



Redevelopment Agency of Sandy City

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Memorandum

To: Sandy City Redevelopment Agency Board
From: Kasey Dunlavy, Economic Development Director
Date: July 25, 2025
RE: Memorandum of Understanding and Development Concept: dbUrban Communities for Mixed-Use Development Project

BACKGROUND

The Redevelopment Agency of Sandy City, Sandy City (together, the "Sandy Parties"), and Dusty Baker Urban Communities, LLC aka dbUrban ("Developer") entered into a Memorandum of Understanding (MoU) which outlines the mutual intent of the Sandy Parties and Developer to proceed toward a significant mixed-use development project. While nonbinding, the MoU sets expectations for timing, process, and collaborative development of a final agreement. The Project will be on the land adjacent to the Post Office Building, at the common address of 235 W, 10000 S, Sandy, Utah which land is largely vacant.

SUMMARY OF KEY PROVISIONS: MoU & DEVELOPMENT CONCEPT

1. **Termination of SPC Repurchase Agreement:**
 - The current SPC Repurchase Agreement (dated November 20, 2015) covering the Development Property will become null and void once the Development Agreement is executed, allowing the Developer to acquire the Development Property.
2. **Project Minimums as per Development Concept:**
 - **Residential Units:** At least 545 units, with 9% designated for households at or below 80% AMI and 3% for households at or below 60% AMI of Salt Lake County.
 - **Homeownership Opportunities:** A portion of residential units will be available or convertible to owner-occupied housing.
 - **Commercial Space:** A minimum of 100,000 sq. ft. of future commercial space, including 8,500 sq. ft. of retail.
 - **Parking:** At least 720 parking stalls or as determined by a third-party study. A shared parking agreement will be in place if the Agency purchases and/or owns the adjacent office building.
 - **Public Amenities:** Walkability, public spaces, and gathering areas consistent with The Cairns Design Guidelines.
3. **Concept Plan Approval Process:**
 - Review and revisions will occur in collaboration with the Mayor and Agency Board.
 - Tentative Concept Plan shall be submitted to the Agency Board for informal approval.
 - Developer will work to incorporate any reasonable modifications requested by the Agency Board or staff for the Sandy Parties related to the Tentative Concept Plan.

4. **Other Key Terms:**

- A final Development Agreement will be drafted in parallel and executed upon mutual approval.
- The Development Agreement will not be binding until the Developer acquires title to property.
- Assignment of rights requires written consent from all parties.
- The Project must comply with the Cairns Masterplan and City Code.
- The City retains police powers to enact zoning and land-use regulations in compliance with Utah law.

RECOMMENDATION

Staff recommends informal approval of the development concept and move toward execution of a final Development Agreement. The proposed concept supports the Sandy Parties goals for higher density, mixed-use development within The Cairns District.