Miles		dwheelwright	Complete
Dimple Dell Park - Lone Peak Trailhead	10042 S 700 E	SPR05132022-006322	08/25/2022		4.65	OS	Dustin Wiberg	801-828-7865	tirvin	Complete
Waterford School Student Commons	1590 E 9400 S	SPR12022022-006451	06/22/2023		8.83	PO	Greg Miles	8018162289	dwheelwright	Complete
Others										
90th South Mixed Use Master Plan Amendme	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										
Fur Breeders	8860 S 700 W	SUB03122025-006925			22.43	ID	Josh Vance		tirvin	Received
Firefly Subdivision	517 E 8680 S	SUB03172025-006927		29.00	2.91	R-1-7.5(HS	Jacob Robert Ballstaedt	8014555131	tirvin	Pending
Dimple Dell Ridge Consolidation	1727 DIMPLE DELL RD 84092	SUB03192024-006733				R-1-20A	Efren Lopez		tirvin	Received
Cole Lot Line Adjustment	825 E 8600 S	SUB04162025-006952			0.71	R-1-8	Brandon Preece		tirvin	Received
Quick Quack Lot Line Adjustment	10640 S 700 E	SUB05202025-006971			1.10	CN	Wayne Leasing, LLC	8017210030	tirvin	Received
Sierra Estates 2-3	3677 E LITTLE COTTONWOOD RD	SUB05232024-006773				R-1-10	S. SCOTT CARLSON	8014503511	tirvin	Received
The Rio at 94th Subdivision	115 W 9400 S	SUB05312024-006779		3.00	0.38	RM(12)	Jacob Toombs		tirvin	Open
9854 S. Building, LLC Condo	9854 S 700 E	SUB06092025-006981			2.36	CN	Kenneth Chapman		dwheelwright	Fees Due
East Town Village Condo Plat	8327 STATE ST 84070	SUB06132023-006550		1.00		MU	Charles Akerlow		tirvin	Fees Due
Crabtree Subdivision	2845 E LITTLE COTTONWOOD RD	SUB06142022-006347	06/26/2025	2.00		R-1-15	Tami Crabtree	8012314484	tirvin	Pending
Quick Quack Sandy Harmons	7708 700 E	SUB06252024-006790		3.00		CN	Russ Nelson		tirvin	Fees Paid
Pinecone Lot Line Adjustment	734 E 10600 S	SUB06272025-006989			0.35	CN	Pinecone Properties		tirvin	Open
Myers/Long property line adjustment	3035 E HIDDENWOOD DR	SUB07022024-006793			0.71	PUD(1.62)	David Myers	5102195349	tirvin	Open
Gutierrez Multifamily Subdivision	886 E 7800 S	SUB07112025-006998			0.47	RM(10)	Elisha Deschenie		tirvin	Open
Smith's Altaview SUB	10315 S 1300 E	SUB07202021-006108	09/23/2021	4.00	0.46	CC	Anderson Wahlen & As		dwheelwright	Open
Sandy City Centre Plat Second Amended and	215 W 10000 S, 84070	SUB08152022-006383		4.00		CBD-A&C	David A Jenkins	8016312999	mwilcox	Open
Cole 825 E 8600 S Consolidation	825 E 8600 S	SUB08232024-006817			0.71	R-1-8	Tyler Cole	8019139315	tirvin	Open
Brandon Park 3 Amended Plat	1960 E BRANDON PARK WAY	SUB09242024-006855				R-1-12	Scott Hancock	8015974833	tirvin	Open
Sandy Station Block 20 Subdivision	8982 S 250 E	SUB09282022-006410	09/15/2023	2.00		R-1-7.5(HS	Mark stephenson	8015148797	tirvin	Pending
School Yard Subdivision Amended	11020 S STATE ST	SUB10232024-006877	01/09/2025		3.07	CBD	X Development, LLC /		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
Tate Woods Subdivision	485 E 7800 S	SUB03312025-006940	06/24/2025	2.00	0.15	R-1-6	GreenRock LLC	8019317228	tirvin	Final Review
Dimple Dell Ridge Consolidation	1727 E DIMPLE DELL RD	SUB04012024-006741			0.81	R-1-20A	Efren Lopez		tirvin	Under Review
Jeremy Day Subdivision	8 SHADOW WOOD LN Sandy UT	SUB04032025-006944				PUD(1.62)	Blake Peterson	8017553548	tirvin	Final Review
Alta Park Lot 3 Amended	11202 S 1000 E	SUB04232025-006958		1.00	0.25	R-1-8	Castlewood Developme	4076170698	tirvin	Final Review
Lambert - Magleby construction	11489 S OBERLAND RD	SUB06052023-006543	08/04/2023	1.00	2.99	PUD(2)	Laura Bunker	8014928087	manderson	Under Review
Sandy Towns Subdivision	1270 E 8600 S	SUB06052025-006977		1.00	0.43	CN	Riley Streit		tirvin	Preliminary Review
Sierra Estates III	3677 E LITTLE COTTONWOOD RD	SUB06172024-006786		2.00		R-1-10	Robert Grow		tirvin	Under Review
Indigo Subdivision	348 E 8000 S	SUB07112025-006996		20.00	1.00	RM(12)	Damian Mora		tirvin	Preliminary Review
Sandy East Village Lot 2, Second Amended	10020 S BEETDIGGER BLVD	SUB09102021-006149	11/19/2021	2.00		MU	Ken Shields		tirvin	Under Review
The Meadows at Cy Road	8777 S 700 E	SUB10162024-006871	02/25/2025	33.00	4.32	PUD(10)	Brad Reynolds Constr		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
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 Station Townhomes Plat	8925 S HARRISON ST	SUB05132025-006966		64.00	1.36	RC	David Kelly	3852835285	mwilcox	Resubmit
Thackeray Towns Subdivision	10760 S 700 E	SUB06242021-006082	06/24/2021	41.00	4.00	PUD(10)	John Sawyer		tirvin	Resubmit

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
Hidden Hollow Subdivision	10665 S Dimple Dell Rd	SUB06252025-006987		4.00	4.02	R-1-40A	Garrett Schmidt		tirvin	Resubmit
Oberland Road Subdivision	2900 E OBERLAND RD	SUB06282022-006352		3.00		R-1-40A	Dustin Freckleton	5127796368	tirvin	Resubmit
Tagg N Go Express Car Wash	7750 S 700 E	SUB06282023-006557		1.00	0.42	CN	Thomas Hunt	8016644724	dwheelwright	Resubmit
9272 Office Condominiums	9272 S 700 E	SUB08212024-006814			3.03	CC	Brook Hintze	8018601515	tirvin	Resubmit
Edgemont Elementary Subdivision	1085 E GALENA DR	SUB08232021-006136		1.00	6.68	R-1-8	Leon Wilcox	8015415372	tirvin	Resubmit
Transwest Estates No. 1 Amended Subdivisio	1479 E LONGDALE DR	SUB08232024-006818			0.23	R-1-10	Carson Fairbourn	3853549995	tirvin	Resubmit
Oneelevensandy Subdivision No 2	11114 S STATE ST	SUB09062024-006845			2.37	CBD	David Mortensen	8017556891	tirvin	Resubmit
Badger Cove	1651 E BADGER COVE	SUB09132023-006609				OS	Brad Park		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										
Little Cottonwood Estates (aka Alana Meadow	3170 E LITTLE COTTONWOOD RD	SUB01042023-006461	06/15/2023	12.00		R-1-15	Greg Timothy		tirvin	Under Construction
Woodhaven Estates Subdivision	7613 S 300 E	SUB01182023-006471	12/18/2023	24.00	0.98	PUD (12)	Brandon Fry		tirvin	Under Construction
OneTen Apartments	109 W 11000 S	SUB03292023-006511	08/18/2023	1.00	2.84	CBD	Corey Solum		mwilcox	Under Construction
Lot 4 Jason K Circle	182 E 9000 S	SUB04102024-006745	12/20/2024	2.00	0.63	R-1-8	Jill Kinder	8017184622	tirvin	Under Construction
Monte Cristo at LaCaille	9701 S 3775 E	SUB04262021-006034	11/29/2021	13.00		R-1-15	Chris McCandless	8015974575	mwilcox	Under Construction
Hagan Road Subdivision	11523 S HAGAN	SUB05072021-006045	06/02/2021			R-1-20A	Blair Johnson	8013011078	tirvin	Under Construction
Alta Park Subdivision	11190 S 1000 E	SUB05072024-006766	07/02/2024	4.00		R-1-8	Hayley Pratt, Castlewo	407-617-0698	tirvin	Under Construction
KV Larson Subdivision	963 E 8600 S	SUB06132023-006549	02/02/2024	8.00	2.50	SD(R-1-7)	Ronald K. Larson	2067137789	tirvin	Under Construction
Park Lane Amended	1775 E 11400 S	SUB07082022-006359	09/21/2022	2.00	0.35	SD(R-2-A)	Laine Fluekiger	8015715541	tirvin	Under Construction
Alta Canyon 2 Subdivision	9855 S 3100 E	SUB07132023-006568	07/12/2024	4.00	1.79	R-1-15	Dana Conway	8018914880	tirvin	Under Construction
Longpath Subdivision	11510 S HAGAN RD	SUB08292022-006389	11/21/2022	1.00	0.56	R-1-20A	Kyle Simons	8013814687	tirvin	Under Construction
Sandy Station Block 59 Subdivision	8810 S 90 E	SUB09232022-006408	09/15/2023	2.00	0.23	R-1-7.5(HS	Mark stephenson	8015148797	tirvin	Under Construction
Brand Estates Subdivision	285 E 11000 S	SUB10112022-006417	08/31/2023	12.00	4.46	R-1-15	Kyle Denos	8017937660	tirvin	Under Construction
Sandy Oaks Subdivision Phase 5	8449 S 300 E	SUB11222022-006448	02/22/2023	2.00		R-1-7.5(HS	Greg Larsen	8016081600	tirvin	Under Construction
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)	Clayton Homes, Inc.	8018599995	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