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, February 6, 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_U-kcSqpAQbGC-Uank8Y0Sw

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/83132914868

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/kbP7vVkxal

Webinar ID: 831 3291 4868

Passcode: 135305

4:00 PM FIELD TRIP

1. 25-033 Field Trip Map

Attachments: Map

5:15 PM EXECUTIVE SESSION

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Public Meeting Items

2. SGN12092024-035154 Boyer South Towne II Sign Theme
10150 S. Centennial Parkway
[Community #9, Commercial Area]

Attachments: Staff Report

3. SPX01162025-006906 The Meadows at Cys Road Subdivision (Special Exception Review)
8777 S. 700 E.
[Community #7, Quarry Bend]

4. SPR10162024-006872 The Meadows at Cys Road (Site Plan Review)
8777 S. 700 E.
[Community #7, Quarry Bend]

Attachments: Staff Report
Exhibit A
Exhibit B
Exhibit C

5. SUB10162024-006871 The Meadows at Cys Road (Subdivision Review)
8777 S 700 E
[Community #7, Quarry Bend]

6. SPR01022025-006902 90th South Mixed Use Master Plan Update
8925 S. Harrison St.
[Community #1, Northwest Exposure]

Attachments: Staff Report
Exhibit A
Exhibit B

Administrative Business

1. Minutes

25-034 Minutes

Attachments: 01.16.2025 PC Minutes (DRAFT)

2. Sandy City Development Report

25-035 Development Report

Attachments: 02.01.2025 DEV REPORT

3. Director's Report

Adjournment

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

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

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

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

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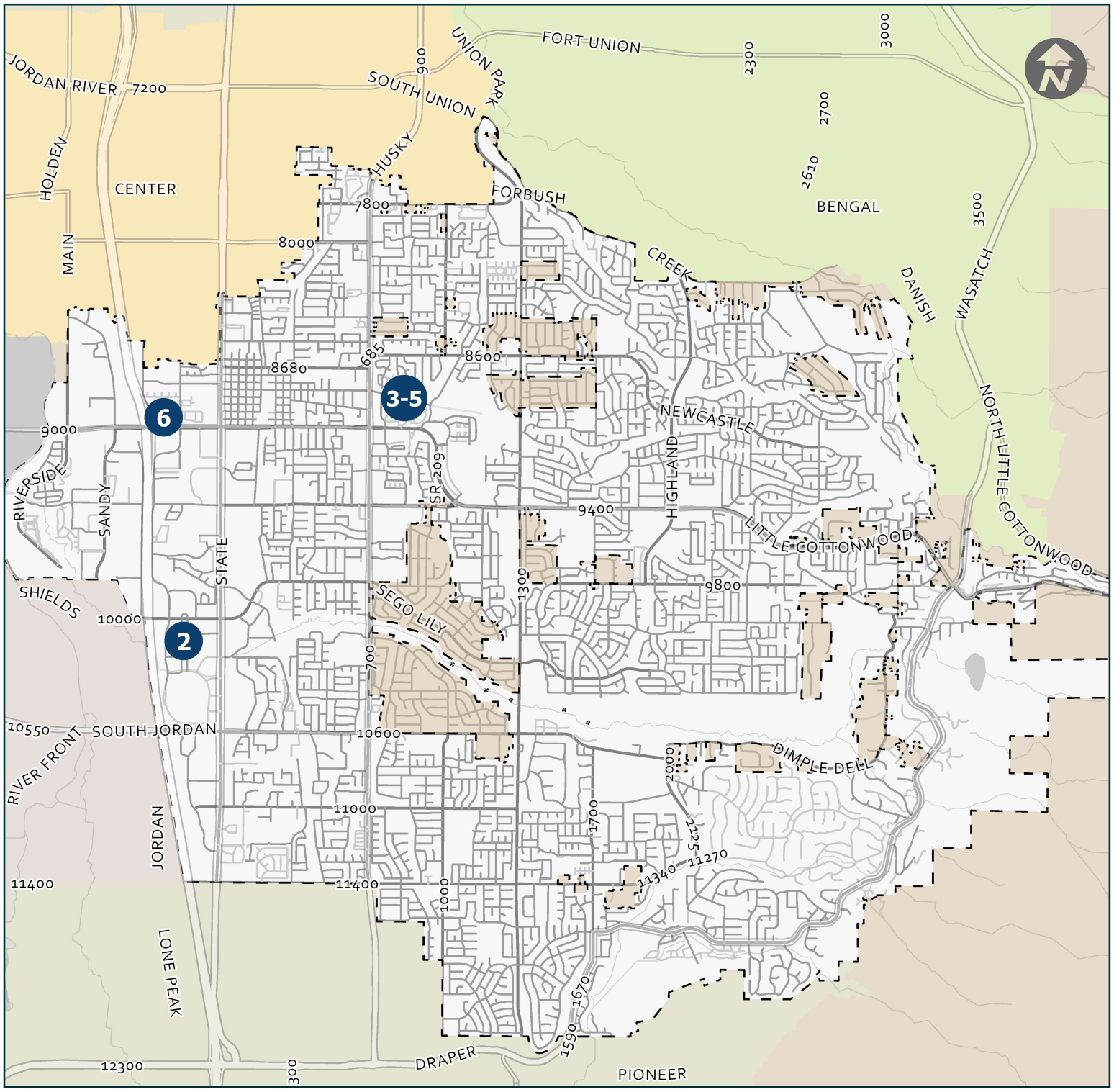
Staff Report

File #: 25-033, **Version:** 1

Date: 2/6/2025

Field Trip Map

Planning Commission Field Trip
February 6, 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

Sandy City, Utah

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

Staff Report

File #:
SGN12092024-035154,
Version: 1

Date: 2/6/2025

Agenda Item Title:
Boyer South Towne II Sign Theme
10150 S. Centennial Parkway
[Community #9, Commercial Area]

Presenter:
Sarah Stringham

Description/Background:
The applicant, Spencer Summerhays, on behalf of the property owner Boyer-South Towne II, LC, is requesting approval of a sign theme for the Boyer South Towne II office building, located at 10150 S. Centennial Parkway. The request is for a sign theme to allow for multiple signs on a multi-story multi-tenant building. See staff report for full details.

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission approve the sign theme for the Boyer South Town II building located at 10150 S. Centennial Parkway based on the following findings and subject to the following conditions:

Findings:
1. Staff finds that the proposed sign theme meets the intent of Section 21-26-10 of the Sandy City Development Code regarding approval by the Planning Commission for developments of seven or more acres and having more than 300 linear feet of frontage.

2. The proposed sign design meets the sign design elements regarding architectural compatibility, size, scale, proportion, illumination, color and style, and location as approved by the Planning Commission.

Conditions:
1. That the signs installed meet all requirements set forth in the Sandy City Land Development Code and sign code.

2. Any signs installed go through the proper sign permitting process.

3. Any additions or alterations to the Sign Theme be approved by the Planning Commission prior to being installed.

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum

February 6, 2025

To:	Planning Commission	
From:	Community Development Department	
Subject:	Boyer South Towne II Sign Theme	SGN12092024-035154
	10150 S. Centennial Parkway	CBD Zoning District
	[Community #9, Commercial Area]	Cairns District
		7.63 acres

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

Request

The applicant, Spencer Summerhays, on behalf of the property owner Boyer-South Towne II, LC, is requesting approval of a sign theme for the Boyer South Towne II office building, located at 10150 S. Centennial Parkway. The request is for a sign theme to allow for multiple signs on a multi-story multi-tenant building. See Exhibit A and B for details of the application.

Background

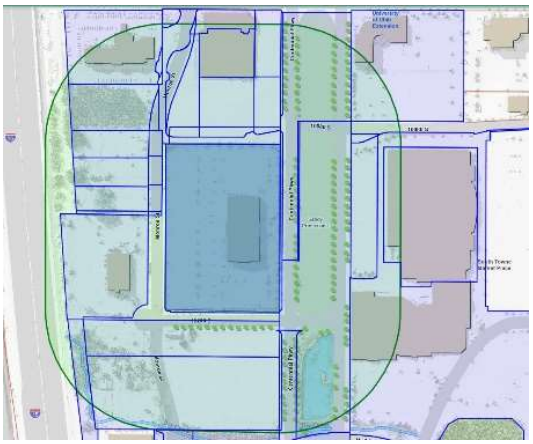
The property is in the Central Business District – Office (CBD-O) zone and is approximately 7.63 acres. The office building was constructed in 1995 and at the time the entire building was leased to Aetna. The building has approximately 135,000 rentable square feet. Property to the north and west is zoned CBD-A&C (Arts and Culture). Property to the south and west is zoned CBD-O and to the east property is zoned CBD-P (Parkway).



Property Case History	
Case Number	**Case Summary**
SPR#94-34	Aetna/HAI – Site plan approval of the office building.
SPR-05-14-3648	Boyer South Town II Parking Lot Expansion
SPR05302024-006777	Boyer South Town II Modified Site Plan & Building Modifications

Public Notice and Outreach

This item has been noticed to property owners within 500 feet. A neighborhood meeting was not held for this project, due to the property being in an established commercial area. Staff have not received any emails or phone calls regarding the project.



Analysis

Section 21-26-10(b) of the Sandy City Land Development code states that upon Planning Commission approval, the design and placement of on-premises signs (including any proposed advertising statuary signs) for developments of seven acres or larger and having at least 300 lineal feet of frontage may vary from the regulations set forth herein. The Planning Commission must determine that:

a. The proposed sign exceptions are not in conflict with the purpose and intent of this chapter;
b. The proposed signs are in architectural harmony with the development; and
c. The proposed signs appropriately utilize those elements listed in the design criteria of this chapter

Sign Design. Each sign submitted for approval shall incorporate the following elements:

1. Architectural compatibility
2. Size, scale, proportion (balance)
3. Illumination
4. Color and style
5. Location
6. Landscaping

The applicant is proposing a sign theme for the Boyer South Towne II office building. When constructed in 1995, the entire building was leased to one tenant. As that tenant has downsized its office space the Boyer group has started leasing out space to multiple users. With multiple users the applicant has seen an increased demand for signage. Boyer is completing a capital investment project to modernize the exterior façade and as part of that update is proposing to add additional opportunities for signage on the building. The property is 7.63 acres and has approximately 700 feet of frontage on Monroe Street and Centennial Parkway. All proposed signs would follow the standards for wall signs as set forth in the Sandy City Development Code in Sec. 21-26-7(j). The proposed signs are as follows:

West Elevation: There is an existing sign for Cementation that is to remain on the west elevation facing Monroe Street. The applicant is proposing to have one other space for crown signage on the opposite corner and one lower area for eyebrow signage.



East Elevation: The east elevation facing Centennial Parkway is proposed to have two spaces for crown signage on each corner of the building.



North and South Elevation: The north and south elevations are proposed to have one space for crown signage in the center of the building on each elevation.





Staff Concerns

Staff does not have any concerns with the proposed sign theme.

Recommendation

Staff recommends that the Planning Commission approve the sign theme for the Boyer South Town II building located at 10150 S. Centennial Parkway based on the following findings and subject to the following conditions:

Findings:

1. Staff finds that the proposed sign theme meets the intent of Section 21-26-10 of the Sandy City Development Code regarding approval by the Planning Commission for developments of seven or more acres and having more than 300 linear feet of frontage.

2. The proposed sign design meets the sign design elements regarding architectural compatibility, size, scale,

proportion, illumination, color and style, and location as approved by the Planning Commission.

Conditions:

1. That the signs installed meet all requirements set forth in the Sandy City Land Development Code and sign code.
2. Any signs installed go through the proper sign permitting process.
3. Any additions or alterations to the Sign Theme be approved by the Planning Commission prior to being installed.

Planner:



Sarah Stringham
Planner

File Name: S:\USERS\PLN\STAFFRPT\2024\SGN12092024-035154 - BOYER SOUTHTOWNE 2 SIGN THEME\BOYER SOUTH TOWN II SIGN THEME.DOCX

Exhibit "A" see attached application

BOYER

Boyer SouthTowne 2
Sign Theme Proposal and Narrative
Sandy City Planning Commission – For Consideration and Approval

Building History and Background:

- The Boyer SouthTowne 2 Office Building (the "Building") was constructed in 1995 as a build-to-suit development for Aetna (now CVS). Aetna leased the entire building and only one sign was needed to service the Building.
- The Building consists of 135,378 rentable square feet on four floors (approximately 33,845 square feet per floor).
- The site includes approximately 780 feet of lineal feet Monroe Street frontage.
- The building consists of approximately 265 feet of lineal feet building elevation frontage.
- For many years, Aetna occupied the entire building or a large majority of the Building. As such, there was not a demand or need for additional Building signage.

Recent Sandy City Infrastructure Changes:

- In 2015, Monroe Street was extended north of 10200 South.
- By September 2018, the I-15/Monroe Street 'fly-under' was completed creating a continuous connection between 10600 South and 9000 South passing directly to the west of the Building.
- This connection significantly altered the wayfinding, directions, and arrival to the Building.
- Whereas the Building 'facing' was Centennial Parkway in the past, Monroe Street entrance became the effective 'front door' to the Building.

Recent Building-Specific and General Market Changes:

- A repeated theme of which we are all aware…COVID = Work From Home = Less Demand of Office Space
- Up until June 2022 lease expiration, Aetna leased 84,009 square feet.
- On July 1, 2022, Aetna renewed but downsized to 18,976 square feet.
- In Spring 2024, Aetna indicated that they would most likely be downsizing to approximately 8,000 sf.
- In Fall 2024, Aetna revised their downsize approximation to 4,000 sf.
- As of November 2024, Aetna has indicated that they will not be renewing any lease space in the building effective June 2025.
- With the departure of Aetna, there are multiple large spaces for which prospective tenants have requested signage.

Building Capital Investment – Exterior Remodel/Repositioning:

- Boyer is nearing the completion of an approximately $1,250,000 capital investment project to modernize and enhance the Building as follows:
    - Complete enhancement of the exterior of the Building – removed outdated cylindrical columns, exposed steel columns, repainted entire exterior with a more modern color.
    - Replace the outdated, small entry canopy with a new, modern, welcoming canopy.

- Complete minor site work to 'realign' the drive approach from Monroe to the front entry.

Economic Impact:

- Property tax is based on Building valuation.
- Building valuation is based on occupancy/leasing.
- Additional signage enhances occupancy/leasing opportunities.
- Additional signage contributes to additional property tax revenues.

Balancing Aesthetic Appeal and Tenant Brand/Name Recognition:

- With the departure of Aetna, there are multiple large spaces for which prospective tenants have requested signage.
- Signage for signage's sake? No.
- We believe building signage can go too far. Signage theme must not be overbearing or oppressive.
- We believe our proposed signage theme balances aesthetic appeal with the ability to satisfy user demand and economic sustainability.

Sign Theme Proposal:

- We propose the following Sign Theme:
  - West Elevation – North and south crown signage, with one additional eyebrow sign which would be required to be substantively smaller in font and surface area.
  - East Elevation - North and south crown signage only
  - North Elevation – One centered crown sign
  - South Elevation – One centered crown sign
  - All signage materials and lighting shall be consistent with Sandy City Code

Exhibit "B" See attached documents

West Elevation - Facing I-15/Monroe Street - Effectively new 'front entry' face of building



East Elevation - Facing Centennial Pkwy



North Elevation - Facing Centennial Village



South Elevation - Facing 10200 South



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

Sandy City, Utah

Staff Report

File #:
SPX01162025-006906,
Version: 1

Date: 2/6/2025

Agenda Item Title:
The Meadows at Cys Road Subdivision (Special Exception Review)
8777 S. 700 E.
[Community #7, Quarry Bend]

Presenter:
Thomas Irvin, Senior Planner

Description/Background:
The applicant and property owner, Brad Reynolds of Cy Meadow, LLC, is requesting a preliminary Subdivision and Site Plan review for the property located at approximately 8777 S. 700 E. The proposal includes developing the property into 33 residential units consisting of seven single family homes and 26 town homes. The property will also be subdivided into a residential condominium allowing for the private ownership of units. Based upon the applicant's submittal, three special exceptions will also be required for the current design which include the following: the creation of private streets instead of public streets, the creation of lots which do not front onto a public street, and the creation of streets with less than the standard street right-of-way width.

Please see the attached staff report in the Site Plan Review file for full details of the request (SPR10162024-006872).

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission determine the requested special exceptions described in the staff report for The Meadows at Cys Road Subdivision and Site Plan located at 8777 S. 700 E. are approved based upon the following findings:

Findings:
1. That the proposed configuration is an efficient use of the narrow land.

2. The proposed configuration equitably balances the needs of the public.

3. The lots without public street frontage have been provided alternative designs including a private pedestrian street and alleys that will provide sufficient access.

4. Pedestrian safety has been adequately address with the proposed site plan and contains sufficient walkable elements.

Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
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Staff Report

File #:
SPR10162024-006872,
Version: 1

Date: 2/6/2025

Agenda Item Title:
The Meadows at Cys Road (Site Plan Review)
8777 S. 700 E.
[Community #7, Quarry Bend]

Presenter:
Thomas Irvin, Senior Planner

Description/Background:
The applicant and property owner, Brad Reynolds of Cy Meadow, LLC, is requesting a preliminary Subdivision and Site Plan review for the property located at approximately 8777 S. 700 E. The proposal includes developing the property into 33 residential units consisting of seven single family homes and 26 town homes. The property will also be subdivided into a residential condominium allowing for the private ownership of units. Based upon the applicant's submittal, three special exceptions will also be required for the current design which include the following: the creation of private streets instead of public streets, the creation of lots which do not front onto a public street, and the creation of streets with less than the standard street right-of-way width.

The property is zoned Planned Unit Development (PUD) which requires that the Planning Commission review and approve the proposed building materials, building design, exterior fencing, landscape (open space), and amenities for the project. The Planning Commission may also require specific setbacks, buffers, building heights, and site arrangements where it is determined to be appropriate. The Planning Commission reviews developments within the PUD zone to ensure the site plan follows the purpose and design objectives outlined in the ordinance. Additionally, the proposed Subdivision and Special Exceptions require Planning Commission review.

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

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission determine that the preliminary site plan review for The Meadows at Cys Road located at 8777 S. 700 E is substantially complete based on the following findings and subject to the following conditions:

Findings:
1. That the proposed configuration is an efficient use of the land.

2. That the proposed development substantially complies with the requirements of the Planned Unit Development 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 development can be approved.

2. That all city provisions, codes, and ordinances are adhered to during the review, construction, and operations process of this project.

3. That the Planning Commission determine an appropriate amenity package for the application.

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum

February 6, 2025

To:	Planning Commission	
From:	Community Development Department	
Subject:	The Meadows at Cys Road–	SUB10162024-006871
	Preliminary Subdivision and Site Plan Review	SPR10162024-006872
	8777 S 700 E	SPX01162025-006906
	[Community #7, Quarry Bend]	PUD (10)
		3.3 Acres

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

Request

The applicant and property owner, Brad Reynolds of Cy Meadow, LLC, is requesting a preliminary Subdivision and Site Plan review for the property located at approximately 8777 S. 700 E. The proposal includes developing the property into 33 residential units consisting of seven single family homes and 26 town homes. The property will also be subdivided into a residential condominium allowing for the private ownership of units. Based upon the applicant's submittal, three special exceptions will also be required for the current design which include the following: the creation of private streets instead of public streets, the creation of lots which do not front onto a public street, and the creation of streets with less than the standard street right-of-way width. Please reference the applicant's letter (Exhibit A) and application materials (Exhibit B).

The property is zoned Planned Unit Development (PUD) which requires that the Planning Commission review and approve the proposed building materials, building design, exterior fencing, landscape (open space), and amenities for the project. The Planning Commission may also require specific setbacks, buffers, building heights, and site arrangements where it is determined to be appropriate. The Planning Commission reviews developments within the PUD zone to ensure the site plan follows the purpose and design objectives outlined in the ordinance. Additionally, the proposed Subdivision and Special Exceptions require Planning Commission review.



Property Case History	
Case Number	**Case Summary**
A #97-6	Olabarri Investment Co. Annexation – 4 Acres, Zoned PUD(10)

Background

The subject property is currently a single parcel that has been farmland for many years. It is zoned PUD(10) on the east side of Green Way and BC (Boulevard Commercial) on the west. This proposal is to develop only the eastern portion of the property.

The following zoning designations and land uses surround the property:

North: PUD (12) and R-1-8 (townhomes and single-family residential)
East: R-1-8 (single-family residential)
South: PUD (10) (townhomes and the Alpine Meadows Apartments)
West: BC (one single-family home and a vacant commercial lot)

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 via Zoom on January 21, 2025. Residents were primarily concerned with the plan to connect Green Way to Cys Road and potential vehicle traffic through the neighborhoods to the north (see minutes in Exhibit "C").

Analysis

Planned Unit Development Review

The purpose of a PUD is to provide flexibility of design that would not be possible through the typical application of zoning regulations. It encourages the efficient use of land to preserve open space while providing a means to create variety in the physical pattern of development. PUD developments are held to high standards of design and layout. This district allows for smaller setbacks and clustered housing in exchange for meaningful open space, quality architectural design, and community amenities.

The design objectives for a Planned Unit Developments are:

1. Provide for a comprehensive and harmonious arrangement of buildings, open spaces, circulation ways, parking, and development amenities.
2. Be related to existing and proposed land use and circulation plans of the community and not constitute a disrupting element in the neighborhood.
3. The internal street system and pedestrian connections should be designed for the efficient and safe movement of vehicles without disrupting pedestrian circulation, activities, functions of the common areas and open space.
4. Open space and recreation areas and facilities should be located adjacent to dwelling units or be easily accessible therefrom.
5. Open space and recreation areas should be the focal point for the overall design of the development.

The Planning Commission has flexibility in requiring specific setbacks, lowered density, and height limitations to ensure these design objectives are met. Review of building and roofing materials, building design, and configuration of open space are important design review items to be considered. The applicant has provided elevations of the proposed buildings and materials as well as a site plan and a landscaping plan (Exhibit "B").

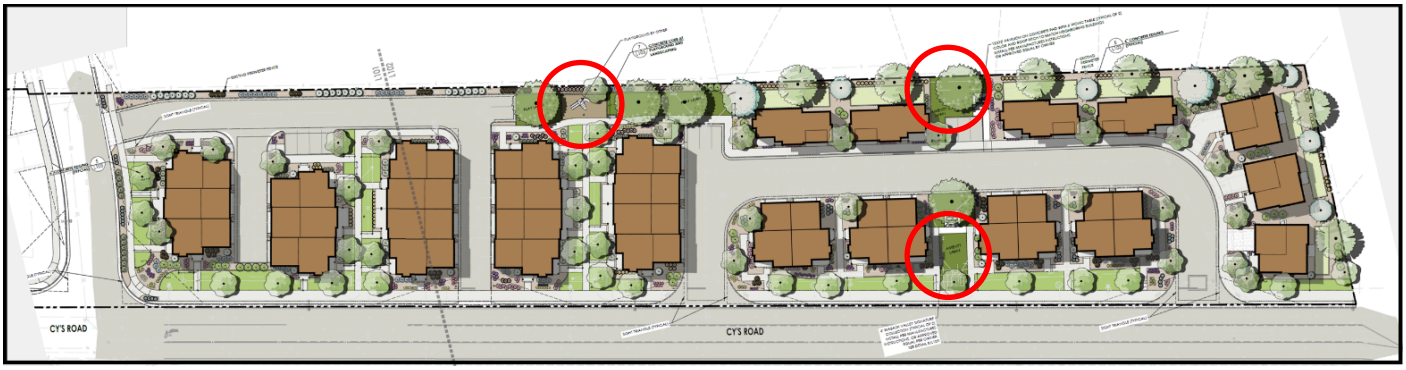
The applicant has shown the overall site area to be 3.3 acres and is proposing to develop 33 units, which is the maximum allowed by the zone for this size of property. The PUD zone density includes the gross acreage prior to the dedication of public right of way.

Site Plan Review

The proposed development is for 33 residential units consisting of 24 townhomes and seven single-family residences. The single-family homes will face a U-shaped private street. This street will also provide vehicle access for 12 of the townhome units. Eight townhomes will face Cys Road and three will face Green Way, while the remainder of the units on the west side of the development will face each other across private pedestrian streets.

The units are placed in a manner that allows for an appropriate layout that respects the existing land uses. The applicant has setback the units to be similar to the surrounding zones, with similar massing and scale. Where dissimilar uses are proposed, an increased setback that doubles the minimum setback of the adjacent zone has been accomplished. Single-family homes have been proposed adjacent to the R-1-8 zoned properties along the north and east side of the development to accomplish this goal.

All units include two car garages with three of the single-family homes having full driveways for guest parking. The remainder of the units will be provided with a total of 12 shared guest parking stalls. The single-family homes front onto the private street and have front facing garages. All townhome units are rear loaded with some facing Cys Road and Green Way with the remainder facing each other along private pedestrian streets. This plan provides for a variety of layouts and building designs.



The open space is an important aspect of PUDs as it is used both for recreation and aesthetics in a higher density development. The PUD zone requires a minimum of 40% open space. This is calculated based on a combination of common (which is open to everyone in the subdivision) or limited common (which is not privately owned land but is limited to select users). Examples of limited common area can include patios or small backyards. The proposed project has precisely 47% of the land area being used as open space. A landscape plan has been provided and generally meets city requirements. The open space that has been provided is dispersed throughout the development with three larger areas provided (see circled areas above). The plans indicate that the developer is proposing a playground area, a lawn area, and pavilion at these primary locations. Additional amenities may be required by the Planning Commission based on the size, scale, impacts, and nature of the development. This could mean that additional open spaces be developed such as sports courts, community gardens, fire pit, etc.

The buildings materials proposed by the applicant contain a combination of brick and various types of cement fiberboard. They have pitched roofs with asphalt shingled roofs. The design contains cantilevered elements and porches that break up the façade on the elevations. While not clear from plans provided, the buildings are required to be under 35 feet to the peak of the roof above the average finished grade.

Subdivision

The proposed subdivision plat would create private ownership of each of the units, with limited common areas for private driveways, and common areas for all other open space areas. A Parcel "A" would be created on the west side of Green Way for land that would be developed in a future phase.

It would also formally dedicate to the public the necessary land to connect Green Way to Cys Road to match the existing road profile (60-foot ROW) and would meet city standards. Cys Road would also be further widened and dedicated for public use (32' half-width) that would include 22 feet of pavement and curbing, a two-foot paved parkstrip, and an eight foot sidewalk. A private u-shaped street is proposed that will run through the development at a width of 38 feet which will have 32 feet of pavement and curb with a six-foot sidewalk on one side. A set of covenants, conditions, and restrictions have not yet been provided, but will need to be established to provide a means to manage the areas of common maintenance amongst the various owners.

Special Exceptions

The current proposal requires the approval of three Special Exceptions. The **first** is for the creation of a private street that does not meet the city's road profile standards for width, sidewalk, and parkstrip. The **second** is for the creation of lots that do not front a public street. The **third** special exception is for not providing the standard sidewalk and parkstrip dimensions along Cys Road.

The private street proposal calls for the creation of a 38-foot private street, which includes 28 feet in width of paved surface, two-foot curb and gutters, and a six-foot sidewalk on one side. The applicant is proposing the elimination of sidewalks on one side of the street and parkstrips along both sides. which includes a six-foot adjacent sidewalk, two feet of curb and gutter on either side, and 28 feet of asphalt. This means that no on-street parking will be permitted and must have signs indicating this restriction.

PUD's commonly result in lots that do not face a public street. Fifteen on the units will front onto either the private street or Cys road. The remaining eighteen units will face each other across private pedestrian streets that are serviced by alleys to allow for vehicle parking access. The proposed alleys would meet the city's standards for development allowing 24' feet of drivable surface.

The standard street profile for a minor collector calls for five feet of parkstrip and five feet of sidewalk. The Parks & Recreation department has requested that the developer provide eight feet of sidewalk for the Historic Rail Trail as per the City's Trail Master Plan. Sandy City also requires parkstrips that are less than three feet in width to be hard surfaced, resulting in a total of 10 feet of hard surfacing, eight-foot sidewalk and two-foot stamped concrete.

Staff Concerns

PUD Design Objectives. Staff believes that most of the objectives of the PUD zone are being met by the current design. Vehicle access has been significantly improved from earlier iterations by the creation of a private street and alleys to serve the units. Pedestrian pathways have been provided throughout the development and three landscaped community gathering spaces are proposed. The applicant should provide more specific information on what will be provided within these gathering spaces.

Staff Recommendation

Motion #1, Special Exceptions

Staff recommends that the Planning Commission determine the requested special exceptions described in the staff report for The Meadows at Cys Road Subdivision and Site Plan located at 8777 S. 700 E. are approved based upon the following findings:

Findings:

1. That the proposed configuration is an efficient use of the narrow land.
2. The proposed configuration equitably balances the needs of the public.
3. The lots without public street frontage have been provided alternative designs including a private pedestrian street

and alleys that will provide sufficient access.

4. Pedestrian safety has been adequately address with the proposed site plan and contains sufficient walkable elements.

Motion #2, Site Plan Review

Staff recommends that the Planning Commission determine that the preliminary site plan review for The Meadows at Cys Road located at 8777 S. 700 E is substantially complete based on the following findings and subject to the following conditions:

Findings:

1. That the proposed configuration is an efficient use of the land.

2. That the proposed development substantially complies with the requirements of the Planned Unit Development 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 development can be approved.

2. That all city provisions, codes, and ordinances are adhered to during the review, construction, and operations process of this project.

3. That the Planning Commission determine an appropriate amenity package for the application.

Motion #3, Subdivision Review

Staff recommends that the Planning Commission determine that preliminary subdivision review for The Meadows at Cys Road located at 8777 S. 700 E. is substantially complete based on the following findings and subject to the following conditions:

Findings:

1. That the proposed development complies with the requirements of the Planned Unit Development zone and the subdivision code.

2. 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 city provisions, codes, and ordinances are adhered to during the review, construction, and operations process of this project.

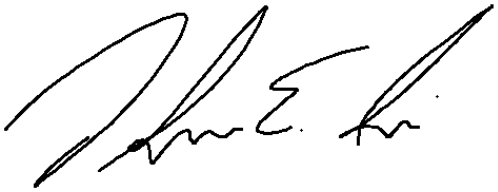
3. That a Homeowners Association for the subdivision be established. A set of CC&R's be recorded with the plat to regulate and ensure maintenance of all common areas. Said documents shall include language that requires use of garages be such that two vehicles be able to be parked at all times and that garages will not be used for any long-term storage. That the subdivision CC&R's include language that limits parking on all surface stalls to residents and their guests and that stalls shall not be used for any long-term parking of vehicles (more than 5 consecutive days).

4. All structures and improvements for individual homes are to be restricted to the platted pad site, including but not

limited to pop-outs, chimneys, porches, patios, decks, stairways, etc., and may not be built in the common areas.

5. That the setbacks for the subdivision be determined by the Planning Commission and that these setbacks be recorded as a note on the plat.

Planner:



Thomas Irvin
Senior Planner

File Name: S:\USERS\PLN\STAFFRPT\2024\SPR10162024-006872 – MEADOWS AT CY ROAD SITE PLAN\PLANNING COMMISSION\ MEADOWS AT CYS ROAD SUB AND SITE PLAN STAFF REPORT 2-6-25

Exhibit "A"
APPLICANTS LETTERS

BRAD REYNOLDS CONSTRUCTION

January 23, 2025

Sandy City Planning Commission
10000 Centennial Parkway
Sandy, UT 84070

Brad Reynolds Construction has been building quality custom homes in the Salt Lake Valley for over 35 years. For many years we focused primarily on large estate homes. In recent years we have seen the need for a high quality but more affordable product for home buyers.

Brad Reynolds Construction is proposing residential development at approximately 8777 S. 700 E. The proposed development contains 26 townhome units and 7 single-family homes. Each residence has 3 bedrooms, 2.5 bathrooms, and a 2-car attached garage. The townhomes are 2 story units with basements and are approximately 1600 SF finished on the upper two floors with approximately 650 SF of additional space in the unfinished basement. The single-family homes are also 2 stories with a basement, and are approximately 2000-2100 SF total living space. The exteriors are a mix of masonry and fiber cement siding, with several color schemes to create an attractive project. The property also includes a parcel at the west end that is zoned for commercial use and will be developed in the future.

The proposed development is in the Planned Unit Development (10 units per acre) zone. It is bordered by an existing townhome/ condominium project and single-family homes on the north. The east side of the development also borders single-family homes. The south side of the development is bordered by Cy's Road, with some existing residential condominium/ apartment units on the south side of Cy's Road. The development is bordered by Green Way and commercial property on the west.

The parcel that will be developed as a residential community is a long and narrow rectangle. The parcel is approximately 880 ft long and 170 ft wide. We will be dedicating a significant portion of property frontage to Cy's Road for road improvements. Green Way is currently a dead-end street at the north boundary of the property. We will also be dedicating a significant portion of property to the City to connect Green Way through the property to Cy's Road. The total acreage of the parcel is 4.903 acres, of which .708 acres (roughly 15 percent) of the property will be dedicated to the City for road improvements. The already narrow shape of the parcel, with the added loss of space that will be dedicated to the city, creates some challenges to making efficient use of the land. Because of these challenges we are seeking approval from the Planning Commission for several exceptions from current standards in our design. City Staff are giving a positive recommendation for these exceptions.

City Code 21-21-11 requires residential building lots to have frontage on a public street, but allows an exception to be granted by the Planning Commission for private streets. We are proposing Green Way be built as a public street that matches the profile of the existing road to the north prior to the dead-end. For the interior of the community, we are proposing private streets to provide access to the residences. It is not very feasible to construct streets that meet public street profile requirements because of the narrow shape of the parcel. The pattern of private streets and alleys inside the community matches the pattern of what has been built in existing multifamily communities that are adjoining and in the vicinity of our proposed development. Private streets will allow for snow removal, maintenance, and trash collection to be managed by the HOA rather than through the city. It has been our experience that it is better to have those issues handled by the HOA on multifamily projects. We are

BRAD REYNOLDS CONSTRUCTION

requesting an exception allowing our lots to front on private streets similar to existing conditions in nearby multifamily developments.

City Code 21-21-10 requires full improvements (curb, gutter, park strip, sidewalk) on all street frontage within a subdivision, but allows the Planning Commission to grant an exception under some circumstances. Again, because the parcel is so narrow, it is difficult to include full park strip and sidewalk improvements on both sides of the private streets, and still make efficient use of the land. Private streets and lanes in multifamily communities in the vicinity of our development have also been built without park strip or sidewalk in some areas. Our private streets will meet City requirements for pavement width. We have designed a network of sidewalks that will allow the community to be pedestrian friendly and walkable, while still allowing for efficient use of the land. The community will be attractively landscaped and will include green space and plantings around the buildings that will give the community an open feel without the need for park strips. We are requesting an exception allowing the private streets to be built without sidewalk and park strip in some areas.

The proposed development is bordered by Cy's Road on the south. We will be dedicating a significant portion of property to the City for road improvements on Cy's Road. This will allow for a full 64 ft for the right of way, which meets City standards for Minor Collector Street. The designed pavement width for Cy's Road will meet City standards. The standard detail calls for a 5 ft park strip and a 5 ft sidewalk. At the request of the City, we have designed our frontage on Cy's Road with a 2 ft park strip and 8 ft sidewalk, which will accommodate a future trail connection in the area. City standards direct that any park strip smaller than 3 ft must be paved, so the 2 ft park strip has been designed as stamped concrete. We are requesting the Planning Commission approve this variance from the standards in order to accommodate the future trail connection as requested by the Parks department.

The Proposed development also provides several amenity spaces for the tenants of the development. Each amenity is located with focus from the sidewalk along Cy Road. Each Amenity provides seating for each of the areas, with two areas providing a covered area for gathering with a gazebo and benches and tables for use by tenants.

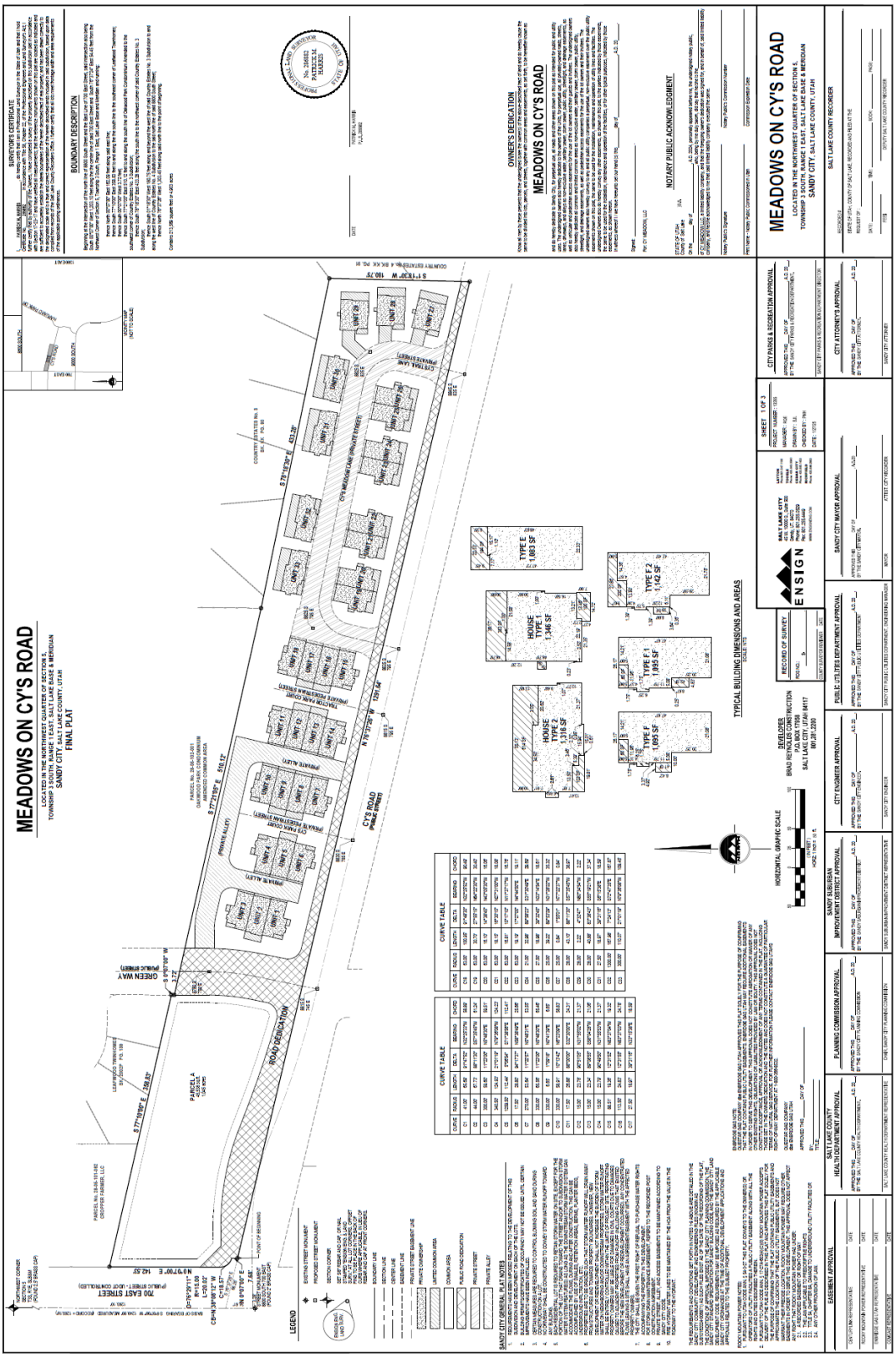
The third amenity is a playground area located along the north property line. This amenity and greenspace are a visual element from the sidewalk of Cy Road to the playground. This amenity has benches for seating as well as the playground. Each of these amenities provide additional benefits to the community.

Sincerely,

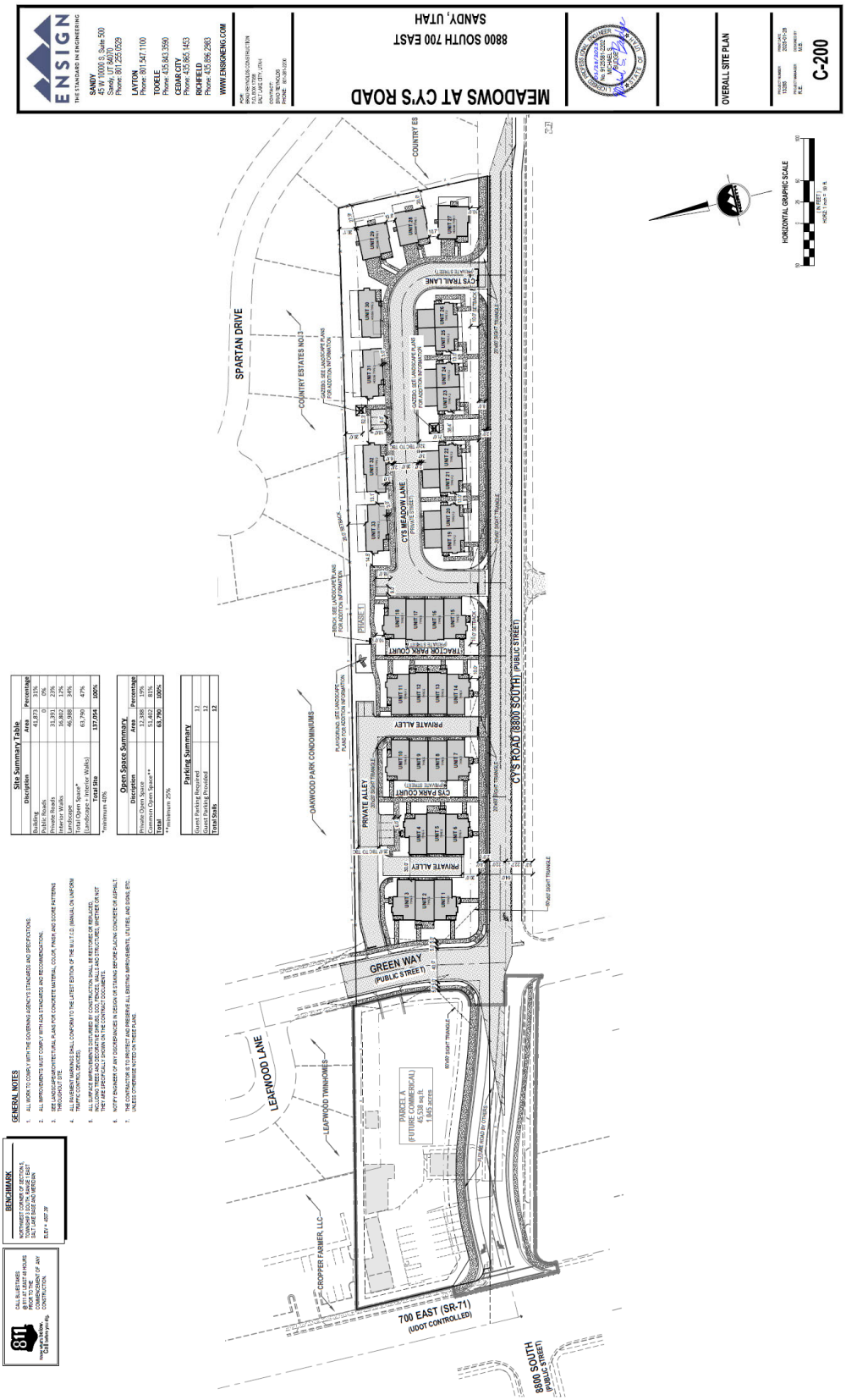
Brad Reynolds
Brad Reynolds Construction

Exhibit "B"

PRELIMINARY PLAT


MEADOWS ON CY'S ROAD
LOCATED IN THE NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH
FINAL PLAT
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNER'S DEDICATION
NOTARY PUBLIC ACKNOWLEDGMENT
SALT LAKE COUNTY RECORDER
SANDY CITY GENERAL PLAT NOTES
EASEMENT APPROVAL
SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL
PLANNING COMMISSION APPROVAL
SANDY SUBURBAN IMPROVEMENT DISTRICT APPROVAL
CITY ENGINEER APPROVAL
PUBLIC UTILITIES DEPARTMENT APPROVAL
CITY PARKS & RECREATION APPROVAL
SANDY CITY MAYOR APPROVAL
CITY ATTORNEY'S APPROVAL
RECORD OF SURVEY
DEVELOPER:
BRAD REYNOLDS CONSTRUCTION
SALT LAKE CITY, UTAH 84117
801.281.2200
ENSIGN
SALT LAKE CITY
SANDY, UT 84070
Phone: 801.255.0529
www.ensignutah.com
SHEET 1 OF 3
PROJECT NUMBER: 1555
DRAWN BY: SJC
CHECKED BY: PMH
DATE: 10/2025
CY'S ROAD
PUBLIC STREET
700 EAST STREET
(PUBLIC STREET - WIDE VARIES)
GREEN WAY
PUBLIC STREET
ROAD DEDICATION
PARCEL A
1.54 acres
PARCEL 34-05-101-001
CROOPER FARMER, LLC
PARCEL 34-05-101-001
CROOPER FARMER, LLC
COUNTRY ESTATES NO. 3
BK. AA PG. 90
COUNTRY ESTATES NO. 1
BK. AA PG. 89
CY'S MEADOWS LANE (PRIVATE STREET)
PRIVATE ALLEY
PRIVATE PARK COURT
(PRIVATE STREET)
PRIVATE PARK DRIVE
(PRIVATE STREET)
PRIVATE ALLEY
PRIVATE ALLEY
PRIVATE ALLEY
PARCEL 34-05-101-001
CROOPER FARMER, LLC
UNDEVELOPED COMMON AREA
UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8
UNIT 9
UNIT 10
UNIT 11
UNIT 12
UNIT 13
UNIT 14
UNIT 15
UNIT 16
UNIT 17
UNIT 18
UNIT 19
UNIT 20
UNIT

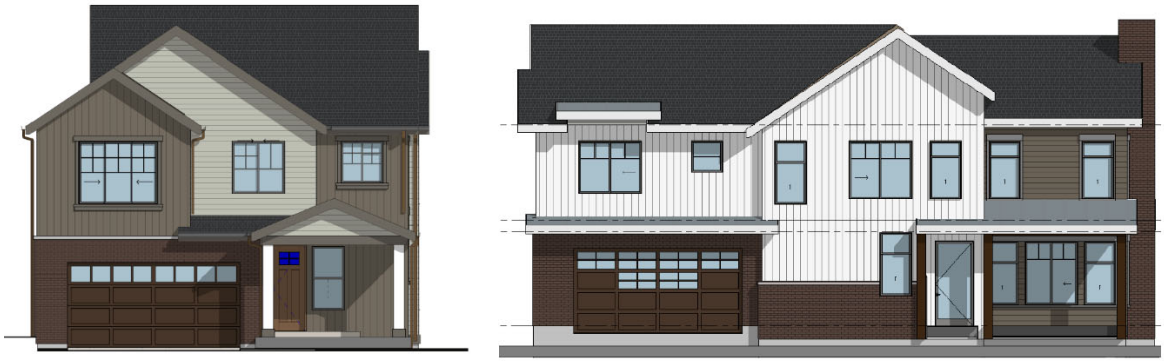
SITE PLAN


MEADOWS AT CYS ROAD
8800 SOUTH 700 EAST
SANDY, UTAH
ENSIGN
OVERALL SITE PLAN
C-200
SPARTAN DRIVE
COUNTRY ESTATES NO 3
CYS TRAIL LANE
CYS MEADOW LANE
TRACTOR PARK COURT
CYS PARK COURT
PRIVATE ALLEY
OAKWOOD PARK CONDOMINIUMS
CYS ROAD (8800 SOUTH) (PUBLIC STREET)
GREEN WAY (PUBLIC STREET)
LEAFWOOD LANE
LEAFWOOD TOWNHOMES
PARCEL A (FUTURE COMMERCIAL) 45,538 sf 1.045 acres
CROPPER FARMER, LLC
700 EAST (SR-71) (UDOT CONTROLLED)
8800 SOUTH (PUBLIC STREET)
HORIZONTAL GRAPHIC SCALE
BENCHMARK
GENERAL NOTES
Site Summary Table
Open Space Summary
Parking Summary

LANDSCAPING PLAN



BUILDING ELEVATIONS



SINGLE FAMILY



DUPLEX



TRIPLEX



FOURPLEX

Exhibit "C"
NEIGHBORHOOD MEETING NOTES AND PUBLIC COMMENT

Neighborhood Meeting Summary

Meeting Date: January 21, 2025

Neighborhood: Quarry Bend #7

Project: Meadows at Cys Road Site Plan and Subdivision

Applicant: Brad Reynolds

Project.Summary

The proposal is a Site Plan and Preliminary Subdivision review for a 33 unit Planned Development along with Special Exception reviews for the creation of lots that do not front on a public street, streets without full improvements, and providing less than the standard street right-of-way.

The property is zoned PUD(10). North of the property is zoned both PUD(12) and R-1-8. To the west are properties zoned BC. To the south across Cys road, properties are zoned PUD(10).

Meeting.Minutes

The neighborhood meeting was conducted online, vie Zoom with approximately 12 residents attending.

The primary concern brought up by multiple attendees was the fact that Green Way would be connected from north to south, removing the dead end at the north and crossing Cys Road. Residents felt this would increase pass through traffic and affect their quality of life. The connection recently done along Harvard Park was cited as an example of what they hoped to avoid.

Staff explained that this requirement was imposed by the city and not the developer. Green Way was always intended to connect in this manner as shown on the Transportation Master Plan.

Residents expressed concerns about traffic speeds along Green Way and that opening up this connection would result in an increase in non-residents passing through. They stated that if Green Way must be connected, then the city should install additional traffic calming devises such as speed bumps or swells to slow traffic speeds. They also wanted to know if a traffic light would be installed at Green Way and Cy Road. (no traffic light is planned)

Attendees also asked about the fate of existing on-site trees. The developer said he would save any he could through the construction process as mature trees are always a positive, but that the amount of construction activity needed may preclude this.

Residents wanted to know the proposed schedule and if construction traffic would be directed down Green Way. The developer said that the majority of traffic would be directed along Cys Road as that made the most sense. Little if any vehicles would use Green Way during construction.

BRAD REYNOLDS CONSTRUCTION

January 23, 2025

Sandy City Planning Commission
10000 Centennial Parkway
Sandy, UT 84070

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The proposed development is in the Planned Unit Development (10 units per acre) zone. It is bordered by an existing townhome/ condominium project and single-family homes on the north. The east side of the development also borders single-family homes. The south side of the development is bordered by Cy's Road, with some existing residential condominium/ apartment units on the south side of Cy's Road. The development is bordered by Green Way and commercial property on the west.

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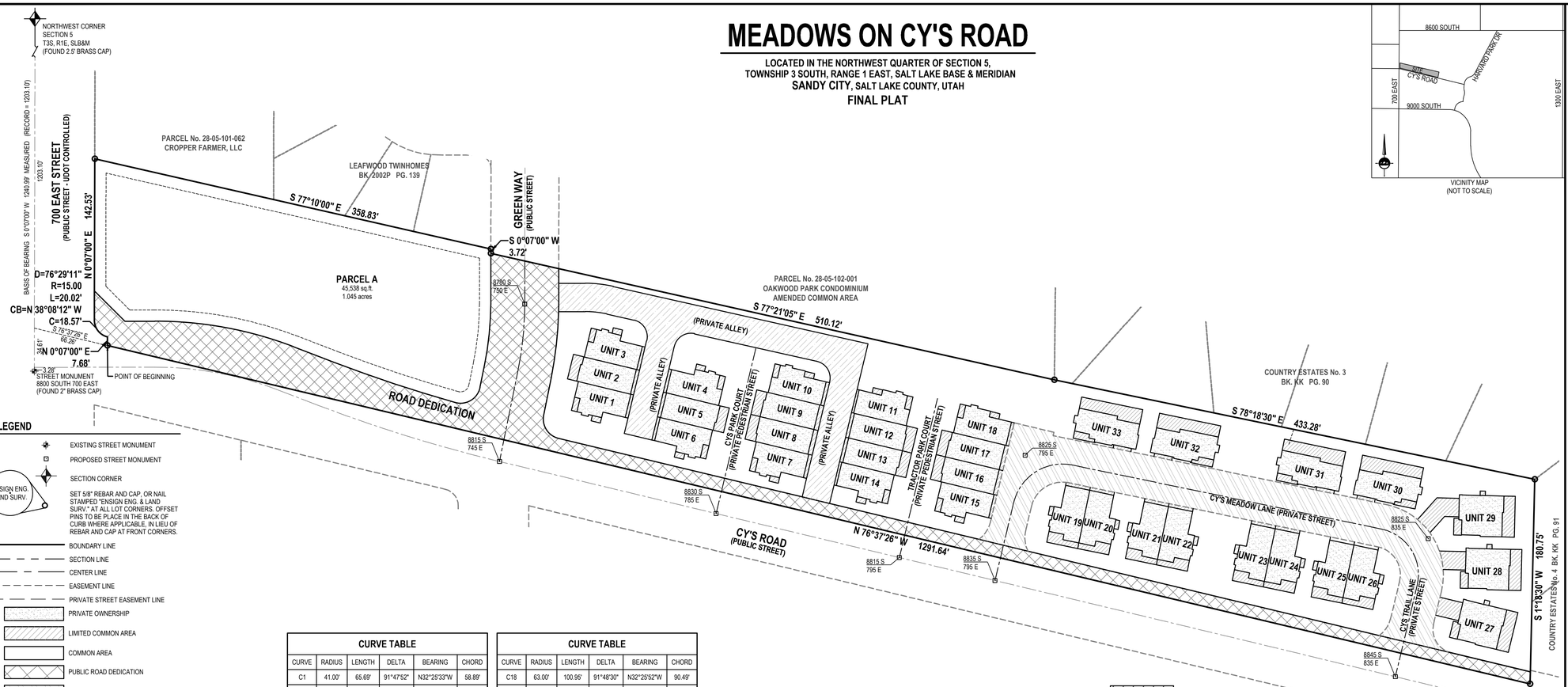
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Sincerely,

Brad Reynolds
Brad Reynolds Construction

MEADOWS ON CY'S ROAD

LOCATED IN THE NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH
FINAL PLAT



LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- 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
- PRIVATE STREET EASEMENT LINE
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA
- PUBLIC ROAD DEDICATION
- PRIVATE STREET
- PRIVATE ALLEY

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. CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING CONSTRUCTION ON A LOT.
4. NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING.
5. 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 SYSTEM 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.
6. 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.
7. THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.
8. FOR STORM DRAIN MAINTENANCE AGREEMENT, REFERS TO THE RECORDED POST CONSTRUCTION AGREEMENT.
9. PRIVATE STREET, ALLEY, AND ACCESS EASEMENTS TO BE MAINTAINED ACCORDING TO SANDY CITY CODE.
10. FIRE HYDRANT WATER LINES TO BE MAINTAINED BY THE HOA FROM THE VALVE IN THE ROADWAY TO THE HYDRANT.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-9 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB10162024-006871) 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 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.

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

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

APPROVED THIS _____ DAY OF _____

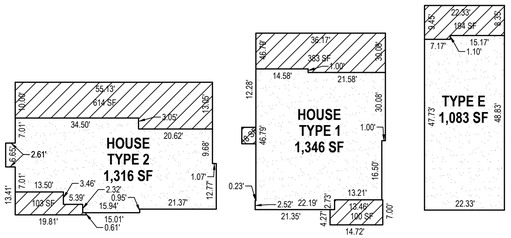
BY: _____
TITLE: _____

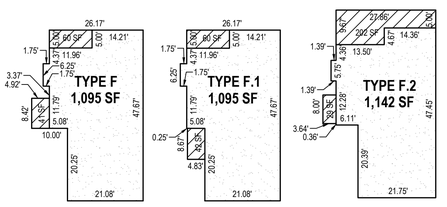
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	41.00'	65.69'	91°47'52"	N32°25'33"W	58.89'
C2	44.00'	67.73'	88°11'30"	S57°35'45"W	61.24'
C3	300.00'	59.60'	11°23'00"	N5°48'30"E	59.51'
C4	340.50'	124.93'	21°01'19"	N79°36'08"W	124.23'
C5	1259.50'	112.44'	5°06'54"	S71°38'56"E	112.41'
C6	17.50'	28.80'	94°17'37"	N58°38'49"E	25.66'
C7	270.00'	53.64'	11°22'57"	N5°48'31"E	53.55'
C8	330.00'	65.56'	11°23'00"	N5°48'30"E	65.46'
C9	330.00'	6.65'	1°09'18"	N0°41'39"E	6.65'
C10	330.00'	58.91'	10°13'42"	N6°23'09"E	58.83'
C11	17.50'	26.88'	88°00'00"	S32°30'00"E	24.31'
C12	15.00'	23.78'	90°51'05"	N31°55'02"W	21.37'
C13	15.00'	23.34'	89°08'55"	S58°04'28"W	21.06'
C14	15.00'	23.79'	90°49'50"	N31°55'53"W	21.37'
C15	88.51'	19.36'	12°31'52"	N83°37'04"W	19.32'
C16	113.50'	24.83'	12°31'55"	N83°37'03"W	24.78'
C17	27.50'	18.97'	39°31'16"	N33°15'38"E	18.59'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C18	63.00'	100.95'	91°48'30"	N32°25'52"W	90.49'
C19	63.00'	30.70'	27°55'15"	N64°22'30"W	30.40'
C20	63.00'	16.10'	14°38'45"	N43°05'30"W	16.06'
C21	63.00'	18.15'	16°30'15"	N27°31'00"W	18.08'
C22	63.00'	16.81'	15°17'10"	N11°37'17"W	16.76'
C23	63.00'	19.19'	17°27'05"	N4°44'50"E	19.11'
C24	21.00'	32.98'	89°58'23"	S31°30'49"E	29.69'
C25	27.50'	18.98'	39°32'45"	N33°14'54"E	18.61'
C26	25.00'	39.22'	89°53'29"	N31°28'22"W	35.32'
C27	25.00'	0.84'	1°55'01"	N77°22'37"W	0.84'
C28	28.00'	43.10'	88°11'30"	S57°35'45"W	38.97'
C29	28.00'	2.22'	4°32'47"	N80°34'54"W	2.22'
C30	28.00'	40.88'	83°38'43"	S55°19'21"W	37.34'
C31	27.50'	18.97'	39°31'16"	S6°15'38"E	18.59'
C32	1300.00'	167.98'	7°24'13"	S72°47'35"E	167.87'
C33	300.00'	110.07'	21°01'19"	N79°36'08"W	109.45'





TYPICAL BUILDING DIMENSIONS AND AREAS

SCALE: NTS

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORZ: 1 inch = 50 ft.

DEVELOPER
BRAD REYNOLDS CONSTRUCTION
P.O. BOX 17958
SALT LAKE CITY, UTAH 84117
801.281.2200

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 Certificate No. 286882 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 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 Salt Lake County Recorders Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at the Intersection of the north line of 8800 South Street and the East Line of 700 East Street, said intersection also being South 00°07'00" West 1,203.10 feet along the the center line of said 700 East Street and South 76°37'24" East 54.45 feet from the Northwest Corner of Section 5, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running:

thence North 00°07'00" East 162.09 feet along said east line;
thence South 77°10'00" East 358.83 feet to and along the the south line to the southeast corner of Leafwood Townhomes;
thence South 00°07'00" West 3.72 feet;
thence South 77°21'05" East 510.12 feet to and along the south line of Oakwood Park Condominium Amended to the southwest corner of Country Estates No. 3 Subdivision;
thence South 78°18'30" East 433.28 feet along the south line to the northwest corner of said Country Estates No. 3 Subdivision;
thence South 01°18'30" West 180.75 feet along and beyond the west line of said Country Estates No. 3 Subdivision to and along the west line of Country Estates No. 4 Subdivision to the said north line of said 8800 South Street;
thence North 76°37'26" West 1,303.45 feet along said north line to the point of beginning.

Contains 213,569 square feet or 4.903 acres

PROFESSIONAL LAND SURVEYOR — No. 286882 — PATRICK M. HARRIS — STATE OF UTAH

DATE

PATRICK M. HARRIS
P.L.S. 286882

OWNER'S DEDICATION

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

MEADOWS ON CY'S ROAD

and do hereby dedicate to Sandy City, for perpetual use, all roads and other areas shown on this plat as intended for public and utility uses. The undersigned owners also hereby dedicate to the owners of the Units, for perpetual use, all privately-owned roads, streets, lanes, driveways, and alleys as non-exclusive water, sanitary sewer, storm sewer, public utility, streetlight, and drainage easements, as well as vehicular and pedestrian access easements for the use of the lot owners and their guests and invitees. The undersigned owners also hereby dedicate all common and limited common areas as non-exclusive water, sanitary sewer, storm sewer, public utility, streetlight, and drainage easements, as well as pedestrian access easements for the use of the lot owners and their invitees. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of 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 whereof I / we have hereunto set our hand (s) this _____day of _____, A.D. 20_____.

Signed: _____ .

For: CY MEADOW, LLC

NOTARY PUBLIC ACKNOWLEDGMENT

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

On the _____ day of _____, A.D. 2024, personally appeared before me, the undersigned notary public, _____, who, being by me duly sworn, did say that he/she is the _____ of CY MEADOW LLC, a limited liability company, and that the foregoing owner's dedication was signed for, and in behalf of, said limited liability company, and he/she acknowledged to me that said limited liability company executed the same.

Notary Public's Signature

Notary Public's Commission Number

Print Name - Notary Public Commissioned in Utah

Commission Expiration Date

RECORD OF SURVEY
ROS NO.: -5-
COUNTY SURVEYOR REVIEWER — DATE

ENSIGN
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Sandy, UT. 84070
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Fax: 801.255.4449
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 3
PROJECT NUMBER : 13285
MANAGER : RQE
DRAWN BY : SJL
CHECKED BY : PMH
DATE : 1/27/25

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

MEADOWS ON CY'S ROAD

LOCATED IN THE NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 3 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 REPRESENTATIVE

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

SANDY SUBURBAN IMPROVEMENT DISTRICT APPROVAL
APPROVED THIS ___ DAY OF _____, A.D. 20___ BY THE SANDY SABURBANIMPROVEMENT DISTRICT
SANDY SUBURBAN IMPROVEMENT DISTRICT REPRESENTATIVE

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

CITY ATTORNEY'S APPROVAL
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: _____
FEE$ — 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

NORTHWEST CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4507.39'

GENERAL NOTES

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7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

Site Summary Table

Discription	Area	Percentage
Building	41,873	31%
Public Roads	0	0%
Private Roads	31,391	23%
Interior Walks	16,802	12%
Landscape	46,988	34%
Total Open Space* (Landscape + Interior Walks)	63,790	47%
Total Site	**137,054**	**100%**

*minimum 40%

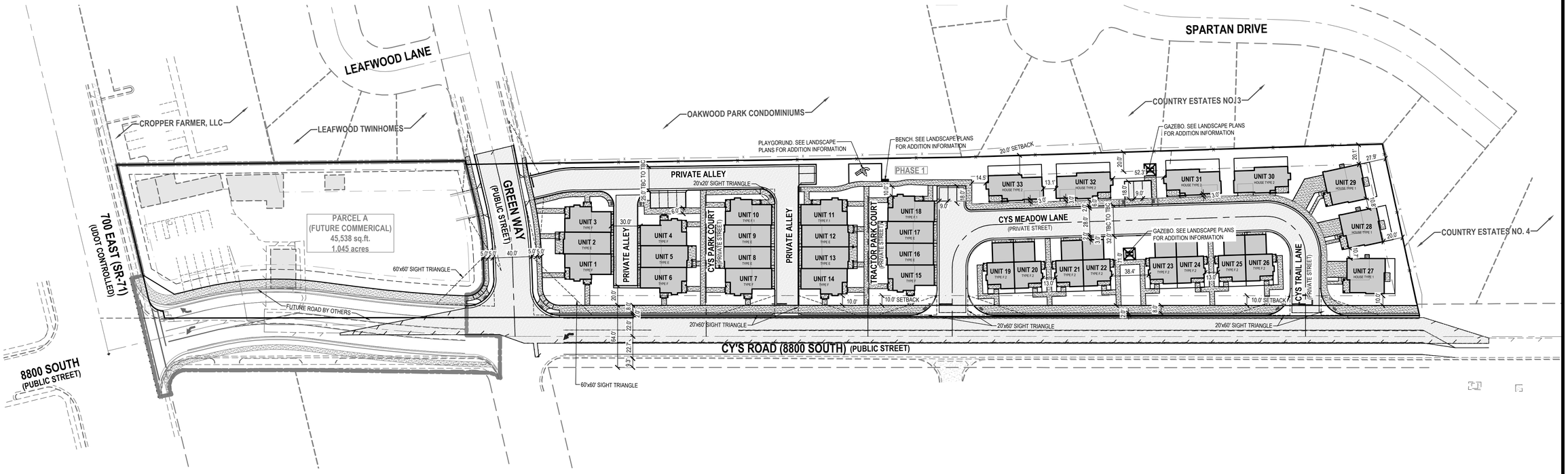
Open Space Summary

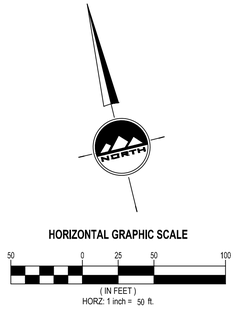
Discription	Area	Percentage
Private Open Space	12,388	19%
Common Open Space**	51,402	81%
Total	**63,790**	**100%**

**minimum 25%

Parking Summary

Guest Parking Required	12
Guest Parking Provided	12
Total Stalls	**12**





ENSIGN
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TOOELE
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WWW.ENSIGNENG.COM

FOR:
BRAD REYNOLDS CONSTRUCTION
P.O. BOX 17958
SALT LAKE CITY, UTAH

CONTACT:
BRAD REYNOLDS
PHONE: 801-281-2200

MEADOWS AT CY'S ROAD

8800 SOUTH 700 EAST
SANDY, UTAH

LICENSED PROFESSIONAL ENGINEER
01/28/2025
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

OVERALL SITE PLAN

PROJECT NUMBER 13285
PRINT DATE 2025-01-28
PROJECT MANAGER R.E.
DESIGNED BY M.B.

C-200

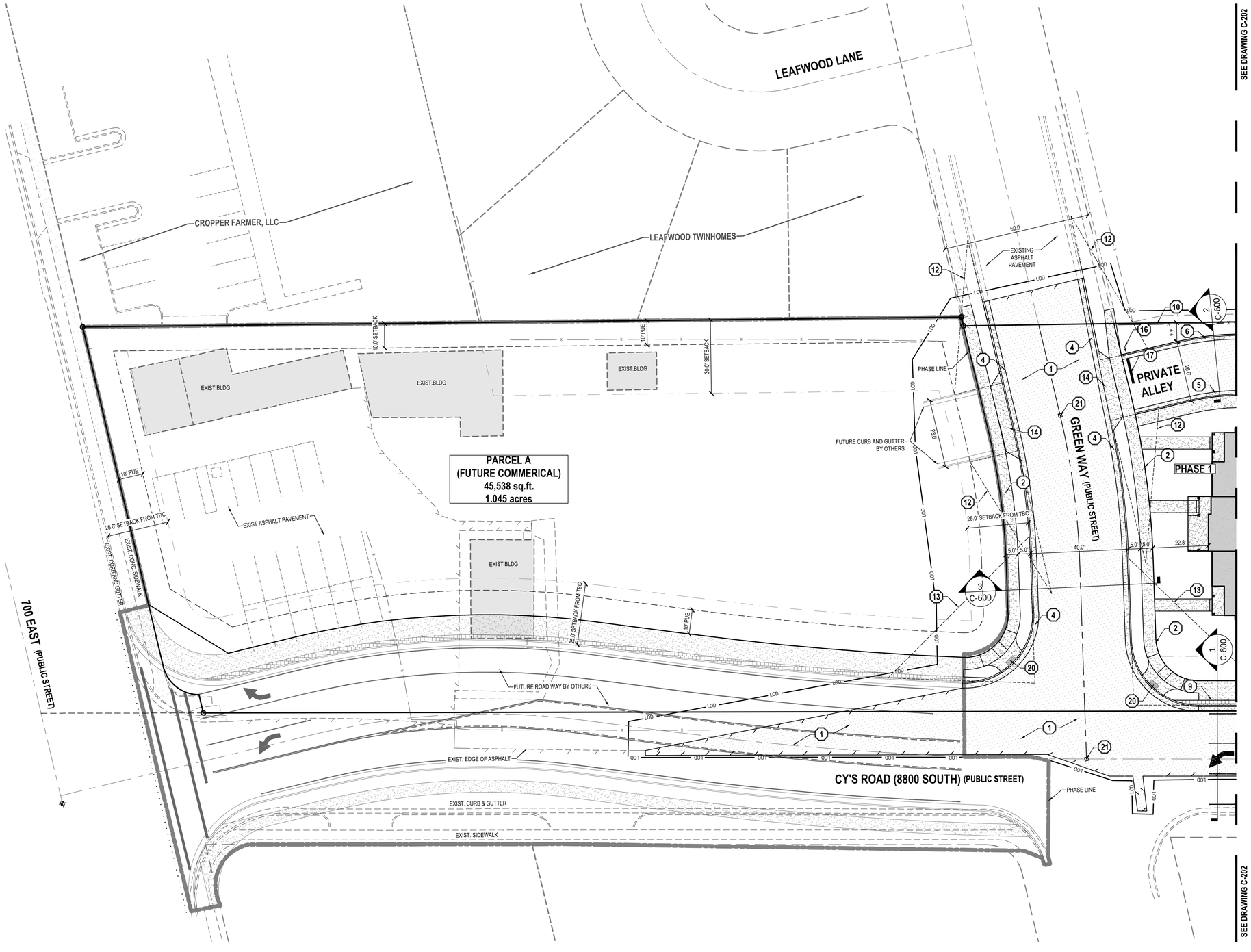
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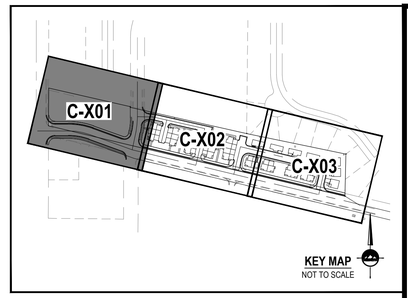
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BENCHMARK

NORTHWEST CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4507.39'





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PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS ("SPECIFICATIONS" REFERES TO SANDY CITY STANDARD SPECIFICATIONS):

1. ASPHALT PAVEMENT PER CROSS SECTIONS ON DETAILS SHEET C-600
2. 4" THICK CONCRETE SIDEWALK PER SANDY CITY STANDARD DETAIL SW-03 AND SPECIFICATIONS. WIDTH PER PLAN. SEE SHEET C-603.
3. 2' CONCRETE WATERWAY PER DETAIL 8/C-600.
4. 30" STANDARD HIGH BACK CURB AND GUTTER PER SANDY CITY STANDARD DETAIL CG-01 AND SPECIFICATIONS. SEE SHEET C-601.
5. 24" MODIFIED CURB AND GUTTER PER SANDY CITY STANDARD DETAIL CG-01 AND SPECIFICATIONS. SEE SHEET C-601.
6. 24" STANDARD OUTFALL CURB AND GUTTER PER SANDY CITY STD DWG CG-01 AND SPECIFICATIONS. SEE SHEET C-601.
7. 4'-0" CONCRETE WATERWAY PER SANDY CITY STANDARD DETAIL CG-03 AND SPECIFICATIONS. SEE SHEET C-604.
8. HANDICAP ACCESS RAMP WITH DETECTABLE WARNING SURFACE PER SANDY CITY STANDARD DETAIL SW-01. SEE SHEET C-604.
9. STAMPED CONCRETE PER SANDY CITY STANDARD DETAIL SW-05 AND SPECIFICATIONS. SEE SHEET C-604.
10. 6'-0" TALL PRECAST FENCE. SEE DETAIL 12/C-601.
11. RIBBON CURB. 6"X12" CURB WALL (0" CURB FACE) PER SANDY CITY STANDARD DETAIL CG-01 AND SPECIFICATIONS. SEE SHEET C-601.
12. 20' X 60' CLEAR-VIEW TRIANGLE. NO OBSTACLES (INCLUDING VEGETATION) OVER THREE FEET HIGH, AS MEASURED FROM TOP BACK OF CURB, ARE ALLOWED WITHIN THE TRIANGLE.
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14. FLARED DRIVEWAY APPROACH PER SANDY CITY STANDARD DETAIL DA-01/DA-02 AND SPECIFICATIONS. SEE SHEET C-603.
15. ROAD STRIPING. SEE SHEET C-204 AND DETAIL 8/C-600 FOR INFORMATION.
16. "STOP" SIGN PER M.U.T.C.D. STANDARD PLANS.
17. 12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
18. 6"X12" CONCRETE CURB WALL(6" CURB FACE) PER SANDY CITY STD DWG CG-01 AND SPECIFICATIONS. SEE SHEET C-601.
19. SITE LIGHTING. SEE PHOTOMETRIC PLANS FOR ADDITIONAL INFORMATION.
20. HANDICAP ACCESS RAMP WITH DETECTABLE WARNING SURFACE PER SANDY CITY STANDARD DETAIL SW-02. SEE SHEET C-601.
21. CONSTRUCT STREET SURVEY MONUMENT, AS LOCATED ON THE RECORDED PLAT FOR THE "MEADOWS ON CY'S ROAD" SUBDIVISION, ACCORDING TO THE REQUIREMENTS F THE SALT LAKE COUNTY PERMIT (TYPICAL).

NORTH

HORIZONTAL GRAPHIC SCALE

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
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LAYTON
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FOR:
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SALT LAKE CITY, UTAH

CONTACT:
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PHONE: 801-281-2200

MEADOWS AT CY'S ROAD

8800 SOUTH 700 EAST
SANDY, UTAH

LICENSED PROFESSIONAL ENGINEER
01/28/2025
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

SITE PLAN

PROJECT NUMBER	PRINT DATE
13285	2025-01-28
PROJECT MANAGER	DESIGNED BY
R.E.	M.B.

C-201

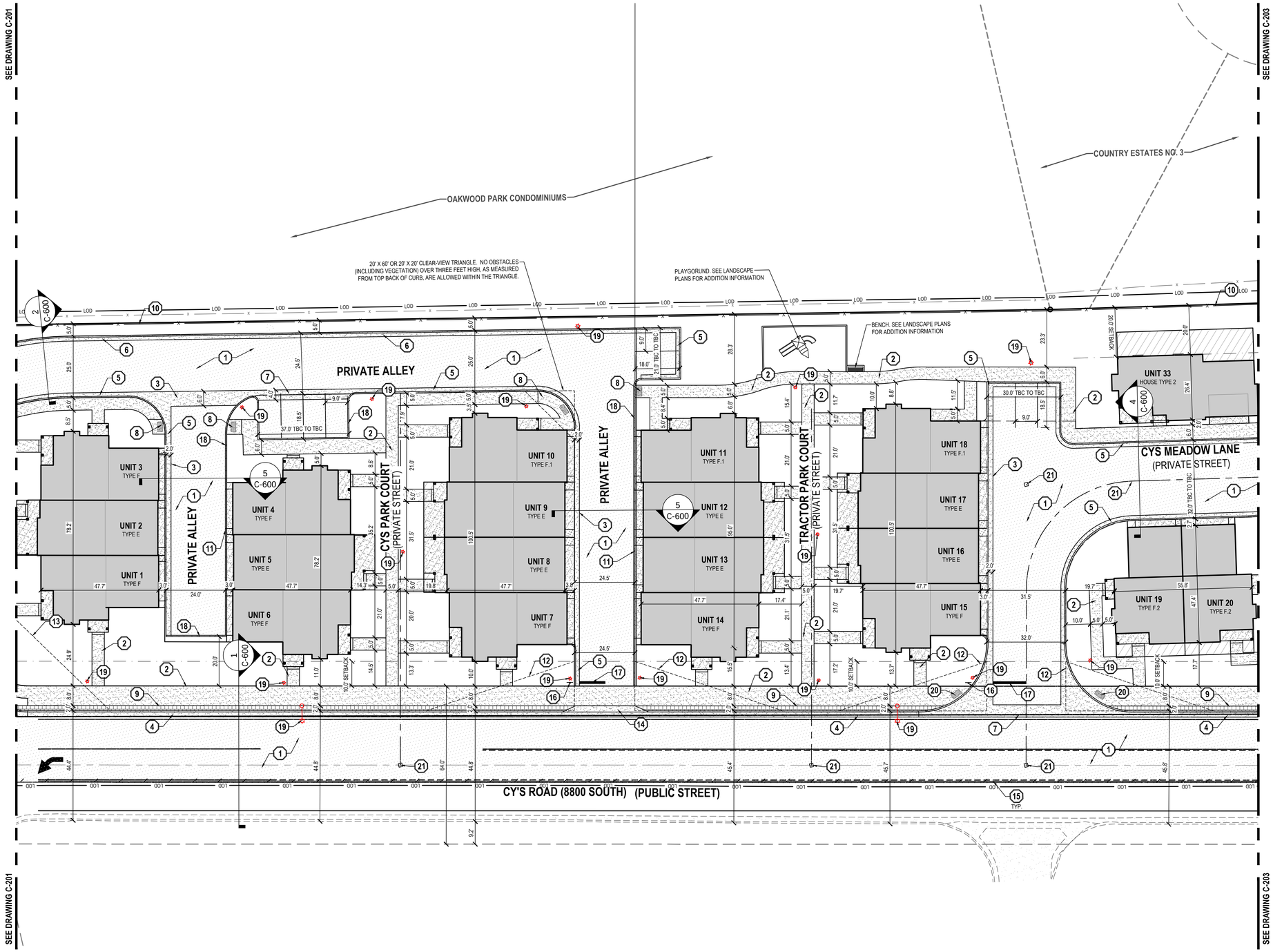
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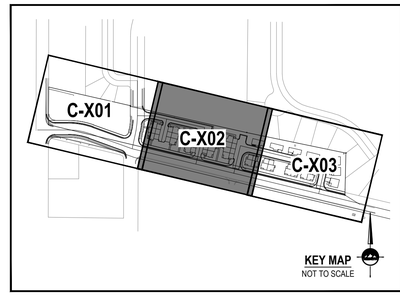
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20. HANDICAP ACCESS RAMP WITH DETECTABLE WARNING SURFACE PER SANDY CITY STANDARD DETAIL SW-02. SEE SHEET C-601.
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NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.

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01/28/2025
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SITE PLAN

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DESIGNED BY M.B.

C-202

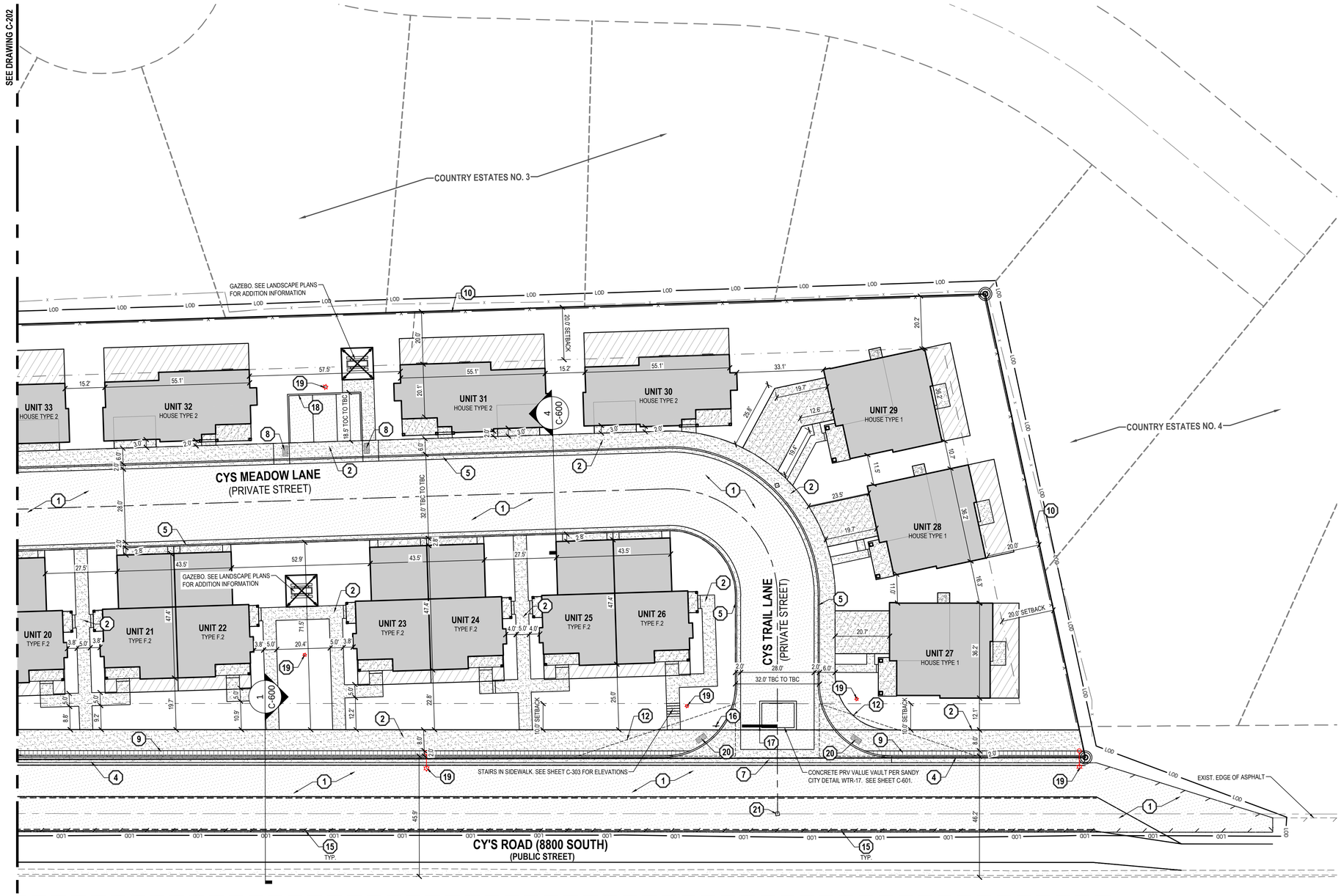
811 Know what's below. Call before you dig.

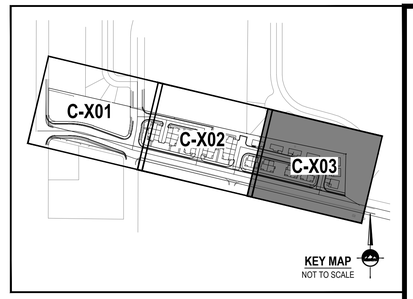
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

NORTHWEST CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4507.39'





GENERAL NOTES

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

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS ("SPECIFICATIONS" REFERES TO SANDY CITY STANDARD SPECIFICATIONS):

1. ASPHALT PAVEMENT PER CROSS SECTIONS ON DETAILS SHEET C-600
2. 4" THICK CONCRETE SIDEWALK PER SANDY CITY STANDARD DETAIL SW-03 AND SPECIFICATIONS. WIDTH PER PLAN. SEE SHEET C-603.
3. 2' CONCRETE WATERWAY PER DETAIL 8/C-600.
4. 30" STANDARD HIGH BACK CURB AND GUTTER PER SANDY CITY STANDARD DETAIL CG-01 AND SPECIFICATIONS. SEE SHEET C-601.
5. 24" MODIFIED CURB AND GUTTER PER SANDY CITY STANDARD DETAIL CG-01 AND SPECIFICATIONS. SEE SHEET C-601.
6. 24" STANDARD OUTFALL CURB AND GUTTER PER SANDY CITY STD DWG CG-01 AND SPECIFICATIONS. SEE SHEET C-601.
7. 4'-0" CONCRETE WATERWAY PER SANDY CITY STANDARD DETAIL CG-03 AND SPECIFICATIONS. SEE SHEET C-604.
8. HANDICAP ACCESS RAMP WITH DETECTABLE WARNING SURFACE PER SANDY CITY STANDARD DETAIL SW-01. SEE SHEET C-604.
9. STAMPED CONCRETE PER SANDY CITY STANDARD DETAIL SW-05 AND SPECIFICATIONS. SEE SHEET C-604.
10. 6'-0" TALL PRECAST FENCE. SEE DETAIL 12/C-601.
11. RIBBON CURB. 6"X12" CURB WALL (0" CURB FACE) PER SANDY CITY STANDARD DETAIL CG-01 AND SPECIFICATIONS. SEE SHEET C-601.
12. 20' X 60' CLEAR-VIEW TRIANGLE. NO OBSTACLES (INCLUDING VEGETATION) OVER THREE FEET HIGH, AS MEASURED FROM TOP BACK OF CURB, ARE ALLOWED WITHIN THE TRIANGLE.
13. 60' X 60' CLEAR-VIEW TRIANGLE. NO OBSTACLES (INCLUDING VEGETATION) OVER THREE FEET HIGH, AS MEASURED FROM TOP BACK OF CURB, ARE ALLOWED WITHIN THE TRIANGLE.
14. FLARED DRIVEWAY APPROACH PER SANDY CITY STANDARD DETAIL DA-01/DA-02 AND SPECIFICATIONS. SEE SHEET C-603.
15. ROAD STRIPING. SEE SHEET C-204 AND DETAIL 8/C-600 FOR INFORMATION.
16. "STOP" SIGN PER M.U.T.C.D. STANDARD PLANS.
17. 12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
18. 8"X12" CONCRETE CURB WALL(6" CURB FACE) PER SANDY CITY STD DWG CG-01 AND SPECIFICATIONS. SEE SHEET C-601.
19. SITE LIGHTING. SEE PHOTOMETRIC PLANS FOR ADDITIONAL INFORMATION.
20. HANDICAP ACCESS RAMP WITH DETECTABLE WARNING SURFACE PER SANDY CITY STANDARD DETAIL SW-02. SEE SHEET C-601.
21. CONSTRUCT STREET SURVEY MONUMENT, AS LOCATED ON THE RECORDED PLAT FOR THE "MEADOWS ON CY'S ROAD" SUBDIVISION, ACCORDING TO THE REQUIREMENTS F THE SALT LAKE COUNTY PERMIT (TYPICAL).

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.

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:
BRAD REYNOLDS CONSTRUCTION
P.O. BOX 17958
SALT LAKE CITY, UTAH

CONTACT:
BRAD REYNOLDS
PHONE: 801-281-2200

MEADOWS AT CY'S ROAD

8800 SOUTH 700 EAST
SANDY, UTAH

LICENSED PROFESSIONAL ENGINEER
01/28/2025
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

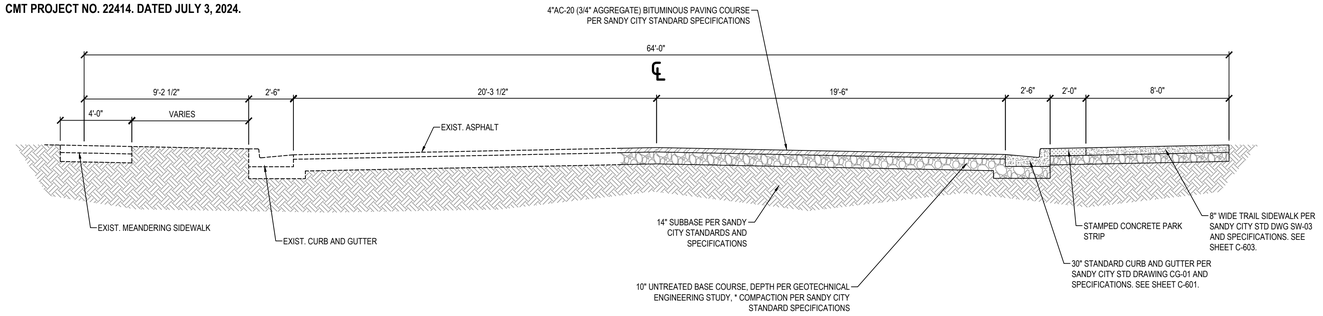
SITE PLAN

PROJECT NUMBER	PRINT DATE
13285	2025-01-28
PROJECT MANAGER	DESIGNED BY
R.E.	M.B.

C-203

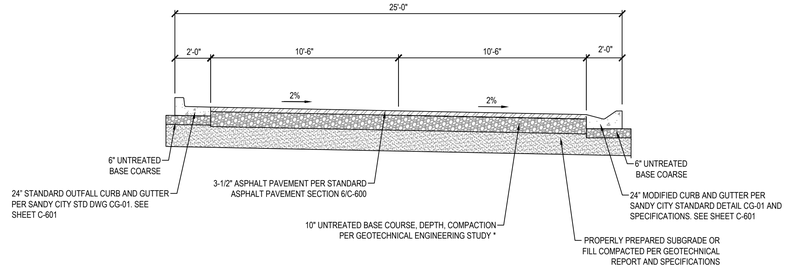
NOTE:

***"GEOTECHNICAL ENGINEERING STUDY," BY CMT TECHNICAL SERVICES CMT PROJECT NO. 22414. DATED JULY 3, 2024.**



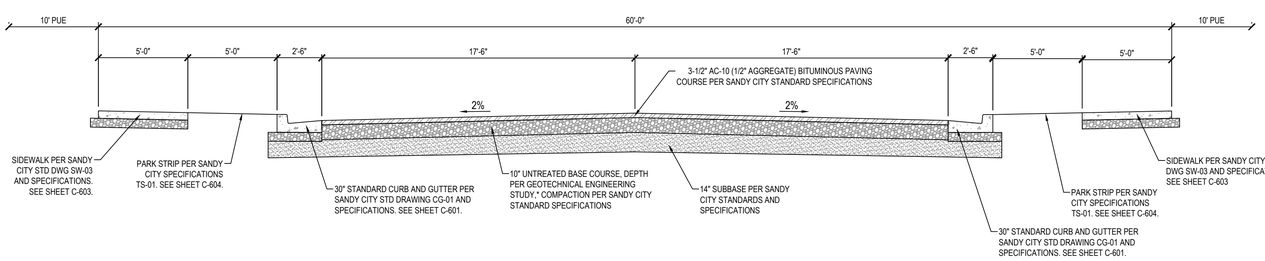
1 64' ROW PUBLIC STREET (CY'S ROAD) CROSS SECTION

SCALE: NONE



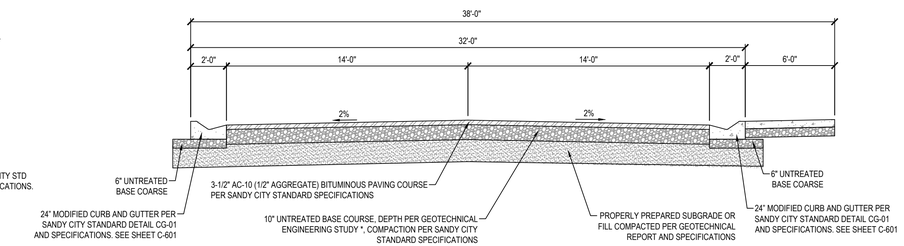
2 25' ROW PRIVATE ALLEY CROSS SECTION

SCALE: NONE



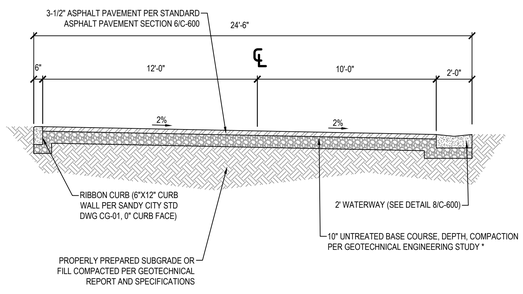
3 60' ROW PUBLIC STREET (GREEN WAY) CROSS SECTION

SCALE: NONE



4 38' ROW PRIVATE STREET CROSS SECTION

SCALE: NONE

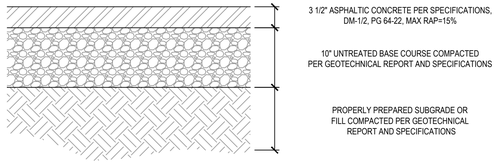


5 24.5' PRIVATE ALLEY CROSS SECTION

SCALE: NONE

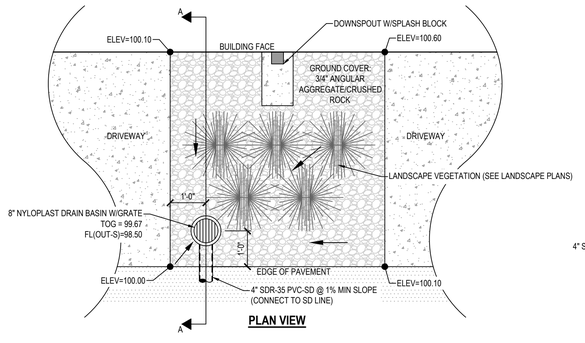
ASPHALT PAVEMENT NOTES (PRIVATE ALLEYS, ONLY)

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.

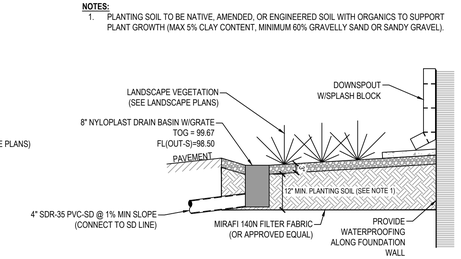


6 STANDARD ASPHALT PAVEMENT SECTION (PRIVATE ALLEYS, ONLY)

SCALE: NONE



PLAN VIEW



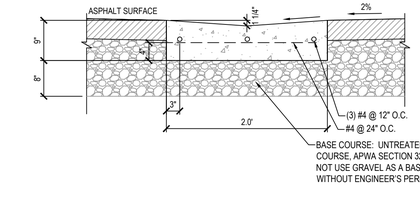
SECTION A-A

NOTES:

1. PLANTING SOIL TO BE NATIVE, AMENDED, OR ENGINEERED SOIL WITH ORGANICS TO SUPPORT PLANT GROWTH (MAX 5% CLAY CONTENT, MINIMUM 60% GRAVELLY SAND OR SANDY GRAVEL).

7 LID LANDSCAPE AREA

SCALE: NONE

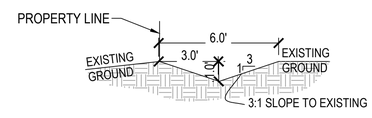


NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 211.

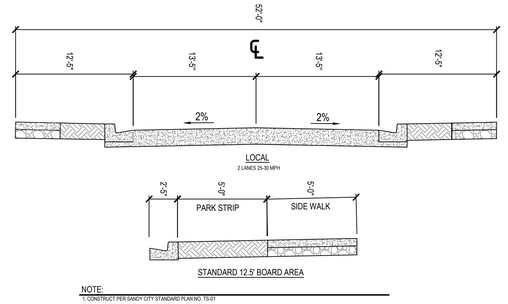
8 2.0' CONCRETE WATERWAY

SCALE: NONE



9 DRAINAGE SWALE

SCALE: NONE

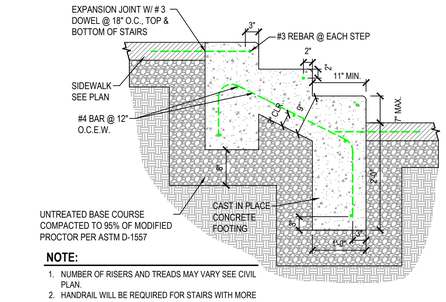


NOTE:

* CONSTRUCT PER SANDY CITY STANDARD PLAN NO. TS-01

10 TYPICAL STREET PARK STRIPS

SCALE: NONE



NOTE:

1. NUMBER OF RISERS AND TREADS MAY VARY SEE CIVIL PLAN.
2. HANDRAIL WILL BE REQUIRED FOR STAIRS WITH MORE THAN ONE STEP, SEE ARCHITECTURAL PLANS FOR HANDRAIL DETAILS.

11 STAIR DETAIL

SCALE: NONE

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

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FOR:
BRAD REYNOLDS CONSTRUCTION
P.O. BOX 17958
SALT LAKE CITY, UTAH

CONTACT:
BRAD REYNOLDS
PHONE: 801-281-2200

MEADOWS AT CY'S ROAD

8800 SOUTH 700 EAST
SANDY, UTAH

DETAILS

PROJECT NUMBER 13285
PRINT DATE 2025-01-28
PROJECT MANAGER R.E.
DESIGNED BY M.B.

C-600

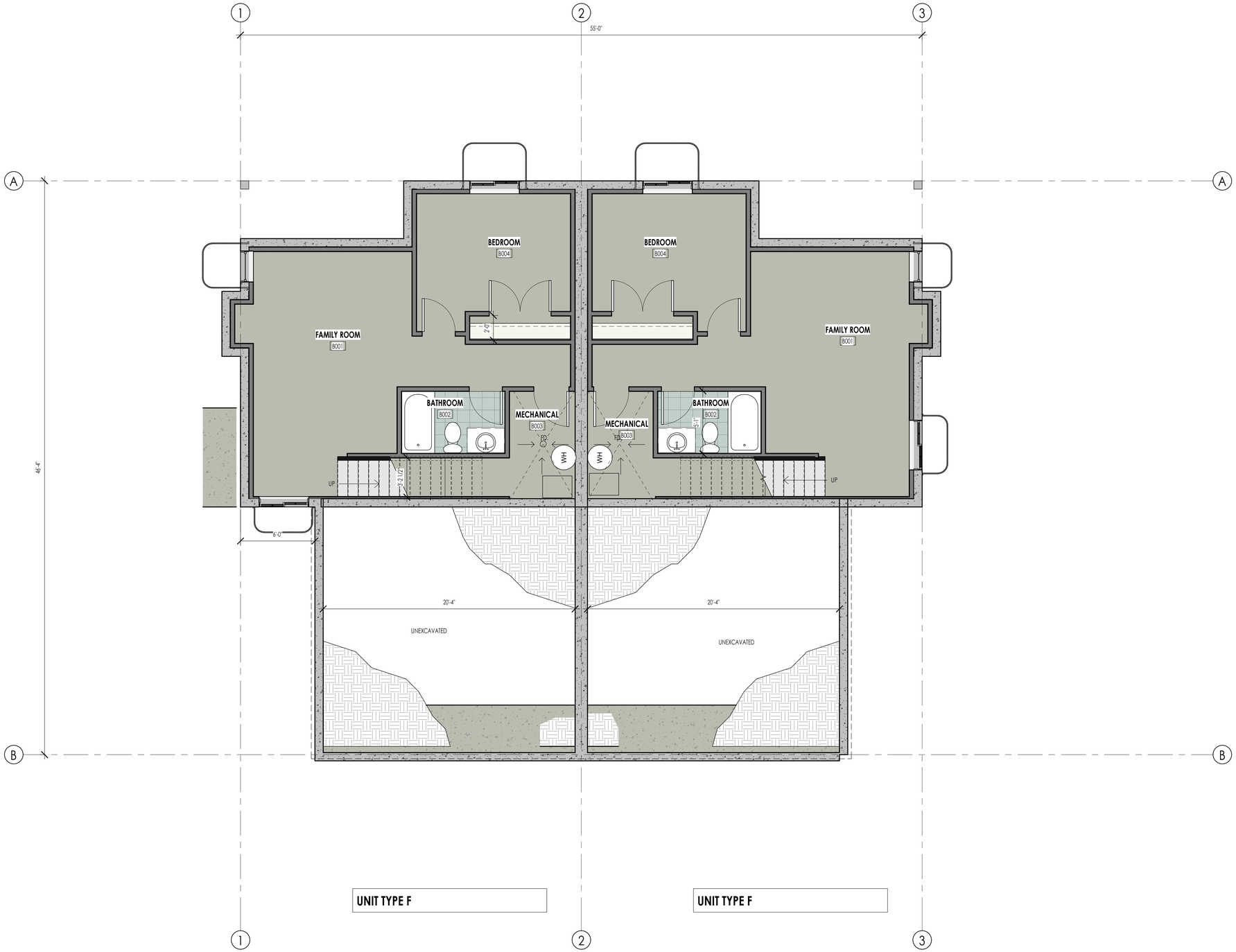
MEADOWS AT CY ROAD TOWNOHOMES- PLANNING COMMISSION SUBMITTAL

BUILDING PLANS
ELEVATIONS
RENDERINGS

8800 SOUTH 700 EAST, SANDY, UTAH

NOVEMBER 30, 2024

Think
Architecture



LEVEL 0 - FLOOR PLAN PRESENTATION

1/4" = 1'-0"

1 / D100

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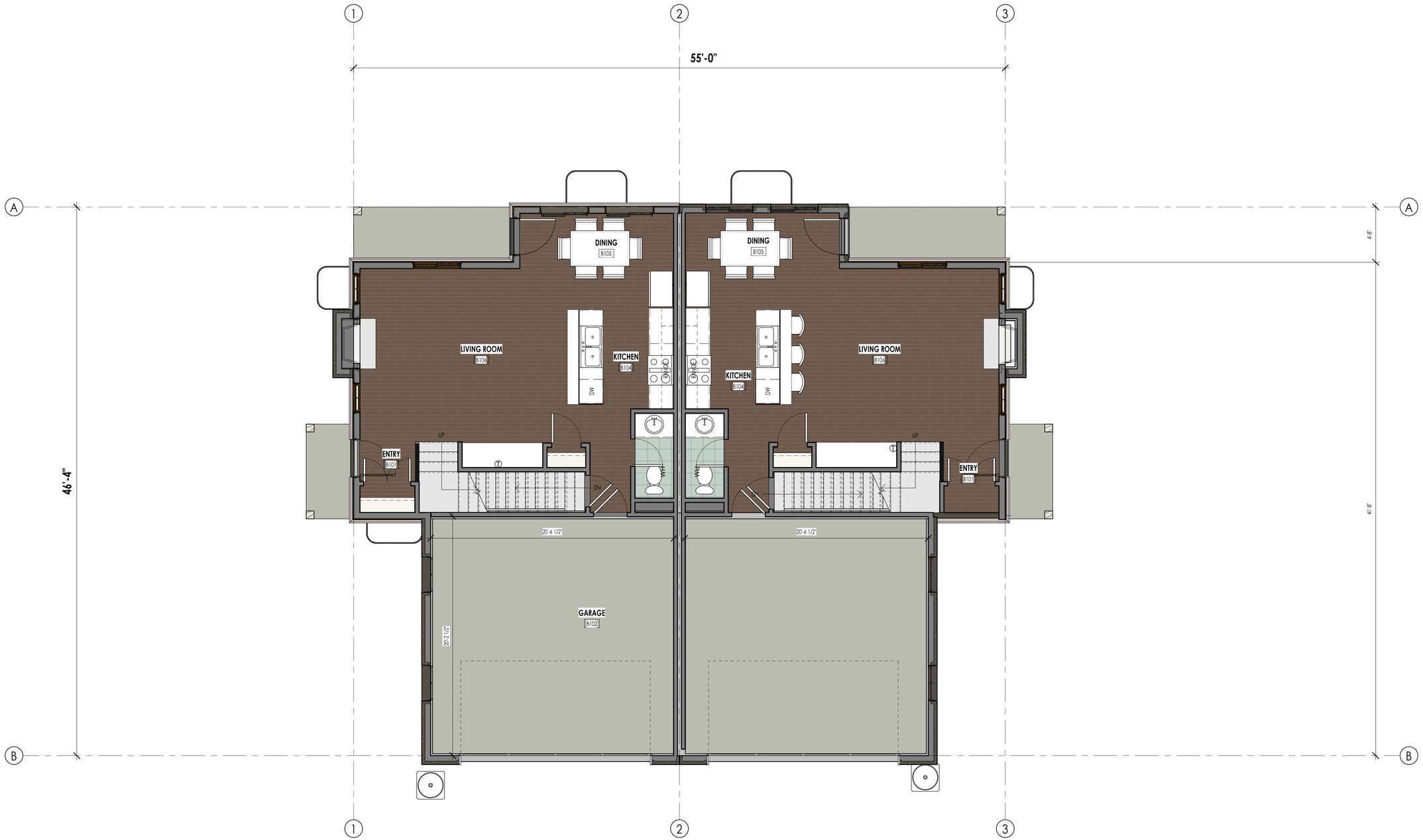
THE MEADOWS AT CY ROAD TOWNHOMES - DUPLEX

8800 SOUTH 700 EAST, SANDY, UTAH

LEVEL -0

D100

JULY 2024



UNIT TYPE F

UNIT TYPE F

LEVEL 1 - FLOOR PLAN PRESENTATION
1/4" = 1'-0"
1
D101

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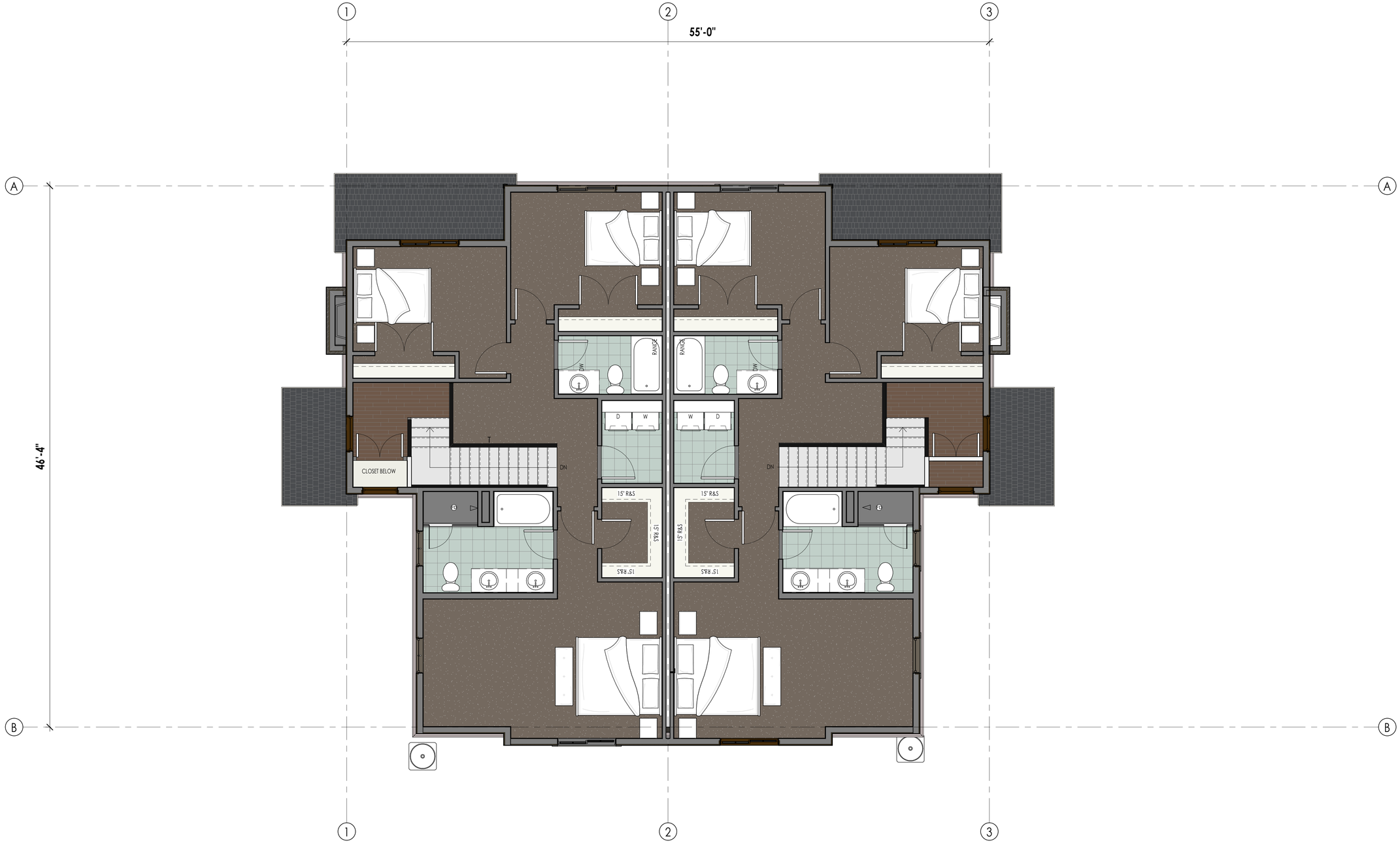
THE MEADOWS AT CY ROAD TOWNHOMES - DUPLEX

8800 SOUTH 700 EAST, SANDY, UTAH

LEVEL 1

D101

JULY 2024



LEVEL 2 - FLOOR PLAN PRESENTATION

1/4" = 1'-0"

1 / D102

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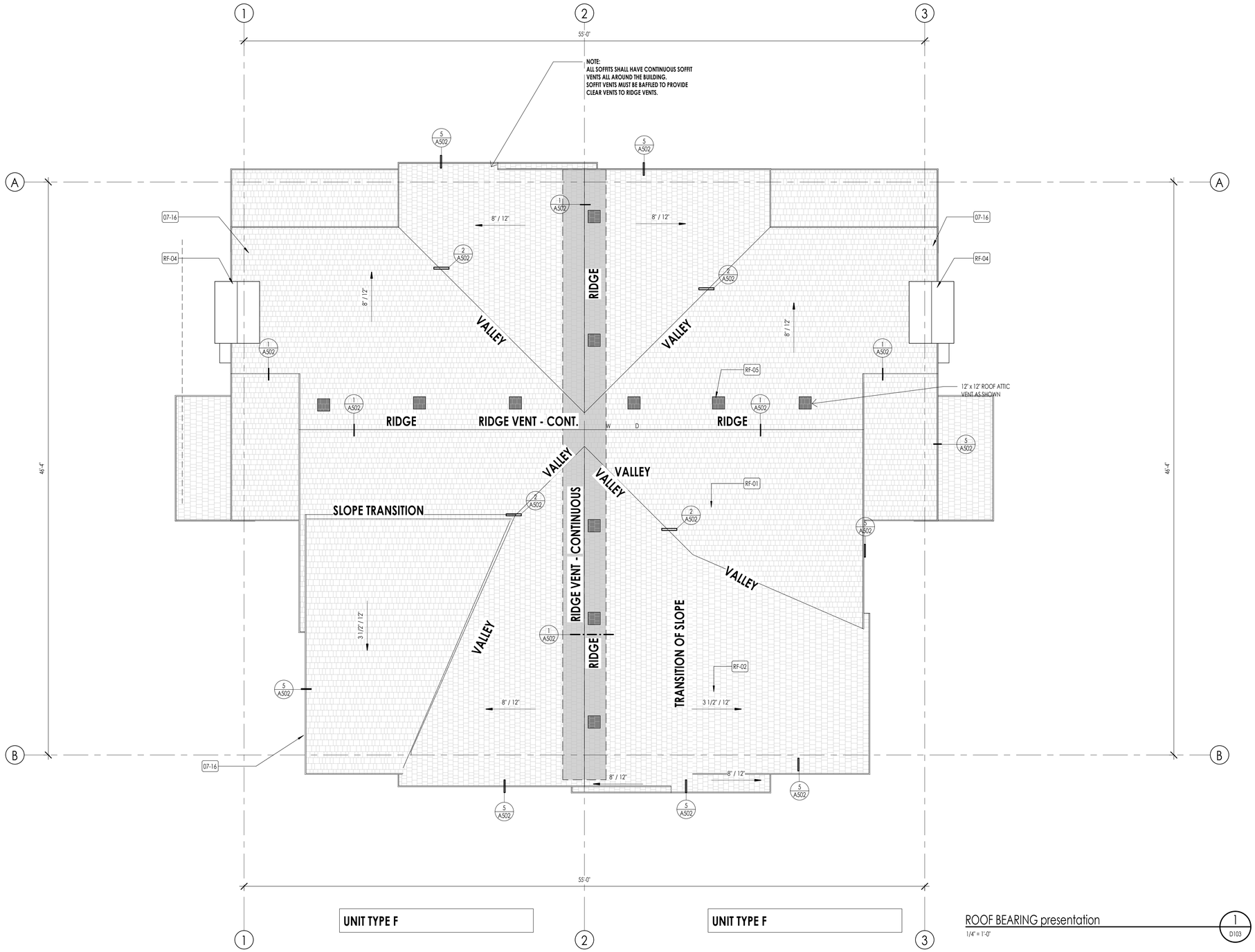
THE MEADOWS AT CY ROAD TOWNHOMES - DUPLEX

8800 SOUTH 700 EAST, SANDY, UTAH

LEVEL 2

D102

JULY 2024



ROOF BEARING presentation 1/4" = 1'-0" (1 / D103)

THE MEADOWS AT CY ROAD TOWNHOMES - DUPLEX

8800 SOUTH 700 EAST, SANDY, UTAH

ROOF PLAN

D103

JULY 2024

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REAR PERSPECTIVE 6 D104



FRONT PERSPECTIVE 5 D104

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THE MEADOWS AT CY ROAD TOWNHOMES - DUPLEX

8800 SOUTH 700 EAST, SANDY, UTAH

EXTERIOR VIEWS

D104

JULY 2024



SOUTH - ELEVATION
1/4" = 1'-0"
2
D105



EAST - ELEVATION
1/4" = 1'-0"
1
D105

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THE MEADOWS AT CY ROAD TOWNHOMES - DUPLEX

8800 SOUTH 700 EAST, SANDY, UTAH

EXTERIOR ELEVATIONS

D105

JULY 2024



NORTH - ELEVATION
1/4" = 1'-0"
1
D106



WEST - ELEVATION
1/4" = 1'-0"
2
D106

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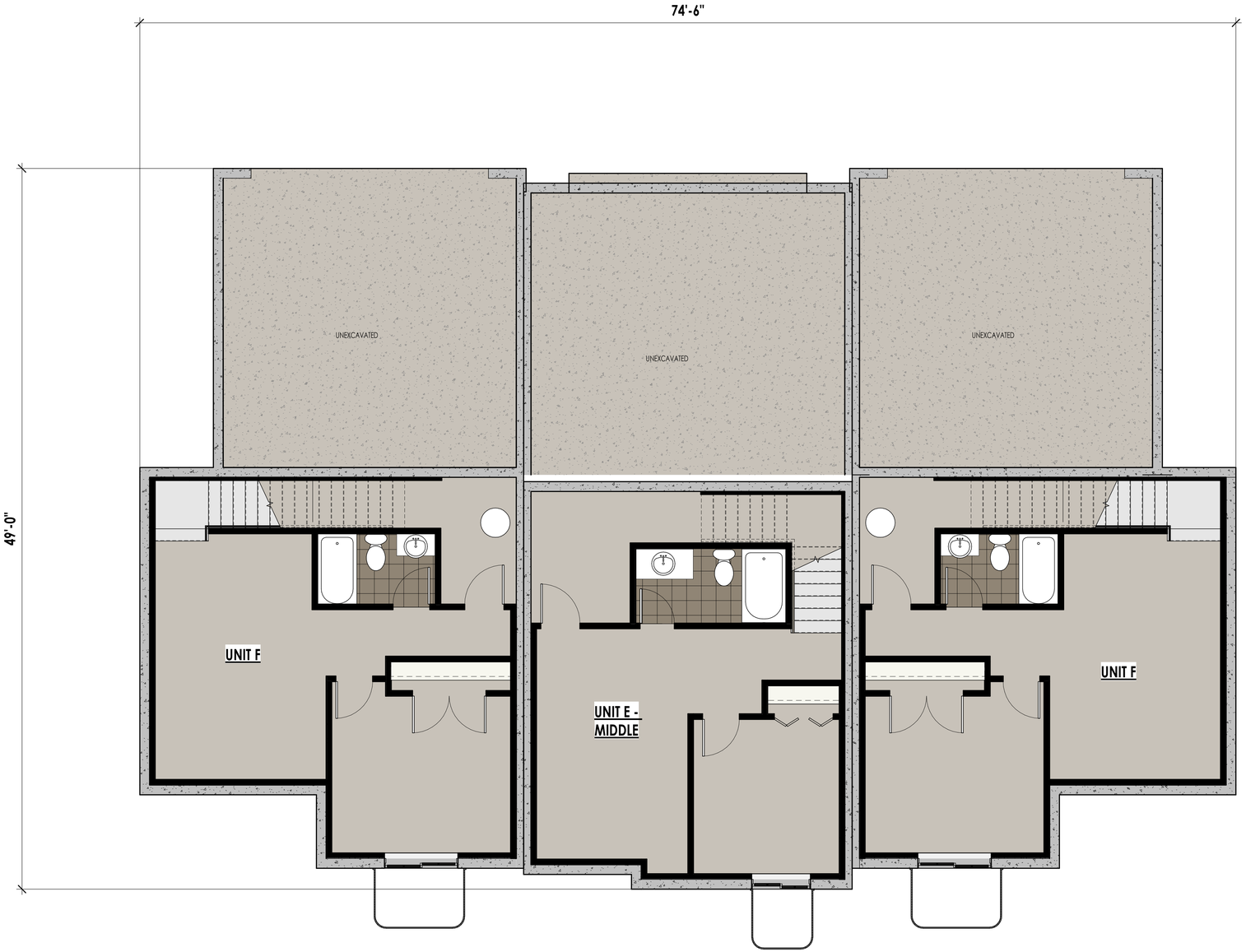
THE MEADOWS AT CY ROAD TOWNHOMES - DUPLEX

8800 SOUTH 700 EAST, SANDY, UTAH

EXTERIOR ELEVATIONS

D106

JULY 2024



UNIT TYPE F- END UNIT

UNIT TYPE E- MIDDLE UNIT

UNIT TYPE F- END UNIT

REQUESTED CLARIFICATION AND CHANGE
AS PER SANDY CITY REVIEW DECEMBER 2024

LEVEL 0 - PRESENTATION
1/4" = 1'-0"
1 D200

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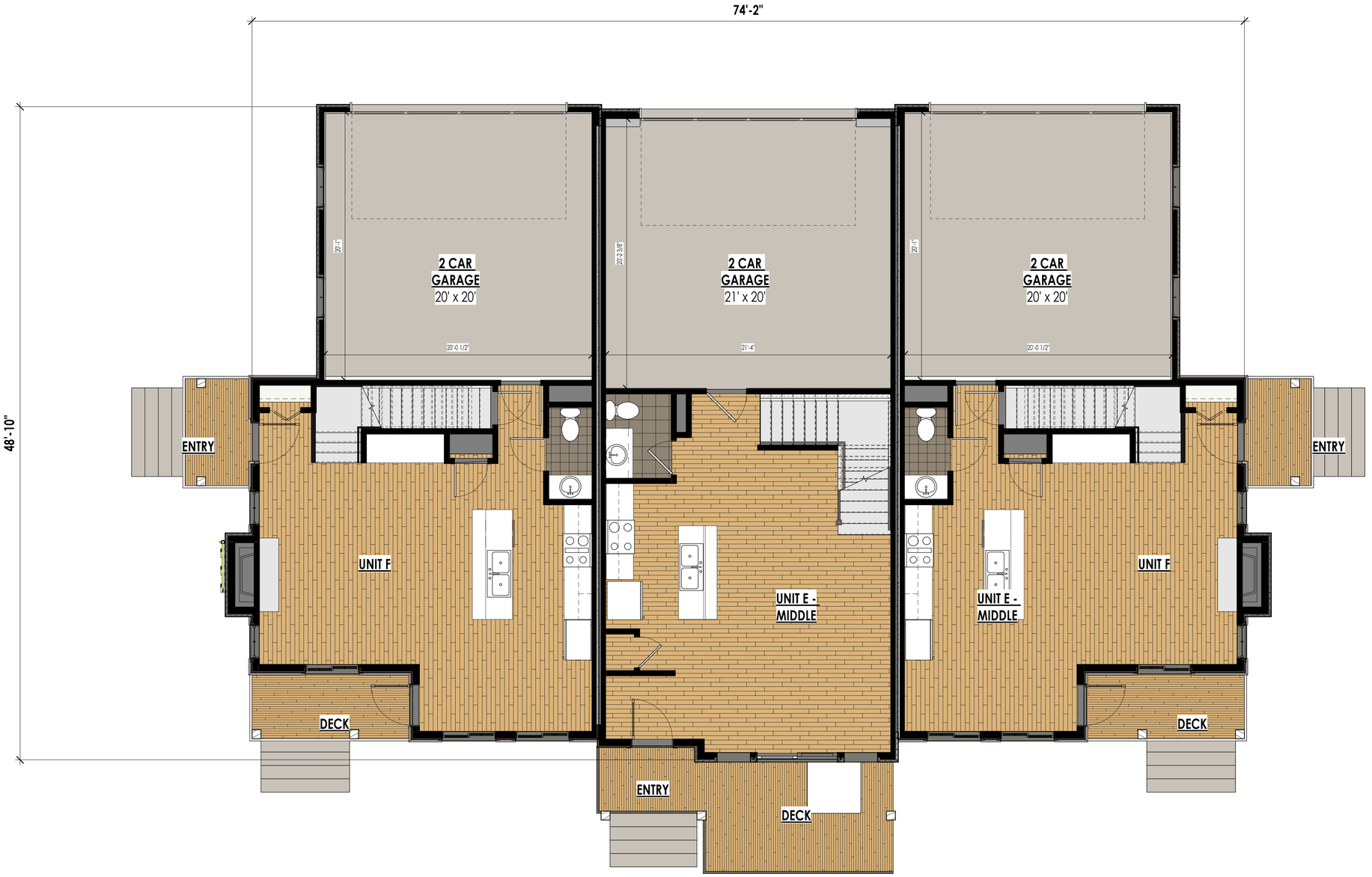
MEADOWS AT CY ROAD TOWNHOMES- 3 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

LEVEL 0

D200

OCTOBER 15, 2024



LEVEL 1 - PRESENTATION

1/4" = 1'-0"

1 D201

UNIT TYPE F- END UNIT

UNIT TYPE E- MIDDLE UNIT

UNIT TYPE F- END UNIT

REQUESTED CLARIFICATION AND CHANGE
AS PER SANDY CITY REVIEW DECEMBER 2024

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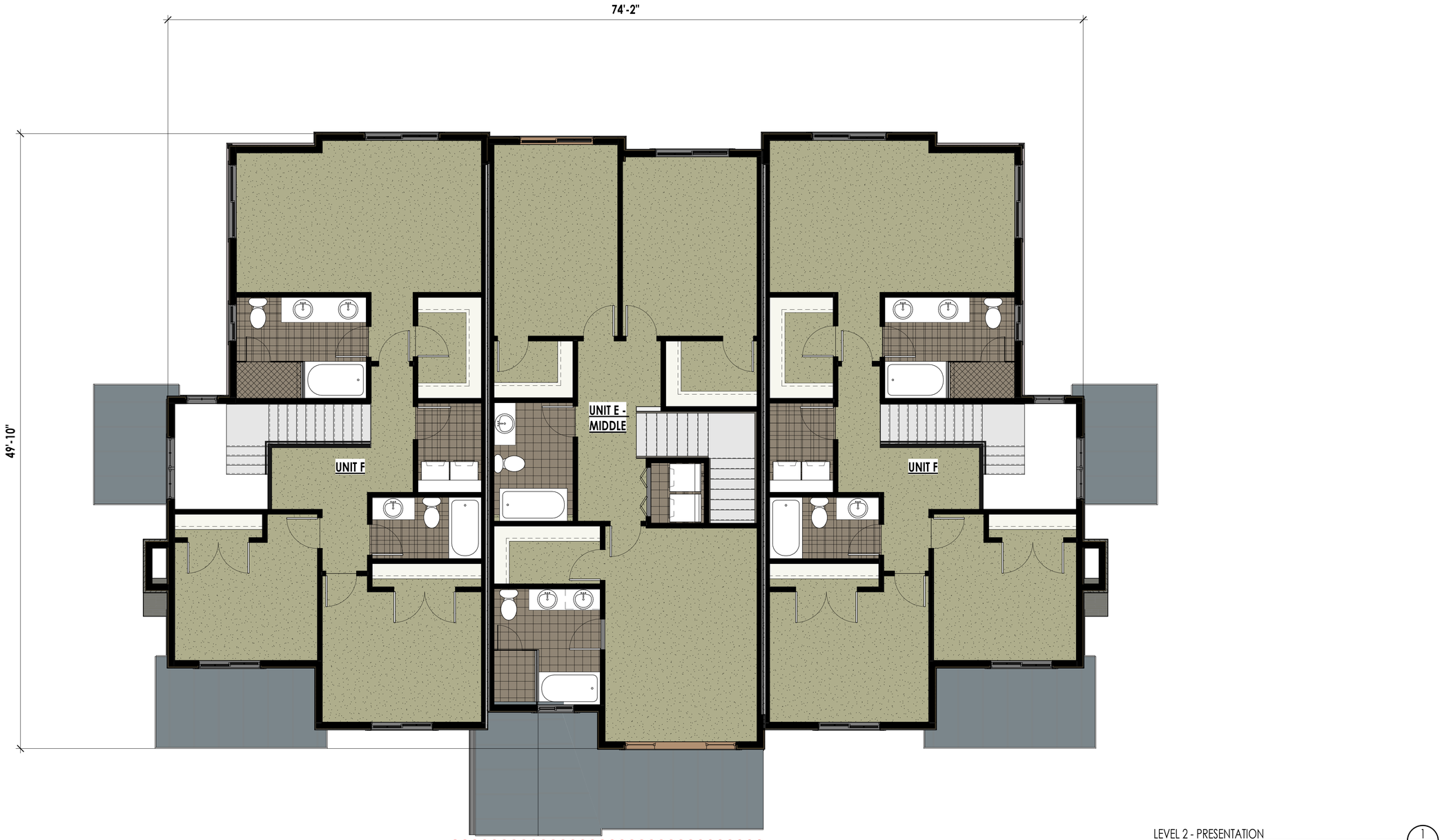
MEADOWS AT CY ROAD TOWNHOMES- 3 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

LEVEL 1

D201

OCTOBER 15, 2024



UNIT TYPE F- END UNIT

UNIT TYPE E- MIDDLE UNIT

UNIT TYPE F- END UNIT

REQUESTED CLARIFICATION AND CHANGE
AS PER SANDY CITY REVIEW DECEMBER 2024

LEVEL 2 - PRESENTATION
1/4" = 1'-0"
1 D202

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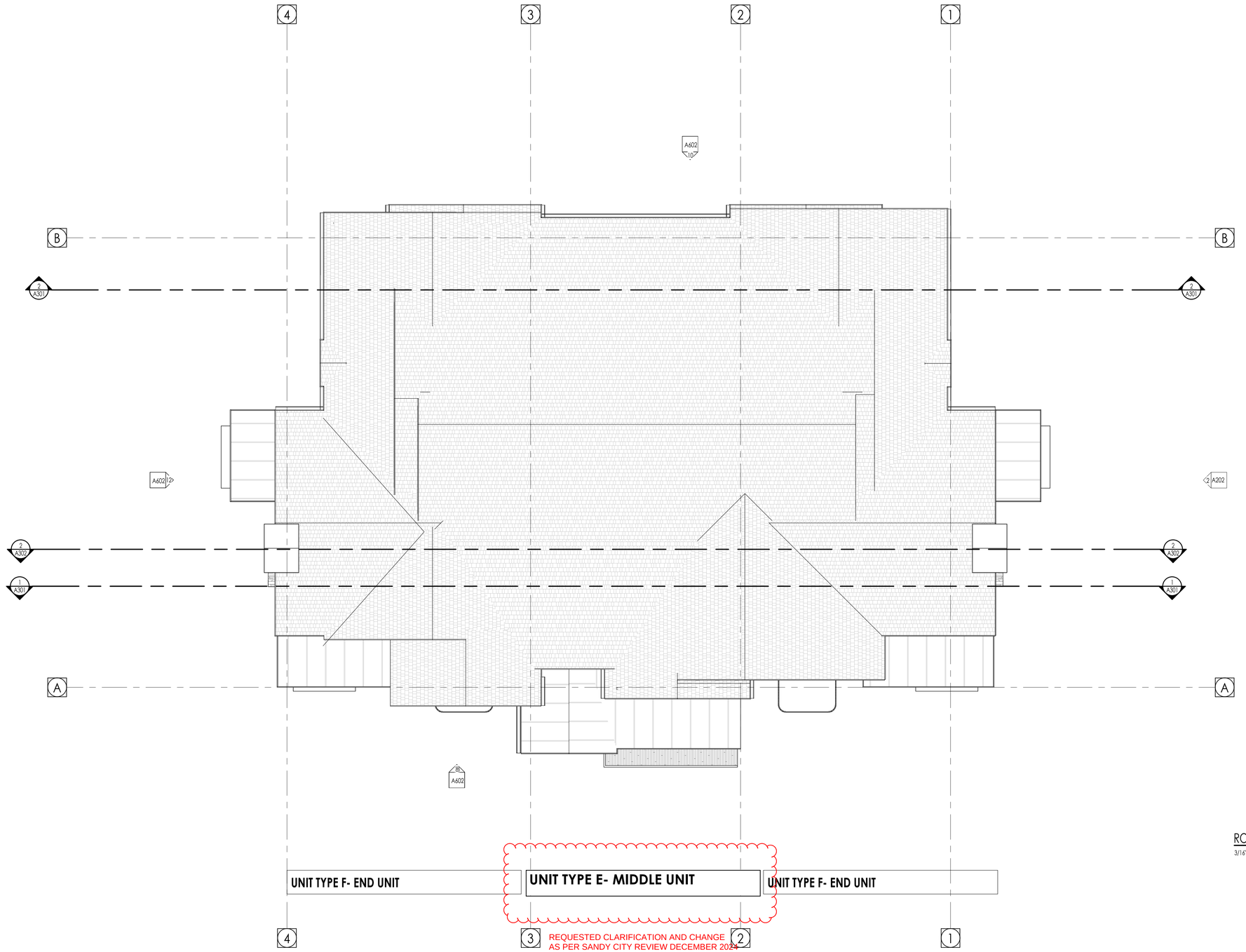
MEADOWS AT CY ROAD TOWNHOMES- 3 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

LEVEL 2

D202

OCTOBER 15, 2024



ROOF PLAN - PRESENTATION

3/16" = 1'-0"

1 D203

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MEADOWS AT CY ROAD TOWNHOMES- 3 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

ROOF PLAN

D203

OCTOBER 15, 2024



3D View 1

1
D200A



3D View 4

4
D200A



3D View 3

3
D200A



3D View 5

5
D200A

EXTERIOR VIEWS

Think Architecture

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MEADOWS AT CY ROAD TOWNHOMES- 3 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

D200A

OCTOBER 15, 2024



NORTH ELEVATION SD
1/4" = 1'-0"
2
D204

Think
Architecture

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MEADOWS AT CY ROAD TOWNHOMES- 3 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

EXTERIOR ELEVATIONS

D204

OCTOBER 15, 2024



SOUTH ELEVATION SD
1/4" = 1'-0"
1
D205

MEADOWS AT CY ROAD TOWNHOMES- 3 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

EXTERIOR ELEVATIONS

D205

OCTOBER 15, 2024

Think Architecture

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EAST ELEVATION SD

1/4" = 1'-0"

1

D206



WEST ELEVATION SD

1/4" = 1'-0"

2

D206

Think Architecture

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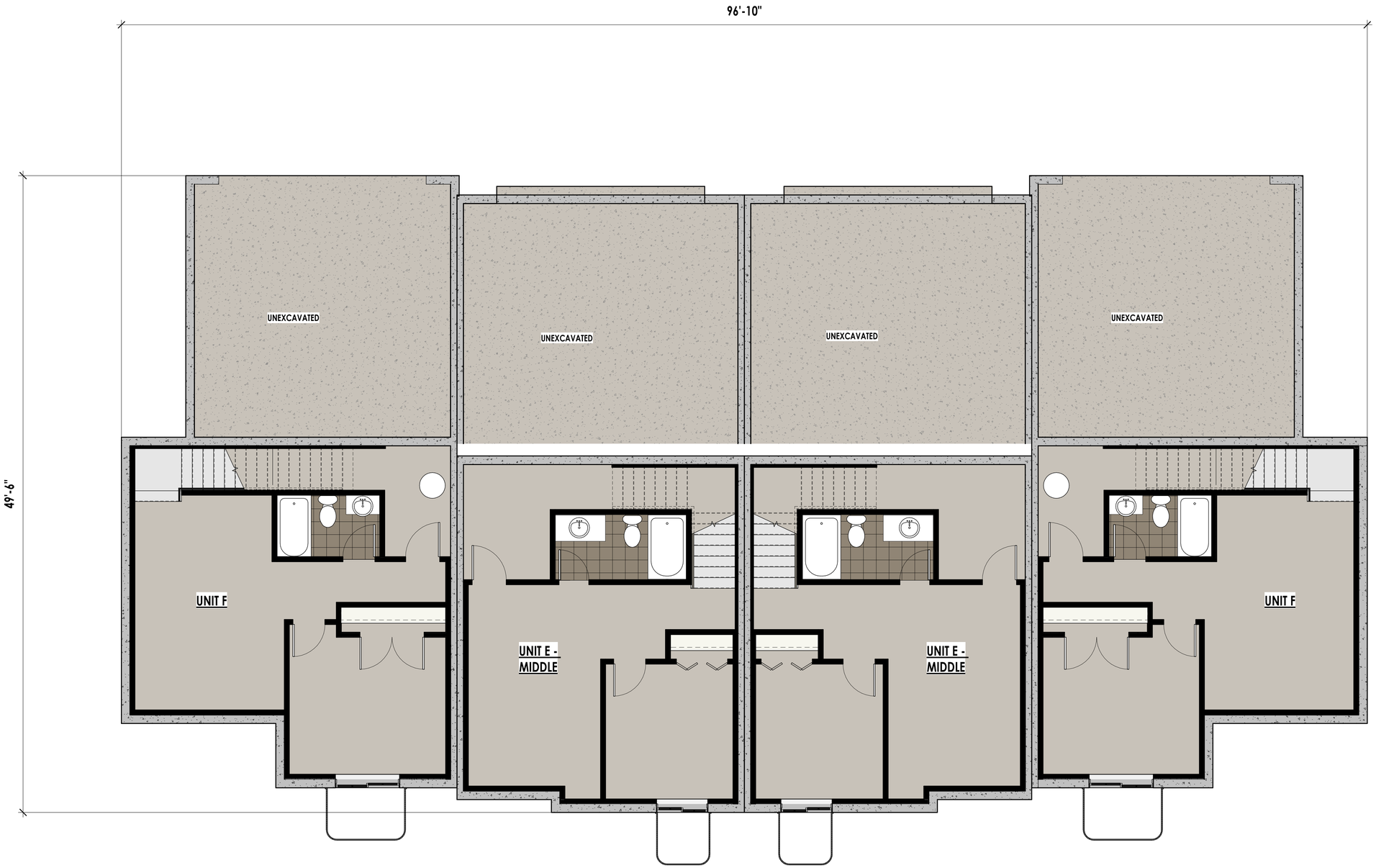
MEADOWS AT CY ROAD TOWNHOMES- 3 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

EXTERIOR ELEVATIONS

D206

OCTOBER 15, 2024



UNIT TYPE F- END UNIT

UNIT TYPE E- MIDDLE UNIT

UNIT TYPE E- MIDDLE UNIT

UNIT TYPE F- END UNIT

LEVEL 0 - PRESENTATION
1/4" = 1'-0"
1 / D300

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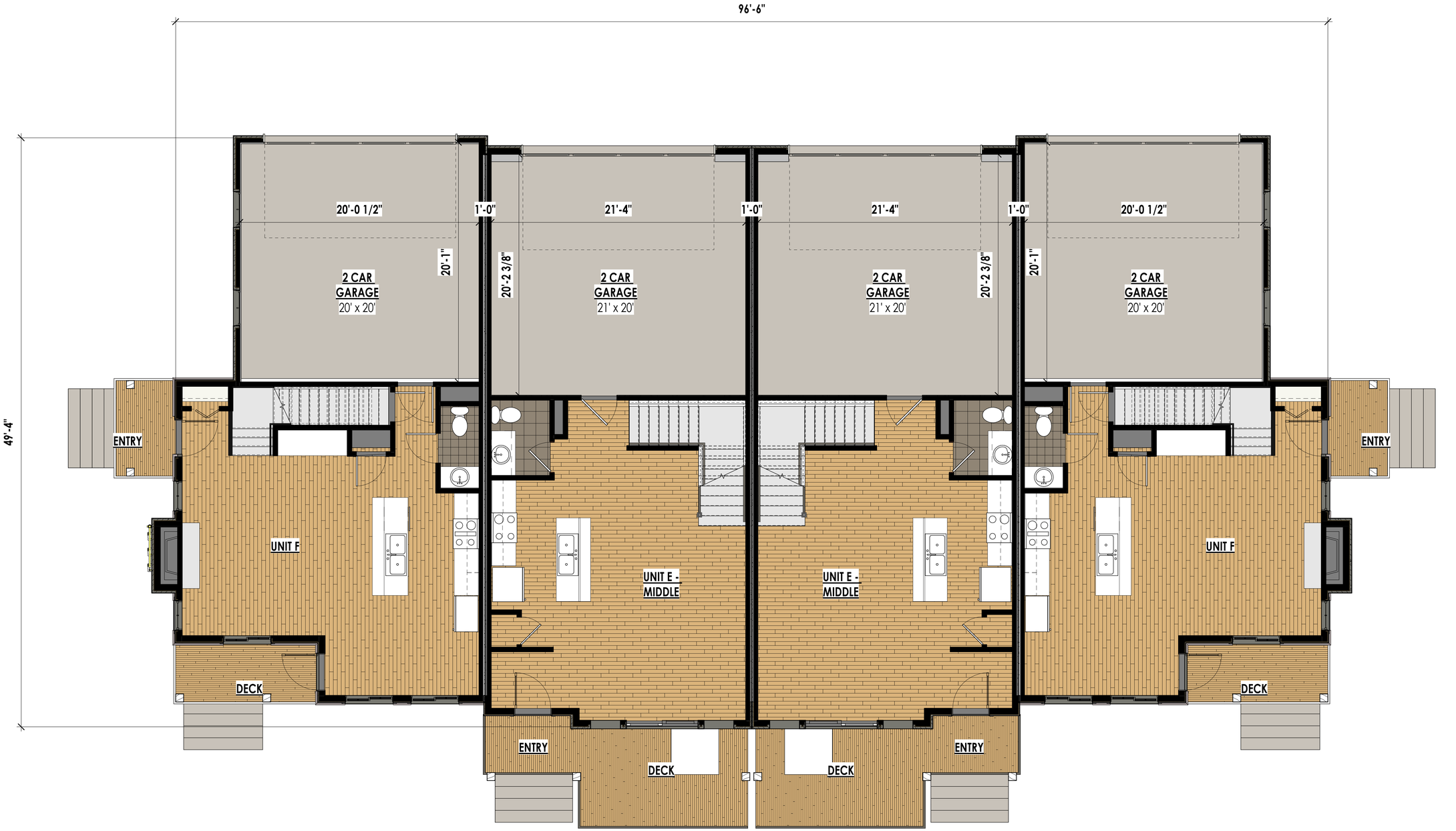
MEADOWS AT CY ROAD TOWNHOMES- 4 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

LEVEL 0

D300

OCTOBER 18, 2024



UNIT TYPE F- END UNIT

UNIT TYPE E- MIDDLE UNIT

UNIT TYPE E- MIDDLE UNIT

UNIT TYPE F- END UNIT

LEVEL 1 - PRESENTATION
1/4" = 1'-0"
1 / D301

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MEADOWS AT CY ROAD TOWNHOMES- 4 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

LEVEL 1

D301

OCTOBER 18, 2024



UNIT TYPE F- END UNIT

UNIT TYPE E- MIDDLE UNIT

UNIT TYPE E- MIDDLE UNIT

UNIT TYPE F- END UNIT

LEVEL 2 - PRESENTATION
1/4" = 1'-0"
1 D302

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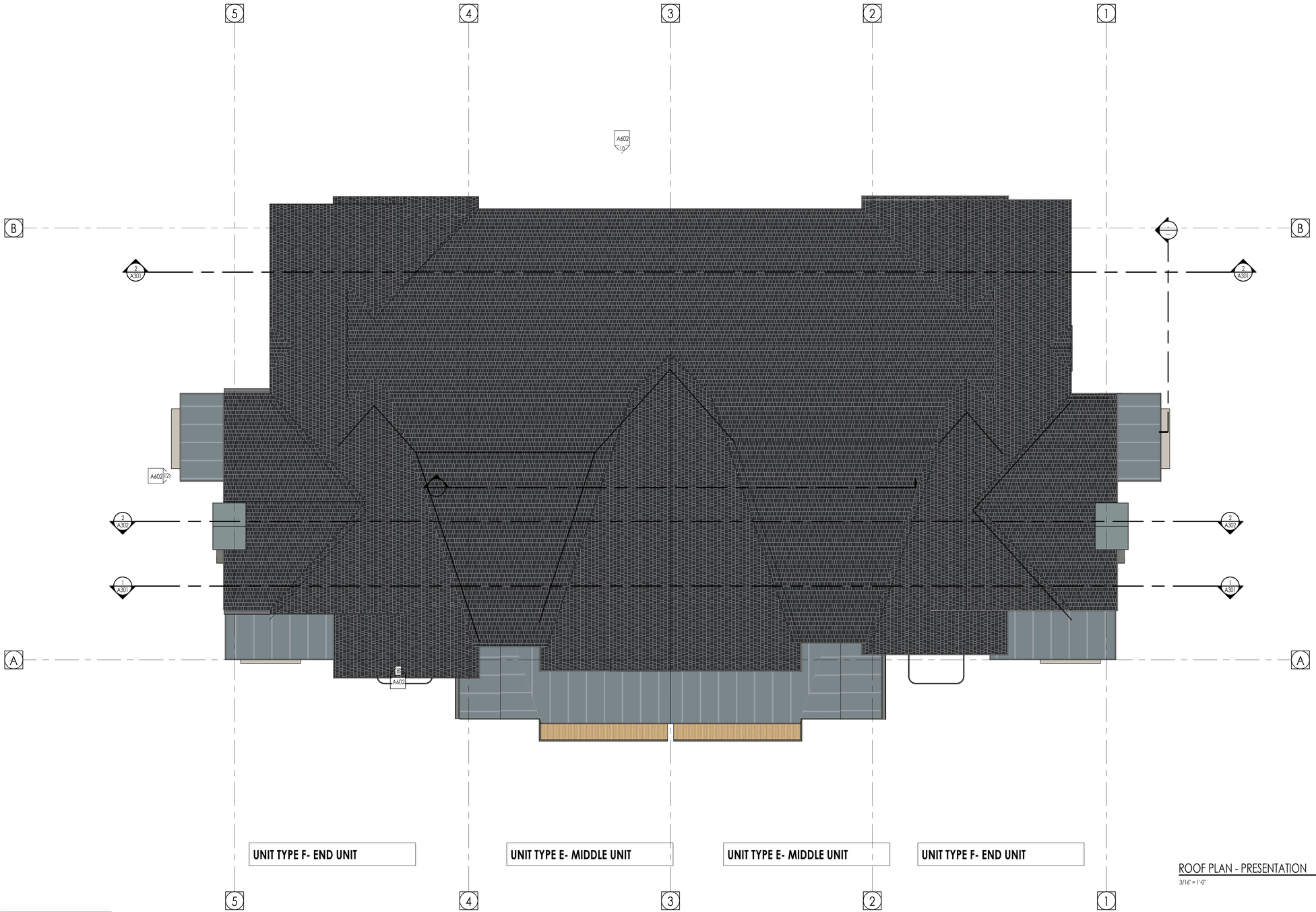
MEADOWS AT CY ROAD TOWNHOMES- 4 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

LEVEL 2

D302

OCTOBER 18, 2024



ROOF PLAN - PRESENTATION

1/D303

3/16" = 1'-0"

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MEADOWS AT CY ROAD TOWNHOMES- 4 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

ROOF PLAN

D303

OCTOBER 18, 2024



3D View 1

1
D200



3D View 4

4
D200



3D View 3

3
D200



3D View 5

5
D200

EXTERIOR VIEWS

Think
Architecture

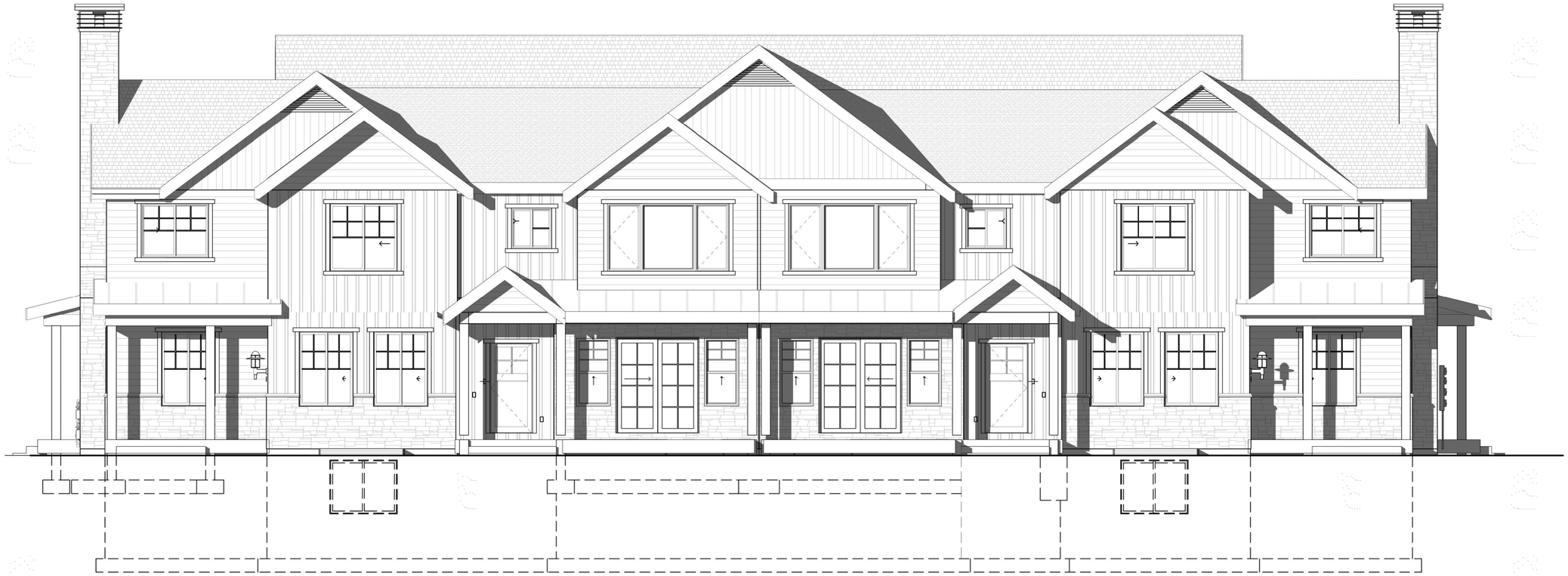
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MEADOWS AT CY ROAD TOWNHOMES- 4 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

D200

OCTOBER 18, 2024



NORTH ELEVATION SD 2
1/4" = 1'-0" D304

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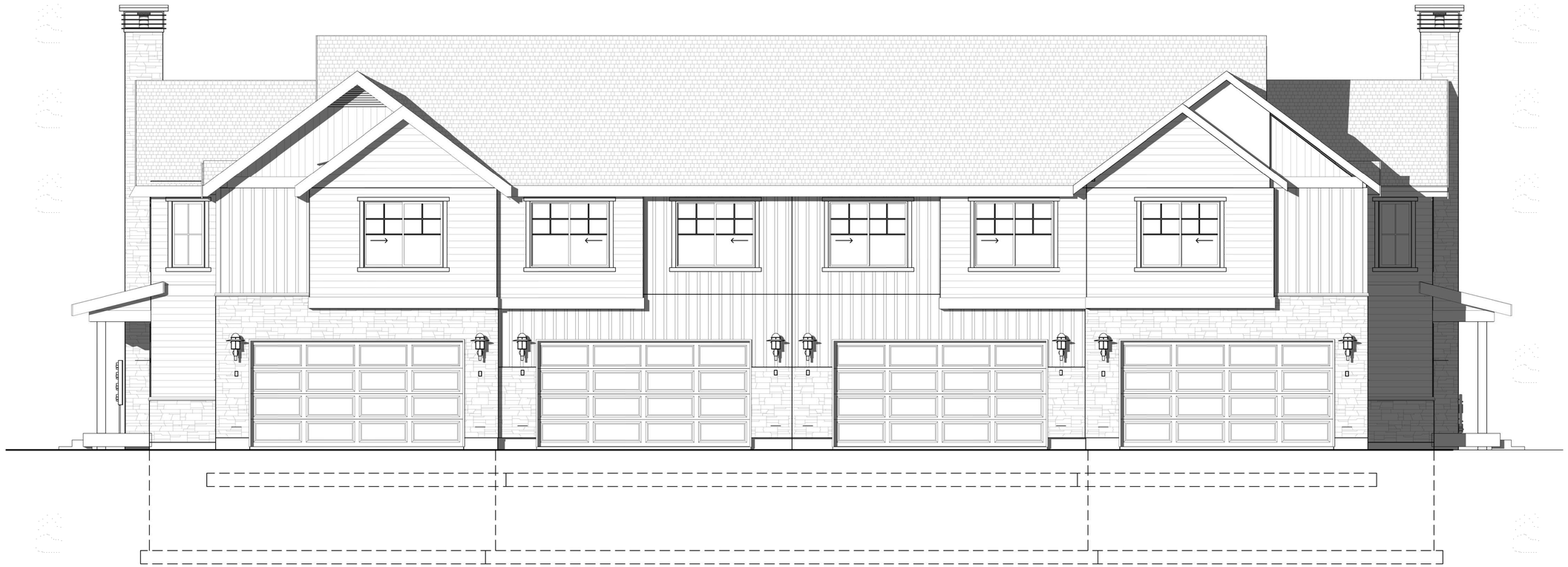
MEADOWS AT CY ROAD TOWNHOMES- 4 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

EXTERIOR ELEVATIONS

D304

OCTOBER 18, 2024



SOUTH ELEVATION SD

1/4" = 1'-0"

1
D305

MEADOWS AT CY ROAD TOWNHOMES- 4 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

EXTERIOR ELEVATIONS

D305

OCTOBER 18, 2024

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EAST ELEVATION SD

1/4" = 1'-0"

1
D306



WEST ELEVATION SD

1/4" = 1'-0"

2
D306

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MEADOWS AT CY ROAD TOWNHOMES- 4 PLEX

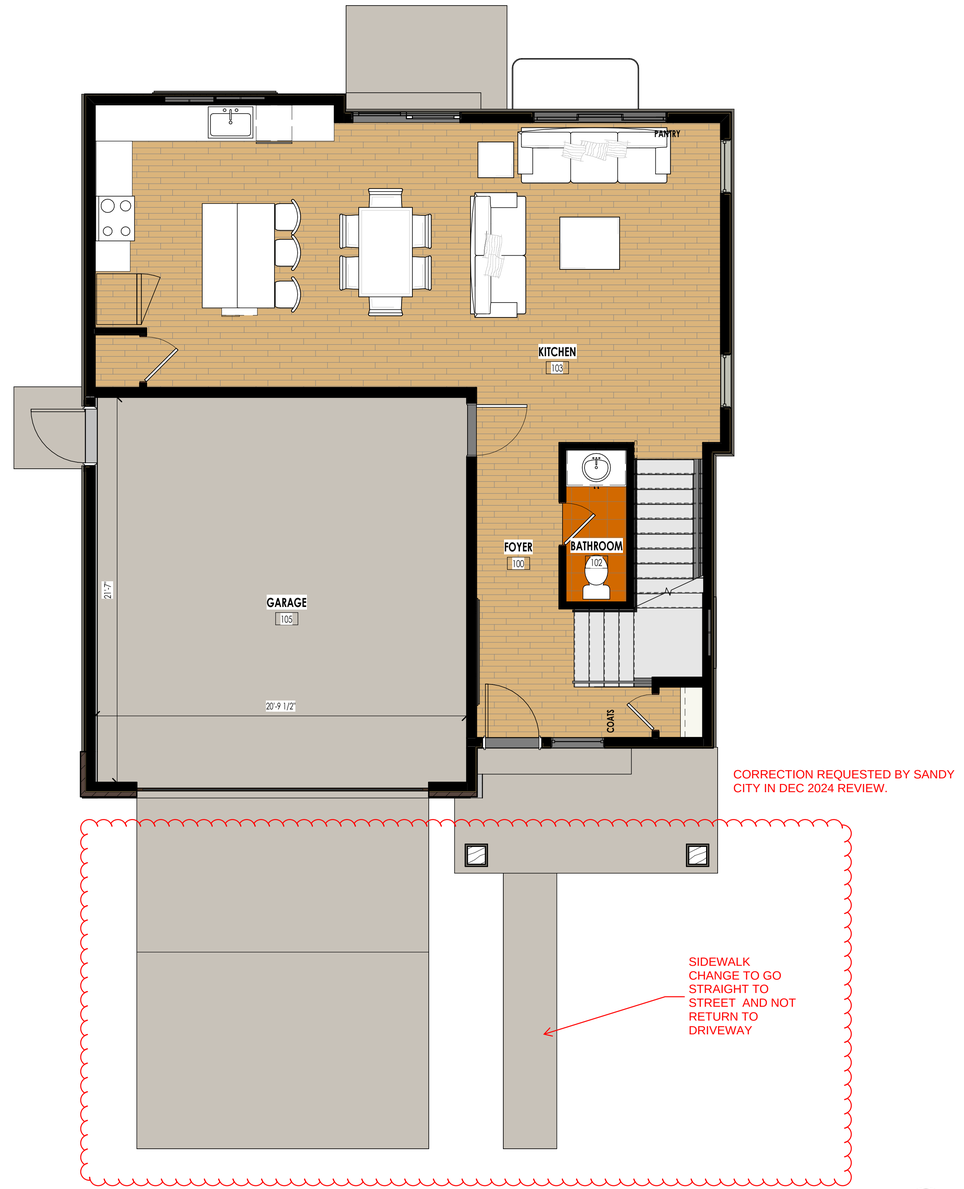
8800 SOUTH 700 EAST, SANDY, UTAH

EXTERIOR ELEVATIONS

D306

OCTOBER 18, 2024





BUILDING SQUARE FOOTAGE

LOWER LEVEL	**742 SQ. FT.**
MAIN LEVEL	**790 SQ. FT.**
GARAGE	**450 SQ. FT.**
UPPER LEVEL	**1,139 SQ. FT.**
TOTAL	**2671 SQ. FT.**

LEVEL 0 - PRESENTATION
1/4" = 1'-0"
1 D401

LEVEL 1 - PRESENTATION
1/4" = 1'-0"
2 D401

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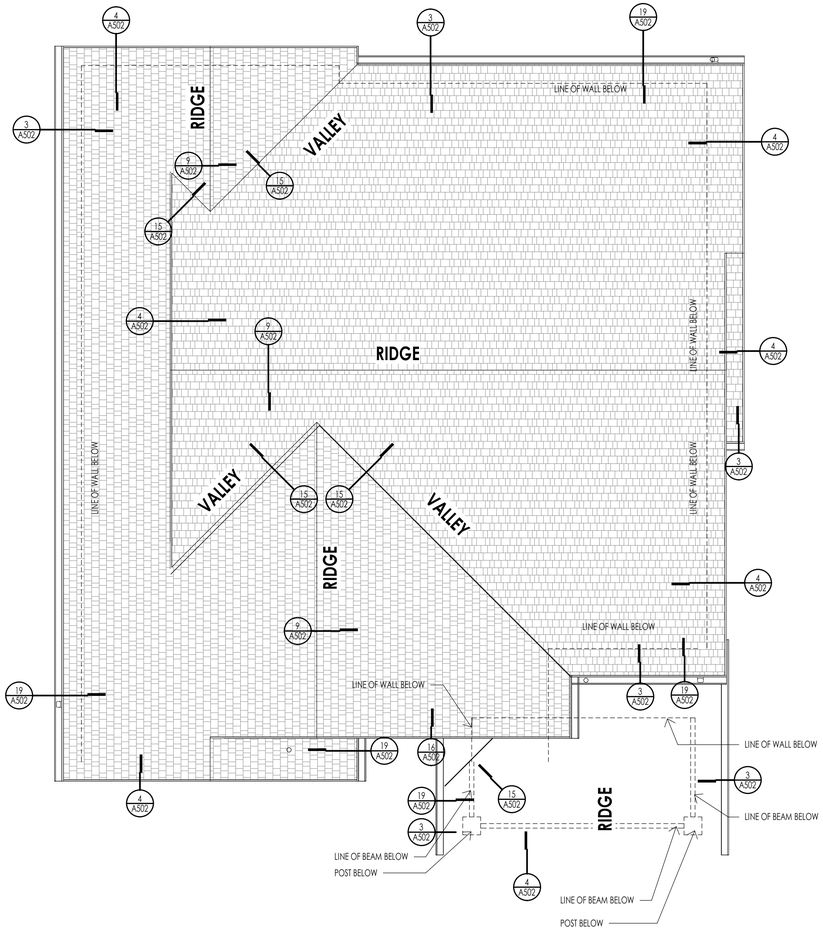
THE MEADOWS AT CY ROAD TOWNHOMES- SINGLE FAMILY TYPE 1

8800 SOUTH 700 EAST
SANDY, UTAH

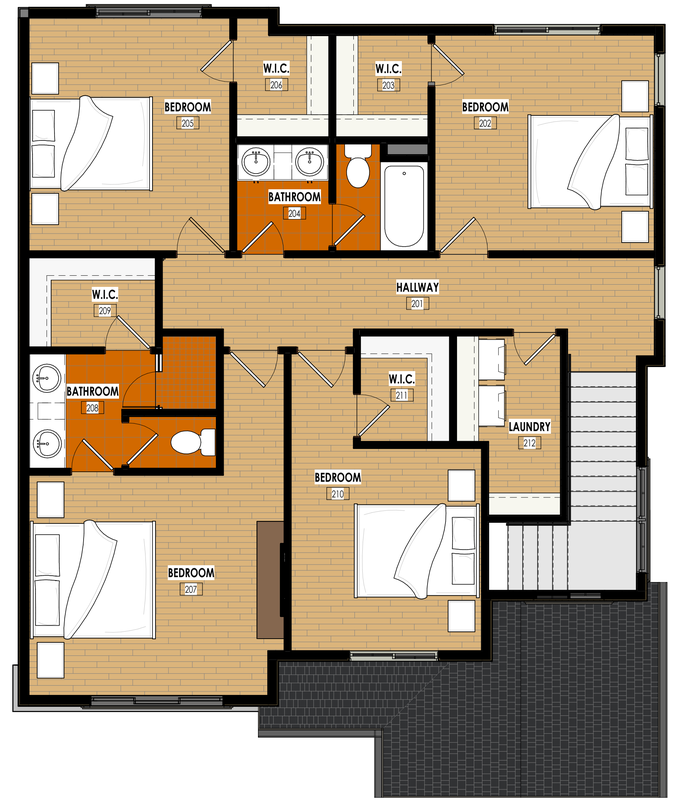
FLOOR PLANS

D401

JUNE 2023



ROOF PLAN DD 2 D402
1/4" = 1'-0"



LEVEL 2 - PRESENTATION 1 D402
1/4" = 1'-0"

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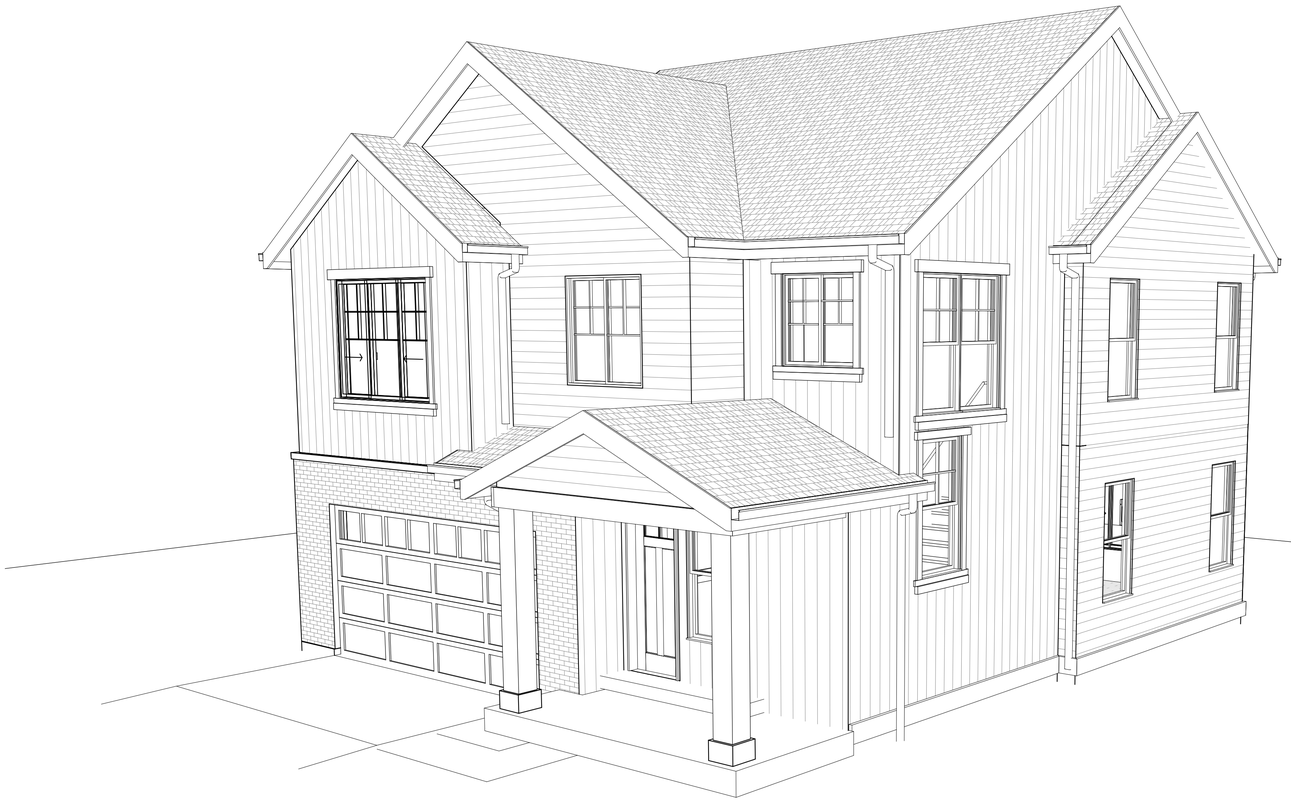
THE MEADOWS AT CY ROAD TOWNHOMES- SINGLE FAMILY TYPE 1

8800 SOUTH 700 EAST
SANDY, UTAH

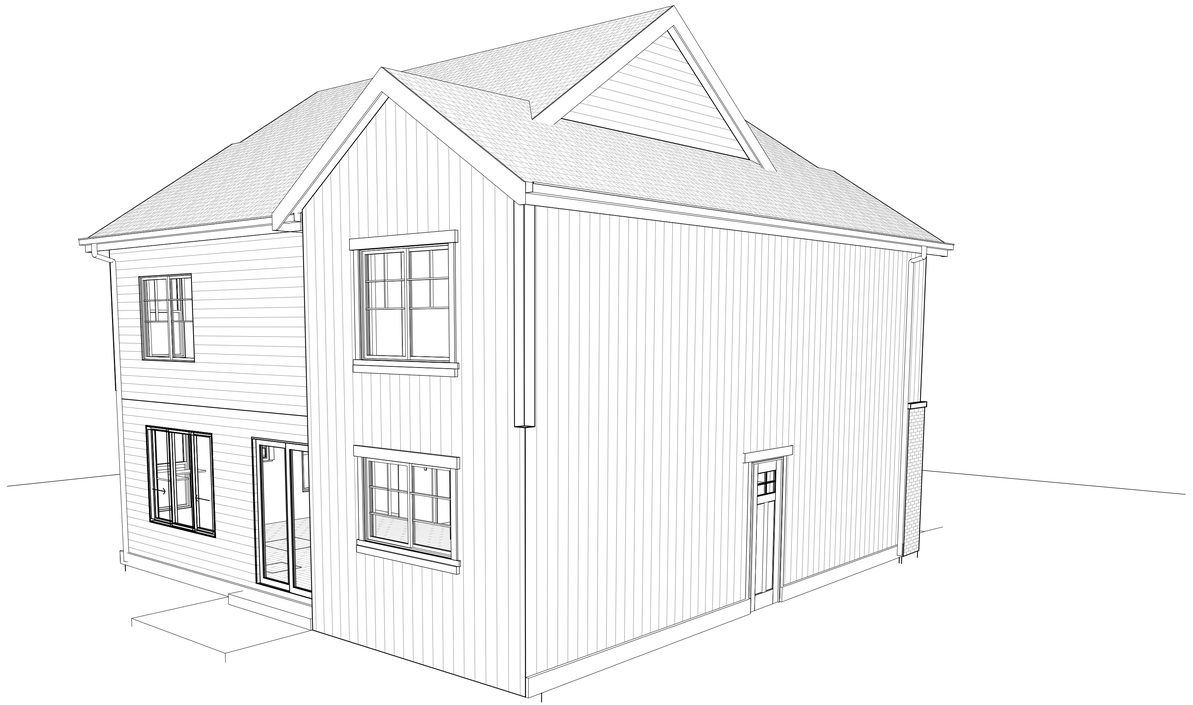
FLOOR PLANS - LEVEL 2

D402

JUNE 2023



SOUTHEAST CORNER VIEW - BOARD & BATT 1 D404



NORTHWEST CORNER VIEW - BOARD & BATT 2 D404

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THE MEADOWS AT CY ROAD TOWNHOMES- SINGLE FAMILY TYPE 1

8800 SOUTH 700 EAST
SANDY, UTAH

EXTERIOR VIEWS -
BOARD & BATT OPTION

D404

JUNE 2023



NORTH DESIGN ELEVATION - BOARD & BATT
1/4" = 1'-0"
1
D405



WEST DESIGN ELEVATION - BOARD & BATT
1/4" = 1'-0"
2
D405



SOUTH DESIGN ELEVATION- BOARD & BATT
1/4" = 1'-0"
3
D405



EAST DESIGN ELEVATION - BOARD & BATT
1/4" = 1'-0"
4
D405

Think
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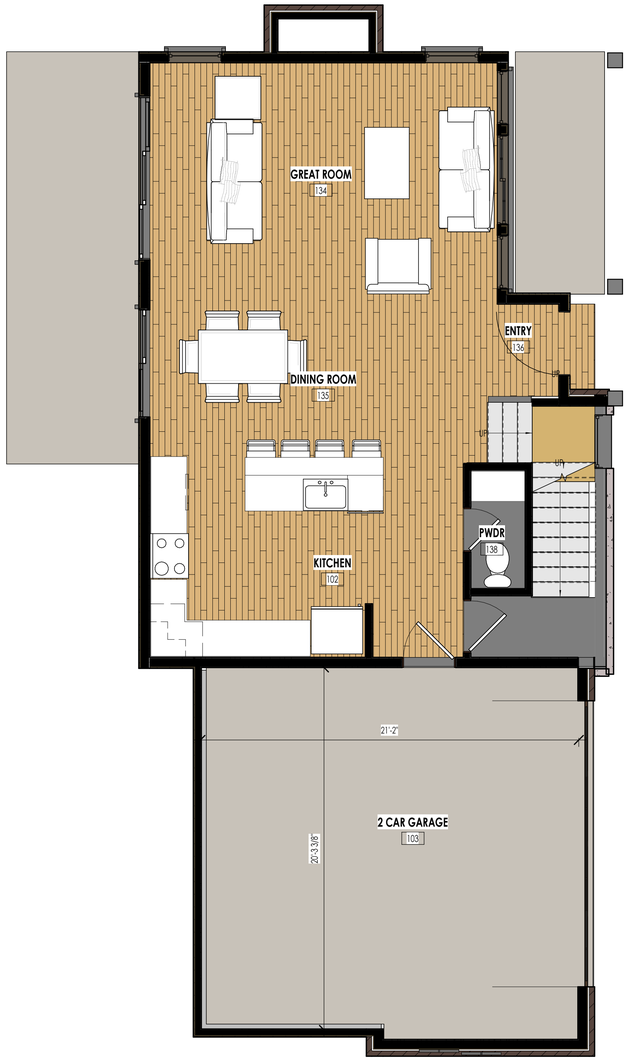
THE MEADOWS AT CY ROAD TOWNHOMES- SINGLE FAMILY TYPE 1

8800 SOUTH 700 EAST
SANDY, UTAH

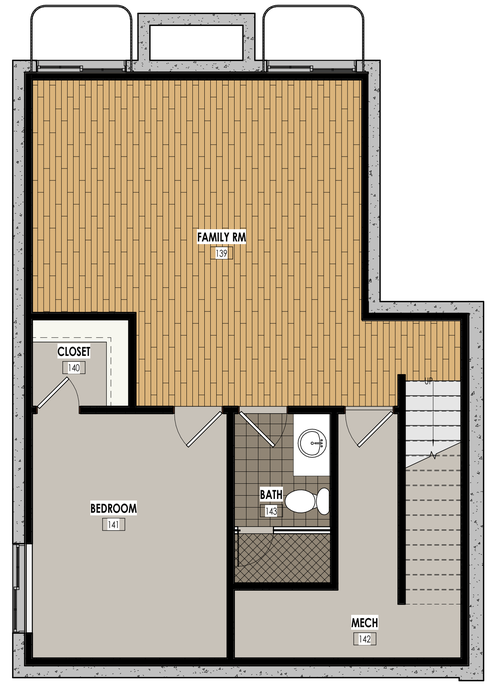
EXTERIOR ELEVATIONS -
BOARD & BATT OPTION

D405

JUNE 2023



LEVEL 1 - PRESENTATION
1/4" = 1'-0"
2
D500



LEVEL 0 - PRESENTATION
1/4" = 1'-0"
1
D500

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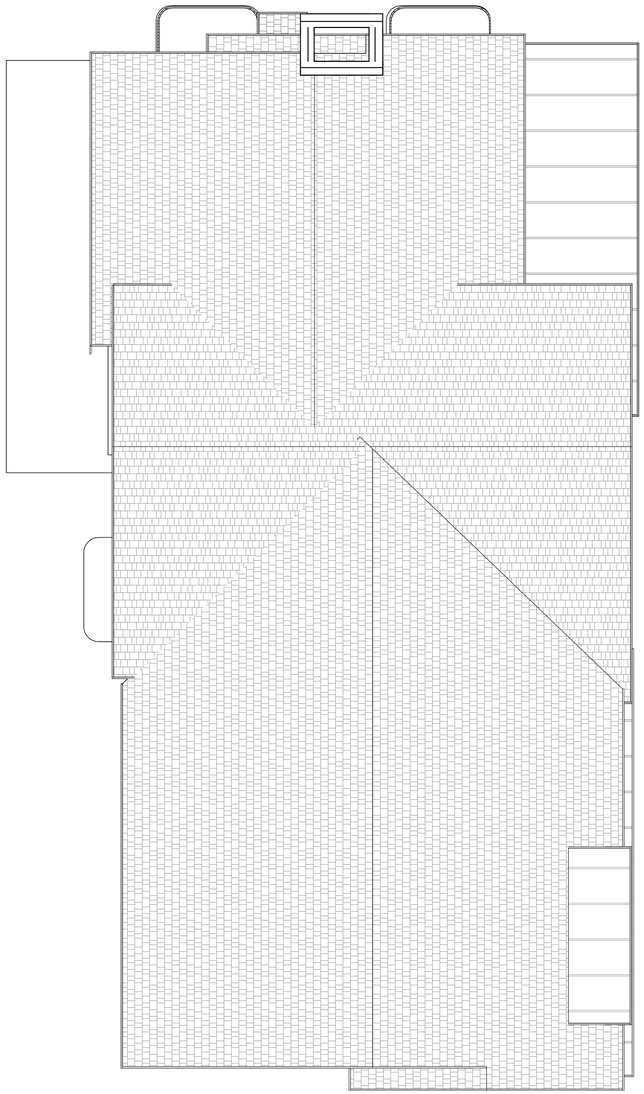
CY ROAD TOWNHOMES- SINGLE FAMILY HOME TYPE 2

700 EAST CY ROAD, SANDY UTAH

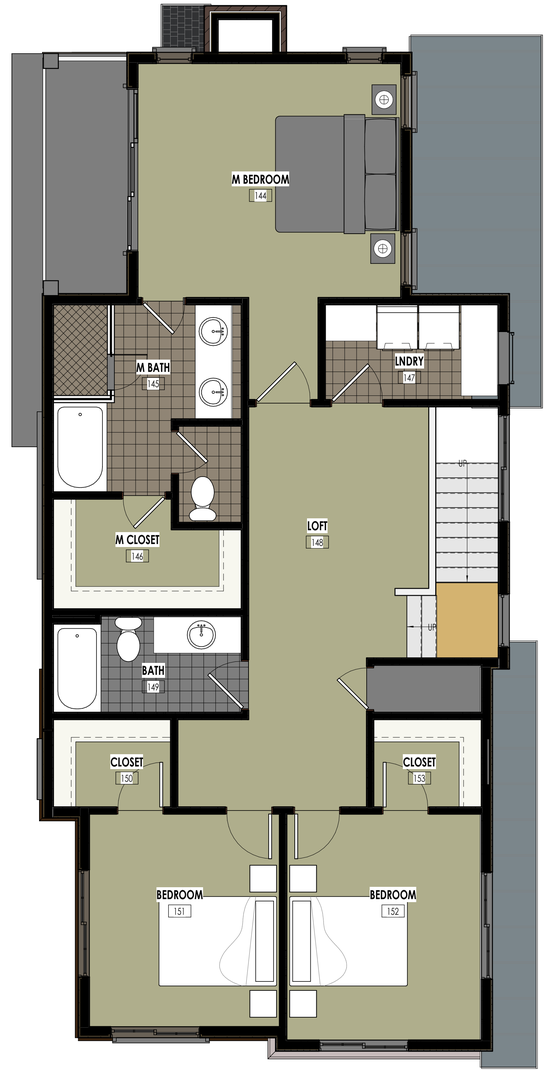
FLOOR PLANS

D500

AUG 2024



UPPER ROOF BEARING - PRESENTATION
1/4" = 1'-0"
2
D501



LEVEL 2 - PRESENTATION
1/4" = 1'-0"
1
D501

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CY ROAD TOWNHOMES- SINGLE FAMILY HOME TYPE 2

700 EAST CY ROAD, SANDY UTAH

FLOOR PLANS

D501

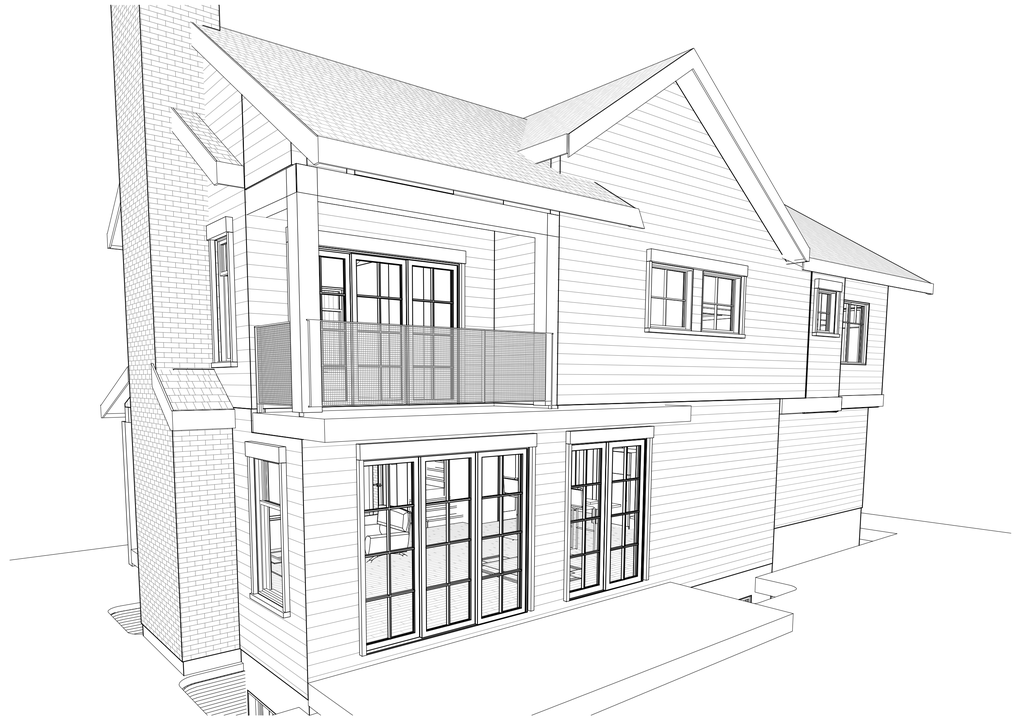
AUG 2024



3D View 1 — 4 / D502



3D View 2 — 1 / D502



3D View 3 — 2 / D502

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CY ROAD TOWNHOMES- SINGLE FAMILY HOME TYPE 2

700 EAST CY ROAD, SANDY UTAH

EXTERIOR VIEWS

D502

AUG 2024



EAST ELEVATION SD
1/4" = 1'-0"
1
D503

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CY ROAD TOWNHOMES- SINGLE FAMILY HOME TYPE 2

700 EAST CY ROAD, SANDY UTAH

EXTERIOR ELEVATIONS

D503

AUG 2024



WEST ELEVATION SD 1 D504

1/4" = 1'-0"

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CY ROAD TOWNHOMES- SINGLE FAMILY HOME TYPE 2

700 EAST CY ROAD, SANDY UTAH

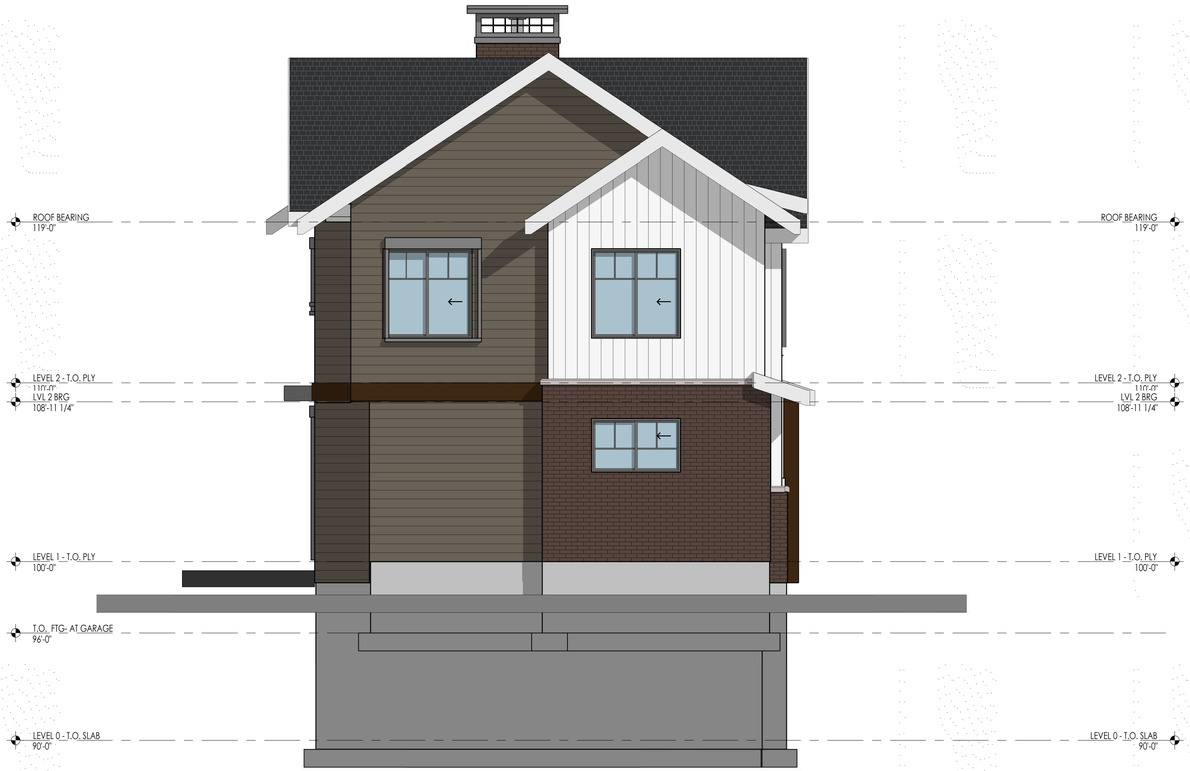
EXTERIOR ELEVATIONS

D504

AUG 2024



NORTH ELEVATION SD
1/4" = 1'-0"
2
D505



SOUTH ELEVATION SD
1/4" = 1'-0"
1
D505

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CY ROAD TOWNHOMES- SINGLE FAMILY HOME TYPE 2

700 EAST CY ROAD, SANDY UTAH

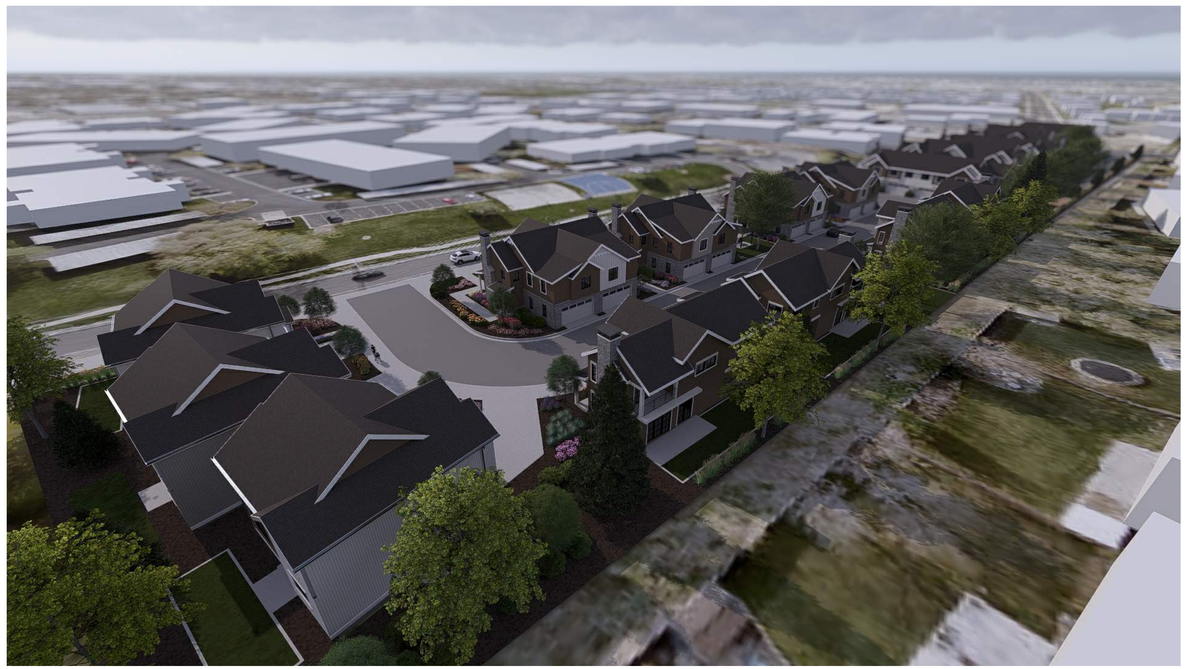
EXTERIOR ELEVATIONS

D505

AUG 2024









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THE MEADOWS AT CY ROAD TOWNHOMES - **RENDERINGS**

8800 SOUTH 700 EAST, SANDY, UTAH

RENDERINGS

D601

JULY 2024









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THE MEADOWS AT CY ROAD TOWNHOMES - **RENDERINGS**

8800 SOUTH 700 EAST, SANDY, UTAH

RENDERINGS

D602

JULY 2024









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THE MEADOWS AT CY ROAD TOWNHOMES - **RENDERINGS**

8800 SOUTH 700 EAST, SANDY, UTAH

Renderings

D603

JULY 2024









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THE MEADOWS AT CY ROAD TOWNHOMES - **RENDERINGS**

8800 SOUTH 700 EAST, SANDY, UTAH

RENDERINGS

D604

JULY 2024









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THE MEADOWS AT CY ROAD TOWNHOMES - **RENDERINGS**

8800 SOUTH 700 EAST, SANDY, UTAH

RENDERINGS

D605

JULY 2024









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THE MEADOWS AT CY ROAD TOWNHOMES - **RENDERINGS**

8800 SOUTH 700 EAST, SANDY, UTAH

RENDERINGS

D606

JULY 2024





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THE MEADOWS AT CY ROAD TOWNHOMES - **RENDERINGS**

8800 SOUTH 700 EAST, SANDY, UTAH

RENDERINGS

D607

JULY 2024

ROCK PORT COLOR SCHEME - FEEF BLD







BOARD AND BATT SIDING
Benjamin Moore - Rock Port Gray HC-105
Hardie Board

TRIM, FACIA, SOFFIT
Sherwin Williams - Eider White SW 7014
Hardie Board



LAP SIDING
Rustic Series - Aspen Ridge
Woodtone



BRICK VENEER
Craft Split Modular - Fogbank
Creative Mines



ASPHALT SHINGLES
Landmark TL - Weather Wood
Certainteed



GARAGE DOOR
Charcoal

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EIDER COLOR SCHEME - FEEF BLD





BOARD AND BATT SIDING
Sherwin Williams - Eider White SW 7014
Hardie Board

TRIM, FACIA, SOFFIT
Sherwin Williams - Eider White SW 7014
Hardie Board



LAP SIDING
Rustic Series - Aspen Ridge
Woodtone



BRICK VENEER
Craft Split Modular - Fogbank
Creative Mines



ASPHALT SHINGLES
Landmark TL - Weather Wood
Certainteed



GARAGE DOOR
Charcoal

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IRON COLOR SCHEME - FEEF BLD







BOARD AND BATT SIDING
Benjamin Moore - Iron Mountain 2134-30
Hardie Board

TRIM, FACIA, SOFFIT
Sherwin Williams - Eider White SW 7014
Hardie Board



LAP SIDING
Rustic Series - Aspen Ridge
Woodtone



BRICK VENEER
Craft Split Modular - Fogbank
Creative Mines



ASPHALT SHINGLES
Landmark TL - Weather Wood
Certainteed



GARAGE DOOR
Charcoal

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REVERE COLOR SCHEME - FEEF BLD







BOARD AND BATT SIDING
Benjamin Moore - Revere Pewter HC-172
Hardie Board

TRIM, FACIA, SOFFIT
Sherwin Williams - Eider White SW 7014
Hardie Board



LAP SIDING
Rustic Series - Aspen Ridge
Woodtone



BRICK VENEER
Craft Split Modular - Fogbank
Creative Mines



ASPHALT SHINGLES
Landmark TL - Weather Wood
Certainteed



GARAGE DOOR
Charcoal

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Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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fax 801.269.1425
www.thinkaec.com

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MEADOWS AT CY ROAD TOWNHOMES

8800 SOUTH 700 EAST, SANDY, UTAH

PROJECT NO.
DATE:
REVISIONS:

SHEET TITLE:
BUILDING MATERIAL/
COLOR BOARDS

SHEET NUMBER:
D608

© 2021 THINK ARCHITECTURE INC.

Plot Date: 10/16/2024 12:24:10 PM

SITE SUMMARY PER SANDY LANDSCAPE CODE CHAPTER 21-25

	REQUIRED	PROVIDED
TOTAL PROJECT AREA LANDSCAPED AREA		213,569 SF (4.9 ACRES) 48,277 SF
LAWN: (EXCLUDING ACTIVE RECREATION AND RESIDENTIAL LOTS) CODE: 21-25-3-A5	MAX: 9,655 SF (20%)	9,655 SF (20%)
VEGETATION COVERAGE: CODE: 21-25-3-7	33%	35%
TREE MIX: (40% OF ALL TREES ARE TO BE EVERGREENS) CODE: 21-25-2-I	41 EVERGREENS	41 EVERGREENS
SITE TREES: (1 PER 500 SF OF LANDSCAPING) CODE: 21-25-2-K	104	104

SITE LEGEND

SYMBOL	DESCRIPTION	QTY
	PLANTER BED WITH 4" DEPTH OF 3/4" - 1-1/2" SIZE 'SOUTH TOWN COBBLE" WITH WEED BARRIER FABRIC	29,029 SF
	LAWN - KENTUCKY BLUEGRASS SOD, DROUGHT TOLERANT VARIETY	9,655 SF
	LAWN - RECREATION AREA - KENTUCKY BLUEGRASS SOD, DROUGHT TOLERANT VARIETY	5,084 SF
	LAWN - RESIDENTIAL LOT - KENTUCKY BLUEGRASS SOD, DROUGHT TOLERANT VARIETY	3,897 SF
	PLAYGROUND SURFACE MATERIAL - ENGINEERED WOOD FIBER SEE DETAILS 6 & 7/L103	612 SF

PLANTING NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL RELATED EXISTING CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES, INCLUDING DEPTHS, PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COST OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/ STRUCTURES/ETC.
2. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS ENCOUNTERED ON SITE AND PLANS, CONTRACTOR IS REQUIRED TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIALS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES AND HAVE NATURAL FULL SHAPES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO MAINTAIN AND WARRANTY ALL PLANT MATERIALS PER THE SPECIFICATIONS. ALL PLANTS SHALL BE SUBJECT TO OWNER'S APPROVAL PRIOR TO INSTALLATION.
4. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREES.
5. CONTRACTOR TO REMOVE TREE STAKES AT END OF GUARANTEE PERIOD.
6. CONTRACTOR TO PRUNE TREES AS DIRECTED BY LANDSCAPE ARCHITECT FOR PROPER SHAPING OF TREES.
7. REMOVE ALL TAGS, TIES AND FLAGGING FROM ALL PLANT MATERIAL.
8. MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-GRASS AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF FOUR (4) INCHES OF MULCH. NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH.
9. LAWN/TURF: ALL LAWN/TURF SHALL BE TWCA QUALIFIED.
10. SOIL: ALL AREAS TO RECEIVE TOPSOIL SHALL BE SCARIFIED PRIOR TO PLACEMENT OF TOPSOIL. ALL LAWN/TURF AREAS TO RECEIVE 4" OF TOPSOIL PRIOR TO LAYING SOD OR SEED. ALL SHRUB/PERENNIAL PLANTING AREAS TO RECEIVE 12" OF TOPSOIL PRIOR TO PLANTING UNLESS OTHERWISE INDICATED.

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BRC - CY'S ROAD RESIDENTIAL

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SANDY, UT 84094

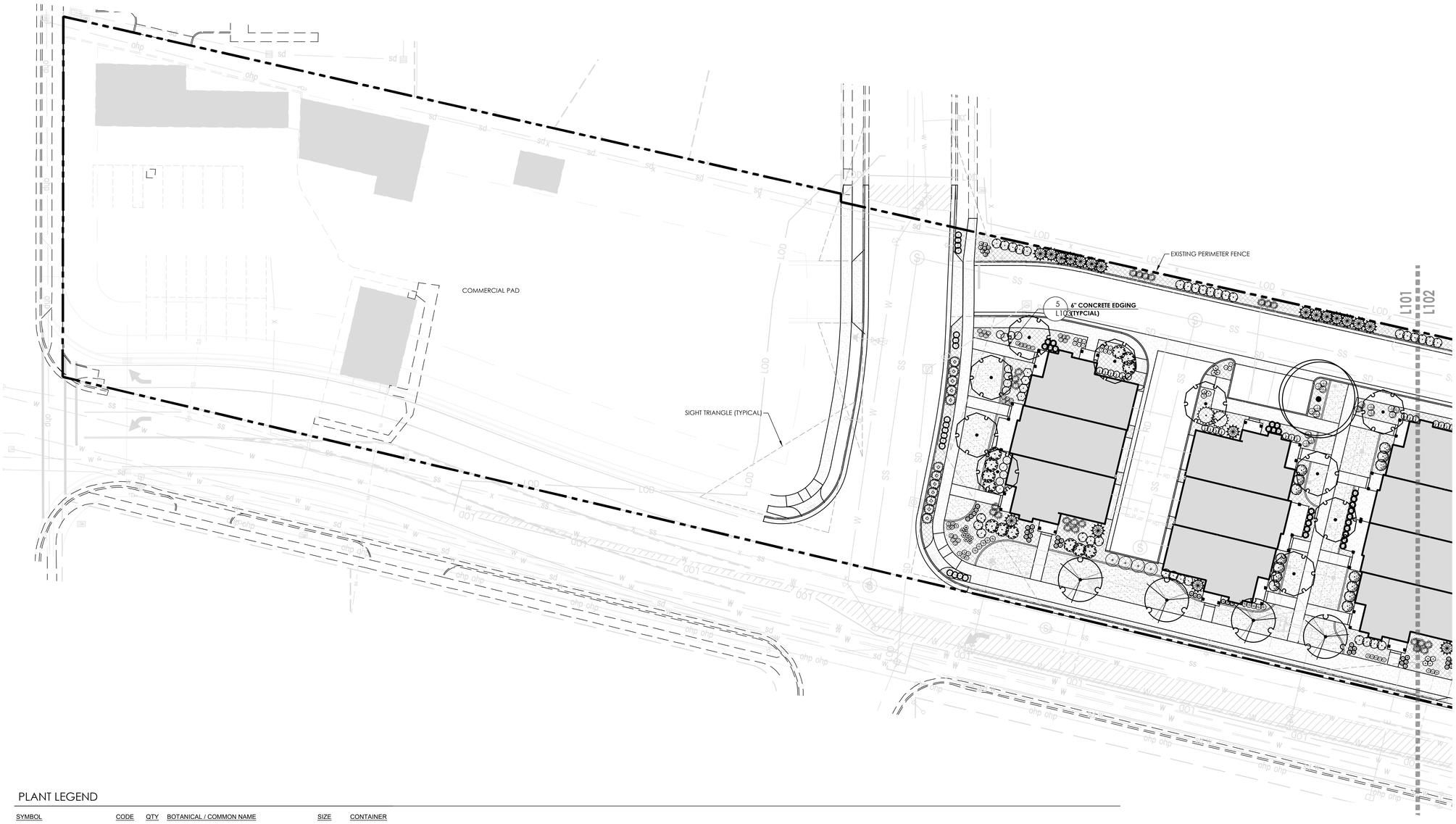
PROJECT NO. 24059
DATE: 18 DECEMBER 2024
REVISIONS:

CITY REVIEW SET - 18 DECEMBER 2024 - NOT FOR CONSTRUCTION

SHEET TITLE:
OVERALL LANDSCAPE PLAN

SHEET NUMBER:
L100

LANDSCAPE



PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREES					
	AU	16	ACER TRUNCATUM X PLATANOIDES `JFS-KW187` TM URBAN SUNSET MAPLE	2" CAL.	B&B
	KP	30	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2" CAL.	B&B
	MS	4	MALUS X `SPRING SNOW` SPRING SNOW CRABAPPLE	2" CAL.	B&B
	PM	5	PLATANUS X ACERIFOLIA `MORTON CIRCLE` TM EXCLAMATION! LONDON PLANE TREE	2" CAL.	B&B
	TS	8	TILIA TOMENTOSA `STERLING` STERLING SILVER LINDEN	2" CAL.	B&B
CONIFEROUS TREES					
	CB	5	CEDRUS ATLANTICA `GLAUCA` BLUE ATLAS CEDAR	6` HT.	B&B
	JS	34	JUNIPERUS CHINENSIS `SPARTAN` SPARTAN JUNIPER	6` HT.	B&B
	PN2	2	PINUS NIGRA AUSTRIAN PINE	6` HT.	B&B
SHRUBS					
	CD	80	CARYOPTERIS X CLANDONENSIS `DARK KNIGHT` DARK KNIGHT BLUEBEARD	5 GAL.	
	CA2	10	CORNUS SERICEA `ARCTIC FIRE` ARCTIC FIRE DOGWOOD	5 GAL.	
	EC	26	EUONYMUS ALATUS `COMPACTUS` COMPACT BURNING BUSH	5 GAL.	
	HP2	10	HIBISCUS SYRIACUS `LUCY` ROSE OF SHARON	5 GAL.	
	JB	17	JUNIPERUS HORIZONTALIS `BLUE CHIP` BLUE CHIP JUNIPER	5 GAL.	
	PD	8	PHYSOCARPUS OPULIFOLIUS `DONNA MAY` LITTLE DEVIL™ DWARF NINEBARK	5 GAL.	
	PP	10	PINUS MUGO `PUMILIO` DWARF MUGO PINE	5 GAL.	
	RO	78	RHUS GLABRA `GRO-LOW` FRAGRANT SUMAC	5 GAL.	
	RA	21	RIBES ALPINUM ALPINE CURRANT	5 GAL.	
	RG	48	RIBES ALPINUM `GREEN MOUND` GREEN MOUND ALPINE CURRANT	5 GAL.	
	RW2	47	ROSA X `MEICOUBLAN` WHITE MEIDILAND SHRUB ROSE	5 GAL.	
	RW	20	ROSA X `RADWHITE` WHITE KNOCK OUT® ROSE	5 GAL.	
	SA	60	SPIRAEA JAPONICA `ANTHONY WATERER` ANTHONY WATERER SPIREA	5 GAL.	
GRASSES					
	CK2	113	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` KARL FOERSTER FEATHER REED GRASS	1 GAL.	
	HB	40	HELICTOTRICHON SEMPERVIRENS `BLUE OATS` BLUE OAT GRASS	1 GAL.	
	MS2	106	MISCANTHUS SINENSIS `ADAGIO` ADAGIO MAIDEN GRASS	1 GAL.	
	PH	21	PANICUM VIRGATUM `HOT ROD` SWITCH GRASS	1 GAL.	
	PB2	75	PENNISETUM ALOPECUROIDES 'BURGUNDY BUNNY' BURGUNDY BUNNY DWARF FOUNTAIN GRASS	1 GAL.	
PERENNIALS					
	EM	104	ECHINACEA PURPUREA `MAGNUS` MAGNUS PURPLE CONEFLOWER	1 GAL.	
	GS2	156	GAURA LINDHEIMERI `SISKIYOU PINK` SISKIYOU PINK GAURA	1 GAL.	
	GJ	19	GERANIUM X `JOHNSON'S BLUE` JOHNSON'S BLUE GERANIUM	1 GAL.	
	HO	84	HEMEROCALLIS X `STELLA DE ORO` STELLA DE ORO DAYLILY	1 GAL.	
	HEM.P	59	HEMEROCALLIS X 'PURPLE DE ORO' PURPLE DE ORO DAYLILY	1 GAL.	
	HE	64	HEUCHERA X `PALACE PURPLE` PALCE PURPLE CORAL BELLS	1 GAL.	
	LH	119	LAVANDULA ANGUSTIFOLIA `HIDCOTE BLUE` HIDCOTE BLUE ENGLISH LAVENDER	1 GAL.	
	LB2	7	LEUCANTHEMUM X SUPERBUM `BECKY` BECKY SHASTA DAISY	1 GAL.	
	LS	46	LEUCANTHEMUM X SUPERBUM `SNOWCAP` SNOWCAP SHASTA DAISY	1 GAL.	
	NW	68	NEPETA X FAASSENII `WALKERS LOW` WALKERS LOW CATMINT	1 GAL.	
	RG2	48	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' GOLDSTURM CONEFLOWER	1 GAL.	
	SM2	42	SALVIA NEMOROSA `MAY NIGHT` MAY NIGHT SAGE	1 GAL.	

SITE LEGEND

SYMBOL	DESCRIPTION	QTY
	PLANTER BED WITH 4" DEPTH OF 3/4" - 1-1/2" SIZE "SOUTH TOWN COBBLE" WITH WEED BARRIER FABRIC	29,024 SF
	LAWN - KENTUCKY BLUEGRASS SOD, DROUGHT TOLERANT VARIETY	9,660 SF
	LAWN - RECREATION AREA - KENTUCKY BLUEGRASS SOD, DROUGHT TOLERANT VARIETY	5,084 SF
	LAWN - RESIDENTIAL LOT - KENTUCKY BLUEGRASS SOD, DROUGHT TOLERANT VARIETY	3,897 SF

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BRC - CY'S ROAD RESIDENTIAL

800 E. CY'S ROAD (8800 S.)
SANDY, UT 84094

CITY REVIEW SET - 18 DECEMBER 2024 - NOT FOR CONSTRUCTION

PROJECT NO. 24059
DATE: 18 DECEMBER 2024
REVISIONS:

SHEET TITLE:

SHEET NUMBER:

LANDSCAPE



PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREES					
	AU	16	ACER TRUNCATUM X PLATANOIDES `JFS-KW187` TM URBAN SUNSET MAPLE	2" CAL.	B&B
	KP	31	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2" CAL.	B&B
	MS	4	MALUS X `SPRING SNOW` SPRING SNOW CRABAPPLE	2" CAL.	B&B
	TS	7	TILIA TOMENTOSA `STERLING` STERLING SILVER LINDEN	2" CAL.	B&B
	ZG	5	ZELKOVA SERRATA `GREEN VASE` GREEN VASE SAWLEAF ZELKOVA	2" CAL.	B&B

CONIFEROUS TREES					
	CB	5	CEDRUS ATLANTICA `GLAUCA` BLUE ATLAS CEDAR	6` HT.	B&B
	JS	34	JUNIPERUS CHINENSIS 'SPARTAN' SPARTAN JUNIPER	6` HT.	B&B
	PN2	2	PINUS NIGRA AUSTRIAN PINE	6` HT.	B&B

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
SHRUBS				
	CD	70	CARYOPTERIS X CLANDONENSIS `DARK KNIGHT` DARK KNIGHT BLUEBEARD	5 GAL.
	CA2	10	CORNUS SERICEA `ARCTIC FIRE` ARCTIC FIRE DOGWOOD	5 GAL.
	EC	23	EUONYMUS ALATUS `COMPACTUS` COMPACT BURNING BUSH	5 GAL.
	HP2	10	HIBISCUS SYRIACUS `LUCY` ROSE OF SHARON	5 GAL.
	JB	5	JUNIPERUS HORIZONTALIS `BLUE CHIP` BLUE CHIP JUNIPER	5 GAL.
	PP	12	PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5 GAL.
	RO	41	RHUS GLABRA `GRO-LOW` FRAGRANT SUMAC	5 GAL.
	RG	77	RIBES ALPINUM `GREEN MOUND` GREEN MOUND ALPINE CURRANT	5 GAL.
	RW2	35	ROSA X 'MEICOUBLAN' WHITE MEIDILAND SHRUB ROSE	5 GAL.
	SA	44	SPIRAEA JAPONICA `ANTHONY WATERER` ANTHONY WATERER SPIREA	5 GAL.

GRASSES				
	CK2	101	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` KARL FOERSTER FEATHER REED GRASS	1 GAL.
	HB	62	HELICTOTRICHON SEMPERVIRENS `BLUE OATS` BLUE OAT GRASS	1 GAL.
	MS2	66	MISCANTHUS SINENSIS `ADAGIO` ADAGIO MAIDEN GRASS	1 GAL.
	PH	41	PANICUM VIRGATUM `HOT ROD` SWITCH GRASS	1 GAL.
	PB2	37	PENNISETUM ALOPECUROIDES 'BURGUNDY BUNNY' BURGUNDY BUNNY DWARF FOUNTAIN GRASS	1 GAL.
PERENNIALS				
	EM	15	ECHINACEA PURPUREA `MAGNUS` MAGNUS PURPLE CONEFLOWER	1 GAL.
	GS2	82	GAURA LINDHEIMERI `SISKIYOU PINK` SISKIYOU PINK GAURA	1 GAL.
	GJ	10	GERANIUM X `JOHNSON'S BLUE` JOHNSON'S BLUE GERANIUM	1 GAL.
	HO	69	HEMEROCALLIS X `STELLA DE ORO` STELLA DE ORO DAYLILY	1 GAL.
	HEM.P	54	HEMEROCALLIS X 'PURPLE DE ORO' PURPLE DE ORO DAYLILY	1 GAL.
	HE	55	HEUCHERA X `PALACE PURPLE` PALCE PURPLE CORAL BELLS	1 GAL.
	LH	49	LAVANDULA ANGUSTIFOLIA `HIDCOTE BLUE` HIDCOTE BLUE ENGLISH LAVENDER	1 GAL.
	LS	30	LEUCANTHEMUM X SUPERBUM `SNOWCAP` SNOWCAP SHASTA DAISY	1 GAL.
	NW	66	NEPETA X FAASSENII `WALKERS LOW` WALKERS LOW CATMINT	1 GAL.
	RG2	60	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM` GOLDSTURM CONEFLOWER	1 GAL.
	SM2	41	SALVIA NEMOROSA `MAY NIGHT` MAY NIGHT SAGE	1 GAL.

SITE LEGEND

SYMBOL	DESCRIPTION	QTY
	PLANTER BED WITH 4" DEPTH OF 3/4" - 1-1/2" SIZE "SOUTH TOWN COBBLE" WITH WEED BARRIER FABRIC	29,029 SF
	LAWN - KENTUCKY BLUEGRASS SOD, DROUGHT TOLERANT VARIETY	9,655 SF
	LAWN - RECREATION AREA - KENTUCKY BLUEGRASS SOD, DROUGHT TOLERANT VARIETY	5,084 SF
	LAWN - RESIDENTIAL LOT - KENTUCKY BLUEGRASS SOD, DROUGHT TOLERANT VARIETY	3,897 SF
	PLAYGROUND SURFACE MATERIAL - ENGINEERED WOOD FIBER SEE DETAILS 6 & 7/L103	612 SF

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SANDY, UT 84094

CITY REVIEW SET - 18 DECEMBER 2024 - NOT FOR CONSTRUCTION

PROJECT NO. 24059
DATE: 18 DECEMBER 2024
REVISIONS:

SHEET TITLE: LANDSCAPE PLAN
SHEET NUMBER: L102
LANDSCAPE

Neighborhood Meeting Summary

Meeting Date: January 21, 2025

Neighborhood: Quarry Bend #7

Project: Meadows at Cys Road Site Plan and Subdivision

Applicant: Brad Reynolds

Project.Summary

The proposal is a Site Plan and Preliminary Subdivision review for a 33 unit Planned Development along with Special Exception reviews for the creation of lots that do not front on a public street, streets without full improvements, and providing less than the standard street right-of-way.

The property is zoned PUD(10). North of the property is zoned both PUD(12) and R-1-8. To the west are properties zoned BC. To the south across Cys road, properties are zoned PUD(10).

Meeting.Minutes

The neighborhood meeting was conducted online, vie Zoom with approximately 12 residents attending.

The primary concern brought up by multiple attendees was the fact that Green Way would be connected from north to south, removing the dead end at the north and crossing Cys Road. Residents felt this would increase pass through traffic and affect their quality of life. The connection recently done along Harvard Park was cited as an example of what they hoped to avoid.

Staff explained that this requirement was imposed by the city and not the developer. Green Way was always intended to connect in this manner as shown on the Transportation Master Plan.

Residents expressed concerns about traffic speeds along Green Way and that opening up this connection would result in an increase in non-residents passing through. They stated that if Green Way must be connected, then the city should install additional traffic calming devises such as speed bumps or swells to slow traffic speeds. They also wanted to know if a traffic light would be installed at Green Way and Cy Road. (no traffic light is planned)

Attendees also asked about the fate of existing on-site trees. The developer said he would save any he could through the construction process as mature trees are always a positive, but that the amount of construction activity needed may preclude this.

Residents wanted to know the proposed schedule and if construction traffic would be directed down Green Way. The developer said that the majority of traffic would be directed along Cys Road as that made the most sense. Little if any vehicles would use Green Way during construction.

From: Melanie Kelaidis <melanie.kelaidis@gmail.com>
Sent: Tuesday, January 21, 2025 11:41 AM
To: Thomas Irvin <tirvin@sandy.utah.gov>
Subject: [EXTERNAL] Subdivision & Site Plan 8777 S 700 E

Thomas,

I am writing regarding the property that has been purchased and being subdivided on 8777 S 700 E in Sandy. My property backs the property near the top eastern point, my address is 822 E Spartan Drive. We have enjoyed the quiet and privacy that the farm provided. I have owned this property for 11 years and have always dreaded someone building a multiple level apartment or townhome structure back there right up against my property, removing all of my privacy in the back yard. The letter I received in the mail stated that 7 of the 33 units will be single family homes. My request would be that those homes be built in the eastern portion of the property, so myself and my neighbors will have houses behind us rather than 3 or 4 story townhomes. Further west down the plot of land that used to be a farm are condos and townhomes that are closer to the property line and don't have the same large private backyards that myself and my neighbors have enjoyed.

I will also be calling into the meeting this evening, but I don't know how many people will be on the call and wanted to make my wishes known. I do look forward to a little more attention being applied to Cy's Road, as it has been used as a race track for years. However, I dread the construction noise and dust but most importantly the loss of privacy in my home and yard.

Thank you for your consideration,

Melanie Kelaidis
822 E Spartan Drive

From: glennis.waltman@juno.com <glennis.waltman@juno.com>
Sent: Tuesday, January 21, 2025 11:21 AM
To: Thomas Irvin <tirvin@sandy.utah.gov>
Subject: [EXTERNAL] Development on Cy's Road

Sandy City Community Development

Attention: Thomas Irvin, Senior Planner

Dear Mr. Irvin,

Since 1989, going on 36 year, I have been a Sandy resident homeowner in the Harvest Lane Condominium community. What was once a quiet peaceful neighborhood with wild life seen frequently in the area has become anything but.

Over the years at the discretion of Sandy City Government, we are now surrounded by large business buildings, including two apartment complexes. The traffic and noise keeps increasing exponentially!

With the proposed development of 33 residential units adjacent Cy's Road, not only will the noise and traffic increase along that route, but Green Way and Harvard Park Drive, all of which have seen an increase of vehicle usage with the accessibility opened up to the Quarry Bend development.

Unfortunately, the historic history and preservation of the Cy's Road area has been lost to development already. (The roadway was once the railbed on which the ore cars brought the ore from the canyons to the smelter in what is now known as old Sandy.)

Sincerely,

Glennis P. Waltman

From: Melanie Kelaidis <melanie.kelaidis@gmail.com>
Sent: Tuesday, January 21, 2025 11:41 AM
To: Thomas Irvin <tirvin@sandy.utah.gov>
Subject: [EXTERNAL] Subdivision & Site Plan 8777 S 700 E

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I am writing regarding the property that has been purchased and being subdivided on 8777 S 700 E in Sandy. My property backs the property near the top eastern point, my address is 822 E Spartan Drive. We have enjoyed the quiet and privacy that the farm provided. I have owned this property for 11 years and have always dreaded someone building a multiple level apartment or townhome structure back there right up against my property, removing all of my privacy in the back yard. The letter I received in the mail stated that 7 of the 33 units will be single family homes. My request would be that those homes be built in the eastern portion of the property, so myself and my neighbors will have houses behind us rather than 3 or 4 story townhomes. Further west down the plot of land that used to be a farm are condos and townhomes that are closer to the property line and don't have the same large private backyards that myself and my neighbors have enjoyed.

I will also be calling into the meeting this evening, but I don't know how many people will be on the call and wanted to make my wishes known. I do look forward to a little more attention being applied to Cy's Road, as it has been used as a race track for years. However, I dread the construction noise and dust but most importantly the loss of privacy in my home and yard.

Thank you for your consideration,

Melanie Kelaidis
822 E Spartan Drive

From: holly smith <hollymsmith45@yahoo.com>
Sent: Monday, January 13, 2025 5:22 PM
To: Thomas Irvin <tirvin@sandy.utah.gov>
Subject: [EXTERNAL] Neighborhood meeting Re: 8777s 700e, Sandy

Hello regarding the notice of the neighborhood meeting for the property on 8777 S. 70O E- we would like to add a request.

We are aware that the property has already been purchased and that the permits have been issued for the new subdivision project. We live on greenway and already have an abundance of traffic and people speeding through the neighborhood on Greenway drive by the Leafwood and Oakwood subdivisions We're assuming that the south end Greenwood drive street will be open up to the new development. We strongly request that additional speed bumps/dips be placed on Greenway street entering into the new subdivision.

We are aware that people will probably use this as a secondary road to cut through from 8600 S. to 8777 south. Now that the street will be open. We have noticed where there are multiple residencies like townhomes and apartments. the traffic increases greatly as it does with through streets.

We respectfully request that additional speed bumps , deterrents and dips be placed at the south end of Greenway with the new subdivision to help minimize the increasing speeding associated with additional traffic flow out of respect for those of us who live in Greenway .

Thank you

Holly Smith

From: Ed Manco <divingdoc2000@yahoo.com>
Sent: Thursday, January 23, 2025 9:34 AM
To: Thomas Irvin <tirvin@sandy.utah.gov>
Subject: [EXTERNAL] Proposed Extension of Greenway

Hello Thomas,

My name is Ed Manco and President of the Oakwood Park HOA just to the East of Greenway and South of 8600.

Our residents here in Oakwood Park are not in favor of the extension of Greenway thorough street into and out of the proposed development of the 8777 S 700 E property.

As a property owners in Oakwood Park we feel this will cause more traffic and congestion to our neighborhood.

We do not want this to be an alternative thru street that causes more congestion for our neighbors as it will become a highly trafficked street. The development of the property is a good thing but not the through street of Greenway.

Thanks.

Ed Manco - President of Oakwood HOA

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

Sandy City, Utah

Staff Report

File #:
SUB10162024-006871,
Version: 1

Date: 2/6/2025

Agenda Item Title:
The Meadows at Cys Road (Subdivision Review)
8777 S 700 E
[Community #7, Quarry Bend]

Presenter:
Thomas Irvin, Senior Planner

Description/Background:
The applicant and property owner, Brad Reynolds of Cy Meadow, LLC, is requesting a preliminary Subdivision and Site Plan review for the property located at approximately 8777 S. 700 E. The proposal includes developing the property into 33 residential units consisting of seven single family homes and 26 town homes. The property will also be subdivided into a residential condominium allowing for the private ownership of units. Based upon the applicant's submittal, three special exceptions will also be required for the current design which include the following: the creation of private streets instead of public streets, the creation of lots which do not front onto a public street, and the creation of streets with less than the standard street right-of-way width.

Please see the attached staff report in the Site Plan Review file for full details of the request (SPR10162024-006872).

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission determine that preliminary subdivision review for The Meadows at Cys Road located at 8777 S. 700 E. is substantially complete based on the following findings and subject to the following conditions:

Findings:
1. That the proposed development complies with the requirements of the Planned Unit Development zone and the subdivision code.

2. 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 city provisions, codes, and ordinances are adhered to during the review,

construction, and operations process of this project.

3. That a Homeowners Association for the subdivision be established. A set of CC&R's be recorded with the plat to regulate and ensure maintenance of all common areas. Said documents shall include language that requires use of garages be such that two vehicles be able to be parked at all times and that garages will not be used for any long-term storage. That the subdivision CC&R's include language that limits parking on all surface stalls to residents and their guests and that stalls shall not be used for any long-term parking of vehicles (more than 5 consecutive days).

4. All structures and improvements for individual homes are to be restricted to the platted pad site, including but not limited to pop-outs, chimneys, porches, patios, decks, stairways, etc., and may not be built in the common areas.

5. That the setbacks for the subdivision be determined by the Planning Commission and that these setbacks be recorded as a note on the plat.

Sandy City, Utah

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

Staff Report

File #:
SPR01022025-006902,
Version: 1

Date: 2/6/2025

Agenda Item Title:
90th South Mixed Use Master Plan Update
8925 S. Harrison St.
[Community #1, Northwest Exposure]

Presenter:
Mike Wilcox, Planning Director

Description/Background:
The applicant, David Kelley of DR Horton (representing the surrounding property owners Interim Capital, LLC; Wasatch Residential Group (Arcadia Apartments); Whitworth Ventures, LLC (Axio Automotive); and Shelter the Homeless, Inc (MVP Transitional Housing Facility)), is requesting approval of an updated mixed use master plan from the Planning Commission for approximately 17.75 acres of property located at the northwest corner of 9000 South Street and Monroe Street. This request affects several properties located at approximately 8925 South Harrison Street (see the vicinity map for a visual description of the affected properties). The master plan review is a requirement of the mixed use development standards which have been applied to these properties through the approved conditional use and because the area is included as part of the North Study Area in the Cairns Master Plan. The Planning Commission is requested to determine whether the proposed plan is appropriate and consistent with the intent of the mixed use development standards and whether the design objectives of the Cairns Master Plan area have been adequately addressed. Please see applicant's proposed update to the previously approved master plan in the enclosed Exhibit A.

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

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission approve the updated 90th South Mixed Use Master Plan as described in the staff report and exhibits for the property located at approximately 8925 S. Harrison St. based on the following findings and subject to the following conditions:

Findings:

1. The subject property is part of the Cairns Master Plan area, identified as the North Village.

2. The updated master plan contains a mutually supportive mix of four land development typologies, including a variety of housing options, transitional housing (with support services) and commercial uses that would support retail sales, services, and restaurants arranged in a horizontal

manner.

3. The housing options provided would address a range of family sizes, stages of life, and incomes.

4. The development contains enough intensity to support future transit options in the area.

5. The uses are arranged in a cohesive manner that is walkable and inviting to pedestrians with limited interruptions. The buildings are proposed to be oriented to the street in a manner that creates an inviting streetscape to encourage pedestrian activity. The plan illustrates cross access, protected street crossings, pedestrian pathways, public trails and inviting open spaces/plazas.

6. The project area is large, contains enough area to buffer and protect the surrounding areas and is harmoniously integrated into the neighborhood.

Conditions:

1. That all City provisions, codes and ordinances are adhered to during the review, construction and operations process of this project.

2. That gateway elements be included at the southeast and southwest corners of this project that implement the Mountain Meets Urban theme through a grand sense of entry to Sandy City and the Cairns District and that this be done through iconic architectural elements on a building and/or through an iconic landscape and structural feature.

3. That a minimum 10% open space be designed into all phases of development associated with this master plan and that there be at least one common (available to the public) open space that is a contiguous 6,000 square feet and is central to the commercial development. All calculated open spaces shall be outside any public right-of-way. Hardscape and/or softscape open spaces may count toward this requirement.

4. That the Mountain Meets Urban theme be implemented in the landscape and architecture through all phases of development within this project area consistent with the requirements of the Cairns Design Standards.

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum

February 6, 2025

To:	Planning Commission	
From:	Community Development Department	
Subject:	90th South Mixed Use Master Plan Update 8925 S. Harrison St. (Community #1, Northwest Exposure)	SPR01022025-006902 RC Zone District 17.75 Acres, 46k Retail, 569 Residential Units, 300k Total Bldg Sq. Ft.

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, David Kelley of DR Horton (representing the surrounding property owners Interim Capital, LLC; Wasatch Residential Group (Arcadia Apartments); Whitworth Ventures, LLC (Axio Automotive); and Shelter the Homeless, Inc (MVP Transitional Housing Facility)), is requesting approval of an updated mixed use master plan from the Planning Commission for approximately 17.75 acres of property located at the northwest corner of 9000 South Street and Monroe Street. This request affects several properties located at approximately 8925 South Harrison Street (see the vicinity map for a visual description of the affected properties). The master plan review is a requirement of the mixed use development standards which have been applied to these properties through the approved conditional use and because the area is included as part of the North Study Area in the Cairns Master Plan. The Planning Commission is requested to determine whether the proposed plan is appropriate and consistent with the intent of the mixed use development standards and whether the design objectives of the Cairns Master Plan area have been adequately addressed. Please see applicant's proposed update to the previously approved master plan in the enclosed Exhibit A.



Relevant Property Case History	
Case Number	**Case Summary**
CUP-5-16-5091	The Planning Commission granted a conditional use to allow for "Mixed Use Development" in the RC zone.
SPR-5-16-5092	A mixed use master plan was reviewed and approved for this area in the RC Zone and under the Cairns District.
SPR-9-16-5129	Phase 1 of the Arcadia Apartments
SPR-11-18-5565	Phase 2 of the Arcadia Apartments



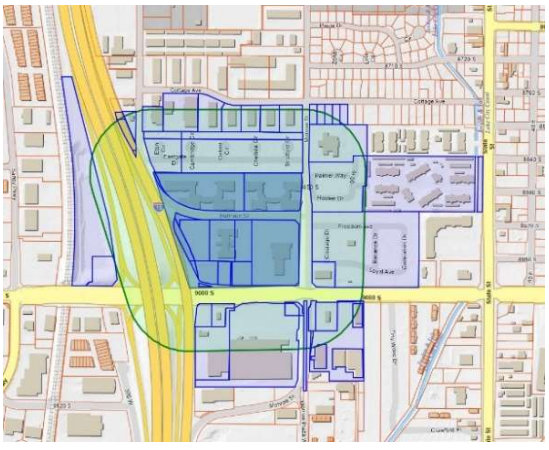
Background

The original mixed use master plan (see Exhibit B for previous master plan) was submitted by the Larry H. Miller Group, where they owned and controlled the former Ford dealership and maintenance shops formerly located on the corner of 9000 South and Monroe Street, and on the corner of Monroe Street and Harrison Street. They had acquired the nearby land where Sandy Station was once located. The former Econolodge Inn and Suites (currently occupied by the MVP transitional housing facility) was not part of the redevelopment plans of this site. However, that site was shown within the boundaries of this master plan. The Miller Group sold the northern properties to the Wasatch Residential Group to develop the Arcadia Apartments as per the master plan. While they anticipated maintaining ownership of at least a portion of this property for future retail, office or even hospitality development, they have since divested themselves from all ownership within this area to different owners.

The subject properties are zoned Regional Commercial (RC) and the area consists of 13 parcels. There are various uses that currently exist on these properties including the Arcadia Apartments, Axio Automotive, and the MVP Transitional Housing Facility. Some of the area is also currently vacant and unused.

The following zoning designations and land uses surround the property:

North: Regional Commercial (RC) – Sandy Mobile Home Park
South: Regional Commercial (RC) – Retail Center
East: Regional Commercial (RC) – Sandee Village and Bank
West: Regional Commercial (RC) – I-15 Freeway



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. No neighborhood meeting has been held as it was determined it was not necessary as the impacts of the proposed development is less than what was previously proposed in the existing master plan.

Analysis

A mixed use master plan is used to help develop a vision for how an area could be developed and ensure that each phase is developed in a cohesive manner such that it creates a self-sustaining village that becomes walkable neighborhoods, in which residents may walk to work, shopping, and recreational facilities. It should establish uniform and compatible site standards that can be consistently applied to each phase of development.

It will not dictate what buildings will look like, how tall they will be and their exact locations, but will guide future development to ensure the different phases are cohesively integrated into a village. The entire area consists of approximately 17.75 acres. Any future development of the area will be required to adhere to the standard site plan review and approval process as dictated by the Sandy City Land Development Code.

One of the primary components of a master plan is to determine an appropriate and feasible mixture of uses on the site. This will ensure the viability of each unique land use – all of which are necessary to satisfy the components of a mixed use project. Staff generally finds the proposed mixture acceptable in that it mandates at least four (4) different development types and calls for enough of each that a good balance can be accomplished. It also ensures that a reasonable number of commercial businesses will be within walking distance of existing and proposed residential uses.

The current property owners have collaborated on and consented to this updated master plan proposal. If approved, the master plan would eliminate the office and hospitality components of the development with additional housing (townhomes). It retains the proposed retail uses and increases the number of residential units. The additional units are

Master Plan Details



proposed to be townhomes which further diversifies the housing available in the area. It also includes the existing use of the Transitional Housing facility and envisions how that site could redevelop and integrate into this master plan, which was not part of the previous master plan.

The implementation of the Mountain Meets Urban theme of the Cairns Master Plan is critical to help this project tie to existing and future projects in the Cairns District. The Cairns Design Standards are applicable to this area and each phase of development will be subject to those standards. The precedent images included in their update plan are intended to illustrate how they would intend to implement those standards.

Staff Concerns

Some of the precedent images of the townhomes likely would not meet the Cairns Design Standards without seeking exceptions from the standards. That is a detail that would need to be resolved through the site plan review of each phase of development.

Recommendation

Staff recommends that the Planning Commission approve the updated 90th South Mixed Use Master Plan as described in the staff report and exhibits for the property located at approximately 8925 S. Harrison St. based on the following findings and subject to the following conditions:

Findings:

1. The subject property is part of the Cairns Master Plan area, identified as the North Village.

2. The updated master plan contains a mutually supportive mix of four land development typologies, including a variety of housing options, transitional housing (with support services) and commercial uses that would support retail sales, services, and restaurants arranged in a horizontal manner.

3. The housing options provided would address a range of family sizes, stages of life, and incomes.

4. The development contains enough intensity to support future transit options in the area.

5. The uses are arranged in a cohesive manner that is walkable and inviting to pedestrians with limited interruptions. The buildings are proposed to be oriented to the street in a manner that creates an inviting streetscape to encourage pedestrian activity. The plan illustrates cross access, protected street crossings, pedestrian pathways, public trails and inviting open spaces/plazas.

6. The project area is large, contains enough area to buffer and protect the surrounding areas and is harmoniously integrated into the neighborhood.

Conditions:

1. That all City provisions, codes and ordinances are adhered to during the review, construction and operations process of this project.

2. That gateway elements be included at the southeast and southwest corners of this project that implement the Mountain Meets Urban theme through a grand sense of entry to Sandy City and the Cairns District and that this be done through iconic architectural elements on a building and/or through an iconic landscape and structural feature.

3. That a minimum 10% open space be designed into all phases of development associated with this master plan and that there be at least one common (available to the public) open space that is a contiguous 6,000 square feet and is central to the commercial development. All calculated open spaces shall be outside any public right-of-way. Hardscape and/or softscape open spaces may count toward this requirement.

4. That the Mountain Meets Urban theme be implemented in the landscape and architecture through all phases of development within this project area consistent with the requirements of the Cairns Design Standards.

Planner:



Mike Wilcox
Planning Director

File Name: S:\USERS\PLN\STAFFRPT\2025\SPR01022025-006902 - 90TH SOUTH MIXED USE MASTER PLAN UPDATE\STAFF REPORT.DOCX

Exhibit “A”
(see the attached file for the full plan)

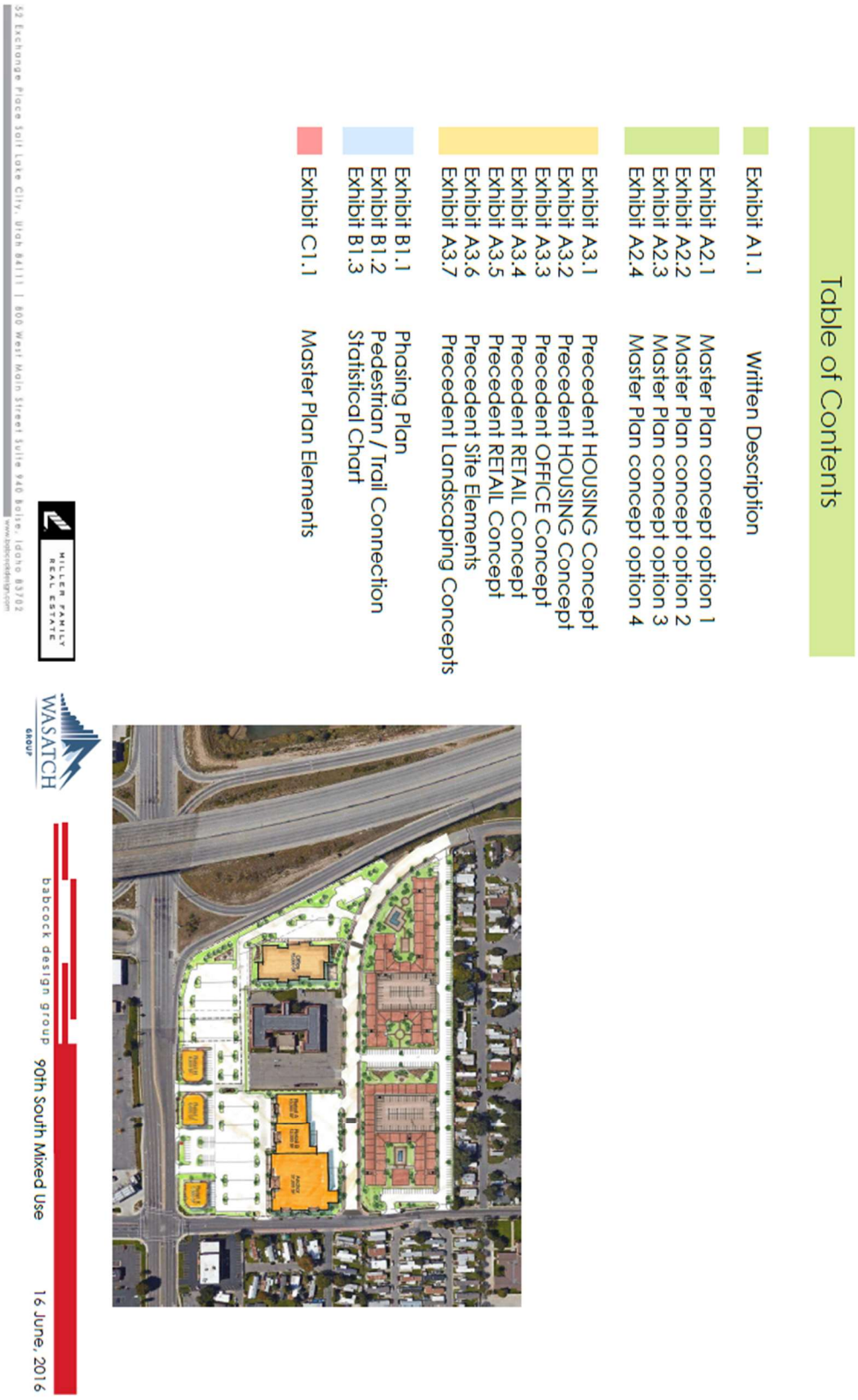
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90th South Mixed Use Master Plan Update



1 | Page

Exhibit “B”
(see the attached file for the full plan)



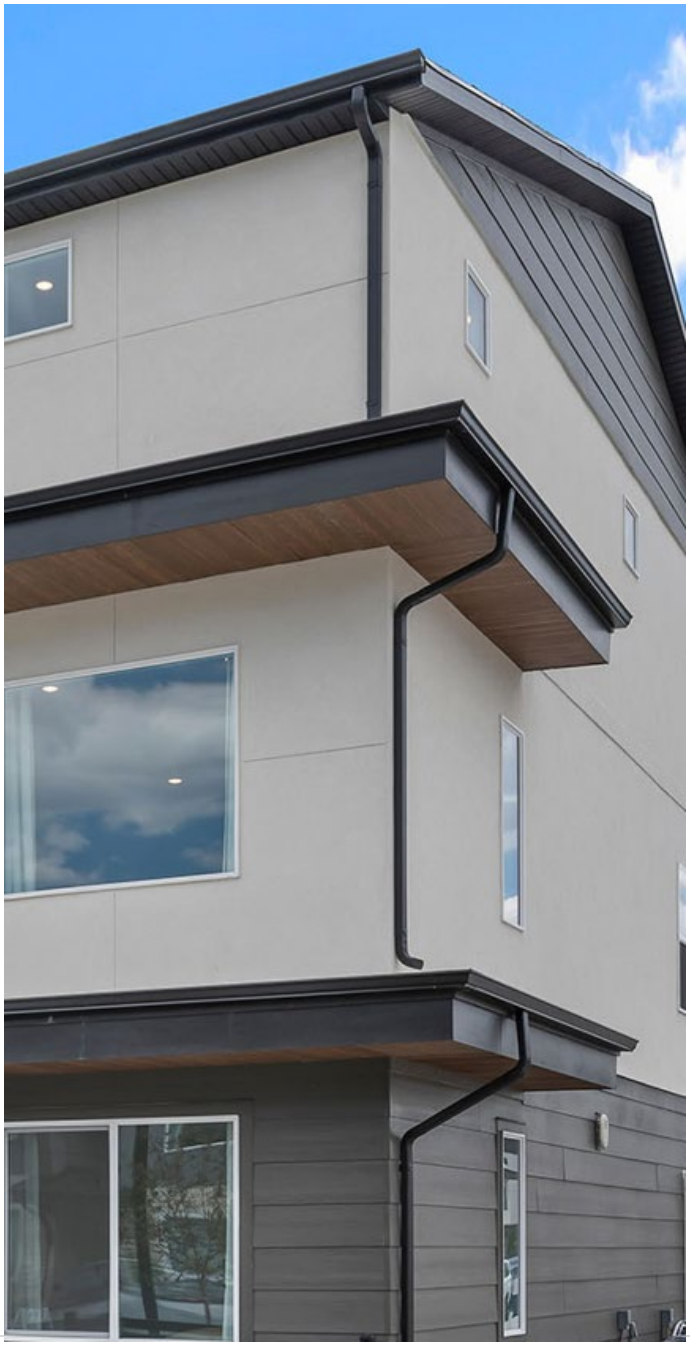


90th South Mixed Use Master Plan Update

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- Trail Connections 14
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Written Description

The 90th South Mixed-Use Master Plan spans approximately 17.75 acres along 90th South and Monroe Street, a key commercial corridor in Sandy City. The size of the property provides a unique opportunity for a master-planned, mixed-use development that aligns with Sandy City's Cairns District Master Plan and General Plan. The plan incorporates essential elements such as land use, architecture (both commercial and residential), signage, site design, and landscape standards.

The commercial district is designed to strengthen Sandy City's tax base while promoting a pedestrian-friendly environment with a 'Gateway' feel. It will also provide essential commercial amenities to the surrounding community.

The residential district serves as a transition from the more intense land uses along 90th South to the quieter, medium-density residential neighborhood to the north. The update includes adding 64 attainable, owner-occupied townhomes that are marketed toward first-time home buyers, Sandy City's employees, schoolteachers, police officers, firefighters, and other city staff. These townhomes will offer an opportunity for homeownership, enabling local workers to live near their workplaces and strengthen the community. Additionally, this residential area will support the existing and future retail developments along the 90th South corridor, providing housing for those who will work, shop, and recreate in the area.

Phase	Land Use	Units	Sq/ft
I-II (Completed)	Residential	388	34,520
III	Residential	64	129,216
IV	Retail	5	46,305
V	MVP Facility	19 Townhomes 98 Congregate	89,574

As part of the 90th South Mixed-Use Master Plan Amendment, it includes the addition of the medically vulnerable shelter. This facility is aimed at serving individuals with medical vulnerabilities, ensuring they have access to stable housing and necessary services to support their health and well-being. In the future, this site could be redeveloped to 19 permanent supportive townhomes for the clients of the medically vulnerable shelter, along with up to 64,000 SF in a new medically vulnerable shelter and the necessary office space for staff, doctors, and therapists.

This 90th South Mixed-Use project will serve as a catalyst for the redevelopment of the entire area, fostering a vibrant and connected community that meets the needs of Sandy City's workforce, local businesses, and residents in need of supportive housing.

MOUNTAIN MEETS URBAN: Design approach is to have the architectural elements be designed with an Urban approach. The buildings gestures are intended to be on the more progressive side. Possible use of metal,
masonry, stone, cement board and wood looking products on key elements will emulate this. The approach to landscaping is also intended to have a mountain type design solution.

90th South Master Plan Site Plan



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Housing Precedent Images

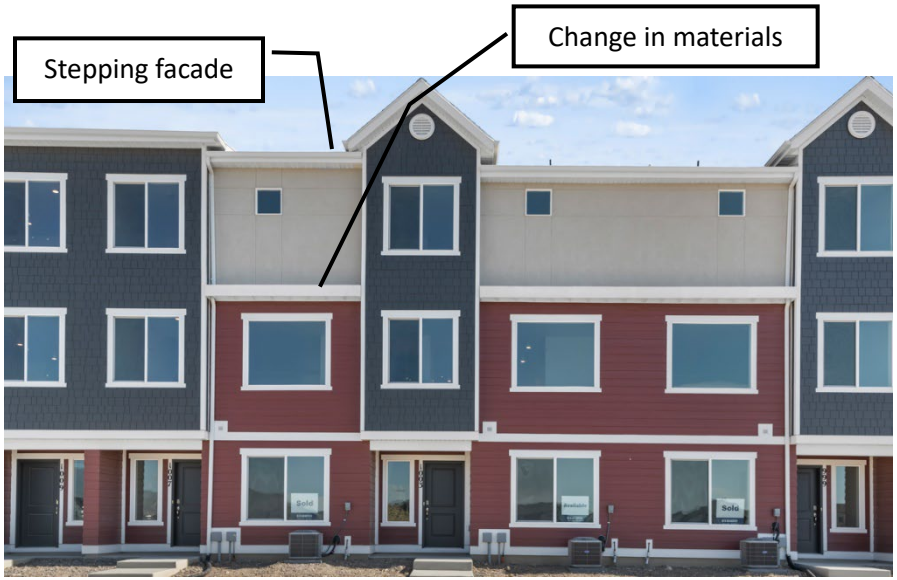
Oliver Townhome – Actual Images



Housing Precedent Images

Oliver Townhome – Actual Images



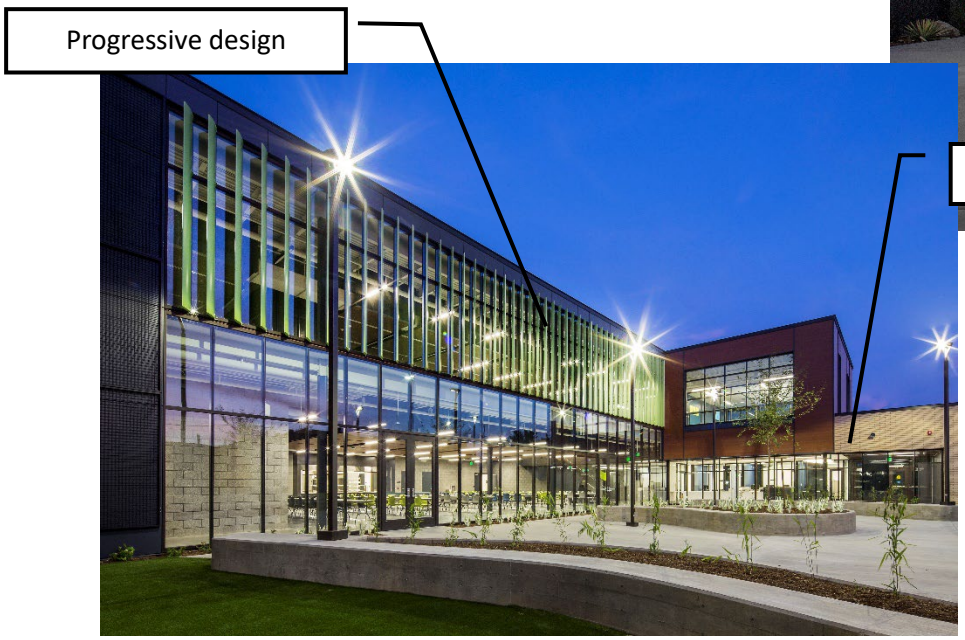


MOUNTAIN MEETS URBAN:
Design approach is to have the architectural elements be designed with an Urban approach.
Buildings gestures:
intended to be more progressive.
Materials:
Possible use of:
Metal, masonry, stone, cement board, wood looking materials, stucco
Landscaping:
Intended to have a mountain type feel.



Medically Vulnerable Housing Precedent Images





MOUNTAIN MEETS URBAN:

Design approach is to have the architectural elements be designed with an Urban approach.

Buildings gestures:

intended to be more progressive.

Materials:

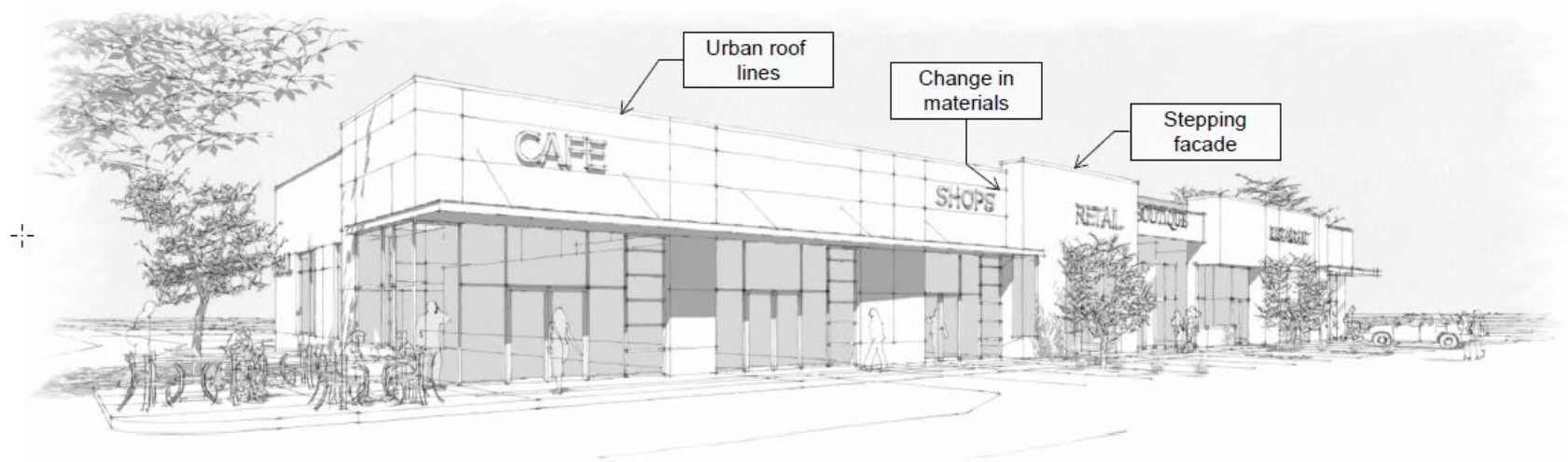
Possible use of:

Metal, masonry, stone, cement board, wood looking materials, stucco

Landscaping:

Intended to have a mountain type feel.

Retail Precedent Images



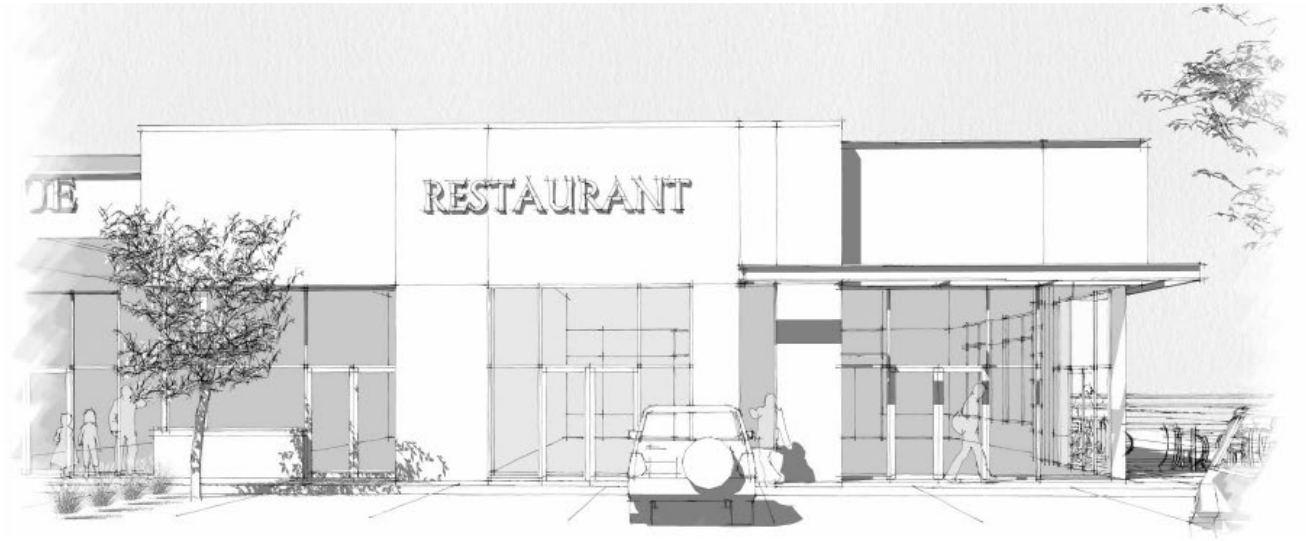


MOUNTAIN MEETS URBAN:
Design approach is to have the architectural elements be designed with an Urban approach.

- Buildings gestures: intended to be more progressive.

- Materials:
  Possible use of:
  metal
  masonry
  stone
  cement board
  wood looking materials
  stucco

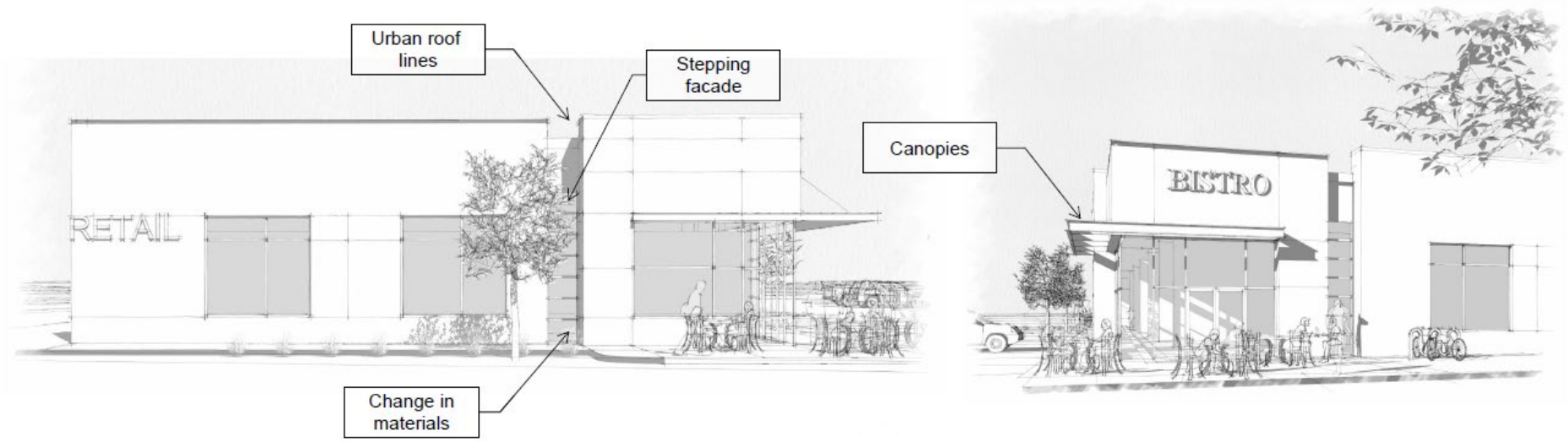
Retail Precedent Images



MOUNTAIN MEETS URBAN:
Design approach is to have the architectural elements be designed with an Urban approach.

- Buildings gestures: intended to be more progressive.

- Materials:
  Possible use of:
  metal
  masonry
  stone
  cement board
  wood looking materials
  stucco



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Landscaping Precedent Images

















Landscape / Open Space:
Intended to blend the feel of the mountains with an urban setting while being conscious towards water conservation.

Possible materials:
Native grasses, shrubs, perennials, ground cover and trees
Stone, pavers, masonry
Metal
Wood looking materials

Signage Precedent Images



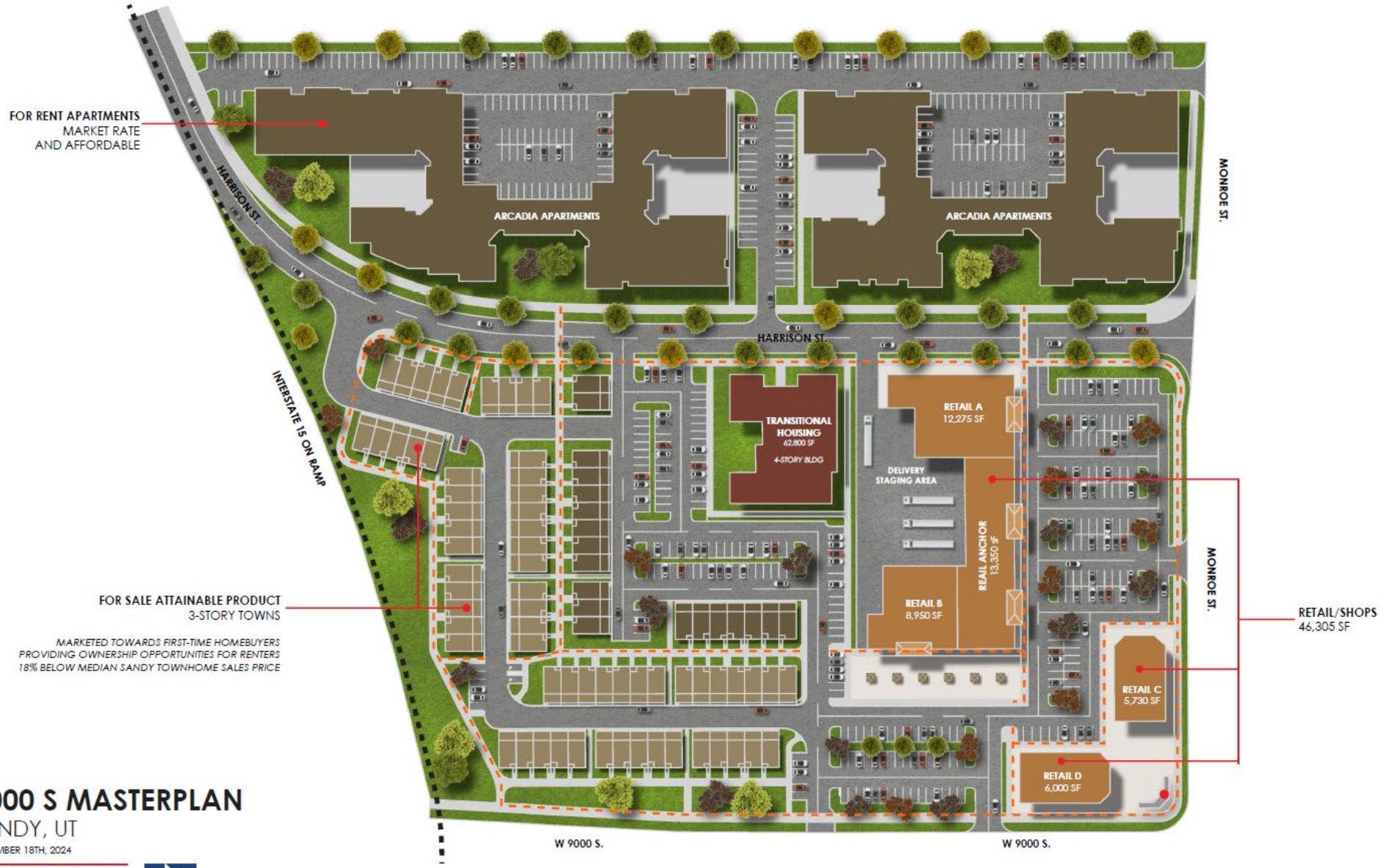




Signage / Landscape:
Invoking Mountain Meets Urban

Possible materials:
Native grasses, shrubs, perennials, ground cover and trees
Stone, pavers, masonry
Metal
Wood looking materials

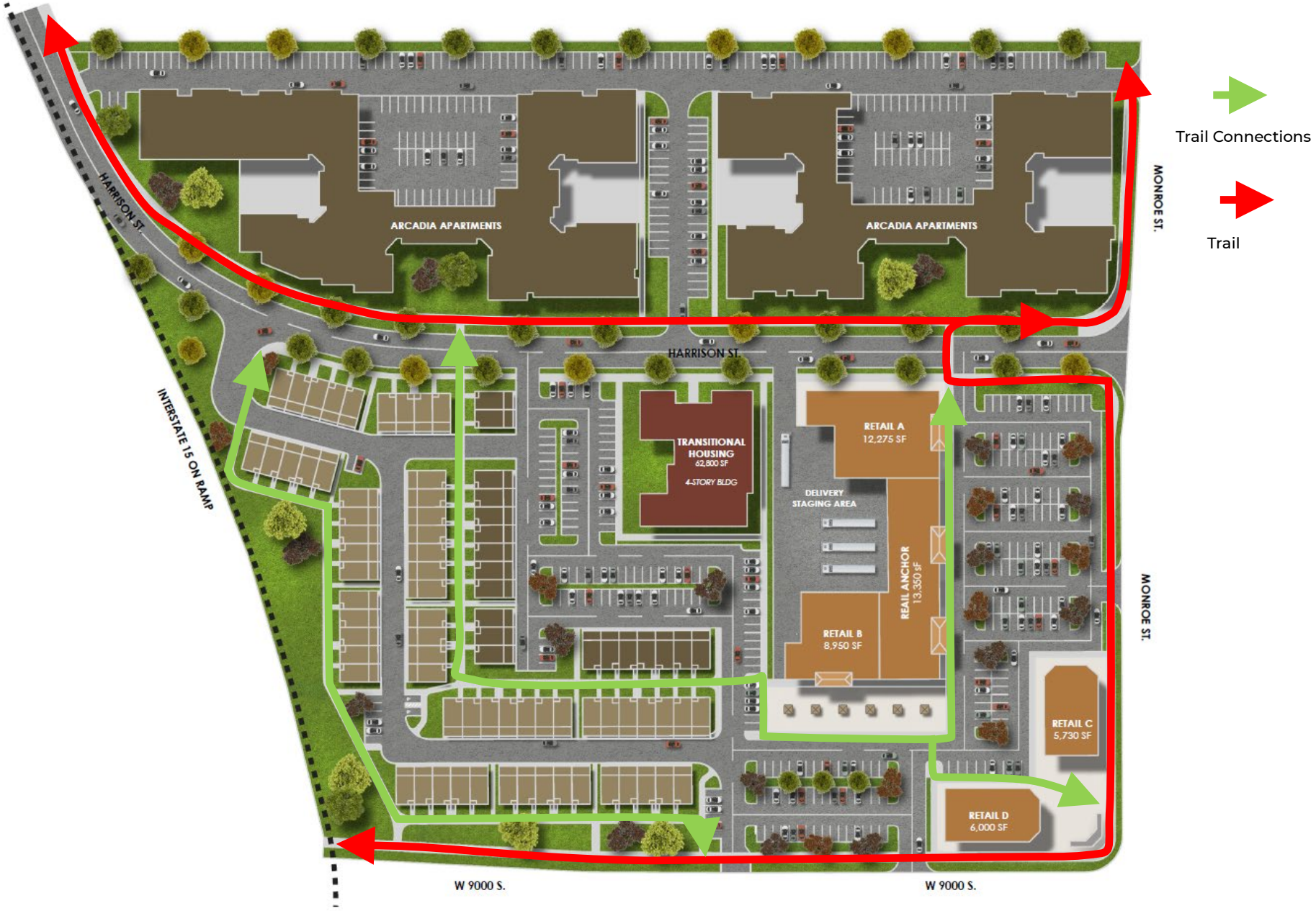
Master Plan Details



Phasing Overview

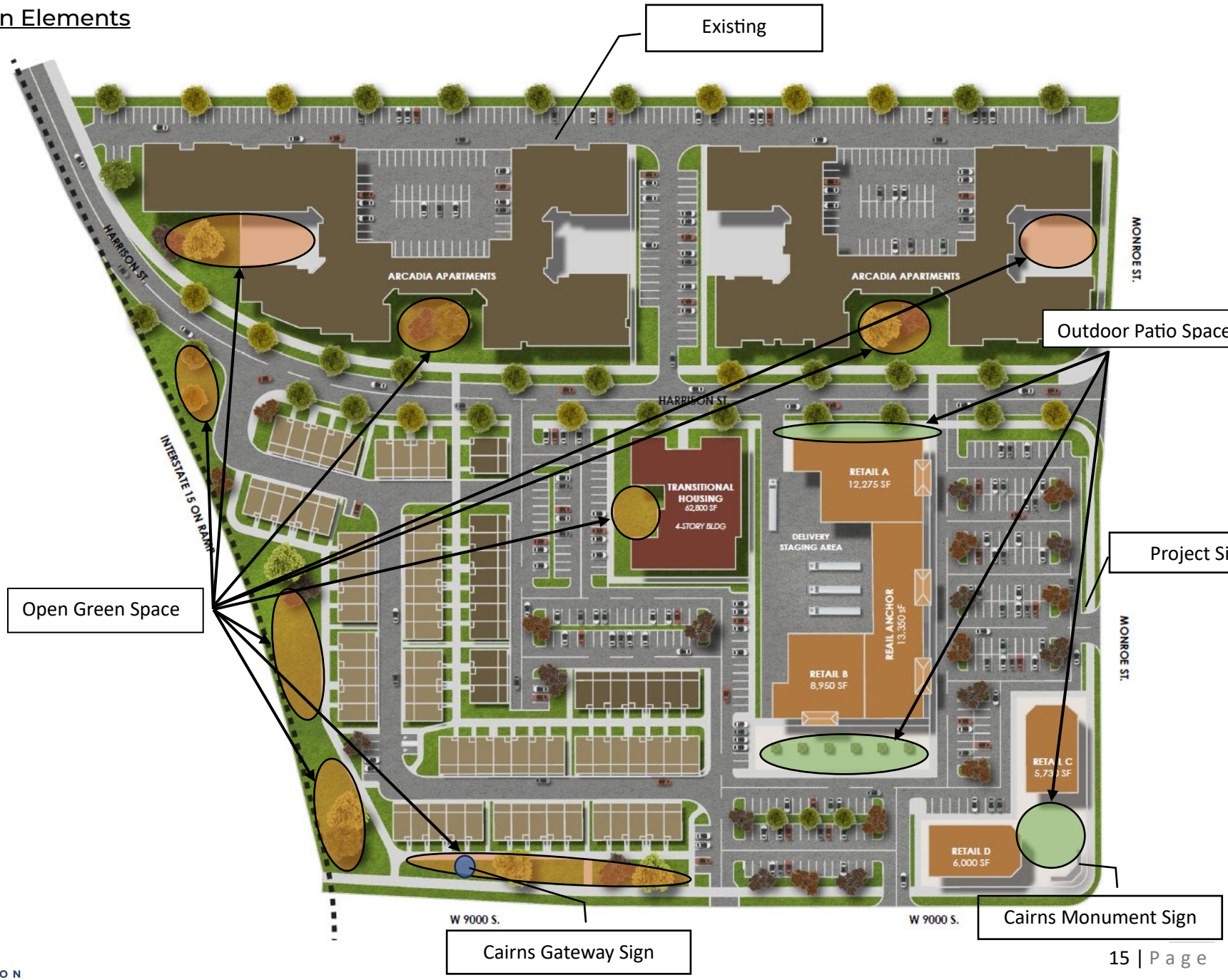


Trail Connection



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Master Plan Elements



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Exhibit A3.1	Precedent HOUSING Concept
Exhibit A3.2	Precedent HOUSING Concept
Exhibit A3.3	Precedent OFFICE Concept
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Exhibit C1.1	Master Plan Elements



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WASATCH GROUP

babcock design group

90th South Mixed Use

16 June, 2016

Written Description

Project Summary:

The 90th South Mixed Use Master Plan contains approximately 16.5 acres located along 90th South and Monroe Street, one of Sandy City's major commercial corridors. The size of the property allows for a master-planned, mixed-use project. An understanding of Sandy City's Cairns District Master Plan and General Plan are reflected in the overall master plan elements such as: Land use, architecture (commercial and residential), signage, site design and landscape standards.

The commercial district of the master plan aims to broaden the commercial tax base of the city while providing for a more pedestrian oriented commercial with a 'Gateway' feel. Also, it will provide commercial amenities to the proposed residential to the north and the region.

The residential district of the master plan will provide a transition from the more intense land uses on 90th South to the less intense, medium density resident neighborhood to the north. The residential district will also, help support the existing and future retail along the 90th South corridor by providing housing for future residents who will need a place to work, shop and recreate.

This 90th South Mixed Use project will be a catalyst for redevelopment for the entire area.

MOUNTAIN MEETS URBAN: Design approach is to have the architectural elements be designed with an Urban approach. The buildings gestures are intended to be on the more progressive side. Possible use of metal, masonry, stone, cement board and wood looking products on key elements will emulate this. The approach to landscaping is also intended to have a mountain type design solution.

Redevelopment Path

Area Acreage = 13.21

Phase	Land Use	Units	sq/ft
I - II	Residential	up to 400 - 450	
III - IV	Commercial Office	N/A	150k - 200k
III - IV	Commercial Retail	5 - 10 pad / units	25k - 100k
III - IV	Restaurant	1 - 4	20k - 30k
III - IV	Hotel / Flex	0 - 180 rooms	0k - 80k



Exhibit A 1.1 - Written Description

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Exhibit A 2.1 - Master Plan - Option 1



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90th South Mixed Use

16 June, 2016

Exhibit A 2.2 - Master Plan - Option 2



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90th South Mixed Use

16 June, 2016

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Exhibit A 2.3 - Master Plan - Option 3



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Exhibit A 2.4 - Master Plan - Option 4

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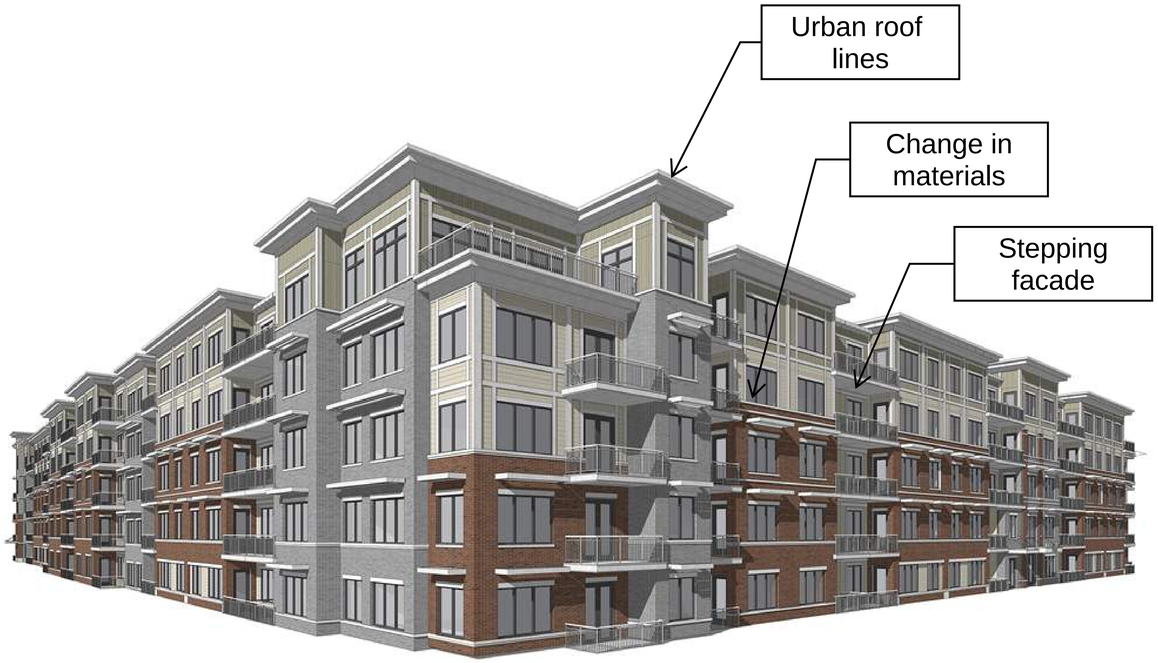


Exhibit A3.1 - Precedent Images

MOUNTAIN MEETS URBAN:
Design approach is to have the architectural elements be designed with an Urban approach.

- Buildings gestures:
intended to be more progressive.

- Materials:
Possible use of:
metal
masonry
stone
cement board
wood looking materials
stucco

- Landscaping:
Intended to have a mountain type feel.



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90th South Mixed Use **16 June, 2016**





MOUNTAIN MEETS URBAN:
Design approach is to have the architectural elements be designed with an Urban approach.

- Buildings gestures:
intended to be more progressive.

- Materials:
Possible use of:
metal
masonry
stone
cement board
wood looking materials
stucco

Exhibit A3.2 - Precedent Images





MOUNTAIN MEETS URBAN:
Design approach is to have the architectural elements be designed with an Urban approach.

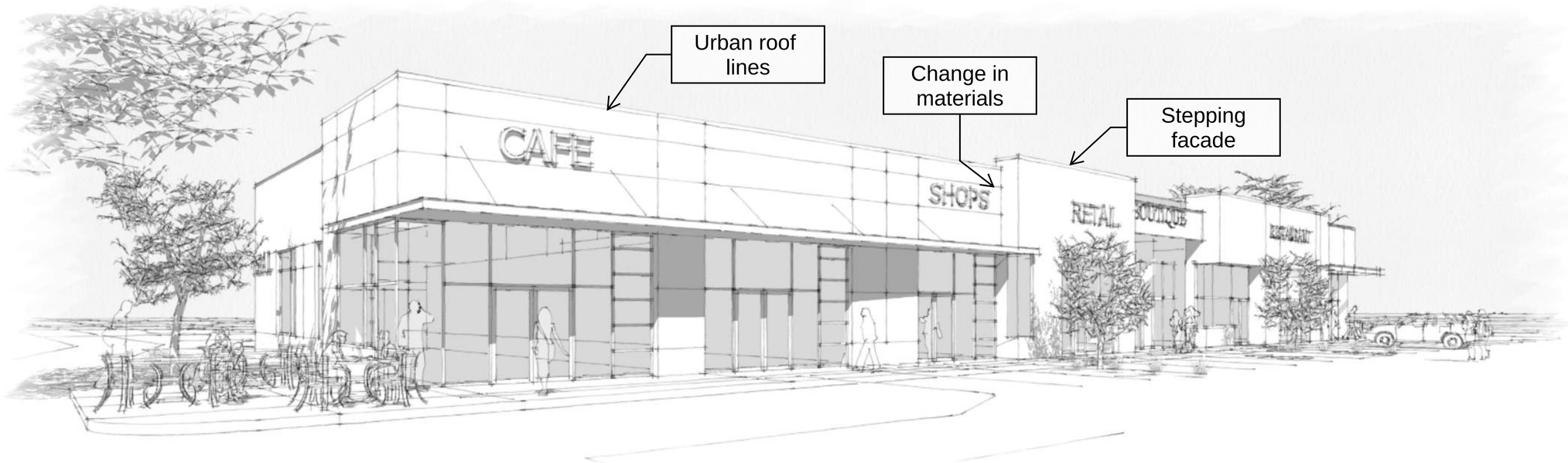
- Buildings gestures:
intended to be more progressive.

- Materials:
Possible use of:
metal
masonry
stone
cement board
wood looking materials
stucco

Exhibit A3.3 - Precedent Images

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MOUNTAIN MEETS URBAN:
Design approach is to have the architectural elements be designed with an Urban approach.

- Buildings gestures:
intended to be more progressive.

- Materials:
Possible use of:
metal
masonry
stone
cement board
wood looking materials
stucco

Exhibit A3.4 - Precedent Images



MOUNTAIN MEETS URBAN:
Design approach is to have the architectural elements be designed with an Urban approach.

- Buildings gestures:
intended to be more progressive.

- Materials:
Possible use of:
metal
masonry
stone
cement board
wood looking materials
stucco

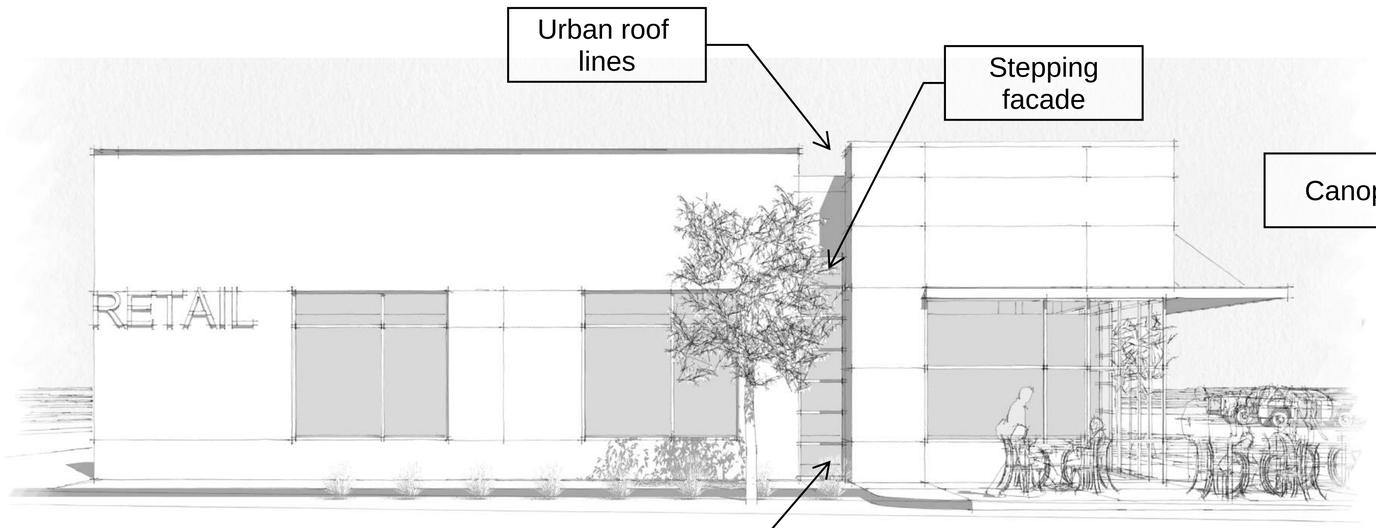




Exhibit A3.5 - Precedent Images

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LANDSCAPE / OPEN SPACE:

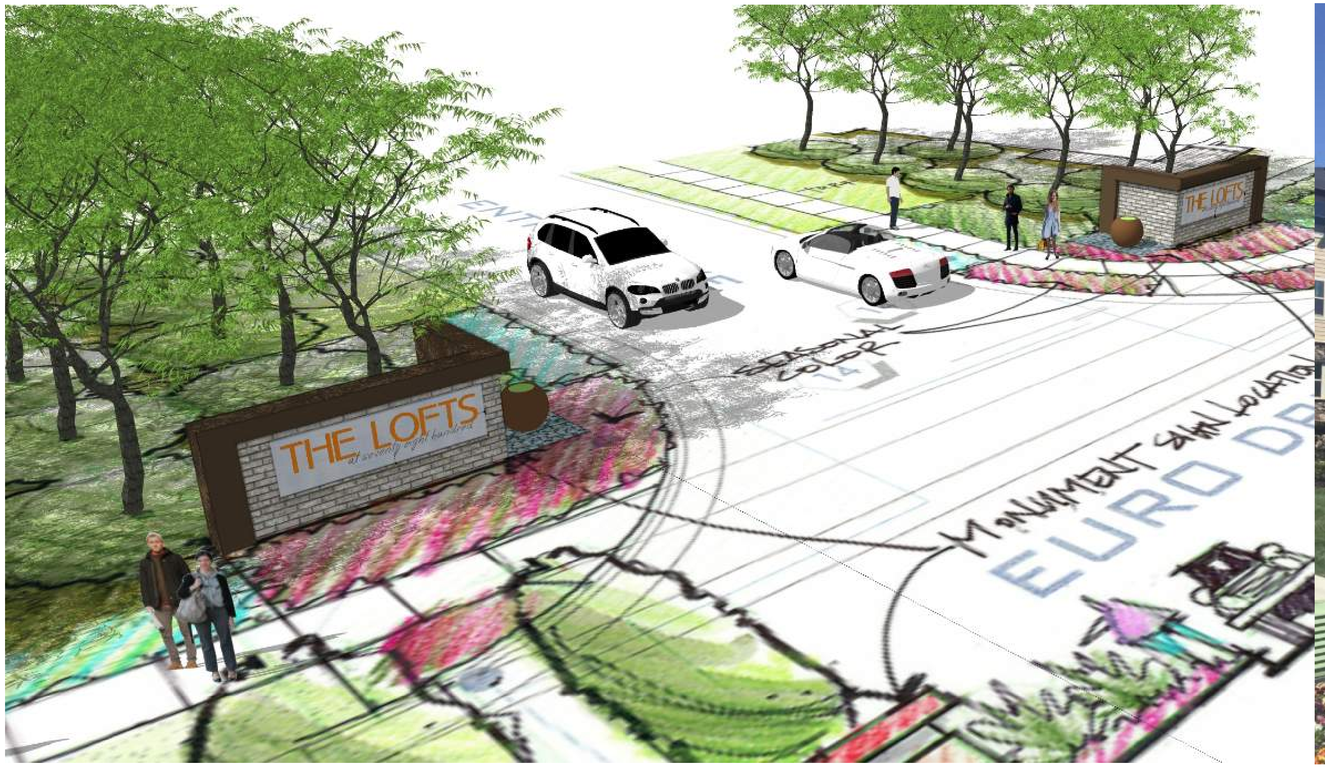
- Landscaping:
Intended to have a mountain type feel:
Native materials
natural arrangement

- Open Space Materials:
Possible use of:
metal
pavers
concrete
masonry
stone
cement board
wood looking materials
stucco

Exhibit A3.6 - Precedent Images

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SIGNAGE / LANDSCAPE

- Signage / Landscaping:
  Intended to have a
  mountain type feel.

- Materials:
  Possible use of:
  metal
  masonry
  stone
  cement board
  wood looking materials
  stucco





Exhibit **A3.7** - Precedent Images



Exhibit B1.1 - Phasing

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90th South Mixed Use **16 June, 2016**

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LEGEND:

Trail Connection

Trail

Exhibit B1.2 - Trail Connection

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90th South Mixed Use

16 June, 2016

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Exhibit B1.3 - Statistical Chart

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90th South Mixed Use **16 June, 2016**

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Exhibit C1.1 - Master Plan Elements

Open Green Space

Pool / Club House

Pool / Club House

Project identity signage

Open Green Space

Office
75,000 SF

Retail A
10,000 SF

Retail B
12,000 SF

Anchor
37,000 SF

Retail H
6,600 SF

Retail J
6,600 SF

Retail K
5,300 SF

Outdoor patio Space

Project identity signage

NORTH

MILLER FAMILY REAL ESTATE

WASATCH GROUP

babcock design group

90th South Mixed Use

16 June, 2016

52 Exchange Place Salt Lake City, Utah 84111 | 800 West Main Street Suite 940 Boise, Idaho 83702
www.babcockdesign.com

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

Sandy City, Utah

Staff Report

File #: 25-034, **Version:** 1

Date: 2/6/2025

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, January 16, 2025 **6:15 PM** **Council Chambers and Online**

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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_9ng9txgjRQGn0Q8cyLE8Dg

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/85732613070

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/kk73bcZY4

Webinar ID: 857 3261 3070

Passcode: 399928

4:00 PM FIELD TRIP

1. 25-013 Map

Attachments: 011625.pdf

5:15 PM EXECUTIVE SESSION

Meeting went into Recess

Meeting Reconvened

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present 9 - Commissioner Dave Bromley
Commissioner Cameron Duncan
Commissioner David Hart
Commissioner Ron Mortimer
Commissioner Daniel Schoenfeld
Commissioner Steven Wrigley
Commissioner Craig Kitterman
Commissioner Jennifer George
Commissioner LaNiece Davenport

Public Hearings

2. ANX12112024-006899(PC) FBAC Development II Annexation (ID Zone)
8700 S. 700 W.
[Community #1, Northwest Exposure]

Attachments: Vicinity Map
24-67c ANNEXATION RESOLUTION
Staff Report
Recorded Deed

Brian McCuistion introduced this item to the Planning Commission and recommended approval for the annexation.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

A motion was made by Ron Mortimer, seconded by Cameron Duncan that the Planning Commission send a positive recommendation to the City Council that the FBAC Development II Annexation be approved and zoned ID based on the four findings detailed in the staff report. The motion carried by the following roll call vote:

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

Nonvoting: 2 - Craig Kitterman
Jennifer George

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3. REZ1004202 3-006631 (PC) Sandy Towns Rezone
1260 E. 8600 S.
[Community #7, Quarry Bend]

Attachments: Planning Commission Staff Report

Jake Warner introduced this item to the Planning Commission.

David Hart asked how would they reconcile access to the other property if the owner sells one and keeps the other.

Jake Warner said this is a concept plan and the owner would have to make those arrangements with the property to the east.

David Hart shared additional concerns with access.

Mike Wilcox said that would be an issue for the subdivision and site plan review .

Cameron Duncan asked staff if this is a part of the new general plan or was it created before the new general plan was adopted.

Jake Warner replied that there's an analysis in the staff report based on the old General Plan however the new General Plan does have the transition corridor. And this area is also part of the neighborhood activity center.

Cameron Duncan said he wanted to hear the transition corridor was a part of the plan for this area even though it wasn't enacted at the time the staff report was written.

David Hart opened this item for public comment.

Davithd Hart closed this item to public comment.

A motion was made by Cameron Duncan, seconded by Steven Wrigley, that the Planning Commission forward a positive recommendation, recommending that the City Council approve the application for a zone change from the CN Zone to the RM(12) Zone. The motion carried by the following roll call vote:

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

Nonvoting: 2 - Craig Kitterman
Jennifer George

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4. REZ11272023-006661 (PC3) Riverside Park Rezone (reconsideration)
9016 S. Riverside Drive
[Community #2, Civic Center]

Attachments: Planning Commission Staff Report
Access Reloation Comments
05.16.2024 PC Minutes.pdf

Jake Warner introduced this item to the Planning Commission.

Adam Nash is proposing to create a new street to provide access and would create a new driveway.

Steven Wrigley asked the applicant if the road will go behind the 7-11.

Adam Nash replied that they plan to connect the roads.

David Hart commented that they need that connection for emergency vehicles.

Cameron Duncan asked the applicant if he has the right access to use the easements.

Adam Nash replied that he has reciprocal access agreements across all properties.

Dave Bromley asked the applicant if he's met with UDOT to discuss issues such as acceleration lanes, line of sight issues, vehicle access and elevation issues.

Adam Nash said he'll work with the transportation engineer.

David Hart opened this item for public comment.

Jan Archuleta, 734 W Jordan Oaks Drive, shared her concerns about the rezone and asked the Planning Commission to deny the application.

Robert Archuleta, 734 W Jordan Oaks Drive, shared concerns about safe route pickups, increased traffic and is not in support of the rezone.

Jeremiah Johnson, 722 W Jordan Oaks Drive, said that the adjacent businesses have noise limited to business hours but having additional town homes would increase noise and traffic all hours of the day.

David Hart closed this item to public comment.

Cameron Duncan asked Brittney Ward how would 19 residential parking stalls compare to 25-30 commercial parking stalls as far as traffic counts.

Brittney Ward said that an office use only building has a lighter use than residential. Medium density town homes usually take around 9-10 trips per day.

Dave Bromley asked based on the current zone what would be the most intense use that would be allowed.

Mike Wilcox replied that the most intense use would be the 7-11 with the highest impact use that's allowed in the CvC Zone.

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Cameron Duncan asked if a restaurant would be allowed in the current zone.

Mike Wilcox replied that retail sales and services and restaurants are allowed in the current zone however a convenience commercial like 7-11 might be the highest generator of traffic.

Steven Wrigley asked Brittney Ward about designated safe walk routes.

Brittney Ward replied that designated safe walk routes and hazardous busing are determined by the school district and they work with the City for any feedback or suggestions. And on site walkability is determined by the Building & Safety department through their ADA walk routes.

Steven Wrigley asked if kids would walk along 700 W where there are no sidewalks.

Brittney Ward said walking thru the developments would be ADA routes handled by the Building & Safety department.

Mike Wilcox said there would be sidewalks along 90th South and there are sidewalks along 700 W but there wouldn't be any along the commercial drive lanes that run behind 7-11 and the engineering office because it's not a road. It's a commercial drive aisle.

Dave Bromley asked Brittney Ward to address the public comments about existing parking along the current easement and if residents could call the city for enforcement.

Brittney Ward said that each development is supposed to provide a certain number of parking stalls and spaces and if they are in violation then residents can lodge a complaint through Code Enforcement addressed through the Conditional Use Permit review.

LaNiece Davenport asked who would maintain the new street.

Brittney Ward said if it's a publicly dedicated right of way the city will maintain it otherwise a private street is maintained by the HOA.

David Hart asked if the property owner is responsible to maintain the street if the zone is changed to a PUD.

Brittney Ward replied that it would be the HOA.

Mike Wilcox said this is proposed as a private street with access to the adjacent commercial. The existing access on 90th is being proposed to be relocated further west and the adjacent commercial developments would have two access points onto the proposed private road. Mike also said that if it were to be a public street there would need to be a full cul-de-sac at the end of the road.

Steve Wrigley asked if it requires one entrance in and two exits.

David Hart said the fire department would require a loop at the bottom and wasn't sure if there was enough room.

Ron Mortimer said it's hard to get a commercial enterprise because of the poor access which makes this decision difficult. He also said it would've been nice to have included this property into the adjacent subdivision.

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Cameron Duncan said he's not sure if he's opposed to residential but feels there's still a lot of challenges to get the project to work.

David Hart said that housing makes the most sense.

Daniel Schoenfeld is worried about the traffic on 700 W.

Dave Bromley asked staff if the General Plan would need to be amended according to the recommendation they make.

Jake Warner said that state code doesn't require that rezone decisions are consistent with general plans. Cities can determine in their own codes whether or not zoning decisions must be consistent with the General Plan. Sandy City's code does not currently have that requirement.

Ron Mortimer said that he guesses 100 trips a day for the new development which wouldn't be much but it does add to the existing traffic from the commercial.

Daniel Schoenfeld made a motion to forward a negative recommendation, recommending that the City Council not approve the zone change from the CvC Zone to PUD(12) Zone. Steven Wrigley seconded that motion which did not pass. Daniel shared additional concerns that 19 units is an impact, traffic is a concern and it's not a reasonable use of the property, even with the secondary access on 90th. He feels that a business use would be reasonable.

David Hart said their struggle is that it wants to be a mixed use project. They're unsure if commercial will be viable and they recognize the negative impact that residential will have on the adjacent residential. David asked if the applicant would be willing to look at a different zone.

Jake Warner said that they could ask the applicant if he'd like to consider lowering the number of units, otherwise the decision on the table for the Planning Commission's consideration is whether or not to recommend that the City Council approve the PUD(12) Zone.

David Hart asked the applicant if he'd consider a mixed use zone.

Adam Nash said they've looked at multiple ways to use this property and this is the best solution they've come up with.

Mike Wilcox said that the current mixed use zone would probably not be a good fit and explained the reasons why.

LaNiece Davenport said she's in support of the rezone mainly because of the shortage of housing in the state.

Steven Wrigley said this concept is better than the initial one but there's still issues with the one way in and one way out that will generate a lot of traffic on 700 W.

David Hart said there will be a lot of residents accessing their home on 700 W which will become a thoroughfare.

Dave Bromley said it will happen with any use but the hours will make a difference and

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not sure if the hours is enough to sway him.

A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission forward a positive recommendation, recommending that the City Council approve the application for a zone change from the CvC Zone to the PUD(12) Zone. The motion carried by the following roll call vote:

Yes: 4 - Dave Bromley
Cameron Duncan
Ron Mortimer
LaNiece Davenport

No: 3 - David Hart
Daniel Schoenfeld
Steven Wrigley

Nonvoting: 2 - Craig Kitterman
Jennifer George

Administrative Business

1. Minutes

An all in favor motion was made by Daniel Schoenfeld to approve the meeting minutes from 12.19.2024.

25-014 Minutes

Attachments: 12.19.2024 Minutes (DRAFT)

2. Sandy City Development Report

25-015 Development Report

Attachments: 01.01.2025 DEV REPORT

3. Director's Report

Adjournment

An all in favor motion was made by Steven Wrigley to adjourn.

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Meeting Procedure
1. Staff Introduction
2. 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

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

Sandy City, Utah

Staff Report

File #: 25-035, **Version:** 1

Date: 2/6/2025

Development Report

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
Pending										
90th South Mixed Use Master Plan Amendme	8925 S HARRISON ST	SPR01022025-006902			1.36	RC	David Kelly	3852835285	mwilcox	Fees Paid
SWIG - Sandy, UT	10101 S STATE ST	SPR01062025-006903			0.67	CBD	Pranavi Koka - Bowma		mwilcox	Fees Paid
Bicentennial Park Localscapes Conversion	552 E 8680 S	SPR01242024-006702	03/12/2024			OS	Ben Rodes	2088607297	sstringham	Pending
Storm Mountain Park Localscapes Conversio	11426 S 1000 E	SPR01242024-006703	03/08/2024			OS	Ben Rodes	2088607297	sstringham	Pending
Band Fire Warehouse	9618 S 500 W	SPR01272023-006477			0.51	ID	Jesse Reynolds		dwheelwright	Open
EOS Fitness Sandy	10291 S 1300 E	SPR02162024-006713			2.99	CC	Art Babcock		dwheelwright	Open
Compass Apartments	179 West 9270 South	SPR02212024-006719	09/27/2024			RC	Cole Peterson	8014484486	mwilcox	Pending
Classic Fun Center	9151 S MONROE ST	SPR06142024-006783			5.12	RC	David Henderson		dwheelwright	Pending
Smith's Altaview Fuel Center	10315 S 1300 E	SPR07202021-006107			0.46	CC	Anderson Wahlen & As	801-913-8406	dwheelwright	Open
MACU Event Cenenter/ SLCO	9575 S STATE ST	SPR09062024-006841			0.24	CBD	Jordan Gray	3582145760	dwheelwright	Pending
Utah HPC - Phase 2	10450 S STATE ST	SPR09062024-006844	09/19/2024		1.34	CBD	Larry Oldham	8015311144	dwheelwright	Pending
Stage Office Storage Building	8238 700 E, 84070	SPR09212022-006407	12/07/2023			BC	Ross Drummond	8015737620	dwheelwright	Open
MedVet Urgent Care - Modified Site Plan Rev	10291 S STATE ST	SPR10022024-006862				CBD	Michelle Martin		sstringham	Pending
Wasatch Pain Solutions	1420 E SEGO LILY DR	SPR10072024-006865	01/28/2025		0.66	CC	Robert Howell		dwheelwright	Pending
Under Review										
WM Fuel #5235 Sandy, UT	9081 S QUARRY BEND DR	SPR03112022-006282	01/03/2023			SD(X)	Ryan Alvarez		dwheelwright	Under Review
The Orchards at Dimple Dell	10216 S DIMPLE DELL RD	SPR03262024-006738	05/01/2024		5.80	R-1-10	Brett Lovell	8017064693	tirvin	Final Review
Latin Grill	1289 E 8600 S	SPR04182024-006756			1.23	CN	Robert Dance		dwheelwright	Final Review
Rasht Development Project	8475 S STATE ST	SPR04242024-006758			0.99	RC	Ramin Nasrabadi		dwheelwright	Preliminary Review
Thackeray Towns Site Plan	10760 S 700 E	SPR06242021-006083	06/24/2021		4.00	PUD(10)	John Sawyer		tirvin	Under Review
JVWCD 700 East Well House	7618 S 700 E	SPR08212023-006589			0.49	PUD(12)	Kevin Rubow	8015654377	dwheelwright	Final Review
Kuwahara Wholesale	8575 STATE ST, 84070	SPR10162023-006639				SD(FM-HS	Alex Kuwahara	8016916592	tirvin	Preliminary Review
OneTen Apartments	109 W 11000 S	SPR10242022-006427	08/18/2023		2.84	CBD	Corey Solum		mwilcox	Final Review
Intermountain South Sandy Clinic Expansion	955 E 11400 S	SPR11132024-006886			2.40	PO	Gerrit Timmerman	8015586015	dwheelwright	Final Review
Hansen Warehouse Modified	9127 S 255 W	SPR11142024-006887			1.31	RC	Reid Wintersteen	6083862723	dwheelwright	Preliminary Review
Centennial Village	235 W SEGO LILY DR	SPR12282021-006237	07/28/2022		0.49	CBD-A&C	Dan Simons	(801) 230-1339	mwilcox	Under Review
Resubmit										
Sandy Shulsen Mixed Use	10116 S MONROE ST, 84070	SPR02082023-006482	12/14/2023			CBD-A&C	Howard Cooke	801-664-8132	mwilcox	Resubmit
Sandy City Fire Station #31	9295 S MONROE ST	SPR02132024-006711	04/19/2024			RC	Ryan McConaghie		mwilcox	Resubmit
Quick Quack Car Wash	7708-7720 S 700 E	SPR05142024-006769				CN	Hailey Peterson		tirvin	Resubmit
Willow Creek Country Club - Maintenance A	8505 S WILLOW CREEK DR	SPR05172024-006771	12/19/2024		11.09	OS	James B Glascock		dwheelwright	Resubmit
Creek Rd Office Condos - 5th AMD	7410 CREEK RD 301 84093	SPR07072021-006096	09/23/2021			PO	Marcus Green		tirvin	Resubmit
Sandy City Public Utilities Vac Truck Water (	9140 S 150 E	SPR07252024-006802			6.23	ID	Tyler Shelley	8019151082	dwheelwright	Resubmit
ECLAIR FRENCH PASTRY	7948 S 1300 E	SPR08092024-006809				SD(Smart)	KARRAR ALJEWARI	3852295300	dwheelwright	Resubmit
Office Building at 11000 South	65 E 11000 S	SPR09202023-006624			0.18	LC	Alta Construction		dwheelwright	Resubmit
Meadows at Cy Road Site Plan	8777 S 700 E	SPR10162024-006872			4.32	PUD(10)	Brad Reynolds		tirvin	Resubmit
Mountain America Credit Union	9446 S HIGHLAND DR	SPR10222024-006875			0.70	SD(Magna)	Michael Shane Sanders		dwheelwright	Resubmit
Casa Brazil Market	8671 S STATE ST	SPR11112024-006884			0.22	CN(HSN)	Patricia Jacobs	8017358513	dwheelwright	Resubmit
Smith's 153 Fuel Center	10305 S 1300 E	SPR11112024-006885			10.38	CC	AWA - Jalaine Gibson	8018970849	dwheelwright	Resubmit
Red Sky Apartments	10145 S CENTENNIAL PKWY	SPR12062022-006452	05/08/2023		1.45	CBD	Corey Solum		mwilcox	Resubmit
90th South C-Store	694 W 9000 S	SPR12172024-006901			3.38	RC	Thomas Hunt	8016644724	dwheelwright	Resubmit
On Hold										
Summit Two - Phase 1	10250 MONROE ST, 84070	SPR03292022-006291				CBD-O	Raddon Summit Hotel,		dwheelwright	On Hold
Sandy Park Center retail pad	9835 S MONROE ST	SPR04152022-006306			0.73	CBD-O	LeeAnn Miller	3852996262	dwheelwright	On Hold
Master Muffler	9235 S 700 E	SPR06292022-006355			0.44	CC	Brandy Donecker	2103716751	dwheelwright	On Hold
Harmons Landscape Improvements	7755 S 700 E	SPR07262022-006365			7.12	CN	Frank Lunquist		dwheelwright	On Hold
Summit Two at the Cairns	10250 S CENTENNIAL PKWY	SPR08032021-006124			5.07	CBD-O	Anthony Lyman	8012304582	dwheelwright	On Hold

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
Under Construction										
Cyprus Credit Union	8955 S 700 E	SPR01032022-006241	08/17/2022		0.78	BC	Cyprus Credit Union		dwheelwright	Under Construction
Woodhaven Estates	7613 S 300 E	SPR01102023-006464	12/18/2023		0.98	PUD (12)	Brandon Fry		tirvin	Under Construction
Sandy Urban Fishery Wetlands	850 W SHIELDS LN	SPR01182022-006255	02/22/2022		61.17	OS	DAN MEDINA		dwheelwright	Under Construction
The Rio at 94th	115 W 9400 S	SPR01242023-006473			0.38	RM(12)	Jacob Toombs	8017879344	tirvin	Under Construction
St. Anna Greek Orthodox Church	9201 S 1300 E	SPR01262022-006258	03/25/2022		3.00	CN	James Derby	8016801385	dwheelwright	Under Construction
MACU Event Cenenter/ SLCO	9575 S STATE ST	SPR01292024-006706			0.24	CBD	Jordan Gray	3582145760	dwheelwright	Under Construction
Sandy Public Works Phase II	8775 S 700 W	SPR02152023-006485			16.92	ID	Taylor Smith	8016368327	dwheelwright	Under Construction
UTA Civic Center Station - Site Modification	10015 S BEETDIGGER BLVD	SPR02172023-006487				MU	Nick Duerksen	8012012050	mwilcox	Under Construction
Garden of Resurrection Larkin Sunset Garder	1950 E DIMPLE DELL RD	SPR04172024-006752	07/23/2024		69.19	R-1-20A	Rob Larkin	8015414184	dwheelwright	Under Construction
Sandy Amphitheater Plaza Expansion	1245 E 9400 S	SPR04242023-006523	07/21/2023		7.13	SD(MU)	Mearle Marsh		mwilcox	Under Construction
Dimple Dell Park - 300 East Trailhead	321 E 10195 S	SPR05132022-006318	07/12/2022		5.00	OS	Dan Sonntag	8012058201	tirvin	Under Construction
Dimple Dell Park - Badger Cove Trailhead	1651 E BADGER CV	SPR05132022-006320	08/25/2022		4.63	OS	Dan Sonntag		tirvin	Under Construction
Dimple Dell Park - Wrangler Trailhead	10305 S 1300 E	SPR05132022-006324	08/25/2022		10.38	CC	Dan Sonntag		tirvin	Under Construction
South Towne II	10150 S CENTENNIAL PKWY	SPR05302024-006777			7.63	CBD-O	Logan Prete		dwheelwright	Under Construction
SLCo Household Hazardous Waste Facility	8775 S 700 W	SPR06042021-006065	01/05/2022		16.92	ID	Jordan Gray	3852146750	dwheelwright	Under Construction
AFCU Sandy Landscape Remodel	2104 E 9400 S	SPR07262022-006364	08/16/2022		2.23	PO	Brad Illingsworth		dwheelwright	Under Construction
Bicentennial Park Improvements	530 E 8680 S	SPR07272023-006575	10/17/2023			OS	Jeremy Garcia		sstringham	Under Construction
Standard Plumbing	9150 S 300 W	SPR08012022-006374			3.31	ID	Chad Spencer	8014505113	dwheelwright	Under Construction
The Ridges at Dimple Dell	1405 E 10600 S	SPR08032021-006125	11/19/2021		0.02	MU	Brad Reynolds Constru	8015980246	mwilcox	Under Construction
Utah HPC - Phase 1 Pad Prep	10450 S STATE ST 1234	SPR08052024-006806				CBD	Larry Oldham	8018243351	dwheelwright	Under Construction
AFCU Sandy ADA Site Improvements	2104 E 9400 S	SPR08112023-006586			2.23	PO	Brad Illingsworth		dwheelwright	Under Construction
Hansen Dental Office	9872 S 700 E	SPR08162023-006587			0.32	CN	Pete Meuzelaar		dwheelwright	Under Construction
Veterinary Emergency Group (VEG)	11084 S STATE ST	SPR08262022-006388	08/23/2023		1.20	CBD	Tahesha Silva		dwheelwright	Under Construction
Medically Vulnerable Peoples Program (MVI	8955 S HARRISON ST	SPR08282024-006825			1.50	RC	Shasta Galyon	9079038553	manderson	Under Construction
Hale Centre Beehive Academy	9900 S MONROE ST	SPR10112023-006636				CBD-O	Bradley Beecher	8015974589	dwheelwright	Under Construction
WHW Engineering New Office Building	733 W 9000 S	SPR10172022-006421	05/08/2023		0.82	CvC	Win Packer	8015803301	dwheelwright	Under Construction
Cedarwood at Sandy - Expansion	575 E 11000 S	SPR11172022-006447	02/21/2023		3.87	SD(EH)	Ryan Griffiths	8019102756	tirvin	Under Construction
Trans-Jordan Waste Facility	8815 S 700 W	SPR11232022-006449				ID	Trans-Jordan Cities		dwheelwright	Under Construction
Main Street Park	70 E 8760 S	SPR12032021-006220	01/28/2022		0.92	R-1-7.5(HS	DAN MEDINA	801-201-2202	mwilcox	Under Construction
Goodwill	8550 S 1300 E	SPR12202023-006675			4.39	CN	Jeffery Jensen		dwheelwright	Under Construction
Complete										
Betos Mexican Restaurant	255 W 9000 S	SPR01042022-006242				RC	Brennan Alldredge	8013054869	dwheelwright	Complete
Waterford School Science Center	1480 E 9400 S	SPR01112022-006245	03/10/2022		8.07	PO	Greg Miles		dwheelwright	Complete
Waterford School Sports Field and Parking A	9502 1700 E, 84092	SPR03022023-006493	05/26/2023			PO	Greg Miles		dwheelwright	Complete
Dimple Dell Park - Lone Peak Trailhead	10042 S 700 E	SPR05132022-006322	08/25/2022		4.05	OS	Dan Sonntag		tirvin	Complete
East Sandy State Liquor and Wine Store	1880 E 9400 S	SPR05242022-006333	08/15/2022			SD(Magna)	DABC		dwheelwright	Complete
TrenzOil	9750 S 700 E	SPR05272022-006335	10/27/2022		0.65	CN	Jonathan Flores		dwheelwright	Complete
The Orchard at Farnsworth Farms	11237 S FARNSWORTH	SPR06282021-006089	10/12/2021			PUD(10)	Joe Salisbury		tirvin	Complete
Zions Bank Sandy/Southtowne	125 W 10600 S	SPR07272022-006367	05/08/2023		1.14	AM	Angelica Fierro		dwheelwright	Complete
RT & CL Investment Properties	9580 S 500 W	SPR07282022-006370	10/27/2022		1.00	ID	Chris Liddell	8018705841	dwheelwright	Complete
Dimple Dell Commercial	1373 E 10600 S	SPR08012022-006375	10/27/2022		0.28	CC	Josh Gera		dwheelwright	Complete
Parkland Industrial Building/Greenlaw Partne	565 W PARKLAND DR	SPR11292021-006217	06/28/2022		6.70	ID	Niko Hardman		dwheelwright	Complete
Parkland Waterline Loop to 700 W	565 W PARKLAND DR	SPR11292022-006450			6.70	ID	Niko Hardman		dwheelwright	Complete
Waterford School Student Commons	1590 E 9400 S	SPR12022022-006451	06/22/2023		8.83	PO	Greg Miles	8018162289	dwheelwright	Complete
Others										
Sandy East Village Ph 3 & Dry Creek Apartm	166 E MIDVILLAGE BLVD	SPR11142022-006445				MU	IBI Group		mwilcox	Approved

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
Pending										
Little Cottonwood Estates (aka Alana Meadov	3170 E LITTLE COTTONWOOD RD	SUB01042023-006461	06/15/2023	12.00		R-1-15	Skylar Tolbert		tirvin	Pending
Woodhaven Estates Subdivision	7613 S 300 E	SUB01182023-006471	12/18/2023	24.00	0.98	PUD (12)	Brandon Fry		tirvin	Pending
Dimple Dell Ridge Consolidation	1727 DIMPLE DELL RD 84092	SUB03192024-006733				R-1-20A	Efren Lopez		tirvin	Received
Myers-Long Lot Line Adjustment	3035 E HIDDENWOOD DR	SUB05192024-006772			0.71	PUD(1.62)	David Myers	5102195349	tirvin	Pending
Sierra Estates 2-3	3677 E LITTLE COTTONWOOD RD	SUB05232024-006773				R-1-10	S. SCOTT CARLSON	8014503511	tirvin	Received
The Rio at 94th Subdivision	115 W 9400 S	SUB05312024-006779		3.00	0.38	RM(12)	Jacob Toombs		tirvin	Open
East Town Village Condo Plat	8327 STATE ST 84070	SUB06132023-006550		1.00		MU	Charles Akerlow		tirvin	Fees Due
Quick Quack Sandy Harmons	7708 700 E	SUB06252024-006790		3.00		CN	Russ Nelson		tirvin	Fees Paid
Myers/Long property line adjustment	3035 E HIDDENWOOD DR	SUB07022024-006793			0.71	PUD(1.62)	David Myers	5102195349	tirvin	Open
Smith's Altaview SUB	10315 S 1300 E	SUB07202021-006108	09/23/2021	4.00	0.46	CC	Anderson Wahlen & As		dwheelwright	Open
Sandy City Centre Plat Second Amended and	215 W 10000 S, 84070	SUB08152022-006383		4.00		CBD-A&C	David A Jenkins	8016312999	mwilcox	Open
Cole 825 E 8600 S Consolidation	825 E 8600 S	SUB08232024-006817			0.71	R-1-8	Tyler Cole	8019139315	tirvin	Open
JVWCD 700 East Well House	7618 S 700 E	SUB09062024-006840			0.49	PUD(12)	Kevin Rubow		tirvin	Received
Brandon Park 3 Amended Plat	1960 E BRANDON PARK WAY	SUB09242024-006855				R-1-12	Scott Hancock	8015974833	tirvin	Open
School Yard Subdivision Amended	11020 S STATE ST	SUB10232024-006877	01/09/2025		3.07	CBD	X Development, LLC /		tirvin	Pending
8600 S. 700 E. Consolidation	8600 S 700 E	SUB11022024-006882			0.18	BC	Myron McDonald		tirvin	Received
Under Review										
Crescent Wood Estates	543 E 10735 S	SUB02032022-006262	02/03/2022		0.50	R-1-20A	Arthur J. (A.J.) Kim	8019133400	tirvin	Under Review
Aspen Plaza Condo Amendment	849 E 9400 S	SUB03262024-006735				SD(CC)-Ti	SCOTT A DILLEY	8017067384	tirvin	Under Review
OneTen Apartments	109 W 11000 S	SUB03292023-006511	08/18/2023	1.00	2.84	CBD	Corey Solum		mwilcox	Final Review
Lambert - Magleby construction	11489 S OBERLAND RD	SUB06052023-006543	08/04/2023	1.00	2.10	PUD(2)	Laura Bunker	8014928087	manderson	Under Review
KV Larson Subdivision	963 E 8600 S	SUB06132023-006549	02/02/2024	8.00	2.50	SD(R-1-7)	Ronald K. Larson	2067137789	tirvin	Final Review
GEORGE LAKE SUBDIVISION AMENDEI	8644 S HARVARD PARK DR	SUB06132024-006782	11/05/2024	2.00		R-1-8	Brent Lake	8015189776	tirvin	Under Review
Sierra Estates III	3677 E LITTLE COTTONWOOD RD	SUB06172024-006786		2.00		R-1-10	Robert Grow		tirvin	Under Review
Sandy East Village Lot 2, Second Amended	10020 S BEETDIGGER BLVD	SUB09102021-006149	11/19/2021	2.00		MU	Ken Shields		tirvin	Under Review
Badger Cove	1651 E BADGER COVE	SUB09132023-006609				OS	Dustin Wiberg	8018287865	tirvin	Under Review
Sandy Station Block 59 Subdivision	8810 S 90 E	SUB09232022-006408	09/15/2023	2.00	0.23	R-1-7.5(HS	Mark stephenson	8015148797	tirvin	Under Review
Kuwahara Wholesale	8575 STATE ST, 84070	SUB10162023-006638		1.00		SD(FM-HS	Alex Kuwahara	8016916592	tirvin	Under Review
Pepperwood Phase 10C Amended	3 S COBBLEWOOD CV	SUB11012021-006197	11/19/2021	2.00	0.71	PUD(1.62)	David Jenkins	8016312999	mwilcox	Under Review
South Towne Market Place Subdivision	10130 S STATE ST	SUB12182023-006671	04/03/2024	2.00	4.89	CBD	Jason Boal		mwilcox	Under Review
Jiffy Lube	2039 E 9400 S	SUB12192022-006457	04/02/2024	2.00	5.60	CN	Daniel Canning		dwheelwright	Under Review
Resubmit										
Corner Bend Subdivision	2186 E POWDERKEG DR	SUB01142022-006249	06/21/2022		0.18	R-1-8	Dan Moore	801-554-8920	tirvin	Resubmit
Dimple Dell Ridge Lot 1 Amended Plat	1703 E DIMPLE DELL RD	SUB01182022-006256	07/05/2022	1.00	0.69	R-1-20A	Mark Goodsell	801-361-0909	tirvin	Resubmit
GSL Electric New Production Facility	595 W SANDY PKWY	SUB01252024-006704		1.00	1.70	CR-PUD	Carl Greene	8016413894	dwheelwright	Resubmit
Southeast Industrial Park Amended Condomi	8496 S HARRISON ST	SUB02222022-006272	04/08/2022	16.00	1.95	RC	David McKinney		tirvin	Resubmit
Meek Subdivision	3761 E LITTLE COTTONWOOD LN	SUB02282024-006722	04/23/2024	2.00		R-1-8	Robert Meek	3854810189	tirvin	Resubmit
Dimple Dell Ridge Consolidation	1727 E DIMPLE DELL RD	SUB04012024-006741			0.81	R-1-20A	Efren Lopez		tirvin	Resubmit
Red Sky Apartments	10140 S CENTENNIAL PKWY	SUB04102023-006516	05/08/2023	1.00		CBD-P	Corey Solum		mwilcox	Resubmit
Lot 4 Jason K Circle	182 E 9000 S	SUB04102024-006745	12/20/2024	2.00	0.85	R-1-8	Jill Kinder	8017184622	tirvin	Resubmit
Sandy Park Center Lot 3 Amended	9835 S MONROE ST	SUB04152022-006305	06/07/2022	2.00	0.73	CBD-O	LeeAnn Miller	3852996262	tirvin	Resubmit
Crabtree Subdivision	2845 E LITTLE COTTONWOOD RD	SUB06142022-006347		2.00		R-1-15	Tami Crabtree	8012314484	tirvin	Resubmit
Thackeray Towns Subdivision	10760 S 700 E	SUB06242021-006082	06/24/2021	41.00	4.00	PUD(10)	John Sawyer		tirvin	Resubmit
Oberland Road Subdivision	2900 E OBERLAND RD	SUB06282022-006352		3.00		R-1-40A	Dustin Freckleton	5127796368	tirvin	Resubmit
Tagg N Go Express Car Wash	7750 S 700 E	SUB06282023-006557		1.00	0.42	CN	Thomas Hunt	8016644724	dwheelwright	Resubmit
Alta Canyon 2 Subdivision	9855 S 3100 E	SUB07132023-006568	07/12/2024	4.00	1.79	R-1-15	Dana Conway	8018914880	tirvin	Resubmit
9272 Office Condominiums	9272 S 700 E	SUB08212024-006814			3.03	CC	Brook Hintze	8018601515	tirvin	Resubmit

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
Edgemont Elementary Subdivision	1085 E GALENA DR	SUB08232021-006136		1.00	6.68	R-1-8	Leon Wilcox	8015415372	tirvin	Resubmit
Transwest Estates No. 1 Amended Subdivisio	1479 E LONGDALE DR	SUB08232024-006818				R-1-10	Carson Fairbourn	3853549995	tirvin	Resubmit
Oneelevensandy Subdivision No 2	11114 S STATE ST	SUB09062024-006845			2.37	CBD	David Mortensen	8017556891	tirvin	Resubmit
Sandy Station Block 20 Subdivision	240 E 8960 S	SUB09282022-006410	09/15/2023	2.00	0.24	R-1-7.5(HS	Mark stephenson	8015148797	tirvin	Resubmit
Fox Hollow Plat Amendment	9476 S FOX CIR	SUB10142024-006868		1.00	0.22	R-1-8	Craig Lawrence	8015732516	tirvin	Resubmit
The Meadows at Cy Road	8777 S 700 E	SUB10162024-006871		33.00	4.32	PUD(10)	Brad Reynolds Constru		tirvin	Resubmit
Classic Fun Center	9151 S MONROE ST	SUB10262024-006878		2.00	5.12	RC	David Henderson	8016084007	tirvin	Resubmit
On Hold										
Raddon Summit Subdivision	10250 MONROE ST, 84070	SUB08312022-006390		3.00		CBD-O	Raddon Summit Hotel,		dwheelwright	On Hold
Under Construction										
Cyprus Credit Union Subdivision	8955 S 700 E	SUB01122022-006248	07/05/2023	2.00	0.78	BC	Cyprus Credit Union		dwheelwright	Under Construction
Monte Cristo at LaCaille	9701 S 3775 E	SUB04262021-006034	11/29/2021	13.00		R-1-15	Chris McCandless	8015974575	mwilcox	Under Construction
Crescent View Peaks	137 E 11000 S	SUB04272021-006035	06/18/2021			R-1-40A	Kyle Simons	8013814687	tirvin	Under Construction
Hagan Road Subdivision	11523 S HAGAN	SUB05072021-006045	06/02/2021			R-1-20A	Blair Johnson	8013011078	tirvin	Under Construction
Alta Park Subdivision	11190 S 1000 E	SUB05072024-006766	07/02/2024	4.00		R-1-8	Hayley Pratt, Castlewo	407-617-0698	tirvin	Under Construction
Park Lane Amended	1775 E 11400 S	SUB07082022-006359	09/21/2022	2.00	0.35	SD(R-2-A)	Laine Fluekiger	8015715541	tirvin	Under Construction
Longpath Subdivision	11510 S HAGAN RD	SUB08292022-006389	11/21/2022	1.00	0.56	R-1-20A	Kyle Simons	8013814687	tirvin	Under Construction
Brand Estates Subdivision	285 E 11000 S	SUB10112022-006417	08/31/2023	12.00	4.46	R-1-15	Kyle Denos	8017937660	tirvin	Under Construction
Sandy Oaks Subdivision Phase 5	8449 S 300 E	SUB11222022-006448	02/22/2023	2.00		R-1-7.5(HS	Greg Larsen	8016081600	tirvin	Under Construction
Complete										
Somerset Villas	625 E 8100 S	SUB04042022-006297	07/27/2022	6.00		RM(12)	Clayton Homes, Inc.	8018599995	tirvin	Complete
Derricott Subdivision	8566 S JOHNSONWAY	SUB05172021-006052	07/16/2021	2.00		R-1-8	Daniel Derricott	8019712114	tirvin	Complete
Windflower Townhomes	9349 S WINDFLOWER	SUB06142021-006075	06/14/2021	3.00		PUD(12)	Randy Moore		tirvin	Complete
The Orchard at Farnsworth Farms	11237 S FARNSWORTH	SUB06282021-006091	10/12/2021	96.00		PUD(10)	Joe Salisbury		tirvin	Complete