



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

February 18, 2021

To: Planning Commission
From: Community Development Department
Subject: The Bridge Church
9066 S. 300 W.
(Community #2 – Civic Center)

CUP-01-21-5977
Zoned RC

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject property.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
SPR-06-18	Brubaker Office Warehouse

DESCRIPTION OF REQUEST

The applicants, Dan and Michelle Rashid, are requesting a Conditional Use Permit to allow a church to operate on the property located at 9066 S. 300 W. (See Exhibit #1: Application Material).

The subject property is a 3,830 square foot leased space located within a 22,320 square foot building that is zoned Regional Commercial (RC). The space is located on the northern most portion of the building. The applicant is proposing to utilize the space for church services. The applicant is proposing to create an assembly space, a counseling office, two meeting rooms, a kitchen, and two bathrooms. The applicant is proposing to utilize the space during evenings and weekends. This would bring between 10-50 people during the week for weeknight sermons, staff meetings, and activities; and between 50-80 people for Sunday service.

The property is located on the west side of I-15 north of 9120 S and 300 W. The property is located in the Sandy On Ramp subdivision. Properties to the north and east are commercial buildings zoned Regional Commercial (RC), properties to the west are zoned Transit Corridor (TC) and Industrial (ID) and are used for the Frontrunner and industrial buildings, and properties to the south are commercial buildings zoned Regional Commercial (RC).

The Bridge Church is a non-denominational Christian Church that has been in operation at the Daybreak Community Center in South Jordan for five years. Their congregation primarily comes from Riverton, Herriman, and South Jordan. They project that their existing congregation will continue to come from those cities and plan to expand with local Sandy City residents.

NOTICE

A neighborhood meeting was not required because the property is in a commercial zone surrounded by commercial and industrial uses.

ANALYSIS

Under Section 21-08-02(B) of the Sandy City Land Development Code the proposed church is classified as a “Religious or Cultural Activity” and requires a conditional use in the RC zone.

Per Section 21-11-18 of the Sandy City Land Development Code, church development should meet the following development standards for all zoning districts.

A. Development Standards

1. **Location of Sites.** All church sites should be located adjacent to streets that are minimum of 60 feet wide. No church should be located where access is less than the above except for churches that can show that members will come from the local neighborhoods so that traffic impacts are lessened.
2. **Access.** It is preferred that churches be located where there is access to two streets (corner lots) unless otherwise approved by the Planning Commission.
3. **Parcel Size.** No minimum parcel size is required, however, the parcel chosen for a church must be adequate to meet all of the development standards to be listed below that include but are not limited to setbacks, landscaping, parking, improvements, and dedications.

The property does not meet the development standards for location or access. The church is only accessible via 300 West with a width of approximately 40 feet and this property only has a single access point. It is important to note that the location and access provisions are not mandatory, but are “preferred” or “should be” provisions. The intent of the location and access standards are to accommodate potentially large groups of visitors to the site and to lessen the impact to surrounding neighbors and uses. The applicant has identified where most of their visitors come from, and have highlighted the fact that they will be coming to the site during evening hours and on Sunday morning when the other users in this building will not be in operation. Therefore, staff does believe that the traffic impacts should be minimal. If the Planning Commission is comfortable with this particular request based upon the information provided (location, proposed hours of operation, and the size of the proposed use, staff believes that the Planning Commission has the ability to approve this even if there is a single point of access and the church is not located on a corner lot.

4. **Building Setbacks (except as may be approved with the Storefront Conservation Overlay Zone).**
 - a. Commercial Zone

- i. Front – 30 feet from property line. (If project fronts on more than one street, setback applies to all street frontages.)
 - ii. Side and Rear – Minimum 10 feet unless located adjacent to a residential zone. In this case the minimum setback to buildings must be 30 feet.
- b. Residential Zone
- i. Front – 30 feet from front property line. (If project is on a corner lot, setbacks are 30 feet on one street and 20 feet on the other.)
 - ii. Side and Rear – Follow setbacks required according to zone property is in. A greater setback may be needed as may be deemed necessary by the Planning Commission by larger structures.

The property is located in the RC zone which is a commercial zone. The property meets the minimum setbacks for the zone and the applicant is not proposing any changes to the exterior of the property.

5. **Building Height.** Maximum building height shall follow zoning that the project is in. Thirty-five feet is the maximum height in a residential zone or in any zone adjacent to a residential zone (not including chimneys, steeples, and the like).

The property is located in the RC zone on the West side of the freeway with a maximum height of 75 feet. The building is under approximately 30 feet high and the applicant is not proposing any changes in height.

6. **Landscaping Setbacks**

- a. Front – 30 feet minimum from property line. (If on a corner lot in a residential zone, 20 feet on shorter setback side.)
- b. Side and Rear – 5 feet minimum
- c. Landscaping in the front areas shall also include the parkstrip adjacent to the curb including grass and street trees (minimum 2-inch caliper and spaced 30 feet on center).
- d. Landscaping shall also be required within the parking lot itself where large expanses of asphalt occur. There shall be a minimum of on 10-foot-wide planter within the parking lot area where over 125 linear feet of asphalt occurs.

The building is an existing commercial condominium development with sufficient landscaping.

7. **Fencing**

- a. Generally, fencing shall follow that of the surrounding area. However, chain link fencing is not acceptable unless prior Planning Commission approval is granted. In cases where chain link fencing is approved, vinyl coated chain link mesh will be required.
- b. Acceptable fence types shall include vinyl, pre-cast concrete, decorative iron, architecturally designed brick or block, or structural wood fences with square tube metal posts with tongue-in-groove redwood siding and redwood for all other wood members.

Fencing is consistent with what is already in the area and has existed for a number of years.

8. Parking

- a. All parking for church facilities shall be on site. No parking is allowed on the street.
- b. No parking is permitted within the front landscape setback.

All parking for the church will be on site and the applicant is not proposing to construct any additional parking.

9. Trash Enclosures and Accessory (maintenance or storage) Buildings

- a. All trash bins shall be surrounded with 6-foot high masonry (or pre-cast) enclosures to match the main building with solid metal gates. Trash enclosures may be combined with accessory (maintenance or storage) buildings. The setback of such structures shall be at least the same as the minimum required front landscape setback, but in no case shall trash enclosures be located any closer than 10 feet to a residential district lot line or 5 feet to a commercial district lot line.
- b. Accessory (maintenance or storage) building shall be built of the same materials as the main building (siding or roofing) to blend in with the entire project. Minimum setbacks to the front property line(s) shall be the same as the main building. Buildings adjacent to a side or rear property line (other than a street side of the property), which are built of one hour fire rated construction, can be considered an accessory structure and may be setback as close as three feet to a side or rear property line.

The existing trash bins are stored on the north side of the building, screened from 300 W.

10. **Lighting.** All lighting for church buildings, parking lots, and accessory uses, if applicable, shall be down lit and minimize any adverse impact on adjacent residential areas.

The applicant is not proposing any new lighting other than what already exists on the site.

B. Ancillary Uses

1. Ancillary uses such as parks, ball diamonds, pavilions, etc. shall not count towards landscaping of the church site but shall stand alone and be considered as a separate site and subject to separate conditional use approval. Any such ancillary uses are subject to, but not limited to, the standards of this section (if applicable).
2. An on-site, church operated, day care will be considered a permitted ancillary use provided there is enough parking on-site to accommodate the number of children enrolled in the day care. The amount of parking is one space per instructor, plus drop off space.

C. Procedure for Approval

1. Church facilities are conditional uses in all zones and as such require Planning Commission approval.
2. Upon receiving a conditional use approval from the Planning Commission, all church projects will proceed through the site plan review process with staff.

Compliance with Section 21-24-3 (D) Shared Parking.

1. *Shared Parking Proposal.* Notwithstanding any other parking requirements provided in this chapter, when land uses occupy the same lot or adjacent lots, the total number of off-street parking spaces required by each use may be combined and shared. A proposal for sharing off-street parking shall be presented to the Director. If the proposal involves the accommodation of more than ten parking spaces (total accumulated spaces required for all involved uses), the Director may present the proposal to the Planning Commission for site plan review.
2. *Requirements.* In order to qualify for approval for shared parking, applicants shall present the following:
 - a. The location and identity of each use that will share the facility.
 - b. The total parking requirement for each use.
 - c. The projected hours of operation of each use and the hours during which the peak parking demand will be experienced.
 - d. The number of existing and/or proposed parking spaces.
 - e. A site plan that provides for a distance of no greater than 500 feet from the nearest entrance of each use to the nearest edge of the parking facility.
 - f. A site plan that demonstrates that the proposed shared parking facility will comply with all standards required by this title for parking lot development.

In order to ensure that there would not be a parking concern or a need for shared parking, the applicant provided a parking analysis and a letter from the HOA (Exhibit #2 – Parking Information). The analysis concluded that there is an excess of parking at the property and the proposed church has sufficient parking.

COMPLIANCE WITH SECTION 21-33-4

Staff response in *italics*.

Conditions. In order to achieve compliance with the standards set forth herein, the City may impose conditions, which address standards 21-33-04 “1” to “15”, as contained in the Sandy City Development Code. This proposed conditional use meets or satisfies all of Conditions “1” through “15”, except the following conditions, which merit discussion or additional consideration by the Planning Commission:

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 Code.

That the applicant complies with all Building & Safety, and Fire & Life Codes.

CONCERNS

Other than what has already been addressed in the analysis section of this report, Staff does not have any other concerns for this proposed request.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the Conditional Use Permit for Dan and Michelle Rashid for the property located at 9066 South 300 West to allow a church to operate as described in the staff report based upon the following findings and subject to the following conditions:

Findings

1. The proposed use meets the intent of the RC Zone.
2. The proposed use should have minimal to no impact on the surrounding uses.
3. The submitted parking analysis indicates there is sufficient parking for existing and proposed uses.

Conditions

1. That the applicant complies with all Building & Safety, and Fire & Life Codes.
2. That the applicant be responsible for meeting all provisions of the Sandy City Development Code (or as approved by the Planning Commission), and all conditions of approval imposed by the Planning Commission.
3. That this Conditional Use Permit be reviewed upon legitimate complaint.

Planner: _____ Reviewed by: _____

Claire Hague, *Planner*

S:\USERS\PLN\STAFFRPT\2021\CUP-01-21-5977 The Bridge Church

Exhibit #1 – Application Materials



January 14, 2021

City of Sandy
10000 Centennial Parkway
Sandy, UT 84070

Dear City of Sandy,

I'm writing today to thank you for reviewing our application for conditional use in the City of Sandy for theBRIDGE Church. We are requesting a conditional use permit for a church in the regional commercial district at 9066 South 300 West in Sandy UT. We have been searching for a place to land and plant deep roots for our church for some time, this location in Sandy is spectacular. We launched this ministry February 8, 2015 at the Daybreak Community Center and have been operating out of there until March 8, 2020 when the Covid-19 pandemic closed the doors of the community center. We moved to online stream and have been looking for a permanent place to meet since the pandemic started.

We believe that theBRIDGE Church would be an excellent fit for the city of Sandy. Our sought-after space is currently 3830 square feet and includes a main assembly space in the warehouse area, a foyer entrance area with a handicap bathroom downstairs with plans to build into the warehouse space with an appliance less kitchen and counseling office. We will be finishing two other meeting rooms upstairs including a bathroom.

The week will consist of two main services, Sunday morning services that will attract currently 30-50 adults and 20-30 children and youth. Wednesday night mid-week services will attract 10-25 adults and 10-20 kids.

Additionally, we have multiple Connect Groups that meet during the month with help offered for children, youth and adults. The majority of these meetings will be off site but the Bridge to Hope Suicide Survivor meetings happening twice a month on site. This meeting ministers to those who have attempted suicide, have survived a loved one attempting or dying by suicide, also those with suicide ideation. This specific group will gather 10-20 people and 5-6 counselors. This group is backed by the AFSP (American Foundation for Suicide Prevention) and many of our staff members are officially trained to

PO Box 95985, South Jordan, UT 84095 (385.258.3302) thebridgeslc@gmail.com www.thebridgelive.org

counsel people in this area. We are here help and council people and would love to team up with the City of Sandy to stop this atrocity.

Other events taking place at the space during the week; weekly staff meetings, Mondays at 7pm, which will consist of 10 of the part time staff. We are all bi-vocational and work secular jobs. Band rehearsal, Thursdays at 7pm, which is 5 band members and 1 sound engineer. Youth meeting, opposite Fridays from Suicide Survivors meetings, 7-9 pm, which will be 4-6 adults and 15-20 teenagers. We are prepared to engage with the local food bank to help anyone with food, and clothing, we have worked with the Road Home in Midvale in the past.

As you can see all of our events at this space take place after hours and all the other suites in this center close at 5pm Monday through Friday and none are open on Sunday. In the attached email you will find an email from our landlord stating the property was designed for retail and has over one and a half times the parking needed. We will be affecting no other tenants in this space. I have personally been to the site at these times of meetings and the parking lot is completely vacant. The usual Sunday morning church service for the BRIDGE Church lasts about 75 minutes. The usual Wednesday night midweek service lasts about 75 minutes. The Suicide Survivor meetings, staff meetings and band rehearsal are around 2 hours.

The majority of our members come from the South Jordan, Herriman and Riverton area as we met at the Daybreak Community Center since the beginning. Member access to the church would be 9120 South and turning left down 300 West entering the parking lot on the south side. Traffic flow on a Sunday morning would not affect the surrounding businesses, they are not open on Sundays. When church is concluded our members will be exiting onto 300 West and continuing South or turning onto 9120 South toward Sandy Pkwy. There is no pedestrian traffic or bicycle lanes on 300 West therefore there is no danger to either. On Wednesday nights our start time is 7pm and all of the businesses in the area close at 5pm and will have exited the area. We believe the traffic pattern for the church will not impeded any other business in the area or impede any residential traffic patterns in the area as there are no residences close by the church location. The church will not have an open office (9-5) at this location, we will be only using this location for evening and Sunday morning meetings.

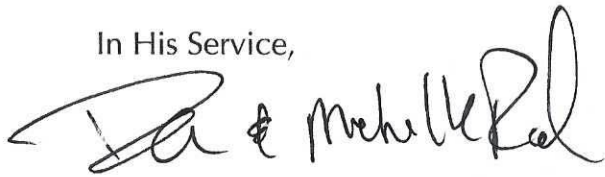
We are asking that you approve our Conditional Use Permit in the City of Sandy. We have been waiting to find a space so we can engage with the city in outreach events to help those in need, especially during this trying season of Covid-19. Our goal is to be the hands and feet of Jesus Christ in the city we land in we would love for that to be Sandy.

As a non-denominational church we also believe in the power of prayer. We have been praying for our city. We believe that the local church is the hope of the world and we can make a difference in this city.

If you have any questions or wish to know more about theBRIDGE Church, please let me know. My cell phone number is 801-870-3942, and my email is thebridgeslc@gmail.com and our website is www.thebridgelive.org

Thank you for your consideration.

In His Service,

A handwritten signature in black ink, appearing to read "Dan & Michelle Rashid". The signature is fluid and cursive, with the names written in a single line.

Pastor Dan & Michelle Rashid

Exhibit #2 – Parking Information

To: Britany Ward
City Transportation Engineer
Sandy City, Utah

From: Brian Horan, PE
Transportation Team Manager

Date: February 8, 2021

Re: **theBRIDGE Shared Parking Analysis**



The purpose of this memorandum is to provide a shared parking analysis for the Sandy On Ramp Building A located at 9066 - 9082 S 300 W Sandy, Utah. The following parking analysis provides a tabulation of existing, available, and proposed uses per the City of Sandy off-street parking requirements as well as an assessment of shared used demand for peak weekday and weekend scenarios.

Background

The subject site under evaluation is identified as the On Ramp condominium development in the City of Sandy, Utah. The site is located at the northern cul-de-sac terminus of 300 W and consists of three (3) buildings as shown on the condominium plat provided as Attachment A. The buildings were developed for flex industrial use with vehicular garage door access to the rear of each building. Flex industrial uses may consist of lightly trafficked retail, showroom, office, and light to medium industrial type uses.

The scope of this study is limited to Building A as shown on the condominium plat. According to the leasing records, Building A has a total of 23,298 square feet (SF) of leasable floor area available or currently leased. According to these records the following mix of uses are leased/available:

- 3,020 SF of office (leased)
- 3,020 SF of retail (leased)
- 17,258 SF of flex industrial (leased/available)

This shared parking analysis is being provided in support of a conditional use permit associated with theBRIDGE Church. theBRIDGE Church is proposing to occupy 3,830 SF of the available space addressed at 9066 S 300 W. The City of Sandy staff (Staff) has requested this shared use parking analysis per Section 21-24-3 (d) of the City of Sandy Ordinance. Per the ordinance, *“Notwithstanding any other parking requirements provided in this chapter, when land uses occupy the same lot or adjacent lots, the total number of off-street parking spaces required for each use may be combined and shared. A proposal for sharing off-street parking shall be presented to the Director. If the proposal involves the accommodation of more than ten parking spaces (total accumulated spaces required for all involved uses), the Director may present the proposal to the Planning Commission for site plan review.”* The following sections will detail the peak weekday and weekend demand for all uses occupied, available, and proposed for Building A to determine max number of spaces required to serve all uses.



Existing Conditions

As mentioned previously, the parking assessment was performed using information provided by the condominium plat as well as provided leasing information. According to the condominium plat shown in Attachment A there are 167 spaces available to serve all three buildings. According to information provided by the Applicant, 105 of these spaces are reserved for Building A. The following parking assessment was performed utilizing the parking supply numbers provided by the Applicant.

According to information provided by the Applicant, 23,298 SF of leasable space exists in the subject building. The majority of the uses are leased as medium industrial type uses. In addition, one unit is leased as office space for an engineering firm and one used is leased as a camping retail store. All other uses, leased and available, were studied as industrial uses. As mentioned previously, theBRIDGE Church proposes to occupy a 3,830 SF available unit.

The proposed religious use intends to schedule main services Wednesday at 7:00 PM and Sunday at 10:00 AM. The Applicant has provided that 90 seats will be the maximum occupancy for either of these services. The following analysis considers these time periods as the peak demand for the proposed religious use.

Methodology

It has been well studied and documented by the Urban Land Institute (ULI) and others that users of dissimilar uses will experience peak parking demands during different times of the day. As an example, on a weekday, retail typically experiences its peak parking occupancy between the hours of 12:00 PM and 4:00 PM and would have very little to no demand at night while a residential parking lot would experience a lower demand during the daytime hours and experience peak occupancy overnight. This provides the opportunity for a mixed-use development to take advantage of “shared parking” between complementary uses to better plan how much of a common (unreserved) parking supply is needed to serve multiple uses.

The zoning code of the City of Sandy does not provide a specific methodology for determining the necessary supply of parking required for a mixed-use development. The following analyzes utilize the City of Sandy base minimum parking requirements and the methodologies provided by ULI to forecast daily demands by each use.

Shared Parking Analysis

The shared parking analysis presented herein is to determine the estimated cumulative parking demand for the existing, available and proposed uses when accounting for their different hourly demands for each use. The analysis utilizes the methodologies outlined in the ULI *Shared Parking, 3rd Edition* to identify the time of day factors. For the purpose of this analysis and to be conservative, it was assumed each use operated at its individual peak month condition.

The ULI *Shared Parking, 3rd Edition* publication has established a shared parking model and methodology for determining parking demand for various types of development. Parking requirements are calculated through a shared use analysis that includes the following steps:

1. Determine individual weekday and weekend peak parking ratios for each land use.
2. Determine the number of reserved parking spaces for each use.
3. Select time-of-day and monthly parking variation factors.
4. Adjust parking ratios for modal split, auto occupancy, and captive market effects.
5. Calculate the hourly parking demand for weekdays and weekends for each month.

This methodology is especially useful in cases such as the subject property where a single parking space may be used to serve various uses. Because each land use within a development may experience a peak parking demand at different times of day or different months of the year relative to the other land uses on-site, the actual peak parking demand of the subject development may be less than if the peak parking demand of each land use was considered separately.

For the purpose of the shared parking model, ULI also provides recommendations to account for the various user types associated with each use. For example, ULI would recommend that 0.15 spaces/600 GSF of office use would serve office visitors. ULI also provides recommendations to breakdown the retail hourly parking demands by employees and customers.

The ULI shared parking model also permits adjustments based on internal synergy and/or access to alternative modes of transportation. In the interest of conservatism, no adjustments were made based on alternative modes of transportation. In addition, no adjustments were made due to auto-occupancy for the area. Due to the mixed-use nature of some developments, it can be assumed that several trips would be shared between the such uses. These are trips that are going from one use on site to another use on site and should not be counted as separate trips for each use. In the interest of conservatism, no such reduction was considered.

Shared Parking Analysis Results

In consideration of the methodology described above, the shared parking model for the weekday (Wednesday) and weekend (Sunday) periods were applied to the City of Sandy's base parking requirements.

City of Sandy Recommended Parking Requirements

The City of Sandy provides recommended base rates for various land uses. For the purpose of this analysis, the following base parking requirements were utilized for each use as recommended by the City of Sandy:

- Flex Industrial (Industry): 1 space per 1,000 SF
- Retail: 5 spaces per 1,000 SF
- Office: 4 spaces per 1,000 SF
- Religious: 1 space per 4 Seats

Using these requirements and the methodologies described above yields the following results for the existing and available uses including the recently proposed religious use that are shown summarized in Table 1. The full table with the shared parking analysis is provided in Attachment B.

Weekday (Wednesday) Results: The peak parking demand on a weekday would occur at approximately 2 PM when 42 parking spaces would be required to meet the site's peak parking demand. Based on an overall parking supply of 105 spaces, there would be approximately 63 excess spaces available to serve the site during the peak condition.

Weekend (Sunday) Results: The peak parking demand during the weekend would occur at approximately 10 AM when 23 parking spaces would be required to meet the site's peak parking demand. Based on an overall parking supply of 105 spaces, there would be approximately 82 excess spaces available to serve the site during the peak condition.

A summary of the results of this analysis is provided in Table 1. It should be noted that this analysis assumes full occupancy of all uses on site and should be considered conservative.

Conclusions

Based on the analysis presented herein, the following conclusions are made:

1. Under a strict application of the City of Sandy's minimum parking requirements, the site would require at least 66 spaces
2. The proposed parking supply of 105 spaces would be more than sufficient to accommodate all uses on site without the need for shared parking agreements
3. Based on the ULI shared parking analysis that considers hourly parking demands for the existing, available and proposed uses, the peak parking demand for the overall site would occur at 2:00 PM during the weekday (Wednesday) when 42 parking spaces would be required to serve the site uses and 10:00 AM during the weekend (Sunday) when 23 spaces would be required to serve the site uses.
4. The proposed parking supply of 105 spaces would therefore be sufficient to accommodate the full buildout and occupancy of each proposed development scenario.

If you have any questions or need additional information, please contact me at brianhoran@gallowayus.com or 307-770-8884.

CC: Pastor Dan Rashid

Table 1
theBRIDGE Parking Assessment
Parking Demand Comparison

Scenario	Development Program	Parking Rates	Day	Parking Required	Parking Provided	Surplus Parking
City Code Minimum Parking Ratios	Flex Industrial (Existing/Available)	13,428 GSF	n/a	14	105	39
	Retail	3,020 GSF		16		
	Office	3,020 GSF		13		
	Religious	90 Seats		23		
City Code Minimum Parking Ratios Using ULI Shared Parking Analysis	Flex Industrial (Existing/Available)	13,428 GSF	Weekday	42	105	63
	Retail	3,020 GSF	(Shared Parking)			
	Office	3,020 GSF	Weekend	23	105	82
	Religious	90 Seats	(Shared Parking)			

Note(s):

(1) "Shared Parking Model" based on the methodologies presented in the Urban Land Institute (ULI) Shared Parking, 3rd edition publication (2020).



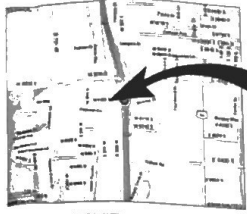
Attachment A
Condominium Plat



SANDY ON RAMP

A CONDOMINIUM PLAT
SANDY, UTAH

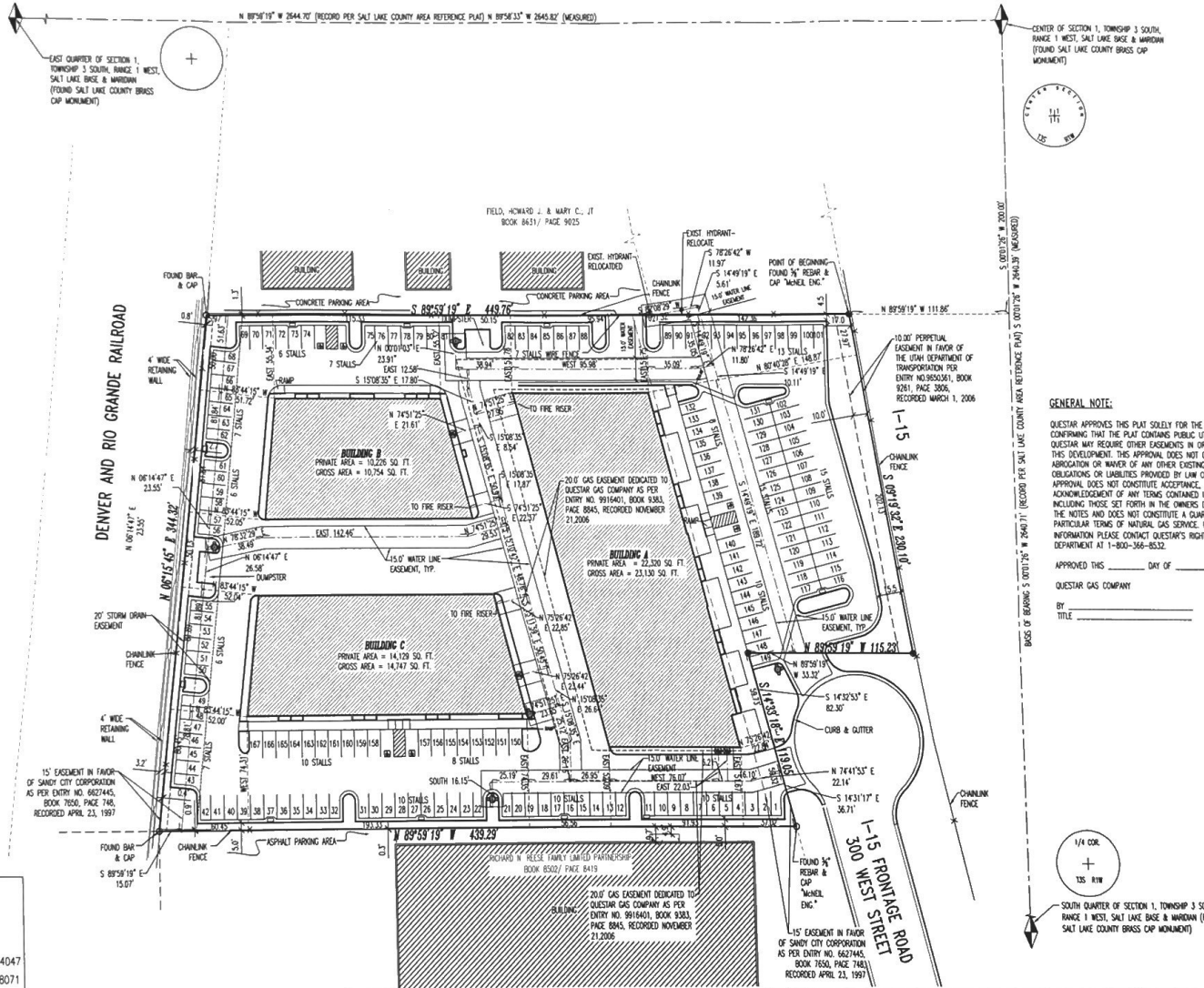
A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN



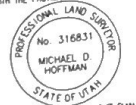
VICINITY MAP

SITE

9000 SOUTH STREET



SURVEYOR'S CERTIFICATE
I, MICHAEL D. HOFFMAN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 316831, AS PRESCRIBED BY UTAH STATE LAW. I FURTHER CERTIFY THAT BY AUTHORITY OF THE LICENSE NO. 316831, I HAVE CAUSED TO BE UNDER MY SUPERVISION THIS CONDOMINIUM PLAT FOR THE SANDY ON RAMP CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 37-8-10(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT.



BOUNDARY DESCRIPTION
BEGINNING AT NORTHWEST CORNER OF THE CENTENNIAL FINANCIAL, LC PARCEL AS CONVEYED PER DEED CLAIM 0028 RECORDED MARCH 1, 2006 AS ENTRY NO. 9850561 IN BOOK 9281 ON PAGE 3008, SAID POINT BEING 200.00 FEET SOUTH OF THE 0707'20" WEST 200.00 FEET ALONG THE QUARTER SECTION LINE AND NORTH 89°58'19" WEST 111.86 FEET FROM THE CENTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 08°14'52" EAST ALONG THE EASTERLY LINE OF SAID CENTENNIAL FINANCIAL, LC PARCEL 115.23 FEET TO THE NORTH 89°58'19" WEST ALONG THE SOUTHERLY LINE OF SAID CENTENNIAL FINANCIAL, LC PARCEL 230.10 FEET TO THE WESTERN RIGHT OF WAY LINE OF THE WEST FRONTAGE ROAD TO INTERSECTION 15; THENCE SOUTH 14°33'18" EAST 119.83 FEET ALONG SAID WESTERN LINE, THENCE NORTH 89°58'19" WEST 439.29 FEET TO THE EASTERLY LINE OF THE CENTER AND RIDGECOR GROUNDWATER RIGHT-OF-WAY, THENCE NORTH 0°15'45" EAST 344.32 FEET ALONG SAID EASTERLY LINE, THENCE SOUTH 89°58'19" EAST 449.76 FEET TO THE POINT OF BEGINNING.

CONTAINS 157,343 SQ. FT. OR 3.612 ACRES (21 UNITS)

OWNERS DEDICATION AND CONSENT TO RECORD
I, THE OWNER OF THE OPEN DESCRIBED TRACT OF LAND, HEREBY GIVE THE SAME TO BE DIVIDED INTO PRIVATE UNITS, AND COMMON AREAS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM FOR SANDY ON RAMP CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT, SUBMITTING THE PROPERTY TO THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT, DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE SANDY ON RAMP OWNERS ASSOCIATION ALL COMMON AREAS, AND DOES HEREBY DEDICATE FOR THE USE BY EMERGENCY AND UTILITY SERVICE VEHICLES AN INGRESS AND EGRESS EASEMENT OVER THE COMMON AREAS LOCATED WITHIN THE PROJECT.

EXECUTED THIS _____ DAY OF _____, 20____ A.D.
BY: _____

GENERAL NOTE:
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS DEVELOPMENT THIS APPROVAL DOES NOT CONSTITUTE OBLIGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR COURT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 20____
BY: _____
QUESTAR GAS COMPANY

LENDERS' CONSENT TO RECORD
WELLS FARGO BANK, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED _____ AS ENTRY NO. _____, CONSENTS TO THE CONVERSION OF THIS PROPERTY INTO CONDOMINIUMS AND TO THE RECONVERSION OF THIS PLAT.

STATE OF UTAH)
COUNTY OF SALT LAKE)
ON _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, WHO BEING BY ME DULY SWORN, TESTIFIED TO ME THAT THEY ARE THE MEMBERS OF _____ AND THAT SAID OWNERS DEDICATION WAS SIGNED BY THEM IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND THAT THE SAID MEMBERS EXECUTED THE SAME.

STATE OF UTAH)
COUNTY OF SALT LAKE)
ON _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, THE SPOUSE () OF THE ABOVE LENDER'S CONSENT, WHO DULY ACKNOWLEDGED TO ME THAT HE IS AUTHORIZED TO SIGN FOR _____ AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

STATE OF UTAH)
COUNTY OF SALT LAKE)
ON _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, THE SPOUSE () OF THE ABOVE LENDER'S CONSENT, WHO DULY ACKNOWLEDGED TO ME THAT HE IS AUTHORIZED TO SIGN FOR _____ AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

STATE OF UTAH)
COUNTY OF SALT LAKE)
ON _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, THE SPOUSE () OF THE ABOVE LENDER'S CONSENT, WHO DULY ACKNOWLEDGED TO ME THAT HE IS AUTHORIZED TO SIGN FOR _____ AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

STATE OF UTAH)
COUNTY OF SALT LAKE)
ON _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, THE SPOUSE () OF THE ABOVE LENDER'S CONSENT, WHO DULY ACKNOWLEDGED TO ME THAT HE IS AUTHORIZED TO SIGN FOR _____ AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

STATE OF UTAH)
COUNTY OF SALT LAKE)
ON _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, THE SPOUSE () OF THE ABOVE LENDER'S CONSENT, WHO DULY ACKNOWLEDGED TO ME THAT HE IS AUTHORIZED TO SIGN FOR _____ AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

STATE OF UTAH)
COUNTY OF SALT LAKE)
ON _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, THE SPOUSE () OF THE ABOVE LENDER'S CONSENT, WHO DULY ACKNOWLEDGED TO ME THAT HE IS AUTHORIZED TO SIGN FOR _____ AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

STATE OF UTAH)
COUNTY OF SALT LAKE)
ON _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, THE SPOUSE () OF THE ABOVE LENDER'S CONSENT, WHO DULY ACKNOWLEDGED TO ME THAT HE IS AUTHORIZED TO SIGN FOR _____ AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

- LEGEND**
- SECTION CORNER MONUMENT (FOUND)
 - CONDOMINIUM BOUNDARY CORNER (SET 5/8" X 2 1/4" BAR & RED PLASTIC CAP)
 - ADJOINING PROPERTY
 - BOUNDARY LINE OF OVERALL SUBDIVISION
 - MONUMENT LINE
 - GAS EASEMENT
 - WATER EASEMENT
 - STORM EASEMENT
 - FENCE LINE
 - COMMON AREA
 - PRIVATE AREA
 - EXISTING FIRE HYDRANT
 - NEW FIRE HYDRANT

PREPARED BY:
MCNEIL ENGINEERING AND LAND SURVEYING, L.C.
6895 SOUTH 900 EAST, MIDVALE, UTAH 84047
TEL. (801) 255-7700 FAX (801) 255-8071

SANDY CITY PARKS & RECREATION APPROVED THIS _____ DAY OF _____, 20____ A.D.	ENGINEERS CERTIFICATE APPROVED THIS _____ DAY OF _____, 20____ A.D.	COMCAST APPROVED THIS _____ DAY OF _____, 20____ A.D. BY COMCAST.	ROCKY MOUNTAIN POWER APPROVED THIS _____ DAY OF _____, 20____ A.D. BY UTAH POWER AND LIGHT.	OWEST APPROVED THIS _____ DAY OF _____, 20____ A.D. BY OWEST.	SANDY SUBURBAN IMPROVEMENT DISTRICT APPROVED THIS _____ DAY OF _____, 20____ A.D. BY THE SANDY SUBURBAN SEWER DISTRICT.
SANDY CITY PARKS & RECREATION QUESTAR GAS COMPANY	CITY ENGINEER SANDY PLANNING COMMISSION APPROVED THIS _____ DAY OF _____, 20____ A.D. BY THE SANDY PLANNING COMMISSION.	COMCAST AUTHORIZED AGENT SALT LAKE COUNTY BOARD OF HEALTH APPROVED THIS _____ DAY OF _____, 20____ A.D.	ROCKY MOUNTAIN POWER, AUTHORIZED AGENT SANDY CITY PUBLIC UTILITIES APPROVED THIS _____ DAY OF _____, 20____ A.D. BY SANDY CITY PUBLIC UTILITIES.	OWEST, AUTHORIZED AGENT APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 20____ A.D.	SANDY SUBURBAN IMPROVEMENT DISTRICT, AUTHORIZED AGENT SANDY CITY MAYOR PRESENTED TO SANDY CITY THIS _____ DAY OF _____, 20____ A.D. AND IS HEREBY APPROVED. MAYOR, SANDY CITY RECORDER, SANDY CITY
QUESTAR GAS COMPANY	PLANNING COMMISSION CHAIR	COUNTY BOARD OF HEALTH	SANDY CITY PUBLIC UTILITIES' CHIEF ENGINEER	SANDY CITY ATORNEY	COUNTY RECORDER # STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF DATE _____ TIME _____ BOOK _____ PAGE _____ RECORDER, SANDY CITY FEE \$ _____ SALT LAKE COUNTY RECORDER

Attachment B
Shared Parking Analysis Worksheet



ATTACHMENT I: ULI - 3RD EDITION PARKING CALCULATION: TYPICAL WEEKDAY (WEDNESDAY)

Regal Parking Assessment

SHARED PARKING DEMAND ANALYSES ⁽¹⁾ ⁽²⁾

Program	Flex Industrial 13,428 GSF				Retail 3,020 GSF				Office 3,020 GSF				Religious 90 Seats				Total
City of Sandy Base Parking Ratios Minimum Parking Rate	1.0 spaces per 1,000 GSF				5.0 spaces per 1,000 GSF				4.0 spaces per 1,000 GSF				1.0 spaces per 4 Seats				
City of Sandy Recommended Parking Requirement	14.0				16.0				13.0				23.0				66
Total Required Spaces by User Type	Employees 13.3		Visitors 0.7		Employees 3.1		Visitors 12.9		Employees 12.0		Visitors 1.0		Employees 1.2		Visitors 21.9		
Monthly Adjustment Factor	100%		100%		100%		100%		100%		100%		100%		100%		66
Adjusted Monthly Code Requirement	14.0		16.0		13.0		23.0		Employees 13.3		Visitors 0.7		Employees 3.1		Visitors 12.9		
Mode Adjustments Internal Capture	0%		0%		0%		0%		0%		0%		0%		0%		66
Adjusted Mode/Capture Code Requirement	14.0		16.0		13.0		23.0		Employees 13.3		Visitors 0.7		Employees 3.1		Visitors 12.9		
Mode Adjustments Internal Capture	0%		0%		0%		0%		0%		0%		0%		0%		66
Adjusted Mode/Capture Code Requirement	14.0		16.0		13.0		23.0		Employees 13.3		Visitors 0.7		Employees 3.1		Visitors 12.9		
Beginning Hour	% of Use	Spaces	% of Use	Spaces	% of Use	Spaces	% of Use	Spaces	% of Use	Spaces	% of Use	Spaces	% of Use	Spaces	% of Use	Spaces	Spaces
6:00 AM	1%	0	0%	0	10%	0	1%	0	3%	0	0%	0	0%	0	0%	0	1
7:00 AM	40%	5	0%	0	15%	0	5%	1	15%	2	1%	0	0%	0	0%	0	9
8:00 AM	60%	8	20%	0	25%	1	15%	2	50%	6	20%	0	0%	0	0%	0	18
9:00 AM	100%	13	20%	0	45%	1	35%	5	90%	11	60%	1	0%	0	0%	0	31
10:00 AM	100%	13	30%	0	75%	2	60%	8	100%	12	100%	1	0%	0	0%	0	37
11:00 AM	100%	13	40%	0	95%	3	75%	10	100%	12	45%	0	0%	0	0%	0	39
12:00 PM	100%	13	50%	0	100%	3	100%	13	85%	10	15%	0	0%	0	0%	0	40
1:00 PM	100%	13	55%	0	100%	3	100%	13	85%	10	45%	0	0%	0	0%	0	41
2:00 PM	100%	13	55%	0	100%	3	95%	12	95%	11	95%	1	0%	0	0%	0	42
3:00 PM	100%	13	55%	0	100%	3	85%	11	95%	11	45%	0	0%	0	0%	0	40
4:00 PM	100%	13	55%	0	100%	3	85%	11	85%	10	15%	0	10%	0	10%	2	41
5:00 PM	100%	13	60%	0	100%	3	85%	11	60%	7	10%	0	20%	0	20%	4	40
6:00 PM	100%	13	60%	0	100%	3	0%	0	25%	3	5%	0	50%	1	75%	16	37
7:00 PM	75%	10	0%	0	20%	1	0%	0	15%	2	2%	0	100%	1	100%	22	36
8:00 PM	0%	0	0%	0	10%	0	0%	0	5%	1	1%	0	100%	1	100%	22	24
9:00 PM	0%	0	0%	0	0%	0	0%	0	3%	0	0%	0	100%	1	100%	22	24
10:00 PM	0%	0	0%	0	0%	0	0%	0	1%	0	0%	0	100%	1	100%	22	24
11:00 PM	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0
12:00 AM	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0

PARKING SUMMARY

MINIMUM CODE REQUIRED PARKING SPACES BASED ON THE CITY OF SANDY FOR PARKING REDUCTION USES:

Flex Industrial	13,428 GSF	x 1 / 1,000 GSF	14 SPACES
Retail	3,020 GSF	x 5 / 1,000 GSF	16 SPACES
Office	3,020 GSF	x 4 / 1,000 GSF	13 SPACES
Religious	90 Seats	x 1 / 4 Seats	23 SPACES
			66 SPACES

SHARED PARKING REDUCTION FROM CODE : 24 SPACES
 TOTAL REQUIRED SHARED PARKING SPACES: 42 SPACES
 PEAK DEMAND HOUR 2 PM

PARKING SUPPLY 105 SPACES
 PARKING SURPLUS 63 SPACES

Note(s):

(1) "Shared Parking Model" based on the methodologies presented in the Urban Land Institute (ULI) Shared Parking, 3rd edition publication (2020).

(2) GSF = Gross Square Feet

(3) In the interest of conservatism, all the monthly adjustment factors were held at 100% demand and no adjustments were made for internal capture or mode-adjustments.



ATTACHMENT I: ULI - 3RD EDITION PARKING CALCULATION: TYPICAL WEEKEND (SUNDAY)

Regal Parking Assessment

SHARED PARKING DEMAND ANALYSES ^{(1) (2)}

Program	Flex Industrial 13,428 GSF		Retail 3,020 GSF		Office 3,020 GSF		Religious 90 Seats		Total											
City of Sandy Recommended Base Parking Ratios Minimum Parking Rate	1.0 spaces per 1,000 GSF		5.0 spaces per 1,000 GSF		4.0 spaces per 1,000 GSF		1.0 spaces per 4 Seats													
City of Sandy Recommended Parking Requirement	14.0		16.0		13.0		23.0		66											
Total Required Spaces by User Type	Employees 13.3	Visitors 0.7	Employees 3.2	Visitors 12.8	Employees 12.0	Visitors 1.0	Employees 4.6	Visitors 18.4												
Monthly Adjustment Factor	100%	100%	100%	100%	100%	100%	100%	100%												
Adjusted Monthly Code Requirement	14.0		16.0		13.0		23.0		66											
Mode Adjustments	Employees 13.3	Visitors 0.7	Employees 3.2	Visitors 12.8	Employees 12.0	Visitors 1.0	Employees 4.6	Visitors 18.4												
Internal Capture	0%	0%	0%	0%	0%	0%	0%	0%												
Adjusted Mode/Capture Code Requirement	14.0		16.0		13.0		23.0		66											
Total Adjusted Spaces by User Type	Employees 13.3	Visitors 0.7	Employees 3.2	Visitors 12.8	Employees 12.0	Visitors 1.0	Employees 4.6	Visitors 18.4												
Beginning Hour	% of Use	Spaces	% of Use	Spaces	% of Use	Spaces	% of Use	Spaces	% of Use	Spaces	% of Use	Spaces	% of Use	Spaces	% of Use	Spaces	% of Use	Spaces	Spaces	
6:00 AM	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	0
7:00 AM	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	20%	1	0%	0	0%	0	0	1
8:00 AM	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	100%	5	90%	17	0%	0	22	
9:00 AM	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	100%	5	90%	17	0%	0	22	
10:00 AM	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	100%	5	100%	18	0%	0	23	
11:00 AM	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	100%	5	100%	18	0%	0	23	
12:00 PM	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	100%	5	100%	18	0%	0	23	
1:00 PM	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	100%	5	30%	6	0%	0	11	
2:00 PM	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	
3:00 PM	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	
4:00 PM	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	
5:00 PM	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	
6:00 PM	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	
7:00 PM	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	
8:00 PM	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	
9:00 PM	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	
10:00 PM	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	
11:00 PM	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	
12:00 AM	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	

PARKING SUMMARY

MINIMUM CODE REQUIRED PARKING SPACES BASED ON THE CITY OF SANDY FOR PARKING REDUCTION USES:

Flex Industrial	13,428 GSF	x 1 / 1,000 GSF	14 SPACES
Retail	3,020 GSF	x 5 / 1,000 GSF	16 SPACES
Office	3,020 GSF	x 4 / 1,000 GSF	13 SPACES
Religious	90 Seats	x 1 / 4 Seats	23 SPACES
			66 SPACES

SHARED PARKING REDUCTION FROM CODE : 43 SPACES
 TOTAL REQUIRED SHARED PARKING SPACES: 23 SPACES
 PEAK DEMAND HOUR 10 AM

PARKING SUPPLY 105 SPACES
 PARKING SURPLUS 82 SPACES

(1) "Shared Parking Model" based on the methodologies presented in the Urban Land Institute (ULI) Shared Parking, 3rd edition publication (2020).
 (2) GSF = Gross Square Feet
 (3) In the interest of conservatism, all the monthly adjustment factors were held at 100% demand and no adjustments were made for internal capture or mode-adjustments.



Claire,

Thank you for your work on the Conditional Use Permit for The Bridge Church. We are happy to respond to your request as follows.

The project has a total of 155 parking stalls.

The allotted number of parking spaces/rights per each unit was determined by deeded rights to the individual owners. Owners may use/allocate such rights among units owned by them. On Ramp Corp. owns 105 parking rights. On Ramp Corp. currently owns 8 of the units and has by agreements committed 59 of the 105 to existing tenants. Hence On Ramp Corp. has 46 uncommitted. On Ramp Corp. has one space, the space for Bridge Church, that is vacant.

Between the uncommitted/available parking and the hours of operation of the Bridge Church the Owner's Association Board approves the Bridge Church use and believes that it will impact parking less than a non-church tenant.

The recorded name for the owner's association for the Brubaker Office Warehouse Development is the "Sandy Onramp Condominium Owners Association, Inc." It has a three person board of directors which is currently composed of these members:

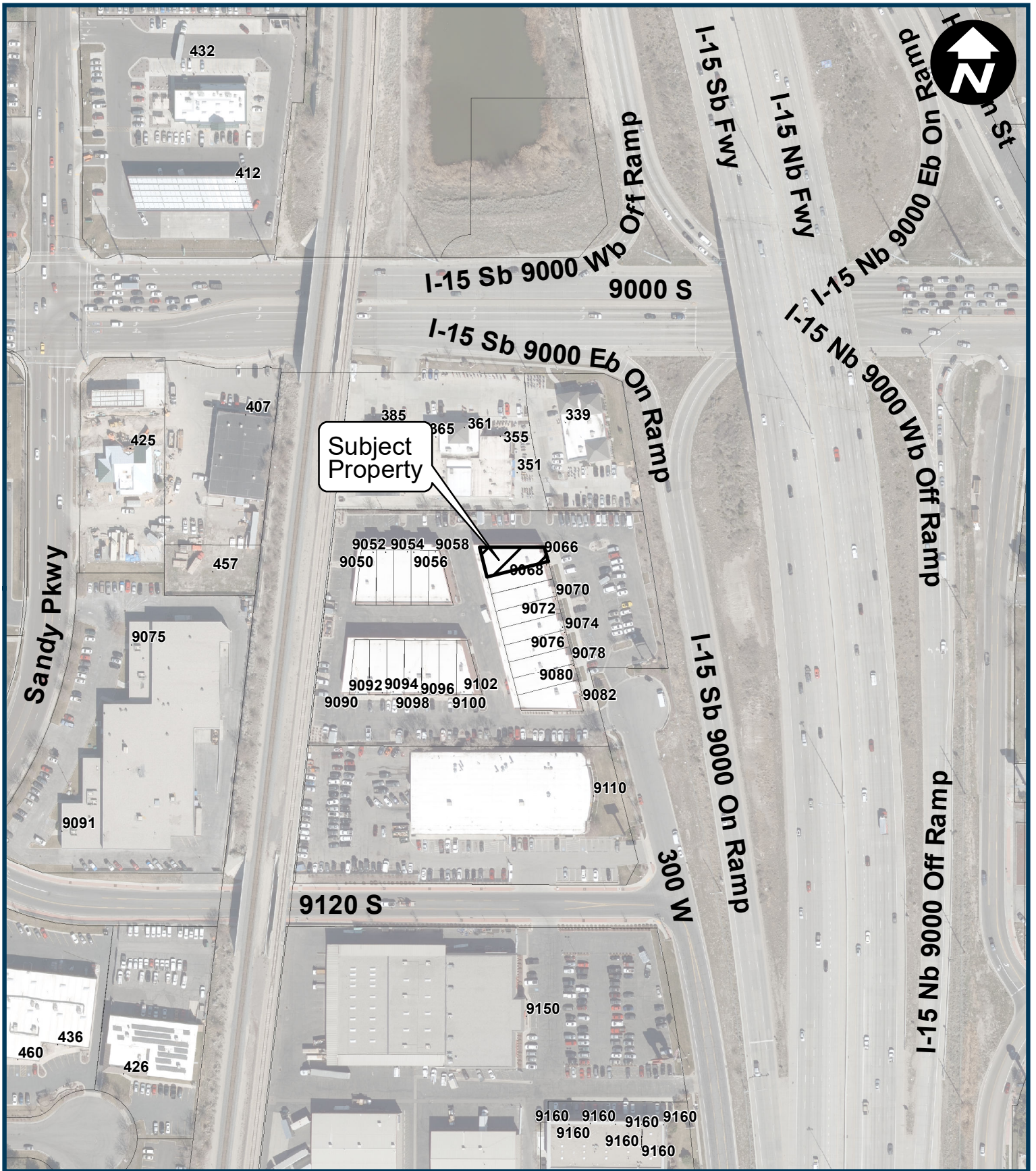
1. Mac Brubaker, mac@tatebrubaker.com
2. Calvin Brubaker, calvin@brubakerconstruction.com (Owners of 8 Units)
3. Rick Vanden Boomen, Rick@bathfitterutah.com (Owner of 10 Units)

There are a total of 21 Units.

Thank you,

Mac Brubaker
801-573-3133

Exhibit #3 – Vicinity Map



CUP-01-21-5977
The Bridge Church
9066 S. 300 W.

