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, June 19, 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_W4zVNh3BSjuQRHiwuuCDaQ

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

You can join the meeting with the following link:
https://us02web.zoom.us/s/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/u/ksavS05rU

Webinar ID: 835 3688 4857
Passcode: 171722

4:00 PM FIELD TRIP

25-180 Field Trip Map

Attachments: Field Trip Map

5:15 PM EXECUTIVE SESSION

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Public Hearings

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

Attachments: Staff Report and Exhibits

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

Attachments: Staff Report and Exhibits

Public Meeting Items

SPX05162025-006969 Lujan Special Exception for Restoration in the Sensitive Area Overlay with 30% or greater slopes
10870 S Lostwood Drive
[The Dell, Community #29]

Attachments: Staff Report
Exhibits A-D

CUP04242025-006960 Burton Accessory Structure (Conditional Use Permit)
2277 E. Zermatt Circle
[Community #18]

Attachments: Staff Report

SUB06142022-006347 Crabtree Subdivision (Subdivision Review)
2845 E Little Cottonwood Rd
[Community 30, Granite]

Attachments: Staff Report
Exhibit A
Exhibit B

SPX05222025-006972 Crabtree Subdivision Special Exceptions
2845 E Little Cottonwood Rd
[Community 30, Granite}

SUB03312025-006940 Tate Woods Subdivision
485 E 7800 S
[Community 3, Sandy Woods]

Attachments: Staff Report
Exhibit A

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

MSC0512202 5-006964 Golf Simulator Indoor Recreation Use Parking Determination
8676 S. 1300 E. St.
[Community #7, Quarry Bend]

Attachments: Staff Report
Exhibit A
Exhibit B

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

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

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

Administrative Business

1. Minutes

25-181 Minutes

Attachments: 06.05.2025 PC Minutes (DRAFT)

2. 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

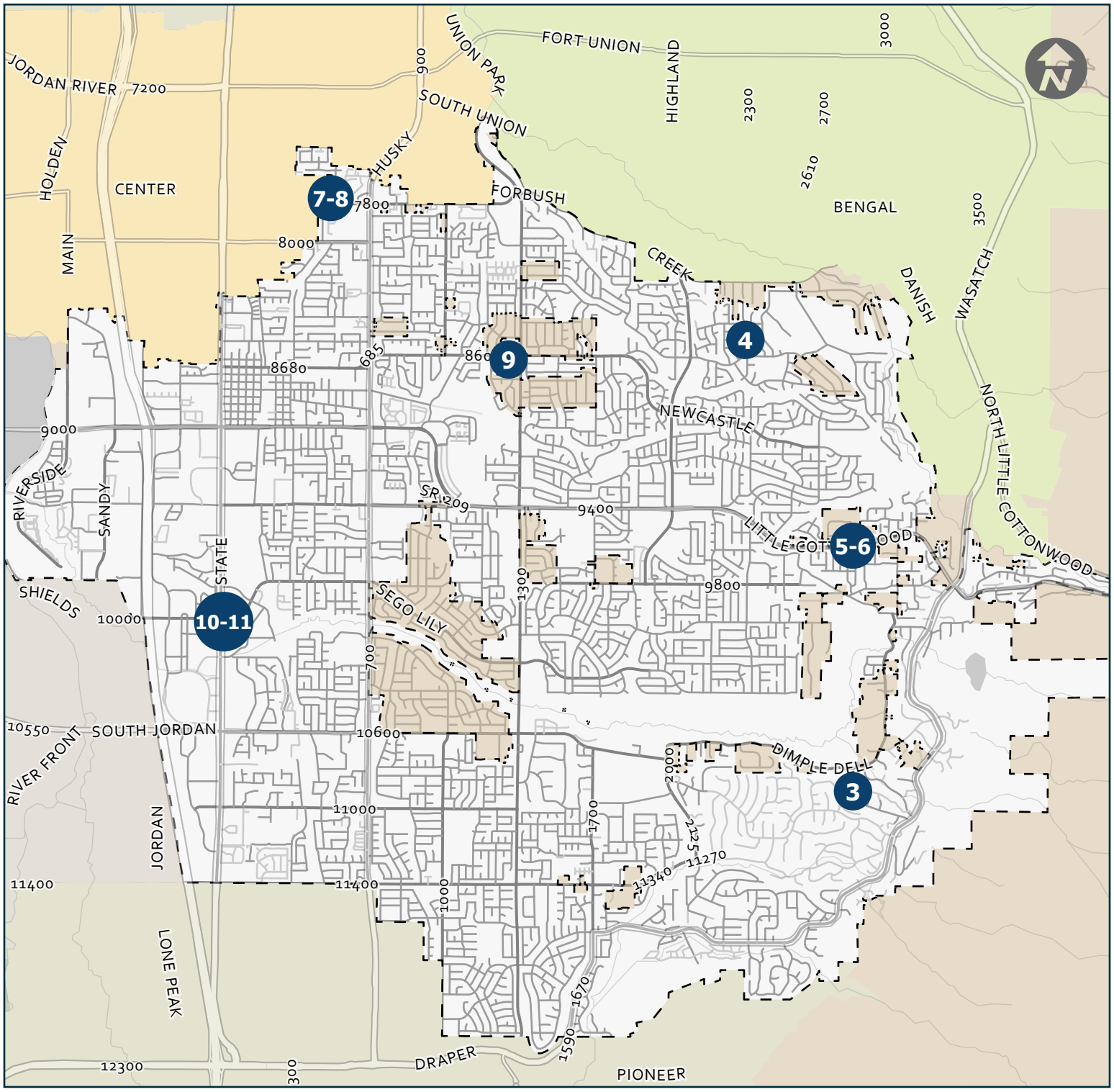
Staff Report

File #: 25-180, **Version:** 1

Date: 6/19/2025

Field Trip Map

Planning Commission Field Trip
June 19, 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

1 Locations to visit on your own

1 Locations to be visited on tour

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

Sandy City, Utah

Staff Report

File #: CA06062025-0006980 (PC), **Version:** 1

Date: 6/19/2025

Agenda Item Title:
Amendments to Title 21 of the Land Development Code related to Appeals and Variances

Presenter:
Melissa Anderson, Zoning Administrator

Description/Background:
On behalf of Sandy City, the Community Development Department is proposing to amend Title 21, *Land Development Code*, Chapter 35, *Appeals and Variances*. The proposed amendments will bring the code up to date with the Utah Code by revising any requirement for a public hearing related to appeals and variances. During the 2025 Utah Legislative Session, House Bill 368 *Local Land Use Amendments*, an omnibus bill was passed that include multiple amendments to the Land Use, Development and Management Act (LUDMA). Among these changes is an amendment to UCA 10-9a -701(5), which states that the city "*may not require a public hearing for a request for a variance or land use appeal*." To address this new provision in state law, the proposed amendments will bring the City's land use code into compliance with the current Utah Code.

Please see the attached staff report and exhibits for the full details of this item. The specific amendments to the Land Development Code are included as Exhibit "A" (red-lined version) and Exhibit "B" (clean version).

Further action to be taken:
The final decision on this item will be made by the City Council

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, of the Sandy Municipal Code, relating to appeals and variances, as shown in Exhibit "A", based on the following findings:

Findings:
1. The City Council may amend land use ordinances consistent with the purposes of the Sandy Land Development Code, the Sandy City General Plan, and the Utah Code, Municipal Land Use, Development, and Management Act per Title 21 Chapter 5 of the Sandy Municipal Code.

2. The proposal is reviewed by the Planning Commission and City Council in accordance with the requirements of Title 21 Chapter 5 of the Sandy Municipal Code.

3. The proposal complies with the purpose of the Land Development Code under Section 21-1-03 by promoting the public health, safety, and welfare; ensuring consistent and equitable standards;

establishing fair procedures that are efficient and effective in terms of time and expense; and by facilitating the orderly growth and development of Sandy City.

4. The proposal complies with the Goals and Policies of the General Plan by establishing appropriate development standards for all uses and zoning categories within Sandy City.

5. The proposal clarifies the Land Development Code by removing ambiguity, consistent with UCA 10-9a-306, which requires cities to use “plain language” in land use regulations.

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum

June 19, 2025

To:	City Council via Planning Commission	
From:	Community Development Department	
Subject:	Amendments to Title 21 of the Land Development Code related to Appeals and Variances	CA06062025-0006980

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

Request

On behalf of Sandy City, the Community Development Department is proposing to amend Title 21, *Land Development Code*, Chapter 35, *Appeals and Variances*. The proposed amendments will bring the code up to date with the Utah Code by revising any requirement for a public hearing related to appeals and variances. The specific amendments to the Land Development Code are included as Exhibit "A" (red-lined version) and Exhibit "B" (clean version).

Background

During the 2025 Utah Legislative Session, *House Bill 368 Local Land Use Amendments,* an omnibus bill was passed that include multiple amendments to the Land Use, Development and Management Act (LUDMA). Among these changes is an amendment to UCA 10-9a-701(5), which states that the city "*may not require a public hearing for a request for a variance or land use appeal.*" To address this new provision in state law, the proposed amendments will bring the City's land use code into compliance with the current Utah Code.

Public Notice

The city issued notice of the public hearing for the proposed code amendments on public websites, mailed notice to affected entities and posted in three public locations at least 10 days prior to the Planning Commission public hearing in accordance with the Land Development Code Sec. 21-36-1 and the Utah State Code § 10-9a-205.

Analysis

To implement current state law provisions, the Sandy Land Development Code was reviewed to identify any requirement for a public hearing related to appeals and variances. It was found that Title 21, and specifically Chapter 35, *Appeals and Variances* does not mandate a public hearing for appeals or variances; however, the "*Board of Adjustments Rules and Procedures*" document, does specify conducting public hearings in the sections related to meeting procedures. Consequently, these rules and procedures will need to be updated by replacing references to a public "*hearing*" with a public "*meeting.*" These rules and procedures are not codified in the land development code; they are adopted separately by the Board of Adjustment, which can be accomplished by adopting an update to the rules and procedures at their next regularly scheduled meeting.

That said, there are two issues that still need to be addressed under Chapter 35, *Appeals and Variances*, to provide clarity and consistency, in accordance with state law. Utah Code 10-9a-306 requires cities to use "*plain language*" in land use regulations and the following amendments are proposed to the land development code:

1. Section 21-35-1(f)(2) is amended by removing the option to review an appeal "*de novo*." The term "*de novo*" refers to a review of a case as if it had not been heard before, and which allows new information to be submitted into the record. This runs contrary to Sec. 21-35-1(g)(3), which states: "No new information that was not previously presented to the land use authority may be presented on appeal." Further, review of an appeal de novo is indirectly inconsistent with the new state law provisions that prohibit a public hearing on appeal because it would limit the public from challenging new information submitted into the record on the appeal.

   Therefore, the code is proposed to be amended by prohibiting new information to be submitted into the record on appeal, consistent with Sandy Code and Utah Code. If the appeal authority finds the record is incomplete or deficient, it may remand the case to develop the record or continue the meeting to complete the record with any information previously presented to the land use authority. This provides the appeal authority with options without permitting new information to be submitted into the record during the appeal.
2. Section 21-35-1(j) is also amended to clarify the effective and final date of an appeal authority decision. The existing code is ambiguous because it is unclear whether the appeal authority's decision is final 1) at the meeting in which the decision is made, 2) when a written decision is issued, or 3) when the minutes of the meeting are approved. This ambiguity is problematic because the 30-day deadline to file a petition with the District Court is dependent on the date that the local land use decision is final (per Sec. 21-35-3(a)). Therefore, the code is proposed to be amended to remove this ambiguity and clarify the code.

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

Non-Conforming Uses

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

Land Development Code Purpose Compliance

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

21-1-3 Purpose

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

1. *General*
   a. *To facilitate the orderly growth and development of Sandy City.*
   b. *To facilitate adequate provision for transportation, water, sewage, schools, parks, and other public requirements.*
   c. *To stabilize property values.*
   d. *To enhance the economic well-being of Sandy City and its inhabitants.*
2. *Implementation of General Plan*
   To coordinate and ensure the implementation of the City's General Plan through effective execution of development review requirements, adequate facility and services review and other goals, policies, or programs contained in the General Plan.
3. *Comprehensive, Consistent and Equitable Regulations*
   To establish a system of fair, comprehensive, consistent and equitable regulations, standards and procedures for review and approval of all proposed land development within the City.
4. *Efficiently and Effectively Managed Procedures*
   a. *To promote fair procedures that are efficient and effective in terms of time and expense.*
   b. *To be effective and responsive in terms of the allocation of authority and delegation of powers and duties among ministerial, appointed, and elected officials.*
   c. *To foster a positive customer service attitude and to respect the rights of all applicants and affected citizens.*

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

General Plan Compliance

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

Recommendation

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

Findings:

1. The City Council may amend land use ordinances consistent with the purposes of the Sandy Land Development Code, the Sandy City General Plan, and the Utah Code, Municipal Land Use, Development, and Management Act per Title 21 Chapter 5 of the Sandy Municipal Code.
2. The proposal is reviewed by the Planning Commission and City Council in accordance with the requirements of Title 21 Chapter 5 of the Sandy Municipal Code.
3. The proposal complies with the purpose of the Land Development Code under Section 21-1-03 by promoting the public health, safety, and welfare; ensuring consistent and equitable standards; establishing fair procedures that are efficient and effective in terms of time and expense; and by facilitating the orderly growth and development of Sandy City.
4. The proposal complies with the Goals and Policies of the General Plan by establishing appropriate development standards for all uses and zoning categories within Sandy City.
5. The proposal clarifies the Land Development Code by removing ambiguity, consistent with UCA 10-9a-306, which requires cities to use "plain language" in land use regulations.

Planner:

Melissa Anderson
Zoning Administrator

Exhibits:

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

File Name: \\FSUSERS\CH-USERS\USERS\PLN\STAFFRPT\2025\CA06062025-0006980- HB368 PH FOR APPEALS AND VARIANCE\STAFF REPORT\STAFF REPORT - PHS ON APPEALS AND VARIANCE CODE AMEND.FINAL.DOCX

CHAPTER 21-35. APPEALS AND VARIANCES[1]

Sec. 21-35-1. Appeals.

(a) *Administrative Appeal Required.* As a condition precedent to judicial review, each adversely affected person shall timely and specifically challenge the land use authority's decision, in accordance with these ordinances.

(b) *Authority.* The appeal authorities set forth in this title act in a quasi-judicial manner and as the final arbiter of issues involving the interpretation or application of land use ordinances.

(c) *Who May Appeal.* The applicant, the City, a board or officer of the City, or any person adversely affected by the land use authority's decision administering or interpreting a land use ordinance may, within the time period provided in this title, appeal that decision to the designated appeal authority by alleging that there is an error in any order, requirements, decision, or determination made by the land use authority in the administration or interpretation of this title. In the event that the land use authority requires that a matter return to it for further review, an appeal can only be made on a decision made after that further review.

(d) *Time for Appeal.* Except as provided in U.C.A. 1953, § 10-9a-704, an appeal of a decision of a land use authority to an appeal authority must be filed in writing with the Community Development Department within ten calendar days of the date the land use authority issues a written decision or approval of the minutes of a meeting at which the decision was made, if applicable, whichever occurs first.

(e) *Information to be Presented.*

(1) An appellant must first present any and all information to the land use authority which it intends to raise before the appeal authority. The appellant may not bring new information for consideration before the appeal authority that had not been previously presented to the land use authority during its consideration of the matter.

(2) An appellant must present to the designated appeal authority every theory of relief that it can raise in District Court.

(3) No new information that was not previously presented to the land use authority may be presented on appeal.

(f) *Review of the Record of the Land Use Authority.*

(1) The appeal authority's review of decisions of a land use authority shall be confined to the administrative record developed by the land use authority unless the appeal authority determines that the record is incomplete or deficient.

(2) If the appeal authority determines that the record is incomplete or deficient, it may ~~review the matter de novo.~~ remand the case to develop the record or continue the meeting to complete the record with the information previously presented to the land use authority.

(g) *Burden of Proof.* The appellant has the burden of proving that the land use authority erred.

(h) *Standard of Review.*

(1) *Legal Issues; Correctness Standard.* The appeal authority shall determine the correctness of a decision of the land use authority or administrative official in its interpretation and application of a land use ordinance. Because no specialized knowledge is necessary to make such a determination, no deference is given to the land use authority or administrative official; provided, however, the appeal authority shall not overrule that decision as a matter of law without the advice of its legal counsel.

[1]State law reference(s)—Appeals and variances, U.C.A. 1953, § 19-9a-701 et seq.

(2) *Factual Issues and Other Issues; Arbitrary and Capricious Standard.* Land use authorities and administrative officials have specialized knowledge in the field of planning and land use and are charged with and are experienced in implementing the goals and policies of the community as adopted by and under the supervision of elected representatives of the public. Accordingly, they should be allowed a comparatively wide latitude of discretion; and their actions endowed with a presumption of correctness and validity which an appeal authority should not interfere with unless it is shown that there is no reasonable basis to justify the action taken, and that, therefore, the determinations made were so unreasonable as to be arbitrary and capricious. It is not the appeal authority's prerogative to substitute its judgment for that of the land use authority where the record discloses a reasonable basis for the land use authority's determination.

(i) *Scope of Authority.* Only those decisions in which a land use authority has applied a land use ordinance to a particular application, person, or parcel may be appealed to an appeal authority.

(j) *Effective Date of Appeal Authority Decision.* A decision of an appeal authority ~~takes effect:~~ is final on the date when the appeal authority issues a written decision or approval of the minutes of the meeting at which the decision was made, whichever comes first.

~~(1) *Board of Adjustment.* At the meeting in which the decision is made.~~

~~(2) *Other Appeal Authorities.* On the date when the appeal authority issues a written decision or approval of the minutes of the meeting at which the decision was made, if applicable, whichever comes first.~~

(LDC 2008, § 15A-35-01; Ord. No. 16-05, 2-5-2016)

Sec. 21-35-2. Variances.

Variances shall be governed by U.C.A. 1953, § 10-9a-702.

(LDC 2008, § 15A-35-02)

Sec. 21-35-3. District Court of Review of Decision.

(a) Any person adversely affected by a final decision made in the exercise of or in violation of the provisions of this chapter may file a petition for review of the decision with the District Court within 30 days after the land use decision is final.

(b) No person may challenge in District Court the City's land use decision made under this chapter or under a regulation made under authority of this title, until that person has exhausted their administrative remedies as provided herein and in the Municipal Land Use, Development, and Management Act (U.C.A. 1953, § 10-9a-101 et seq.), if applicable.

(c) The filing of a petition in the District Court and its review shall be governed by the provisions of the Municipal Land Use, Development, and Management Act (U.C.A. 1953, § 10-9a-101 et seq.).

(LDC 2008, § 15A-35-03)

State law reference(s)—District court review, U.C.A. 1953, § 10-9a-801 et seq.

CHAPTER 21-35. APPEALS AND VARIANCES[1]

Sec. 21-35-1. Appeals.

(a) *Administrative Appeal Required.* As a condition precedent to judicial review, each adversely affected person shall timely and specifically challenge the land use authority's decision, in accordance with these ordinances.

(b) *Authority.* The appeal authorities set forth in this title act in a quasi-judicial manner and as the final arbiter of issues involving the interpretation or application of land use ordinances.

(c) *Who May Appeal.* The applicant, the City, a board or officer of the City, or any person adversely affected by the land use authority's decision administering or interpreting a land use ordinance may, within the time period provided in this title, appeal that decision to the designated appeal authority by alleging that there is an error in any order, requirements, decision, or determination made by the land use authority in the administration or interpretation of this title. In the event that the land use authority requires that a matter return to it for further review, an appeal can only be made on a decision made after that further review.

(d) *Time for Appeal.* Except as provided in U.C.A. 1953, § 10-9a-704, an appeal of a decision of a land use authority to an appeal authority must be filed in writing with the Community Development Department within ten calendar days of the date the land use authority issues a written decision or approval of the minutes of a meeting at which the decision was made, if applicable, whichever occurs first.

(e) *Information to be Presented.*

(1) An appellant must first present any and all information to the land use authority which it intends to raise before the appeal authority. The appellant may not bring new information for consideration before the appeal authority that had not been previously presented to the land use authority during its consideration of the matter.

(2) An appellant must present to the designated appeal authority every theory of relief that it can raise in District Court.

(3) No new information that was not previously presented to the land use authority may be presented on appeal.

(f) *Review of the Record of the Land Use Authority.*

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(g) *Burden of Proof.* The appellant has the burden of proving that the land use authority erred.

(h) *Standard of Review.*

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[1]State law reference(s)—Appeals and variances, U.C.A. 1953, § 19-9a-701 et seq.

(2) *Factual Issues and Other Issues; Arbitrary and Capricious Standard.* Land use authorities and administrative officials have specialized knowledge in the field of planning and land use and are charged with and are experienced in implementing the goals and policies of the community as adopted by and under the supervision of elected representatives of the public. Accordingly, they should be allowed a comparatively wide latitude of discretion; and their actions endowed with a presumption of correctness and validity which an appeal authority should not interfere with unless it is shown that there is no reasonable basis to justify the action taken, and that, therefore, the determinations made were so unreasonable as to be arbitrary and capricious. It is not the appeal authority's prerogative to substitute its judgment for that of the land use authority where the record discloses a reasonable basis for the land use authority's determination.

(i) *Scope of Authority.* Only those decisions in which a land use authority has applied a land use ordinance to a particular application, person, or parcel may be appealed to an appeal authority.

(j) *Effective Date of Appeal Authority Decision.* A decision of an appeal authority is final on the date when the appeal authority issues a written decision or approval of the minutes of the meeting at which the decision was made, whichever comes first.

(LDC 2008, § 15A-35-01; Ord. No. 16-05, 2-5-2016)

Sec. 21-35-2. Variances.

Variances shall be governed by U.C.A. 1953, § 10-9a-702.

(LDC 2008, § 15A-35-02)

Sec. 21-35-3. District Court of Review of Decision.

(a) Any person adversely affected by a final decision made in the exercise of or in violation of the provisions of this chapter may file a petition for review of the decision with the District Court within 30 days after the land use decision is final.

(b) No person may challenge in District Court the City's land use decision made under this chapter or under a regulation made under authority of this title, until that person has exhausted their administrative remedies as provided herein and in the Municipal Land Use, Development, and Management Act (U.C.A. 1953, § 10-9a-101 et seq.), if applicable.

(c) The filing of a petition in the District Court and its review shall be governed by the provisions of the Municipal Land Use, Development, and Management Act (U.C.A. 1953, § 10-9a-101 et seq.).

(LDC 2008, § 15A-35-03)

State law reference(s)—District court review, U.C.A. 1953, § 10-9a-801 et seq.

Sandy City, Utah

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

Staff Report

File #: CA06062025-0006979 (PC), **Version:** 1

Date: 6/19/2025

Agenda Item Title:
Amendments to Title 21 of the Land Development Code related to Residential Parking Standards

Presenter:
Melissa Anderson, Zoning Administrator

Description/Background:
On behalf of Sandy City, the Community Development Department is proposing to amend Title 21, *Land Development Code*, Chapter 20, *Residential Development Standards*, Chapter 24, *Parking, Access and Circulation Requirements*. The proposed amendments will bring the code up to date with the Utah Code by revising the parking standards for single- and two-family residential dwellings, removing garage requirements for owner-occupied affordable housing, and by adjusting the requirements for the minimum dwelling size to no more than 1,000 square feet.

During the 2025 Utah Legislative Session, Senate Bill 181 was passed, which enacted language relating to residential parking standards for attached or detached single-family dwellings. Under UCA 10-9a-534, *Regulation of building design elements prohibited - Regulation of parking spaces prohibited - Exceptions*, the state law specifies the required dimensions for covered and uncovered parking spaces, that tandem parking shall be counted toward two parking spaces, and that a garage is not required for a single-family attached or detached dwelling that qualifies as owner-occupied affordable housing. Under that same code section, current state law restricts cities from requiring certain building design elements on one- and two-family dwellings, which includes prohibiting cities from requiring the dwelling to be more than 1,000 square feet in size (not including a garage). To address these state law provisions, the proposed amendments will bring the City's land use code into compliance with the current Utah Code.

Please see the attached staff report and exhibits for the full details of this item. The specific amendments to the Land Development Code are included as Exhibit "A" (red-lined version) and Exhibit "B" (clean version).

Further action to be taken:
The final decision on this item will be made by the City Council.

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, of the Sandy Municipal Code, relating to residential parking standards and minimum dwelling size, as shown in Exhibit "A", based on the following findings:

Findings:

1. The City Council may amend land use ordinances consistent with the purposes of the Sandy Land Development Code, the Sandy City General Plan, and the Utah Code, Municipal Land Use, Development, and Management Act per Title 21 Chapter 5 of the Sandy Municipal Code.

2. The proposal is reviewed by the Planning Commission and City Council in accordance with the requirements of Title 21 Chapter 5 of the Sandy Municipal Code.

3. The proposal complies with the purpose of the Land Development Code under Section 21-1-03 by promoting the public health, safety, and welfare; ensuring consistent and equitable standards; establishing fair procedures that are efficient and effective in terms of time and expense; and by facilitating the orderly growth and development of Sandy City.

4. The proposal complies with the Goals and Policies of the General Plan by establishing appropriate development standards for all uses and zoning categories within Sandy City.

5. The proposal refines and organizes the Land Development Code to simplify code language and formatting to improve readability and ease of use, consistent with UCA 10-9a-306, which requires cities to use “plain language” in land use regulations.

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum

June 19, 2025

To:	City Council via Planning Commission	
From:	Community Development Department	
Subject:	Amendments to Title 21 of the Land Development Code related to Residential Parking Standards	CA06062025-0006979

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

Request

On behalf of Sandy City, the Community Development Department is proposing to amend Title 21, *Land Development Code*, Chapter 20, *Residential Development Standards,* Chapter 24, *Parking, Access and Circulation Requirements*. The proposed amendments will bring the code up to date with the Utah Code by revising the parking standards for single- and two-family residential dwellings, removing garage requirements for owner-occupied affordable housing, and by adjusting the requirements for the minimum dwelling size to no more than 1,000 square feet. The specific amendments to the Land Development Code are included as Exhibit "A" (red-lined version) and Exhibit "B" (clean version).

Background

During the 2025 Utah Legislative Session, Senate Bill 181 was passed, which enacted language relating to residential parking standards for attached or detached single-family dwellings. Under UCA 10-9a-534, *Regulation of building design elements prohibited - Regulation of parking spaces prohibited - Exceptions*, the state law specifies the required dimensions for covered and uncovered parking spaces, that tandem parking shall be counted toward two parking spaces, and that a garage is not required for a single-family attached or detached dwelling that qualifies as owner-occupied affordable housing. Under that same code section, current state law restricts cities from requiring certain building design elements on one- and two-family dwellings, which includes prohibiting cities from requiring the dwelling to be more than 1,000 square feet in size (not including a garage). To address these state law provisions, the proposed amendments will bring the City's land use code into compliance with the current Utah Code.

Public Notice

The city issued notice of the public hearing for the proposed code amendments on public websites, mailed notice to affected entities and posted in three public locations at least 10 days prior to the Planning Commission public hearing in accordance with the Land Development Code Sec. 21-36-1 and the Utah State Code § 10-9a-205.

Analysis

To implement current state law provisions, the Sandy Land Development Code, Title 21, Chapter 20, *Residential Development Standards* and Chapter 24, *Parking, Access and Circulation Requirements* are proposed to be amended as follows:

1. Residential parking standards are consolidated under Title 21, Chapter 24, *Parking, Access and Circulation Requirements* to provide better organization within the code and to avoid potential confusion between Sandy Code and Utah Code.
2. Clarification to code language is provided (when appropriate) to ensure consistency with UCA 10-9a-306 , which requires cities to use "*plain language*" in land use regulations.
3. Residential parking standards for attached or detached single- and two-family dwellings are updated to include the following standards:
   a. Uncovered parking spaces shall be a minimum of nine feet wide by 20 feet long.
   b. Enclosed or covered parking space shall be a minimum of 10 feet wide by 20 feet long.
   c. Tandem parking spaces may be counted toward two required parking spaces.
   d. A garage is not required for a single-family attached or detached dwelling that is "*owner-occupied*" "*affordable housing*," as defined by UCA 10-9a-534. To administer this special provision, a deed restriction is required to be recorded against the property.
4. Lastly, the minimum size for one- and two-family dwellings that are listed under Title 21, Chapter 20, *Residential Development Standards* are amended to be no more than 1,000 square feet (not including a garage) to align with the Utah Code.

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

Non-Conforming Uses

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

Land Development Code Purpose Compliance

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

21-1-3 Purpose

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

1. ***General***
   a. *To facilitate the orderly growth and development of Sandy City.*
   b. *To facilitate adequate provision for transportation, water, sewage, schools, parks, and other public requirements.*
   c. *To stabilize property values.*
   d. *To enhance the economic well-being of Sandy City and its inhabitants.*
2. ***Implementation of General Plan***
   To coordinate and ensure the implementation of the City's General Plan through effective execution of development review requirements, adequate facility and services review and other goals, policies, or programs contained in the General Plan.
3. ***Comprehensive, Consistent and Equitable Regulations***
   To establish a system of fair, comprehensive, consistent and equitable regulations, standards and procedures for review and approval of all proposed land development within the City.
4. ***Efficiently and Effectively Managed Procedures***
   a. *To promote fair procedures that are efficient and effective in terms of time and expense.*
   b. *To be effective and responsive in terms of the allocation of authority and delegation of powers and duties among ministerial, appointed, and elected officials.*
   c. *To foster a positive customer service attitude and to respect the rights of all applicants and affected citizens.*

The proposed code amendment is consistent with the purpose of the Land Development Code because the proposal promotes the public health, safety and welfare; ensures consistency and equitable standards; establishes fair procedures that

are efficient and effective in terms of time and expense; facilitates the orderly growth and development of Sandy City; and is consistent with the Sandy City General Plan.

General Plan Compliance

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

Recommendation

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, of the Sandy Municipal Code, relating to residential parking standards and minimum dwelling size, as shown in Exhibit "A", based on the following findings:

Findings:

1. The City Council may amend land use ordinances consistent with the purposes of the Sandy Land Development Code, the Sandy City General Plan, and the Utah Code, Municipal Land Use, Development, and Management Act per Title 21 Chapter 5 of the Sandy Municipal Code.
2. The proposal is reviewed by the Planning Commission and City Council in accordance with the requirements of Title 21 Chapter 5 of the Sandy Municipal Code.
3. The proposal complies with the purpose of the Land Development Code under Section 21-1-03 by promoting the public health, safety, and welfare; ensuring consistent and equitable standards; establishing fair procedures that are efficient and effective in terms of time and expense; and by facilitating the orderly growth and development of Sandy City.
4. The proposal complies with the Goals and Policies of the General Plan by establishing appropriate development standards for all uses and zoning categories within Sandy City.
5. The proposal refines and organizes the Land Development Code to simplify code language and formatting to improve readability and ease of use, consistent with UCA 10-9a-306, which requires cities to use "plain language" in land use regulations.

Planner:

Melissa Anderson
Zoning Administrator

Exhibits:

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

File Name: \\FSUSERS\CH-USERS\USERS\PLN\STAFFRPT\2025\CA06062025-0006979 - SB181 - PARKING AND HOUSING AFFORD\STAFF REPORT\STAFF REPORT - RESIDENTIAL PARKING CODE AMEND.FINAL.DOCX

CHAPTER 21-20. RESIDENTIAL DEVELOPMENT STANDARDS

Sec. 21-20-1. Residential Districts—Purpose R-1 and R-2.

(a) R-1 Districts are established to provide residential environments within Sandy City that strive to emphasize a minimum of vehicular traffic and create quiet neighborhoods favorable for single-family detached homes. These districts are further established with a focus towards the preservation of natural vegetation and land features. The variety of medium to low housing densities provide for a wide variety of housing opportunities from large estate homes to smaller, entry level homes. Agriculture (which does not include the keeping of farm animals) is allowed in each R-1 Subdistrict. Special regulations are provided for the allowance of farm animals on an individual district basis after petition of the property owners and approval by the City Council within subdistricts equal to or larger than R-1-15.

(b) R-2 districts are established to provide a residential environment within Sandy City that is characterized by slightly higher densities than single-family districts, single-family housing interspersed with two-family housing, a variety of housing sizes, a minimum of vehicular traffic, and quiet residential neighborhoods favorable for family life.

(LDC 2008, § 15A-20-01; Ord. No. 21-08, § 1(Exh. A), 3-23-2021)

Sec. 21-20-2. Residential Building Setbacks~~,~~ and Building Heights~~, Required Off-Street Parking for~~ R-1 and R-2 Zoning Districts.

(a) The minimum allowed residential building setbacks (in feet), and the maximum allowed building heights (in feet) ~~and the minimum allowed number of off-street parking stalls~~ for the R-1 and R-2 Zoning Districts are as follows:

Residential Building Setbacks~~,~~ and Building Heights ~~and Covered Off-Street Parking~~ for Standard R-1 and R-2 Zoning Districts

Requirement	R-1-40	R-1-30	R-1-20	R-1-15	R-1-12	R-1-10	R-1-9	R-1-8	R-1-8 INF	R-1-7.5(HS)	R-1-6	R-2-10	R-2-8
Front to living area	30	30	30	30	30	30	30	30	25	See specific section for Residential District R-1-7.5(HS) for details	25	30	30
Front to attached garage	25	25	25	25	25	25	25	25	25		20	25	25
Front (average lot slope of 10%)	20	20	20	20	20	20	20	20	20		20	20	20
Front corner lot—Side A	30	30	30	30	30	30	30	30	25		30	30	30
Front corner lot—Side B	20	20	20	20	20	20	20	20	20		20	20	20
Front—lot on cul-de-sac	20	20	20	20	20	20	20	20	20		20	20	20
Front—lot on elbow	20	20	20	20	20	20	20	20	20		20	20	20
Side (minimum)	15	12	10	10	8	8	8	8	6		6	8	8
Side (both combined—minimum)	30	27	24	22	20	20	18	16	16		12	16	16
Side—minimum for zero lot line development	N/A	27	24	22	20	20	18	16	16		12	16	16

Rear—regular lot	30	30	30	30	30	20	20	20	20		20	20	20
Rear—irregular lot (average)	30	30	30	30	30	20	20	20	20		15	20	15
Rear—minimum setback for an irregular lot	15	15	10	10	10	10	10	10	10		10	10	10
Rear—corner lot	30	30	30	25	25	20	20	15	15		15	20	15
Maximum building height (measured to the peak of the roof)*	35	35	35	35	35	35	35	35	35		35	35	35
~~Required off-street parking stalls (not including covered stalls)~~	~~2~~	~~2~~	~~2~~	~~2~~	~~2~~	~~2~~	~~2~~	~~2~~	~~2~~		~~2~~	~~2/u~~	~~2/u~~

* Note: Exceptions for additional building height due to unusual architectural roof designs may be granted by the Planning Commission, at the request of the Community Development Director.

(b) Any home within an R-1-6 or larger Zoning District that was built without an attached two-car garage may apply for a building permit to build a two-car garage with a side yard setback of no less than five feet, provided that there are no issues with any utilities or easements. The other side yard setback shall meet the minimum for that zone and the garage must meet the minimum size as regulated in this title.

(LDC 2008, § 15A-20-02; Ord. No. 10-26, 7-30-2010; Ord. No. 12-14, 5-15-2012; Ord. No. 12-23, 6-18-2012; Ord. No. 21-08, § 1(Exh. A), 3-23-2021)

…

Sec. 21-20-4. Table; Minimum/Maximum Dwelling Size for R-1 and R-2 Zoning Districts.

Table for R-1 and R-2 Minimum/Maximum Dwelling Size

Zone	One-Story Split Level and Split Entry (square feet)		Two-Story Total Both Levels (square feet)	
R-1-40	1,000~~1,500~~	6,500	1,000~~1,875~~	7,500
R-1-30	1,000~~1,500~~	6,500	1,000~~1,875~~	7,500
R-1-20	1,000~~1,400~~	6,500	1,000~~1,750~~	7,500
R-1-15	1,000~~1,400~~	5,500	1,000~~1,750~~	6,500
R-1-12	1,000~~1,350~~	4,500	1,000~~1,685~~	6,000
R-1-10	1,000~~1,300~~	5,000	1,000~~1,625~~	6,000
R-1-9	1,000~~1,200~~	4,500	1,000~~1,500~~	5,500
R-1-8	1,000	4,000	1,000~~1,250~~	5,500
R-1-8(INF)	1,000~~1,100~~	4,000	1,000~~1,600~~	5,000
R-1-7.5(HS)	1,000	3,200	1,000~~1,250~~	4,000
R-1-6	800	2,800	1,000~~1,350~~	3,500
R-2-10	800	2,100	1,000~~1,350~~	4,000
R-2-8	800	2,000	1,000~~1,350~~	3,500

(1) *Allowable Square Footage.* Determination of allowable square footage measures livable space only, which does not include subterranean basements, garages or similar spaces. The square footage

established above for the R-2-10 and R-2-8 Zoning Districts refers to each dwelling unit in a multifamily dwelling.

(2) *Approval for a Home Larger than Maximum Size.* Individuals who desire to construct a new home larger than the maximum home size limits (or desire to increase the size of an existing home) may apply for a special exception from the Planning Commission. To qualify for the special exception, the applicant shall comply with the following requirements:

a. The proposed square footage of the home (excluding basement) is within ten percent of the average home size within a 1,000-foot radius as measured from the property line or if the proposed home is located within a planned unit development, it is consistent with the approved standards and home sizes for the entire planned unit development.

b. The proposed home or addition is consistent with the existing architectural standard for the surrounding neighborhood (e.g., rambler style homes, two-story homes, brick facade, stucco, half-timber, similar pitched roof, etc.).

c. The proposed enlargement is not permitted to increase the available space for an accessory apartment.

d. The increased square footage is not permitted for nonresidential structures. Institutional care uses shall comply with the minimum and maximum square footage requirements for the underlying zone.

(LDC 2008, § 15A-20-04; Ord. No. 10-26, 7-30-2010; Ord. No. 21-08, § 1(Exh. A), 3-23-2021)

Sec. 21-20-5. Off-Street Parking Requirements.

Residential parking requirements are addressed in Title 21 Chapter 24 of this Code.

~~(a) All single-family homes on R-1-6 or larger lots shall provide at least a two-car garage for the daily storage of personal vehicles. The garage may be front or side loading. Any detached garages shall comply with the requirements for detached accessory structures as described elsewhere in this chapter. Any home within an R-1-6 or larger Zoning District that was built without an attached two-car garage may apply for a building permit to build a two-car garage with a side yard setback of no less than five feet, provided that there are no issues with any utilities or easements. The other side yard setback shall meet the minimum for that zone and the garage must meet the minimum size as regulated in this title.~~

~~(b) In addition to the two-car garage, all single-family homes shall provide at least two paved off-street parking spaces, plus one space for each domestic (e.g., maid, nanny, gardener, etc.) or support staff person employed on the premises during the highest employment shift.~~

(LDC 2008, § 15A-20-05; Ord. No. 13-02, 1-23-2013; Ord. No. 21-08, § 1(Exh. A), 3-23-2021)

…

Sec. 21-20-7. Planned Unit Development District (PUD).

…

(3) *Development Requirements.* To be approved, a planned unit development project must show a high commitment to excellence, ensuring better quality of life for future tenants and be compatible with adjacent residential areas. The following are required for all planned unit development projects:

a. *Ownership.* The development shall be in single or corporate ownership at the time of application or the subject of an application filed jointly by all owners of the property.

b. *Open Space.* Unless otherwise approved by the Planning Commission, common and private open space shall be provided and shall not cover less than 40 percent of the gross site area. The

required open space shall be land areas that are not occupied by buildings, structures, parking areas, street right-of-way, or alleys and shall be accessible by the residents. Said open space shall be devoted to landscaping, preservation of natural features, trails, patios, and recreational areas. Private open space (that provided for each dwelling unit for personal use) shall be located immediately adjacent to, attached to, or within the dwelling unit it is designed to serve and shall be for the exclusive use of the residents of the dwelling unit. Common open space must constitute at least one quarter of the required open space. It may be distributed throughout the planned unit development and need not be in a single large area. Landscaped roof areas or decks attached to individual units may not be calculated as part of required common open space. Open space within a Sensitive Area Overlay Zone may only be included as open space when they have been designed as an integral part of the project, as enumerated in subsection 21-20-7(2) above.

c. *Interior Streets.* The design of public and private streets within a planned unit development shall follow City standards for width of right-of-way and construction. Existing City standards of design and construction may be modified as allowed in this Code. The interior street system in an entire planned unit development project shall be dedicated to the City as a utility easement. All private streets shall be conveyed to a private association. The original developer/builder will also be required to establish a City-approved road maintenance fund for all private streets. This provision will be required in the CC&Rs for all projects with a private street system.

d. *Parking.* The minimum parking requirements outlined in this Code shall be adhered to except as allowed herein.

1. All parking areas, covered or open, shall have a landscaped buffer adjacent to any public right-of-way.

2. ~~There shall be no less than one and one-half covered parking spaces (1.0 carports, 0.5 garages) per unit.~~ The Planning Commission may consider the following criteria in determining whether or not the number of garages/carports should be increased or reduced:

(i) The topography of the proposed site.

(ii) To enhance and protect local property values of adjacent developments and neighborhoods.

(iii) To improve the overall appearance of the development for the density of units (e.g., attached garages and underground garages).

(iv) Review the location of all garages and may require that they be attached or underground for the multifamily units. All covered parking shall be placed in locations adjacent and convenient to the buildings that they are intended to serve.

(v) To assist the project in reaching affordable rent levels for low- and moderate-income individuals as determined by the U.S. Department of Housing and Urban Development.

~~(vi) Garages shall be used for vehicle parking only.~~

~~(vii) Tandem spaces shall be counted only as one space.~~

e. *Building Materials.* Building materials, roofing materials, and building design shall be reviewed and approved by the Planning Commission. High-quality exterior materials shall be used, including brick, stone, synthetic stucco, prefinished panel, composite materials, or other materials of similar quality, durability, and low maintenance.

f. *Landscaping on Public Right-of-Way.* Where a planned unit development is adjacent to a public right-of-way, a permanent open space at least ten feet in width shall be required along the

property lines. This area shall be kept free of buildings and structures (except fences as approved by the Planning Commission) and permanently maintained in street trees and other landscaping, screened or protected by natural features, or as approved by the Planning Commission.

g. *Exterior Fencing.* Exterior fencing shall be provided as approved by the Planning Commission. Acceptable fencing materials include architecturally-designed brick or block fences, wrought iron fences, post and rail fences, vinyl fences, pre-cast concrete, or structural wood fences with square metal posts with tongue-in-groove redwood siding and redwood for all other wood members. Additional landscape buffers may also be required with the width and landscaping specifications as determined by the Planning Commission.

h. *Street Lights.* Appropriate street lighting is required. If the streets are to be dedicated to the public, the lights shall comply with the City's Street Light Plan. If the streets are private, the lights may be altered, but must be approved by the Planning Commission. The applicant shall submit a plan which indicates the type and location of street lights in relation to the proposed site landscaping.

i. *Clustering of Development.* Any clustering of units must be done in a way to create usable open spaces and preserve sensitive land areas (such as wildlife corridors, steep slopes, fault zones, etc.).

j. *Compatible Land Use and Building Arrangement.* Appropriate site design and layout must reflect the surrounding land uses and existing context of the area. Like uses, similar building placement, and setbacks, as allowed in the zoning of the adjacent surrounding properties (e.g., single-family detached lots adjacent to similar scale attached single-family arrangements) to provide a transition prior to denser clustered housing arrangements. Alternatively, a large continuous open space area (minimum depth of twice the adjacent zone rear setback minimum) shall act as a buffer prior to transitioning to different land use densities.

(LDC 2008, § 15A-20-07; Ord. No. 10-26, 7-30-2010; Ord. No. 15-22, 7-15-2015; Ord. No. 15-22, 7-15-2015; Ord. No. 19-23, § 1(Exh. A), 10-8-2019; Ord. No. 21-08, § 1(Exh. A), 3-23-2021; Ord. No. 21-23, 1(Exh. A), 8-17-2021)

…

CHAPTER 21-24. PARKING, ACCESS AND CIRCULATION REQUIREMENTS

…

Sec. 21-24-2. General Provisions.

(a) *General.*

(1) Minimum off-street parking space with adequate provision for ingress and egress by standard-sized vehicles shall be provided at the time of erection of any main building or at the time any main building is enlarged or increased in capacity. Exception: Those homes existing or constructed prior to February 1, 2008, shall be exempt from the requirement to enlarge their attached garage to meet the present standard.

(2) Parking areas shall be considered as structures since they represent a three-dimensional appearance when occupied. Parking shall be designed as outdoor rooms promoting maintenance and ownership.

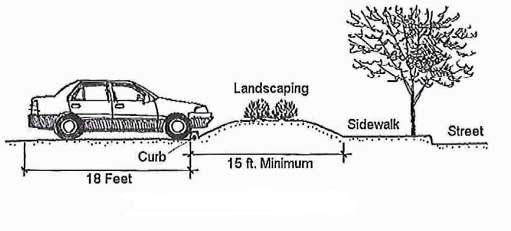
(b) *Parking Space Size.*

(1) All parallel parking spaces shall be a minimum of nine feet wide by 22 feet long, as designated on the diagram in this chapter.

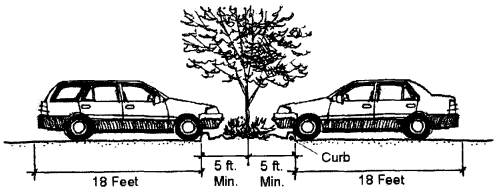
(2) All parking spaces (not including parallel spaces) shall be a minimum of nine feet wide by 20 feet long, ~~as designated on the diagram~~ unless otherwise specified in this chapter.

(3) Parking spaces (not including parallel spaces) may be reduced to 18 feet in depth based upon the following exceptions:

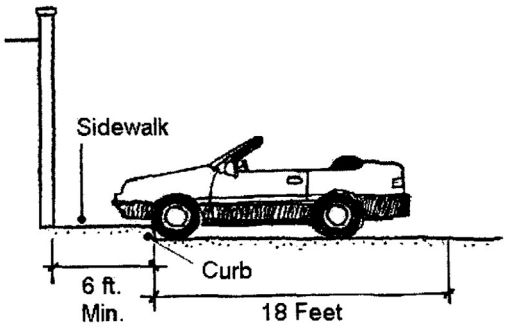
a. Where cars overhang landscape areas that are at least 15 feet wide along street frontages;



b. Where cars overhang landscape areas that are at least five feet wide along a side or rear property line or adjacent to an interior parking lot landscape area that is at least ten feet wide (for double loaded parking). In order to encourage Low Impact Development (LID) standards, double loaded parking may be built with 18 foot stalls and a four foot landscaped area in between (unless approved otherwise by Sandy City to accommodate LID design requirements);



c. Where cars overhang a sidewalk on private property where the sidewalk is at least six feet in width; or



d. 90-degree parking within a parking structure.

~~(4) The minimum garage size for residential development shall be as follows:~~

~~Type of Garage~~	~~Minimum Width~~	~~Minimum Depth~~	~~Minimum Square Footage~~
~~Single~~	~~12 ft.~~	~~20 ft.~~	~~240 sq. ft.~~
~~Double~~	~~20 ft.~~	~~20 ft.~~	~~400 sq. ft.~~
~~Triple~~	~~30 ft.~~	~~20 ft.~~	~~600 sq. ft.~~

~~Note: These dimensions are to be administered from the interior of the garage. No encroachments (i.e. stairs, doors, etc.) are allowed within these minimum areas.~~

(c) *Floor Area Defined.* For the purposes of parking requirements, floor area shall be defined as the gross square footage of the building.

(LDC 2008, § 15A-24-02; Ord. No. 14-06, 4-23-2014; Ord. No. 19-23, § 1(Exh. A), 10-8-2019; Ord. No. 21-08, § 1(Exh. A), 3-23-2021)

…

Sec. 21-24-4. Residential Parking Requirements and Restrictions.

(a) Single-family Dwellings (Detached). All single-family detached dwellings shall provide at least a two-car garage for the daily storage of personal vehicles plus meet all guest parking space requirements of Section 21-24-8(b), except as provided in Subsection (d).

(b) Two-family Dwellings (Duplex) or Single-family Attached Dwellings (Townhomes or Twin Home) shall meet the minimum parking space requirements of Section 21-24-8(b), except as provided in Subsection (d).

(c) Multiple Unit Dwellings (Apartments or stacked Condominiums) shall meet the minimum parking space requirements of Section 21-24-8(b).

(d) A garage is not required for a single-family, attached or detached, dwelling that is "owner-occupied affordable housing," as defined by UCA 10-9a-534(1). Notwithstanding this exception, the required number of parking spaces shall meet the minimum parking space requirements of Section 21-24-8(b). A deed restriction provided by Sandy City is required to be signed and notarized by the property owner and recorded with the Salt Lake County Recorder's Office. This provision does not apply to two-family dwellings (duplexes) or multiple unit dwellings (apartments or stacked condominiums).

(e) All residential parking shall meet the following standards and dimensions:

(1) Uncovered parking spaces shall be a minimum of nine feet wide by 20 feet long.

(2) Enclosed or covered parking spaces shall be a minimum of 10 feet wide by 20 feet long.

(3) The minimum garage size for residential development shall be as follows:

Type of Garage	Minimum Width	Minimum Depth	~~Minimum Square Footage~~
Single	~~12~~10 ft.	20 ft.	~~240 sq. ft.~~
Double	20 ft.	20 ft.	~~400 sq. ft.~~
Triple	30 ft.	20 ft.	~~600 sq. ft.~~

Note: ~~These dimensions are to be administered~~The minimum width and depth shall be measured from the interior wall face of the garage. No encroachments or obstructions (i.e. stairs, ~~doors~~ doorway clear openings, etc.) are allowed within these minimum areas.

(4) Garages may be front or side loading. Any detached garages shall comply with the requirements for detached accessory structures as described elsewhere in this Title. Garages shall only be used for the parking of vehicles.

(5) Each unobstructed tandem parking space in the dwelling unit's driveway or garage, may only be counted toward two parking spaces to meet the minimum parking space requirement. Tandem parking within a parking lot is not permitted.

(~~a~~f) *Vehicles Must Be Parked Upon a Hard Surface.*

(1) All areas utilized for the parking of vehicles shall be paved with a hard surface (e.g., concrete, asphalt, brick, or other water impenetrable surface). This includes the front yard, side yard, and rear yard of the home. It is prohibited to park upon areas that have been landscaped or are reserved for future landscaping.

(2) Exceptions:

a. A six-inch gravel base complying with City specifications may be used for the storage of recreational vehicles. This area must be kept weed-free.

b. Single-family residential properties with animal rights will be allowed to store animal transport trailers. These trailers are not required to be parked on a gravel or hard surface, but must be parked within the rear setback of the home.

c. Passenger vehicles used for daily transportation located at a residence that existed prior to hard surface parking requirements (concrete or asphalt) are exempt from this requirement. The resident bears the burden of proof relative to this exception.

(~~b~~g) *Maximum Hard Surface Area.* The maximum area of hard surface for the purpose of parking vehicles on a residential lot shall be restricted to not more than 20 percent of the front yard, excluding the driveway providing access to the primary attached or detached garage, 35 percent of the rear yard, and one of the two side yards associated with the lot. Exception: The maximum area of hard surface allowed for residential lots with circular driveways shall be determined on a case-by-case basis.

(~~c~~h) *Junk Vehicles That are Parked/Stored Outside.* A maximum of one junk vehicle may be parked or stored upon a lot outside a fully-enclosed permanent structure. Any parking of junk vehicles shall comply with the hard surface requirements stated within this section and shall be within the side or rear yard. If on a corner lot and located adjacent to the street, the junk vehicle must be screened from view from the street by a six-foot opaque fence. All junk vehicles shall be covered with a cover manufactured specifically for covering vehicles (no tarps allowed). Earth tone colors are encouraged (beige or brown tones) for vehicle covers.

(~~d~~i) *Carports.* All structures attached to the dwelling for the purpose of protecting or otherwise covering the vehicle shall comply with Building Codes for the structure and with existing zoning regulations for minimum distance between main dwelling structures and side property lines. Detached carports are required to meet the minimum standards for an accessory structure and the adopted Building Codes.

(~~e~~j) *Parking of Recreational Vehicles.*

(1) *Parking Location Restrictions.* Recreational vehicles parked or stored at a residence must be located within the rear or side yard of the home. Such vehicles may only be parked or stored within the front

yard of a home if it is physically impossible due to natural topography or property boundaries to locate a recreational vehicle within the rear or side yard of a home.

(2) *Restricted Parking Area.* No recreational vehicle shall park or extend within a restricted parking area. The restricted parking area is defined as follows:

a. *Interior Lots (Non-Corner Lots).* The street right-of-way, which includes the back edge of sidewalk (edge closest to the home, a minimum of five feet), or any area in which parking or storing of a recreational vehicle would create a traffic visibility hazard.

b. *Corner Lots.* Both frontages shall comply with those standards outlined for interior lots and nothing shall be parked that intrudes into the corner sight visibility triangle as defined by this title.

(3) *Prohibited Parking Locations.* Recreational vehicles shall not be parked or stored within the street right-of-way.

(4) *Number of Recreational Vehicles Permitted.* Only one such vehicle may be parked within the front yard, and then only when a side or rear yard location is not available. All recreational vehicles parked or stored on a residential lot must be owned by an occupant who resides at the residence.

(~~f~~k) *Parking of Commercial Vehicles.*

(1) *Parking Location Restrictions.* Commercial vehicles parked or stored at a residence must be located within the rear or side yard of the home. Such vehicles may only park within the front yard of a home if it is physically impossible due to natural topography or property boundaries to locate a commercial vehicle within the rear or side yard of the home.

(2) *Restricted Parking Area.* No commercial vehicle shall park or extend within the restricted parking area. The restricted parking area is defined as follows:

a. *Interior Lots (Non-Corner Lots).*

1. Any area in which parking or storing of the commercial vehicle would create a traffic visibility hazard.

2. Commercial vehicles less than 24 feet in length and less than eight feet in height may not be closer than ten feet from the back edge of the sidewalk (edge closest to the home) or the public right-of-way.

3. Commercial vehicles between eight feet and ten feet in height and less than 30 feet in length shall be parked in the side yard or rear yard.

4. Commercial vehicles over ten feet in height or more than 30 feet in length shall not be parked on a residential lot.

5. Semi-tractors, trailers, or trucks shall not be parked on a residential lot.

b. *Corner Lots.* Both frontages shall comply with those standards outlined for parking or storage of commercial vehicles on interior lots and nothing shall intrude into the corner site visibility triangle as defined by this title.

c. *Prohibited Parking Locations.* Commercial vehicles shall not be parked or stored within the street right-of-way.

d. *Number of Commercial Vehicles Permitted.* Only one such vehicle may be parked on a residential lot. A commercial vehicle parked or stored on a residential lot must be owned or apportioned by an occupant who resides at the residence.

e. *Storage of Commercial Vehicles.* The storage of any commercial vehicles for a period exceeding 72 hours is prohibited except for a bona fide temporary absence of the owner.

(~~g~~l) *Enforcement.* The authority to enforce the provisions of this section shall be vested in the Sandy City Police Department and with the Community Development Department.

(LDC 2008, § 15A-24-04; Ord. No. 10-26, 7-30-2010; Ord. No. 21-08, § 1(Exh. A), 3-23-2021)

…

Sec. 21-24-8. Parking Space Requirements.

(a) *Specific Requirement for Each Land Use.* Off-street parking shall be provided for land uses as described below. Parking for uses not specifically listed below shall be provided in the same ratio as the use most nearly approximating the characteristics of the unlisted use, as determined by the Planning Commission. Land uses are grouped into categories that have comparable parking requirements.

(b) *Table of Parking Requirements by Land Use Category.* The following minimum parking is required:

Parking Requirements by Land Use Category

Land Use Categories	**Space Requirements**
Residential ~~, single-family detached and attached~~	
~~Dwelling, s~~Single-family Dwelling, Detached	2 spaces per dwelling unit (within an enclosed garage)
- Additional guest parking	2-car off-street parking in the dwelling's driveway, plus one space for each domestic (e.g., maid, nanny, gardener, etc.) or support staff person employed on the premises during the highest employment shift.
~~Dwelling, duplex~~	~~2 spaces per dwelling unit~~
~~Dwelling, multiple-unit (tri-plex, four-plex, and five-plex)~~ Two-family (Duplex) or Single-family Attached Dwelling (Twin Home or Townhomes i.e. tri-plex, four-plex, five-plex, etc.)	2 spaces per dwelling unit*
- Additional guest parking	2-car off-street parking in the dwelling's driveway is required. Alternatively 0.25 spaces per unit after a base of 1 per unit for the first 5 units if provided in an off-street parking lot.
~~Dwelling, m~~Multiple-unit Dwellings (apartments or stacked condominiums)	
-one-bedroom unit	1.5 spaces per unit*
-two-bedroom unit	2.0 spaces per unit*
-three or more bedroom unit	2.5 spaces per unit*
-Additional guest parking	0.25 spaces per unit after a base of 1 per unit for the first 5 units in an off-street parking lot
*NOTE: There shall be no less than an average of 1.5 covered parking spaces (1.0 carports. 0.5 garages) per unit for ~~single-family attached and~~ two-family (duplex) or single-family attached dwellings (twin home or townhomes) and multiple unit dwellings (apartments or stacked condominiums). ~~Garages shall only be used for the parking of vehicles and cannot be used as storage facilities.~~	

Assisted living center, nursing home, convalescent home and other similar uses as determined by the Planning Commission upon review.	0.5 spaces per bed, plus 10% for support staff/physicians, plus a bus only parking stall to meet the dimensions of a handicap parking stall
Senior or elderly housing	1 space per unit (The completed parking ratio may be reduced to one space per unit for any congregate care facility, provided that adequate space is created and landscaped that can be converted to additional parking stalls to comply with the minimum standards as set forth for Planned Unit Developments. The area that is held in reserve for additional parking shall not be located within a required landscape setback area, and shall not be used in the calculations for any required landscaping or open space coverage percentage.)
Retail Commercial	
Automotive repair (service bays are not included in the required number of required parking spaces)	5 spaces per 1,000 sq. ft.
Commercial retail sales and services**	
Heavy commercial	
Commercial center, community	
Commercial center, convenience	
Commercial center, neighborhood	
Commercial center, regional	
Liquor sales	
Exceptions: ** Reduction may be allowed by the Planning Commission for retail businesses with exceptionally large show room floor space per volume of sales (e.g., furniture store at a ratio of 3 spaces per 1,000 sq. ft.)	
Commercial Services, Offices	
Bar, tavern, club	3.5 spaces per 1,000 sq. ft.
Business or financial services	4.0 spaces per 1,000 sq. ft.
Dance hall, discotheque	3.5 spaces per 1,000 sq. ft.
Day care, group	One space for each instructor (plus drop-off space)
Veterinary office	4 spaces for each practitioner
Medical and health care	5 spaces per 1,000 square feet OR 4 spaces for each practitioner plus 1 space per employee (including practitioner) at highest shift, whichever is greater. For the purpose of the parking ratio. Employees include nursing staff, receptionist, rehabilitation specialists, and dental assistants. Site plan shall be reviewed to verify compliance with this standard upon application

	of business license. Business License shall be denied if adequate parking is unavailable.
Motel, hotel	1 space per rental unit, 1 space for each 200 sq. ft. of assembly, conference space, banquet, sit-down restaurant facility and office space
Recreation, Indoor	
Bowling center	5 spaces per lane
Movie theater	1 space per 4 seats
Skating rink	3 spaces per 1,000 sq. ft. of skating area
Restaurants	
Restaurant—sit down	1 space per 3 seats (including outdoor seating) plus 0.5 space per number of employees on the largest shift (minimum of 5 employee spaces)
Restaurant—drive-in/drive thru (all fast food outlets with large proportion of take-out and/or drive-in service.)	1 space per 100 sq. ft. of floor area. Required parking spaces do not include spaces required in drive thru lanes).
Public Uses	
Hospital	2 spaces per bed
Rehabilitation center	0.5 space per bed
School, private or quasi-public	As determined by Planning Commission review
School, public	As determined by Planning Commission review
Elementary and middle school	1 space per teacher and staff plus 1 space per 2 classrooms.
Senior high school	1 space per teacher and staff plus 1 space per 5 non-bussed students.
Religious or cultural activity	1 space per 4 seats
Theater or concert hall	1 space per 4 seats
Industrialy	
Industry, light and medium	1 space per 1,000 sq. ft. of gross floor area
Warehouse, wholesale, storage	1 space per 1,000 sq. ft. of storage space
Special Review	
Athletic, tennis or health centers	Specific off-street parking shall be determined by the Planning Commission.
Auto, truck, R.V. and equipment sales and storage	
Cemetery, columbarium, mausoleum	
Golf course	
Park (active and passive)	
Recreation center	
Recreation, outdoor	

(LDC 2008, § 15A-24-08; Ord. No. 10-26, 7-30-2010; Ord. No. 19-23, § 1(Exh. A), 10-8-2019; Ord. No. 21-08, § 1(Exh. A), 3-23-2021)

…

CHAPTER 21-20. RESIDENTIAL DEVELOPMENT STANDARDS

Sec. 21-20-1. Residential Districts—Purpose R-1 and R-2.

(a) R-1 Districts are established to provide residential environments within Sandy City that strive to emphasize a minimum of vehicular traffic and create quiet neighborhoods favorable for single-family detached homes. These districts are further established with a focus towards the preservation of natural vegetation and land features. The variety of medium to low housing densities provide for a wide variety of housing opportunities from large estate homes to smaller, entry level homes. Agriculture (which does not include the keeping of farm animals) is allowed in each R-1 Subdistrict. Special regulations are provided for the allowance of farm animals on an individual district basis after petition of the property owners and approval by the City Council within subdistricts equal to or larger than R-1-15.

(b) R-2 districts are established to provide a residential environment within Sandy City that is characterized by slightly higher densities than single-family districts, single-family housing interspersed with two-family housing, a variety of housing sizes, a minimum of vehicular traffic, and quiet residential neighborhoods favorable for family life.

(LDC 2008, § 15A-20-01; Ord. No. 21-08, § 1(Exh. A), 3-23-2021)

Sec. 21-20-2. Residential Building Setbacks and Building Heights R-1 and R-2 Zoning Districts.

(a) The minimum allowed residential building setbacks (in feet), and the maximum allowed building heights (in feet) for the R-1 and R-2 Zoning Districts are as follows:

Residential Building Setbacks and Building Heights for Standard R-1 and R-2 Zoning Districts

Requirement	R-1-40	R-1-30	R-1-20	R-1-15	R-1-12	R-1-10	R-1-9	R-1-8	R-1-8 INF	R-1-7.5(HS)	R-1-6	R-2-10	R-2-8
Front to living area	30	30	30	30	30	30	30	30	25	See specific section for Residential District R-1-7.5(HS) for details	25	30	30
Front to attached garage	25	25	25	25	25	25	25	25	25		20	25	25
Front (average lot slope of 10%)	20	20	20	20	20	20	20	20	20		20	20	20
Front corner lot—Side A	30	30	30	30	30	30	30	30	25		30	30	30
Front corner lot—Side B	20	20	20	20	20	20	20	20	20		20	20	20
Front—lot on cul-de-sac	20	20	20	20	20	20	20	20	20		20	20	20
Front—lot on elbow	20	20	20	20	20	20	20	20	20		20	20	20
Side (minimum)	15	12	10	10	8	8	8	8	6		6	8	8
Side (both combined—minimum)	30	27	24	22	20	20	18	16	16		12	16	16
Side—minimum for zero lot line development	N/A	27	24	22	20	20	18	16	16		12	16	16
Rear—regular lot	30	30	30	30	30	20	20	20	20		20	20	20

Rear—irregular lot (average)	30	30	30	30	30	20	20	20	20		15	20	15
Rear—minimum setback for an irregular lot	15	15	10	10	10	10	10	10	10		10	10	10
Rear—corner lot	30	30	30	25	25	20	20	15	15		15	20	15
Maximum building height (measured to the peak of the roof)*	35	35	35	35	35	35	35	35	35		35	35	35

* Note: Exceptions for additional building height due to unusual architectural roof designs may be granted by the Planning Commission, at the request of the Community Development Director.

(b) Any home within an R-1-6 or larger Zoning District that was built without an attached two-car garage may apply for a building permit to build a two-car garage with a side yard setback of no less than five feet, provided that there are no issues with any utilities or easements. The other side yard setback shall meet the minimum for that zone and the garage must meet the minimum size as regulated in this title.

(LDC 2008, § 15A-20-02; Ord. No. 10-26, 7-30-2010; Ord. No. 12-14, 5-15-2012; Ord. No. 12-23, 6-18-2012; Ord. No. 21-08, § 1(Exh. A), 3-23-2021)

…

Sec. 21-20-4. Table; Minimum/Maximum Dwelling Size for R-1 and R-2 Zoning Districts.

Table for R-1 and R-2 Minimum/Maximum Dwelling Size

Zone	One-Story Split Level and Split Entry (square feet)		Two-Story Total Both Levels (square feet)	
R-1-40	1,000	6,500	1,000	7,500
R-1-30	1,000	6,500	1,000	7,500
R-1-20	1,000	6,500	1,000	7,500
R-1-15	1,000	5,500	1,000	6,500
R-1-12	1,000	4,500	1,000	6,000
R-1-10	1,000	5,000	1,000	6,000
R-1-9	1,000	4,500	1,000	5,500
R-1-8	1,000	4,000	1,000	5,500
R-1-8(INF)	1,000	4,000	1,000	5,000
R-1-7.5(HS)	1,000	3,200	1,000	4,000
R-1-6	800	2,800	1,000	3,500
R-2-10	800	2,100	1,000	4,000
R-2-8	800	2,000	1,000	3,500

(1) *Allowable Square Footage.* Determination of allowable square footage measures livable space only, which does not include subterranean basements, garages or similar spaces. The square footage established above for the R-2-10 and R-2-8 Zoning Districts refers to each dwelling unit in a multifamily dwelling.

(2) *Approval for a Home Larger than Maximum Size.* Individuals who desire to construct a new home larger than the maximum home size limits (or desire to increase the size of an existing home) may apply for a

special exception from the Planning Commission. To qualify for the special exception, the applicant shall comply with the following requirements:

a. The proposed square footage of the home (excluding basement) is within ten percent of the average home size within a 1,000-foot radius as measured from the property line or if the proposed home is located within a planned unit development, it is consistent with the approved standards and home sizes for the entire planned unit development.

b. The proposed home or addition is consistent with the existing architectural standard for the surrounding neighborhood (e.g., rambler style homes, two-story homes, brick facade, stucco, half-timber, similar pitched roof, etc.).

c. The proposed enlargement is not permitted to increase the available space for an accessory apartment.

d. The increased square footage is not permitted for nonresidential structures. Institutional care uses shall comply with the minimum and maximum square footage requirements for the underlying zone.

(LDC 2008, § 15A-20-04; Ord. No. 10-26, 7-30-2010; Ord. No. 21-08, § 1(Exh. A), 3-23-2021)

Sec. 21-20-5. Off-Street Parking Requirements.

Residential parking requirements are addressed in Title 21 Chapter 24 of this Code.

(LDC 2008, § 15A-20-05; Ord. No. 13-02, 1-23-2013; Ord. No. 21-08, § 1(Exh. A), 3-23-2021)

…

Sec. 21-20-7. Planned Unit Development District (PUD).

…

(3) *Development Requirements.* To be approved, a planned unit development project must show a high commitment to excellence, ensuring better quality of life for future tenants and be compatible with adjacent residential areas. The following are required for all planned unit development projects:

a. *Ownership.* The development shall be in single or corporate ownership at the time of application or the subject of an application filed jointly by all owners of the property.

b. *Open Space.* Unless otherwise approved by the Planning Commission, common and private open space shall be provided and shall not cover less than 40 percent of the gross site area. The required open space shall be land areas that are not occupied by buildings, structures, parking areas, street right-of-way, or alleys and shall be accessible by the residents. Said open space shall be devoted to landscaping, preservation of natural features, trails, patios, and recreational areas. Private open space (that provided for each dwelling unit for personal use) shall be located immediately adjacent to, attached to, or within the dwelling unit it is designed to serve and shall be for the exclusive use of the residents of the dwelling unit. Common open space must constitute at least one quarter of the required open space. It may be distributed throughout the planned unit development and need not be in a single large area. Landscaped roof areas or decks attached to individual units may not be calculated as part of required common open space. Open space within a Sensitive Area Overlay Zone may only be included as open space when they have been designed as an integral part of the project, as enumerated in subsection 21-20-7(2) above.

c. *Interior Streets.* The design of public and private streets within a planned unit development shall follow City standards for width of right-of-way and construction. Existing City standards of design and construction may be modified as allowed in this Code. The interior street system in an entire planned unit development project shall be dedicated to the City as a utility easement. All private

streets shall be conveyed to a private association. The original developer/builder will also be required to establish a City-approved road maintenance fund for all private streets. This provision will be required in the CC&Rs for all projects with a private street system.

d. *Parking.* The minimum parking requirements outlined in this Code shall be adhered to except as allowed herein.

1. All parking areas, covered or open, shall have a landscaped buffer adjacent to any public right-of-way.

2. The Planning Commission may consider the following criteria in determining whether or not the number of garages/carports should be increased or reduced:

(i) The topography of the proposed site.

(ii) To enhance and protect local property values of adjacent developments and neighborhoods.

(iii) To improve the overall appearance of the development for the density of units (e.g., attached garages and underground garages).

(iv) Review the location of all garages and may require that they be attached or underground for the multifamily units. All covered parking shall be placed in locations adjacent and convenient to the buildings that they are intended to serve.

(v) To assist the project in reaching affordable rent levels for low- and moderate-income individuals as determined by the U.S. Department of Housing and Urban Development.

e. *Building Materials.* Building materials, roofing materials, and building design shall be reviewed and approved by the Planning Commission. High-quality exterior materials shall be used, including brick, stone, synthetic stucco, prefinished panel, composite materials, or other materials of similar quality, durability, and low maintenance.

f. *Landscaping on Public Right-of-Way.* Where a planned unit development is adjacent to a public right-of-way, a permanent open space at least ten feet in width shall be required along the property lines. This area shall be kept free of buildings and structures (except fences as approved by the Planning Commission) and permanently maintained in street trees and other landscaping, screened or protected by natural features, or as approved by the Planning Commission.

g. *Exterior Fencing.* Exterior fencing shall be provided as approved by the Planning Commission. Acceptable fencing materials include architecturally-designed brick or block fences, wrought iron fences, post and rail fences, vinyl fences, pre-cast concrete, or structural wood fences with square metal posts with tongue-in-groove redwood siding and redwood for all other wood members. Additional landscape buffers may also be required with the width and landscaping specifications as determined by the Planning Commission.

h. *Street Lights.* Appropriate street lighting is required. If the streets are to be dedicated to the public, the lights shall comply with the City's Street Light Plan. If the streets are private, the lights may be altered, but must be approved by the Planning Commission. The applicant shall submit a plan which indicates the type and location of street lights in relation to the proposed site landscaping.

i. *Clustering of Development.* Any clustering of units must be done in a way to create usable open spaces and preserve sensitive land areas (such as wildlife corridors, steep slopes, fault zones, etc.).

j. *Compatible Land Use and Building Arrangement.* Appropriate site design and layout must reflect the surrounding land uses and existing context of the area. Like uses, similar building placement,

and setbacks, as allowed in the zoning of the adjacent surrounding properties (e.g., single-family detached lots adjacent to similar scale attached single-family arrangements) to provide a transition prior to denser clustered housing arrangements. Alternatively, a large continuous open space area (minimum depth of twice the adjacent zone rear setback minimum) shall act as a buffer prior to transitioning to different land use densities.

(LDC 2008, § 15A-20-07; Ord. No. 10-26, 7-30-2010; Ord. No. 15-22, 7-15-2015; Ord. No. 15-22, 7-15-2015; Ord. No. 19-23, § 1(Exh. A), 10-8-2019; Ord. No. 21-08, § 1(Exh. A), 3-23-2021; Ord. No. 21-23, 1(Exh. A), 8-17-2021)

…

CHAPTER 21-24. PARKING, ACCESS AND CIRCULATION REQUIREMENTS

…

Sec. 21-24-2. General Provisions.

(a) *General.*

(1) Minimum off-street parking space with adequate provision for ingress and egress by standard-sized vehicles shall be provided at the time of erection of any main building or at the time any main building is enlarged or increased in capacity. Exception: Those homes existing or constructed prior to February 1, 2008, shall be exempt from the requirement to enlarge their attached garage to meet the present standard.

(2) Parking areas shall be considered as structures since they represent a three-dimensional appearance when occupied. Parking shall be designed as outdoor rooms promoting maintenance and ownership.

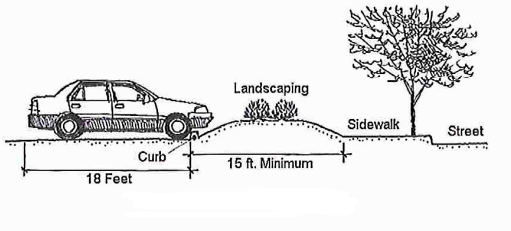
(b) *Parking Space Size.*

(1) All parallel parking spaces shall be a minimum of nine feet wide by 22 feet long, as designated on the diagram in this chapter.

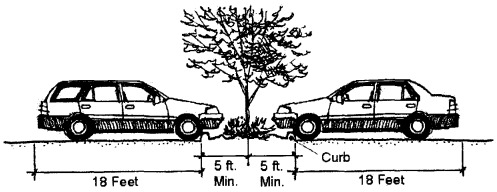
(2) All parking spaces (not including parallel spaces) shall be a minimum of nine feet wide by 20 feet long, unless otherwise specified in this chapter.

(3) Parking spaces (not including parallel spaces) may be reduced to 18 feet in depth based upon the following exceptions:

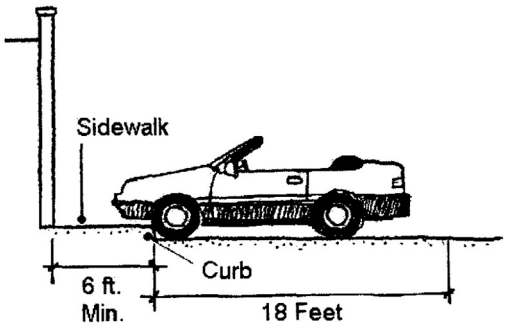
a. Where cars overhang landscape areas that are at least 15 feet wide along street frontages;



b. Where cars overhang landscape areas that are at least five feet wide along a side or rear property line or adjacent to an interior parking lot landscape area that is at least ten feet wide (for double loaded parking). In order to encourage Low Impact Development (LID) standards, double loaded parking may be built with 18 foot stalls and a four foot landscaped area in between (unless approved otherwise by Sandy City to accommodate LID design requirements);



c. Where cars overhang a sidewalk on private property where the sidewalk is at least six feet in width; or



d. 90-degree parking within a parking structure.

(c) *Floor Area Defined.* For the purposes of parking requirements, floor area shall be defined as the gross square footage of the building.

(LDC 2008, § 15A-24-02; Ord. No. 14-06, 4-23-2014; Ord. No. 19-23, § 1(Exh. A), 10-8-2019; Ord. No. 21-08, § 1(Exh. A), 3-23-2021)

…

Sec. 21-24-4. Residential Parking Requirements and Restrictions.

(a) Single-family Dwellings (Detached). All single-family detached dwellings shall provide at least a two-car garage for the daily storage of personal vehicles plus meet all guest parking space requirements of Section 21-24-8(b), except as provided in Subsection (d).

(b) Two-family Dwellings (Duplex) or Single-family Attached Dwellings (Townhomes or Twin Home) shall meet the minimum parking space requirements of Section 21-24-8(b), except as provided in Subsection (d).

(c) Multiple Unit Dwellings (Apartments or stacked Condominiums) shall meet the minimum parking space requirements of Section 21-24-8(b).

(d) A garage is not required for a single-family, attached or detached, dwelling that is "owner-occupied affordable housing," as defined by UCA 10-9a-534(1). Notwithstanding this exception, the required number of parking spaces shall meet the minimum parking space requirements of Section 21-24-8(b). A deed restriction provided by Sandy City is required to be signed and notarized by the property owner and recorded with the Salt Lake County Recorder's Office. This provision does not apply to two-family dwellings (duplexes) or multiple unit dwellings (apartments or stacked condominiums).

(e) All residential parking shall meet the following standards and dimensions:

(1) Uncovered parking spaces shall be a minimum of nine feet wide by 20 feet long.

(2) Enclosed or covered parking spaces shall be a minimum of 10 feet wide by 20 feet long.

(3) The minimum garage size for residential development shall be as follows:

Type of Garage	Minimum Width	Minimum Depth	
Single	10 ft.	20 ft.	
Double	20 ft.	20 ft.	
Triple	30 ft.	20 ft.	

Note: The minimum width and depth shall be measured from the interior wall face of the garage. No encroachments or obstructions (i.e. stairs, doorway clear openings, etc.) are allowed within these minimum areas.

(4) Garages may be front or side loading. Any detached garages shall comply with the requirements for detached accessory structures as described elsewhere in this Title. Garages shall only be used for the parking of vehicles.

(5) Each unobstructed tandem parking space in the dwelling unit's driveway or garage, may only be counted toward two parking spaces to meet the minimum parking space requirement. Tandem parking within a parking lot is not permitted.

(f) *Vehicles Must Be Parked Upon a Hard Surface.*

(1) All areas utilized for the parking of vehicles shall be paved with a hard surface (e.g., concrete, asphalt, brick, or other water impenetrable surface). This includes the front yard, side yard, and rear yard of the home. It is prohibited to park upon areas that have been landscaped or are reserved for future landscaping.

(2) Exceptions:

a. A six-inch gravel base complying with City specifications may be used for the storage of recreational vehicles. This area must be kept weed-free.

b. Single-family residential properties with animal rights will be allowed to store animal transport trailers. These trailers are not required to be parked on a gravel or hard surface, but must be parked within the rear setback of the home.

c. Passenger vehicles used for daily transportation located at a residence that existed prior to hard surface parking requirements (concrete or asphalt) are exempt from this requirement. The resident bears the burden of proof relative to this exception.

(g) *Maximum Hard Surface Area.* The maximum area of hard surface for the purpose of parking vehicles on a residential lot shall be restricted to not more than 20 percent of the front yard, excluding the driveway providing access to the primary attached or detached garage, 35 percent of the rear yard, and one of the two side yards associated with the lot. Exception: The maximum area of hard surface allowed for residential lots with circular driveways shall be determined on a case-by-case basis.

(h) *Junk Vehicles That are Parked/Stored Outside.* A maximum of one junk vehicle may be parked or stored upon a lot outside a fully-enclosed permanent structure. Any parking of junk vehicles shall comply with the hard surface requirements stated within this section and shall be within the side or rear yard. If on a corner lot and located adjacent to the street, the junk vehicle must be screened from view from the street by a six-foot opaque fence. All junk vehicles shall be covered with a cover manufactured specifically for covering vehicles (no tarps allowed). Earth tone colors are encouraged (beige or brown tones) for vehicle covers.

(i) *Carports.* All structures attached to the dwelling for the purpose of protecting or otherwise covering the vehicle shall comply with Building Codes for the structure and with existing zoning regulations for minimum distance between main dwelling structures and side property lines. Detached carports are required to meet the minimum standards for an accessory structure and the adopted Building Codes.

(j) *Parking of Recreational Vehicles.*

(1) *Parking Location Restrictions.* Recreational vehicles parked or stored at a residence must be located within the rear or side yard of the home. Such vehicles may only be parked or stored within the front yard of a home if it is physically impossible due to natural topography or property boundaries to locate a recreational vehicle within the rear or side yard of a home.

(2) *Restricted Parking Area.* No recreational vehicle shall park or extend within a restricted parking area. The restricted parking area is defined as follows:

a. *Interior Lots (Non-Corner Lots).* The street right-of-way, which includes the back edge of sidewalk (edge closest to the home, a minimum of five feet), or any area in which parking or storing of a recreational vehicle would create a traffic visibility hazard.

b. *Corner Lots.* Both frontages shall comply with those standards outlined for interior lots and nothing shall be parked that intrudes into the corner sight visibility triangle as defined by this title.

(3) *Prohibited Parking Locations.* Recreational vehicles shall not be parked or stored within the street right-of-way.

(4) *Number of Recreational Vehicles Permitted.* Only one such vehicle may be parked within the front yard, and then only when a side or rear yard location is not available. All recreational vehicles parked or stored on a residential lot must be owned by an occupant who resides at the residence.

(k) *Parking of Commercial Vehicles.*

(1) *Parking Location Restrictions.* Commercial vehicles parked or stored at a residence must be located within the rear or side yard of the home. Such vehicles may only park within the front yard of a home if it is physically impossible due to natural topography or property boundaries to locate a commercial vehicle within the rear or side yard of the home.

(2) *Restricted Parking Area.* No commercial vehicle shall park or extend within the restricted parking area. The restricted parking area is defined as follows:

a. *Interior Lots (Non-Corner Lots).*

1. Any area in which parking or storing of the commercial vehicle would create a traffic visibility hazard.

2. Commercial vehicles less than 24 feet in length and less than eight feet in height may not be closer than ten feet from the back edge of the sidewalk (edge closest to the home) or the public right-of-way.

3. Commercial vehicles between eight feet and ten feet in height and less than 30 feet in length shall be parked in the side yard or rear yard.

4. Commercial vehicles over ten feet in height or more than 30 feet in length shall not be parked on a residential lot.

5. Semi-tractors, trailers, or trucks shall not be parked on a residential lot.

b. *Corner Lots.* Both frontages shall comply with those standards outlined for parking or storage of commercial vehicles on interior lots and nothing shall intrude into the corner site visibility triangle as defined by this title.

c. *Prohibited Parking Locations.* Commercial vehicles shall not be parked or stored within the street right-of-way.

d. *Number of Commercial Vehicles Permitted.* Only one such vehicle may be parked on a residential lot. A commercial vehicle parked or stored on a residential lot must be owned or apportioned by an occupant who resides at the residence.

e. *Storage of Commercial Vehicles.* The storage of any commercial vehicles for a period exceeding 72 hours is prohibited except for a bona fide temporary absence of the owner.

(l) *Enforcement.* The authority to enforce the provisions of this section shall be vested in the Sandy City Police Department and with the Community Development Department.

(LDC 2008, § 15A-24-04; Ord. No. 10-26, 7-30-2010; Ord. No. 21-08, § 1(Exh. A), 3-23-2021)

…

Sec. 21-24-8. Parking Space Requirements.

(a) *Specific Requirement for Each Land Use.* Off-street parking shall be provided for land uses as described below. Parking for uses not specifically listed below shall be provided in the same ratio as the use most nearly approximating the characteristics of the unlisted use, as determined by the Planning Commission. Land uses are grouped into categories that have comparable parking requirements.

(b) *Table of Parking Requirements by Land Use Category.* The following minimum parking is required:

Parking Requirements by Land Use Category

Land Use Categories	**Space Requirements**
Residential	
Single-family Dwelling, Detached	2 spaces per dwelling unit (within an enclosed garage)
- Additional guest parking	2-car off-street parking in the dwelling's driveway, plus one space for each domestic (e.g., maid, nanny, gardener, etc.) or support staff person employed on the premises during the highest employment shift.
Two-family (Duplex) or Single-family Attached Dwelling (Twin Home or Townhomes i.e. tri-plex, four-plex, five-plex, etc.)	2 spaces per dwelling unit*****
- Additional guest parking	2-car off-street parking in the dwelling's driveway is required. Alternatively 0.25 spaces per unit after a base of 1 per unit for the first 5 units if provided in an off-street parking lot.
Multiple-unit Dwellings (apartments or stacked condominiums)	
-one-bedroom unit	1.5 spaces per unit*****
-two-bedroom unit	2.0 spaces per unit*****
-three or more bedroom unit	2.5 spaces per unit*****
-Additional guest parking	0.25 spaces per unit after a base of 1 per unit for the first 5 units in an off-street parking lot
*****NOTE: There shall be no less than an average of 1.5 covered parking spaces (1.0 carports. 0.5 garages) per unit for two-family (duplex) or single-family attached dwellings (twin home or townhomes) and multiple unit dwellings (apartments or stacked condominiums).	
Assisted living center, nursing home, convalescent home and other similar uses as determined by the Planning Commission upon review.	0.5 spaces per bed, plus 10% for support staff/physicians, plus a bus only parking stall to meet the dimensions of a handicap parking stall
Senior or elderly housing	1 space per unit (The completed parking ratio may be reduced to one space per unit for any congregate care facility, provided that adequate space is created and landscaped that can be converted to additional parking stalls to comply with the minimum standards as set forth for Planned Unit Developments. The area that is held in reserve for additional parking shall not be

	located within a required landscape setback area, and shall not be used in the calculations for any required landscaping or open space coverage percentage.)
Retail Commercial	
Automotive repair (service bays are not included in the required number of required parking spaces)	5 spaces per 1,000 sq. ft.
Commercial retail sales and services**	
Heavy commercial	
Commercial center, community	
Commercial center, convenience	
Commercial center, neighborhood	
Commercial center, regional	
Liquor sales	
Exceptions: ** Reduction may be allowed by the Planning Commission for retail businesses with exceptionally large show room floor space per volume of sales (e.g., furniture store at a ratio of 3 spaces per 1,000 sq. ft.)	
Commercial Services, Offices	
Bar, tavern, club	3.5 spaces per 1,000 sq. ft.
Business or financial services	4.0 spaces per 1,000 sq. ft.
Dance hall, discotheque	3.5 spaces per 1,000 sq. ft.
Day care, group	One space for each instructor (plus drop-off space)
Veterinary office	4 spaces for each practitioner
Medical and health care	5 spaces per 1,000 square feet OR 4 spaces for each practitioner plus 1 space per employee (including practitioner) at highest shift, whichever is greater. For the purpose of the parking ratio. Employees include nursing staff, receptionist, rehabilitation specialists, and dental assistants. Site plan shall be reviewed to verify compliance with this standard upon application of business license. Business License shall be denied if adequate parking is unavailable.
Motel, hotel	1 space per rental unit, 1 space for each 200 sq. ft. of assembly, conference space, banquet, sit-down restaurant facility and office space
Recreation, Indoor	
Bowling center	5 spaces per lane
Movie theater	1 space per 4 seats
Skating rink	3 spaces per 1,000 sq. ft. of skating area
Restaurants	

Restaurant—sit down	1 space per 3 seats (including outdoor seating) plus 0.5 space per number of employees on the largest shift (minimum of 5 employee spaces)
Restaurant—drive-in/drive thru (all fast food outlets with large proportion of take-out and/or drive-in service.)	1 space per 100 sq. ft. of floor area. Required parking spaces do not include spaces required in drive thru lanes).
Public Uses	
Hospital	2 spaces per bed
Rehabilitation center	0.5 space per bed
School, private or quasi-public	As determined by Planning Commission review
School, public	As determined by Planning Commission review
Elementary and middle school	1 space per teacher and staff plus 1 space per 2 classrooms.
Senior high school	1 space per teacher and staff plus 1 space per 5 non-bussed students.
Religious or cultural activity	1 space per 4 seats
Theater or concert hall	1 space per 4 seats
Industrial	
Industry, light and medium	1 space per 1,000 sq. ft. of gross floor area
Warehouse, wholesale, storage	1 space per 1,000 sq. ft. of storage space
Special Review	
Athletic, tennis or health centers	Specific off-street parking shall be determined by the Planning Commission.
Auto, truck, R.V. and equipment sales and storage	
Cemetery, columbarium, mausoleum	
Golf course	
Park (active and passive)	
Recreation center	
Recreation, outdoor	

(LDC 2008, § 15A-24-08; Ord. No. 10-26, 7-30-2010; Ord. No. 19-23, § 1(Exh. A), 10-8-2019; Ord. No. 21-08, § 1(Exh. A), 3-23-2021)

…

Sandy City, Utah

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

Staff Report

File #:
SPX05162025-006969,
Version: 1

Date: 6/19/2025

Agenda Item Title:
Lujan Special Exception for Restoration in the
Sensitive Area Overlay with 30% or greater slopes
10870 S Lostwood Drive
[The Dell, Community #29]

Presenter:
Melissa Anderson, Zoning Administrator

Description/Background:
The applicant and property owner, Brandon Lujan, is requesting a Special Exception for the property located at 10870 S Lostwood Drive. The request is for a restoration plan to grade and landscape the hillside with 30% or greater slope in the Sensitive Area Overlay (SAO). See Exhibit “B” for the applicant’s grading and landscape restoration plans. The subject property is a half-acre legal lot in the Pepperwood Canyon #1 Subdivision (see Lot 48 in Exhibit “A”). The lot is in the PUD 1.62 zone, and within the SAO zone with 30% or greater slopes. This site is surrounded by single-family homes to the north, south, east and west.

In 1975 the area was annexed into Sandy City, and in 1980 this subdivision was platted and recorded. Conditions of approval are memorialized on the plat and #5 states that grading and home placement plans shall be in conformance with the Hillside Ordinance and that the “*hillsides remain substantially undisturbed, with any proposed grading or vegetation removal by residents to be approved by the City*.” A single-family home for Lot 48 was designed and approved by the city, adhering to setbacks from the protected steep slope areas.

In September of 2024, the city was alerted to an unauthorized alteration into the protected slope area of this lot. Investigations confirmed areas of disturbance within the protected hillside area with 30% or greater slopes and a stop work order was issued. In March of 2025, an administrative citation was issued for the violation to require mitigation. The applicant has since worked with the city to prepare grading and landscape plans to restore the hillside to its original condition. See Exhibit "B" for the applicant's restoration plans.

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

Recommended Action and/or Suggested Motion:
Staff recommend that the Planning Commission grant a Special Exception to allow restoration of 30% or greater slopes in the Sensitive Area Overlay for the property located at 10870 S Lostwood Drive, based on the following findings and conditions of approval:

Findings:
1. The applicant removed native vegetation and altered a protected 30% or greater slope without permits or approvals of the City.

2. The City Engineer finds the protected slope areas could be closely restored to their native condition and be sufficiently stabilized with native vegetation.

3. City departments and divisions have preliminarily reviewed the proposed site, grading and restoration plan.

4. The City Engineer and Community Development Director recommends approval of the grading and landscape restoration plan, as proposed in Exhibit “B” (subject to the conditions listed below).

Conditions:
1. The applicant shall restore the hillside in accordance with the approved grading and landscape plans and meet all conditions of approval.

2. Disturbed areas of the hillside shall be revegetated with native species of trees, shrubs, and grasses to replace what has been removed, in accordance with the approved landscape plans. Revegetation shall be completed before November 1, 2025.

3. Temporary protection of replacement trees shall be provided to ensure the young trees can grow and establish themselves without being consumed by the wildlife in the area.

4. A temporary irrigation system shall be installed to assist in restoration of the replacement vegetation. The irrigation system shall consist of drip emitters, bubblers, or sprinklers with a maximum precipitation rate of 0.85 inches per hour and adjusted sprinkler cycle to eliminate runoff.

5. The property owner shall work with city staff and the Administrative Hearing Officer to close out the administrative citation per Section 21-15-7 of the Land Development Code.

Staff Report Memorandum

June 19, 2025

To:	Planning Commission	
From:	Community Development Department	
Subject:	Lujan Special Exception for Restoration in the Sensitive Area Overlay with 30% or greater slopes	SPX05162025-006969
	10870 S Lostwood Drive	PUD 1.62, SAO Zone
	[The Dell, Community #29]	0.50 Acres

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

Request

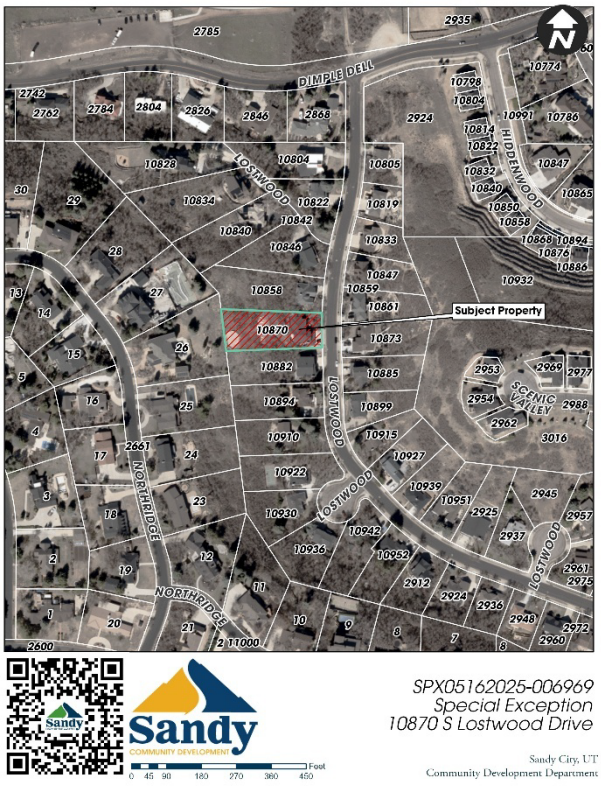
The applicant and property owner, Brandon Lujan, is requesting a Special Exception for the property located at 10870 S Lostwood Drive. The request is for a restoration plan to grade and landscape the hillside with 30% or greater slope in the Sensitive Area Overlay (SAO). See Exhibit "B" for the applicant's grading and landscape restoration plans.

Background

The subject property is a half-acre legal lot in the Pepperwood Canyon #1 Subdivision (see Lot 48 in Exhibit "A"). The lot is in the PUD 1.62 zone, and within the SAO zone with 30% or greater slopes. This site is surrounded by single-family homes to the north, south, east and west.

In 1975 the area was annexed into Sandy City, and in 1980 this subdivision was platted and recorded. Conditions of approval are memorialized on the plat and #5 states that grading and home placement plans shall be in conformance with the Hillside Ordinance and that the "*hillsides remain substantially undisturbed, with any proposed grading or vegetation removal by residents to be approved by the City.*" A single-family home for Lot 48 was designed and approved by the city, adhering to setbacks from the protected steep slope areas.

In September of 2024, the city was alerted to an unauthorized alteration into the protected slope area of this lot. Investigations confirmed areas of disturbance within the protected hillside area with 30% or greater slopes and a stop work order was issued. In March of 2025, an administrative citation was issued for the violation to require mitigation. The applicant has since worked with the city to prepare grading and landscape plans to restore the hillside to its original condition.



Property Case History	
Case Number	**Case Summary**
COD09242024-005721	Code enforcement administrative citation issued for Sensitive Area Overlay Disturbance (Sec. 21-15-7) without city authorization (2024)
Sandy City Subdivision	Pepperwood Canyon #1 Subdivision Plat (1980)
Annexation	Horman (1975)

Public Notice and Outreach

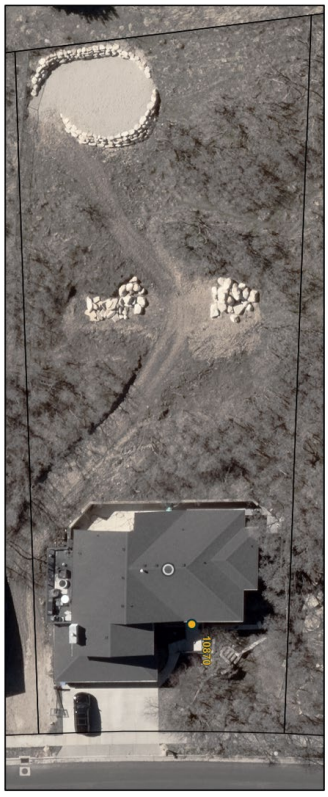
A public notice was mailed out to all property owners within 500 feet of the subject property for the Planning Commission meeting. No comments have been received from the public regarding this proposal as of the publishing of this report.

Analysis

The area of disturbance is located behind the existing dwelling, within the protected hillside area with 30% or greater slopes. The aerial photos below show a comparison of the disturbed area in the current year of 2025 compared with the same area undisturbed in the year of 2022.

Aerial Photos

Year 2025



Year 2022

Investigations of the violation revealed that the homeowner engaged a contractor to level backyard areas by creating an access trail to a pad surrounded by a retaining wall toward the top of their property. The contractor cut into the protected hillside to access higher ground and rearrange boulders on the hillside to use as retention for a level playground area. Extensive mature native landscaping was removed, and wide access cuts were made in the process of these modifications to the hillside. A grading permit had not been requested from the city prior to initiating work on the hillside. The owner has indicated that he was unaware of the SAO with protected hillside restrictions, and the contractor had not mentioned the need to obtain permits from the city prior to engaging in the work. See Exhibit "C" for site photographs.

Since issuing the stop work order, city staff have collaborated with the property owner to create a plan to restore the disturbed hillside. The applicant has submitted grading and landscape plans to restore the affected area, which is included as Exhibit "B" in this staff report.

The Sandy Land Development Code requires Planning Commission approval for alteration of 30% or greater slopes. The Planning Commission may determine the specifics of how the slope is altered and if the plan will be approved. The applicable review criteria for the grading plan are under Land Development Code Section 21-15-04(B)(6):

(6) ***Grading, Cuts and Fill***

a. Exposed unstable surfaces of a cut or fill shall not be steeper than one vertical to two horizontal.

b. All permanent fill shall be stabilized and finished to reduce risk associated with settling, sliding or erosion.

c. The top and bottom edges of slopes caused by an excavation or fill up to ten vertical feet shall be at a minimum of three horizontal feet from the property line or public right-of-way lines.

d. The maximum vertical height of all cuts or fills shall be ten feet. Under exceptional circumstances, the Planning Commission may approve cuts or fills in excess of ten feet with a recommendation from the City Engineer. Cuts or fills shall be measured from natural grade to finished grade. The burden of demonstrating exceptional circumstances shall be on the developer of the property, but may include:

1. Cutting or filling of areas designated as anomalies.

2. Cutting to allow for required sight triangles.

3. Areas previously modified, altered or disturbed.

4. Cuts or fills as required by the City Engineer to mitigate any unsafe condition, such as slopes exceeding 50 percent.

5. Unusual topographic features, such as bowls or rises that don't exceed slope limitations but may inhibit sound construction.

6. Other conditions as approved by the Planning Commission.

e. All structures, except retaining walls or soil stabilization improvements, shall have a setback from the crest of the fill or base of the cut of a minimum distance equal to the depth of the fill or the height of the cut, unless a structurally sound retaining wall is built for the cut or fill slope.

f. No grading, cuts, fills, or terracing will be allowed on a continuous hillside of 30 percent or greater slope, crest (upslope or downslope) unless otherwise determined by the Planning Commission upon recommendation of the Director and City Engineer.

City Engineer Britney Ward, P.E., has reviewed the proposed grading plan (Exhibit "B" sheet SP-1) and provided an analysis with recommendation letter (see Exhibit "D"). Ms. Ward states that the overarching objective is to restore the terrain to its original contours, aligning it as closely as feasible to its former undisturbed state. Having assessed the details of the grading plan, Sandy City Engineering recommends the Planning Commission's approve the proposed restoration plan, as proposed.

Planning staff have reviewed the proposed landscape and irrigation plans (Exhibit "B" sheets LP101 - LI101). Staff find the proposed planting plan with tree protection acceptable. The applicant proposes to plant shrub oak trees with a native grass seed mix for ground cover. Temporary tree protection is required for all new replacement trees to ensure they can grow and establish themselves without being consumed by the wildlife in the area. The applicant proposes all trees to have a commercial plastic mesh tree guard or an approved equal to protect all trees from wildlife.

Temporary irrigation is required to ensure successful establishment of replacement vegetation. The method of irrigation used should avoid disturbance on the hillside by limiting foot traffic and mitigating against excessive water pressure and overwatering. These conditions could ultimately damage the hillside and the existing dwelling that is downslope of the restoration area. The proposed irrigation plan is adequate, but conditions of approval are included to ensure appropriate implementation of the plan.

Code Enforcement

As previously mentioned, there is an active code enforcement case for this property. An administrative citation was issued on March 24, 2025, with an official service date of March 28, 2025. If this special exception is approved by the Planning Commission, staff will work with the property owner and the Administrative Hearing Officer to officially close this citation in accordance with Section 21-15-7 of the Land Development Code.

Recommendation

Staff recommend that the Planning Commission grant a Special Exception to allow restoration of 30% or greater slopes in the Sensitive Area Overlay for the property located at 10870 S Lostwood Drive, based on the following findings and conditions of approval:

Findings:

1. The applicant removed native vegetation and altered a protected 30% or greater slope in the SAO without permits or approvals of the City.
2. The City Engineer finds the protected slope areas could be closely restored to their native condition and be sufficiently stabilized with native vegetation.
3. City departments and divisions have preliminarily reviewed the proposed site, grading and restoration plan.
4. The City Engineer and Community Development Director recommends approval of the grading and landscape restoration plans, as proposed in Exhibit "B" (subject to the conditions listed below).

Conditions:

1. The applicant shall restore the hillside in accordance with the approved grading and landscape plans and meet all conditions of approval.
2. Disturbed areas of the hillside shall be revegetated with native species of trees, shrubs, and grasses to replace what has been removed, in accordance with the approved landscape plans. Revegetation shall be completed before November 1, 2025.
3. Temporary protection of replacement trees shall be provided to ensure the young trees can grow and establish themselves without being consumed by the wildlife in the area.
4. A temporary irrigation system shall be installed to assist in restoration of the replacement vegetation. The irrigation system shall consist of drip emitters, bubblers, or sprinklers with a maximum precipitation rate of 0.85 inches per hour and adjusted sprinkler cycle to eliminate runoff.
5. The property owner shall work with city staff and the Administrative Hearing Officer to close out the administrative citation per Section 21-15-7 of the Land Development Code.

Planner:

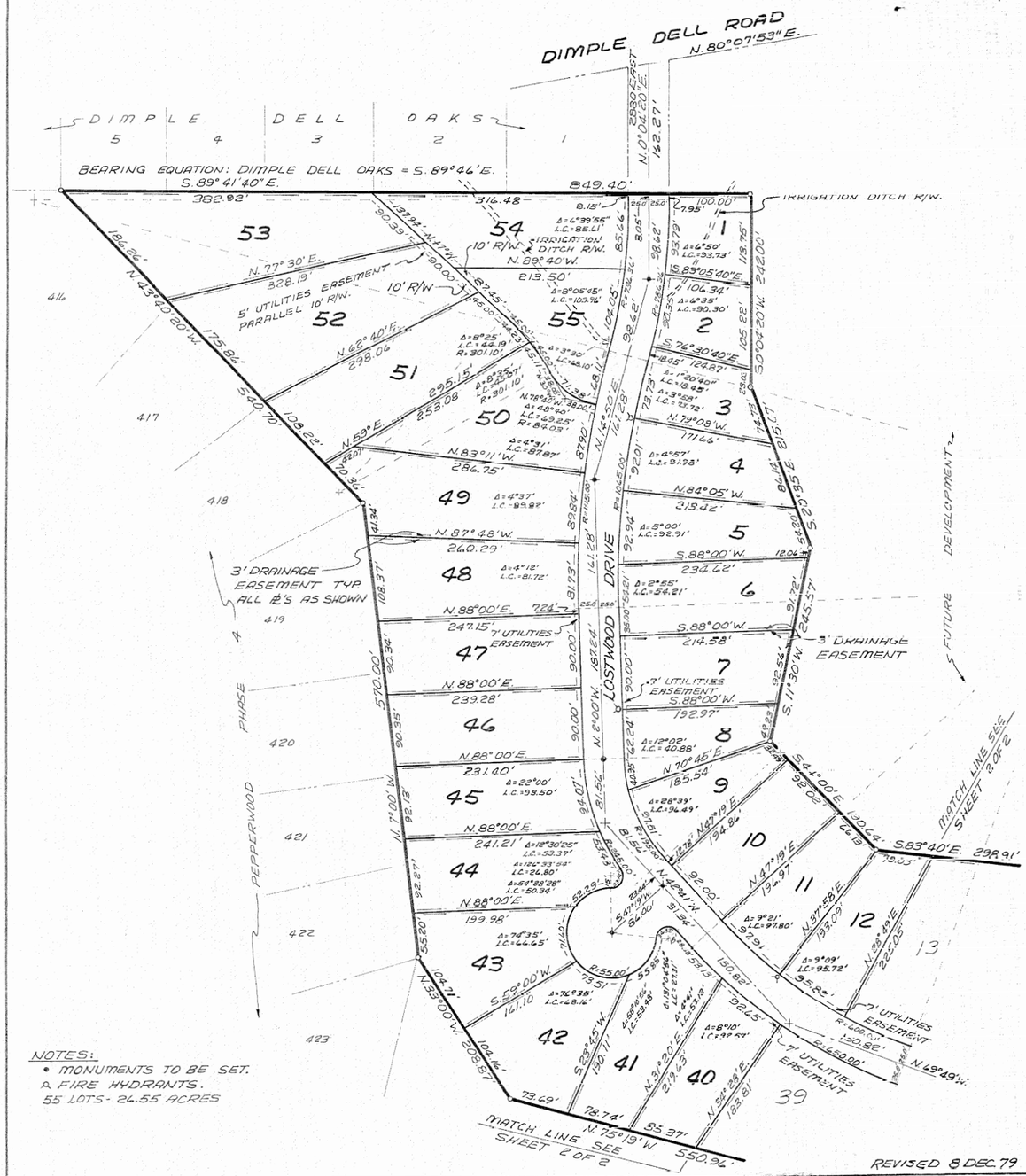
Melissa Anderson
Zoning Administrator

Exhibits:

A. Pepperwood Canyon #1 Subdivision Plat
B. Proposed Grading and Landscape Restoration Plans
C. Aerial Images and Photographs of Site
D. Recommendation by Sandy City Engineer Britney Ward, P.E

File Name: S:\USERS\PLN\STAFFRPT\2025\SPX05162025-006969 - 10870 S LOSTWOOD DR\STAFF REPORT\SPX05162025-006969_STAFF REPORT.FINAL.DOCX

EXHIBIT "A"



LOT#	ADDRESS	SQ. FT.
1	10805 S. LOSTWOOD DRIVE	10,972
2	10819 " " "	11,105
3	10833 " " "	12,909
4	10847 " " "	16,174
5	10861 " " "	17,543
6	10873 " " "	20,048
7	10885 " " "	18,340
8	10899 " " "	14,016
9	10915 " " "	13,435
10	10927 " " "	18,024
11	10939 " " "	16,052
12	10951 " " "	16,415
13 THRU 39	SEE SHEET 2 OF 2	
40	10952 S. LOSTWOOD DRIVE	17,366
41	10942 " " "	21,917
42	10936 " " "	21,024
43	10930 " " "	19,911
44	10922 " " "	22,515
45	10910 " " "	21,407
46	10894 " " "	21,181
47	10882 " " "	21,889
48	10870 " " "	24,856
49	10858 " " "	28,847
50	10846 " " "	25,420
51	10840 " " "	28,241
52	10834 " " "	37,321
53	10828 " " "	37,884
54	10804 " " "	24,106
55	10822 " " "	18,800

CONDITIONS OF APPROVAL ON PAGE 2

NOTES:
- MONUMENTS TO BE SET.
- A FIRE HYDRANTS.

55 LOTS - 24.55 ACRES

NORTH
SCALE 1" = 80'

REVISED 8 DEC 79

SALT LAKE COUNTY SURVEYOR STANDARD SUBDIVISION FORM

SURVEYOR'S CERTIFICATE

I, ROBERT R GOFF, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold certificate No. 3078, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as LOST CANYON #1 and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS S.35°25'56"W. 182.30 FT. FROM THE NORTH ¼ CORNER STONE OF SECTION 23, T.3S.-R.1E., S.L.B.&M. AND RUNNING THENCE N.74°08'W. 282.00 FT.; THENCE S.12°52'W. 220.26 FT.; THENCE N.64°00'W. 731.01 FT.; THENCE N.75°19'W. 550.96 FT.; THENCE N.33°00'W. 208.87 FT.; THENCE N.7°00'W. 570.00 FT.; THENCE N.45°40'W. 540.70 FT.; THENCE S.89°41'40"E. 849.40 FT.; THENCE S.0°04'20"W. 242.00 FT.; THENCE S.20°35'E. 215.07 FT.; THENCE S.11°30'W. 245.57 FT.; THENCE S.44°00'E. 190.42 FT.; THENCE S.83°40'E. 298.91 FT.; THENCE N.77°00'E. 50.42 FT.; THENCE S.17°30'E. 166.00 FT.; THENCE S.53°00'E. 87.59 FT.; THENCE N.61°00'E. 223.26 FT. TO A POINT ON A 1,482.69 FT. RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 47.92 FT.; THENCE N.85°40'E. 126.83 FT.; THENCE S.41°40'E. 241.00 FT.; THENCE S.64°05'E. 181.79 FT.; THENCE S.15°52'W. 222.00 FT. TO THE P.O.B.

5/8/79
DATE

OWNER'S DEDICATION

Know all men by these presents that ___, the ___ undersigned owner ( ) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

PEPPERWOOD CANYON #1

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

In witness whereof ___ have hereunto set ___ this 6th day of March A.D., 19 80

BELL MOUNTAIN CORP by
Charles H. Horman Pres

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }

On the ___ day of ___ A.D., 19___, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer( ) of the above Owner's dedication, ___ in number, who duly acknowledged to me that ___ signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: ___

NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

ACKNOWLEDGMENT

COUNTY OF Salt Lake } STATE OF UTAH } S.S.

ON THE 6th DAY OF March 19 80 PERSONALLY APPEARED BEFORE ME Charles H. Horman

WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT He IS/ARE THE President OF Bell Mountain Corporation AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID Bell Mountain Corporation BY AUTHORITY OF the Board of Directors AND THE SAID Charles H. Horman

ACKNOWLEDGED TO ME THAT SAID Bell Mountain Corporation EXECUTED THE SAME.

MY COMMISSION EXPIRES August 8, 1983

Patricia J. Lowman
NOTARY PUBLIC
RESIDING IN W. Jordan, Utah

PEPPERWOOD CANYON #1

A SUBDIVISION IN THE S.W. ¼ OF SECTION 14 & THE N.W. ¼ OF SECTION 23, T.3S.-R.1E., SALT LAKE BASE & MERIDIAN

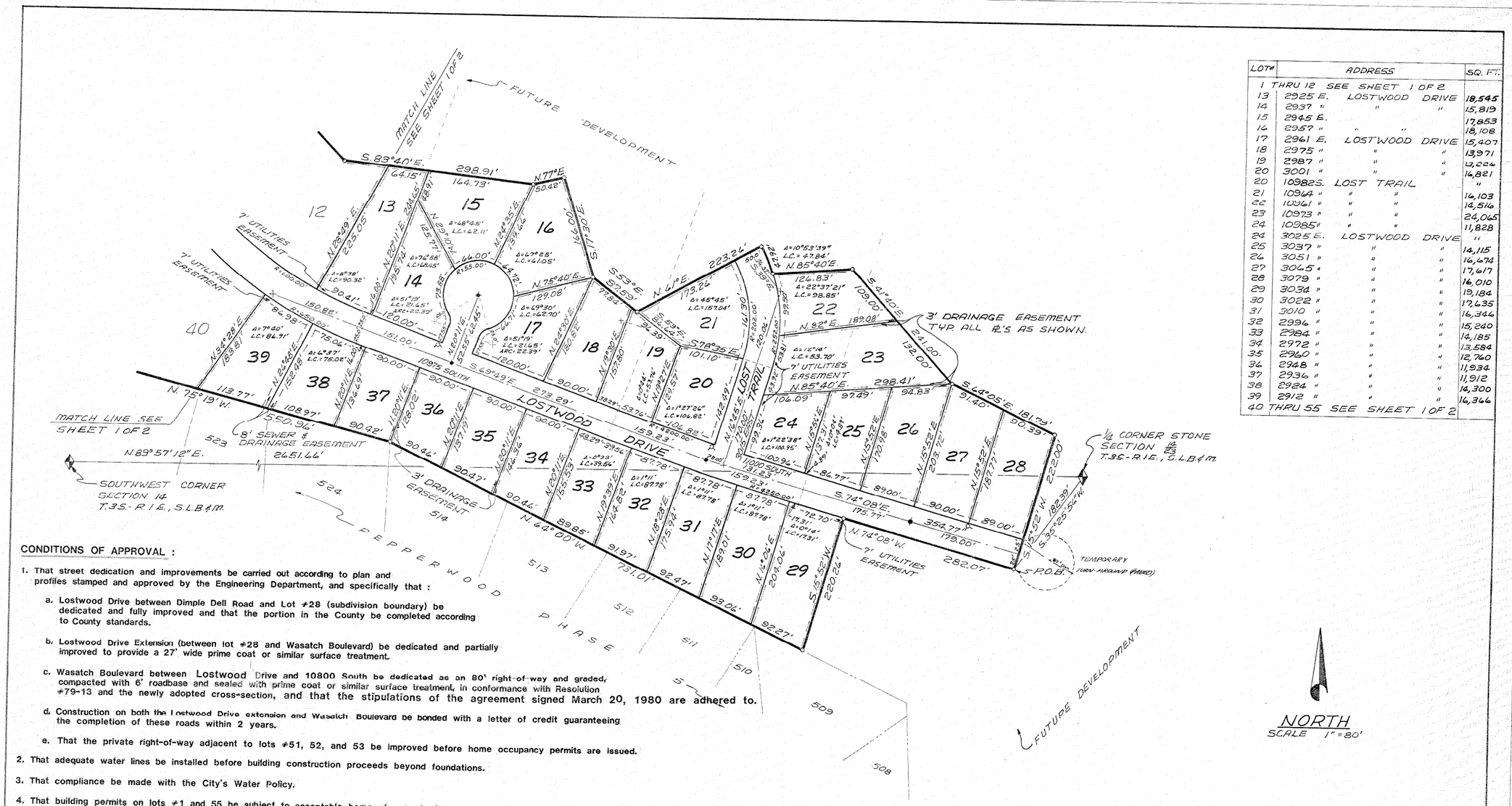
PLANNING COMMISSION	BOARD OF HEALTH	FLOOD CONTROL DEPT.	ENGINEERS CERTIFICATE	APPROVAL AS TO FORM	SANDY CITY COUNCIL	RECORDED # 3527835
APPROVED THIS 25th DAY OF February A.D., 1980 BY THE SANDY CITY PLANNING COMMISSION.	APPROVED THIS 3rd DAY OF December A.D., 1979	APPROVED THIS 5TH DAY OF December A.D., 1979	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVED AS TO FORM THIS 20th DAY OF March A.D., 19 80	PRESENTED TO THE BOARD OF SANDY CITY COUNCILERS THIS 25th DAY OF March A.D., 19 80 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.	STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Security Title Co.
Chairman SANDY CITY PLANNING COMM.	Director, S. L. Co. Board of Health	Flood Control Coordinator	DATE SANDY CITY ENGINEER	Michael K. Easton SANDY CITY ATTORNEY	ATTEST: SANDY CITY CLERK — MAYOR	DATE 1-27-81 TIME 9:50 A.M. BOOK 81-1 PAGE 18 FEE $ 6.50 DEPUTY SALT LAKE COUNTY RECORDER

FORM APPROVED BY BOARD OF SALT LAKE COUNTY COMMISSIONERS JULY 12, 1967

81-1-18

SHEET 1 OF 2 SHEETS

EXHIBIT "A"



LOT#	ADDRESS	SQ. FT.
1 THRU 12	SEE SHEET 1 OF 2	
13	2925 E. LOSTWOOD DRIVE	18,545
14	2937 " " "	15,819
15	2945 E.	17,853
16	2957 " " "	18,108
17	2961 E. LOSTWOOD DRIVE	15,407
18	2975 " " "	13,971
19	2987 " " "	13,224
20	3001 " " "	14,821
20	10982S. LOST TRAIL	"
21	10964 " "	14,103
22	10961 " "	14,516
23	10973 " "	24,065
24	10985" "	11,828
24	3025 E. LOSTWOOD DRIVE	"
25	3037 " " "	14,115
26	3051 " " "	16,474
27	3045 " " "	17,617
28	3079 " " "	16,010
29	3034 " " "	19,184
30	3022 " " "	17,635
31	3010 " " "	16,344
32	2994 " " "	15,240
33	2984 " " "	14,185
34	2972 " " "	13,584
35	2960 " " "	12,760
36	2948 " " "	11,934
37	2936 " " "	11,912
38	2924 " " "	14,300
39	2912 " " "	16,346
40 THRU 55	SEE SHEET 1 OF 2	

CONDITIONS OF APPROVAL :

1. That street dedication and improvements be carried out according to plan and profiles stamped and approved by the Engineering Department, and specifically that :
   a. Lostwood Drive between Dimple Dell Road and Lot #28 (subdivision boundary) be dedicated and fully improved and that the portion in the County be completed according to County standards.
   b. Lostwood Drive Extension (between lot #28 and Wasatch Boulevard) be dedicated and partially improved to provide a 27' wide prime coat or similar surface treatment.
   c. Wasatch Boulevard between Lostwood Drive and 10800 South be dedicated as an 80' right-of-way and graded, compacted with 6' roadbase and sealed with prime coat or similar surface treatment, in conformance with Resolution #79-13 and the newly adopted cross-section, and that the stipulations of the agreement signed March 20, 1980 are adhered to.
   d. Construction on both the Lostwood Drive extension and Wasatch Boulevard be bonded with a letter of credit guaranteeing the completion of these roads within 2 years.
   e. That the private right-of-way adjacent to lots #51, 52, and 53 be improved before home occupancy permits are issued.
2. That adequate water lines be installed before building construction proceeds beyond foundations.
3. That compliance be made with the City's Water Policy.
4. That building permits on lots #1 and 55 be subject to acceptable home placement plans and/or approved re-alignment of the existing ditch.
5. That acceptable grading and home placement plans be submitted to the Engineering Department for all lots, in conformance with Section 15-9-7H of the Hillside Ordinance, before building permits are issued and that the hillsides remain substantially undisturbed, with any proposed grading or vegetation removal by residents to be approved by the City.
6. That all lots conform to the flood control stipulations of the Declaration of Covenants, conditions and restriction for Lost Canyon Phase I. And, pursuant to applying for a building permit, each property owner shall submit a flood control plan for his lot as described in the approved Salt Lake County Flood Control Plan for this subdivision and shall construct on said lot such facilities as approved by Sandy City and/or Salt Lake County Flood Control.
7. That the developer fully apprise potential builders and/or residents of the above requirements.

REVISED 8 DEC. 79

PEPPERWOOD CANYON # 1

A SUBDIVISION IN THE S.W. 1/4 OF SECTION 14 & THE N.W 1/4 OF SECTION 23, T.3S-R.1E, S.L.B&M.

RECORDED #3527835

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Security Title Co.

DATE 1-27-81 TIME 9:50 AM BOOK 81-1 PAGE 18

$67.50 FEE

SALT LAKE COUNTY RECORDER

SHEET 2 OF 4 SHEETS

81-1-10

81-1-18
2 OF 4

N

S

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

NOTES:

1. DRAINAGE SWALES SHALL BE INSTALLED ALONG THE SIDE AND REAR PROPERTY LINES AS REQUIRED. SWALES SHALL REMAIN UNALTERED AND BE MAINTAINED BY THE PROPERTY OWNER.
2. ALL WINDOW WELLS TO BE 6" BELOW TOP OF FOUNDATION AND A MINIMUM OF 3" ABOVE FINISHED GRADE.
3. ALL CONSTRUCTION TO BE DONE ACCORDING TO CITY STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. INCLUDING THE ELEVATION OF THE SEWER LATERAL.
5. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5.0%). R401.3
6. ROOF DRAINAGE TO BE CONVEYED (AS MUCH AS POSSIBLE) TO THE FRONT OF THE HOUSE AND TO THE STREET.
7. PROVIDE LANDINGS ON BOTH SIDES OF ALL EXTERIOR DOORS. LANDINGS MUST BE 36" DEEP (MIN.) R311.6.2
8. A TRASH DUMPSTER AND PORTABLE CONSTRUCTION TOILET SHALL BE PROVIDED AT ALL NEW CONSTRUCTION SITES.
9. ANY WORK IN THE PUBLIC WAY SHALL CONFORM TO APWA 2017 STANDARD PLANS AND SPECIFICATIONS
10. IT IS NOT ANTICIPATED THAT ANY CONSTRUCTION IN THE PUBLIC WAY WILL BE REQUIRED FOR THE PROJECT.
11. NOTIFY BLUE STAKES (801) 208-2100 OR BLUESTAKES.ORG

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1-800-662-4111

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
STATE OF UTAH

PEPPERWOOD CANYON #1
LOT 48
10870 SOUTH LOSTWOOD DRIVE, CITY, UTAH
SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	####	
2	####	
3	####	
4	####	
5	####	
6	####	

SITE PLAN

Scale: 1:10 Drawn: TS
Date: 5/23/2025 Job #: 24-0434
Sheet: SP-1

Z:\...2024\24-0434 Heidi Lujan Residence\v.design 24-0434\dwg\sheet\24-0434 Lujan Residence SP-1.dwg

EXHIBIT "B"

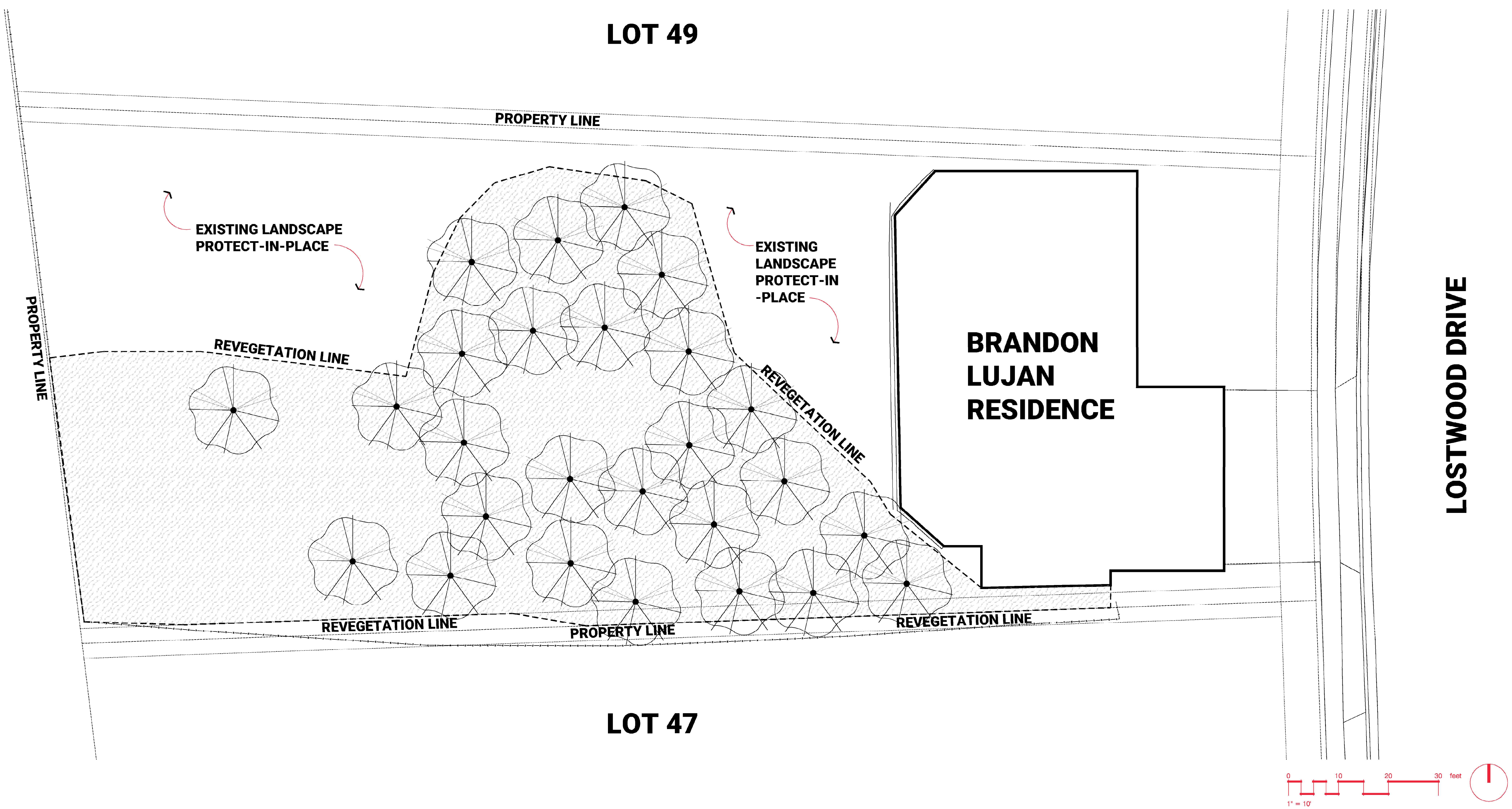
GENERAL NOTES:

ALL TREES TO RECEIVE A COMMERCIAL PLASTIC MESH TREE GUARD - PER A.M. LEONARD HORTICULTURE OR APPROVED EQUAL TO PROTECT ALL TRESS FROM WILDLIFE - PER SANDY CITY COMMENT (TYP. ALL TREES)

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY
TREES				
	QUERCUS TURBINELLA / SHRUB OAK	2" CAL.	B&B	27

SYMBOL	BOTANICAL / COMMON NAME	CONT	HZONE	SPACING	QTY
GROUND COVERS					
	CABIN SEED MIX	SEED			10,491 SF



6/4 LOFTSIXFOUR

DESIGNING OUTDOOR LIVING EXPERIENCES.

A: 9390 S 500 W STE 215 SANDY UT 84070

P: 801 878 4717

W: LOFTSIXFOUR.COM

\# 5197921 Brandon A. Reed — Registered Landscape Architect — State of Utah

LUJAN RESIDENCE

10870 SOUTH LOSTWOOD DRIVE

SANDY / UT

DATE // 05.30.25

PROJECT NO. // 2512

DRAWN BY // NKJ

CHECKED BY // BAR

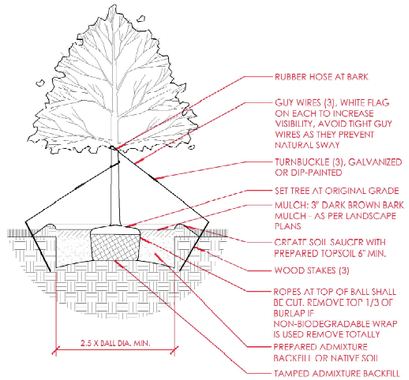
REVISIONS //

TITLE // REVEGETATION PLAN

SHEET // LP101

NOT FOR CONSTRUCTION

EXHIBIT "B"



1 DECIDUOUS TREE PLANTING
1" = 1'-0"

NOT FOR CONSTRUCTION

SHEET #
LP501

TITLE #
PLANTING DETAILS

REVISIONS #

DATE # 05.30.25
PROJECT NO. # 2512
DRAWN BY # NKJ
CHECKED BY # BAR

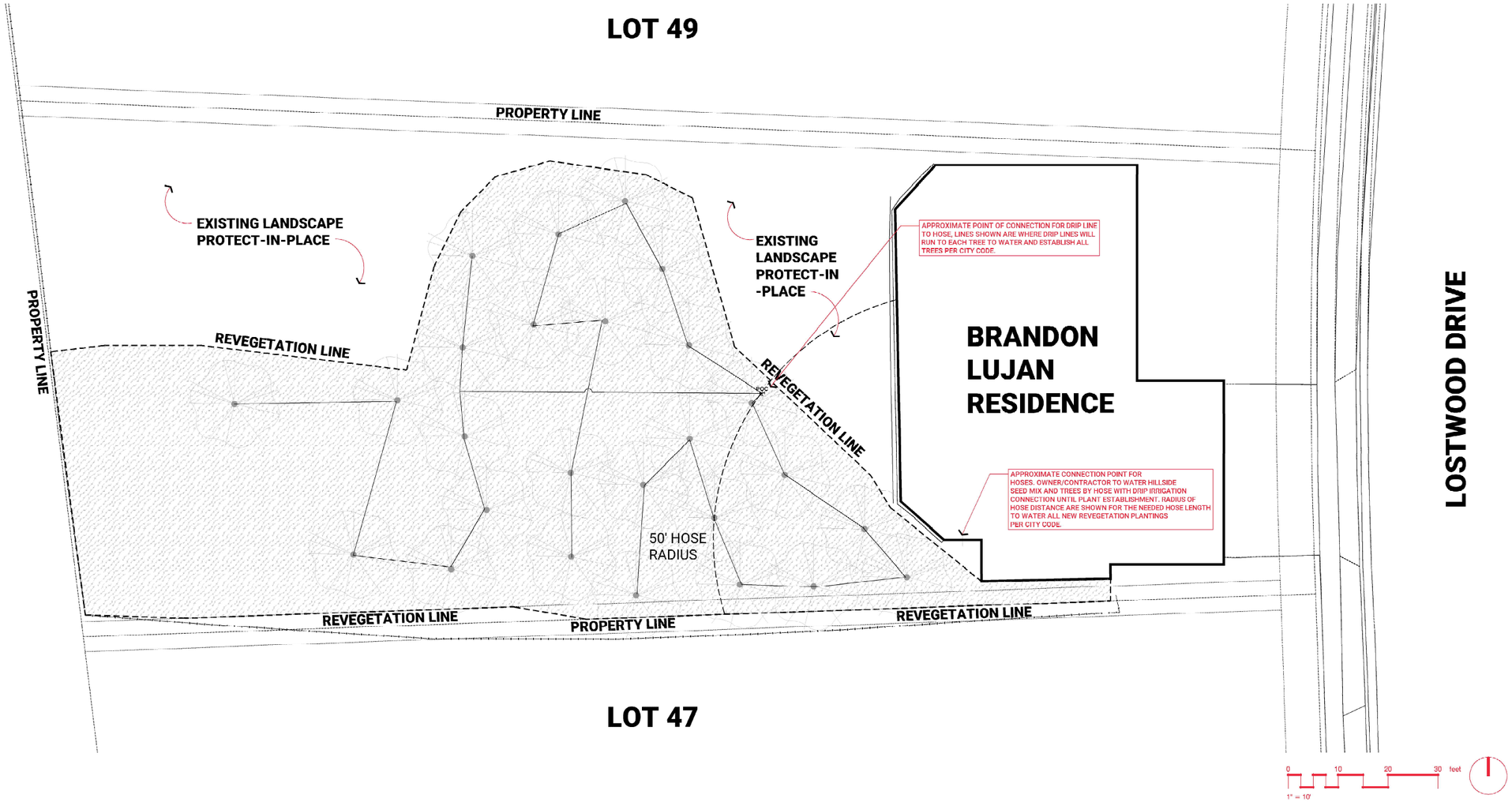
LUJAN RESIDENCE
10870 SOUTH LOSTWOOD DRIVE
SANDY / UT

6/4
LOFTSIXFOUR

DESIGNING OUTDOOR LIVING EXPERIENCES.
A: 9300 S. 300 W STE 215
SANDY UT 84070
P: 801 878 4717
W: LOFTSIXFOR.COM

REGISTERED LANDSCAPE ARCHITECT
5197921
Brandon A. Reed
STATE OF UTAH

EXHIBIT "B"



NOT FOR CONSTRUCTION

SHEET # LI101

TITLE # TEMPORARY IRRIGATION PLAN

REVISIONS #

DATE # 05.30.25
PROJECT NO. # 2512
DRAWN BY # NKJ
CHECKED BY # BAR

LUJAN RESIDENCE
10870 SOUTH LOSTWOOD DRIVE
SANDY / UT

6/4
LOFTSIXFOUR

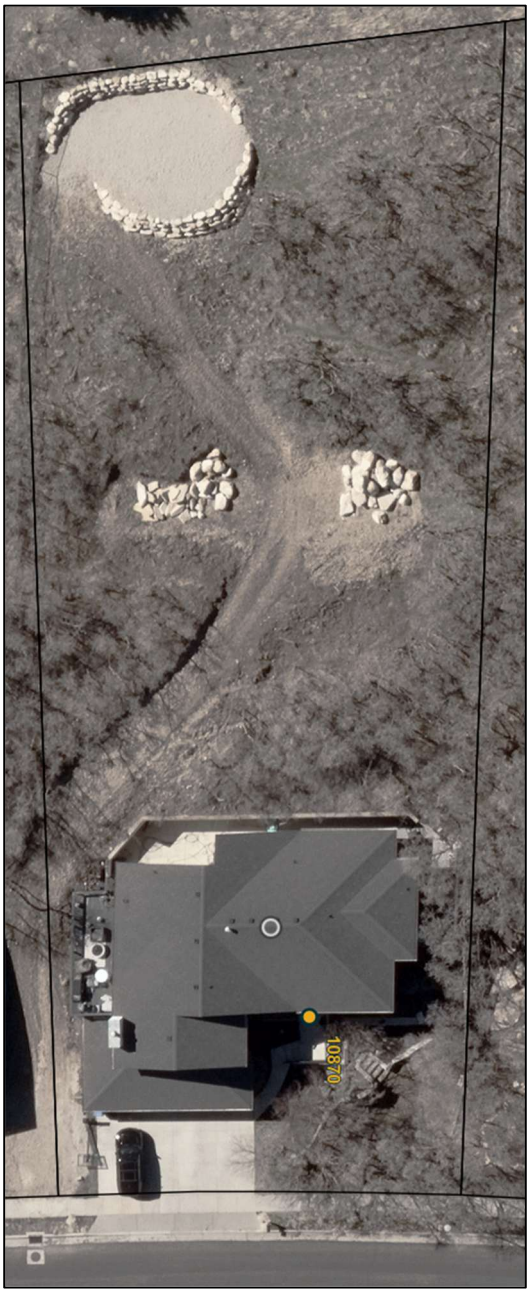
DESIGNING OUTDOOR LIVING EXPERIENCES.
A: 9500 S 500 W STE 215 SANDY UT 84070
P: 801 878 4717
W: LOFTSIXFOUR.COM

REGISTERED LANDSCAPE ARCHITECT # 5197921 Brandon A Reed STATE OF UTAH

EXHIBIT “C”

Aerial Photos

Year 2025



Year 2022

EXHIBIT “C”

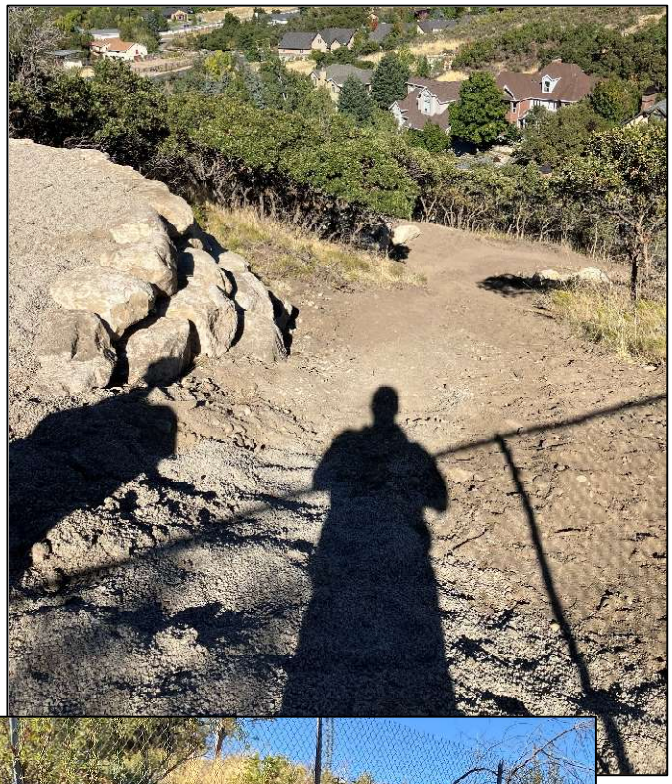
September 2024:

Unauthorized alteration into the protected slope and a stop work order is issued.

EXHIBIT “C”

October 2024

Site Visit Inspection



SANDY CITY PUBLIC WORKS

RYAN KUMP, PE
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

City Engineer Recommendation Letter

DATE: June 12, 2025
TO: Melissa Anderson, Zoning Administrator
FROM: Britney Ward, P.E., Assistant Public Works Director/City Engineer
SUBJECT: 10870 S Lostwood Dr, SPX05162025-006969 BWard

Background:
In March of 1980, 10870 S Lostwood Dr was platted as Lot 48 of the Pepperwood Canyon 1 subdivision. Notably, the plat's Condition of Approval 5 requires grading plans in conformance with Sandy's Hillside Ordinance, to be submitted to the City and approved before building permits are issued. Further, it requires that the hillsides remain substantially undisturbed, and any grading or vegetation removal be approved by the City. Subsequently, a house site plan for Lot 48 was approved and constructed. The subject property is located within Sandy's Sensitive Area Overlay Zone.

Recent Development:
In September of 2024, the city was alerted to unauthorized grading into the protected slope of this lot. Investigations revealed that the homeowner engaged a contractor to build level backyard areas, install a playground, and provide access trails. The contractor took the liberty to cut into the protected slope to access higher ground and rearrange boulders on the hillside to use as retention for a level playground area. In addition, extensive mature native landscaping was removed and wide access cuts were made.

Following the discovery, a Violation Notice and Stop Work Order were promptly issued for the property. In response, the city collaborated with the owners of Lot 48 to submit a plan to restore the disturbed slope. Mrs. Heidi Lujan and Mr. Brandon Lujan, the owners of Lot 48, have included the restoration of the affected area in the proposed plan.

Restoration Plan:
The restoration plan involves the following:

- Restoring the terrain to its original contours, aligning it as closely as feasible to its former undisturbed state.
- Implementation of erosion control measures to safeguard the region until the native vegetation fully reestablishes itself.
- Scattering the boulders from the retained areas sporadically over the hillside to represent the natural ground as removing the boulders completely will cause further damage to the hillside.
- Revegetate the hillside with plant species matching those of the adjacent undisturbed area.

SANDY CITY PUBLIC WORKS

RYAN KUMP, PE
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

- Safeguarding the residual scrub oak.

The overarching objective is to restore the original protected slope without making any alterations to the existing plat.

Recommendation:
Having assessed the details of the restoration proposal, Sandy City Engineering recommends the Planning Commission's approval of this restoration plan for 10870 S Lostwood Drive.

SANDY CITY PUBLIC WORKS

RYAN KUMP, PE
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

Exhibit "B"

2025 Aerial Map

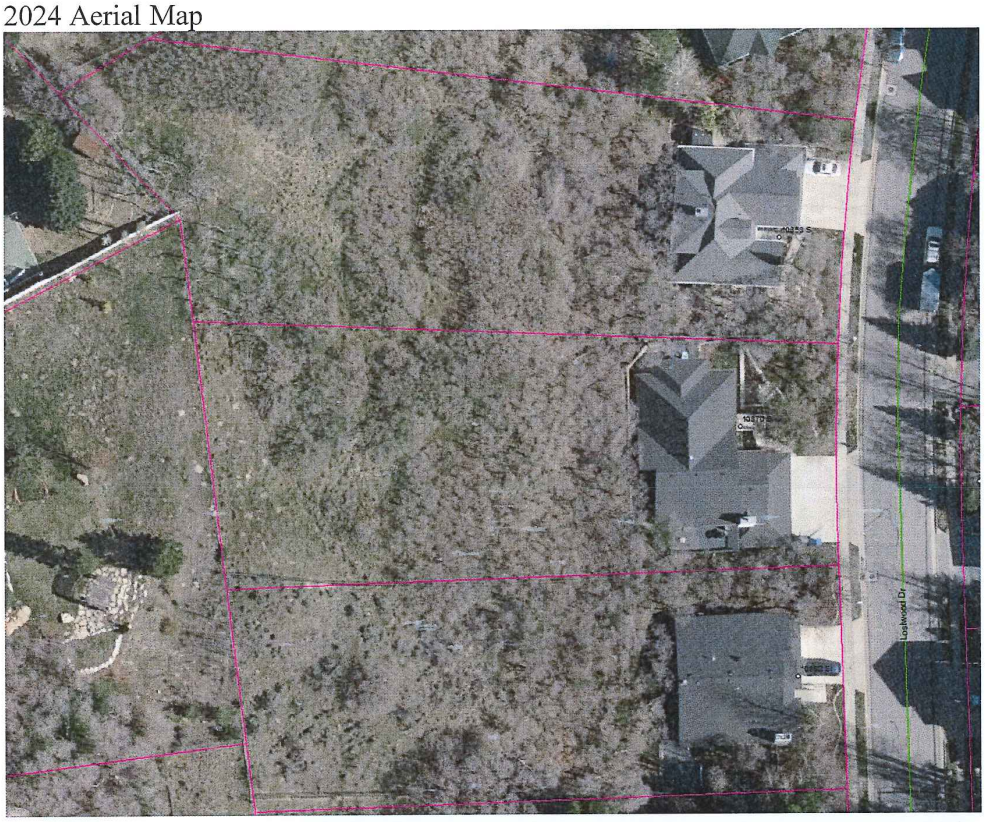
SANDY CITY PUBLIC WORKS

RYAN KUMP, PE
PUBLIC WORKS DIRECTOR

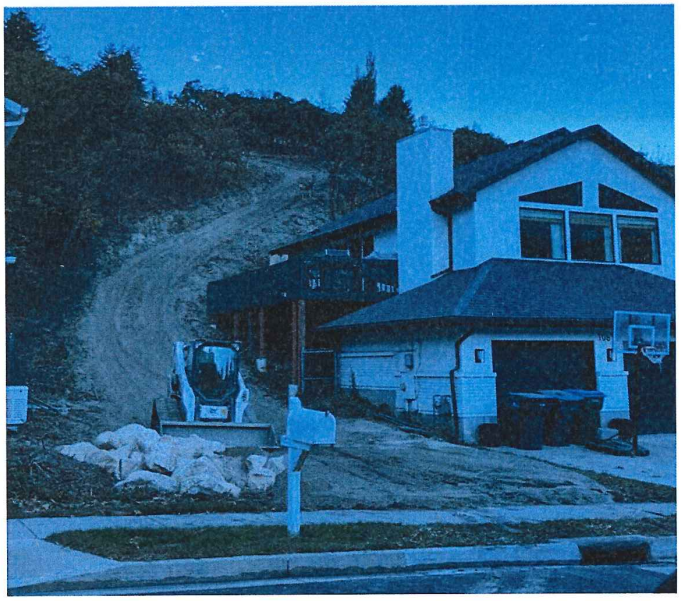
MONICA ZOLTANSKI
MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

2024 Aerial Map



September 2024
Site Photo



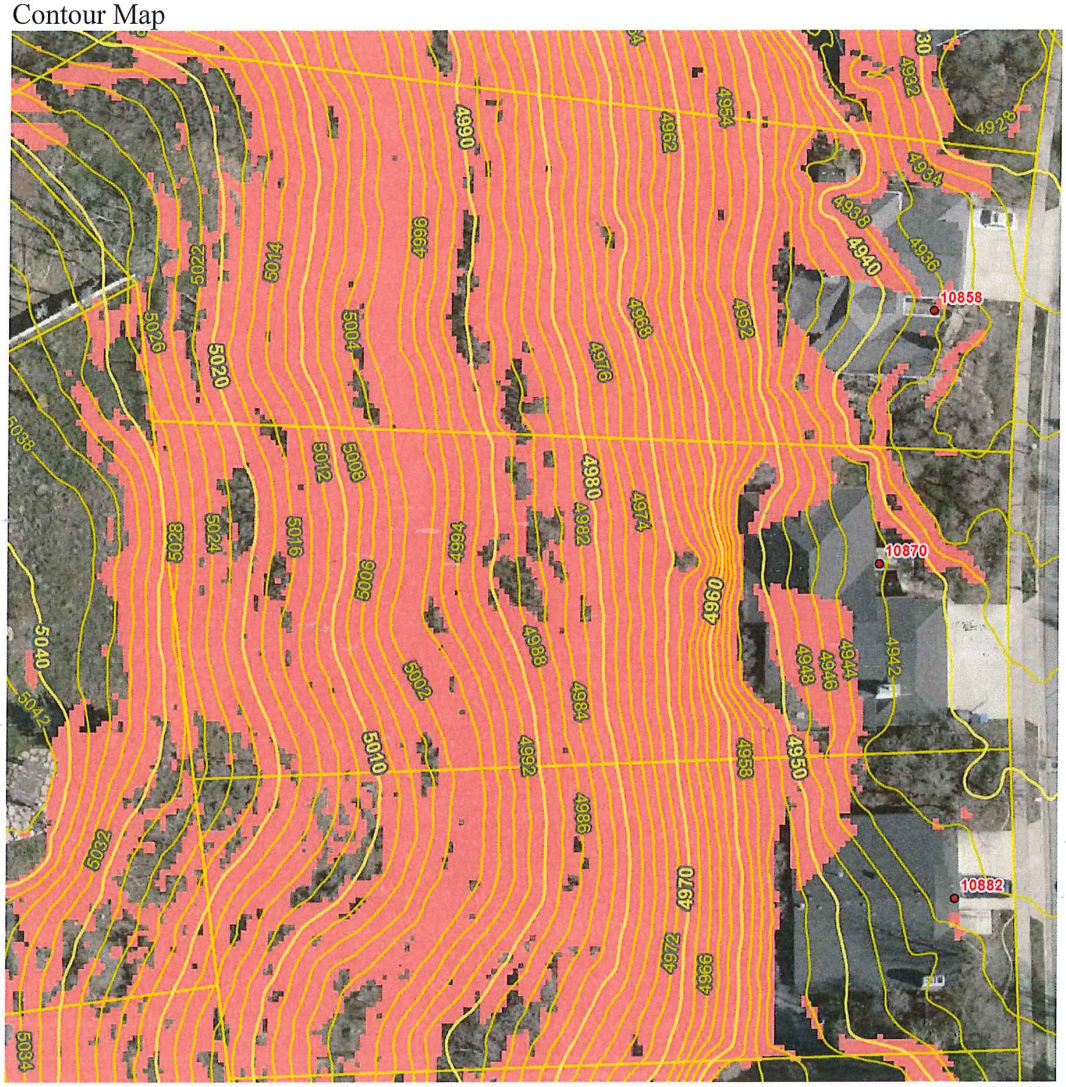
SANDY CITY PUBLIC WORKS

RYAN KUMP, PE
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

Contour Map



Sandy City, Utah

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

Staff Report

File #:
CUP04242025-006960,
Version: 1

Date: 6/19/2025

Agenda Item Title:
Burton Accessory Structure (Conditional Use Permit)
2277 E. Zermatt Circle
[Community #18]

Presenter:
Sarah Stringham
Description/Background:
The applicants, Leslie and Scott Burton, are requesting approval of a conditional use permit for an accessory structure with increased height and reduced setbacks for a property located at 2277 E. Zermatt Cir. The proposed structure is 650 square feet and 17 feet in height with a two-to-five-foot setback angling away from the rear property line, and a four-foot setback along the east side property line. The design, exterior, and roof are proposed to match the exterior of the main dwelling. See staff report for full details

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission approve a Conditional Use Permit for increased height for an accessory structure as described in the staff report for the property located at 2277 E. Zermatt Cir based on the following findings and subject to the following conditions:

Findings:
1. The proposed structure is consistent with rear yard area coverage for accessory structures.

2. Staff finds that the proposed structure meets the intent of Section 21-11-2 provided the applicant complies with the proposed conditions.

3. Due to the fill being brought into the site, the height of the structure would have the effect of a taller building than the stated 17 foot building height.

4. The proposed building is angled away from the property line and the gable roof provides some relief in overall building height within close proximity to the property line.

Conditions:
1. That the requested setback waiver be denied due to the increased finished grade which would increase the effective building height of the structure.

2. That the accessory structure location as shown in the enclosed site plan be revised to meet

the required minimum setback of four feet (4') and is built to 650 square feet and 17 feet high from finished grade to peak of roof.

3. That a retaining wall be built to retain any fill dirt brought onto the property per city code and building code requirements and that all drainage from the property be retained onsite.

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

5. That the applicant be responsible for meeting all provisions of the Sandy City Development Code, and all conditions of approval imposed by the Planning Commission.

6. That this Conditional Use Permit be reviewed upon a legitimate complaint

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum

June 19, 2025

To:	Planning Commission	
From:	Community Development Department	
Subject:	Burton Accessory Structure (Conditional Use Permit)	CUP04242025-006960
	2277 E. Zermatt Circle	R-1-8
	[Community #18]	0.28 acres

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

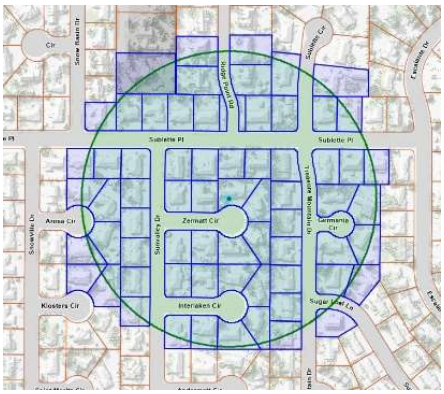
Request

The applicants, Leslie and Scott Burton, are requesting approval of a conditional use permit for an accessory structure with increased height and reduced setbacks for a property located at 2277 E. Zermatt Cir. The proposed structure is 650 square feet and 17 feet in height with a two-to-five-foot setback angling away from the rear property line, and a four-foot setback along the east side property line. The design, exterior, and roof are proposed to match the exterior of the main dwelling. See application materials for details in Exhibit A and B.

Background

The subject property is approximately .28 acres (12,196 square feet) in the R-1-8 zone. The subject property is lot 96 in the Quail Valley 5 subdivision. Properties to the north, south, and west are single family residential use zoned R-1-8. Properties to the east are single family residential use zoned R-1-10.

Public Notice and Outreach

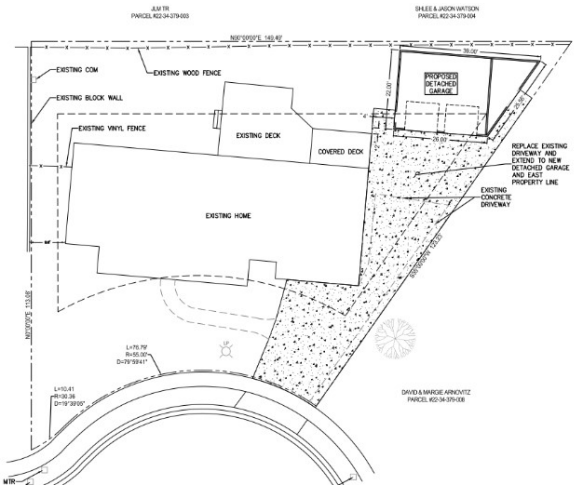


This item has been noticed to property owners within 500 feet of the subject area by mail. A neighborhood meeting was held on May 20th and three neighbors attended. The following comments were made about the proposal:

1. Neighbor to the rear of the applicant's property is concerned about the height of the structure. It will block their view. Doesn't want structure so close to the property line.
2. Concerned about drainage for structure and how that might effect drainage in the yard and possible height.
3. Building will affect light and air flow of other properties. Similar concerns to others.
4. Wants the city to only allow the "by right" height.

In addition, one email has been sent about the project (See Exhibit C).

Analysis



The applicant is proposing to build an accessory structure in the rear yard that will be used for parking and storage space. The original proposed structure was 650 square feet and 19 feet in height with a two-to-five-foot setback along angling away from the rear property line, and a four-foot setback along the west side property line. After the neighborhood meeting the applicant adjusted the height to 17' feet high with the same setbacks. The lower section of the roof along the east side will be 11 feet at its highest point. The applicant is proposing a concrete driveway to access the structure. (See Exhibit B for the site plan). The accessory structure is approximately 18% of the rear yard. The applicant is proposing a door on the side property line that may not be allowed with a four-foot setback due to meeting the building code requirements. Windows and doors are not allowed with a five-foot setback per the International Building Code. The applicant is proposing to match the exterior materials of the main dwelling.

Building Height and Setbacks

Properties in the R-1-8 zone are allowed to build up to 15 feet in height for an accessory structure. Section 21-11-2(a)(3)(c) of the Sandy City Development Code states that a building may be built taller, up to the maximum building height for a permitted dwelling within the zone in which it is located, upon receipt of a conditional use permit from the Planning Commission. In Section 21-11-2(a)(3)(b) it states that a detached structure exceeding 15 feet in height shall increase the minimum setback one foot for each one foot of additional height, unless otherwise approved by Planning Commission. The proposed structure is 17 feet to the peak of the roof and would need to be setback four feet from the side and rear property line. The property slopes down toward the rear property line and the area will be filled in with dirt in order to make the structure level. The new finished grade will make the structure appear taller from the neighboring properties than the original grade. The applicant is proposing a two-to-five-foot setback angling away from the rear property line, and a four-foot setback along the east side property line (see exhibit B for site plan).

Table shows the rear yard percentage of the proposed accessory structure and other accessory structures in the area.

Address	Accessory Structure (sq. ft.)	Rear Yard Area (sq. ft.)	Rear Yard Percentage
8432 Treasure Mountain Dr.	300	2,980	10%
2282 E. Sublette Pl.	120	3,233	3%
8459 S. Sun Valley Dr.	220	2,865	7%

2280 E. Zermatt Cir.	200	5,200	3%
Project Address	**Accessory Structure**	**Rear Yard Area**	**Rear Yard Percentage**
2277 E. Zermatt Cir.	650	3,447	18%

Conditional Use Standards

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

Sec. 21-33-4. Conditions.

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

(1) Size, configuration and location of the site and the proposed site plan layout.

The proposed structure would be in the rear yard, 17 feet tall to peak and would be 650 square feet. The structure would be sited four feet from the rear and four feet from the west side property line.

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

There is a proposed driveway access to the accessory structure.

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

The proposed accessory structure, roof materials, and building materials will be consistent with the existing home.

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

To be reviewed upon legitimate complaint.

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

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

Staff Concerns

Staff is concerned about the height of the structure appearing taller than 17 feet because of the fill that will be brought into level off the original grade. There is a maximum retaining wall height of up to five feet along a property line, but they are proposing three feet at most. Requiring a four-foot setback along the rear would help to reduce the impact of the height. The roof pitch could also be reduced to closer match that of the main dwelling and reduce the height of the structure. The main dwelling appears to have 5/12 or 6/12 roof pitch, and the planned detached garage shows an 8/12 roof pitch. Reducing the roof pitch would result in a building height of just over 15' for a 5/12 pitch, and 16' for a 6/12 pitch.

Recommendation

Staff recommends that the Planning Commission approve a Conditional Use Permit for increased height for an accessory structure as described in the staff report for the property located at 2277 E. Zermatt Cir based on the following findings and subject to the following conditions:

Findings:

1. The proposed structure is consistent with rear yard area coverage for accessory structures.

2. Staff finds that the proposed structure meets the intent of Section 21-11-2 provided the applicant complies with the proposed conditions.

3. Due to the fill being brought into the site, the height of the structure would have the effect of a taller building than the stated 17 foot building height.

4. The proposed building is angled away from the property line and the gable roof provides some relief in overall building height within close proximity to the property line.

Conditions:

1. That the requested setback waiver be denied due to the increased finished grade which would increase the effective building height of the structure.

2. That the accessory structure location as shown in the enclosed site plan be revised to meet the required minimum setback of four feet (4') and is built to 650 square feet and 17 feet high from finished grade to peak of roof.

3. That a retaining wall be built to retain any fill dirt brought onto the property per city code and building code requirements and that all drainage from the property be retained onsite.

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

5. That the applicant be responsible for meeting all provisions of the Sandy City Development Code, and all conditions of approval imposed by the Planning Commission.

6. That this Conditional Use Permit be reviewed upon a legitimate complaint

Planner:

Sarah Stringham
Planner

File Name: S:\USERS\PLN\STAFFRPT\2025\CUP04242025-006960 - BURTON ACCESSORY STRUCTURE\STAFF REPORT BURTON CUP.DOCX

Exhibit "A"

April 21, 2025

Permit Request #: RAA04022025-036050

To Whom It May Concern,

We would like to build a detached garage in our backyard. Our plot is irregular in shape because we reside within a circle. We are requesting this permit to help keep the structure parallel with the existing house and patio. This will allow for a 5' wide walkway between the existing patio and the proposed garage. The right side (east side) of the structure will have a 4' wide walkway from the garage to the property line.

The northwest corner of the garage measures 2.4' from our property line. The northeast side of the garage will measure 6.2' feet from our property line. The average distance of the north side of the garage to the property line will be 4.3'.

We are requesting a conditional use permit for a 17' vaulted roof. This structure is designed in keeping with the character of our home, the homes of those around us, and the existing zoning of the area and neighborhood. This structure will reflect the style of our home with brick and siding. The overall project will not contrast with homes directly behind our lot. Overall, this structure meets the 4' requirement and then some.

We thank you for your time and consideration of our project. The proposed garage will house and include space for parking, storage, garbage cans and yard maintenance equipment. Please let us know if there is any additional information needed.

Sincerely,

Leslie Burton

Scott Burton

801-916-1890

2277 E Zermatt Circle

Sandy, UT 84093

lwfinch@gmail.com

Exhibit "B"

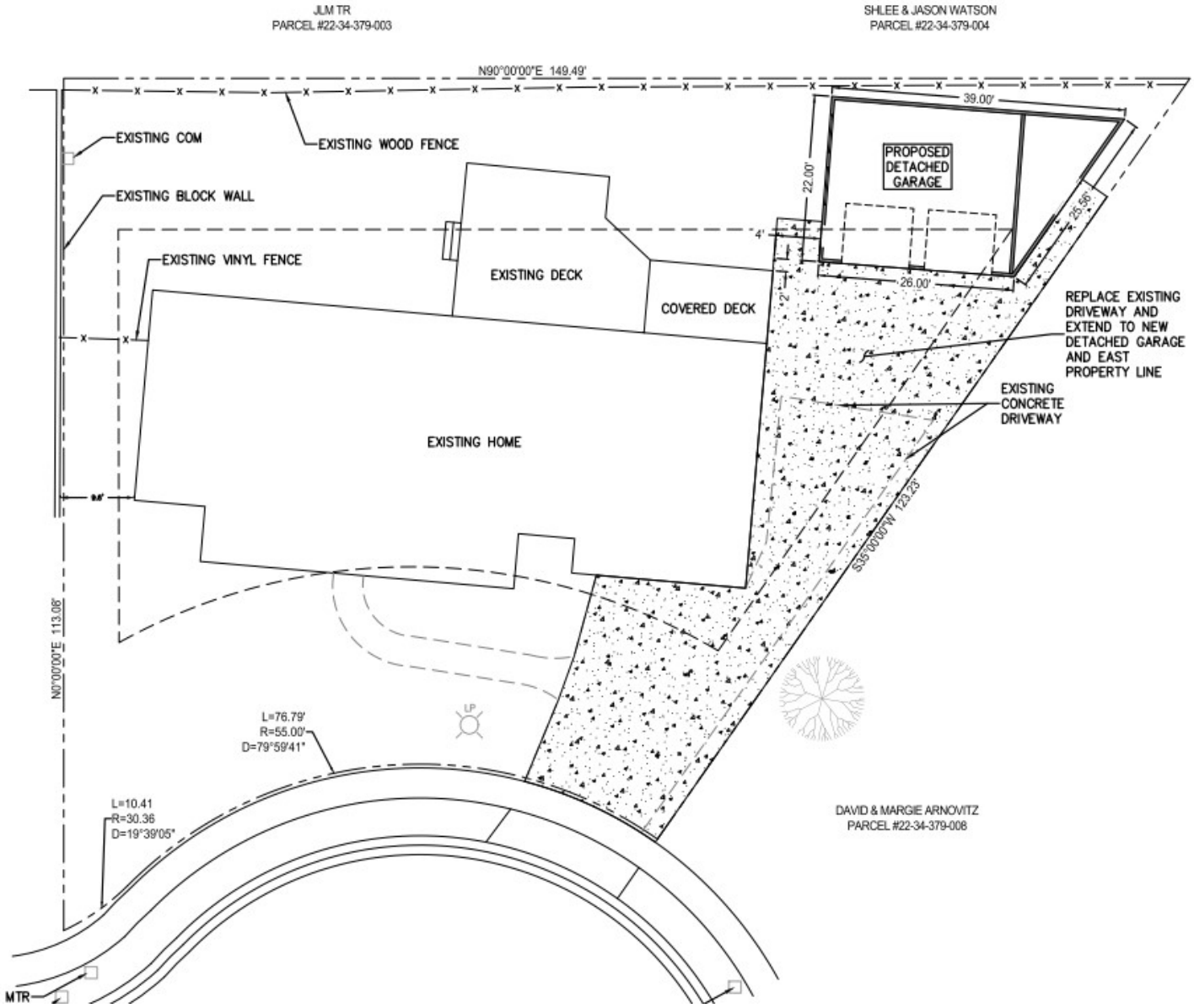
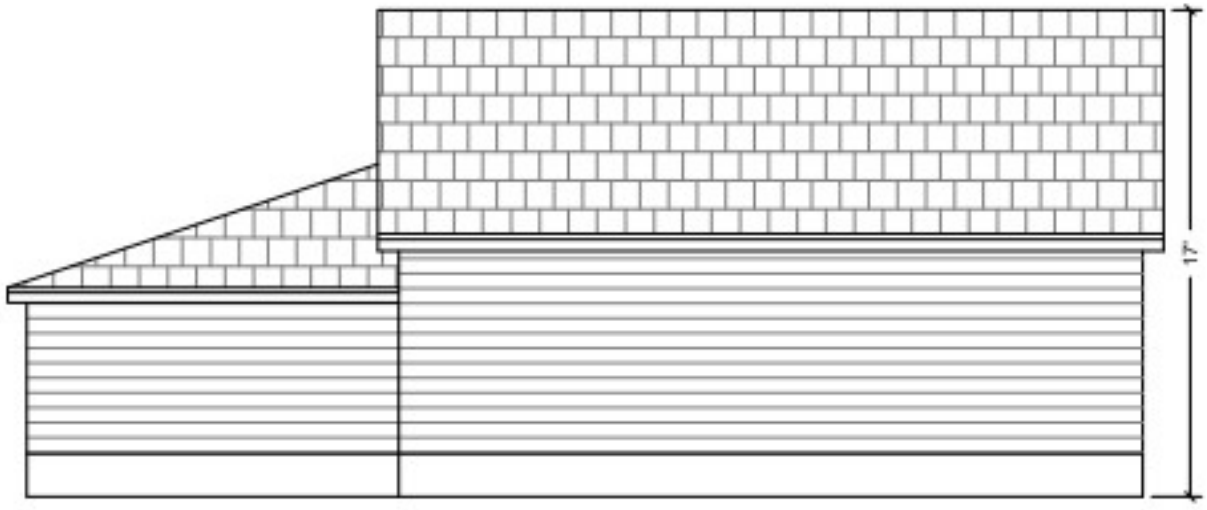

JLM TR
PARCEL #22-34-379-003
SHLEE & JASON WATSON
PARCEL #22-34-379-004
N90°00'00"E 149.49'
EXISTING COM
EXISTING WOOD FENCE
EXISTING BLOCK WALL
EXISTING VINYL FENCE
EXISTING DECK
COVERED DECK
EXISTING HOME
PROPOSED DETACHED GARAGE
39.00'
22.00'
25.56'
26.00'
4'
2'
REPLACE EXISTING DRIVEWAY AND EXTEND TO NEW DETACHED GARAGE AND EAST PROPERTY LINE
EXISTING CONCRETE DRIVEWAY
S35°00'00"W 123.23'
N0°00'00"E 113.08'
L=76.79'
R=55.00'
D=79°59'41"
L=10.41
R=30.36
D=19°39'05"
LP
DAVID & MARGIE ARNOVITZ
PARCEL #22-34-379-008
MTR

Exhibit "B" Continued

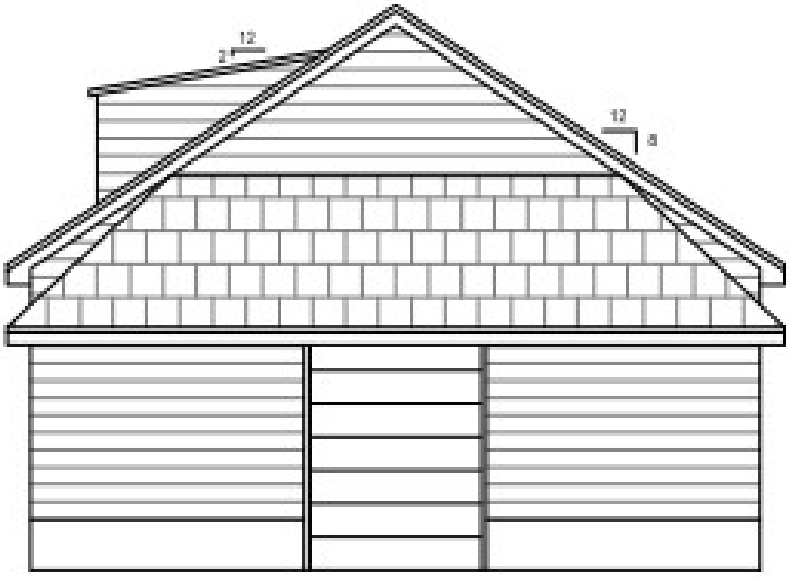
FRONT VIEW



REAR VIEW

Exhibit "B" Continued

LEFT SIDE VIEW



RIGHT SIDE VIEW

Exhibit "C"

Sarah Stringham

From: Chris Mendel <cpmendel2@gmail.com>
Sent: Saturday, May 17, 2025 5:51 PM
To: Sarah Stringham
Subject: [EXTERNAL] Request for building at 2277 East Zermatt Circle, Sandy, UT

This request should NEVER be approved. It is a request for an additional building on a lot with a large home already on it. It is on a cul de sac and the parking and traffic would be adversely impacted. The new building would encroach on neighbors. This neighborhood is mostly ranch style homes on average lots. This would ruin the neighborhood and we strongly object to this request.

Please do not approve this request.

Christine Mendel
Ron Mendel
8438 Sun Valley Drive
Sandy, UT 84093

Sandy City, Utah

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

Staff Report

File #:
SUB06142022-006347,
Version: 1

Date: 6/19/2025

Agenda Item Title:
Crabtree Subdivision (Subdivision Review)
2845 E Little Cottonwood Rd
[Community 30, Granite]

Presenter:
Thomas Irvin, Senior Planner

Description/Background:
The applicant and property owner, Tami Crabtree, is requesting preliminary subdivision approval and three special exceptions for the creation of a lot without frontage on a public street, not providing full street improvements, and not providing two points of ingress/egress for a new subdivision. The proposal consists of subdividing the lot between the existing home to the north and the undeveloped southern portion which would create an additional buildable lot. Street access will be provided by the Hidden Pine private street to the east.

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission determine that preliminary subdivision review for the Crabtree Subdivision, located at 2845 E Little Cottonwood Road, is substantially complete based on the following findings and subject to the following conditions:

Findings:
1. That the proposed configuration equitably balances the needs of the public and presents the most efficient use of the land.

2. That the proposed lot sizes and frontages conform to the requirements of the R-1-15 zone.

3. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.

Conditions:
1. 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.

2. That all residential lots comply with all requirements of the R-1-15 zone with the exception of the rear yard setback as described in the analysis of the staff report and be recognized as a legal non-conforming structure.

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum

June 19, 2025

To:	Planning Commission	
From:	Community Development Department	
Subject:	Crabtree Subdivision	SUB06142022-006347
	2845 E Little Cottonwood Rd	SPX05222025-006972
	[Community #30, Granite]	R-1-15 Zone
		1.16 Acres, 1 New Lot

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.

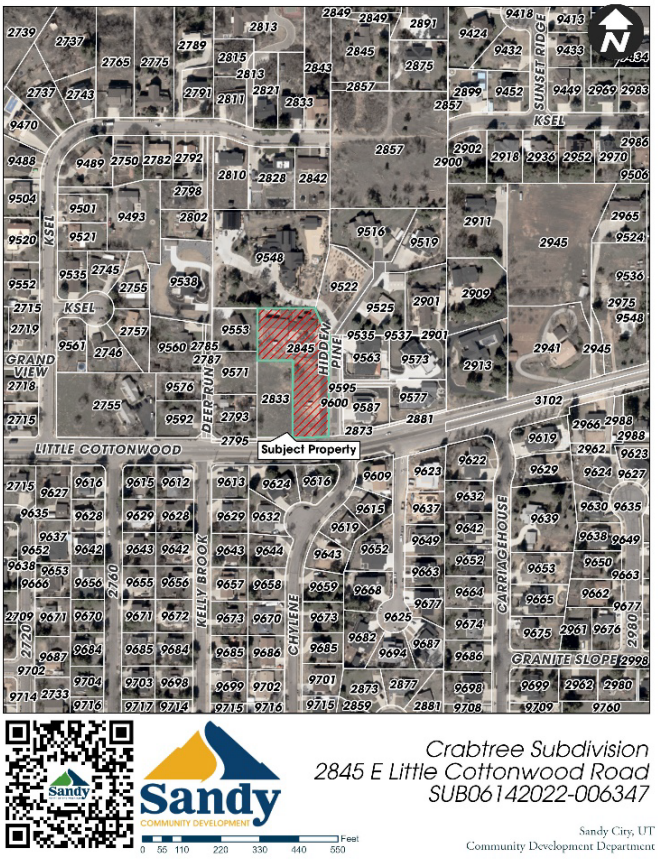
Request

The applicant and property owner, Tami Crabtree, is requesting preliminary subdivision approval and three special exceptions for the creation of a lot without frontage on a public street, not providing full street improvements, and not providing two points of ingress/egress for a new subdivision. The proposal consists of subdividing the lot between the existing home to the north and the undeveloped southern portion which would create an additional buildable lot. Street access will be provided by the Hidden Pine private street to the east. (see Exhibit "A" for application letter, and Exhibit "B" for application materials).

Background

The subject property is zoned R-1-15 and is surrounded by the same zoning district to the north, west and east, with existing single-family homes. To the south, there are properties zoned R-1-10 which also contain single-family homes.

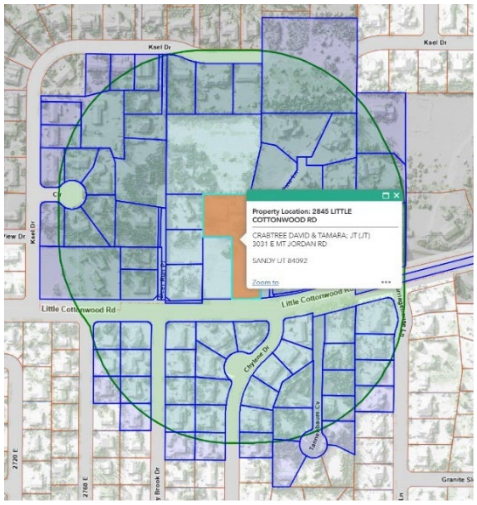
The primary public street that serves this property is Little Cottonwood Road which is owned and maintained by UDOT as a Category 5 road. The existing home and proposed new lot will access the public street network through the use of Hidden Pine Lane, an existing private street.



Property Case History	
Case Number	**Case Summary**
SUB-10-18-005556	Granite Glenn Subdivision (East of Subject Property)

Public Notice and Outreach

Notices were mailed to property owners within 500 feet of the subject property. The 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 a public notice sign was placed on the subject property.



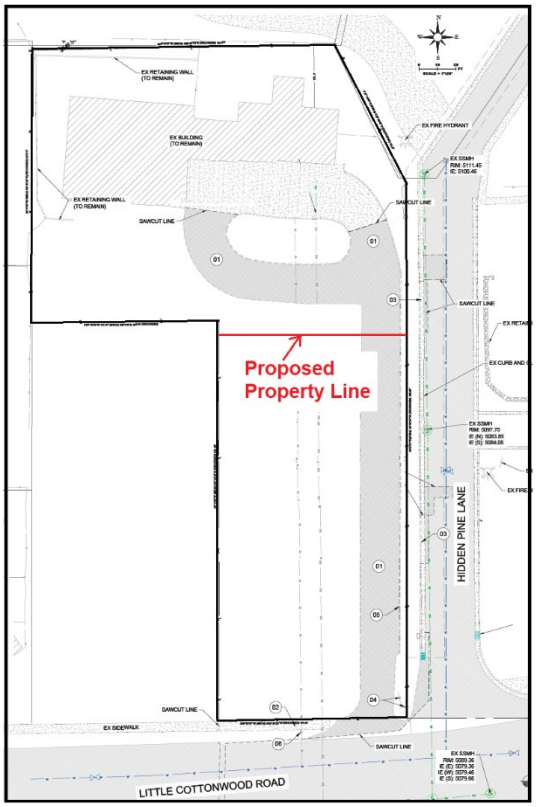
Analysis

Subdivision

There is currently a home on the northernmost portion of the lot. Street access is provided with a lengthy driveway that runs south alongside Hidden Pine Lane and connects to Little Cottonwood Road. This subdivision proposes to bisect the property with a west to east property line, remove the drive approach along Little Cottonwood Road, and provide access for both lots from Hidden Pine Lane. This will provide one less vehicle access onto Little Cottonwood Road.

The R-1-15 zone is a single-family zone that requires lots to be at least 15,000 square feet in size. The zone is a standard zone in the city, which means that all provisions for setbacks, building height, lot frontage, lot size, etc. are pre-determined by ordinance and should be adhered to. After the lot is split, the two proposed lots will be 29,094 and 21,448 which is well above the minimum required.

When subdividing land with existing structures, every attempt should be made to ensure compliance with the underlying zoning district. In this case, the existing home on the north will be re-oriented from fronting onto Little Cottonwood Road to Hidden Pine Lane. This change in orientation means the west side will become the rear-yard. Irregular lots in the R-1-15 district are required to have a minimum rear-yard setback of 10 feet with an average of 30 feet. While the existing home will meet the minimum requirement, the average distance will not be achieved making the home legal non-conforming. All other setbacks will comply with zoning requirements.



Special Exceptions

The current proposal requires the approval of three Special Exceptions. The **first** is for the creation of lots that do not front a public street. The **second** is for the continued use of a private street that does not meet the city's road profile standards for width and improvements. The **third** is for not providing two points of ingress/egress into a proposed subdivision.

Lots without frontage on a public street. The Planning Commission has the authority to authorize the creation of lots without direct access to a public street. The proposal is to provide access to Hidden Pine Lane, a private street that connects to Little Cottonwood Road. An existing access point along Little Cottonwood Road will be removed. This will simplify access to Little Cottonwood Road by removing the hazardous condition of two adjoining drive accesses.

The Hidden Pine Homeowners Association must approve additional access along the Hidden Pine Lane private street. Their

approval has been provided and is included with the applicant's submittal (Exhibit "A").

The development proposal does not provide full street improvements along Hidden Pine Lane. In 2018, the Granite Glenn Subdivision was approved to the east. The Planning Commission at the time allowed that development to proceed without full improvements as it was determined that no continuing improvements are provided to the north. Adding sidewalk and parkstrip along a portion of the street would not provide a continuous pedestrian pathway to any lots being served and would offer little benefit to homeowners. These same conditions apply to the creation of this additional lot.

Not providing two points of ingress/egress. The property fronts a major collector road that is controlled by UDOT. It is not preferable to have multiple direct access lots or roads accessed from this road due to the high traffic volumes, grades and curvature of the road. Given this context, a second access would not be preferable for this subdivision.

Staff Concerns

Staff has the following concerns regarding this proposal as submitted by the applicant:

1. Barrier Wall. With both proposed lots not having direct access to Little Cottonwood Road, and not facing this street, staff would like to require a barrier wall be placed along this street frontage up to the sight triangle on the south property line of lot 2 per section 21-28-09 of the Land Development Code. This requirement is for subdivisions adjacent to arterial highways which includes Little Cottonwood Road.
2. Creation of a noncomplying rear setback. This subdivision will make the northern lot into an irregular lot. The defined orientation of the setbacks will change from fronting south to fronting east towards Hidden Pine meaning the west property line will be considered the rear yard. The existing home will meet the minimum setback but not the average 30-foot setback required in the zone.

Staff Recommendations

Motion #1 Special Exceptions

Staff recommends that the Planning Commission determine the requested special exceptions described in the staff report for the Crabtree Subdivision located at 2845 E Little Cottonwood Road are approved based upon the following findings:

Findings:

1. That the proposed configuration equitably balances the needs of the public and presents the most efficient use of the land.

2. That the requests meet the criteria of the code as shown in the analysis of the staff report.

3. The precedence of adjoining improvements would be continued and maintained.

Motion #2 Subdivision Amendment

Staff recommends that the Planning Commission determine that preliminary subdivision review for the Crabtree Subdivision, located at 2845 E Little Cottonwood Road, is substantially complete based on the following findings and subject to the following conditions:

Findings:

1. That the proposed configuration equitably balances the needs of the public and presents the most efficient use of the land.

2. That the proposed lot sizes and frontages conform to the requirements of the R-1-15 zone.

3. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.

Conditions:

1. 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.

2. That all residential lots comply with all requirements of the R-1-15 zone with the exception of the rear yard setback as described in the analysis of the staff report and be recognized as a legal non-conforming structure.

Planner:

Thomas Irvin
Senior Planner

File Name: S:\Users\PLN\STAFFRPT\2022\SUB06142022-006347 Crabtree Subdivision\Planning Commission\Staff Report

Exhibit "A"

CRABTREE SUBDIVISION SPECIAL EXCEPTION LETTER

To whom it may concern:

To subdivide the proposed subdivision as requested, city code requires that some Special Exceptions are to be required prior to approval of this subdivision. It is the belief of the applicant that Special Exception Conditions are met as stated in the summary below:

CODE

Special Exception #1 – Sandy City Code 21-21-21(b)(1)

(b) Except as may be otherwise provided in this title, all lots shall have the required frontage upon a dedicated and improved street. Exceptions may include the following:

1. Residential building lots that do not have frontage upon a public street shall obtain a special exception from the Planning Commission as part of the preliminary review process.

APPLICANT RESPONSE

In May of 2022, the Home Owners Association had a meeting at which a new operating agreement was created. Schedule A of this agreement, and included herein Exhibit A, lists these proposed lots, as well as all homeowners that are a part of the Hidden Pine Homeowners, LLC. Crabtree Lot #1(existing home) and Crabtree Lot #2 (future home) are a part of the current operating agreement. The HOA permitted the inclusion of these proposed lots. As a part of the inclusion, these lots are to participate in the current manner of trash pickup, road maintenance, mail delivery, and utility usage. The inclusion of these lots as a part of the HOA also include the ability for the proposed lots to front and have access via the private lane.

CODE

Special Exception #2 – Sandy City Code 21-21-10(n)

(n) Curbs, gutters, parkstrips, and sidewalks shall be required on all existing and proposed public and private street frontage of any lot within a subdivision or legal buildable parcel in conformance with the Standard Specifications. The Planning Commission may grant a special exception to waive any of these improvements, after considering a

recommendation from the Director and City Engineer. They shall consider and evaluate the following criteria:

1. The number of homes within the subdivision;

2. The length of a cul-de-sac;

3. The precedence of adjoining improvements;

4. The configuration of lots;

5. Where the only other alternative is a private road design;

6. Flood control and storm drainage;

7. Pedestrian safety and walkable element demands;

8. The proposal equitably balances the needs of the public and presents the most efficient use of land;

9. The potential negative impacts created by the waiver(s); and

10. The cumulative effect of all the waivers and any other exceptions requested for the development.

APPLICANT RESPONSE

The existing private road (Hidden Pine Lane), services 10 lots – 11 with this proposed subdivision. According to previous discussions of this neighborhood, 11 homes is considered low volume of both cars and pedestrians. This was discussed at large in a previous Planning Commission meeting held on 12/6/2018 (here) in regards to the Granite Glen Subdivision. The conditions set forth in that Planning Commission meeting are the same as what is being proposed in this response. At the Planning Commission for the Granite Glenn Subdivision, this vacant lot was specifically added in the discussion and the applicant feels that due to that inclusive discussion that the results of that planning commission are worth revisiting as a part of this discussion. The aim of the sidewalk is to provide safety for the community. The sidewalk that would be installed as a part of this subdivision would only extend the length of the proposed 2 lots and 'dead-end' at the property line. That would mean that pedestrians would either have to cross the road without the use of a cross walk, or walk within the road boundaries (existing conditions) to get to this new sidewalk. Is the safety of the remaining 9 lots being addressed via the addition this new sidewalk? It is the belief of the applicant that the answer is no. Though not a deciding factor, it should also be mentioned that the community/affecting lots have

previously verbalized that they do not want the sidewalks and prefer the existing conditions to be matched accordingly.

CODE

Special Exception #2 – Sandy City Code 21-21-10(d)

(d) At least two points of ingress/egress shall be provided for each subdivision, PUD, or multifamily project. They shall be located at a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property area to be served, measured in a straight line between accesses.

1. *Special Exception.* The Planning Commission may grant a special exception to allow a subdivision to have only one point of ingress/egress, after considering a recommendation from the Director and City Engineer, under the following circumstances:

a. Thirty or fewer lots/units are accessed from the single ingress/egress;

b. The Director and City Engineer have reviewed the potential for impairment of such single access resulting from vehicle congestion, condition of the terrain, climatic conditions or other factors that could limit access and have made either a positive or negative recommendation to the Planning Commission with regards to a single point of ingress/egress; and

c. The proposed development project has one or more of the following, as determined and recommended for approval or denial by the Director and City Engineer to the Planning Commission:

1. One or more cul-de-sacs, hammerheads, or other approved turn-arounds that comply with all development standards herein.

2. An emergency access (a point of ingress/egress that provides access for emergency vehicles to respond to a building, or facility, in the event the main access is compromised. The design of this access must meet the International Fire Code).

3. The future extension of a stub street that will provide additional access, including a temporary turn-around.

4. All buildings are equipped throughout with automatic sprinkler systems approved by the Fire Marshal and Chief Building Official.

APPLICANT RESPONSE

It is the belief of the applicant that a Special Exception conditions are met for this requirement. 21-21-10(d)(1) subsections (a) [2 proposed lots, 11 total lots that access the existing Hidden Pine Lane], (c)(1)/(2) [Lots1 & 2 fire access is met along Hidden Pine Lane – a private street – through providing access to each lot and a fire turnaround within the lane].

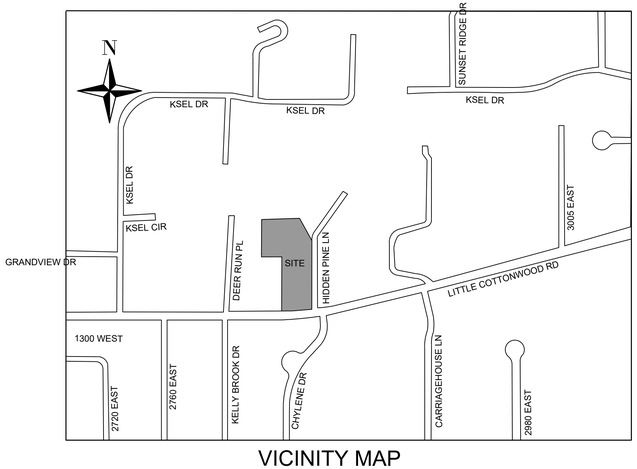
Furthermore, Little Cottonwood Road is owned and maintained by UDOT. UDOT code shall be adhered to for improvements and public safety along a Category 5 road. Per UDOT standards, a minimum of 350 ft separation of a drive approach and intersection shall be met. Due to the narrowness of this property (101 feet respectively), this requirement for traffic safety – as set forth by UDOT code - cannot be met. It is considered a safer design from a traffic standpoint to have ingress & egress for Lots 1 & 2 to occur from the private lane. By removing the existing drive approach and restricting the addition of another drive approach, safety for travelers and residents becomes safer. The design of the proposed subdivision efficiently subdivides an oversized lot into 2 reasonably sized lots. Both of these lots, as were previously mentioned were a part of the existing HOA, are accessed via driveways to the private street of Hidden Pine Lane. The addition of 2 points of ingress/egress points on these lots would be an efficient design and the access would substantially impact the developability of this lot.

EXHIBIT A – HIDDEN PINE HOMEOWNERS, LLC OPERATING AGREEMENT

TAMI CRABTREE SUBDIVISION

2845 EAST LITTLE COTTONWOOD ROAD
SANDY, UTAH 84092

A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE COUNTY BASE AND MERIDIAN SALT LAKE CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP

1. ALL WORK SHALL CONFORM TO SANDY CITY STANDARDS & SPECIFICATIONS
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR IS CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE CARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD, THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

GENERAL NOTES

SHEET INDEX

IRE CIVIL
1246 E Driggs Ave
SLC, UT 84106
isaac@irecivil.com (801) 860-2191

PROFESSIONAL ENGINEER
4/22/2025
No. 9752808
ISAAC J. RICHES
STATE OF UTAH

TAMI CRABTREE SUBDIVISION
2845 EAST LITTLE COTTONWOOD ROAD
SANDY CITY, UTAH 84092

CLIENT/DEVELOPER CONTACT
NAME: TAMI CRABTREE
ADDRESS: 2845 EAST LITTLE COTTONWOOD DRIVE SANDY, UTAH 84092
PHONE: (801) 808-1733
EMAIL: TAMICRAB@YAHOO.COM

REV	COMMENT

SHEET NO.
C000
COVER PAGE

TAMI CRABTREE ALTA/NSPS LAND TITLE SURVEY

PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE COUNTY BASE AND MERIDIAN

NOTES:

1. ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF
2. DISPLAYED CONTOURS ARE AT 1 FT INTERVALS
3. THE COORDINATES ARE REFERENCED TO A LOCAL US COORDINATE SYSTEM.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY VARA, 3D INC. FOR ALL INFORMATION REGARDING RECORD EASEMENTS, BOUNDARIES, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON VARA 3D, INC. RELIED ON FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 5-047399, DATED NOVEMBER 9, 2009 @ 11:04 A.M.
5. PARKING SPACES – 0 REGULAR, 0 HANDICAP.
6. NO EVIDENCE OF ADDITIONAL WORK WAS OBSERVED WHILE COMPLETING THIS SURVEY.
7. VERTICAL RELIEF INFORMATION WAS DETERMINED BY GROUND SURVEY WITH 1' CONTOURS SHOWN. SEE BASIS OF ELEVATION BELOW FOR DATUM IDENTIFICATION.
8. TRADITIONAL SURVEY METHODS WERE USED IN THIS SURVEY WHILE MAINTAINING INDUSTRY STANDARDS FOR PRECISION.
9. ADDRESS OBSERVED ON SIGN AT DRIVEWAY ENTRANCE AND THE MAILBOX.
10. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED IN THE AMOUNT OF $1 MILLION TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.

ZONING INFORMATION

ZONES: R-1-15
PERMITTED USE CLASSIFICATION: SINGLE FAMILY RESIDENTIAL
CONDITIONAL USE: SINGLE FAMILY HOME

ZONING REGULATIONS ARE SUJECT TO CHANGE AND INTERPRETATION, FOR FURTHER INFORMATION CONTACT: PLANNING DIRECTOR BRIAN MCCUISTION 801.568.7268

SITE RESTRICTION
1. MINIMUM BUILDING SETBACKS:
   FRONT: 30'
   SIDE: 10' MINIMUM 22' COMBINE SIDE YARDS
   REAR: 30'
2. MINIMUM LOT SIZE: 15,000 SQ. FT.
3. MINIMUM LOT FRONTAGE: 85'
4. MAXIMUM BUILDING HEIGHT: 35'
5. PARKING REQUIREMENTS: 2

BASIS OF BEARING:

THE BEARING OF SOUTH 75° 34' 04" WEST BETWEEN A FOUND 2" ROUND TOP BRASS MONUMENT UNDER RING AND LID AT THE INTERSECTION OF LITTLE COTTONWOOD RD AND CARRIAGEHOUSE DR AND A FOUND 2" ROUND TOP BRASS MONUMENT UNDER RING AND LID AT THE INTERSECTION OF LITTLE COTTONWOOD RD AND CHYLENE DR WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BASIS OF ELEVATION:

THE BENCHMARK FOR THIS SURVEY IS A 2" ROUND TOP BRASS MONUMENT AS SHOWN ON THE DRAWING AND REFERENCED TO NAVD 88 DATUM ELEVATION AS SHOWN IN THE MONUMENT TIE SHEET, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BENCHMARK
5,089.27'

FLOOD ZONE NOTE

THE SURVEYED PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", NO SPECIAL FLOOD HAZARD AREAS, ALL AREAS WITHIN 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP INDEX, MAP NUMBER 49035C0458G, EFFECTIVE 9/25/09.

SURVEYOR'S STATEMENT:

THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF ISAAC RICHES, AND IS BASED UPON FIELD WORK COMPLETED ON MARCH 31, 2022.

SURVEYOR'S CERTIFICATE

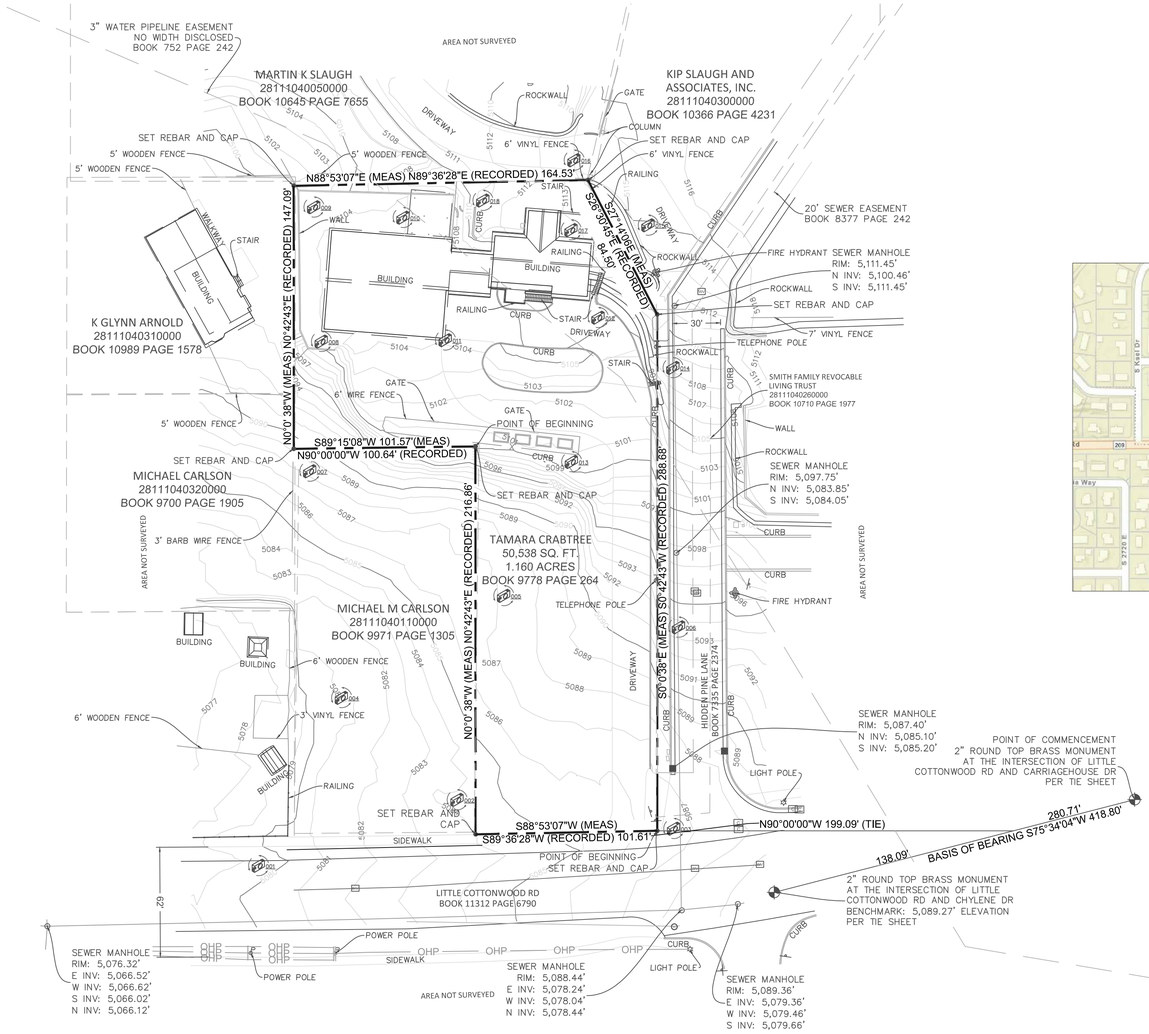
TO:
ISAAC RICHES, DAVID CRABTREE, TAMARA CRABTREE, FEE SIMPLE, FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS." JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS IN 2021, AND INCLUDED ITEMS 1-9, 11, 13, 15-16, AND 19 OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA & NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF UTAH, RELATIVE POSITIONAL ACCURACY OF THIS SURVEY MEETS THAT WHICH IS SPECIFIED THEREIN.

PRELIMINARY

JAMES V. HEINRITZ, PLS 11072412-2201 DATE ,
FOR AND ON BEHALF OF VARA 3D, INC

ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION
ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
AMERICAN LAND TITLE ASSOCIATION, 1828 L ST., N.W. SUITE 705, WASHINGTON, D.C. 20036
NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, INC., 6 MONTGOMERY VILLAGE AVENUE, SUITE 403
GAITHERSBURG, MD 20879



VICINITY MAP
N.T.S.

N

SCALE
HORIZONTAL: 1" = 30'
0 7.5' 15' 30' 45'

LEGAL DESCRIPTION PER TITLE REPORT

BEGINING AT A POINT EAST 787.5 FEET AND SOUTH 1087.48 FEET FROM THE NORTHWEST CORNER OF SECTION 11. TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING; THENCE NORTH 0° 42' 43" EAST 147.09 FEET; THENCE NORTH 89° 36'28" EAST 164.53 FEET; THENCE SOUTH 26° 30'45" EAST 84.5 FEET; THENCE SOUTH 0° 42'43" WEST 288.68 FEET; THENCE SOUTH 89° 36'28" WEST 101.61 FEET, MORE OR LESS; THENCE NORTH 0° 42'43" EAST 216.862 FEET; THENCE WEST 100.64 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

NOTES CORRESPONDING TO SCHEDULE B, PART II:

9. THE LAND DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF SANDY CITY AND IS SUBJECT TO ANY ASSESSMENTS LEVIED THEREBY.
10. THE LAND DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE SALT LAKE CITY METRO WATER AND IS SUBJECT TO ANY ASSESSMENTS LEVIED THEREBY.
11. THE LAND DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE COTTONWOOD IMPROVEMENT DISTRICT AND IS SUBJECT TO ANY ASSESSMENTS LEVIED THEREBY.
12. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: GRANITE WATER COMPANY, RECORDED: MARCH 29, 1950 ENTRY NO.: 1193898, BOOK/PAGE: 752/242, PURPOSE: CONSTRUCTING DRAINAGE LINES, A DRAINAGE BASIN, A SUMP AND PUMPHOUSE, AND AN ELECTRIC POWER PRESSURE SYSTEM.
13. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: COTTONWOOD IMPROVEMENT DISTRICT, RECORDED: JULY 26, 2000, ENTRY NO.: 7685074, BOOK/PAGE 8377/242, PURPOSE: CONSTRUCTION AND MAINTENANCE OF WASTEWATER COLLECTION AND TRANSPORTATION PIPELINE(S)
15. BOUNDARY LINE ENCROACHMENT ALONG THE NORTHERLY AND EASTERLY LINE OF SUBJECT LAND AND LEGAL DESCRIPTION DOES NOT MATHEMATICALLY ABUT ADJACENT LAND ON THE WESTERLY LINE.

LEGEND:

- DECIDUOUS TREE
- PANORAMIC PHOTO LOCATION
- LIGHT POLE
- FIRE HYDRANT
- E ELECTRICAL BOX
- IR IRRIGATION CONTROL BOX
- SD STORM DRAIN MANHOLE
- CATCH BASIN
- SS SEWER MANHOLE
- SD UNDER GROUND UGND
- SS UNDER GROUND SANITARY SEWER
- GAS UNDER GROUND GAS LINE
- IRR UNDER GROUND IRRIGATION LINE
- BOUNDARY LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINES
- SET LOT AND SUBDIVISION CORNERS WITH 5/8" REBAR AND CAP STAMPED VARA 3D UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED

PROJECT INFORMATION

TAMI CRABTREE
2845 E LITTLE COTTONWOOD ROAD, SANDY.
BOUNDARY SURVEY

REV.#	REVISION NOTES	DATE

CLIENT INFO

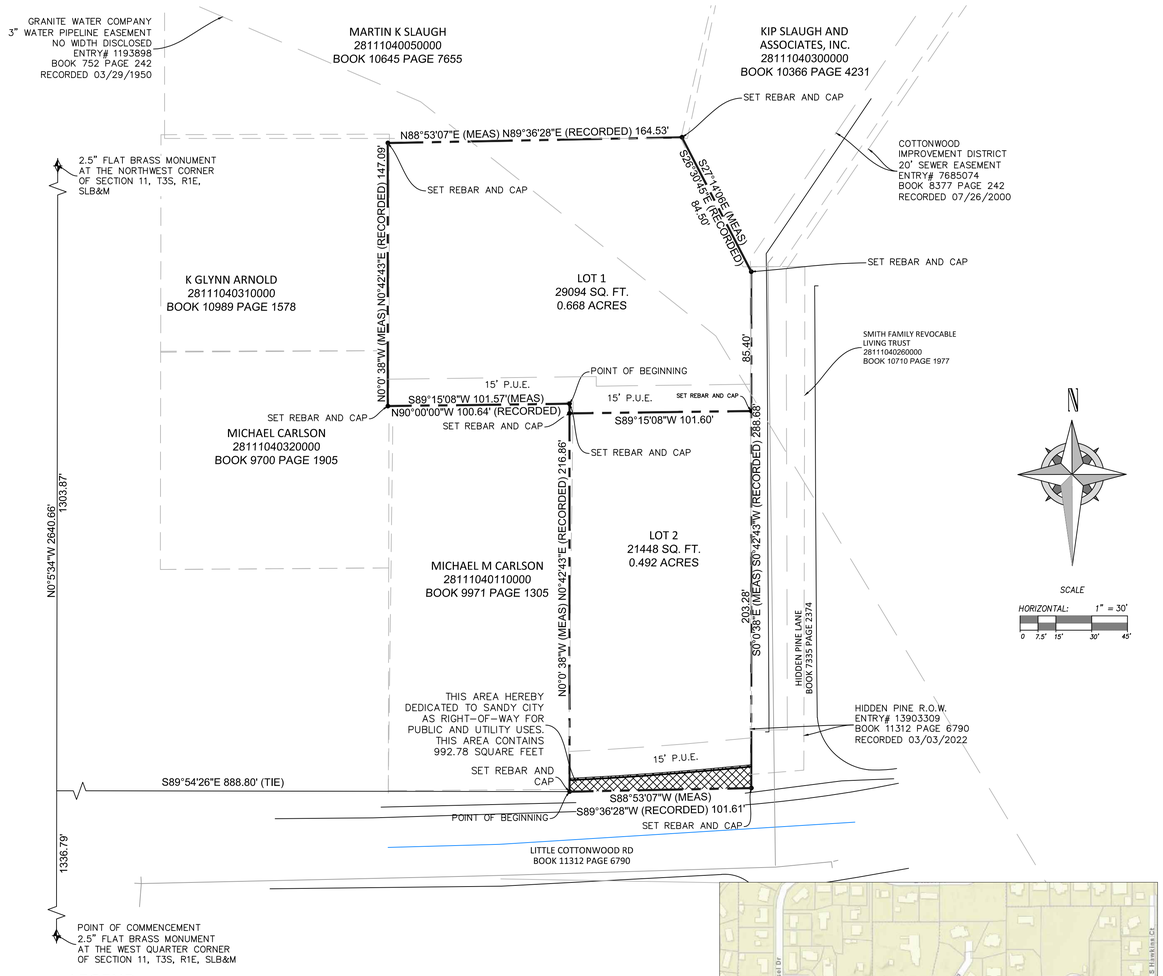
VARA 3D
GEOSPATIAL SOLUTIONS
5693 S 675 E MURRAY, UT 84107
801-707-1012

PROJECT NO.	Sheet
22-CO-004	1
DATE	/
03/31/2022	1
HORIZONTAL SCALE	
1" = 30'	

0 0.5 1
SCALE MEASURES 1-INCH ON FULL SIZE(36x24) SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

TAMI CRABTREE SUBDIVISION

PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE COUNTY BASE AND MERIDIAN



LEGEND:

- BOUNDARY LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINES
- SET LOT AND SUBDIVISION CORNERS WITH 5/8" REBAR AND CAP STAMPED VARA 3D UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- THIS AREA HEREBY DEDICATED TO SANDY CITY AS RIGHT-OF-WAY FOR PUBLIC AND UTILITY USES

VICINITY MAP

SURVEYOR'S CERTIFICATE

I, JAMES V. HEINRITZ, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 11072412-2201 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 COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND THAT THIS PLAT OF

TAMI CRABTREE SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT

SIGNED THIS_____DAY OF_____, 20__

JAMES V. HEINRITZ, PLS 11072412-2201
FOR AND ON BEHALF OF VARA 3D, INC

LEGAL DESCRIPTION:

LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE SALT LAKE BASE & MERIDIAN AND BEING MORE PARTICULARLY DESCRIED AS FOLLOWS:

COMMENCING AT A 2.5" FLAT BRASS MONUMENT AT THE WEST QUARTER CORNER OF SAID SECTION 11, WHENCE A 2.5" FLAT BRASS MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 11 BEARS NORTH 00°05'34" WEST A DISTANCE OF 2640.66', SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE NORTH 00°05'34" WEST ALONG SAID LINE A DISTANCE OF 1336.79 FEET;
THENCE SOUTH 89°54'26" EAST A DISTANCE OF 888.80 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°42'43" EAST A DISTANCE OF 216.86 FEET;
THENCE SOUTH 89°58'30" WEST A DISTANCE OF 101.57 FEET;
THENCE NORTH 00°42'43" EAST A DISTANCE OF 147.09 FEET;
THENCE NORTH 89°36'28" EAST A DISTANCE OF 164.53 FEET;
THENCE SOUTH 26°30'45" EAST A DISTANCE OF 84.50 FEET;
THENCE SOUTH 00°42'43" WEST A DISTANCE OF 288.68 FEET;
THENCE SOUTH 89°36'28" WEST A DISTANCE OF 101.61 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 50,538 SQ. FT. 1.160 ACRES.

OWNERS' 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 AND STREETS, TOGETHER WITH EASEMENTS, AS SET FORTH, TO BE HEREAFTER KNOWN AS

TAMI CRABTREE SUBDIVISION

AND 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 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 ALSO DO HEREBY CONVEY ANY OTHER EASEMENTS, 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 HEREON.
IN WITNESS HEREOF WE HAVE SET OR HANDS THIS _____ DAY OF _____, A.D. 2024

SIGNED: _____ SIGNED: _____

DAVID CRABTREE TAMARA CRABTREE

NOTARY PUBLIC ACKNOWLEDGEMENT:

STATE OF UTAH)

S.S.

COUNTY OF SALT LAKE)

ON THE _____ DAY OF _____, A.D. 2024, PERSONALLY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DAVID CRABTREE AND TAMARA CRABTREE, WHO, BEING BY ME DULY SWORN, DID SAY THAT THE FOREGOING OWNER'S DEDICATION WAS SIGNED BY THEM, AND THEY ACKNOWLEDGED TO ME THEY EXECUTED THE SAME.

_____ _____
NOTARY PUBLIC'S SIGNATURE NOTARY PUBLIC

_____ _____
COMMISSION NUMBER PRINT NAME – NOTARY PUBLIC COMMISSIONED COMMISSIONED IN UTAH

_____
COMMISSION EXPIRATION DATE

NOTES:

1. REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS. THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-X ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB0142022-006347) AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THE PLAT, THE CONDITIONS OF APPROVAL IMPOSED BY THE SANDY CITY PLANNING COMMISSION, THE SANDY CITY STANDARD SPECIFICATIONS FOR MUNICIPAL IMPROVEMENTS, THE STREETS AND PUBLIC IMPROVEMENT CHAPTERS OF THE REVISED ORDINANCES OF SANDY CITY, THE SANDY CITY BUILDING CODE, AND THE SANDY CITY LAND DEVELOPMENT CODE. REQUIREMENTS MAY BE IMPOSED AS REQUIRED BY THE APPLICABLE SANDY CITY ORDINANCES AT THE TIME OF ADDITIONAL DEVELOPMENT APPLICATIONS AND APPROVALS RELATING TO THE SUBJECT PROPERTY.
2. NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING.
3. 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.
4. 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.
5. THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.
6. 5/8" X 24" REBAR WITH SURVEY CAP TO BE PLACED AT ALL LOT CORNERS. CAP SHALL BE STAMPED WITH THE SURVEY COMPANY'S NAME, OR AN ABBREVIATION THEREOF, OR THE ABBREVIATION, "P.L.S.", FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE. IN LIEU OF REBAR AND CAP AT LOT FRONT CORNERS, COPPER OFF-SET PLUGS ARE TO BE PLACED IN THE TOP OF THE CURB, AT THE POINT OF INTERSECTION OF THE LOT LINE, EXTENDED, AND THE MIDDLE OF THE TOP OF CURB.

SANDY SUBURBAN IMPROVEMENT DISTRICT

APPROVED THIS___DAY OF___, 20__.
_____
REPRESENTATIVE

DOMINION ENERGY

APPROVED THIS___DAY OF___, 20__.
_____
REPRESENTATIVE

CENTURYLINK

APPROVED THIS___DAY OF___, 20__.
_____
REPRESENTATIVE

RECORD OF SURVEY

R.O.S. NO: _____
_____ _____
COUNTY SURVEYOR DATE

SANDY CITY MAYOR

PRESENTED TO SANDY CITY MAYOR THIS ___DAY OF _____A.D., 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____ _____
MAYOR ATTEST: CITY RECORDER

SANDY CITY PUBLIC UTILITIES

APPROVED THIS___DAY OF___, A.D. 20__.
_____
ENGINEERING MANAGER

COMCAST

APPROVED THIS___DAY OF___, 20__.
_____
REPRESENTATIVE

SANDY CITY PARKS AND RECREATION

APPROVED THIS___DAY OF___, A.D. 20__.
_____
DIRECTOR

PLANNING COMMISSION:

APPROVED THIS___DAY OF_____A.D., 20__.BY THE SANDY CITY PLANNING COMMISSION
_____
PLANNING COMMISSION CHAIRMAN

SALT LAKE COUNTY BOARD OF HEALTH

APPROVED THIS___DAY OF___, 20__.
_____
REPRESENTATIVE

SANDY CITY ENGINEER

APPROVED THIS___DAY OF___, 20__.
_____
CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FROM THIS___DAY OF_____, 20__.
_____
SANDY CITY ATTORNEY

SALT LAKE COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____, DATE_____, TIME_____, BOOK_____, PAGE_____,
_____ _____
FEE $ SALT LAKE COUNTY DEPUTY RECORDER

ROCKY MOUNATAIN POWER

APPROVED THIS___DAY OF___, 20__.
_____
REPRESENTATIVE

TAMI CRABTREE SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE COUNTY BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

PROJECT INFORMATION

TAMI CRABTREE
2845 E LITTLE COTTONWOOD ROAD, SANDY.
SUBDIVISION PLAT

REV.#	REVISION NOTES	DATE

CLIENT INFO

VARA 3D
GEOSPATIAL SOLUTIONS
5693 S 675 E MURRAY, UT 84107
801-707-1012

PROJECT NO. 25-CO-004
DATE 03/04/2025
HORIZONTAL SCALE 1" = 30'
Sheet 1 / 1

0 0.5 1
SCALE MEASURES 1-INCH ON FULL SIZE(36x24) SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (2017 EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THE PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
7. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
8. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (95% DENSITY PER ASTM D-1557) SUB GRADE.
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED, RUBBED OR BROOMED FINISH. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATIONS HAVE NOT BEEN GIVEN.
13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
15. CONTRACTOR TO LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION AND THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTORS NEGLIGENCE TO POTHOLE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
16. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED WILL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
17. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
18. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN AND SMOOTH EDGE.
19. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
20. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
21. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED DURING CONSTRUCTION.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTIONS AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR THE CONTRACTOR.
23. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
24. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTORS EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZED RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED, WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
26. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
27. ⅝" x 24" REBAR WITH SURVEY CAP TO BE PLACED AT ALL LOT CORNERS. CAP SHALL BE STAMPED WITH THE SURVEY COMPANY'S NAME, OR AN ABBREVIATION THEREOF, OR THE ABBREVIATION, "P.L.S.", FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE. IN LIEU OF REBAR AND CAP AT LOT FRONT CORNERS, COPPER OFF-SET PLUGS ARE TO BE PLACED IN THE TOP OF THE CURB, AT THE POINT OF INTERSECTION OF THE LOT LINE, EXTENDED, AND THE MIDDLE OF THE TOP OF CURB.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY, PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (2017 EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS 8-INCHES.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY ANY CONDITION INCLUDING SETTLEMENT TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (2017 EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDS. ALL MANHOLES, CATCH BASINS, OR CLEAOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHOULD BE BRACED SUCH THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, CENTER TO CENTER, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATERLINE SHALL BE LAID IN SEPARATE TRENCHES AND THERE SHALL BE A MINIMUM 18" VERTICAL SEPARATION BETWEEN THE PIPES.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D).
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GETOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM POLLUTION PREVENTION PLAN.
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

UTAH DEPARTMENT OF TRANSPORTATION NOTES

1. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
2. WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
3. ROW WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00-9:00 AM AND 3:30-6:00 PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.
4. REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 02765. PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
5. ALL NEW PAVEMENT WORDS, ARROWS AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
8. NO ROAD CUTS ALLOWED ON THIS JOB
9. FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50-150 PSI) UDOT SPEC. 03575
10. ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.
11. FOR EXCAVATIONS OUTSIDE THE ROADWAY, BACKFILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC. 2056 AND 2721.
12. OWNER, DEVELOPER, AND /OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
13. OWNER, DEVELOPER, AND/OR THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPEMNT ACTIVITY.
14. TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGIONS TRAFFIC SIGNALS ENGINEER.
15. PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENIT0ER PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND DRAWINGS.
16. DOUBLE SAW CUT THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OVER CUTS. OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT. REFERENCES 1. UTAH ADMINISTRATIVE CODE R930-6 (ACCESS MANAGEMENT FOR A COMPLETE VERSION OF THE DEPARTMENTS STANDARDS AND GUIDELINES REGARDING ACCESS PERMITS PLEASE REFER TO UTAH ADMINISTRATIVE CODE R930-6, WWW.UDOT.GOV/GO/ACCESSMANAGMENT . 2. AASHTO, A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS ("GREEN BOOK"), BOOKSTORE.TRANSPORTATION.ORG . 3. AASHTO, ROADSIDE DESIGN GUIDE, BOOKSTORE.TRANSPORTATION.ORG . 4. UTAH, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (UMUTCD). WWW.UDOT.UTAH.GOV
17. ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, FIRE HYDRANTS, BOXES, ETC.) MUST BE RELOCATED OUT OF THE AASHTO CLEAR ZONE OR A MINIMUM OF 18" BEHIND CURB.

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LEGEND

	PROPOSED	EXISTING
WATER METER	W	W
WATER MANHOLE	WM	WM
WATER BOX	☐	☐
WATER VALVE	⋈	⋈
FIRE HYDRANT		
SECONDARY WATER VALVE	⋈	⋈
IRRIGATION BOX	⋈	⋈
IRRIGATION VALVE	⋈	⋈
SANITARY SEWER MANHOLE	S	
SANITARY SEWER CLEANOUT	○	○
STORM DRAIN INLET BOX		
STORM DRAIN CATCH BASIN		

LEGEND

	PROPOSED	EXISTING
STORM DRAIN MANHOLE	D	D
ROOF DRAIN	RD	RD
UTILITY POLE	○	○
STREET LIGHT	☼	☼
SIGN	⊖	⊖
SPOT ELEVATION	TOC: ???	EG: ???
SILT FENCE	SF	
STRIPING		
FENCE	X X	X X
RIDGELINE		
STORM DRAIN LINE	SD SD	sd
ROOF DRAIN LINE	RD RD	
HIGH WATER LINE	HWL HWL	

LEGEND

	PROPOSED	EXISTING
SANITARY SEWER LINE	SS SS	ss
LAND DRAIN LINE	LD LD	ld
CULINARY WATER LINE	w w	w w
SECONDARY WATER LINE	SW	sw
IRRIGATION WATER LINE	IRR	irr
OVERHEAD POWER LINE	ohp	ohp
GAS LINE	G G G	G G G
TELEPHONE LINE	T T	T T
SAW CUT LINE		

NOTE: THIS LEGEND MAY INCLUDE SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

RE CIVIL
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isaac@recivil.com (801) 860-2191

PROFESSIONAL ENGINEER
4/22/2025
No. 9752808
ISAAC J. RICHES
STATE OF UTAH

TAMI CRABTREE SUBDIVISION
2845 EAST LITTLE COTTONWOOD ROAD
SANDY CITY, UTAH 84092

CLIENT/DEVELOPER CONTACT
NAME: TAMI CRABTREE
ADDRESS: 2845 EAST LITTLE COTTONWOOD DRIVE SANDY, UTAH 84092
PHONE: (801) 808-1733
EMAIL: TAMICRAB@YAHOO.COM

REV	COMMENT

SHEET NO.
C100
GENERAL NOTES

KEYNOTES:

01 SAWCUT AND REMOVE EXISTING ASPHALT

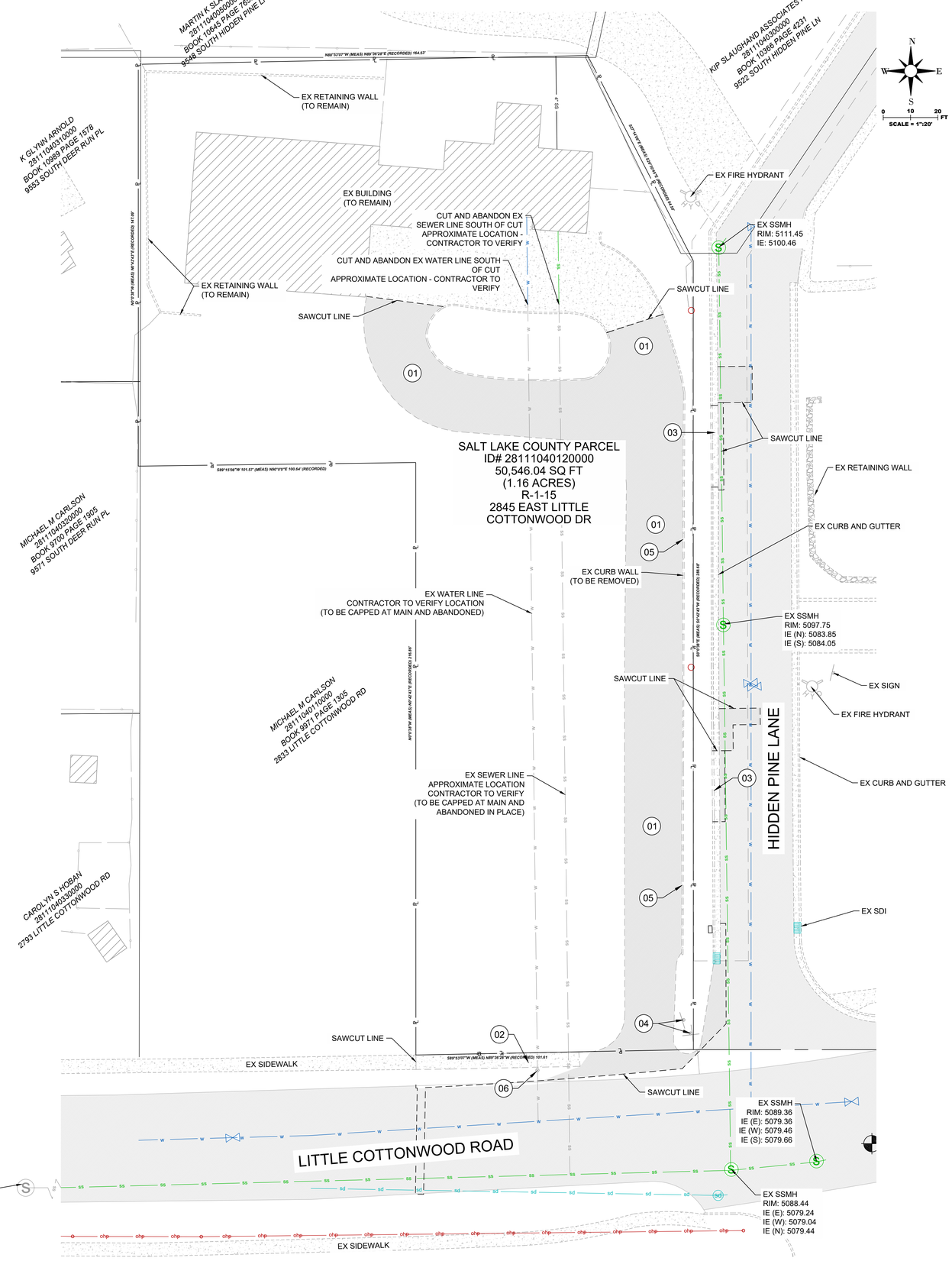
02 SAWCUT AND REMOVE EXISTING CONCRETE SIDEWALK

03 SAWCUT AND REMOVE EXISTING CURB & GUTTER

04 RELOCATE EXISTING SIGNS

05 REMOVE EXISTING CURB WALL

06 REMOVE EXISTING WATER METER - CAP AND ABANDON AT THE MAIN.



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THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. IF A CONFLICT IS IDENTIFIED, THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY, PRIOR TO ANY FURTHER WORK BEING DONE RELATED TO THE ISSUE. CONTRACTOR IS TO BEGIN CONSTRUCTION AT LOW SIDE OF ALL GRAVITY LINES.

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PROFESSIONAL ENGINEER
4/22/2025
No. 9752808
ISAAC J. RICHES
STATE OF UTAH

TAMI CRABTREE SUBDIVISION
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SANDY CITY, UTAH 84092

CLIENT/DEVELOPER CONTACT

NAME: **TAMI CRABTREE**
ADDRESS: **2845 EAST LITTLE COTTONWOOD DRIVE SANDY, UTAH 84092**
PHONE: **(801) 808-1733**
EMAIL: **TAMICRAB@YAHOO.COM**

REV	COMMENT

SHEET NO.
C200
EXISTING/DEMO PLAN

KEYNOTES:

01 NEW 4" SDR-35 SEWER LATERAL PER APWA #431 - DETAIL #5 ON SHEET C600

02 SAWCUT AND REPAIR PER SANDY CITY STD

03 NEW 1" WATER LATERAL AND METER PER SANDY CITY STD DWG WTR-09 (DETAIL 3 SHEET C600)

04 SIDEWALK PER UDOT STD DWG GW 3A (DETAIL 9 ON SHEET C600)

05 DRIVE APPROACH PER SANDY CITY STD DWG DA-01 (DETAIL 4 ON SHEET C600)

06 CURB AND GUTTER PER SANDY CITY STD DWG CG-01 (DETAIL 6 ON SHEET C600)

07 3" THICK ASPHALT ON 6" THICK ROADBASE

08 ADA RAMP PER ELEVATIONS ON SHEET C300

09 CURB AND GUTTER PER UDOT STD GW 2A 'TYPE B1' (DETAIL 10 ON SHEET C600)

10 SEWER CLEANOUT

11 3" CONCRETE PAD OVER 6" ROADBASE

12 ASPHALT INSTALLATION PER UDOT STD

13 59 WATT STREET LIGHT PER SANDY CITY STANDARDS DETAILS PER SANDY CITY STD DWG SL-O1 (DETAIL 7 ON SHEET C600)

SANDY CITY WATER NOTES

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
2. 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.
3. 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.
4. 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.
5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
6. WATER LINES SHALL BE INSTALLED 4-FEET OFF LIP OF GUTTER ON THE NORTH AND/OR EAST SIDE OF THE 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.
7. A MINIMUM OF 48-INCHES AND A MAXIMUM OF 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED.
8. FOR CONSTRUCTION EAST OF THE UTAH TRANSIT AUTHORITY'S TRAX LINE, USE DUCTILE IRON PIPE, USE THICKNESS CLASS 52 OR BETTER.
9. 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.
10. 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.
11. 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.
12. 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.
13. ALL DEAD ENDS SHALL BE PLUGGED WITH A 2-INCH WASHOUT OR END WITH A FIRE HYDRANT.
14. ALL DUCTILE IRON WATER LINES, FITTINGS, AND VALVES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY STANDARDS AND SPECIFICATIONS.
15. ALL WATER LINES SHALL BE BEDDED WITH SAND (6-INCHES MINIMUM BELOW AND 12-INCHES MINIMUM ON EACH SIDE AND TOP OF THE PIPE).

NOTE:

5/8" x 24" REBAR WITH SURVEY CAP TO BE PLACED AT ALL LOT CORNERS. CAP SHALL BE STAMPED WITH THE SURVEY COMPANY'S NAME, OR AN ABBREVATION THEREOF, OR THE ABBREVIATION, "P.L.S.", FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE. IN LIEU OF REBAR AND CAP AT LOT FRONT CORNERS, COPPER OFFSET PLUGS ARE TO BE PLACED IN THE TOP OF THE CURB, AT THE POINT OF INTERSECTION OF THE LOT LINE, EXTENDED, AND THE MIDDLE OF THE TOP OF CURB.

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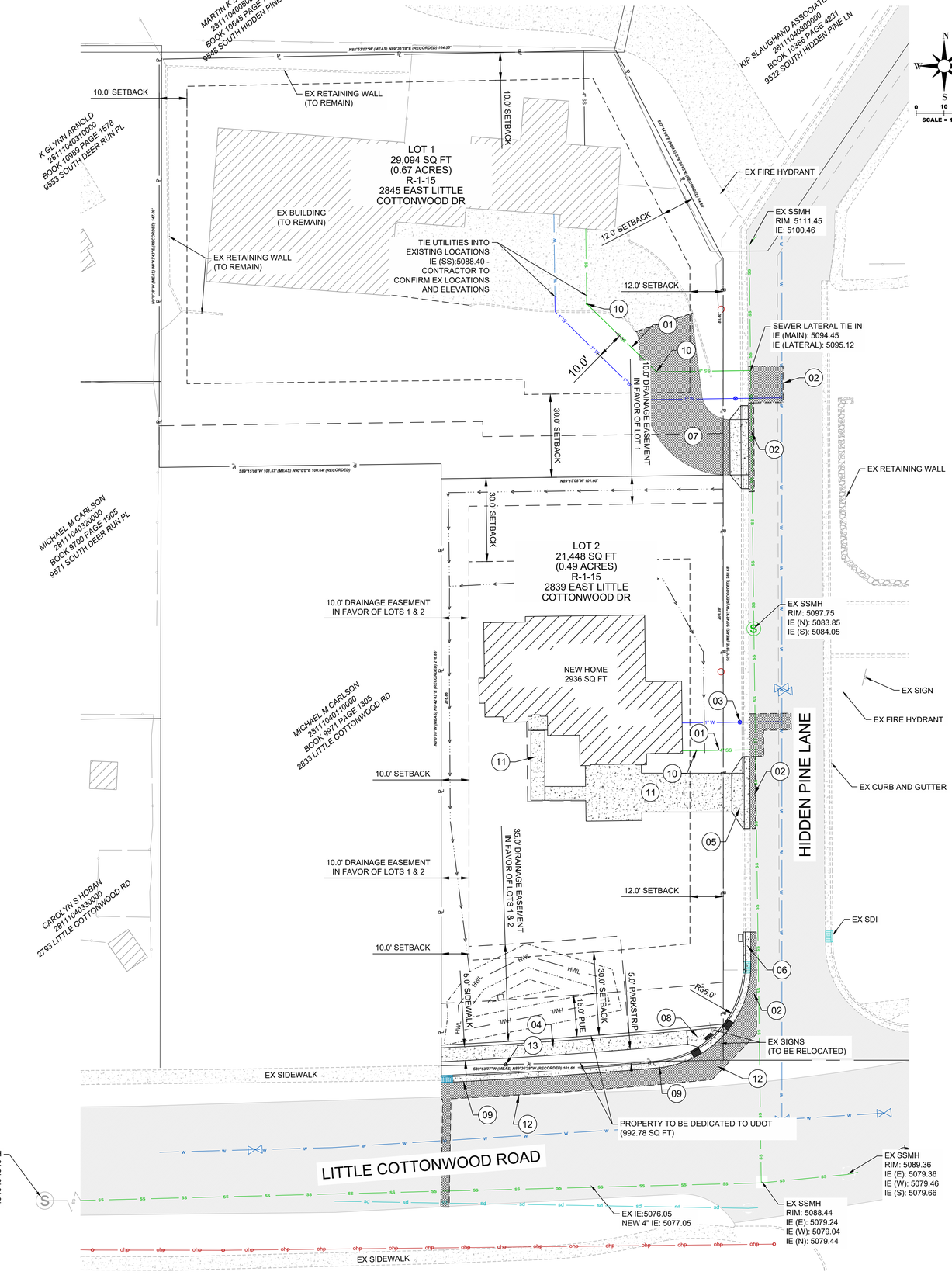

SANDY CITY PUBLIC WORKS GENERAL NOTES

- INSTALL SURVEY RIVETS, OFFSET FROM EACH LOT'S PROPERTY CORNERS, IN CURB OR SIDEWALK.
- BUILDER/OWNER SHALL OBTAIN AN EXCAVATION PERMIT FROM SANDY CITY PUBLIC WORK DEPARTMENT PRIOR TO DOING ANY WORK IN THE SANDY CITY RIGHT-OF-WAY.
- TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED
- NOTIFY SANDY CITY PUBLIC WORKS INSPECTION DEPARTMENT, 801-568-2999, 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OF ANY ROADWAYS OR PUBLIC IMPROVEMENTS, INCLUDING SEWER FACILITIES. ALL INSPECTIONS MUST BE DONE PRIOR TO OR CONCURRENT WITH CONSTRUCTION. FAILURE TO MAKE THIS NOTIFICATION MAY RESULT IN THE UNCOVERING AND/OR REMOVAL OF ALL ITEMS INSTALLED WITHOUT NOTIFICATION, AT THE DISCRETION OF THE CITY ENGINEER.
- ALL PUBLIC IMPROVEMENTS, WHICH ARE TO BE OWNED AND MAINTAINED BY SANDY CITY, AND ALL PUBLICLY-AND PRIVATELY- OWNED AND MAINTAINED ROADS 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)
- PROVIDE A PROCTOR TEST, FOR ROADBASE MATERIAL THAT IS TO BE PLACED IN THE PUBLIC RIGHT-OF-WAY, TO THE SANDY CITY PUBLIC WORKS INSPECTOR, WHEN DELIVERED OR PLACED ON SITE.
- FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT.
- SANDY CITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN, HOWEVER, UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS ARE MORE STRINGENT.
- BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB & GUTTER, ALING THE FRONTAGE OF THIS PROJECT, THAT IS GOUND TO BE LIFTED, CHIPPED, CRACKED, SPALLED, OR NOT PROPERLY DRAINING, AS DIRECTED BY THE SANDY CITY INSPECTOR.
- DUST, MUD, AND EROSION SHALL BE ADEQUATELY CONTROLLED, BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES. HOWEVER, THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.
- ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECTOF RECORD AND THE CITY ENGINEER.
- PRIOR TO RELEASE OF THE GUARANTEE FOR IMPROVEMENTS (BOND), AND ACCORDING TO THE "CITY ENGINEER REQUIREMENTS" LETTER FOR THIS PROJECT, THE DEVELOPER SHALL SUBMIT A .PDF COPY OF THE CONTRACTOR'S SITE (NOT BUILDING) CONSTRUCTION DRAWING SET TO SANDY CITY PUBLIC WORKS DEPARTMENT.
- AN AS-BUILT FIELD SURVEY IS NOT REQUIRED. THE AS-BUILT DRAWING MAY BE SUBMITTED BY E-MAIL AT DPOULSEN@SANDY.UTAH.GOV, OR ON A USB FLASH DRIVE, OR THE HARD-COPY ORIGINAL MAY BE SUBMITTED TO SANDY CITY (DAVE POULSEN, 801-568-6058), WHERE THE SET WILL BE SCANNED AND RETURNED TO THE OWNER.
- PROVIDE SLOPE AWAY FROM THE BUILDINGS THAT COMPLIES WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (2% MINIMUM/12% MAXIMUM ON HARD SURFACES. 5% MINIMUM/2:1 MAXIMUM IN LANDSCAPE AREAS - FOR MINIMUM OF 10 FEET IN ANY CASE)
- 2H:1V MAXIMUM SLOPE IN LANDSCAPED AREAS.
- PROVIDE AN ESTIMATE OF THE QUANTITIES OF EXCAVATION AND FILL, AS WELL AS LOCATIONS OF BORROW SITES, SURPLUS DISPOSAL SITES, AND HAUL ROUTES, TO THE SANDY CITY PUBLIC WORKS INSPECTOR.
- FOR RETAINING WALLS THAT WILL BE 4.0 FEET HIGH OR HIGHER (FROM BOTTOM OF WALL FOOTING TO TOP OF WALL), SUBMIT DESIGN CALCULATIONS AND DETAILS, STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN UTAH, FOR REVIEW AND APPROVAL, TO RYAN KUMP, SANDY CITY ENGINEER (801-568-2962)
- OBTAIN A PERMIT FROM THE SANDY CITY BUILDING DIVISION (801-568-7251) PRIOR TO CONSTRUCTING ANY RETAINING WALL THAT WILL BE 4.0 FEET HIGH OR HIGHER (FROM BOTTOM OF WALL FOOTING TO TOP OF WALL)
- A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH, SHALL INSPECT DURING CONSTRUCTION, AND APPROVE AFTER CONSTRUCTION, ANY RETAINING WALLS THAT ARE 4.0 FEET HIGH OR HIGHER, FROM TOP OF WALL TO BOTTOM OF FOOTING, SAID ENGINEER SHALL SUBMIT A LETTER, STAMPED, WITH THE STAMP SIGNED AND DATED, AND INDICATING THAT THE WALL WAS INSTALLED ACCORDING TO THE APPROVED DESIGN, TO THE SANDY CITY ENGINEER, PRIOR TO RELEASE OF THE GUARANTEE FOR IMPROVEMENTS.
- ALL IMPROVEMENTS WITHIN THE UTAH DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL BE CONSTRUCTED AS REQUIRED BY UDOT REGION TWO.
- BUILDER/OWNER SHALL OBTAIN AN EXCAVATION PERMIT FROM UTAH DEPARTMENT OF TRANSPORTATION (UDOT) REGION TWO PRIOR TO DOING ANY WORK WITHIN THE UDOT RIGHT-OF-WAY

SANDY CITY STREET LIGHT NOTES

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
2. 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.
3. 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.
4. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHERREQUIREMENTS 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.
5. 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.
6. 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.
7. 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.
8. INSTALLATIONS WITHIN CLOSE PROXIMITY TO TREES SHALL BE AVOIDED UNLESS APPROVED BY SANDY CITY PUBLIC UTILITIES INSPECTOR.
9. OVERHEAD POWER LINES FOR STREETLIGHTS ARE NOT ALLOWED.

CAUTION: NOTICE TO CONTRACTOR

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PROFESSIONAL ENGINEER
4/22/2025
No. 9752808
ISAAC J. RICHES
STATE OF UTAH

TAMI CRABTREE SUBDIVISION
2845 EAST LITTLE COTTONWOOD ROAD
SANDY CITY, UTAH 84092

CLIENT/DEVELOPER CONTACT
NAME: TAMI CRABTREE
ADDRESS: 2845 EAST LITTLE COTTONWOOD DRIVE SANDY, UTAH 84092
PHONE: (801) 808-1733
EMAIL: TAMICRAB@YAHOO.COM

REV	COMMENT

SHEET NO.
C300
SITE/UTILITY PLAN

POST DEVELPOMENT DETENTION POND

Project:	Crabtree Subdivision
Location:	Sandy , Utah
Date:	4/22/2025
Engineer:	Isaac Riches

10-Year Detention Sizing

POST DEVELOPMENT DETENTION POND

Design Criteria

Intensity Table	Per NOAA Atlas 14
Return Period	**10 year**
Allowable Discharge	**0.20 ft³/sec/Acre**
PropetyAcreage	**1.16 Ac**

Allowable Discharges

Storm Drain Discharge	0.23 ft³/sec
Other Disharge	0.00 ft³/sec
Total Discharge	**0.23 ft³/sec**

Weighted "C" Value

Surface Type	*Area (sq ft)*	*"C" Value*	*CxA*
Building	8995.00 ft²	0.85	7645.75
Hardscape	5258.08 ft²	0.9	4732.26849
Landscape	35512.82 ft²	0.15	5326.92276
Totals	49765.89 ft²		17704.94125
Weighted "C" Value		**0.36**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
15 min	2.27 in/hr	0.36	1.16 Ac	0.94 ft³/sec	850.15 ft³	0.23 ft³/sec	208.80 ft³	641.35 ft³
30 min	1.53 in/hr	0.36	1.16 Ac	0.64 ft³/sec	1146.01 ft³	0.23 ft³/sec	417.60 ft³	728.41 ft³
60 min	0.95 in/hr	0.36	1.16 Ac	0.39 ft³/sec	1418.66 ft³	0.23 ft³/sec	835.20 ft³	583.46 ft³
120 min	0.54 in/hr	0.36	1.16 Ac	0.22 ft³/sec	1614.90 ft³	0.23 ft³/sec	1670.40 ft³	-55.50 ft³
180 min	0.39 in/hr	0.36	1.16 Ac	0.16 ft³/sec	1766.20 ft³	0.23 ft³/sec	2505.60 ft³	-739.40 ft³
360 min	0.25 in/hr	0.36	1.16 Ac	0.10 ft³/sec	2256.07 ft³	0.23 ft³/sec	5011.20 ft³	-2755.13 ft³
720 min	0.16 in/hr	0.36	1.16 Ac	0.07 ft³/sec	2858.29 ft³	0.23 ft³/sec	10022.40 ft³	-7164.11 ft³
1440 min	0.09 in/hr	0.36	1.16 Ac	0.04 ft³/sec	3307.70 ft³	0.23 ft³/sec	20044.80 ft³	-16737.10 ft³

Maximum Storage Requirement:	728.41 ft³
Maximum Storage Requirement (ac-ft):	0.02 Ac-ft

Detention Basin Design

Storage Requirement:	728.41 ft³	
Detention Pond Volume:	846.18 ft³	
Total Storage	**846.18 ft³**	ADEQUATE STORAGE

ORIFICE PLATE SIZING

REQUIRED DETENTION STORAGE	728.41 ft³		
ALLOWABLE RELEASE RATE	0.23 ft³/sec		
MAX DETENTION TIME =	1 hr		
ORIFICE HEAD 'H'	4.00 ft		
ORIFICE COEFFICIENT 'C'	0.6		EQUATION
ORIFICE AREA 'A'	0.024 ft²		A=Q/(C*(2GH)0.5)
ORIFICE DIAMETER	2.10 in		D =(2*(A/3.14)0.5)*12

SANDY CITY SD-01 GENERAL NOTES

- MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION, ADDENDUMS, AND SPECIAL PROVISIONS THERETO AND AS DIRECTED BY THE CITY ENGINEER, OR HIS AUTHORIZED REPRESENTATIVE. THE CURRENT EDITION IS AVAILABLE ONLINE AT: http://sandy.utah.gov/government/public-works/standards-specifications.html
- CONCRETE SHALL MEET THE REQUIREMENTS SPECIFIED IN SECTIONS 03000 AND 03300
- REINFORCING STEEL SHALL MEET THE REQUIREMENTS SPECIFIED IN SECTION 03200
- PRECAST MANHOLES AND STRUCTURES SHALL MEET THE REQUIREMENTS SPECIFIED IN SECTION 03400. COMBO AND JUNCTION BOXES SHALL BE CAST-IN-PLACE UNLESS SPECIFIED AND/OR APPROVED BY THE CITY REPRESENTATIVE
- BACKFILL SHALL MEET THE REQUIREMENTS SPECIFIED IN SECTION 02240
- COMPACTION SHALL BE 96% PER SPECIFICATIONS IN SECTION 02240
- PIPE SIZE, ELEVATION, AND LOCATION SHALL BE SHOWN ON APPROVED CONSTRUCTION DRAWINGS
- MANHOLE RING AND COVER SHALL BE D&L SUPPLY MODEL A-1180 OR APPROVED EQUAL
- THROAT OPENING HEIGHT OF CURB INLET SHALL BE A MIN OF 4"
- WHEN A CURB INLET BOX IS INSTALLED IN A LOCATION WITH EXISTING CURB AND GUTTER, THE CURB AND GUTTER SHALL BE REPLACED TO THE NEXT JOINT OR AS DIRECTED BY THE CITY REPRESENTATIVE
- REBAR SPLICE FOR CAST-IN-PLACE STRUCTURES SHALL BE MIN 40 DIAMETERS
- PIPE TO STRUCTURE COLLAR (SEE SHEET SD-06) SHALL BE INSTALLED FOR ALL PIPE TO STRUCTURE CONNECTIONS FOR CURB INLET BOXES, AND JUNCTION BOXES.

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SANDY CITY STORM WATER NOTES

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
2. 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.
3. 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.
4. 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.
5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
6. ALL MATERIALS AND WORK DONE IN UDOT RIGHT-OF-WAY SHALL CONFORM TO UDOT STANDARDS AND SPECIFICATIONS.
7. NON-SHRINK GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM DRAIN FACILITIES.
8. 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.
9. 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.
10. REMOVE SNAP TIES, NAILS, REBAR AND OTHER PROTRUSIONS FROM THE BOX OR PIPE INSIDE SURFACE, AS WELLS AS ALL FORM WORK, PLASTIC AND CARDBOARD.
11. 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.
12. CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
13. 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.
14. 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."
15. ALL INLET, COMBO AND JUNCTION BOXES SHALL BE PLACED ON 12-INCH (MIN.) COMPACTED AGAIN BEFORE FINAL BOND RELEASE.
16. A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 80% OR 90% RELEASE AND AGAIN BEFORE FINAL BOND RELEASE.
17. 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.
18. 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.

SANDY CITY PUBLIC WORKS GENERAL NOTES

- DURING CONSTRUCTION OF THE DRIVEWAYS, CARE SHOULD BE TAKEN TO ADHERE PRECISELY TO THE DESIGN ELECATIONS AND DIMENSIONS OF THE APPROVED GRADING PLAN. IF THE DRIVEWAY IS INSTALLED AT A SLOPE LESS THAN 2% OR GREATER THAN 12% (SLOPING AWAY FROM THE STRUCTURE), THE DRIVEWAY SHALL BE REMOVED AND REINSTALLED, AT THE OWNER'S COST.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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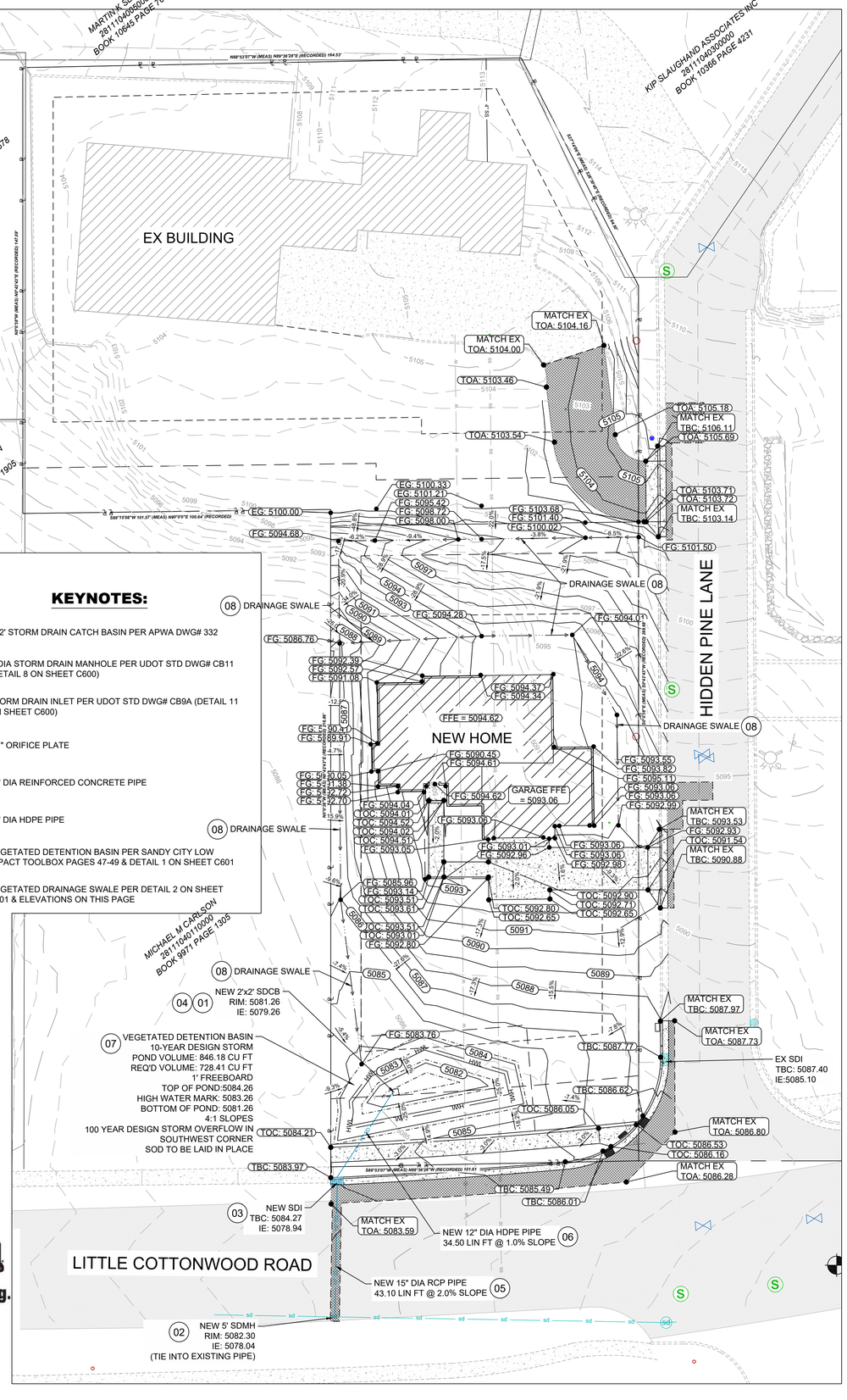

KEYNOTES:

01 2'x2' STORM DRAIN CATCH BASIN PER APWA DWG# 332

02 5' DIA STORM DRAIN MANHOLE PER UDOT STD DWG# CB11 (DETAIL 8 ON SHEET C600)

03 STORM DRAIN INLET PER UDOT STD DWG# CB9A (DETAIL 11 ON SHEET C600)

04 2.1" ORIFICE PLATE

05 15" DIA REINFORCED CONCRETE PIPE

06 12" DIA HDPE PIPE

07 VEGETATED DETENTION BASIN PER SANDY CITY LOW IMPACT TOOLBOX PAGES 47-49 & DETAIL 1 ON SHEET C601

08 VEGETATED DRAINAGE SWALE PER DETAIL 2 ON SHEET C601 & ELEVATIONS ON THIS PAGE

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4/22/2025
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ISAAC J. RICHES
STATE OF UTAH

TAMI CRABTREE SUBDIVISION
2845 EAST LITTLE COTTONWOOD ROAD
SANDY CITY, UTAH 84092

CLIENT/DEVELOPER CONTACT

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REV	COMMENT

SHEET NO.

C400

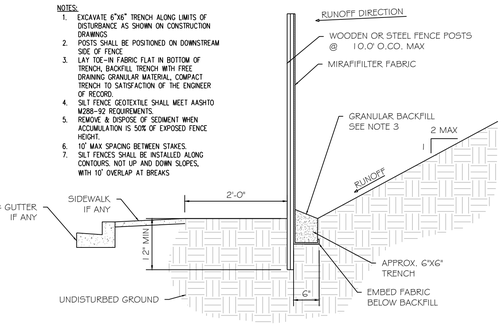
GRADING/DRAINAGE PLAN

KEYNOTES:

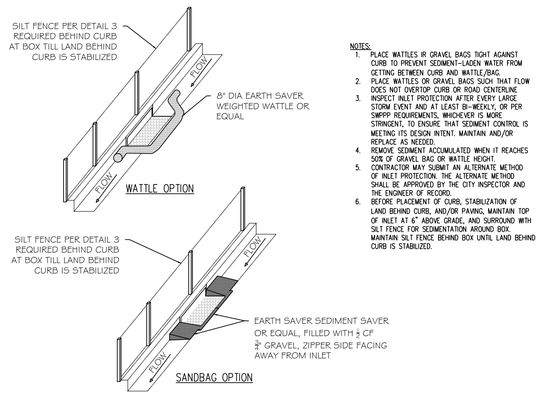
01 SILT FENCE
(SEE DETAIL 1 ON THIS SHEET)

02 CONSTRUCTION ENTRANCE
(SEE DETAIL 3 ON THIS SHEET)

03 INLET PROTECTION
(SEE DETAIL 2 ON THIS SHEET)

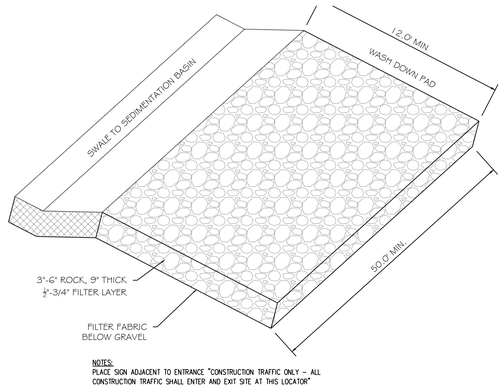


1 SILT FENCE
SCALE: NONE



NOTES:
1. PLACE WATTLES IR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE
3. 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.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATE METHOD OF INLET PROTECTION. THE ALTERNATE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. 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.

2 INLET PROTECTION
SCALE: NONE



NOTES:
PLACE SIGN ADJACENT TO ENTRANCE "CONSTRUCTION TRAFFIC ONLY – ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATOR"

3 CONSTRUCTION ENTRANCE
SCALE: NONE

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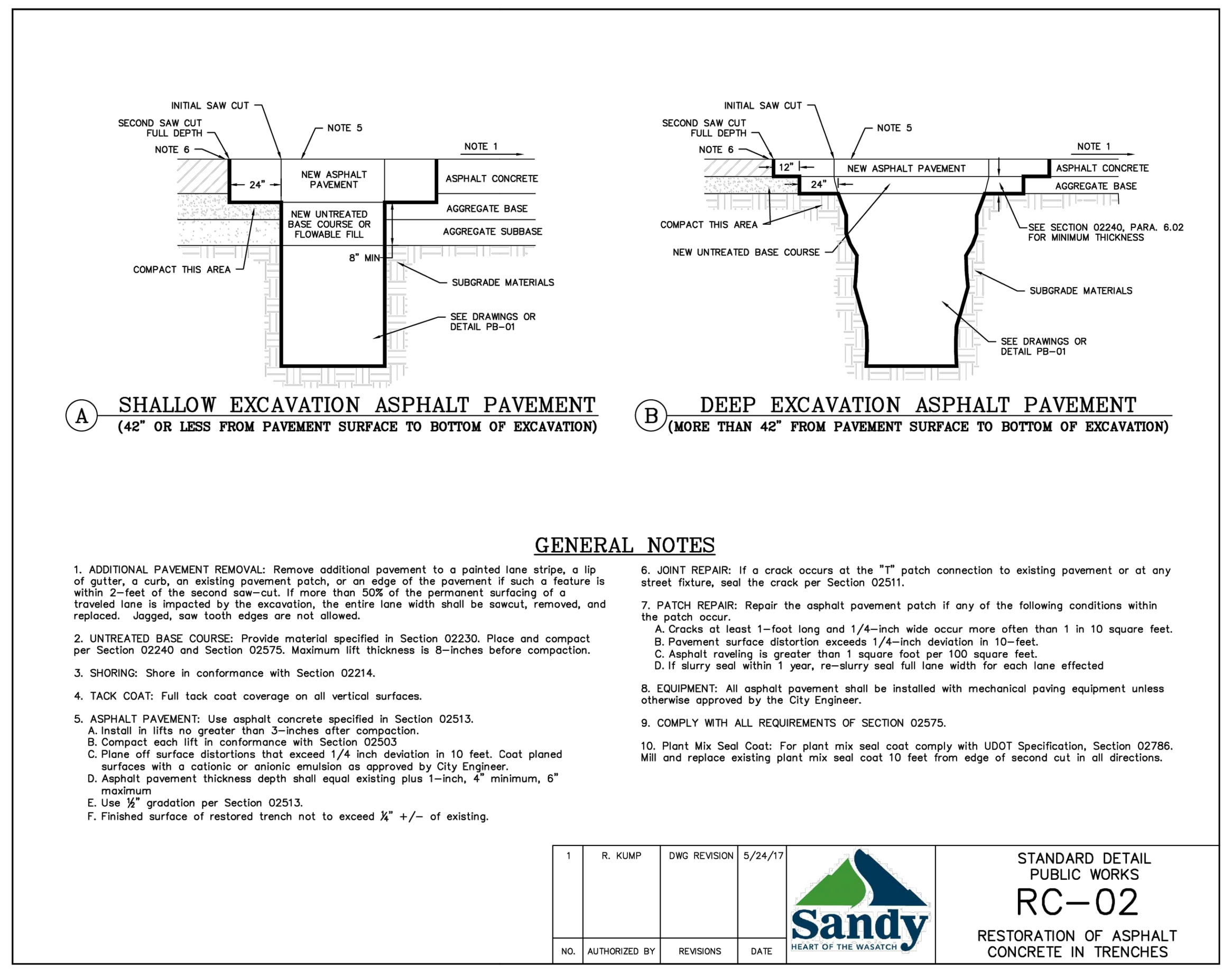
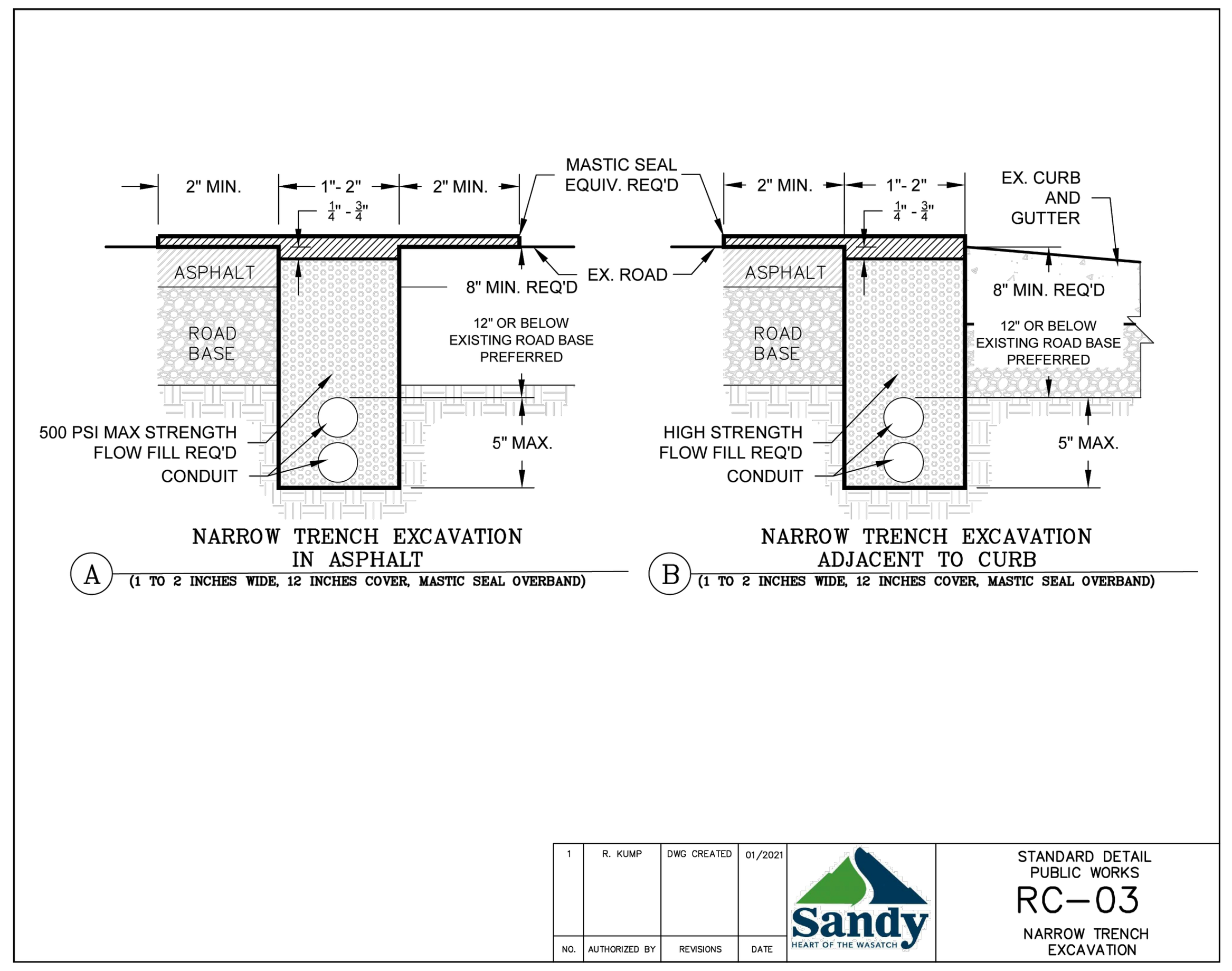
EMAIL: **TAMICRAB@YAHOO.COM**

REV	COMMENT

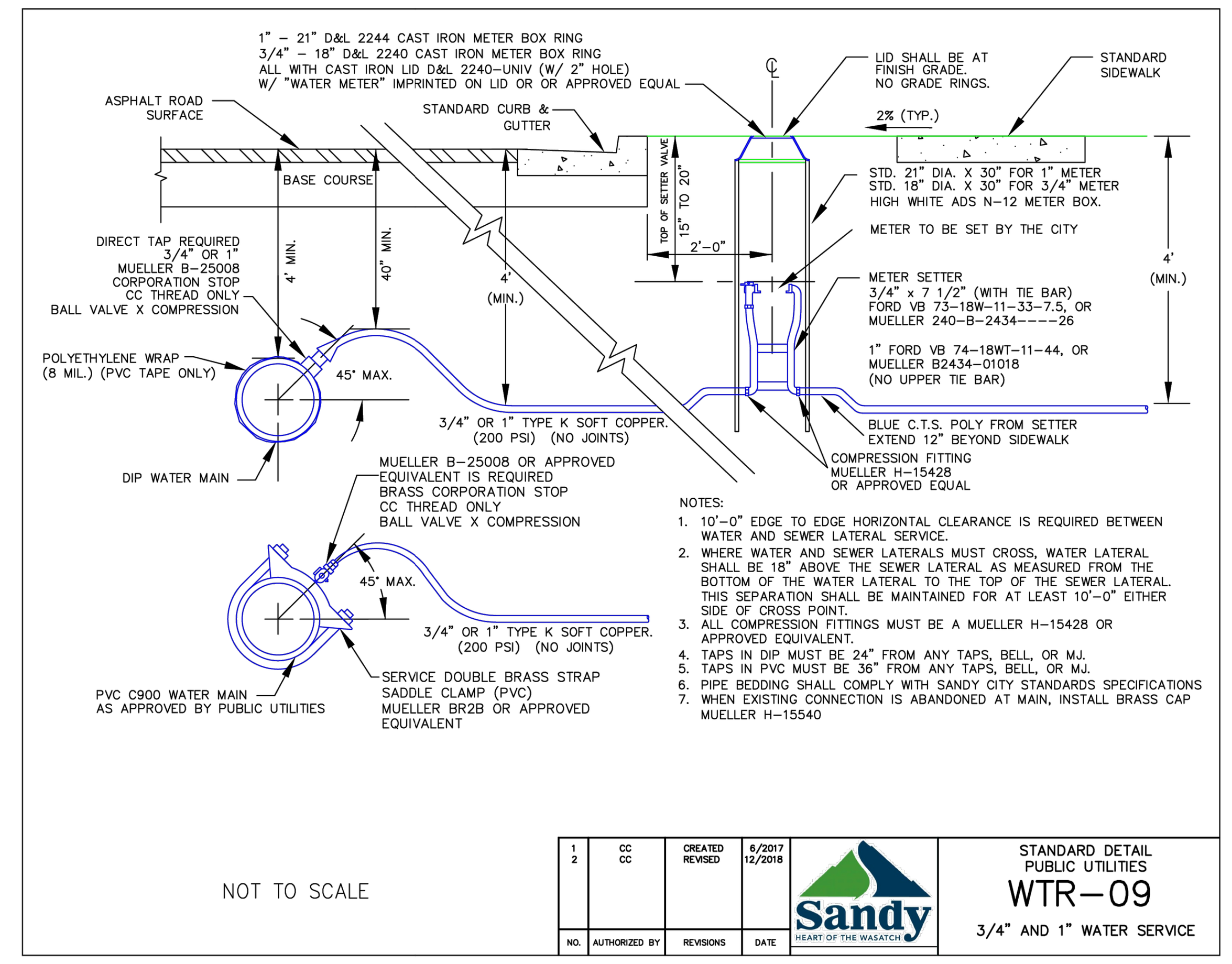
SHEET NO.
C500
EROSION CONTROL PLAN



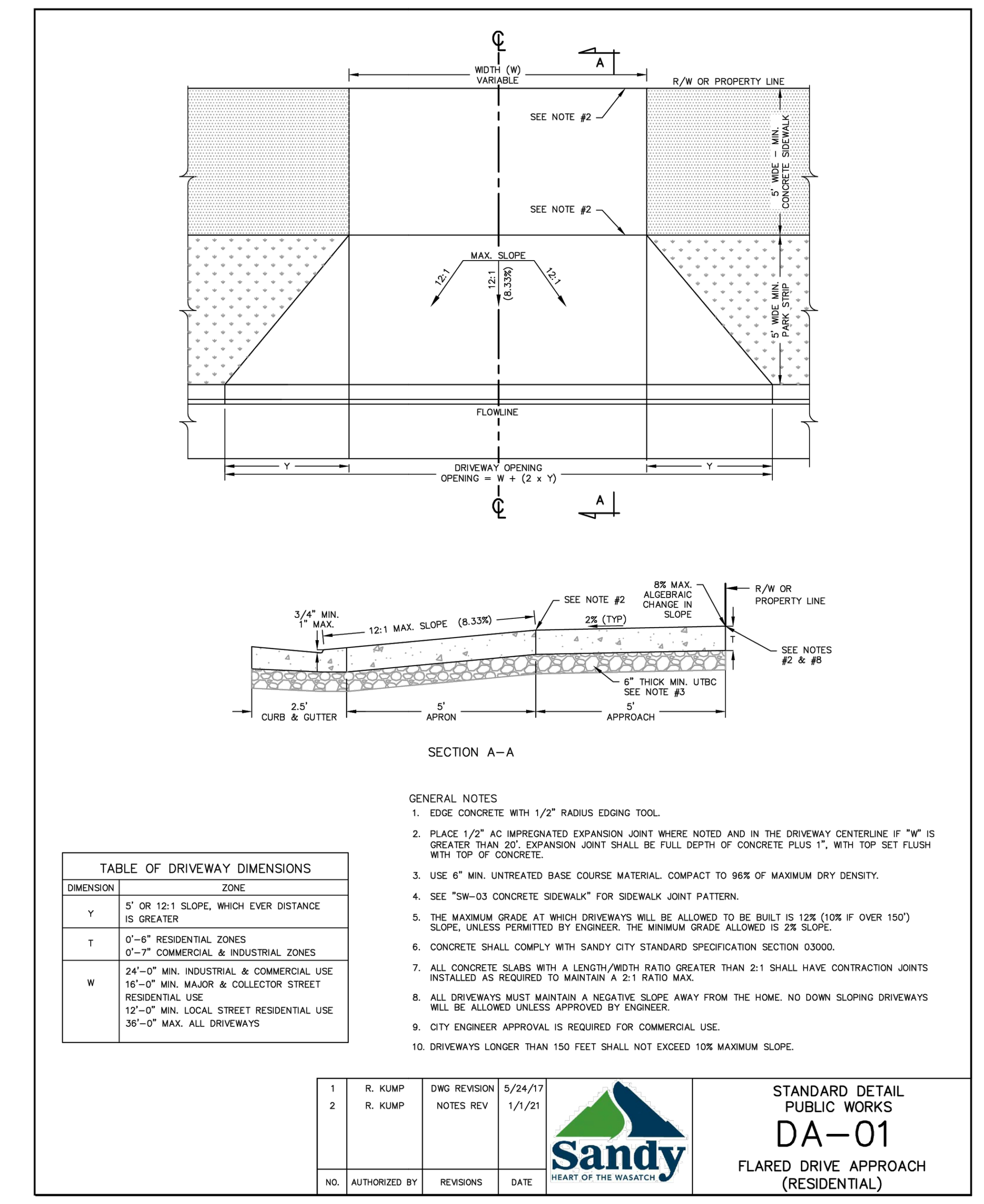
1 SANDY CITY DETAIL RC-02 - TRENCH DETAIL
SCALE: NONE



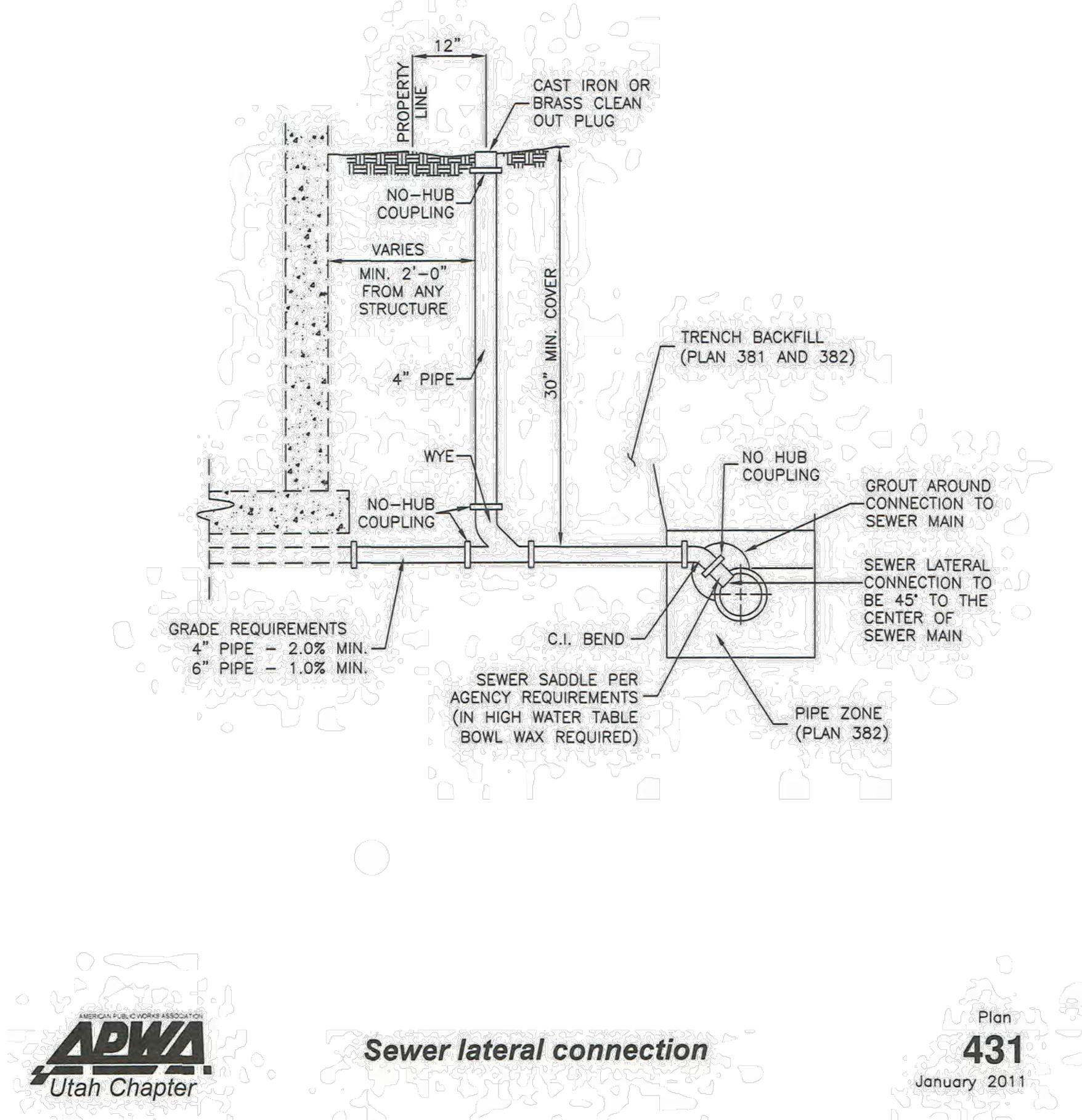
2 SANDY CITY RC-03 - TRENCH DETAIL
SCALE: NONE



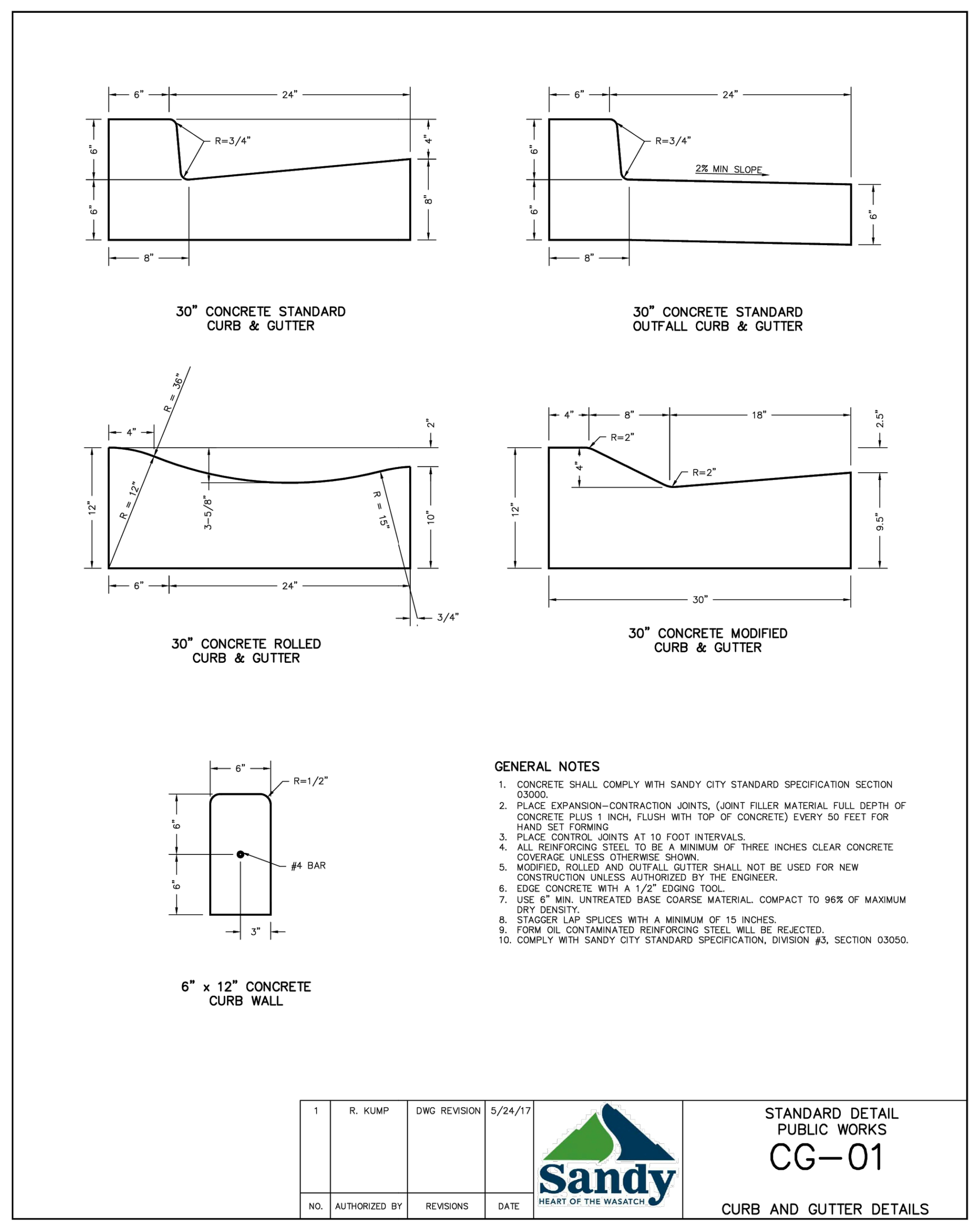
3 SANDY CITY WTR-09 - WATER LINE & METER
SCALE: NONE



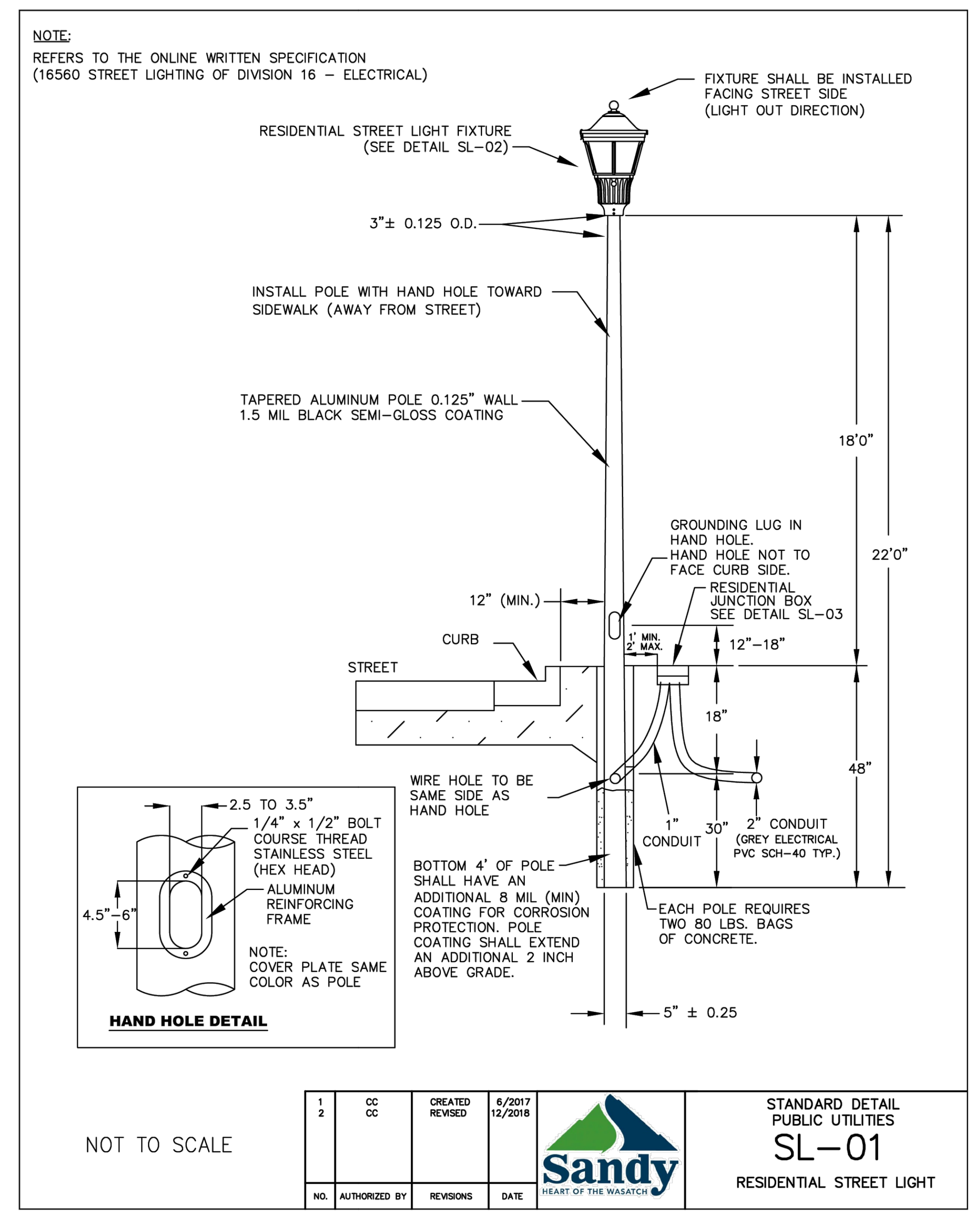
4 SANDY CITY DA-01 - DRIVE APPROACH
SCALE: NONE



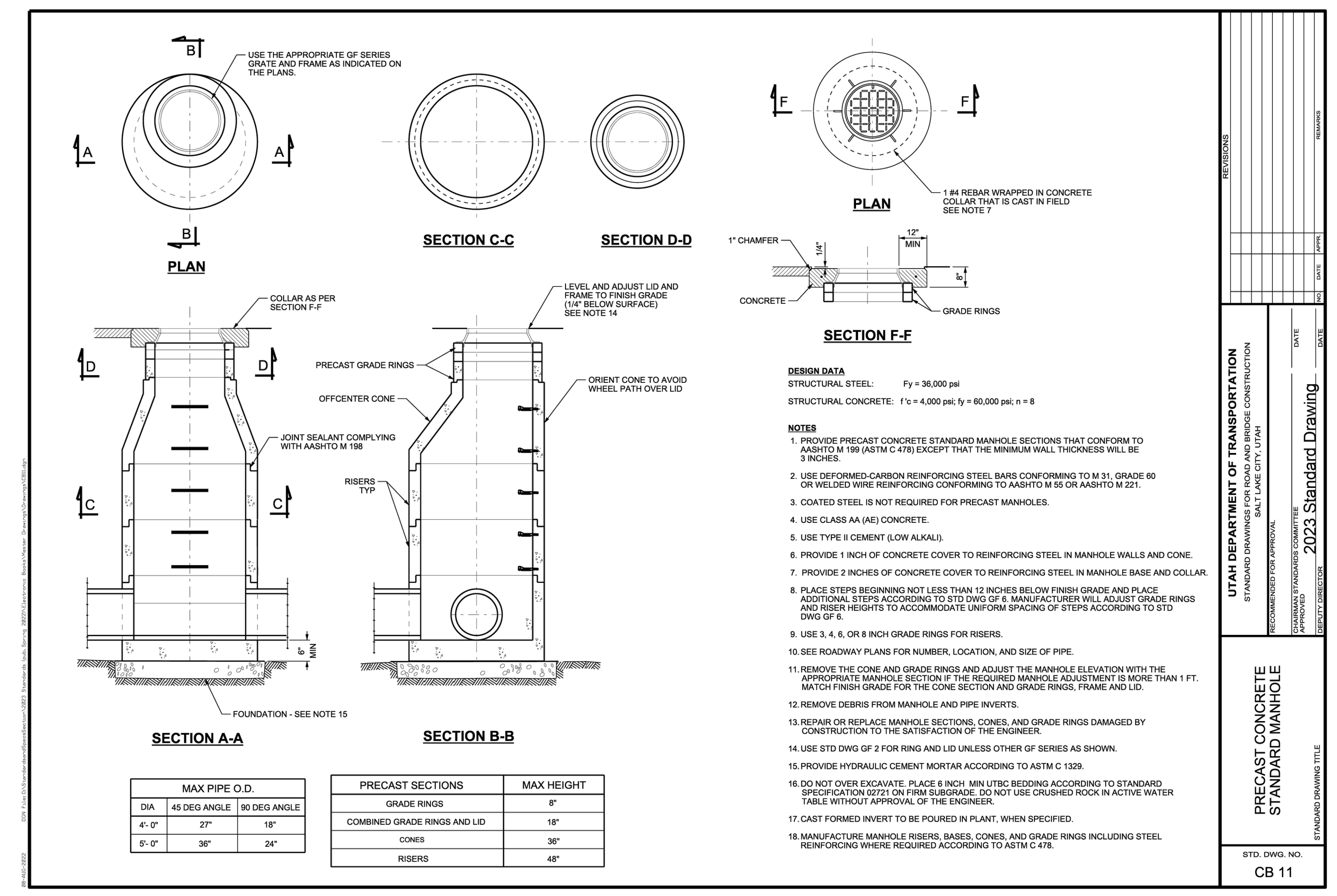
5 APWA #431 - SEWER LATERAL
SCALE: NONE



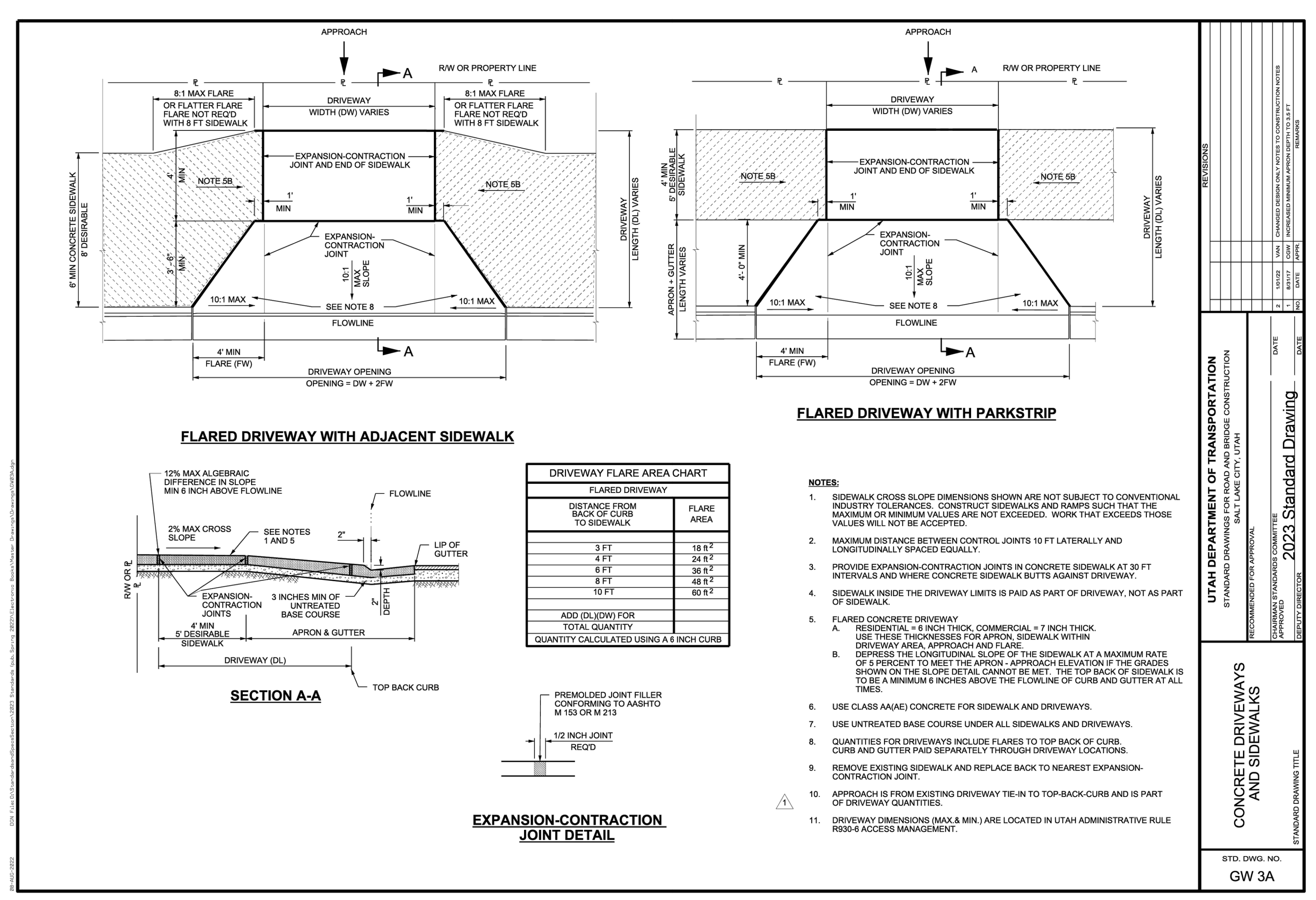
6 SANDY CITY DETAIL CG-01 - CURB AND GUTTER
SCALE: NONE



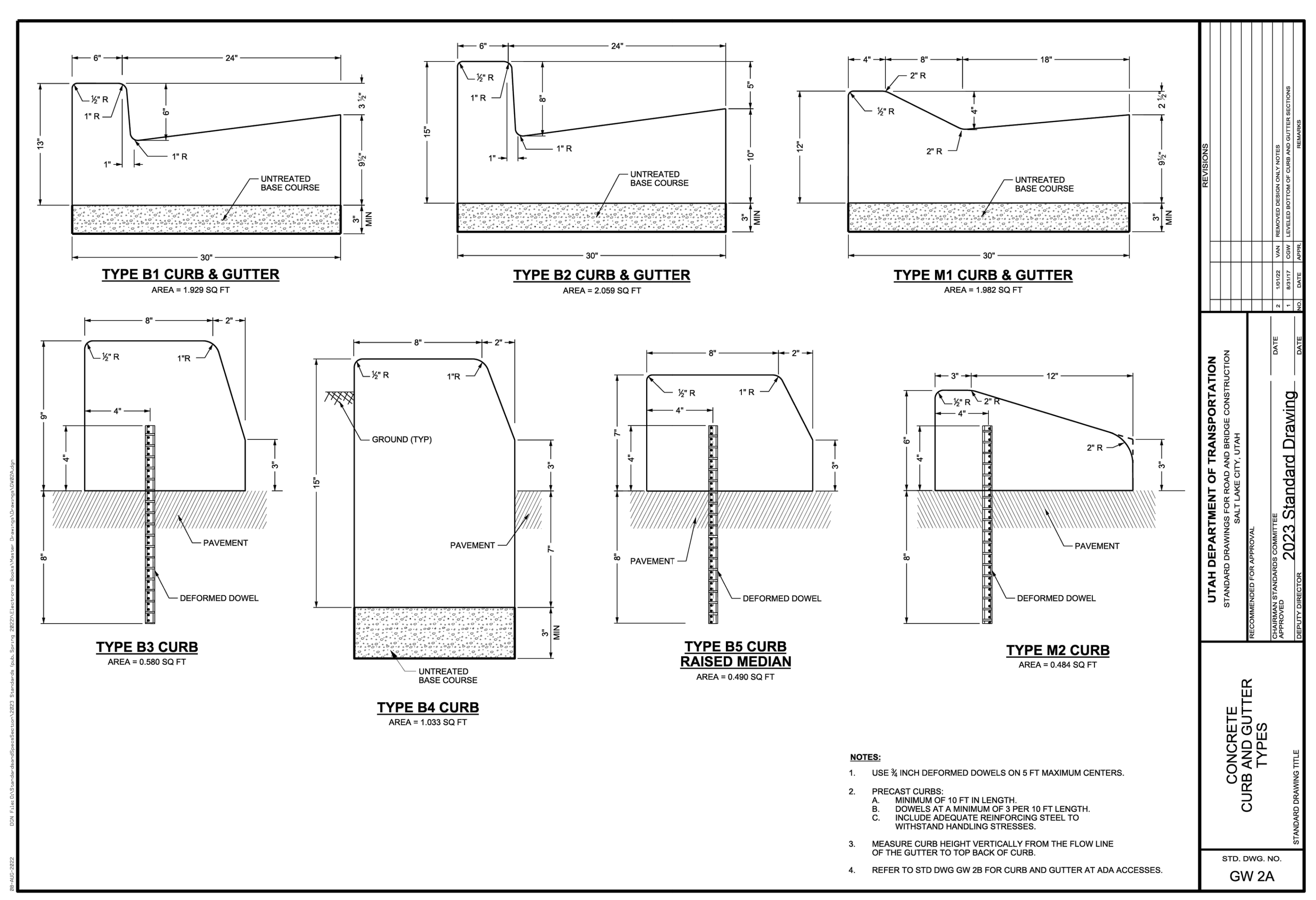
7 SANDY CITY DETAIL SL-01 - STREET LIGHT DETAIL
SCALE: NONE



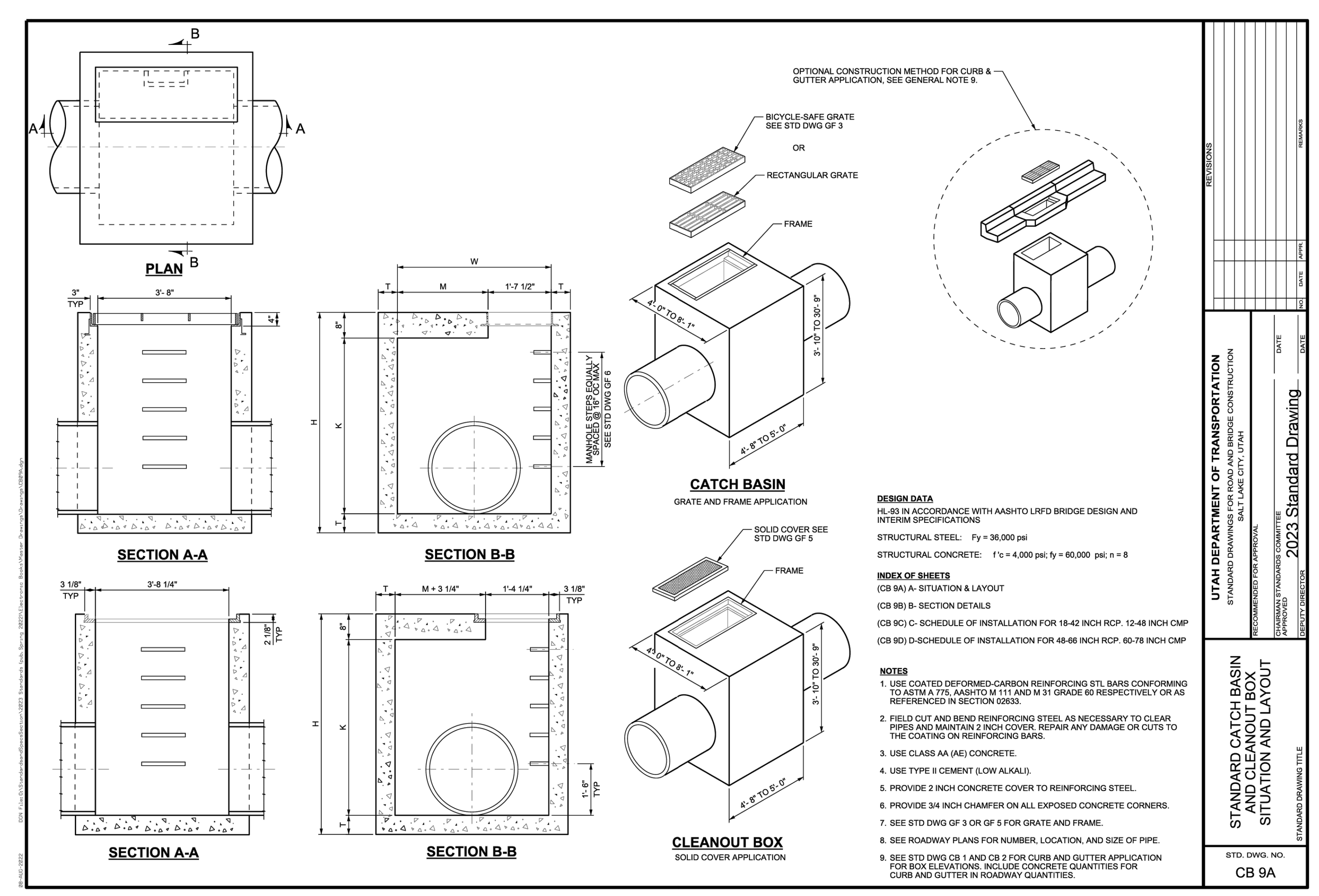
8 UDOT DETAIL CB11- SD MANHOLE
SCALE: NONE



9 UDOT DETAIL GW3A - SIDEWALK
SCALE: NONE



10 UDOT DETAIL GW2A - CURB AND GUTTER
SCALE: NONE



11 UDOT DETAIL GW9A - SDI
SCALE: NONE

IRE CIVIL
1246 E Driggs Ave
SLC, UT 84106
isaac@irecivil.com (801) 860-2191

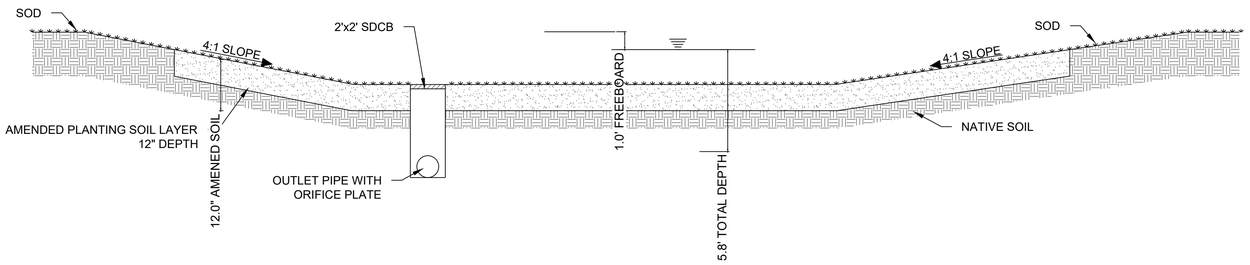
PROFESSIONAL ENGINEER
4/22/2025
No. 9752808
ISAAC J. RICHES
STATE OF UTAH

TAMI CRABTREE SUBDIVISION
2845 EAST LITTLE COTTONWOOD ROAD
SANDY CITY, UTAH 84092

CLIENT/DEVELOPER CONTACT
NAME: TAMI CRABTREE
ADDRESS: 2845 EAST LITTLE COTTONWOOD DRIVE SANDY, UTAH 84092
PHONE: (801) 808-1733
EMAIL: TAMICRAB@YAHOO.COM

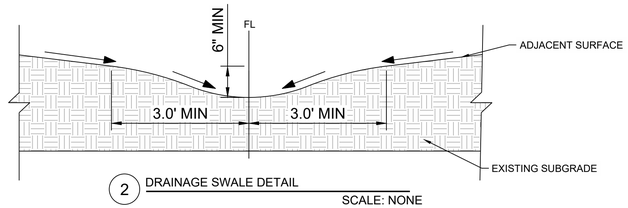
REV	COMMENT

SHEET NO.
C600
DETAILS



1 VEGETATIVE DETENTION POND

SCALE: NONE



2 DRAINAGE SWALE DETAIL

SCALE: NONE

IRE CIVIL
1246 E Driggs Ave
SLC, UT 84106
isaac@irecivil.com (801) 860-2191

PROFESSIONAL ENGINEER
4/22/2025
No. 9752808
ISAAC J. RICHES
STATE OF UTAH

TAMI CRABTREE SUBDIVISION

2845 EAST LITTLE COTTONWOOD ROAD
SANDY CITY, UTAH 84092

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NAME: **TAMI CRABTREE**
ADDRESS: **2845 EAST LITTLE COTTONWOOD DRIVE SANDY, UTAH 84092**
PHONE: **(801) 808-1733**
EMAIL: **TAMICRAB@YAHOO.COM**

REV	COMMENT

SHEET NO.

C601

DETAILS

Sandy City, Utah

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

Staff Report

File #:
SPX05222025-006972,
Version: 1

Date: 6/19/2025

Agenda Item Title:
Crabtree Subdivision Special Exceptions
2845 E Little Cottonwood Rd
[Community 30, Granite}

Presenter:
Thomas Irvin, Senior Planner

Description/Background:
The applicant and property owner, Tami Crabtree, is requesting preliminary subdivision approval and three special exceptions for the creation of a lot without frontage on a public street, not providing full street improvements, and not providing two points of ingress/egress for a new subdivision. The proposal consists of subdividing the lot between the existing home to the north and the undeveloped southern portion which would create an additional buildable lot. Street access will be provided by the Hidden Pine private street to the east.

Please see the attached staff report in the Subdivision Review file for full details of the request (SUB06142022-006347)

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission determine the requested special exceptions described in the staff report for the Crabtree Subdivision located at 2845 E Little Cottonwood Road are approved based upon the following findings:

Findings:
1. That the proposed configuration equitably balances the needs of the public and presents the most efficient use of the land.

2. That the requests meet the criteria of the code as shown in the analysis of the staff report.

3. The precedence of adjoining improvements would be continued and maintained.

Sandy City, Utah

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

Staff Report

File #:
SUB03312025-006940,
Version: 1

Date: 6/19/2025

Agenda Item Title:
Tate Woods Subdivision
485 E 7800 S
[Community 3, Sandy Woods]

Presenter:
Thomas Irvin, Senior Planner

Description/Background:
The applicant and property owner, Chris Ames, is requesting preliminary subdivision approval and one special exception to not provide full street improvements. The proposal is to consolidate three existing properties into two buildable lots that meet the requirements of the R-1-6 zoning district.

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission determine that preliminary subdivision review for the Tate Woods Subdivision located at 485 E and 489 E 7800 S is substantially complete based on the following findings and subject to the following conditions:

Findings:
1. That the proposed configuration equitably balances the needs of the public and presents the most efficient use of the land.

2. That the proposed lot sizes and frontages conform to the requirements of the R-1-6 zone.

3. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.

Conditions:
1. 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.

2. That all residential lots comply with all requirements of the R-1-6 zone.

3. That either the applicant complies with the requirements for off-street garage parking described in the ordinance for the existing home, or the conditions for not providing garage parking when associated with affordable housing allowed by state law are met.

SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum

June 19, 2025

To:	Planning Commission	
From:	Community Development Department	
Subject:	Tate Woods Subdivision	SUB03312025-006940
	485 and 489 E 7800 S	SPX06112025-006983
	[Community #3, Sandy Woods]	R-1-6 Zone
		.29 Acres, 1 New Lot

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.

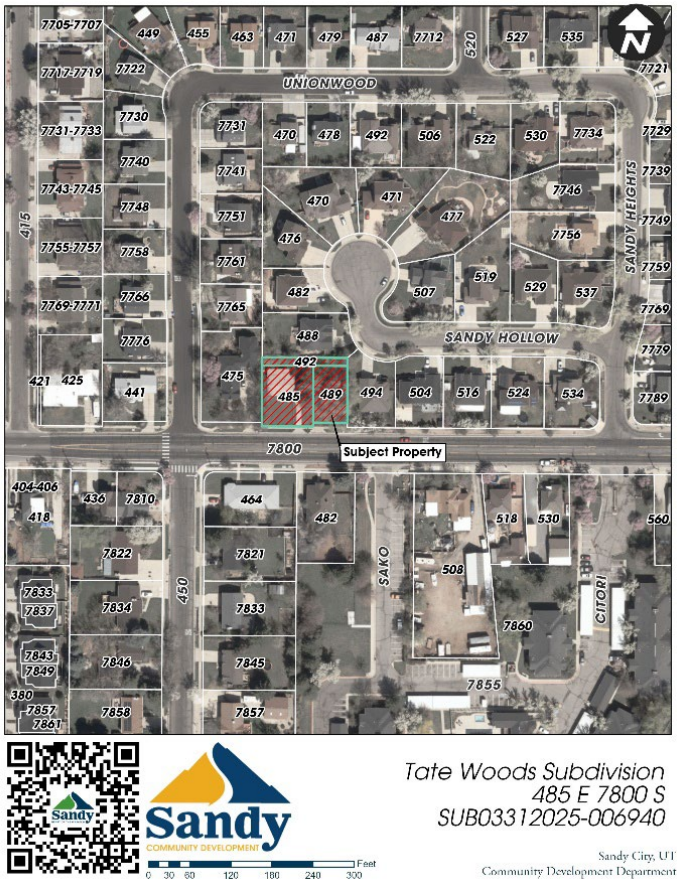
Request

The applicant and property owner, Chris Ames, is requesting preliminary subdivision approval and one special exception to not provide full street improvements. The proposal is to consolidate three existing properties into two buildable lots that meet the requirements of the R-1-6 zoning district. (See Exhibit "A" for Application Materials).

Background

The subject and all adjacent properties are zoned R-1-6. Those to the south across 7800 South are zoned PUD(10) and R-1-9. All surrounding uses are single family residential. A single-family home has been constructed on 485 E 7800 S and is planned to be retained.

Adjacent properties to the north and east are part of the Sandy Woods Place Subdivision recorded in 1999. Those to the west are part of the Mullen Subdivision recorded in 2003. The three properties involved in this request represent remnants that were not included in these subdivisions.

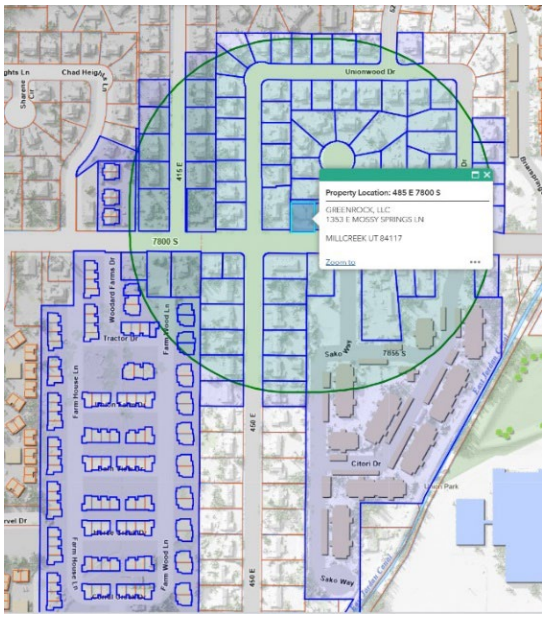


Property Case History	
Case Number	**Case Summary**
S#02-27	Mullen Subdivision
S#98-11	Sandy Woods Place Subdivision

Public Notice and Outreach

Notices were mailed to property owners within 500 feet of the subject property and affected entities. The 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 a public notice sign was placed on the subject property.

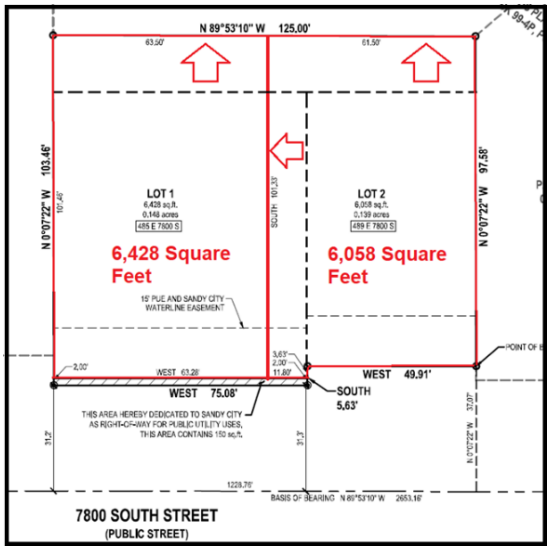
Staff held a virtual neighborhood meeting vie Zoom on May 22, 2025. Four residents attended and only one question was asked concerning how square footage was calculated for the two proposed lots.



Analysis

Subdivision

Two subdivisions were recorded around the three properties, leaving two of them with insufficient square footage and street frontage for development. The applicant is proposing to consolidate the two properties along 7800 S with the third non-buildable remnant to the north and then adjust the property line between them. This will allow for the retention of the home at 485 E 7800 S while providing sufficient square footage and street frontage for the development of 489 E 7800 S.



Moving the property to the west between the proposed lots will require the removal or modification of an existing carport on 485 E 7800 S as it would reside within the required setback. The applicant must either provide a two-car garage per current zoning requirements or invoke the provisions of a recently passed state law that allows relief from providing covered parking when the property can be shown to meet the definition of "affordable housing". Doing so also requires that the property remain owner-occupied for a minimum period of five years.

Special Exception

7800 S is designated a minor collector road per Sandy City's roadway classifications. The standard street profile for a minor collector calls for five feet of parkstrip and five feet of sidewalk. The applicant is providing the necessary street dedications needed to provide for these improvements but is seeking special exception approval to retain the existing four-foot sidewalk instead of replacing it with five. This would allow for the continued alignment with improvements on either side of the proposed development.

Staff Concerns

To meet the zoning requirements for off-street parking at 485 E 7800 S, a two car garage would need to be provided, as the existing non-conforming covered parking will be removed. The proposed lot layout as proposed wouldn't likely leave sufficient room to comply with this requirement. Modifications to the property line between the two lots may be necessary to provide sufficient space to add a detached garage to the existing home.

If the applicant instead chooses to invoke the "affordable housing" provisions of the recent state law, evidence must be provided that the home meets the median price requirements. Additionally, an affidavit must be recorded against the property stating that it will remain "owner occupied" for a minimum of five years.

Staff Recommendations

Motion #1 Special Exception

Staff recommends that the Planning Commission approve the requested special exception to retain the existing four-foot sidewalk in front of the development instead of implementing a standard five-foot wide sidewalk based upon the following findings:

Findings:

1. The proposed configuration equitably balances the needs of the public and presents the most efficient use of the land.
2. Pedestrian safety has been adequately addressed with the proposed improvements.
3. The precedence of adjoining improvements would be continued and maintained.

Motion #2 Subdivision Review

Staff recommends that the Planning Commission determine that preliminary subdivision review for the Tate Woods Subdivision located at 485 E and 489 E 7800 S is substantially complete based on the following findings and subject to the following conditions:

Findings:

1. That the proposed configuration equitably balances the needs of the public and presents the most efficient use of the land.
2. That the proposed lot sizes and frontages conform to the requirements of the R-1-6 zone.
3. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.

Conditions:

1. 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.
2. That all residential lots comply with all requirements of the R-1-6 zone.
3. That either the applicant complies with the requirements for off-street garage parking described in the ordinance for the existing home, or the conditions for not providing garage parking when associated with affordable housing allowed by state law are met.

Planner:

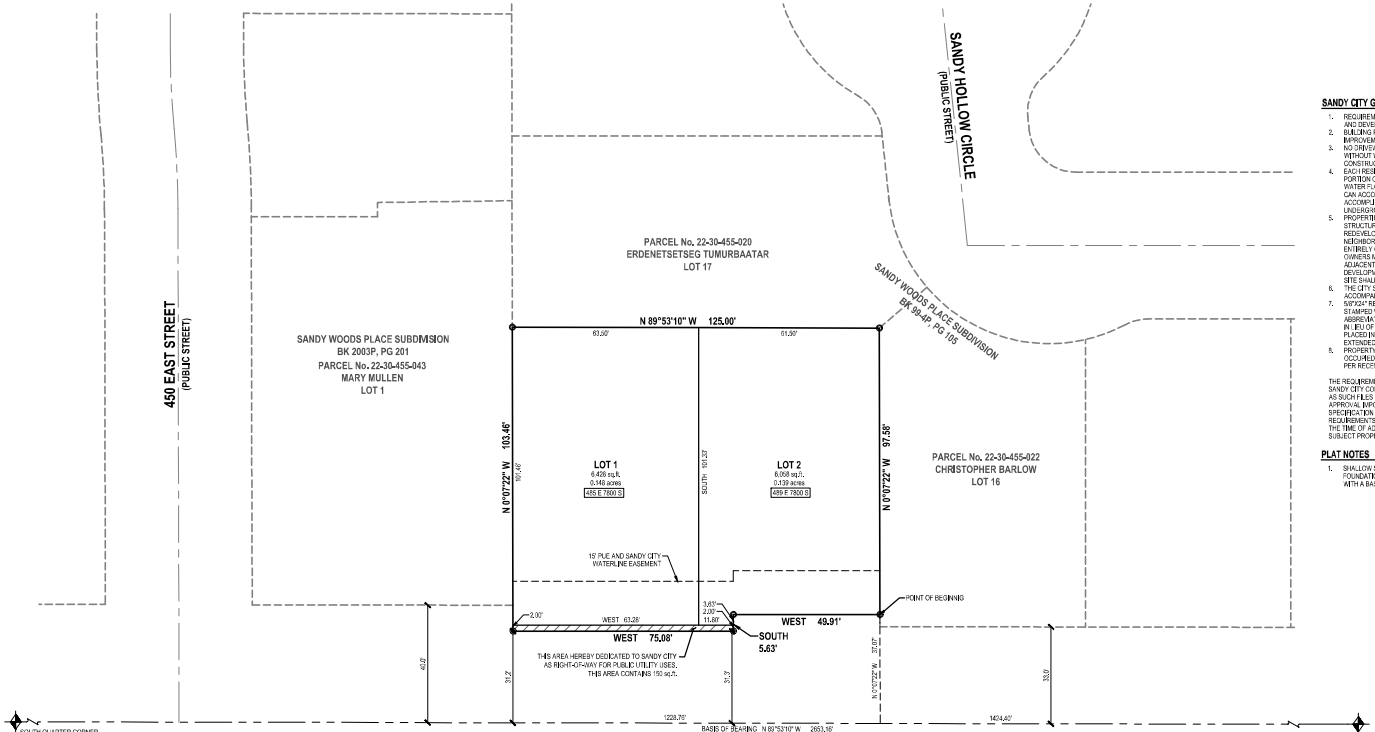
Thomas Irvin
Senior Planner

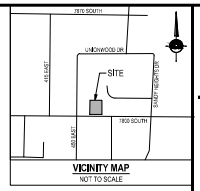
File Name: S:\Users\PLN\STAFFRPT\2025\SUB03312025-006940 – Tate Woods Subdivision\Planning Commission\Staff Report

Exhibit "A"

TATE WOODS SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH





VICINITY MAP
NOT TO SCALE

SANDY CITY GENERAL PLAT NOTES

1. REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS.
2. BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
3. NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER. NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDINGS.
4. 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 THE CONSTRUCTION. THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION AREAS, BERMS, PLANTER BEDS, UNDERGROUND INFILTRATION, ETC.
5. 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 THE 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.
6. THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.
7. RAPCAP REBAR WITH SURVEY CAP TO BE PLACED AT ALL LOT CORNERS. CAP SHALL BE STAMPED WITH THE SURVEY COMPANY'S NAME, OR AN ABBREVIATION THEREOF, OR THE ABBREVIATION "PLS" FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE. IN LIEU OF REBAR AND CAP AT LOT FRONT CORNERS, COPPER OFF-SET PLUGS ARE TO BE PLACED IN THE TOP OF THE CURB, AT THE POINT OF INTERSECTION OF THE LOT LINE, EXTENDED, AND THE MIDDLE OF THE TOP OF THE CURB.
8. PROPERTY WILL BE DEED RESTRICTED FOR A MINIMUM OF 5 YEARS TO REMAIN OWNER-OCCUPIED AND MEET THE REQUIREMENTS OF THE MEDIAN HOME PRICE WITHIN THE COUNTY PER RECENT STATE CODE CHANGES.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-8 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING RULES (KNOWN AS SUB03102025-006940) AS SUCH RULES EXIST AS OF THE DATE OF THE RECORDING OF THE PLAT. THE CONDITIONS OF APPROVAL IMPOSED BY THE SANDY CITY PLANNING COMMISSION, THE SANDY CITY STANDARD SPECIFICATION FOR SANDY BUILDING CODE, AND THE SANDY CITY LAND DEVELOPMENT CODE. REQUIREMENTS MAY BE IMPOSED AS REQUIRED BY THE APPLICABLE SANDY CITY ORDINANCES AT THE TIME OF ADDITIONAL DEVELOPMENT APPLICATIONS AND APPROVALS RELATED TO THE SUBJECT PROPERTY.

PLAT NOTES

1. SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT PER SALT LAKE CO. SURVEYOR PERMIT
- SECTION CORNER
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS, OFFSET PINS TO BE PLACE IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- ADJOINING BOUNDARY LINE

HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
HORZ. 1 inch = 20 ft.

SURVEYOR'S CERTIFICATE

I PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 266882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that, by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and that this plat has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

DATE

PATRICK M. HARRIS
P.L.S. 266882

BOUNDARY DESCRIPTION

Beginning at a point on the north line of 7800 North Street, said point being North 89°53'10" West 1,434.40 feet along the section line and North 00°07'22" West 37.07 feet from the Southeast Corner of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running

thence West 49.91 feet along said north line;
thence South 5.63 feet along said north line;
thence West 75.08 feet along said north line;
thence North 00°07'22" West 103.46 feet;
thence South 89°53'10" East 125.00 feet;
thence South 00°07'22" East 97.56 feet to the point of beginning.

Contains 12,636 square feet or 0.290 acres

OWNER'S DEDICATION

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

TATE WOODS SUBDIVISION

and that the undersigned Owners 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 utility lines and facilities. The undersigned Owners do also hereby convey any other easements, 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 for those easements, as shown hereon.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____, A.D. 20____.

GREENROCK, LLC

_____.
By:
Its:

NOTARY PUBIC ACKNOWLEDGMENT

STATE OF UTAH)
County of) ss.

On the _____ day of _____, A.D. 20____ personally appeared before me, the undersigned notary public, in and for said County of Salt Lake, _____, who being by me duly sworn, did say that he/she is the _____ of GREENROCK, LLC _____, a Utah limited liability company, and that the foregoing Owner's Dedication was signed for, and in behalf of, said limited liability company by the authority of its organizational documents, and he/she acknowledged to me that said limited liability company executed the same.

MY COMMISSION EXPIRES: _____

_____ RESIDING IN: _____ COUNTY.
NOTARY PUBLIC

ROCKY MOUNTAIN POWER NOTES:
1. 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.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) 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:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY.
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

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.

DEVELOPER

SALT LAKE COUNTY SURVEYOR
ROS NO.:
COUNTY SURVEYOR REVIEWER DATE

ENSIGN — THE STANDARD IN ENGINEERING
SANDY
45 W 10000 S. Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM
LAYTON Phone: 801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER : 13789
MANAGER : DMJ
DRAWN BY : KRW
CHECKED BY : PMH
DATE : 2025-06-05

CITY PARKS & RECREATION APPROVAL
APPROVED THIS ___ DAY OF _____, A.D. 20___ BY THE SANDY CITY PARKS & RECREATION DEPARTMENT.
SANDY CITY PARKS & RECREATION DEPARTMENT

TATE WOODS SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

EASEMENT APPROVAL
CENTURYLINK REPRESENTATIVE DATE
ROCKY MOUNTAIN POWER REPRESENTATIVE DATE
ENBRIDGE GAS UTAH REPRESENTATIVE DATE
COMCAST REPRESENTATIVE DATE

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL
APPROVED THIS ___ DAY OF _____, A.D. 20___ BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.
SALT LAKE COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL
APPROVED THIS ___ DAY OF _____, A.D. 20___ BY THE SANDY CITY PLANNING COMMISSION
CHAIR, SANDY CITY PLANNING COMMISSION

MIDVALLEY IMPROVEMENT DISTRICT
APPROVED THIS ___ DAY OF _____, A.D. 20___ BY THE MIDVALLEY IMPROVEMENT DISTRICT.
MIDVALLEY IMPROVEMENT DISTRICT, MANAGER

CITY ENGINEER APPROVAL
APPROVED THIS ___ DAY OF _____, A.D. 20___ BY THE SANDY CITY ENGINEER.
SANDY CITY ENGINEER

PUBLIC UTILITIES DEPARTMENT APPROVAL
APPROVED THIS ___ DAY OF _____, A.D. 20___ BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT
SANDY CITY PUBLIC UTILITIES DEPARTMENT, ENGINEERING MANAGER

SANDY CITY MAYOR APPROVAL
APPROVED THIS ___ DAY OF _____, A.D. 20___ BY THE SANDY CITY MAYOR.
MAYOR ATTEST: CITY RECORDER

APPROVAL AS TO FORM
APPROVED THIS ___ DAY OF _____, A.D. 20___ BY THE SANDY CITY ATTORNEY.
SANDY CITY ATTORNEY

SALT LAKE COUNTY RECORDER
RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF : _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES DEPUTY SALT LAKE COUNTY RECORDER

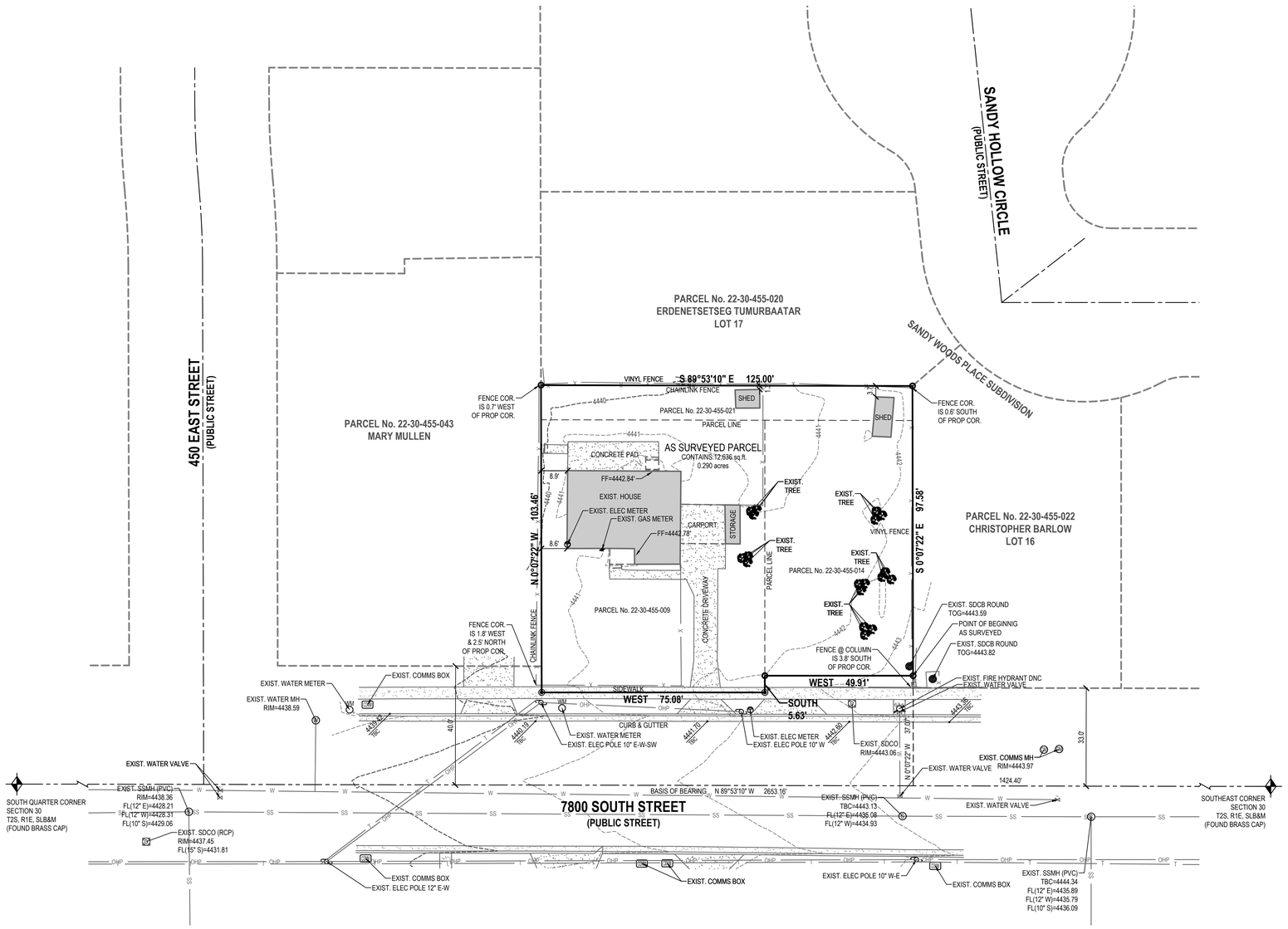
811 Know what's below. Call before you dig.

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

BENCHMARK

SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4474.73'



SURVEYOR'S NARRATIVE

I, Patrick M. Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide a Boundary and Topographic Survey for use by the client. The Basis of Bearing the Southeast Corner and the South Quarter Corner of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian measuring North 89°53'10" West 2653.16 feet.

DEED DESCRIPTION

PARCEL No. 22-30-455-009

Beginning West 1474.39 feet and North 34.27 feet from the Southeast corner of Section 30 Township 2 South, Range 1 East, Salt Lake Meridian; thence west 75 feet; thence North 88.73 feet; thence east 75 feet; South 88.73 feet to the point of Beginning.

PARCEL No. 22-30-455-014

Beginning West 1474.39 feet and North 40 feet from the Southeast corner of Section 30, Township 2 South, Range 1 East, Salt Lake Meridian; thence North 83 feet; thence South 89°53'10" East 50 feet; thence South 83 feet; thence West 50 feet to the point of Beginning

PARCEL No. 22-30-455-021

Beginning SW Corner Lot 17, Sandywoods Place Sub; S 0°07'22" E 11.65 feet; East 125 feet; N 0°07'22" W 11.65 feet; N 89°53'10" W 125 feet to beginning.

AS SURVEYED DESCRIPTION

Beginning at a point on the north line of 7800 North Street, said point being North 89°53'10" West 1,424.40 feet along the section line and North 00°07'22" West 37.07 feet from the Southeast Corner of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running:

thence West 49.91 feet along said north line;
thence South 5.63 feet along said north line;
thence West 75.08 feet along said north line;
thence North 00°07'22" West 103.46 feet;
thence South 89°53'10" East 125.00 feet;
thence South 00°07'22" East 97.58 feet to the point of beginning.

Contains 12,636 square feet or 0.290 acres

2/03/25
Date

Patrick M. Harris
License No. 286882

LEGEND

SECTION CORNER	STORM DRAIN CATCH BASIN	MINOR CONTOURS 1' INCREMENT	DEED LINE	SW	SECONDARY WATERLINE
MONUMENT	STORM DRAIN COMBO BOX	MAJOR CONTOURS 5' INCREMENT	TANGENT LINE	IRR	IRRIGATION LINE
EXIST REBAR AND CAP	STORM DRAIN CULVERT	CONCRETE	SECTION LINE		CENTERLINE
SET ENSIGN REBAR AND CAP	SIGN	ELECTRIC METER	FENCE		PROPERTY LINE
SET RIVET	UTILITY MANHOLE	STORM DRAIN CLEAN OUT	EDGE OF ASPHALT		ADJACENT PROPERTY LINE
WATER METER	UTILITY POLE	SANITARY SEWER MANHOLE	SANITARY SEWER	E	ELECTRIC POWERLINE
WATER MANHOLE	GAS METER	WATER LINE	STORM DRAIN LINE	T	TELEPHONE LINE
WATER VALVE	TREE	ADJACENT RIGHT OF WAY	GAS LINE	IRR	IRRIGATION VALVE
FIRE HYDRANT	OHP OVERHEAD POWER LINE	RIGHT OF WAY	BUILDING PRIMARY	#	SCHEDULE B-2 REFERENCE NUMBER

ENSIGN ENG. LAND SURV.

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30 TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN SANDY, SALT LAKE COUNTY, UTAH

ENSIGN
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:
GREENROCK, LLC
4738 HIDDENWOODS LANE
MURRAY, UTAH, 84107

CONTACT:
CHRIS AMES
PHONE: 801-931-7228

TATE WOODS SUBDIVISION
BOUNDARY & TOPOGRAPHIC SURVEY

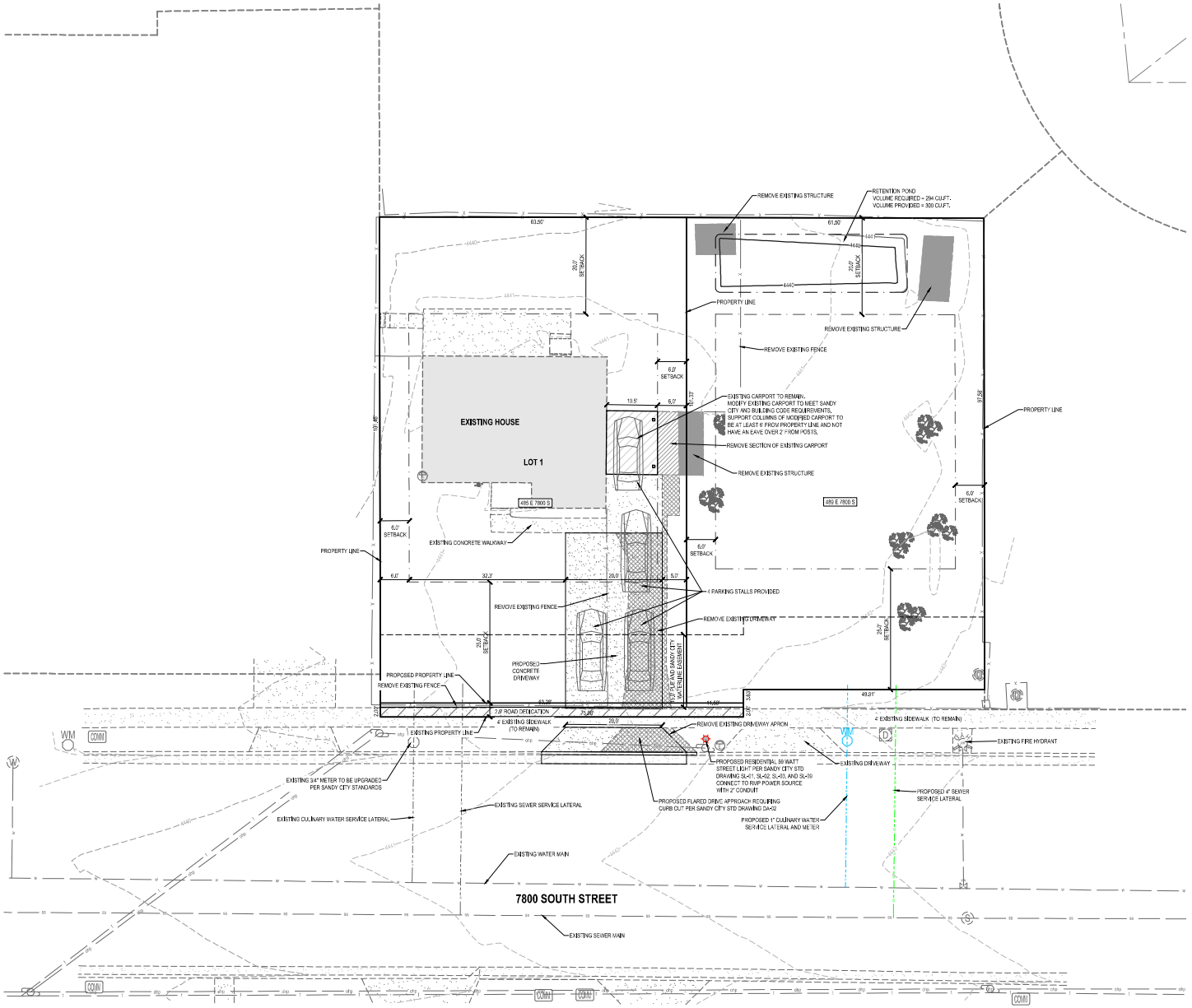
485 EAST 7800 SOUTH
SANDY, UTAH

PROFESSIONAL LAND SURVEYOR
2/3/25
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

BOUNDARY & TOPOGRAPHIC SURVEY

PROJECT NUMBER	PRINT DATE
13769	2025-02-03
PROJECT MANAGER	DESIGNED BY
P. Harris	B. Greenleaf

1 OF 1



ENSIGN
THE STANDARD IN ENGINEERING

Project: Tate Woods Subdivision
By: Miguel Medina, EIT
Date: 2025-02-20

Project No.: 13769
Checked By: DJ

RETENTION CALCULATION

AREA CALCULATION

Hardscape Area:	0.06 acres	Runoff Coeff. C :	0.90
Landscape/Native Area:	0.08 acres	Runoff Coeff. C :	0.15
Offsite Area:	0.00 acres	Runoff Coeff. C :	0.75
Total Area:	0.14 acres	Weighted C :	0.46

RUNOFF CALCULATION

100 Year Design Storm

Infiltration rate: 4 in/hr
Total Infiltration Area: 350 ft²
Total Infiltration / Allowable Runoff: 0.032 cfs

Time (min)	CA (Acres)	Precipitation (in/hr)	Time (sec)	Cumulative Runoff (ft³)	Allowed Runoff (ft³)	Storage (ft³)
5	0.07	6.68	300	131	10	121
10	0.07	5.08	600	199	19	179
15	0.07	4.20	900	247	29	217
30	0.07	2.83	1,800	332	58	274
60	0.07	1.75	3,600	411	117	294
120	0.07	0.95	7,200	444	233	211
180	0.07	0.64	10,800	450	350	100
360	0.07	0.35	21,600	490	700	0
720	0.07	0.21	43,200	581	1,400	0
1440	0.07	0.11	86,400	603	2,800	0
				Storage Required:		294
				Storage Provided:		300

PUBLIC WORKS GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL OBTAIN A PERMIT TO WORK IN THE PUBLIC WAY (ROAD CUT PERMIT), FOR IMPROVEMENTS IN THE SANDY CITY RIGHT-OF-WAY (10200 SOUTH STREET), FROM THE PUBLIC WORKS DEPARTMENT, CONTACT MONICA PETERSEN (801-568-2960, MPETERSEN@SANDY.UTAH.GOV) FOR REQUIREMENTS. TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED. (Sec. 14-1)
2. NOTIFY SANDY CITY PUBLIC WORKS INSPECTION DEPARTMENT, 801-568-2999, 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OF ANY ROADWAYS OR PUBLIC IMPROVEMENTS, INCLUDING SEWER FACILITIES. ALL INSPECTIONS MUST BE DONE PRIOR TO OR CONCURRENT WITH CONSTRUCTION. FAILURE TO HAVE THIS NOTIFICATION MAY RESULT IN THE UNCOVERING AND/OR REMOVAL OF ALL ITEMS INSTALLED WITHOUT NOTIFICATION, AT THE DISCRETION OF THE CITY ENGINEER. (Sec. 21-2-2)
3. ALL PUBLIC IMPROVEMENTS, WHICH ARE TO BE OWNED AND MAINTAINED BY SANDY CITY, AND ALL PUBLICLY-OWNED AND MAINTAINED ROADS 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 ON LINE AT WWW.SANDY.UTAH.GOV (SEARCH FOR "STANDARD SPECIFICATIONS"). (Sec. 21-2-2(b))
4. PROVIDE A PROCTOR TEST, FOR ROADBASE MATERIAL, THAT IS TO BE PLACED IN THE PUBLIC RIGHT-OF WAY, TO THE SANDY CITY PUBLIC WORKS INSPECTOR, WHEN DELIVERED OR PLACED ON SITE.
5. DUST, MUD, AND EROSION SHALL BE ADEQUATELY CONTROLLED, BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES. HOWEVER, THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.
6. ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
7. BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB & GUTTER, ALONG THE FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE LIFTED, CHIPPED, CRACKED, SPALLED, OR NOT PROPERLY DRAINING, AS DIRECTED BY THE SANDY CITY INSPECTOR.
8. PRIOR TO RELEASE OF THE IMPROVEMENT COMPLETION ASSURANCE (BOND), THE DEVELOPER SHALL SUBMIT A .PDF COPY OF THE CONTRACTOR'S SITE (NOT BUILDING) CONSTRUCTION DRAWING SET TO SANDY CITY PUBLIC WORKS DEPARTMENT. AN AS-BUILT FIELD SURVEY IS NOT REQUIRED, THE AS-BUILT DRAWING MAY BE SUBMITTED BY E-MAIL, AT DPOULSEN@SANDY.UTAH.GOV, OR ON A USB FLASH DRIVE.

WATER NOTES:

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
2. 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.
3. 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.
4. 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.
5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
6. WATER LINES SHALL BE INSTALLED 4-FEET OFF LIP 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.
7. A MINIMUM OF 48-INCHES AND A MAXIMUM 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED.
8. FOR CONSTRUCTION EAST OF THE UTAH TRANSIT AUTHORITY'S TRAX LINE, USE DUCTILE IRON PIPE. USE THICKNESS CLASS 52 OR BETTER.
9. FOR CONSTRUCTION WEST OF UTAH TRANSIT AUTHORITY'S TRAX LINE, USE POLYVINYL CHLORIDE 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.
10. 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.
11. 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.
12. 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.
13. ALL DEAD ENDS SHALL BE PLUGGED WITH A 2-INCH WASHOUT OR END WITH A FIRE HYDRANT.
14. ALL DUCTILE IRON WATER LINES, FITTINGS, AND VALVES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY STANDARDS AND SPECIFICATIONS.
15. 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:

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. INSTALLATIONS WITHIN CLOSE PROXIMITY TO TREES SHALL BE AVOIDED UNLESS APPROVED BY SANDY CITY PUBLIC UTILITIES INSPECTOR.
9. OVERHEAD POWER LINES FOR STREETLIGHTS ARE NOT ALLOWED.

NORTH

HORIZONTAL GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
HORZ: 1 inch = 10 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
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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:
GREENROCK, LLC
4738 HIDDEN WOODS LANE
MURRAY, UTAH, 84107

CONTACT:
CHRIS IMES
PHONE: 801-631-7228

TATE WOODS SUBDIVISION

485 EAST 7800 SOUTH
SANDY, UTAH

REGISTERED PROFESSIONAL ENGINEER
DAVID A. PERKINS
#9936
STATE OF UTAH

OVEALL SITE, GRADING, AND UTILITY PLAN

PROJECT NUMBER	PRINT DATE
13769	May. 13, 25
PROJECT MANAGER	DESIGNED BY
DJ	MM

C-100

Sandy City, Utah

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

Staff Report

File #:
SPX06112025-006983,
Version: 1

Date: 6/19/2025

Agenda Item Title:
Tate Woods Special Exception

Presenter:
Thomas Irvin, Senior Planner

Description/Background:
The applicant and property owner, Chris Ames, is requesting preliminary subdivision approval and one special exception to not provide full street improvements. The proposal is to consolidate three existing properties into two buildable lots that meet the requirements of the R-1-6 zoning district.

Please see the attached staff report in the Subdivision file for full details of the request (SUB03312025-006940)

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission approve the requested special exception to retain the existing four-foot sidewalk in front of the development instead of implementing a standard five-foot wide sidewalk based upon the following findings:

Findings:
1. The proposed configuration equitably balances the needs of the public and presents the most efficient use of the land.

2. Pedestrian safety has been adequately addressed with the proposed improvements.

3. The precedence of adjoining improvements would be continued and maintained.

Sandy City, Utah

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

Staff Report

File #:
MSC05122025-006964,
Version: 1

Date: 6/19/2025

Agenda Item Title:
Golf Simulator Indoor Recreation Use Parking Determination
8676 S. 1300 E. St.
[Community #7, Quarry Bend]

Presenter:
Doug Wheelwright, Development Services Manager

Description/Background:
The applicant, Brady Flamm, representing the proposed business owner Nick Morgan, with permission of the property owner, Odesza Enterprises, LLC., is requesting the planning commission to make a determination of adequacy for off-street vehicle parking for the proposed new use of an existing building as indoor recreation. The property is located at 8676 S. 1300 E. St. and is zoned Neighborhood Commercial (CN).

The Sandy City Development Code Section 21-24-8(b) does not specify a parking space number requirement for this proposed indoor recreation land use. Under the generalized “Special Review” land use category of that code section, the specific off-street parking requirement is to be determined by the planning commission, on a case-by-case basis. The purpose of this application is for the planning commission to decide whether the existing eight (8) off-street parking stalls located on the site, will be sufficient for the proposed golf simulator membership business, based upon the information provided by the applicant. Please see the provided parking study which has been prepared by a professional transportation engineer as (Exhibit A) and application materials (Exhibit B).

Please 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 make a determination that the existing eight (8) off-street vehicle parking stalls are adequate for the proposed indoor recreation use, as described in the staff report for the property located at 8676 S. 1300 E. St., based on the following findings and subject to the following conditions:

Findings:
1. Discontinuation of the existing distribution and warehousing operation, and the sale of the property to the proposed business owner will eliminate a current land use violation and bring the property into conformance.

2. The proposed indoor recreation use, subject to the limitations described in the application materials, will be a suitable adaptive re-use and of the existing building and site.

Conditions:
1. That the applicant complies with all applicable zoning regulations of the CN Zone District.

2. That the applicant addresses trash removal through other means (e.g. cleaning service removes the refuse from the site) as an on-site dumpster does not fit on the property.

3. That the applicant applies for a tenant improvement building permit to make any required changes to the main floor of the building to install the golf simulator units as per the included building floor plan.

4. That the applicant file for a business license for the proposed new use and that the building be inspected by planning staff, building inspectors and the fire marshal for code compliance with the proposed new business use.

5. That no use or occupancy of the illegally constructed attic space improvements be allowed. That the basement only be used for utilities and storage related to the building tenant. That no mini-storage or any other type of use be allowed in the basement or attic without further review and approval of the City.

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum

June 19, 2025

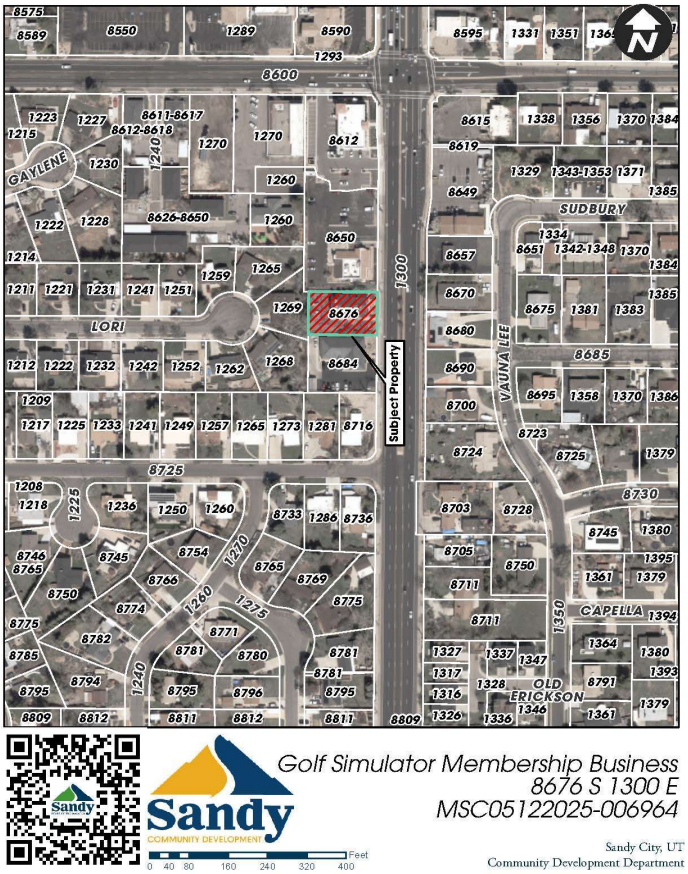
To:	Planning Commission	
From:	Community Development Department	
Subject:	Golf Simulator Indoor Recreation Use Parking Determination 8676 S. 1300 E. St. (Community #7, Quarry Bend)	MSC05122025-006964 CN Zoning District 0.32 acres, bldg. footprint 3,136 Sq. Ft., 8 parking stalls

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

Request

The applicant, Brady Flamm, representing the proposed business owner Nick Morgan, with permission of the property owner, Odesza Enterprises, LLC., is requesting the planning commission to make a determination of adequacy for off-street vehicle parking for the proposed new use of an existing building as indoor recreation. The property is located at 8676 S. 1300 E. St. and is zoned Neighborhood Commercial (CN).

The Sandy City Development Code Section 21-24-8(b) does not specify a parking space number requirement for this proposed indoor recreation land use. Under the generalized "Special Review" land use category of that code section, the specific off-street parking requirement is to be determined by the planning commission, on a case-by-case basis. The purpose of this application is for the planning commission to decide whether the existing eight (8) off-street parking stalls located on the site, will be sufficient for the proposed golf simulator membership business, based upon the information provided by the applicant. Please see the provided parking study which has been prepared by a professional transportation engineer as (Exhibit A) and application materials (Exhibit B).



Property Case History	
Case Number	**Case Summary**
A#77-C	Wohler Annexation into Sandy City, 1977, Council Resolution #11-16.
SPR#78-13	Site Plan Review approval for the Wohler Art Gallery with reduced parking, June 1, 1978. Main floor use only, 3,136 Square feet. Unfinished attic and unfinished basement area.
W#00-02	US West/Wohler Art. Wireless Telecommunication stealth roof mount antenna architectural change. Approved July 17, 2000.

Background

The existing building and site improvements were built in 1978 for an art gallery and studio where the artist would both produce, display and sell art. Only the main floor area was involved in any land use or building permitting. The approval by the planning commission included eight (8) vehicle parking stalls, located on the west side (rear) of the building and accessed by a 24-foot-wide driveway, located on the south side of the building, and connecting to 1300 East St. The city appears to have accepted that an art gallery would not be a high-volume traffic generator and much of the retail space would be used for display of artwork for sale. However, no record of that reasoning or discussion exists in the minutes of the 1978 planning commission meeting. What is clear from the existing records is that the art gallery use approval was only for the main floor with storage only in the basement area (which is fire sprinkled) and no use of the attic space.

The art gallery use existed from 1979 to about 2012. In July of 2000, the city approved a tele-communications stealth antenna addition to the roof of the building in the form of a fake chimney structure as a telecom site which use continues to the present day. At some point during the art gallery tenure, the attic space was finished for residential use without city approval, permits, or inspections.

From 2012 to 2018, various business offices and professional offices for counseling use were permitted intermittently through city business licenses. Currently, there is a souvenir distribution and warehousing operation (Utah Souvenir, LLC.) located in the building. This use is not permitted in the CN zoning district, and the city has an open enforcement case with the property owner (Odesza Enterprises, LLC.) since the fall of 2023 to present. The proposed golf simulator business owner is under contract to purchase this property from Odesza Enterprises, LLC., pending approval of this application by Sandy City. This property is abutted on the north by a restaurant which is also zoned for commercial land use. There is a business office located to the south, in the unincorporated Salt Lake County jurisdiction. West and east of this property are residential uses within Sandy City jurisdiction.

Public Notice and Outreach

No neighborhood meeting was required or held on this Miscellaneous application. Mailed notices of the planning commission meeting were made to the surrounding property owners of record within 500 feet of this property, and the required public notices were posted, and the various web sites were notified of the planning commission meeting.

Analysis

The proposed indoor recreation use is a permitted use in the CN zoning district. No changes to the site or the building exterior are proposed. This building was originally built with a use specific amount of parking which was adequate for the art gallery. This is less than the required off street vehicle parking that would be required for other types of land uses

such as retail sales, services, or office use. The adequacy of the current eight (8) off-street vehicle parking stalls for the intended indoor recreation land use as a golf simulator business, is entirely dependent on the operational model as a membership business and limited to two golf simulator bays and no over-lapping reservations.

Attached as exhibit A is a parking study from a licensed transportation engineer that is recommending that the planning commission determine that the current eight (8) parking stalls are adequate for the intended use within the operational model proposed. The proposed new use of the building is well suited for this difficult site and building and will minimize potential negative impacts to the residential neighbors in the area. Additionally, the change from the current land use operation is better suited for the limited accessibility for commercial or industrial truck traffic to this site, which is currently occurring.

Planning staff and the Sandy City Engineering Division staff concur with the recommendation of the consulting transportation engineer that the present 8 parking stalls will be adequate for the intended golf simulator business, subject to the proposed membership business operational model and intended two simulator bay operations.

Staff Concerns.

Staff does not have any concerns with this proposed new use on the main floor of the existing building. Staff has great concern about the use of the basement and attic. The basement has been improved with adequate life safety provisions to allow the basement be used for business related storage. The attic space in the building has been finished for living space years ago by a previous owner and refinished within the past 3 years by the current owner, without any zoning review, building permit, and without any building safety inspections ever taking place. Staff has seen the interior of the building on a code violation visit and staff is concerned about health and safety issues that exist with the unauthorized residential conversion construction. Occupant safety for secondary exiting is not present. The attic space is not fire sprinkled. The plumbing and electrical work has not been inspected and could have HVAC issues, electrical fire hazards, and plumbing issues. This golf simulator use will require all of the available parking on-site, so there is no available parking for any future use of the attic or basement space in the building, other than business related storage. Therefore, staff believes it necessary to restrict any use of the attic area and limit the use of basement area to storage related to the proposed business use of this building.

Recommendation

Staff recommends that the Planning Commission make a determination that the existing eight (8) off-street vehicle parking stalls are adequate for the proposed indoor recreation use, as described in the staff report for the property located at 8676 S. 1300 E. St., based on the following findings and subject to the following conditions:

Findings:

1. Discontinuation of the existing distribution and warehousing operation, and the sale of the property to the proposed business owner will eliminate a current land use violation and bring the property into conformance.

2. The proposed indoor recreation use, subject to the limitations described in the application materials, will be a suitable adaptive re-use and of the existing building and site.

Conditions:

1. That the applicant complies with all applicable zoning regulations of the CN Zone District.

2. That the applicant addresses trash removal through other means (e.g. cleaning service removes the refuse from the site) as an on-site dumpster does not fit on the property.

3. That the applicant applies for a tenant improvement building permit to make any required changes to the main floor of the building to install the golf simulator units as per the included building floor plan.

4. That the applicant file for a business license for the proposed new use and that the building be inspected by planning staff, building inspectors and the fire marshal for code compliance with the proposed new business use.

5. That no use or occupancy of the illegally constructed attic space improvements be allowed. That the basement only be used for utilities and storage related to the building tenant. That no mini-storage or any other type of use be allowed in the basement or attic without further review and approval of the City.

Planner:

Douglas L. Wheelwright,
Development Services Manager, Sandy City Planning Division

File Name: \\FSUSERS\CH-USERS\USERS\PLN\STAFFRPT\2025\MSC05122025-006964 - GOLF SIMULATOR MEMBERSHIP BUSINESS\GOLF SIMULATOR MEMBERSHIP PARKING DETERMINATION (DRAFT) STAFF REPORT-06-19-2025.DOCX

Exhibit "A"
See attachments for full document

FOCUS
ENGINEERING & SURVEYING, LLC

6949 South High Tech Drive
Suite 200
Midvale, UT 84047
801.352.0075

To: Sandy City

From: Jason Watson, PE, PTOE
FOCUS Engineering & Surveying, LLC

File: Golf Simulator Membership Business Parking Study

Date: May 6, 2025

Reference: Golf Simulator Membership Business Parking Study

INTRODUCTION

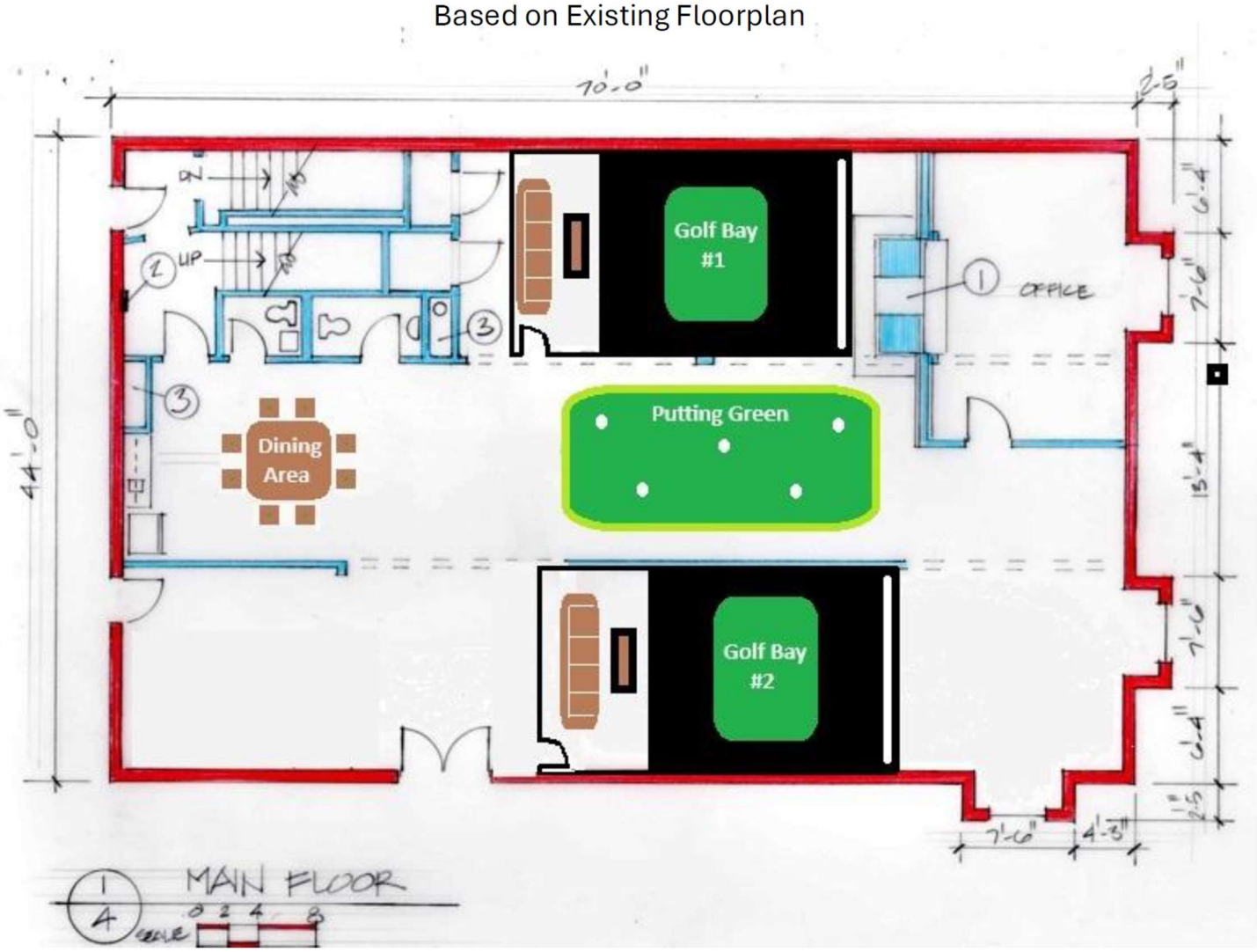
FOCUS Engineering and Surveying, LLC (FOCUS) has been retained to complete a Parking Generation Study for a new Golf Simulator Membership Business located at 8676 South and 1300 East. This project is planned to add two new golf simulator bays to an existing office building. The existing building is roughly 9,900 SF and the proposed Golf Simulator Business is planned to occupy one floor of the existing building which is roughly 3,300 SF. Currently this property has eight parking stalls that are planned to remain. This parking generation memo presents the number of parking stalls needed with the addition the proposed development based on the proposed business model and also based on the ITE Trip Generation Manual which estimates the number of vehicles that could be accessing this stie during a typical peak hour. Exhibit 1 illustrates the vicinity map of the proposed project site.

Exhibit 1 – Project Vicinity Map

Exhibit “B”
See attachments for full details

Proposed Main Floor Layout

Based on Existing Floorplan



6949 South High Tech Drive
Suite 200
Midvale, UT 84047
801.352.0075

To:	Sandy City	From:	Jason Watson, PE, PTOE FOCUS Engineering & Surveying, LLC
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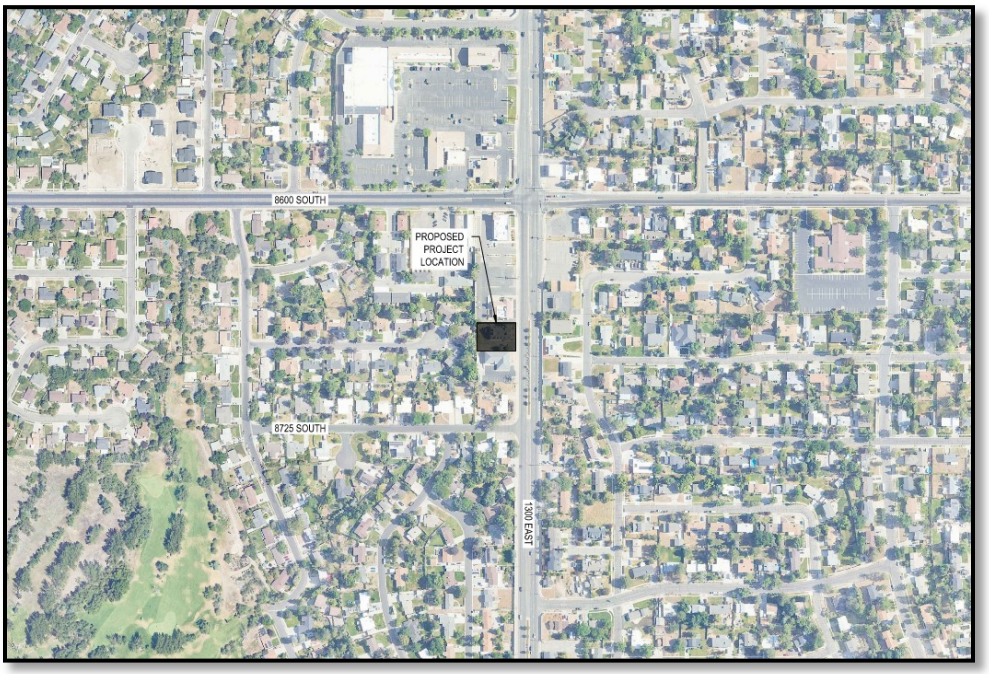


EXISTING CONDITIONS

Existing Land Uses and Roadways

The existing building is located at 8676 S. 1300 E. and is bordered to the south, west and north by commercial properties and residential homes. 1300 East borders to the east. Currently this office building is vacant. The existing parking surrounding the building consists of eight parking stalls. Access to and from this business is located onto 1300 East and is limited to right-in/right-out with a raised landscaped median along 1300 East.

Roadways

1300 East: 1300 East is an Arterial Road that is owned and maintained by Sandy City. 1300 East runs north and south through Sandy City and consists of two lanes in each direction with a raised median down the center along the frontage of this location. 1300 East provides access for residential homes, office buildings, and commercial businesses in the area. The speed limit along 1300 East is posted at 45 mph.

PROPOSED SITE CONDITIONS

The Golf Simulator Membership Business is planned to improve one floor of the existing building to include two golf simulator bays operated under a membership model. Only registered members will be permitted onsite to use the bays. There will be no walk-in traffic as all users of the bays will be by reservation only. The golf simulators operate on their own and by the member using the bay. Therefore, no staff is required onsite to operate the bays. As members reserve the bay, each reservation is for 90 minutes with a 30-minute turnover periods between bookings. The operation of this business will not allow large groups or tournaments to gather and use the hitting bays. Each simulator bay can be used by one to four members. This represent that at the worst-case scenario, with four members at the two golf simulators, there would be a total of eight members occupying this space. With the 30-minute gap in time between the 90-minute reservations, this allows the previous groups or individual to vacate the business before the next groups would arrive. There should not be any overlap in having multiple groups at this business at the same time. It is very likely that the simulator usage will see between four to six members onsite with an occasional peak usage of eight members.

PARKING GENERATION

Planned Business Operation

Based on conversations with the business owners, and using the above business plan, the maximum number of members to use the facility at a given time would be eight members. It is more likely to see between four to six members total with the operations of the simulators. Using this model and assuming each member drives and parks their own

vehicle at this location, eight parking stalls would be the maximum number of parking stalls needed with the addition of the Golf Simulator Membership Business. The number of members using the golf simulators can be regulated by the business owners to make sure that no more than four members are using a bay at a time. With eight existing parking stalls at this location, there should be adequate parking with this business model.

ITE Trip Generation

Looking at another option to anticipate the number of parking stalls needed for this business, we also looked at using the *Institute of Transportation Engineer's (ITE) Parking Generation Manual 5th Edition*. However, the ITE parking Generation Manual does not provide parking generation details for a land use that would be similar to this operation. However, using the ITE Trip Generation Manual for Land Use Code 432– Golf Driving Range, using two driving bays/positions, we were able to estimate the number of vehicles entering and exiting this location during a typical peak hour. The ITE Trip Generation Manual projects this business will generate three peak hour trips during the PM peak hour, with only one trip in the AM peak hour. Using these numbers, this would equate to needing three parking stalls to accommodate the three trips accessing this site during the peak hour. Using this analysis, with the eight parking stalls provided, there would be adequate parking for the three vehicles accessing the site during the peak hour of a typical day.

CONCLUSION

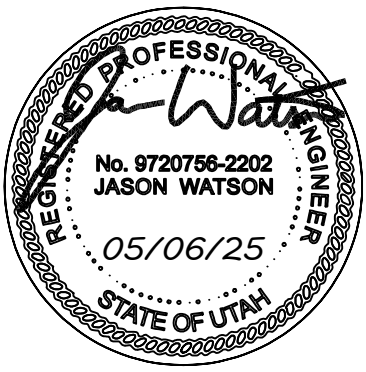
Using the business model as explained above, the Golf Simulator Membership Business is anticipated to generate at a maximum eight vehicles accessing and parking on-site in a 90-minute timeframe. Without a similar land use code in the ITE Parking Generation Manual, the ITE Trip Generation Manual projects roughly three vehicles will access this site and park in a typical PM peak hour. Looking at either method to estimate the number of vehicles accessing this site to use the golf simulators, between three to eight vehicles will need to park on site. With eight parking stalls provided, the existing parking layout provides adequate parking stalls for the addition of the Golf Simulator Membership Business.

Please feel free to contact me with any questions or comments.

Sincerely,

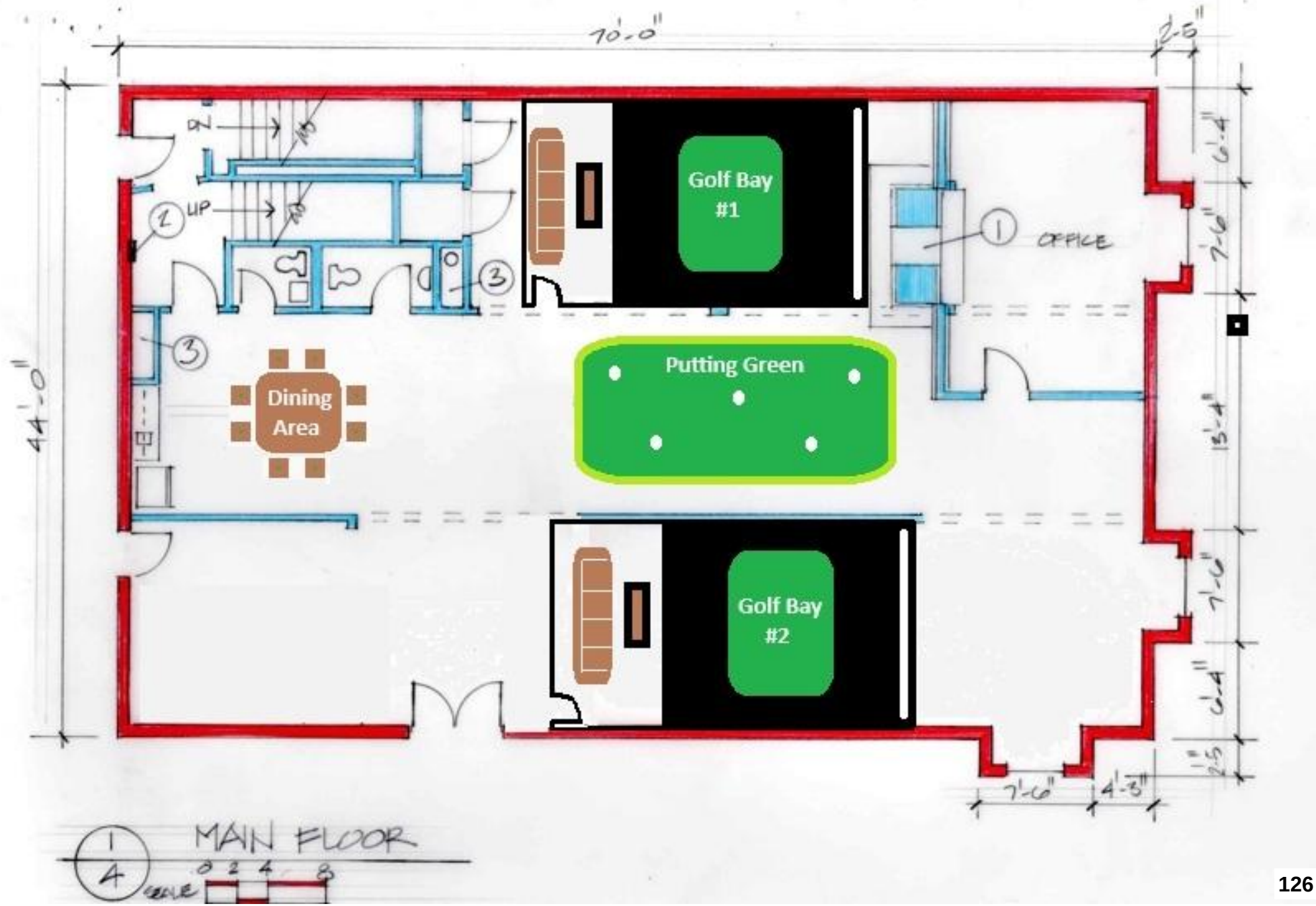
FOCUS ENGINEERING & SURVEYING, LLC

Jason Watson, PE, PTOE
jwatson@focusutah.com

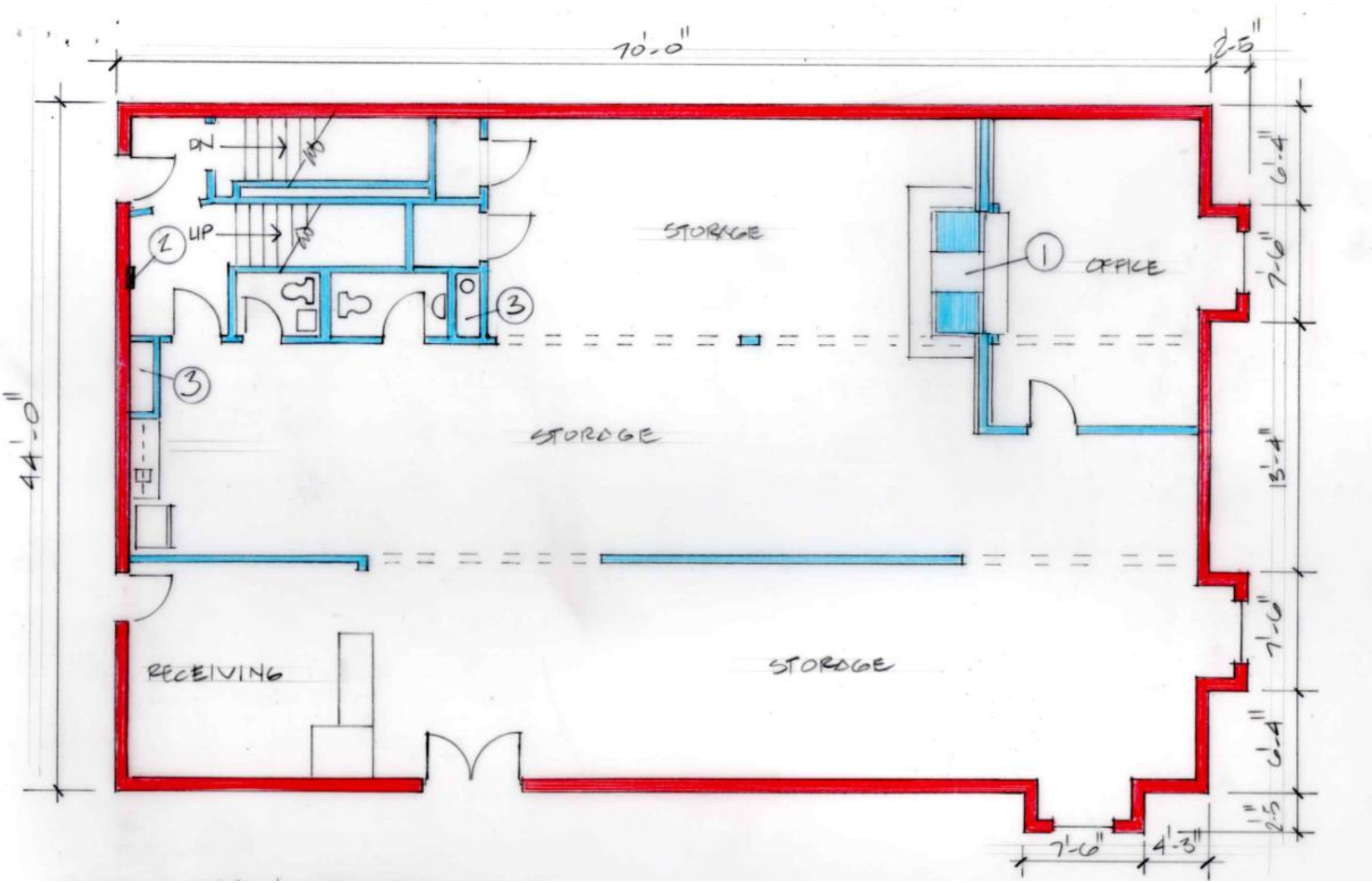


Proposed Main Floor Layout

Based on Existing Floorplan



Existing Floorplan



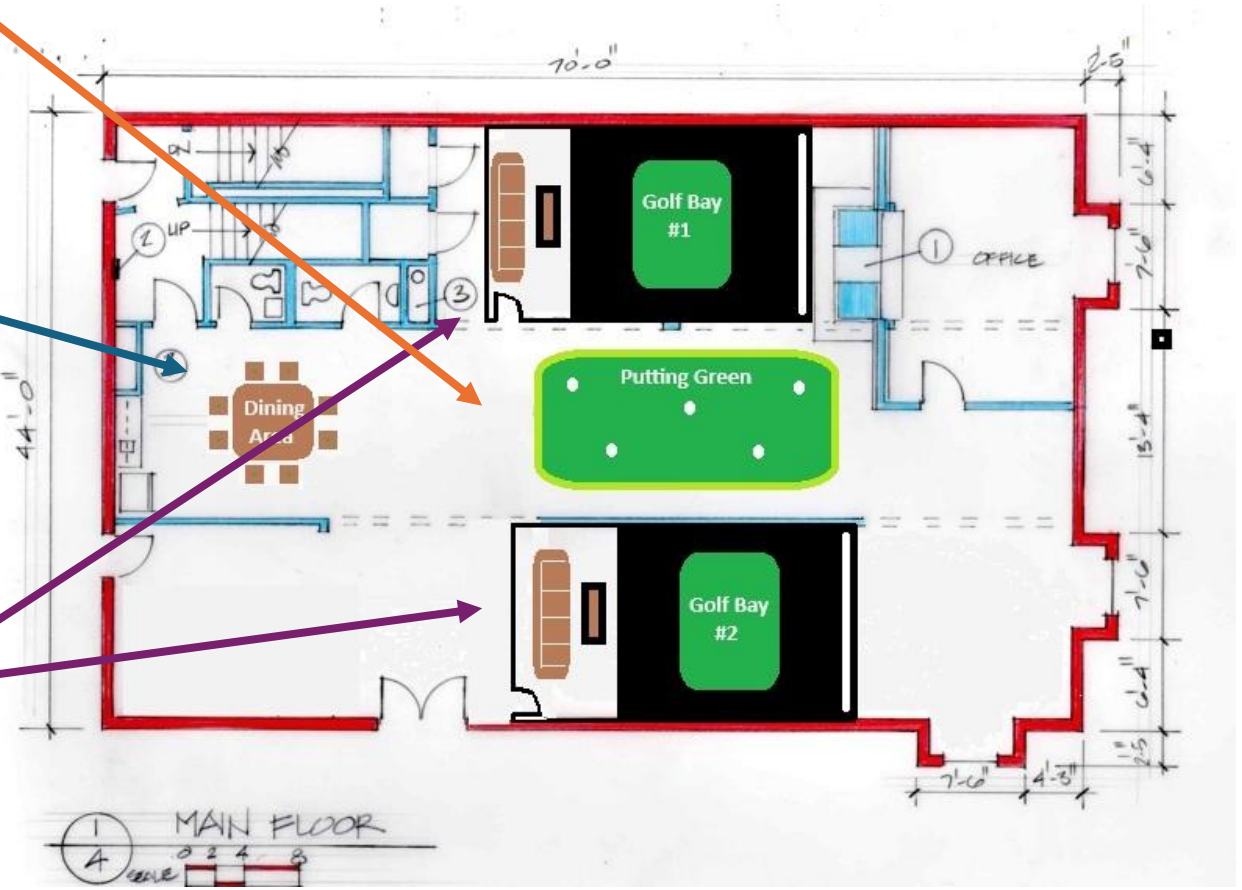
Changes

Minor framing around golf bays, no structural changes

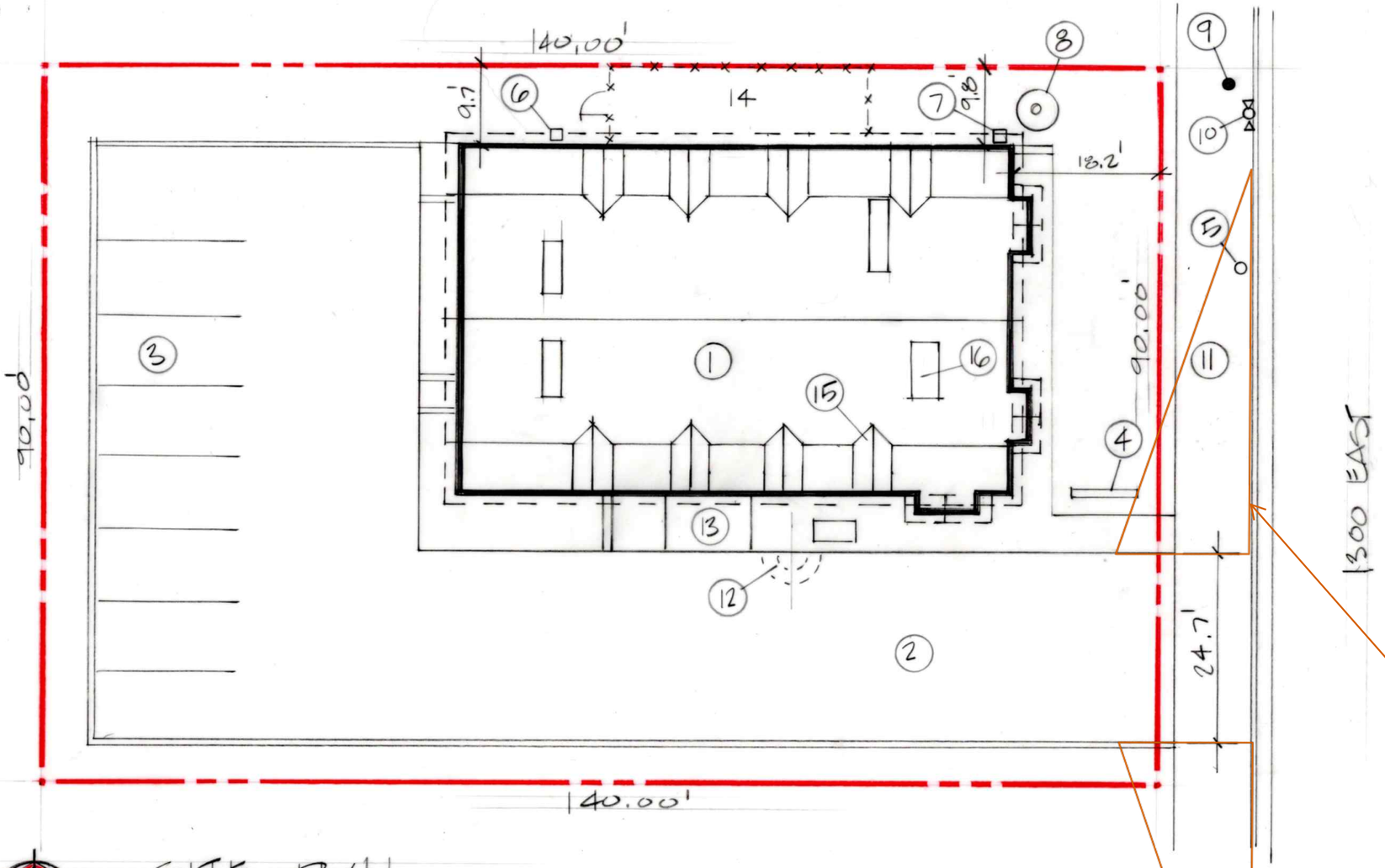
Add putting green surface in open area

Add small dining table in existing kitchen area

Frame in and add golf bays in open areas



Golf Bay Examples



SITE PLAN

0 5 10 20

SCALE

Show 20'x60' sight triangles on either side of access and note that objects 3' or taller are not permitted within this area.

Site Plan

1. Existing Building
2. Driveway
3. On-Site Parking
4. Monument Sign
5. Water Meter
6. Electric Meter
7. Gas Meter
8. Telecommunications Tower Foundation
9. Utility Power Pole
10. Fire Hydrant
11. Public Sidewalk
12. Warped Asphalt Handicap Ramp to Building Sidewalk
13. Concrete Ramp to Building Entrance
14. Fenced Mechanical Equipment Yard
15. Roof Dormers at Upper Floor (Typical)
16. Roof-Top telecom equipment enclosures

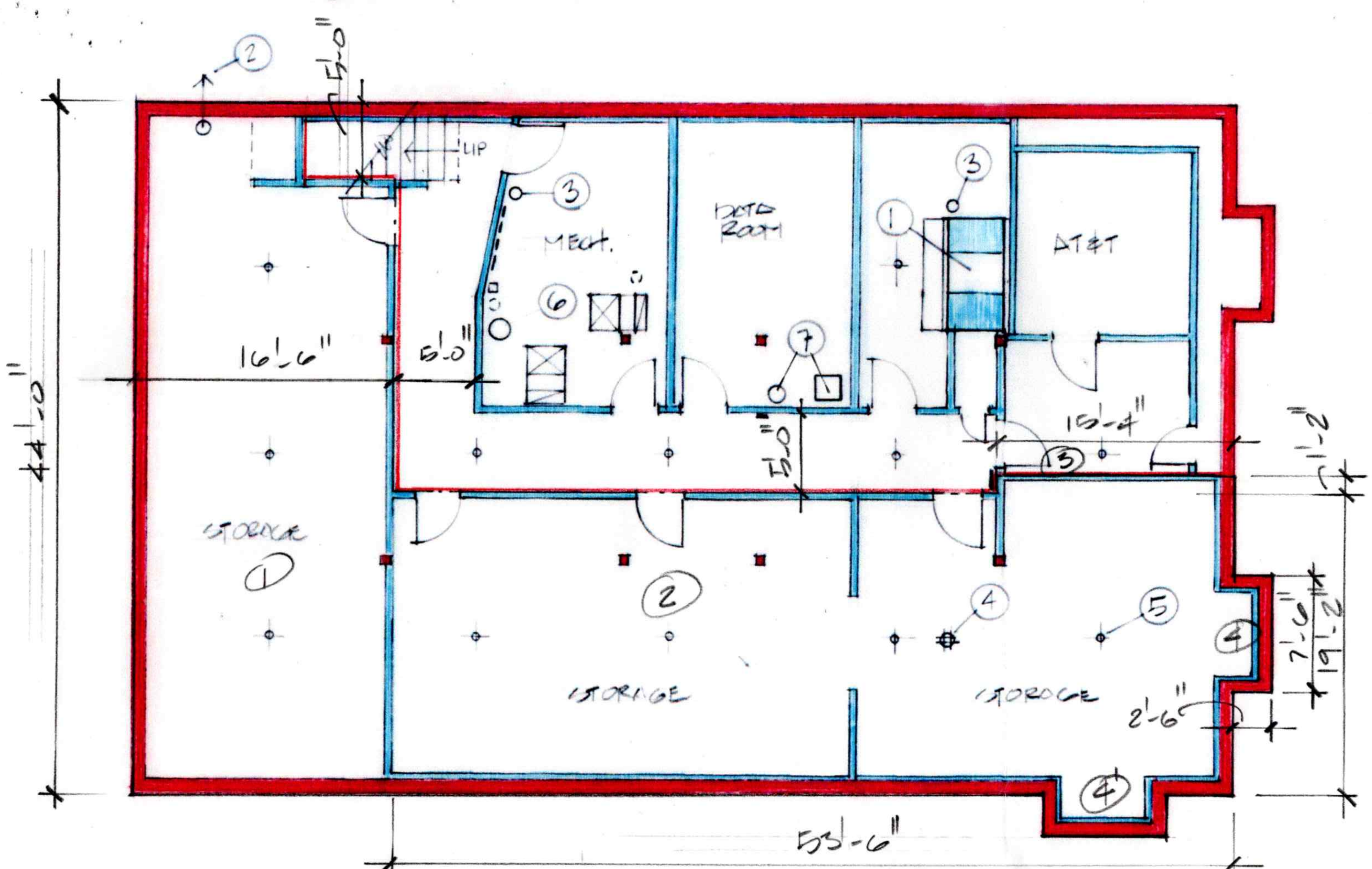
HARRIS JEFFERSON GREVELING
architecture
planning
design

801.856.7837
hjg@slsna.com
4230 s. diana way
salt lake city, ut 84124

SP.

SITE PLAN

Utah Souvenir Company Building
8676 S 1300 E, Sandy, UT 84094



LOWER FLOOR

1/6 SCALE 0 2' 4' 8'

STORAGE AREA CALC.

1	726.00
2	1,025.42
3	17.88
4	18.75
4	18.75
TOTAL	1,805.80 SF

Lower Floor Plan

1. Gas Pass-Through Fire Place and Hearth
2. Building Sanitary Sewer Drain Exit at 24" Above Finish Floor
3. Radon Mitigation System
4. Floor Drain
5. Fire Sprinkler Locations (typical)
6. Furnace(s) and Water Heater
7. Data Room Fire Suppression System

HARRIS JEFFERSON CREVELING
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planning
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salt lake city, ut 84124

6

LOWER FLOOR PLAN

Utah Souvenir Company Building
8676 S 1300 E, Sandy, UT 84094

Sandy City, Utah

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

Staff Report

File #:
SPR01062025-006903,
Version: 1

Date: 6/19/2025

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

Presenter:
Mike Wilcox, Planning Director

Description/Background:
The applicant, Pranavi Koka with Bowman Consulting Group that represents Savory Swig Stores, LLC (with permission of the property owner, Fairbanks Family Trust), is requesting preliminary site plan review of a commercial site plan within the Cairns District for a SWIG (restaurant land use) on a property located at 10101 S. State St. The proposal is to construct a single-story use building for this proposed use and to include a double lane restaurant drive-up window.

The property is zoned Central Business District (CBD) and is part of the East Village of the Cairns Master Plan and is subject to the Cairns Design Standards. The land has a home that was converted to commercial use but is presently vacant. The property is bordered by the Memorial Lake Hills Mortuary and Cemetery to the north and east that are zoned Mixed Use (MU). To the south is the Sonic Drive-In Restaurant and to the west is the Marketplace Retail Center which are also zoned Central Business District (CBD).

Important design issues or considerations on this proposed development in the CBD Zone & Cairns Design Standards that will need to be reviewed by the Planning Commission include type of uses, design priority (pedestrian/vehicular/shared), traffic calming, building frontages, building massing, building heights, lot coverage, building design and materials, building articulation, street level building entries, setbacks, public realm furnishings, and streetscape profiles.

Please see attached staff report and exhibits for a detailed analysis.

Recommended Action and/or Suggested Motion:

Motion #1 Conditional Use Permit
Staff recommends that the Planning Commission approve the conditional use permit for a restaurant drive-thru window for the Swig State Street located at 10101 S. State St. based on the following findings and subject to the following conditions:

Findings:

1. The applicant has met the intent and substantially complies with most of the applicable Cairns Design Standards and the CBD Zone.

2. The site design sufficiently mitigates the potential negative impacts of the proposed use.

Conditions:

1. That all requirements of the CBD Zone and Cairns Design Standards, related to this use, be in full compliance.

2. That the developer proceeds through the final site plan review process with staff.

3. That the use be reviewed upon legitimate complaint.

Motion #2 Site Plan Review

Staff recommends that the Planning Commission determine preliminary site plan review is complete for the Swig State Street located at 10101 S. State St. based on the following findings and subject to the following conditions:

Findings:

1. The applicant has met the intent and substantially complies with most of the applicable Cairns Design Standards and the Cairns Master Plan.

2. The applicant has demonstrated that they have largely complied or intend to comply with the Land Development Code requirements for the CBD Zone.

3. The proposed development enhancements provide the same or better overall quality design than the exceptions sought to achieve the branding identity and unique design elements that make this area stand out.

Conditions:

1. That street improvements be carried out according to Plan and Profiles approved by the Sandy City Engineer and specifically:
    a. That State Street be further improved and dedicated to include 18-foot-wide streetscape behind the curb and gutter and that a pedestrian access easement and maintenance agreement provided for any areas of the sidewalk that extend beyond the dedication area.
    b. That Creek Run Way (10200 South) be further improved and dedicated to include 18-foot-wide streetscape behind the curb and gutter and that a pedestrian access easement and maintenance agreement provided for any areas of the sidewalk that extend beyond the dedication area.

2. That the developer proceeds through the final site plan review process with staff. The Final

Site Plan shall be in compliance with all Development Code requirements, staff redlines, and those modifications as required by the Planning Commission.

3. That the development comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.

4. That the developer be responsible to meet all provisions of the Cairns Design Standards, with the following approved exceptions:
    a. dual drive-thru layout
    b. elimination of on-street parking requirements
    c. deviations to the parking lot landscaping standards (as detailed in the staff report)
    d. lesser building frontage (as shown in the proposed site plan)
    e. a single story building
    f. reduction to the fenestration and glazing requirements (as shown in the proposed building elevations)
    g. use of a thin brick veneer
    h. increased building setback from Creek Run Way
    i. elimination of public building entrances
    j. elimination of a pedestrian crossing refuge island

5. That the developer be responsible to install the following development enhancements to offset the listed exceptions:
    a. provide the city with a Pedestrian Bridge Easement Area.
    b. enhanced outdoor dining area.
    c. enhancements to the existing pedestrian street crosswalks that adhere to the Cairns specifications at State St. and Creek Run Way.
    d. construct one secondary monument sign at corner of State St and Creek Run Way, one vehicular wayfinding sign along State St., and one pedestrian wayfinding sign along Creek Run Way.

6. All utility boxes (i.e. transformers, switch gear, 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 with a wing wall if fronting a public street.

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 and safety. 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 architectural massing, design, and proposed building materials be approved with the recommended changes by the Architectural Review Committee and staff being

incorporated into the final building design.

9. That the applicant work with staff to determine an appropriate implementation of public art within the project area.

Sandy
COMMUNITY DEVELOPMENT

Feet
0 87.5 175 350 525

SPR01062025-006903
Site Plan and CUP Review
10101 S. State St

Community Development Department

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum

June 19, 2025

To:	Planning Commission	
From:	Community Development Department	
Subject:	Swig State Street (Cairns Preliminary Site Plan Review & Restaurant Drive-up Window Use Conditional Use Review)	SPR01062025-006903 CUP03192025-006930
	10101 S. State St.	CBD Zone
	[Community #5]	Cairns District 0.67 Acres, 749 sq. ft. Retail

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

Request

The applicant, Pranavi Koka with Bowman Consulting Group that represents Savory Swig Stores, LLC (with permission of the property owner, Fairbanks Family Trust), is requesting preliminary site plan review of a commercial site plan within the Cairns District for a SWIG (restaurant land use) on a property located at 10101 S. State St. The proposal is to construct a single-story use building for this proposed use and to include a double lane restaurant drive-up window (see Exhibit "A" for application materials).

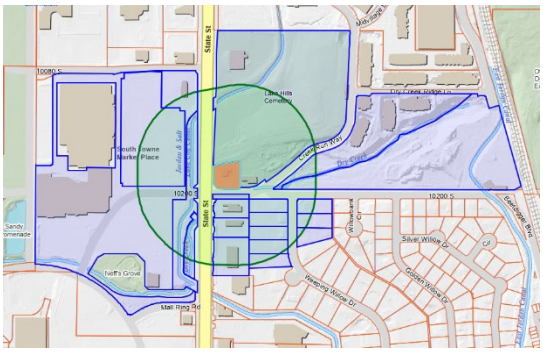
Background

The property is zoned Central Business District (CBD) and is part of the East Village of the Cairns Master Plan and is subject to the Cairns Design Standards. The land has a home that was converted to commercial use but is presently vacant. The property is bordered by the Memorial Lake Hills Mortuary and Cemetery to the north and east that are zoned Mixed Use (MU). To the south is the Sonic Drive-In Restaurant and to the west is the Marketplace Retail Center which are also zoned Central Business District (CBD).

Public Notice and Outreach

This item has been noticed to property owners within 500 feet of the subject area. A neighborhood meeting has been held as this property

is within close proximity to residential properties. The meeting was attended with one neighbor, but no comments were provided.

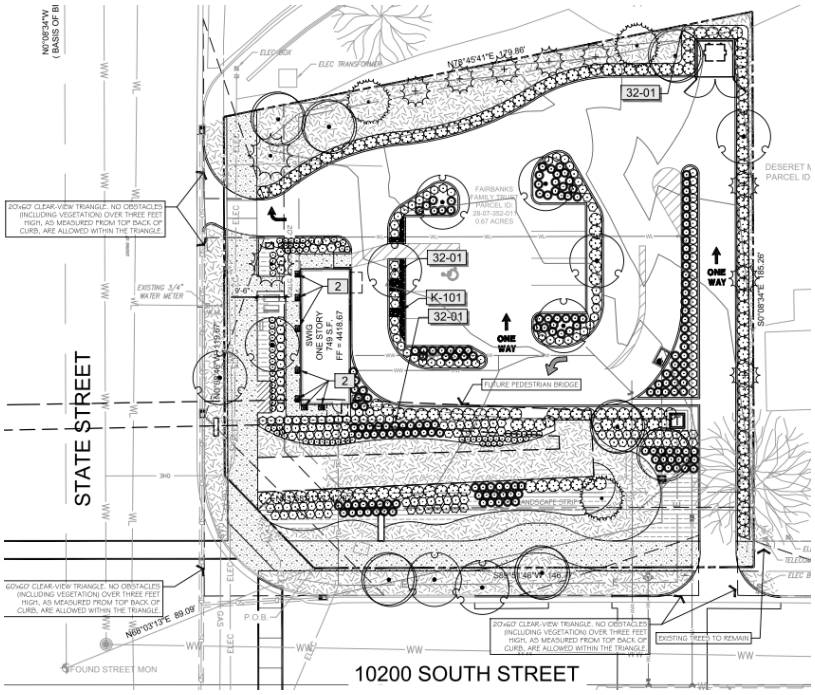


Analysis

Important design issues or considerations on this proposed development in the CBD Zone & Cairns Design Standards that will need to be reviewed by the Planning Commission include type of uses, design priority (pedestrian/vehicular/shared), traffic calming, building frontages, building massing, building heights, lot coverage, building design and materials, building articulation, street level building entries, setbacks, public realm furnishings, and streetscape profiles.

Land Use

This property is shown as being part of the East Village within the Cairns District. This village is intended to become a walkable mixed use area in which residents may walk to work, shopping and recreational facilities. While this single building alone won't accomplish this goal, the implementation of the overall master plan for the East Village will over time. While this proposal does not maximize the development potential available in the Cairns by proposing a small single story retail building in an area that requires a minimum building massing of four stories and proposes to have an auto dominated use with a drive thru pick-up window the building orientation and configuration of the site strike a balance between the vehicular use and pedestrian use. Despite the proposed user of this site primarily catering to automobiles through the proposed drive thru window and double stacked queue lanes, they have implemented a design that balances vehicular and pedestrian traffic yet still encourages and promotes walkability in the area. This project does satisfy needs of today and also helps further the objective of the area to transition into a walkable mixed used development. The drive thru use does require a conditional use permit in the CBD Zone District.



Conditional Use Standards

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

Sec. 21-33-4. Conditions.

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

(1) Size, configuration and location of the site and the proposed site plan layout.

The proposed drive thru lanes are placed behind the building which is oriented to the street, not a parking lot or drive isles. These design choices mitigate the visual impact of the drive thru queue.

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

The site is limited to one-way ingress (from Creek Run Way (10200 S), and one-way egress onto State St.

(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.

The site has sufficient access to the streets, will not have adverse impact on the utilities, and will provide sufficient public improvements to offset any negative impacts.

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

The proposed site plan has sufficient parking that is placed behind the building.

(5) Site circulation patterns for vehicular, pedestrian and other traffic.

The site is limited to one-way ingress (from Creek Run Way (10200 S), and one-way egress onto State St.

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

The proposed signage for the drive thru is oriented away from the residential areas and should not create a disturbance to surrounding properties.

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

The proposal includes a reservation of a public easement that would allow for a future pedestrian bridge over State Street.

(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.

The site will have adequate landscape areas that will help screen the drive-thru lanes.

(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.

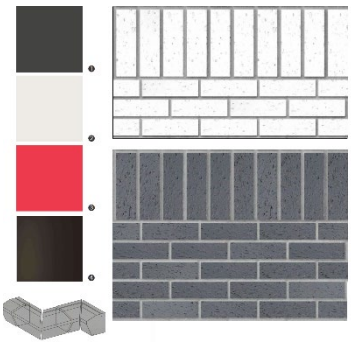
The use to be reviewed upon legitimate complaint.

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

The proposed drive-thru use is allowed along a Type 4 street in the Cairns District, when the impacts and the use can be limited. The proposed site layout does a sufficient effort to mitigate the negative impacts typically associated with this use.

Access:
The proposed development will have vehicular accessed from Creek Run Way (10200 South). Pedestrian access will be provided from State Street. Road width's will remain as-is, but the development will provide improvements of parkstrips, sidewalks, and urban furnishings that will improve pedestrian mobility and comfort to the area. The building will be primarily oriented to the street and designed to encourage pedestrian activity through a walk-up window and outdoor dining area. The proposed public improvements are designed to implement the Cairns Design Standards.

Parking:
No on-street parking is proposed, and all off-street parking requirements will be met through a parking lot. A total of eight (8) parking stalls will be provided, which is sufficient for the use and building size.



Architectural Design & Materials:
The applicant is proposing to use two different brick veneers as the primary building materials. The base of the building is expressed with a brick wainscotting. The middle of the building is shown in a different white brick used on the middle and building column elements. The top of the building is reflected in an EIFS cornice. They've also created a canopy/ledge that wraps around the building at varying widths. The exact percentages are shown on the plans. The architect has not clearly defined how they attempt to achieve a "mountain meets urban" design ethos with the mix and placement of materials and forms consistent with Cairns Master Plan and Cairns Design Standards.

The exterior elevations and materials have been reviewed by the Architectural Review Committee (ARC) (see Exhibit "B" ARC Meeting Minutes). The applicant presented a couple variations of the building form and design and ultimately received a positive recommendation from the committee. The final motion included a few further modifications to their proposed elevations:

- Rather than using the Nichiha panels (the wood toned fiber cement) in the mountain skyline pattern, they recommend that they be used as the soffit material under the canopy/ledge building element.

- They also recommended that the entire area between the columns on the taller portion of the building use this same or similar Nichiha panels (see the orange shaded areas on all 4 elevations).

The current elevations have not yet incorporated the desired changes the committee recommended be implemented.

They are proposing to use a grey brick veneer as the base material, with a white brick used on the building column elements and middle areas, with an articulated EIFS cornice at the top and a canopy/ledge that wraps around the building The architect is hoping to achieve a "mountain meets urban" design ethos with the mix and placement of materials and forms consistent with Cairns Master Plan (see Exhibit "C" for the Cairns Design Standards Exceptions Request).

Landscaping & Open Space:
The applicant has submitted a full landscape plan for the site. Staff has found that it generally meets the requirements specific to the Cairns Design Standards, the CBD Zone and those of Chapter 21-25 entitled Landscaping Standards. The plans reflect a variety of deciduous and coniferous trees, shrubs, and perennial flowers. This plan shows urban amenities such as street furniture, trash receptacles, bike racks, and planter areas along these street corridors. They are beneficial to the project design and enhance the pedestrian experience.

Public Art:
Some public art is required and can be utilized to promote a sense of community identity and is required to be integrated into building and site designs. Murals, statuary, and building elements can be used to reflect local cultural and ethnic interests and add a unique element to public spaces within the development. Staff intends to work with the applicant on identifying potential applications through final site plan review to ensure this is finalized before final approval of the project.

Cairns Design Standards:
The developer has been working with staff on the review of the Cairns Design Standards. While the project is meeting many of these standards, they are requesting several exceptions. The applicant has identified proposed enhancements they are offering as offsets to the exceptions to the standards.

There are two types of Cairns Standards exceptions requests: hardships and non-hardships. In review of the requested exceptions, staff finds that their requests fit into the non-hardship category as they can't meet all five of the criteria of hardship type. The non-hardship exception requests must meet the following criteria:

- The intent of the applicable regulations are met.
- The intent of the Master Plan is met.
- The same or better-quality design is achieved.

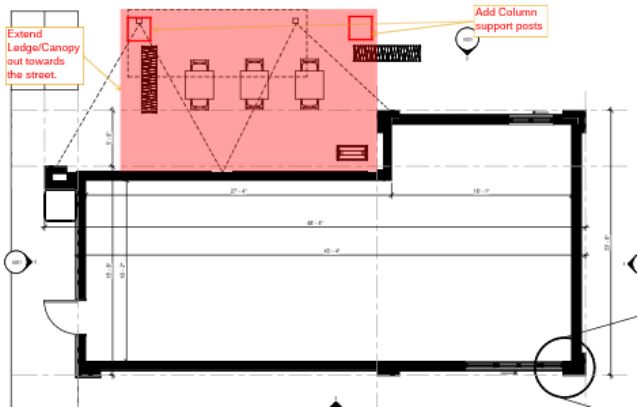
The following exceptions are sought (analysis of each item is shown below):

- Drive-thru Lanes
  - A dual drive-thru layout is proposed while the standards limit it to one lane.
- On-street Parking
  - Creek Run Way is a Type 3 street that requires on-street parking. Due to the small size of the lot, providing that would not be practical due to the proximity of the intersection and site visibility that would prohibit the stalls from being there.
- Parking Lot Landscaping
  - Typical standards for landscaping in the parking field include eight (8') min width and 15% of total landscape area within that area. They are seeking to reduce these requirements to five (5') width and 13% of total landscape coverage.
- Building Frontage
  - Typical standards for the primary and secondary building frontage requires 70% of the street frontage to be occupied by buildings. With the reservation of area for the pedestrian bridge, they are seeking an exception.
- Building Height of single story
  - This area of the Cairns District calls for a minimum building height of four stories (mid-rise). This is a single story, single use building that will not meet this requirement.
- Fenestration and Building Materials of base, middle, and top
  - There is a fenestration requirement of 70% min glass window/door treatments on all elevations of a commercial building. While they are proposing the required amount of glazing, but not meeting the visible glass requirement that provides actual visibility in and out of the building. They are proposing a faux window system on the majority of the window areas.
  - The proposed building elevations show the use of a thin brick, rather than a full brick veneer.
- Building Setback
  - The south side of the building does not meet the setback of 16 feet from Creek Run Way (10200 South). They are requesting an exception to the reserved pedestrian bridge easement area that prevents a building being placed along the street frontage and meeting the setback requirements.
- Building Entrances
  - The building has no public building entrances as the proposed facility interior is for employee use only. All service to the public is administered through either the walk-up window facing State St. or the drive-thru window on the back of the building.
- Pedestrian Crossing Refuge Island
  - There is a proposed pedestrian crossing at the State Street intersection. However, State Street exceeds 48' in width and would require a pedestrian refuge island to improve walkability and pedestrian comfort. With the future pedestrian bridge and the area provided for that future improvement on-site, this requirement will be offset.

The applicant is proposing the following as development enhancements to offset the impact of not complying with the requirements listed above:

- Pedestrian Bridge Easement Area. The proposal includes a reservation of the land area needed for a pedestrian bridge over State Street which would be a significant improvement to the walkability of the area. This corner is a crossroads of trails in the city and we anticipate a growing volume of pedestrians in the area using these trails and frequenting businesses in the area as the Cairns District gets built out.
- Enhanced Outdoor Dining Area. Proposing a small shade structure and festoon lighting of the outdoor dining area.
- Crosswalks. Proposing enhancements to the existing pedestrian street crosswalks that adhere to the Cairns specifications.
- Secondary Monument Sign, Vehicular Wayfinding Signs & Pedestrian Wayfinding Signs. The exact locations of these proposed signs have not been determined, but the applicant is willing to install these within their own property. Staff can work with the applicant to identify these locations prior to final approval.

Development enhancements are intended to balance the scales of failure to comply with all of Cairns Design Standards. Staff generally supports these proposed enhancements and their intent to offset the negative impacts to the branding identity and unique design elements that make this area unique.



Staff Concerns

The outdoor dining area could be further enhanced by not creating a separate shade structure, but one that is connected to the building and is an extension of it out towards the street to really create a street presence and really create an outdoor dining room that would provide protection from the elements and be an attractive amenity to pedestrians.

Recommendation

Motion #1 Conditional Use Permit

Staff recommends that the Planning Commission approve the conditional use permit for a restaurant drive-thru window for the Swig State Street located at 10101 S. State St. based on the following findings and subject to the following conditions:

Findings:

1. The applicant has met the intent and substantially complies with most of the applicable Cairns Design Standards and the CBD Zone.

2. The site design sufficiently mitigates the potential negative impacts of the proposed use.

Conditions:

1. That all requirements of the CBD Zone and Cairns Design Standards, related to this use, be in full compliance.

2. That the developer proceeds through the final site plan review process with staff.

3. That the use be reviewed upon legitimate complaint.

Motion #2 Site Plan Review

Staff recommends that the Planning Commission determine preliminary site plan review is complete for the Swig State Street located at 10101 S. State St. based on the following findings and subject to the following conditions:

Findings:

1. The applicant has met the intent and substantially complies with most of the applicable Cairns Design Standards and the Cairns Master Plan.

2. The applicant has demonstrated that they have largely complied or intend to comply with the Land Development Code requirements for the CBD Zone.

3. The proposed development enhancements provide the same or better overall quality design than the exceptions sought to achieve the branding identity and unique design elements that make this area stand out.

Conditions:

1. That street improvements be carried out according to Plan and Profiles approved by the Sandy City Engineer and specifically:
    a. That State Street be further improved and dedicated to include 18-foot-wide streetscape behind the curb and gutter and that a pedestrian access easement and maintenance agreement provided for any areas of the sidewalk that extend beyond the dedication area.

b. That Creek Run Way (10200 South) be further improved and dedicated to include 18-foot-wide streetscape behind the curb and gutter and that a pedestrian access easement and maintenance agreement provided for any areas of the sidewalk that extend beyond the dedication area.

2. That the developer proceeds through the final site plan review process with staff. The Final Site Plan shall be in compliance with all Development Code requirements, staff redlines, and those modifications as required by the Planning Commission.

3. That the development comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.

4. That the developer be responsible to meet all provisions of the Cairns Design Standards, with the following approved exceptions:
   a. dual drive-thru layout
   b. elimination of on-street parking requirements
   c. deviations to the parking lot landscaping standards (as detailed in the staff report)
   d. lesser building frontage (as shown in the proposed site plan)
   e. a single story building
   f. reduction to the fenestration and glazing requirements (as shown in the proposed building elevations)
   g. use of a thin brick veneer
   h. increased building setback from Creek Run Way
   i. elimination of public building entrances
   j. elimination of a pedestrian crossing refuge island

5. That the developer be responsible to install the following development enhancements to offset the listed exceptions:
   a. provide the city with a Pedestrian Bridge Easement Area.
   b. enhanced outdoor dining area.
   c. enhancements to the existing pedestrian street crosswalks that adhere to the Cairns specifications at State St. and Creek Run Way.
   d. construct one secondary monument sign at corner of State St and Creek Run Way, one vehicular wayfinding sign along State St., and one pedestrian wayfinding sign along Creek Run Way.

6. All utility boxes (i.e. transformers, switch gear, 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 with a wing wall if fronting a public street.

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 and safety. 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 architectural massing, design, and proposed building materials be approved with the recommended changes by the Architectural Review Committee and staff being incorporated into the final building design.

9. That the applicant work with staff to determine an appropriate implementation of public art within the project area.

Planner:

Mike Wilcox

Planning Director

File Name: S:\USERS\PLN\STAFFRPT\2025\SPR01062025-006903 SWIG STATE ST\PC\STAFF REPORT.DOCX

Exhibit "A"
– see attachment for the full set of plans –

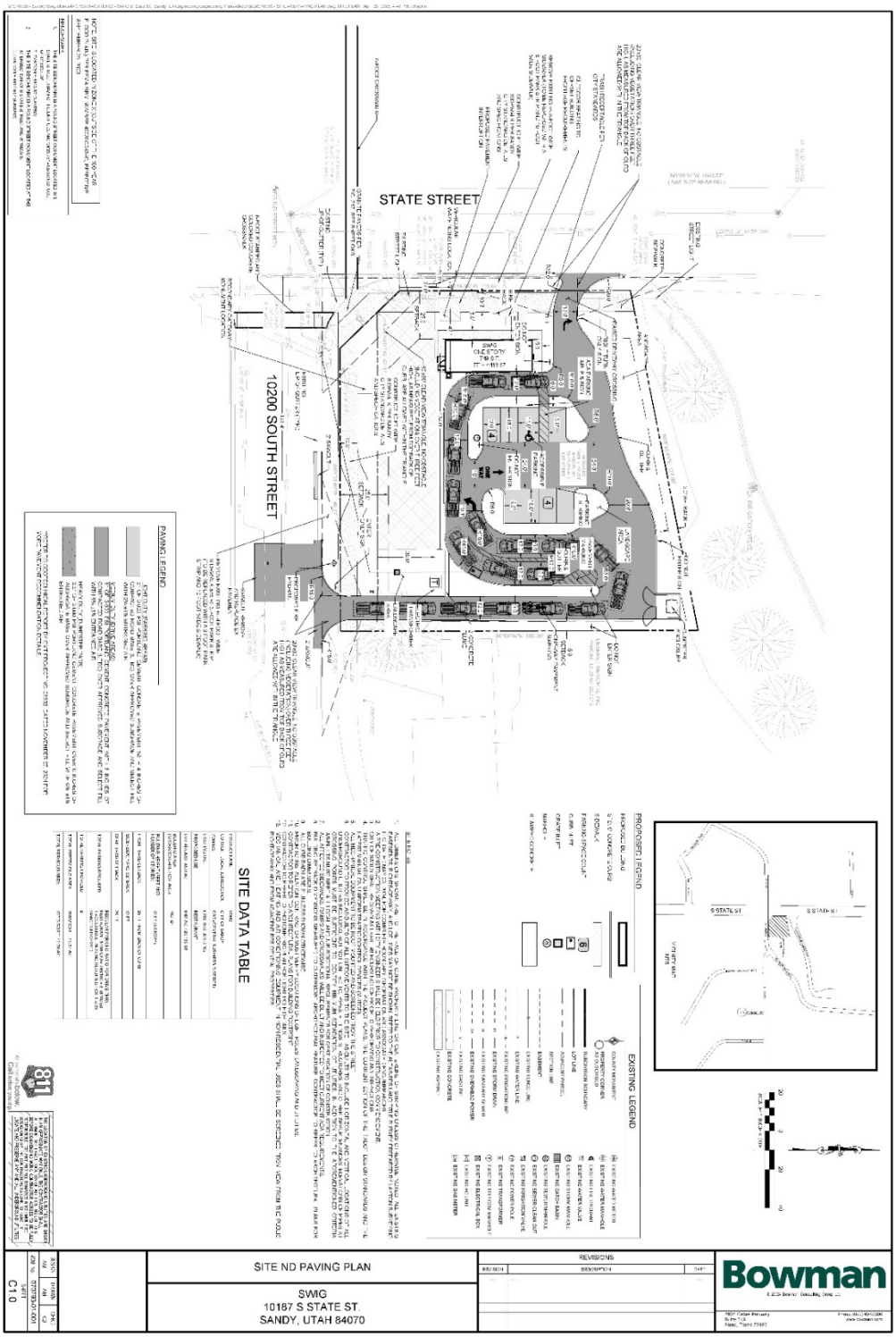


Exhibit "B"
– See attachment for the full document –

Architectural Review Committee Meeting
May 28, 2025

Members Present:	**Staff Present:**	**Those Absent:**
Steve Burt	James Sorenson	Scott Westra
Cheryl Bottorff	Mike Wilcox	Lyle Beecher
Daniel Schoenfeld	Doug Wheelwright	Marci Houseman – Alternate/ nonvoting
Cyndi Sharkey – nonvoting	Jennifer Gillen	Brian McCuistion

4:00 p.m. Name of Project SWIG (SPR01062025-006903), located at 10187 South State Street. Attendees for the SWIG project: Jamin Kunz (Babcock Design, Architect), Pranavi Koka (Bowman Consulting Group, Civil Engineer), Kurt Hanson (Talley CM Ownership for SWIG)

Jamin Kunz introduced the proposed project in which they would construct a single-story building to include a double lane restaurant drive-up queue and a walk-up window to serve gourmet sodas and snacks. This project is heavily dependent on the drive thru operation, and where most of the business will take place. Because of the space they have been given, excluding the pedestrian bridge around space that will be built by the city, they feel they have done what they can to meet our suggestions for the use of the space. They have been working with staff and have modified there plans as follows:

- Oriented the building parallel to State Street and provided exterior customer walkup and dining space.
- Refined the elevations, added spandrel glass windows for appearance.
- Interior of the building is mostly a machine to push out drinks as effectively as possible. This space will be for employees to prep and store food and drinks. A bathroom will be provided for the employees only.
- A double lane drive-up queue will be placed behind the building on the east side.
- Enhanced the building materials from stucco to brick.

Jamin Kunz asked about the mountain meets urban definition and wondered why businesses around this location did not have to adhere to those same standards.

Mike Wilcox explained that State Street has been utilized as a suburban strip commercial destination and that the city is trying to move to a more walkable urban environment so that is why the Cairns Design Standards were implemented.

Jamin Kunz stated that he is interested in capturing the vision of the Cairns Design Standards but does not see that vision on State Street. He wondered if there was an area he could see that expressed this vision, so he understood what the committee was asking of him.

Mike Wilcox said he could take a look at the multi-story mixed-use development that is to the west of the Civic Center's trax station that shows how the Cairns Design Standards were implemented in that project.

Exhibit "C"
– See attachment for the full document –

Mike Wilcox

Subject: FW: [EXTERNAL] RE: ARCHITECTURAL REVIEW COMMITTEE MEETING
Attachments: Mimecast Large File Send Instructions

From: Pranavi Koka <pkoka@bowman.com>
Sent: Monday, June 9, 2025 3:44 PM
To: Mike Wilcox <mwilcox@sandy.utah.gov>
Cc: Amy Catenzaro <amy@babcockdesign.com>; Kurt Hanson <khanson@tallycm.com>; Jeffy John <jeffyjohn@bowman.com>; Jordan Hill <jhill@swigdrinks.com>; Eric Maurer <emaurer@bowman.com>; Jamin Kunz <jamin@babcockdesign.com>; Ryan Safford <rsafford@bowman.com>
Subject: RE: [EXTERNAL] RE: ARCHITECTURAL REVIEW COMMITTEE MEETING

I'm using Mimecast to share large files with you. Please see the attached instructions.

Mike,

Please see below and attached for the requested information. Let us know if you have any questions or concerns.

List of Exceptions Requested from the Cairns Standards:

Architectural:

Section 2.6 Building Frontage at Type 3 Creek Run Way (10200 S.)

1. Exception may be required for Primary Building Frontage along Creek Run Way (10200 S.); Entire South façade (23'-8"") is blocked not allowed along due to Future Pedestrian Bridge.Note Secondary Frontage is 100% along State. Street. The development enhancement of a shade structure or covered outdoor dining area and walk-up window could be the offset.

Section 2.8 Drive-Thrus & Walk Up Window at Type 3 Creek Run Way (10200 S.)

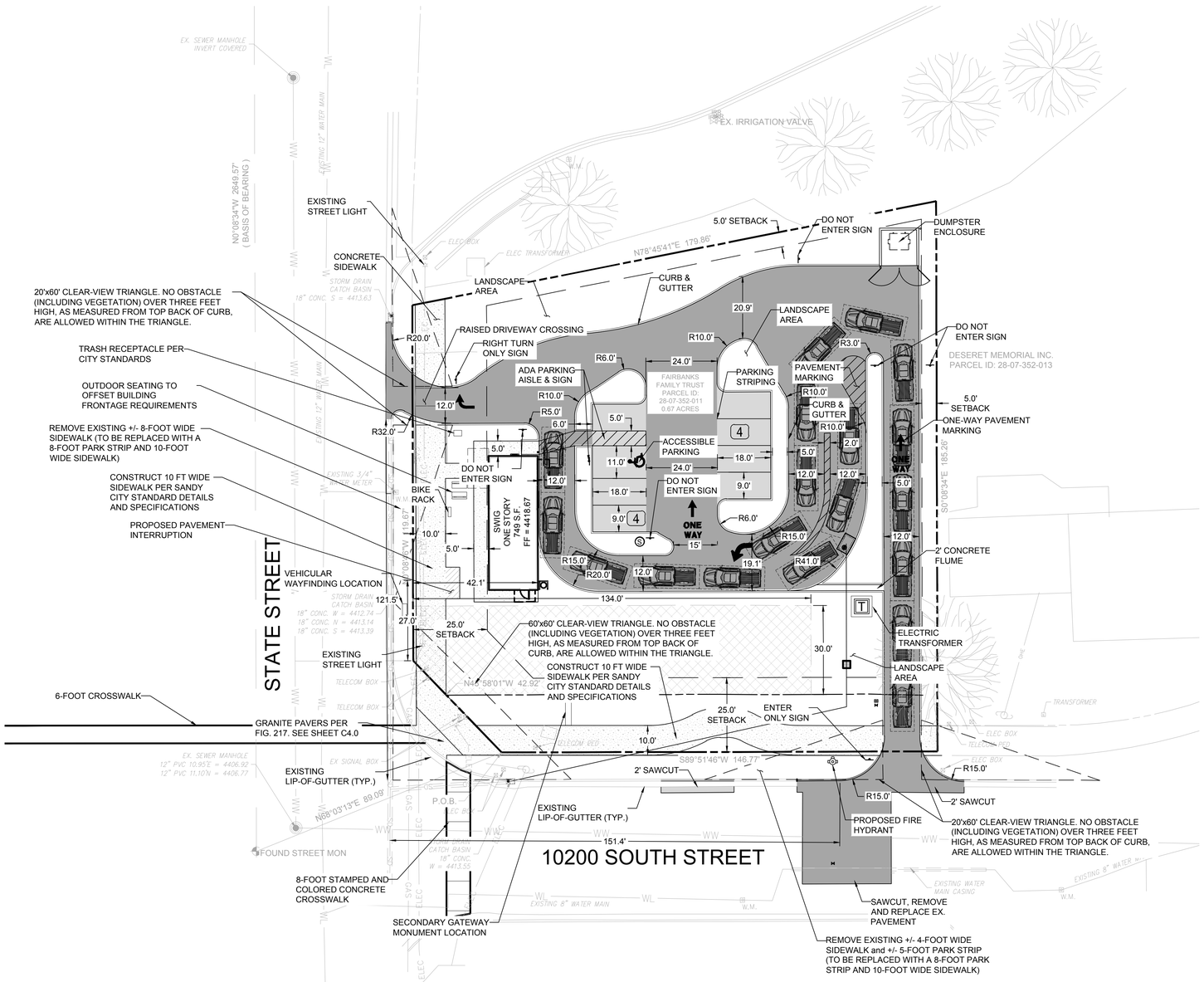
1. Exception for screening of Drive thru window and lanes are required. Future Pedestrian Bridge to screen drive-thru lane.

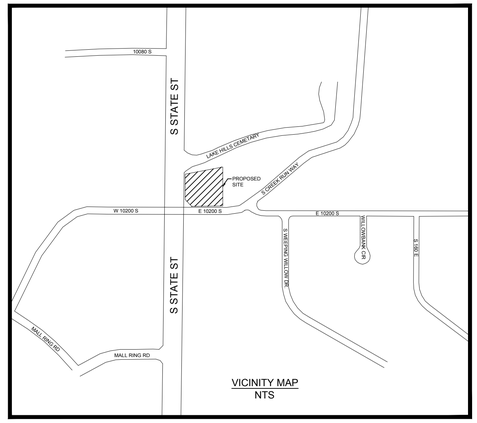
Section 2.8 Drive-Thrus & Walk Up Window at Type 4 State St.

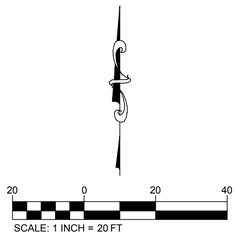
1. Exception for more than one drive thru lane is required along State Street.

Section 3 Streetscape Design at Creek Run Way (10200 S.)

1. Exception may be required for 8 ft min. setback from Pedestrian Space; Entire South façade (23'-8") is blocked not allowed along due to Future Pedestrian Bridge. Note Secondary Frontage is 100% along State. Street. The development enhancement of a shade structure or covered outdoor dining area and walk-up window could be the offset. "
2. Exception will be required for Secondary Frontage set back of 25'. It is not possible along Creek Run Way (10200 S.), and 54' building setback is currently shown due to the future pedestrian bridge.
3. Exception required for Number of Pedestrian Building Entrances (3 per 200 feet) is not possible for the following reasons:
   - Due to Swig function of building there will not be any public access to building.
   - Due to length of building along South facade (23'-8") only one Pedestrian Building entrance will be possible.
   - Future Pedestrian Bridge will screen south entrance.







PROPOSED LEGEND

- PROPOSED BUILDING
- STD. 6" CONCRETE CURB
- SIDEWALK
- PARKING SPACE COUNT (6)
- CURB INLET
- GRATE INLET
- MANHOLE (S)
- STAMPED CONCRETE

EXISTING LEGEND

- COUNTY MONUMENT
- PROPERTY CORNER AS DESCRIBED
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING IRRIGATION VALVE
- EXISTING POWER POLE
- EXISTING TRANSFORMER
- EXISTING TELECOM MANHOLE
- EXISTING ELECTRICAL BOX
- EXISTING AC UNIT
- EXISTING GAS METER

SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY LAYTON SURVEYING LLC. DATED MAY 03, 2024, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
2. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
3. CITY OF SANDY SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
4. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE TXDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM THE STREET.
6. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
7. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
8. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
9. ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
10. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.
11. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING FOOTPRINT.
12. CONTRACTOR TO REFER TO PHOTOMETRIC PLAN FOR LIGHT POLE DETAILS.
13. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

SITE DATA TABLE

PROJECT NAME	SWIG
CURRENT LOCAL JURISDICTION	CITY OF SANDY
ZONING	CBD (CENTRAL BUSINESS DISTRICT)
EXISTING USE	EXISTING BUILDING
PROPOSED USE	RESTAURANT
LOT AREA/SF AND AC	0.67 AC. / 29,185 SF
BUILDING AREA (GROSS SQUARE FOOTAGE)	749 SF
BUILDING HEIGHT (FEET AND NUMBER OF STORIES)	16 FT (1-STORY)
FRONT YARD SETBACK	25 FT FROM BACK OF CURB
SIDE (E&W) YARD SETBACK	10 FT
REAR YARD SETBACK	20 FT
TOTAL PARKING REQUIRED	REGULAR PARKING RATIO FOR DRIVE-THRU RESTAURANT 1/100 GFA= 749/100 = 8 SPACES 1 ACCESSIBLE PARKING REQUIRED FOR 1 to 25 SPACES PROVIDED
TOTAL PARKING PROVIDED	8
TOTAL IMPERVIOUS AREA	15962 SQ.FT. / 0.37 AC
TOTAL PERVIOUS AREA	13223 SQ.FT. / 0.30 AC

PAVING LEGEND

LIGHT DUTY (PARKING AREAS)
5" OF 3,000 PSI PORTLAND CEMENT CONCRETE PAVEMENT WITH 4 INCHES OF COMPACTED ROAD BASE (UTBC) OVER APPROVED SUBGRADE AND SELECT FILL WITH 6% ±1% ENTRAINED AIR.

MEDIUM DUTY (DRIVE AREAS)
6" OF 3,000 PSI PORTLAND CEMENT CONCRETE PAVEMENT WITH 6 INCHES OF COMPACTED ROAD BASE (UTBC) OVER APPROVED SUBGRADE AND SELECT FILL WITH 6% ±1% ENTRAINED AIR.

HEAVY DUTY (DUMPSTER PADS)
6.5" OF 3,000 PSI PORTLAND CEMENT CONCRETE PAVEMENT OVER 6 INCHES OF AGGREGATE BASE OVER APPROVED SUBGRADE AND SELECT FILL WITH 6% ±1% ENTRAINED AIR.

**REFER TO GEOTECHNICAL REPORT BY CMT PROJECT NO. 23332, DATED NOVEMBER 27, 2024 FOR MORE PAVEMENT RECOMMENDATION DETAILS.

NOTE: SITE IS LOCATED IN ZONE X (OUTSIDE OF THE 100-YEAR FLOOD PLAIN) PER FEMA FIRM NUMBER 49035C0434G, EFFECTIVE SEPTEMBER 25, 2003

BENCHMARK:
1. THE SITE BENCHMARK IS A FOUND STREET MONUMENT LOCATED IN S STATE STREET, HAVING THE LATITUDE N40°34'23.75" AND LONGITUDE W111°53'27.20". ELEVATION = 4443.56' (NAVD'83)
2. THE SITE BENCHMARK IS A FOUND STREET MONUMENT LOCATED AT THE INTERSECTION OF S STATE STREET AND W 10200 S. ELEVATION = 4417.567' (NAVD'83)

Know what's below. Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman
© 2024 Bowman Consulting Group Ltd
2905 Dallas Parkway
Suite 310
Plano, Texas 75093
Phone: (972) 497-2560
www.bowman.com

REVISION	DESCRIPTION	DATE
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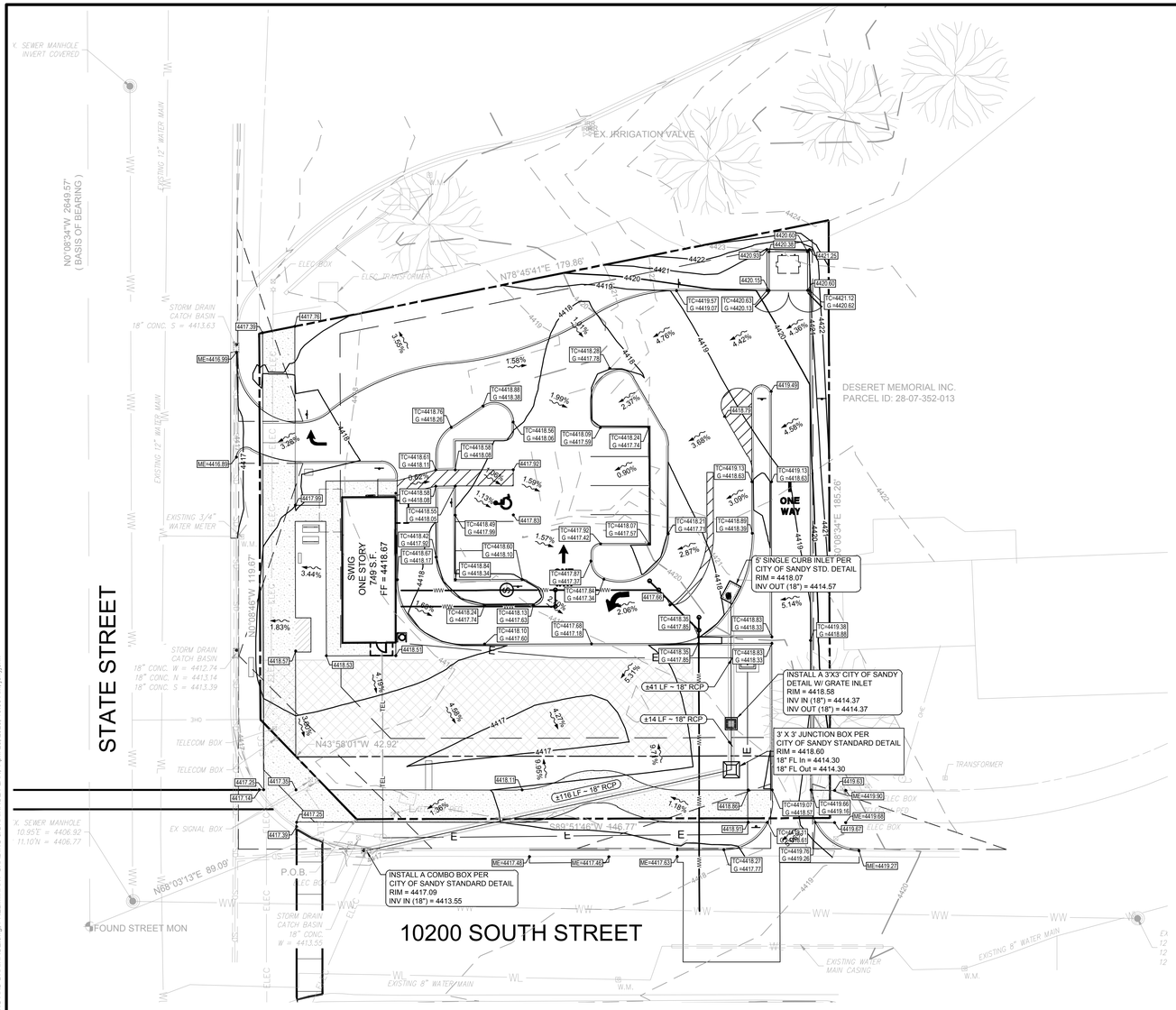
SITE ND PAVING PLAN

SWIG
10187 S STATE ST.
SANDY, UTAH 84070

DESIGN	DRAWN	CHKD
AM	AM	KB

JOB No. 070793-01-001

SHEET C1.0



GRADING LEGEND

- PROPERTY LINE
- LEASE LOT LINE
- PROPOSED BUILDING
- PROPOSED CONTOUR — 430
- EXISTING CONTOUR — 430
- DIRECTION OF FLOW — 2.30%
- SPOT ELEVATION — 4418.04
- TOP AND GUTTER ELEVATION — TC=4418.90 G=4419.30
- MATCH EXISTING ELEVATION — ME=4418.10
- HIGH POINT ELEVATION — HP=4418.27

EXISTING LEGEND

- PROPERTY CORNER AS DESCRIBED
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EXISTING FENCE LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING WATER METER
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING IRRIGATION VALVE
- EXISTING POWER POLE
- EXISTING TRANSFORMER
- EXISTING TELECOM PEDESTAL
- EXISTING ELECTRICAL BOX
- EXISTING AC UNIT
- EXISTING GAS METER

20 0 20 40

SCALE: 1 INCH = 20 FT

GRADING & DRAINAGE NOTES

1. CONTRACTOR SHALL SAWCUT AND REPAIR 2' INTO THE EXISTING CONCRETE AT ALL DRIVEWAY CONNECTIONS.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ALL EXISTING UTILITIES (ABOVE AND BELOW GROUND) AS SHOWN ON THESE PLANS ARE APPROXIMATE AND WERE LOCATED BASED ON EITHER VISUAL OBSERVATIONS AT THE SITE, EXISTING SURVEYS, AND/OR FROM UTILITY OWNERS. THE OWNER DOES NOT GUARANTEE THAT EXISTING UTILITY LOCATIONS ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES(ABOVE AND BELOW GROUND) BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL APPROPRIATE UTILITY COMPANIES AND THE UTILITIES PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY OWNER AND/OR ENGINEER OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED. NO CUT OR FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN 3:1.
4. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILTS AND DEBRIS.
5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
6. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
7. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
8. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTIONS ACTIVITIES.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND FOR ALL NATURAL AND PAVED AREAS.
10. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH CITY SPECIFICATIONS UNTIL HEALTHY STAND OF GRASS IS OBTAINED.
11. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
12. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT PROVIDED BY THE OWNER.
14. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
15. ALL PROPOSED SPOT ELEVATIONS ARE PAVEMENT GRADES, UNLESS OTHERWISE NOTED, TOP OF CURB ELEVATIONS ARE 6 INCH ABOVE ELEVATIONS SHOWN ON THIS PLAN.
16. ALL ELEVATIONS PRESENTED IN THESE PLANS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF NAVD 88.
17. CONTRACTOR TO MAINTAIN 1' MINIMUM CLEARANCE BETWEEN PIPES.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGING CONSTRUCTION ACTIVITIES TO ENSURE THAT PUBLIC STREETS AND RIGHT-OF-WAYS ARE KEPT CLEAN OF MUD, DUST OR DEBRIS. DUST ABATEMENT SHALL BE MAINTAINED BY ADEQUATE WATERING OF THE SITE BY THE CONTRACTOR.
19. CLEAR AND GRUB WITHIN WORK LIMITS FOR ALL SURFACE VEGETATION, TREES, STUMPS, BRUSH, ROOTS, ETC. DO NOT DAMAGE OR REMOVE TRESS EXCEPT AS APPROVED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS. PROTECT ALL ROOTS TWO INCHES IN DIAMETER OR LARGER.
20. STRIP WORK LIMITS, REMOVING ALL ORGANIC MATTER WHICH CANNOT BE COMPACTED INTO A STABLE MASS. ALL TREES, BRUSH, AND DEBRIS ASSOCIATED WITH CLEARING, STRIPPING OR GRADING SHALL BE REMOVED AND DISPOSED OFF SITE BY THE CONTRACTOR.
21. IMMEDIATELY FOLLOWING FINE GRADING OPERATIONS, COMPACT SUBGRADE TO 95% OF MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD (MODIFIED PROCTOR). PROOF ROLLING WITH A LOADED DUMP TRUCK IS A SUITABLE ALTERNATIVE TO THIS PROJECT.
22. ALL FILLS WITHIN PUBLIC ROW AND EASEMENTS SHALL BE ENGINEERED. ADDITIONALLY, ANY FILLS OUTSIDE OF PUBLIC ROW WHICH ARE OVER TWO (2) FEET IN DEPTH SHALL BE ENGINEERED. ENGINEERED FILLS SHALL BE CONSTRUCTED IN 6" LIFTS. EACH LIFT SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD (MODIFIED PROCTOR).
23. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, STRAIGHT GRADES SHALL BE RUN BETWEEN ALL FINISH GRADE ELEVATIONS AND/OR FINISH CONTOUR LINES SHOWN. FINISH PAVEMENT GRADES AT TRANSITION TO EXISTING PAVEMENT SHALL MATCH EXISTING PAVEMENT GRADES OR SHALL BE FEATHERED PAST JOINTS WITH EXISTING PAVEMENT AS REQUIRED TO PROVIDE A SMOOTH, FREE DRAINAGE SURFACE.
24. ALL EXISTING AND CONSTRUCTED MANHOLES, CLEANOUTS, MONUMENTS, GAS VALVES, WATER VALVES, AND SIMILAR STRUCTURES SHALL BE ADJUSTED TO MATCH FINISH GRADE OF THE PAVEMENT, SIDEWALK, LANDSCAPED AREA, OR MEDIAN STRIP WHEREIN THEY LIE.
25. CONTRACTOR SHALL HYDROSEED ALL EXPOSED SLOPES AND DISTURBED AREAS WHICH ARE NOT SCHEDULED TO BE LANDSCAPED.

CITY OF SANDY GRADING AND DRAINAGE NOTES

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
2. 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.
3. 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.
4. 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.
5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
6. ALL MATERIALS AND WORK DONE IN UDOT RIGHT-OF-WAY SHALL CONFORM TO UDOT STANDARDS AND SPECIFICATIONS (DELETE IF NOT APPLICABLE).
7. NON-SHRINK GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM DRAIN FACILITIES.
8. 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.
9. 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.
10. REMOVE SNAP TIES, NAILS, REBAR AND OTHER PROTRUSIONS FROM THE BOX OR PIPE INSIDE SURFACE, AS WELL AS ALL FORM WORK, PLASTIC AND CARDBOARD.
11. 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.
12. CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
13. 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.
14. 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."
15. ALL INLET, COMBO AND JUNCTION BOXES SHALL BE PLACED ON 12-INCH (MIN.) COMPACTED STABILIZATION MATERIAL.
16. A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 80% OR 90% BOND RELEASE AND AGAIN BEFORE FINAL BOND RELEASE.
17. 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.
18. 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. A

ADA NOTES

1. THE DESIGN PROFESSIONAL SIGNING THIS DOCUMENT REPRESENTS THAT TO THE BEST OF HIS/HER PROFESSIONAL JUDGEMENT, KNOWLEDGE, AND BELIEF THE DESIGN SPECIFICATIONS HEREIN COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
2. ALL GRADES/SLOPES SHOWN ON THIS PLAN WERE DESIGNED AT OR BELOW MAXIMUMS ALLOWED BY THE AMERICANS WITH DISABILITIES ACT (ADA). IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, AND THE ADA DESIGN MANUAL. IN THE EVENT THAT A DESIGN QUESTION SHOULD ARISE, OR A FIELD CONDITION PRESENT ITSELF THAT IS DIFFERENT FROM THOSE SHOWN ON THESE PLANS, WORK SHOULD CEASE AND THE ENGINEER SHOULD BE NOTIFIED SO THAT AN ACCEPTABLE SOLUTION CAN BE DETERMINED.
3. THE CONTRACTOR IS ADVISED TO CAREFULLY CHECK ALL THE PHASES OF WORK RELATING TO ADA ACCESSIBILITY FOR THIS PROJECT. SINCE THE CODE DOES NOT ALLOW FOR CONSTRUCTION TOLERANCE, ANY CONSTRUCTION THAT EXCEEDS MAXIMUM OR MINIMUM DIMENSIONS AND SLOPES AS REQUIRED BY ADA ARE SUBJECT TO REJECTION AND MAY BE REQUIRED TO BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
4. SINCE THE CIVIL ENGINEER OR SURVEYOR CANNOT CONTROL THE EXACT METHODS OR MEANS USED BY THE GENERAL CONTRACTOR OR THEIR SUBCONTRACTORS DURING GRADING AND CONSTRUCTION OF THE PROJECT, THE CIVIL ENGINEER OR SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE FINAL ACCEPTANCE OF AMERICANS WITH DISABILITIES ACT ACCESSIBILITY RELATED ITEMS BY THE CITY, ANY OTHER AUTHORITY, OR AFFECTED PARTIES.

BENCHMARK:

1. THE SITE BENCHMARK IS A FOUND STREET MONUMENT LOCATED IN S STATE STREET, HAVING THE LATITUDE N40°34'23.75" AND LONGITUDE W111°53'27.20". ELEVATION = 4443.56' (NAVD'83)
2. THE SITE BENCHMARK IS A FOUND STREET MONUMENT LOCATED AT THE INTERSECTION OF S STATE STREET AND W 10200 S. ELEVATION = 4417.567' (NAVD'83)

Know what's below. Call before you dig.

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Phone: (972) 497-2590
www.bowman.com

REVISION	DESCRIPTION	DATE
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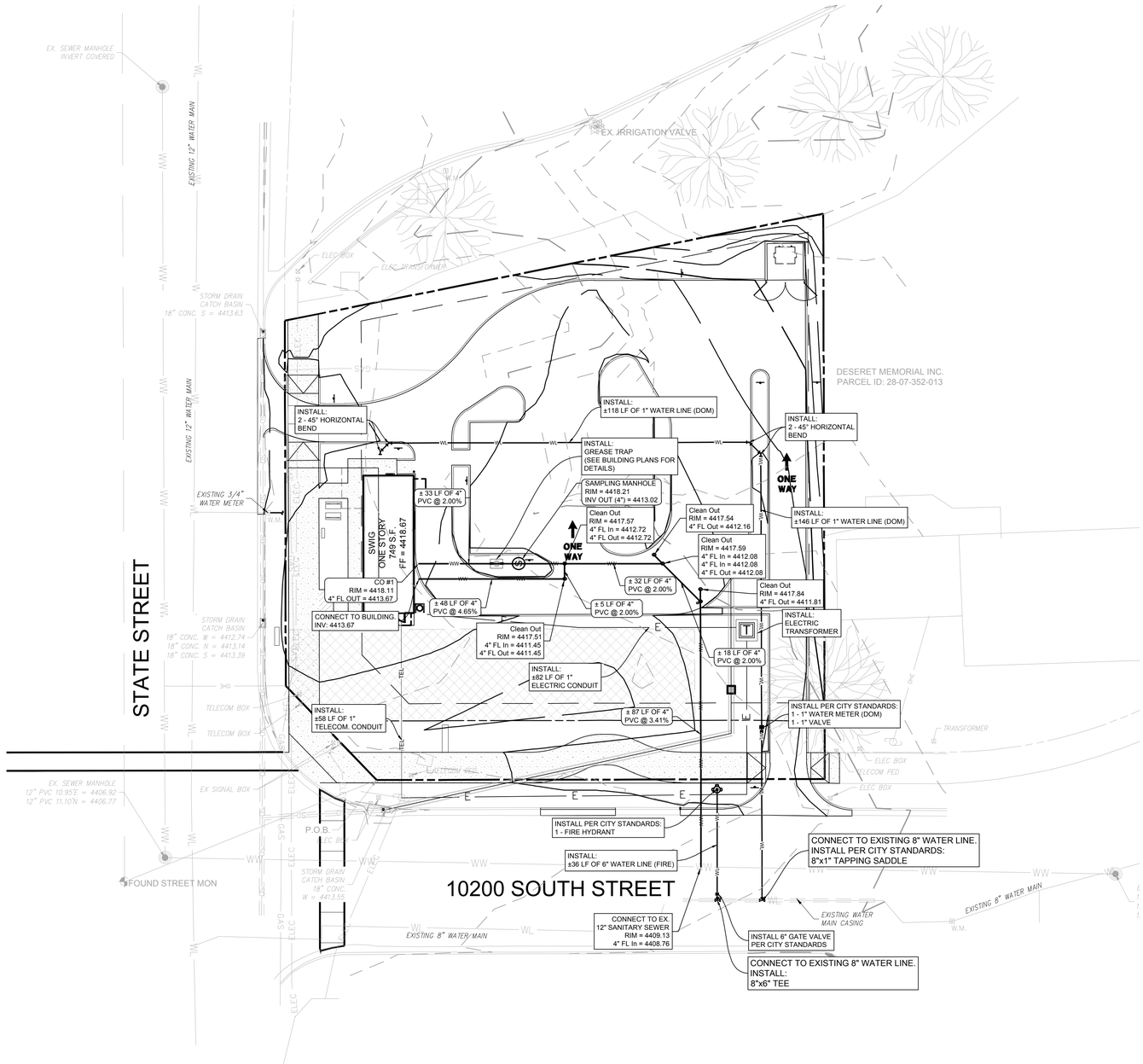
PRELIMINARY GRADING & DRAINAGE PLAN

SWIG
10187 S STATE ST.
SANDY, UTAH 84070

DESIGN	DRAWN	CHKD
AM	AM	KB

JOB No. 070793-01-001

SHEET C2.0



PROPOSED UTILITY LEGEND

WATER LINE	W W
SANITARY LINE	8"SS
SANITARY MANHOLE	S
ELECTRIC LINE	E
FIRE HYDRANT	
WATER METER	
GATE VALVE	
CLEANOUT	CO

EXISTING LEGEND

- PROPERTY CORNER AS DESCRIBED
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EXISTING FENCE LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING WATER METER
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING IRRIGATION VALVE
- EXISTING POWER POLE
- EXISTING TRANSFORMER
- EXISTING TELECOM PEDESTAL
- EXISTING ELECTRICAL BOX
- EXISTING AC UNIT
- EXISTING GAS METER

20 0 20 40

SCALE: 1 INCH = 20 FT

WATER NOTES

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
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3. 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.
4. 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.
5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
6. WATER LINES SHALL BE INSTALLED 4-FEET OFF LIP 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.
7. A MINIMUM OF 48-INCHES AND A MAXIMUM 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED.
8. FOR CONSTRUCTION EAST OF THE UTAH TRANSIT AUTHORITY'S TRAX LINE, USE DUCTILE IRON PIPE, USE THICKNESS CLASS 52 OR BETTER.
9. 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.
10. 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.
11. 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.
12. 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.
13. ALL DEAD ENDS SHALL BE PLUGGED WITH A 2-INCH WASHOUT OR END WITH A FIRE HYDRANT.
14. ALL DUCTILE IRON WATER LINES, FITTINGS, AND VALVES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY STANDARDS AND SPECIFICATIONS.
15. 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

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. INSTALLATIONS WITHIN CLOSE PROXIMITY TO TREES SHALL BE AVOIDED UNLESS APPROVED BY SANDY CITY PUBLIC UTILITIES INSPECTOR.
9. OVERHEAD POWER LINES FOR STREETLIGHTS ARE NOT ALLOWED

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www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
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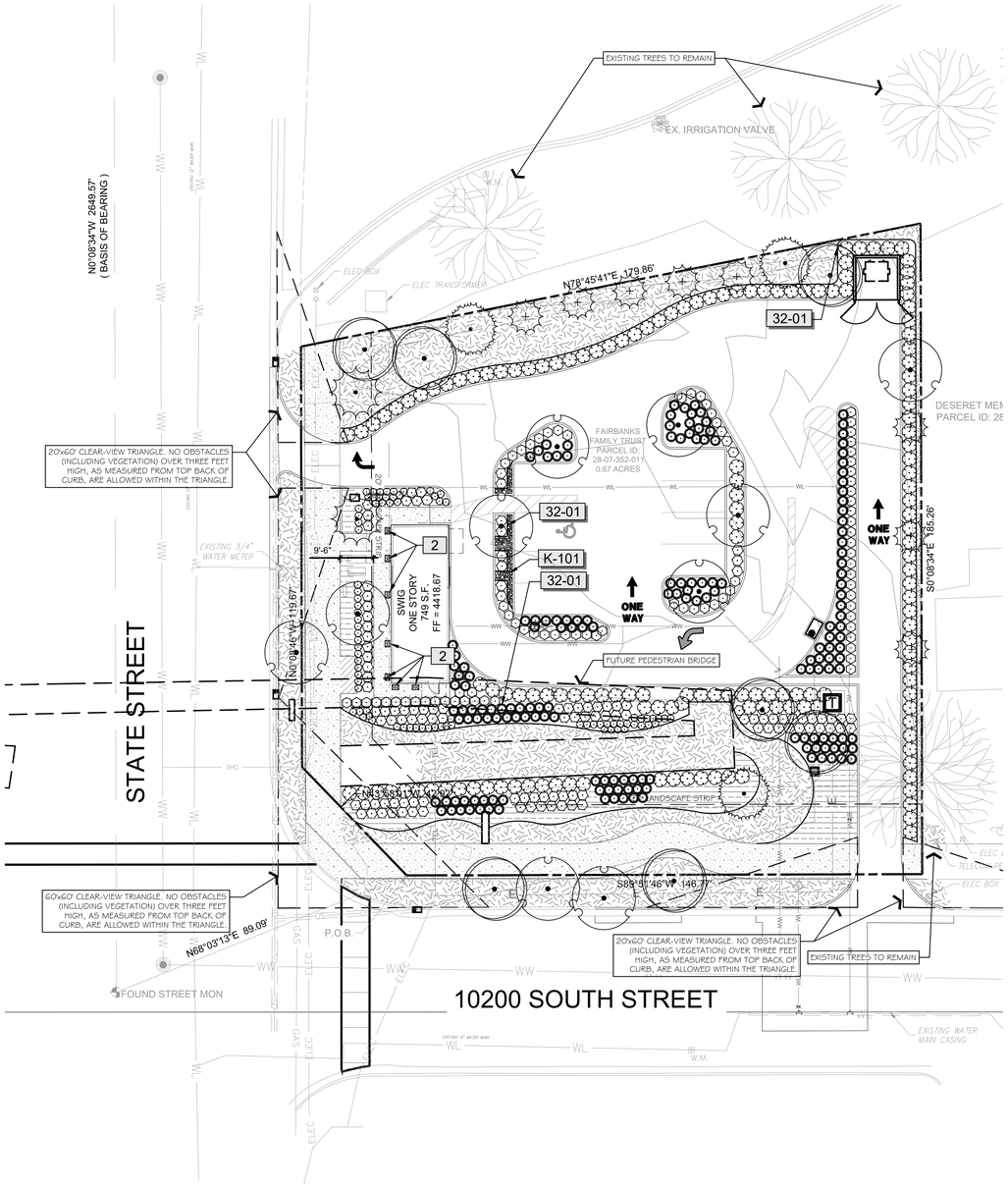
UTILITY PLAN

SWIG
10187 S STATE ST.
SANDY, UTAH 84070

DESIGN	DRAWN	CHKD
AM	AM	KB

JOB No. 070793-01-001

SHEET
C3.0



LANDSCAPE STANDARDS

20' FRONT YARD LANDSCAPE DEPTH

5' LANDSCAPE BETWEEN PARKING AREAS AND SIDE/REAR PROPERTY LINES

15% LANDSCAPE AREA WITHIN ALL PARKING AND DRIVEWAY AREAS

TOTAL SITE AREA: 29,181 SF
TOTAL LANDSCAPE AREA PROVIDED: 12,610 SF (43.2%)

PARKING AREA: 12,084 SF
PARKING AREA LANDSCAPE PROVIDED: 1,666 SF (13.7%)

1 TREE PER 400 SQUARE FEET OF ON-SITE LANDSCAPE
11,574 / 400 = 28.94 ~ 29 TREES REQUIRED
29 TREES PROVIDED

LANDSCAPE WILL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM

FRONTAGE: ONE STREET TREE PER 35 LF

S STATE STREET: 141 LF/35 = 4 STREET TREES REQUIRED
4 STREET TREES PROVIDED

W 10200 S: 168 LF/35 = 5 STREET TREES REQUIRED
5 STREET TREES PROVIDED

SHRUBS, BUSHES, AND GRASSES SHALL COVER NO LESS THAN 40% OF ALL SOFTSCAPE AREAS. TOTAL SOFTSCAPE AREA: 12,610 SF

SHRUB AREA REQUIRED: 5,044 SF
SHRUBS AREA PROVIDED: 5,032 SF (41%)

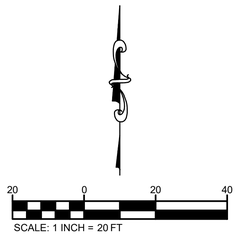
PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	CAL.	HT.	SP.
TREES							
	AG	10	Bigtooth Maple / Acer grandidentatum	30 gal	2"Cal	8`-10`	4`-5`
	CD	8	Incense Cedar / Calocedrus decurrens	30 gal	2"Cal	8`-10`	4`-5`
	PA	3	Norway Spruce / Picea abies	30 gal	2"Cal	8`-10`	4`-5`
	PP	2	Pinyon Pine / Pinus edulis	30 gal	2"Cal	8`-10`	4`-5`
	QM	7	Burr Oak / Quercus macrocarpa	30 gal	2"Cal	8`-10`	4`-5`

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	HT.	O.C.
SHRUBS						
	AU	116	Utah Milkvetch / Astragalus utahensis	5 gal	12"	36"
	BC	167	Side Oats Grama / Bouteloua curtipendula	3 gal	10"	36"
	EC	81	Yellow Storksbill / Erodium chrysanthum	3 gal	10"	24"
	JB	154	Blue Star Juniper / Juniperus squamata `Blue Star`	3 gal	10"	48"
	RW	79	White Meidiland® Shrub Rose / Rosa x `Meicoublan`	5 gal	12"	36"
GROUND COVERS						
	FB	7,205 sf	Dwarf Tall Fescue / Festuca arundinacea 'Bonsai'	sod		
	SB	1,035	Lamb's Ear / Stachys byzantina	flat	6"	12"

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	HARDWOOD MULCH - 3" DEPTH PROVIDED IN ALL PLANTING BEDS
2	Tournesol Siteworks DR-241818
32-01	STEEL BED EDGE
K-101	BULL ROCK 1"-3" IN VARIOUS SHADES OF BROWN; PLACED 5" DEEP



LANDSCAPE NOTES

1. ALL MATERIAL QUANTITIES ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES.
2. CONTRACTOR SHALL HAVE ALL UTILITY LINES LOCATED BEFORE PERFORMING ANY EXCAVATION FOR LANDSCAPE AND/OR IRRIGATION INSTALLATION. CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT EXISTING UTILITIES.
3. PRIOR TO APPLYING SOD OR HYDROSEED, ALL STONES AND DEBRIS LARGER THAN 1 INCH IN ANY DIMENSION SHALL BE REMOVED AND SURFACE MUST BE TOP DRESSED WITH 2" OF TOPSOIL AND FINE GRADED SMOOTH.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A FULL AND HEALTHY STAND OF GRASS AT THE TIME OF POSSESSION BY THE OWNER.
5. ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING AREAS OUTSIDE PROPERTY LINES) SHALL BE PLANTED AND WATERED A MINIMUM OF 10 WEEKS OR UNTIL GRASS IS FULLY ESTABLISHED.
6. LANDSCAPE BED EDGING SHALL BE PROVIDED WHERE INDICATED ON PLANS AND BETWEEN PLANTING/STONE BEDS AND LAWN AREAS/SIDEWALKS.
7. OPEN AREAS WITHIN LANDSCAPE BEDS SHALL BE MULCHED.
8. CONTRACTOR IS RESPONSIBLE FOR OBTAINING PHOTOGRAPHS OF ACTUAL LANDSCAPE MATERIALS AND SUBMITTING THEM TO THE LANDSCAPE ARCHITECT OF RECORD FOR APPROVAL PRIOR TO INSTALLATION.
9. PLANT MATERIAL SELECTED SHALL FOLLOW THE GUIDELINES OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND MEET OR EXCEED ALL SIZE REQUIREMENTS LISTED ON PLANT SCHEDULE.
10. ALL PLANTINGS SHALL BE MAINTAINED IN A HEALTHY STATE BY LANDSCAPE CONTRACTOR AND SHALL BE WARRANTED (FOR REPLACEMENT) FOR ONE (1) CALENDAR YEAR AFTER ACCEPTANCE OF THE LANDSCAPE INSTALLATION.

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REVISIONS

REVISION	DESCRIPTION	DATE
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PLANTING PLAN

SWIG
10187 S STATE ST.
SANDY, UTAH 84070

01.29.25

DESIGN	DRAWN	CHKD
AM	AM	KB

JOB No. 070793-01-001

SHEET
L1.01

811 Know what's below. Call before you dig.

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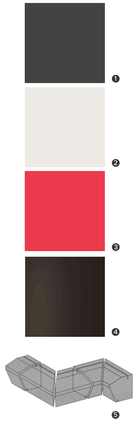
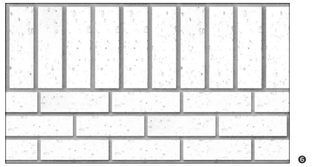
Product Highlights:

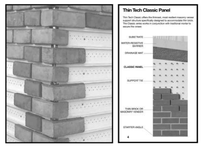
- Two hinged, lockable doors for easy access to f connections, valves and gauges
- Outlet port accommodates two inch conduit connections
- Bottom tabs for bolting the cabinet down to c pad or floor
- Louvered panels provide over 60% open surfac for natural cross ventilation
- Ribbed roof panel provides protection from su snow and hail (Roof panel can be removed as
- Powder coated gray primer finish is ready to p custom colors
- Rust proof, lightweight and strong - .125" thic aluminum construction
- 32.6" W x 32.6" D x 76.5" H

Optional Vent Kit - directs vent discharge from tl down towards the floor

Optional Fill Connection - connects fill box style hose connection directly to the tank fill valve

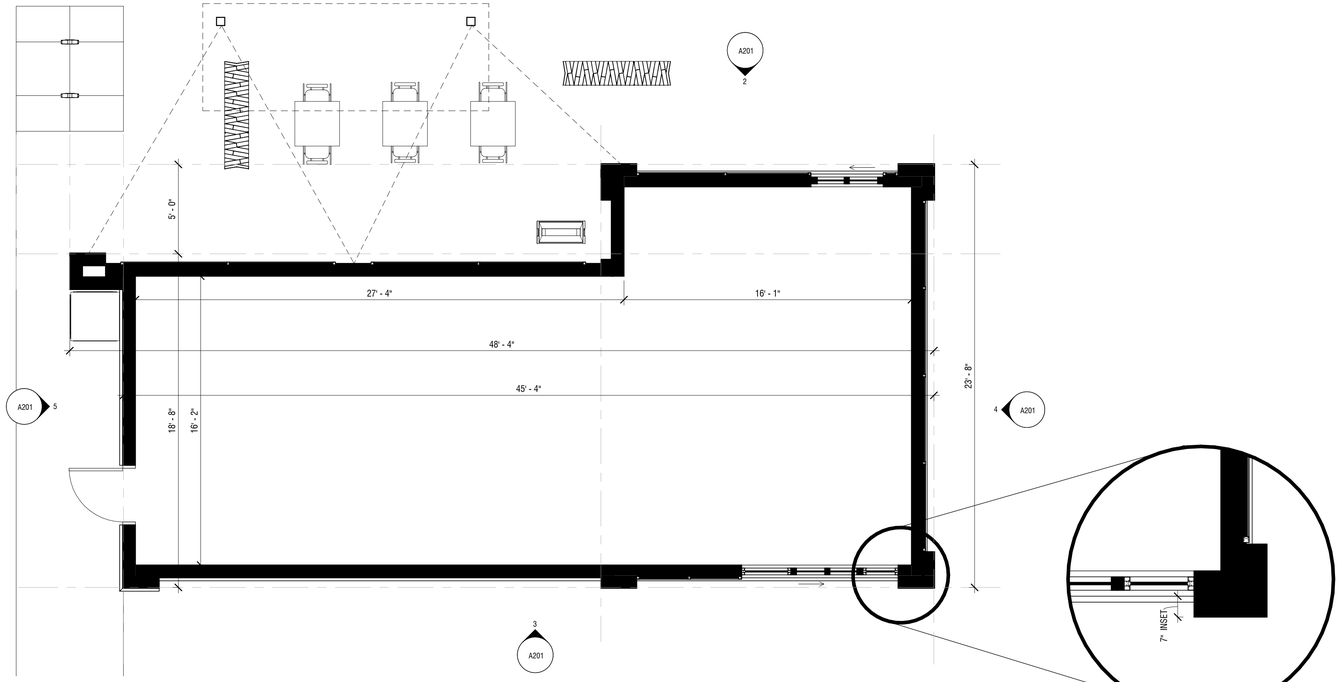






KEY

1. EIFS CORNICE & CANOPIES
   SW #7069 — IRON ORE
2. TRIM & SOFFITS
   SW #7036 — ACCESSIBLE BEIGE
3. EXTERIOR "SWIG" SIGNAGE
4. STOREFRONT
   DARK BRONZE ALUMINUM
5. Endicott Rowlock Sill
   SN-3 Glazed Series
6. Endicott Thinbrick Modular on Metal Panel
   White Glazed Velour texture
   VC-1
7. Endicott Thinbrick Modular on Metal Panel
   Gray-Glazed Velour texture
   VC-5 5%; VC-6 20%; VC-7 75%



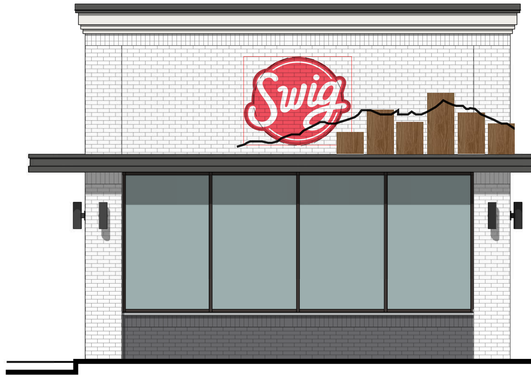
1 SCHEMATIC PLAN
1/4" = 1'-0"

PROPOSED NORTH ELEVATION:

AREA OF ELEVATION BELOW ROOF
(10'-10" A.F.F.) = 258 SF
_REQ: FENESTRATION = N/A
(A) _PROV: FENESTRATION (60%) = 153 SF

(B) TOTAL ELEVATION AREA = 485 SF
_REQ: EIFS CORNICE(20% OF TOTAL MAX) = 97 SF
_PROV: EIFS CORNICE (8 %) = 41 SF
_PROV: NICHIHA PANELS (4 %) = 21 SF

AREA NOT INCLUDING OPENINGS
(B) - (A) = 332 SF
_REQ: BRICK (80% MIN) = 207 SF
_PROV: BRICK (79 %) = 202 SF



4 NORTH ELEVATION
1/4" = 1'-0"

PROPOSED WEST ELEVATION:

AREA OF ELEVATION BELOW ROOF
(10'-10" A.F.F.) = 524 SF
_REQ: FENESTRATION (70% MIN) = 366 SF
(A) _PROV: FENESTRATION (71 %) = 371 SF

(B) TOTAL ELEVATION AREA = 827 SF
_REQ: EIFS CORNICE(20% OF TOTAL MAX) = 166 SF
_PROV: EIFS CORNICE (8 %) = 67 SF
_PROV: NICHIHA PANELS (3 %) = 25 SF

AREA NOT INCLUDING OPENINGS
(B) - (A) = 456 SF
_REQ: BRICK (80% MIN) = 364 SF
_PROV: BRICK (85 %) = 389 SF

2 WEST ELEVATION (FRONT FACING STATE ST.)
1/4" = 1'-0"

PROPOSED SOUTH ELEVATION:

AREA OF ELEVATION BELOW ROOF
(10'-10" A.F.F.) = 258 SF
_REQ: FENESTRATION = N/A
(A) _PROV: FENESTRATION (2 %) = 7 SF

(B) TOTAL ELEVATION AREA = 484 SF
_REQ: EIFS CORNICE(20% OF TOTAL MAX) = 97 SF
_PROV: EIFS CORNICE (13 %) = 63 SF
_PROV: NICHIHA PANELS (3 %) = 15 SF

AREA NOT INCLUDING OPENINGS
(B) - (A) = 463 SF
_REQ: BRICK (80% MIN) = 370 SF
_PROV: BRICK (82 %) = 400 SF

5 SOUTH ELEVATION (BACK)
1/4" = 1'-0"

PROPOSED EAST ELEVATION:

AREA OF ELEVATION BELOW ROOF
(10'-10" A.F.F.) = 493 SF
_REQ: FENESTRATION = N/A
(A) _PROV: FENESTRATION PROVIDED (12 %) = 59 SF

(B) TOTAL ELEVATION AREA = 783 SF
_REQ: EIFS CORNICE (20% OF TOTAL MAX) = 157 SF
_PROV: EIFS CORNICE (8 %) = 63 SF

AREA NOT INCLUDING OPENINGS
(B) - (A) = 727 SF
_REQ: BRICK (80% MIN) = 582 SF
_PROV: BRICK (92 %) = 668 SF

3 EAST ELEVATION (FACING DRIVE THRU)
1/4" = 1'-0"

Babcock Design

Salt Lake City
52 Exchange Place
Salt Lake City, UT 84111
801.531.1144

Boise
800 W MAIN STREET
SUITE 940
BOISE, ID 83702
208.424.7675

babcock**design**.com

sheet information

revisions:

num.	description	date

date:	issue date
project number:	project number
project status:	project status

original drawing is 24" x 36"
current as of: 6/9/2025 1:12:18 AM

stamp:

stamp:

sheet number:

SWIG (SCHEMATIC)
for:
SANDY, UT

10101 S STATE STREET
SANDY, UT 84070

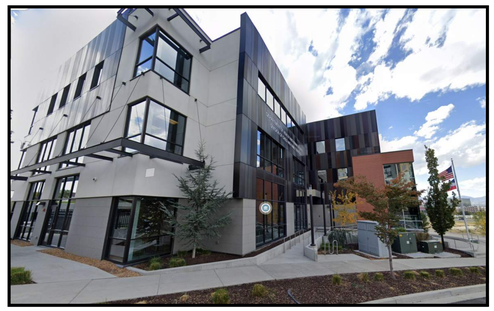
sheet title:
EXTERIOR ELEVATIONS

sheet number:

A201

2

5



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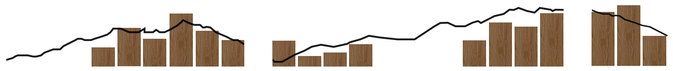

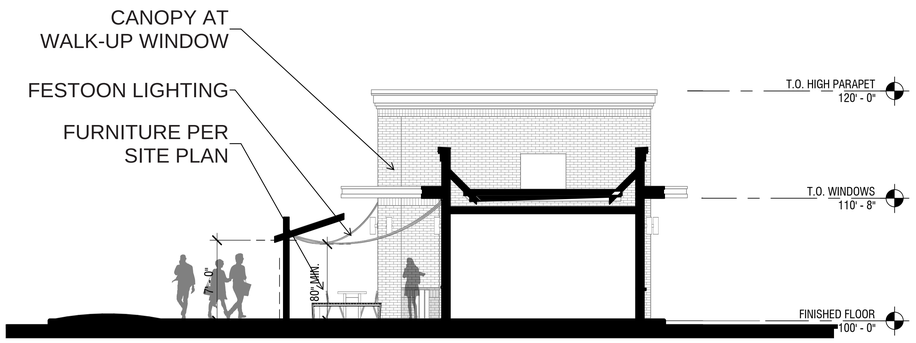

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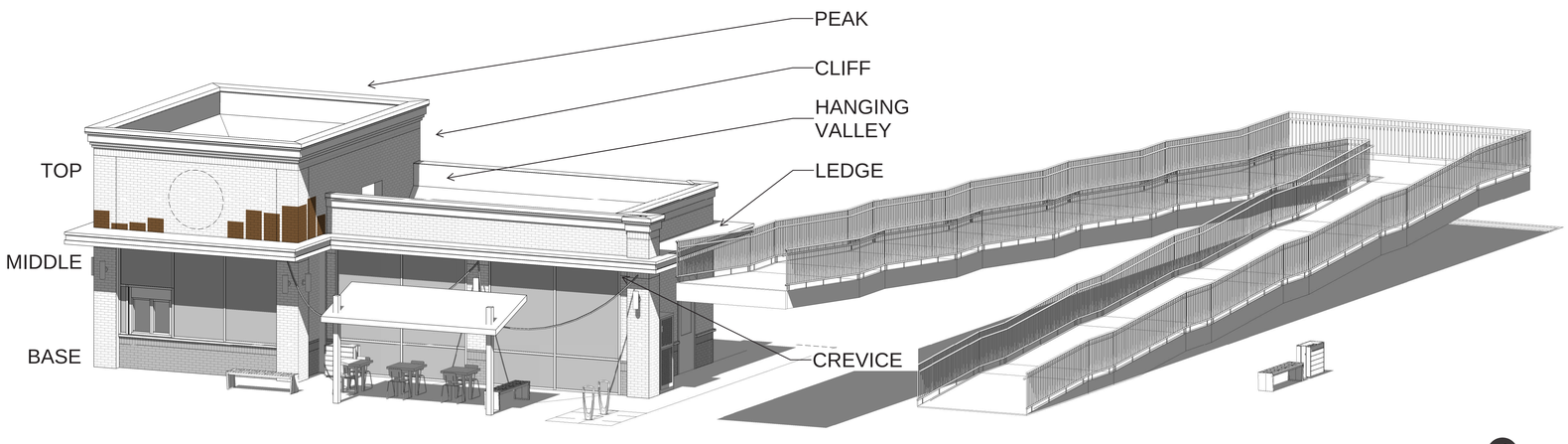
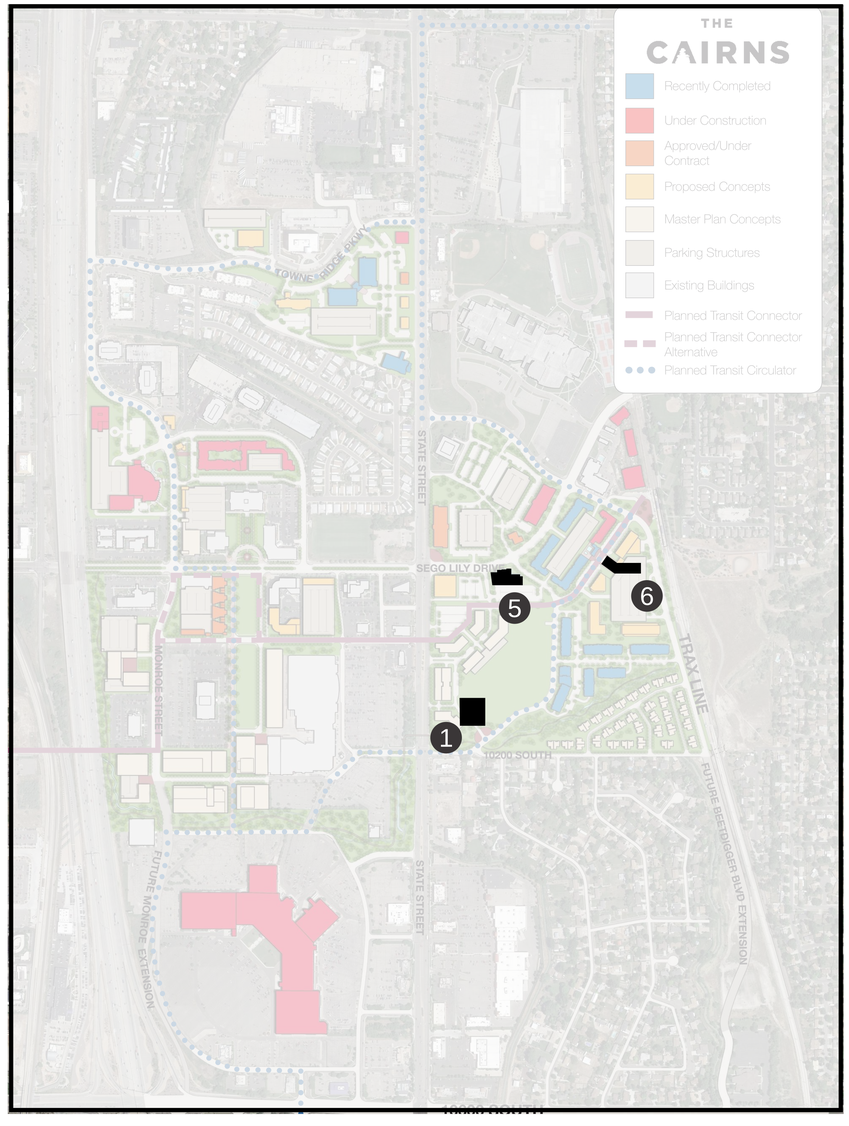


4

KEY

1. SITE LOCATION
2. BASIS OF DESIGN — FOR REFERENCE MOUNTAIN RANGE
3. PROTOTYPICAL SWIG — FOR REFERENCE
4. FORMS ON PROPOSED BUILDING MASSING
5. BASIS OF DESIGN — FOR REFERENCE RESIDENTIAL BUILDING ALREADY BUILT
6. BASIS OF DESIGN — FOR REFERENCE COMMERCIAL BUILDING ALREADY BUILT
7. PROPOSED SECTION THRU PATIO



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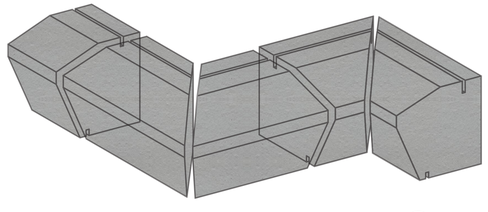

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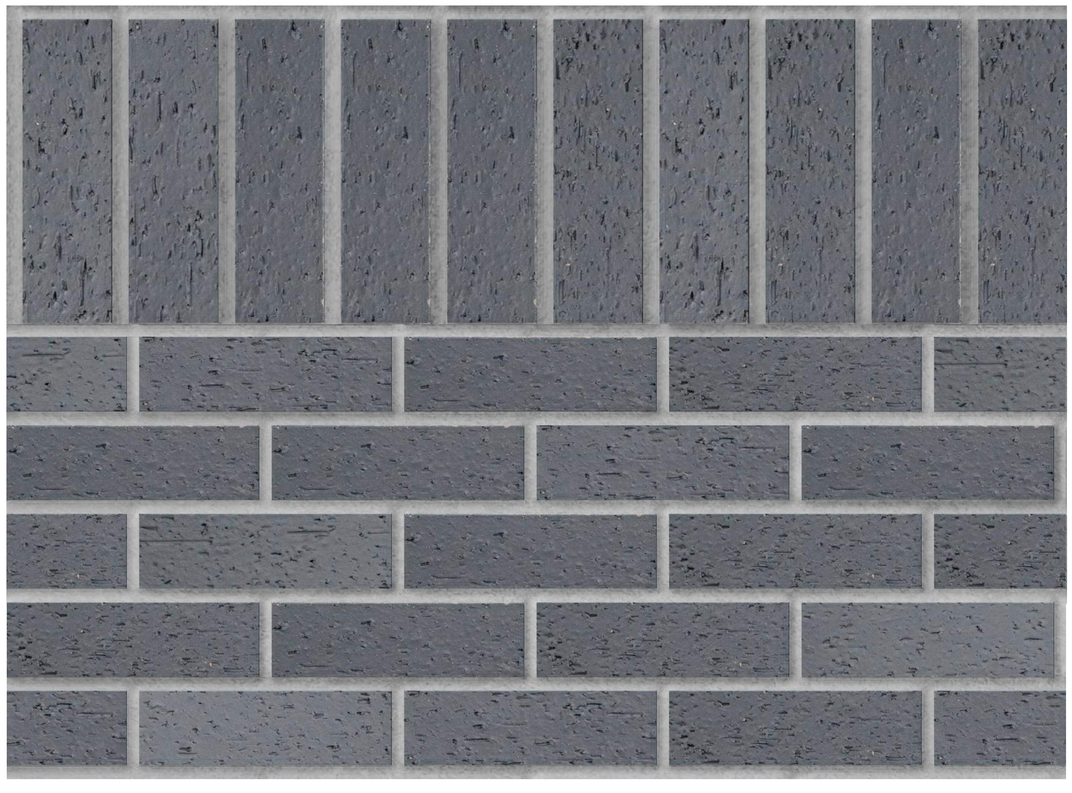

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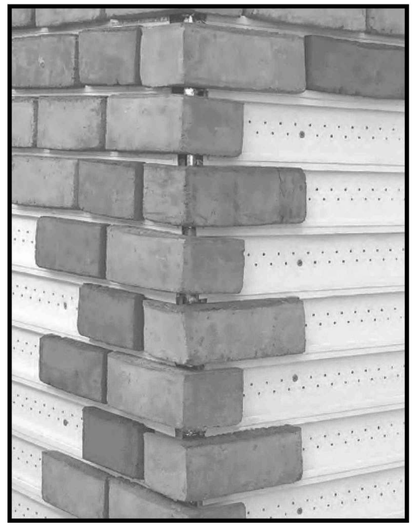

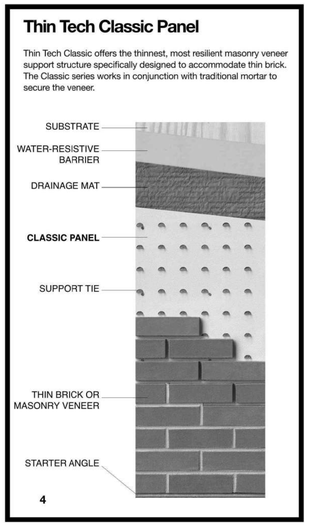

KEY

1 EIFS CORNICE & CANOPIES
SW #7069 — IRON ORE

2 TRIM & SOFFITS
SW #7036 — ACCESSIBLE BEIGE

3 EXTERIOR “SWIG” SIGNAGE

4 STOREFRONT
DARK BRONZE ALUMINUM

5 Endicott Rowlock Sill
SN-3 Glazed Series

Endicott Thinbrick Modular on Metal Panel
White Glazed Velour texture
VC-1

7 FIBER CEMENT PANELS
NICHINHA: VINTAGE WOOD — CEDAR
17-7/8” x 5/8” THICK
VERTICAL SLAT INSTALL

8 Endicott Thinbrick Modular on Metal Panel
Gray-Glazed Velour texture
VC-5 5%; VC-6 20%; VC-7 75%

Architectural Review Committee Meeting
May 28, 2025

Members Present:	**Staff Present:**	**Those Absent:**
Steve Burt	James Sorenson	Scott Westra
Cheryl Bottorff	Mike Wilcox	Lyle Beecher
Daniel Schoenfeld	Doug Wheelwright	Marci Houseman – Alternate/ nonvoting
Cyndi Sharkey – nonvoting	Jennifer Gillen	Brian McCuistion

4:00 p.m. Name of Project SWIG (SPR01062025-006903), located at 10187 South State Street. Attendees for the SWIG project: Jamin Kunz (Babcock Design, Architect), Pranavi Koka (Bowman Consulting Group, Civil Engineer), Kurt Hanson (Talley CM Ownership for SWIG)

Jamin Kunz introduced the proposed project in which they would construct a single-story building to include a double lane restaurant drive-up queue and a walk-up window to serve gourmet sodas and snacks. This project is heavily dependent on the drive thru operation, and where most of the business will take place. Because of the space they have been given, excluding the pedestrian bridge around space that will be built by the city, they feel they have done what they can to meet our suggestions for the use of the space. They have been working with staff and have modified there plans as follows:

- Oriented the building parallel to State Street and provided exterior customer walkup and dining space.
- Refined the elevations, added spandrel glass windows for appearance.
- Interior of the building is mostly a machine to push out drinks as effectively as possible. This space will be for employees to prep and store food and drinks. A bathroom will be provided for the employees only.
- A double lane drive-up queue will be placed behind the building on the east side.
- Enhanced the building materials from stucco to brick.

Jamin Kunz asked about the mountain meets urban definition and wondered why businesses around this location did not have to adhere to those same standards.

Mike Wilcox explained that State Street has been utilized as a suburban strip commercial destination and that the city is trying to move to a more walkable urban environment so that is why the Cairns Design Standards were implemented.

Jamin Kunz stated that he is interested in capturing the vision of the Cairns Design Standards but does not see that vision on State Street. He wondered if there was an area he could see that expressed this vision, so he understood what the committee was asking of him.

Mike Wilcox said he could take a look at the multi-story mixed-use development that is to the west of the Civic Center's trax station that shows how the Cairns Design Standards were implemented in that project.

Cyndi Sharkey stated that because of the massive amount of development that will happen in this area, she feels it is important to stick as close as possible to the Cairns Design Standards. She feels that they are doing this with the new property owner and that this will be a template that can be used for further projects. So, matching what is coming, and not what is pre-existing, is very important to her as a community member. Cindy also asked if something could be built on this parcel that would be compliant to these standards.

Mike Wilcox said it would be extremely difficult, given the pedestrian bridge space that is being reserved. He also wanted to clarify that we are not opposed to SWIG being there, or that it is an inappropriate use. He went on to say that this location is a crossroads to several major trail networks and envisions an increase amount of pedestrian traffic in this area.

Cyndi Sharkey stated that it looked like the pedestrian access that goes up to the walk-up window looks safe and completely buffered from the drive-up window car traffic except for the parking lot area pedestrian access, which always seems to be a problem.

Mike Wilcox said yes, but they have tried to minimize the drive approaches. It was also originally a 2-way right in and out driveway design, but the current design shows it as a right turn in only with an egress to the side coming from 10200 South.

Pranavi Koka explained they met with UDOT and they said they had to set it up that way and agreed that would be safer to do.

Steve Burt said that he feels there are better places in Sandy where this project would be better suited and does not like it in this location. He wondered why we have Cairns Design Standards if we are going to allow everything to be installed with exceptions. He feels that the zone should be changed first, and then come back and say we have a use for this property.

Mike Wilcox said he would like the committee not to focus on the use, but rather on recommendations to the building, the massing, architectural design, building materials, and any exceptions related to the enhancement suggestions that the committee might have for them based on the Architectural Design Standards and the Cairns Design Standards.

Cyndi Sharkey believes that this has been a problematic parcel and believes the committee should make exceptions for this project. She also wanted to know about more about the use of the thin brick vs. regular size brick, and the patio use.

Mike Wilcox stated that one of the things he suggested for the walk-up window, was to have a design element façade that would create a viable outdoor space for outdoor dining to make it more of an enhanced feature. Also, Mike would like Jamin to state in their application on how they have met the mountain meets urban design, which was not done.

Jamin Kunz said that he could definitely look at the walkability aspect of things and make the patio a more outdoor living room space for that area.

The Architectural Review Committee would like them to come back with the following enhancements to help add interest and character to the building before they give a recommendation to the Planning Commission:

- Permanent roof or awning – pergola canopy extending to the roof over the outdoor patio area.
- Add visual interest to the brick with a demarcation between the two brick colors (may have a thin brick and regular brick but making sure they look the same).
- Expand on the pedestrian interface – outdoor patio on west side of the building.
- Have more detailing to the building to make it more visually interesting like lighting.
- There are no clerestory window opportunities, but they will look into what they can do to incorporate some of this into their design and to allow for more natural light.
- A more functional canopy or awning that would protect the drive thru/walk-up order windows.

Jamin Kunz will revise the plans and submit them electronically by next week to allow time for committee to review and give their recommendations. ARC members to have their response back to them by June 11, 2025. Would like this complete to get on the Planning Commission's Agenda for their June 19, 2025, meeting.

Jamin Kunz provided a revised architectural set to review over email. Staff sent that material out for review via email to the ARC with explanation of the changes proposed by the applicant. Staff also provided a recommendation to the ARC voting members.

Motion (Made on June 11, 2025):

Cheryl Bottorff made a positive recommendation to the Planning Commission on the applicant's revised submission, finding that the new shade structure and the new color scheme are an improvement in meeting the Cairns Designs Standards. The thin brick will be acceptable with the proposed extra attention to detail on the corners and edges. The wood-toned fiber cement accent is acceptable as the soffit and on the taller portion of the building. Danny Schoenfeld seconded.

Voting in favor of the motion:

Cheryl Bottorff
Danny Schoenfeld
Scott Westra
Lyle Beecher

Voting not in favor of the motion:

Steve Burt

Jennifer Gillen

From: sburt entelen.com <sburt@entelen.com>
Sent: Wednesday, June 11, 2025 10:06 PM
To: Mike Wilcox
Cc: Lyle Beecher; Cheryl Bottorff; Cyndi Sharkey; Daniel Schoenfield; Scott Westra; Marci Houseman; Jennifer Gillen; Doug Wheelwright; James Sorensen; Brian McCuistion
Subject: Re: [EXTERNAL] RE: ARC Minutes (DRAFT)
Attachments: image007.jpg; image008.png; image009.png; image010.png; image011.png; image012.png; image013.png; image014.png; image015.png; image016.png; image017.png; image018.png; ARC Minutes 05.28.25 (APPROVED).pdf

All,
For what it's worth, I am voting no for the reasons I previously shared in my email response. Please attach my entire reasons for my no vote in your notes to the PC. It feels to me like we are not being asked to comment on the adherence to design standards as much as we are being asked to support an "end around" them in exchange for an easement. Not our job. Further, application of the standards on this small building, by requiring the addition of an arbitrary cornice line, some imaginary "mountain meets urban" stick-ons (or maybe not, I guess) and substantial amounts of fake windows is the antithesis of good design.
However, I do not fault the architect.
For the record again, I do not even object to this use at this location per se. I object to enacting a standard, asking us to monitor, anpply and defend the standard, then ignoring the weightier matters of the standard (massing and size) in exchange for something like an easement. That is not our charge. That is the responsibility of the City Council and PC and should have been handled before we saw it.
Steve
Steven R. Burt, AIA
8707 Sandy Parkway
Sandy, Utah 84070

On Jun 11, 2025, at 5:50 PM, Mike Wilcox <mwilcox@sandy.utah.gov> wrote:

Thank you all!

I know that was difficult to finalize a decision on a case such as this, especially with a lot of changes proposed by the applicant. Thank for taking to time to get this reviewed and a complete vote held. We'll continue processing this application and the next step is to have the Planning Commission review this during the June 19th meeting.

Mike Wilcox
Planning Director

10000 S. Centennial Pkwy. | Sandy, UT 84070
o: 801.568.7261 | f: 801.568.7278
mwilcox@sandy.utah.gov

sandy.utah.gov <image002.png>

<image003.png>

<image004.png>

<image005.png>

<image006.png>

From: sburt entelen.com <sburt@entelen.com>
Sent: Saturday, June 7, 2025 11:38 AM
To: Jennifer Gillen <JGillen@sandy.utah.gov>; Cheryl Bottorff <cherylj@mac.com>; Cyndi Sharkey <csharkey@sandy.utah.gov>; Daniel Schoenfield <dnnschoenf2410@gmail.com>
Cc: Scott Westra <swestra@wcf.com>; Lyle Beecher <lbeecher@beecherwalker.com>; Marci Houseman <mhouseman@sandy.utah.gov>; Mike Wilcox <mwilcox@sandy.utah.gov>; Doug Wheelwright <DWheelwright@sandy.utah.gov>
Subject: [EXTERNAL] RE: ARC Minutes (DRAFT)

Jenn,
In the paragraph re-stating my concern, the last word in the paragraph should be "property" not "project."
Also, to be clear, I am not so much objecting to the use at this location. I am objecting to the stacking of exceptions needed to circumvent the design standards that were assigned legislatively at this location through adoption of the Cairns District standards. In a sense, exceptions recommended by us to the PC would potentially negate the City Council's zoning and design overlay assignment, bypass their input, and suggest that our committee can grant major exceptions (such as building height/massing/articulation/glazing etc) in return for favors/easements/jobs that are viewed favorably by someone at the City. It seems like this is being done because to have the City Council change the underlying standards might be too lengthy a process to go through.
For example, on this project: although it is not the best building design solution (rather, it is a solution being driven simply by the standards to have glazing) , I could accept the spandrel glass being used instead of vision glass for this type of use and grant an exception. In such a small building, I could also accept the limited amount of building detailing and fenestration. But overall approval of this proposal, stacking those exceptions on top of non-compliance with massing and height guidelines, at this location at this time, seems to establish a willingness on our part to completely abandon

the design guidelines if something comes along that the City wants. Like an easement.
Perhaps a change in the zoning/Cairns designation would be better, eliminating some of the need for major exceptions.
I believe that kind of horse-trading and negotiating is legitimately the province of the City Council and not our committee.
Steve

From: Jennifer Gillen <JGillen@sandy.utah.gov>
Sent: Friday, June 6, 2025 5:03 PM
To: sburt entelen.com <sburt@entelen.com>; Cheryl Bottorff <cherylj@mac.com>; Cyndi Sharkey <csharkey@sandy.utah.gov>; Daniel Schoenfield <dnnschoenf2410@gmail.com>
Cc: Scott Westra <swestra@wcf.com>; Lyle Beecher <lbeecher@beecherwalker.com>; Marci Houseman <mhouseman@sandy.utah.gov>; Mike Wilcox <mwilcox@sandy.utah.gov>; Doug Wheelwright <DWheelwright@sandy.utah.gov>
Subject: ARC Minutes (DRAFT)
Importance: High

ARC Members,

1. Attached, please find the drafted minutes to the Architectural Review Committee Meeting that was held on May 28, 2025. Please review and email back to me any changes that you may have. If you do not have any changes, please email me stating you "Approve" them.

1. Also, the applicant has some further revisions that will be emailed to Mike by Monday. Please have your recommendation back to us by 4:00 pm Wednesday, June 11th, so that we can get this item on the Planning Commission's Agenda for the June 19th meeting.

Thanks so much!

Jennifer Gillen
Information Specialist

10000 S. Centennial Pkwy. | Sandy, UT 84070
o: 801.568.7271
jgillen@sandy.utah.gov

sandy.utah.gov

Mike Wilcox

Subject: FW: [EXTERNAL] RE: ARCHITECTURAL REVIEW COMMITTEE MEETING
Attachments: Mimecast Large File Send Instructions

From: Pranavi Koka <pkoka@bowman.com>
Sent: Monday, June 9, 2025 3:44 PM
To: Mike Wilcox <mwilcox@sandy.utah.gov>
Cc: Amy Catenzaro <amy@babcockdesign.com>; Kurt Hanson <khanson@tallycm.com>; Jeffy John <jeffyjohn@bowman.com>; Jordan Hill <jhill@swigdrinks.com>; Eric Maurer <emaurer@bowman.com>; Jamin Kunz <jamin@babcockdesign.com>; Ryan Safford <rsafford@bowman.com>
Subject: RE: [EXTERNAL] RE: ARCHITECTURAL REVIEW COMMITTEE MEETING

I'm using Mimecast to share large files with you. Please see the attached instructions.

Mike,

Please see below and attached for the requested information. Let us know if you have any questions or concerns.

List of Exceptions Requested from the Cairns Standards:

Architectural:

Section 2.6 Building Frontage at Type 3 Creek Run Way (10200 S.)

1. Exception may be required for Primary Building Frontage along Creek Run Way (10200 S.); Entire South façade (23'-8"") is blocked not allowed along due to Future Pedestrian Bridge.Note Secondary Frontage is 100% along State. Street. The development enhancement of a shade structure or covered outdoor dining area and walk-up window could be the offset.

Section 2.8 Drive-Thrus & Walk Up Window at Type 3 Creek Run Way (10200 S.)

1. Exception for screening of Drive thru window and lanes are required. Future Pedestrian Bridge to screen drive-thru lane.

Section 2.8 Drive-Thrus & Walk Up Window at Type 4 State St.

1. Exception for more than one drive thru lane is required along State Street.

Section 3 Streetscape Design at Creek Run Way (10200 S.)

1. Exception may be required for 8 ft min. setback from Pedestrian Space; Entire South façade (23'-8") is blocked not allowed along due to Future Pedestrian Bridge. Note Secondary Frontage is 100% along State. Street. The development enhancement of a shade structure or covered outdoor dining area and walk-up window could be the offset. "
2. Exception will be required for Secondary Frontage set back of 25'. It is not possible along Creek Run Way (10200 S.), and 54' building setback is currently shown due to the future pedestrian bridge.
3. Exception required for Number of Pedestrian Building Entrances (3 per 200 feet) is not possible for the following reasons:
   - Due to Swig function of building there will not be any public access to building.
   - Due to length of building along South facade (23'-8") only one Pedestrian Building entrance will be possible.
   - Future Pedestrian Bridge will screen south entrance.

4. Exception for screening of Drive thru window and lanes are required. Future Pedestrian Bridge to screen drive-thru lane.
5. Exception required for required On-street parking along Creek Run Way (10200 S.). Due to proximity of corner, onstreet parking is not allowed.
6. Exception required for required On-street parking along Creek Run Way (10200 S.). Due to proximity of corner, onstreet parking is not allowed.

Streetscape Design at Type 4 State St.

1. Exception required for Number of Pedestrian Building Entrances (2 per 200 feet) is not possible for the following reasons:
   - Due to Swig function of building there will not be any public access to building.
   - Due function and use of interior equipment only one Pedestrian Building entrance will be possible long South facade.
2. Exception required for required On-street parking along State St. Due to proximity of corner, onstreet parking is not allowed.

Section 4.2 Building Massing at Type 3 Creek Run Way (10200 S.)

1. Exception will be required due to the small scale and size of the building along Creek Run Way (10200 S.); however, the taller "peak" area to the North is broken horizontally (from the west to the east with the lower parapet area. A canopy helps to provide another ledge in the façade.

Section 4.3 Specialty Uses at both Type 3 Creek Run Way (10200 S.) and Type 4 State St.

1. It is our understanding an exception is not required for this as this section has been labeled not applicable per Staff review comments.

Section 4.4 Building Heights

1. Exception will be required for the Teir 2 - Mid Rise (4-10 Stories) requirements; due to the size of the lot and the function of the proposed Swig drive thru building, it is a high burden to provide more than a one-story building. This project will also accommodate a future pedestrian bridge on the south side of the site. the integrated and shaded outdoor seating will provide the public with an outdoor living room area as well as a walk-up window.

SECTION 5.1.2 – COMMERCIAL AND HOSPITALITY ARCHITECTURAL REQUIREMENTS
MATERIAL REQUIREMENTS at Type 3 Creek Run Way (10200 S.)

1. Exception will be required to use a high-quality thinbrick using metal panels is to be used on 80% of building elevations to ensure parallel horizontal mortar joints and corner pieces will be specified to ensure an effective "full brick veneer look." Articulation has been added to the brick areas to help create human scale. This project will also accommodate a future pedestrian bridge on the south side of the site. the indegraded and shaded outdoor seating will provide the public with an outdoor living room area as well as a walk-up window.
2. An exception will be required; This small building and the function of the interior will not allow the building to comply with the Clear Storefront glass requirement under the Cairns standards. Furthermore, compliance is not feasible along the south façade, as it is only 16'-9" wide. The future pedestrian bridge will screen the south side of the building along Creek Run Way (10200 S). To compensate, additional glazing has been added to the north façade and west to enhance and visual interest.
3. An exception will be required; no mirrored or higly reflective glass will be used on this building, but due to the function of the proposed Swig interior Faux glazing will be needed to comply with the 70% fenestration requirement.

SECTION 5.1.2 – COMMERCIAL AND HOSPITALITY ARCHITECTURAL REQUIREMENTS
MATERIAL REQUIREMENTS at Type 4 State St.

1. Exception will be required to use a high-quality thinbrick using metal panels is to be used on 80% of building elevations to ensure parallel horizontal mortar joints and corner pieces will be specified to ensure an effective "full brick veneer look." Articulation has been added to the brick areas to help create human scale.
2. An exception will be required; This small building and the function of the interior will not allow the building to comply with the Clear Storefront glass requirement under the Cairns standards. Furthermore, compliance is not feasible along the West façade, due to the equpment on the interior of the building. The future pedestrian bridge will screen the south side of the building along Creek Run Way (10200 S). To compensate, additional glazing has been added to the north façade and west to enhance and visual interest.
3. An exception will be required; no mirrored or higly reflective glass will be used on this building, but due to the function of the proposed Swig interior Faux glazing will be needed to comply with the 70% fenestration requirement.

Section 5.1.2 – Commercial And Hospitality Architectural Requirements
FENESTRATION at Type 3 Creek Run Way (10200 S.)

1. Exception will be required for the 70% min fenestration requirement; the facade to along Creek Run Way (10200 S.) will be completely screened by a future pedestrian bridge and the south elevation is to be designaged a non-public space to be used for employees only. The exterior wall has been extended to screen the area to the South of the building from public view.This project will also accommodate a future pedestrian bridge on the south side of the site. the indegraded and shaded outdoor seating will provide the public with an outdoor living room area as well as a walk-up window.
2. Exception will be required for 50% fenestraion 2nd story requirement; building is only one-story tall and the south elevation will be fully screened by future pedestrian bridge
3. Exception will be required for the 50% to 80% glass window treatments on the middle and top sections; building is only one-story tall and the south elevation will be fully screened by future pedestrian bridge

Section 5.1.2 – Commercial And Hospitality Architectural Requirements
FENESTRATION at Type 4 State St.

1. Exception will be required for 50% fenestraion 2nd story requirement; building is only one-story tall.
2. Exception will be required for the 50% to 80% glass window treatments on the middle and top sections; building is only one-story tall.

Section 5.1.2 – Commercial And Hospitality Architectural Requirements
ENTRIES at Type 4 State St.

An exception will be required; This small building and the function of the interior will not allow the building to comply with the restaurant entries requirement under the Cairns standards. Furthermore, to compensate, additional glazing has been added to the north façade and west to enhance and visual interest.

Civil:

Section 2.8 – Drive-Through Lanes

The current site plan includes dual drive-through lanes. As the Cairns Standards only permit a single drive-through lane, an exception is being requested to allow the proposed configuration.

Section 3 – Streetscape Design Type 3 - On-Street Parking
An exception is being requested to waive the requirement for on-street parking as outlined in the Cairns Standards.

Section 3 – Streetscape Design Type 3 - On-Street Parking
Ground Floor Retail/Commercial Uses/ Preferred retail uses
This project is a single-story development for a gourmet soda shop with a drive-through and walk-up window. As such, it does not include ground floor retail or commercial uses typically required by the Cairns Standards. An exception is requested to reflect the intended single-use operation.

Landscape:

1. **Landscape Islands**
   The project is seeking an exception to the minimum 8-foot width requirement for landscape islands due to site layout constraints.
2. **Reduction in 15% landscaping within parking areas.**
   Due to site constraints, we currently have 13% of landscaping with the parking area. We are seeking an exception to this requirement.
3. **Street Tree Requirements**
   Due to site constraints, we are unable to provide additional street trees. We are seeking an exception to this requirement.

Thank you.

PRANAVI KOKA
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Sandy City, Utah

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

Staff Report

File #:
CUP03192025-006930,
Version: 1

Date: 6/19/2025

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

Presenter:
Mike Wilcox, Planning Director

Description/Background:
See previous item for staff report and associated exhibits.

Recommended Action and/or Suggested Motion:
See previous item for staff report and associated exhibits.

Sandy City, Utah

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

Staff Report

File #: 25-181, **Version:** 1

Date: 6/19/2025

Minutes

Sandy City, Utah

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

Meeting Minutes

Planning Commission

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

Thursday, June 5, 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_v17MpgpHRxqLKk7RUZck_w

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/s/86164573229

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/u/krXawqMr0

Webinar ID: 861 6457 3229

Passcode: 646819

4:30 PM FIELD TRIP

1. 25-155 Map

Attachments: 06052025.pdf

5:15 PM EXECUTIVE SESSION

Meeting went into Recess

Meeting Reconvened

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present	7 -	Commissioner Dave Bromley Commissioner Cameron Duncan Commissioner Ron Mortimer Commissioner Daniel Schoenfeld Commissioner Steven Wrigley Commissioner Craig Kitterman Commissioner LaNiece Davenport
Absent	2 -	Commissioner David Hart Commissioner Jennifer George

Public Hearings

2. REZ04182025-006956 (PC) Altus Rezone
951 E. 8800 S.
[Community #7, Quarry Bend]

Attachments: Planning Commission Report-Altus Rezone

Letters and Emails-Altus Rezone

Jake Warner presented this item to the Planning Commission and stated that City staff recommends that the two adjacent city-owned properties be included in any rezone of the subject property.

Brandon Harris & Phillip Winston further presented this item to the Planning Commission.

Dave Bromley opened this item for public comment.

Dave Bromley closed this item to public comment.

LaNiece Davenport asked if the creek is daylighted and if not what are the plans.

Phillip Winston said the creek will remain daylighted.

Steven Wrigley asked which lots are owned by the city.

Jake Warner pointed out on the map where the city owned property is and the city parcels should be included in the development of this project. He also stated that the City is currently negotiating the sale of those properties to the Applicant.

A motion was made by Cameron Duncan, seconded by Craig Kitterman, that the Planning Commission forward a positive recommendation, recommending that the City Council approve the application for a zone change of the subject property and adjacent city-owned property, extending to street centerlines of Cy's Road and Harvard Park Drive, from the R-1-20A Zone to the R-1-8 Zone. The motion carried by the following roll call vote:

Yes: 7 - Dave Bromley
Cameron Duncan
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
LaNiece Davenport

Absent: 2 - David Hart
Jennifer George

Nonvoting: 0

Public Meeting Items

3. SGN05152025-036487 Trans Jordan Sign Theme (Sign Theme Permit)
8813 S. 700 W.
[Community # 1, Northwest Exposure]

Attachments: Staff Report
Exhibit A
Exhibit B

Sarah Stringham introduced this item to the Planning Commission.

Chris Childs, Galloway Company 577 S 200 E, SLC, further presented this item to the Planning Commission.

Sarah Stringham recommended approval to the Planning Commission.

Dave Bromley opened this item for public comment.

Steve Van Maren, 1479 S Bangerter Parkway, Bluffdale, is surprised there's no signage for the building.

Dave Bromley closed this item to public comment.

Sarah Stringham said there is proposed signage for the building included in the staff report.

A motion was made by LaNiece Davenport, seconded by Cameron Duncan, that the Planning Commission approve the sign theme for the Trans-Jordan Waste Transfer station for the property located at 8813 S 700 W based on the two findings and subject to the six conditions detailed in the staff report. The motion carried by the following vote:

Yes: 7 - Dave Bromley
Cameron Duncan
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
LaNiece Davenport

Absent: 2 - David Hart
Jennifer George

Nonvoting: 0

Administrative Business

1. Minutes

An all in favor motion was made by Ron Mortimer to approve the meeting minutes from 05.15.2025.

25-156 Minutes

Attachments: 05.15.2025 PC Minutes (DRAFT)

2. Sandy City Development Report

25-157 Development Report

Attachments: 06.01.2025 DEV REPORT

3. Director's Report

Adjournment

An all in favor motion was made by Cameron Duncan 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