



# SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

MONICA ZOLTANSKI  
MAYOR

SHANE E. PACE  
CHIEF ADMINISTRATIVE OFFICER

## Staff Report Memorandum February 15, 2024

To: Planning Commission  
From: Community Development Department  
Subject: Canyon Center Subdivision (Amended)  
(Preliminary Subdivision Review)  
2039 E. 9400 S.  
(Community #19, Mountain Views)

SUB12192022-006457  
CN Zone District  
Approx. 5.673 Acres  
2 Commercial Lots

**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.

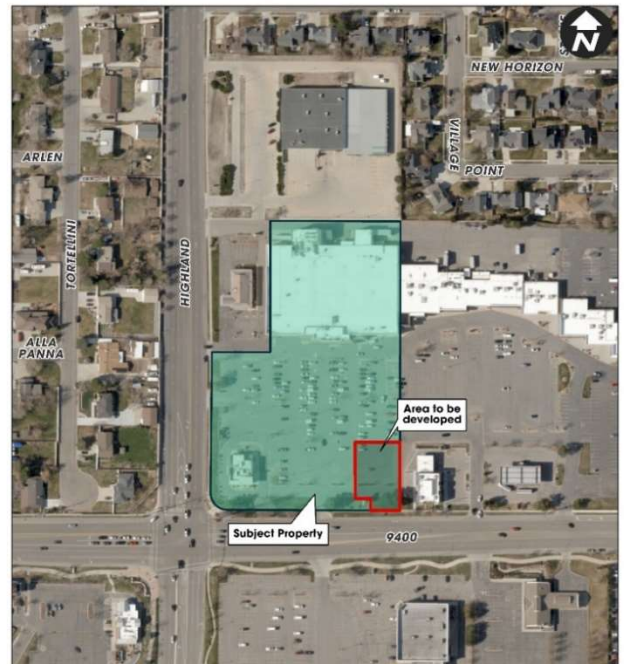
### Request

The applicant, Robert Poirier, P.E. of McNeil Engineering, who is representing the property owner, Smith's Management Corporation, is requesting preliminary subdivision amendment review create an additional commercial lot from the existing Lot 2 in the Canyon Center Subdivision. The subject property is located at 2039 E. 9400 S. Please see attached Exhibit A, Subdivision Plat amendment.

### Background

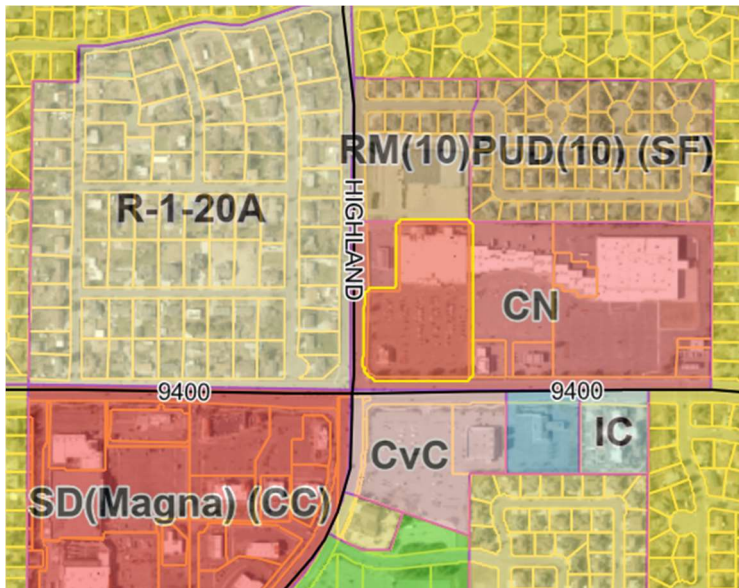
The Canyon Center Commercial Subdivision plat was recorded in October of 2017 and consisted of 6 lots containing 12.775 acres (see Exhibit B). This subdivision plat was created long after the initial commercial shopping center was developed and was initiated by the Zions Bank lot creation and subsequent development on the adjacent lot to the east of this proposed new lot.

The subject property is zoned Neighborhood Commercial (CN) and is surrounded by commercial development on the east (zoned CN), south (zoned CvC), and southeast (zoned SD(Magna)(CC)). To the north is the post office which is zoned RM(10). There are single family properties to the west (zoned R-1-20A) and to the northeast (zoned PUD(10)(SF)) (see zoning map below).



Jiffy Lube  
2039 E 9400 S  
SPR10182022-006422  
CUP12192022-006456  
SUB12192022-006457

Property Case History	
Case Number	Case Summary
SUB-4-16-5069	Canyon Center Subdivision



### Public Notice and Outreach

This item has been noticed to property owners within 500 feet of the subject area. No neighborhood meeting was held on this subdivision amendment application, due to the long-standing use of the area as a commercial shopping center and the fact that the subdivision amendments is for ownership purposes and not the creation of an expanded subdivision area. This amendment only impacts one of the 6 lots in the 2017 plat and the new lot is not proximate to residential areas.

### Analysis

Since the Sandy City Development Code does not require street frontage or minimum lot size for commercial subdivisions, the proposed subdivision

amendment meets the zoning requirements for commercially zoned property. This plat amendment is administrative in nature to allow future ownership configurations within the plat. This plat amendment will be required through the final subdivision plat amendment process to meet all the technical requirements for a commercial subdivision plat and will be recorded with the County recorder in coordination with the final site plan review process and building permit issuance.

### Staff Concerns

Staff has no concerns about the approval of this subdivision amendment, as proposed.

### Recommendation

Staff recommends that the Planning Commission determine preliminary review is complete for the Canyon Center Amended Plat located at 2039 E. 9400 S., based on the following findings and subject to the following conditions:

### Findings:

1. The proposed subdivision plat substantially meets city code requirements.
2. The proposal would help enable further development and improvement of the property, which will result in the addition of commercial services available to the neighborhood.

### Conditions:

1. That the developer be responsible to meet all provisions of the CN zoning district and the Land Development Code with the details finalized with staff during final subdivision review.
2. That the requirements and conditions of the various City Departments and Divisions be met and finalized during the Final Subdivision Review process with staff.

3. That the proposed commercial subdivision amendment plat be recorded with the County Recorder in coordination with the finalization of the site plan review and prior to the issuance of the building permits.

Planner:



Douglas L. Wheelwright  
Development Services Manager

File Name: S:\USERS\PLN\STAFFRPT\2022\SUB12192022-006457 CANYON CENTER SUBDIVISION AMENDED LOT 2\STAFF REPORT.DOCX

[illegible]

**CANYON CENTER SUBDIVISION**  
 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 36N, RANGE 124E, S.1 & 2, R.124E  
 THE 2ND 1/4, 3RD 1/4, 4TH 1/4, 5TH 1/4, 6TH 1/4, 7TH 1/4, 8TH 1/4, 9TH 1/4, 10TH 1/4, 11TH 1/4, 12TH 1/4, 13TH 1/4, 14TH 1/4, 15TH 1/4, 16TH 1/4, 17TH 1/4, 18TH 1/4, 19TH 1/4, 20TH 1/4, 21TH 1/4, 22TH 1/4, 23TH 1/4, 24TH 1/4, 25TH 1/4, 26TH 1/4, 27TH 1/4, 28TH 1/4, 29TH 1/4, 30TH 1/4, 31TH 1/4, 32TH 1/4, 33TH 1/4, 34TH 1/4, 35TH 1/4, 36TH 1/4, 37TH 1/4, 38TH 1/4, 39TH 1/4, 40TH 1/4, 41TH 1/4, 42TH 1/4, 43TH 1/4, 44TH 1/4, 45TH 1/4, 46TH 1/4, 47TH 1/4, 48TH 1/4, 49TH 1/4, 50TH 1/4, 51TH 1/4, 52TH 1/4, 53TH 1/4, 54TH 1/4, 55TH 1/4, 56TH 1/4, 57TH 1/4, 58TH 1/4, 59TH 1/4, 60TH 1/4, 61TH 1/4, 62TH 1/4, 63TH 1/4, 64TH 1/4, 65TH 1/4, 66TH 1/4, 67TH 1/4, 68TH 1/4, 69TH 1/4, 70TH 1/4, 71TH 1/4, 72TH 1/4, 73TH 1/4, 74TH 1/4, 75TH 1/4, 76TH 1/4, 77TH 1/4, 78TH 1/4, 79TH 1/4, 80TH 1/4, 81TH 1/4, 82TH 1/4, 83TH 1/4, 84TH 1/4, 85TH 1/4, 86TH 1/4, 87TH 1/4, 88TH 1/4, 89TH 1/4, 90TH 1/4, 91TH 1/4, 92TH 1/4, 93TH 1/4, 94TH 1/4, 95TH 1/4, 96TH 1/4, 97TH 1/4, 98TH 1/4, 99TH 1/4, 100TH 1/4, 101TH 1/4, 102TH 1/4, 103TH 1/4, 104TH 1/4, 105TH 1/4, 106TH 1/4, 107TH 1/4, 108TH 1/4, 109TH 1/4, 110TH 1/4, 111TH 1/4, 112TH 1/4, 113TH 1/4, 114TH 1/4, 115TH 1/4, 116TH 1/4, 117TH 1/4, 118TH 1/4, 119TH 1/4, 120TH 1/4, 121TH 1/4, 122TH 1/4, 123TH 1/4, 124TH 1/4, 125TH 1/4, 126TH 1/4, 127TH 1/4, 128TH 1/4, 129TH 1/4, 130TH 1/4, 131TH 1/4, 132TH 1/4, 133TH 1/4, 134TH 1/4, 135TH 1/4, 136TH 1/4, 137TH 1/4, 138TH 1/4, 139TH 1/4, 140TH 1/4, 141TH 1/4, 142TH 1/4, 143TH 1/4, 144TH 1/4, 145TH 1/4, 146TH 1/4, 147TH 1/4, 148TH 1/4, 149TH 1/4, 150TH 1/4, 151TH 1/4, 152TH 1/4, 153TH 1/4, 154TH 1/4, 155TH 1/4, 156TH 1/4, 157TH 1/4, 158TH 1/4, 159TH 1/4, 160TH 1/4, 161TH 1/4, 162TH 1/4, 163TH 1/4, 164TH 1/4, 165TH 1/4, 166TH 1/4, 167TH 1/4, 168TH 1/4, 169TH 1/4, 170TH 1/4, 171TH 1/4, 172TH 1/4, 173TH 1/4, 174TH 1/4, 175TH 1/4, 176TH 1/4, 177TH 1/4, 178TH 1/4, 179TH 1/4, 180TH 1/4, 181TH 1/4, 182TH 1/4, 183TH 1/4, 184TH 1/4, 185TH 1/4, 186TH 1/4, 187TH 1/4, 188TH 1/4, 189TH 1/4, 190TH 1/4, 191TH 1/4, 192TH 1/4, 193TH 1/4, 194TH 1/4, 195TH 1/4, 196TH 1/4, 197TH 1/4, 198TH 1/4, 199TH 1/4, 200TH 1/4, 201TH 1/4, 202TH 1/4, 203TH 1/4, 204TH 1/4, 205TH 1/4, 206TH 1/4, 207TH 1/4, 208TH 1/4, 209TH 1/4, 210TH 1/4, 211TH 1/4, 212TH 1/4, 213TH 1/4, 214TH 1/4, 215TH 1/4, 216TH 1/4, 217TH 1/4, 218TH 1/4, 219TH 1/4, 220TH 1/4, 221TH 1/4, 222TH 1/4, 223TH 1/4, 224TH 1/4, 225TH 1/4, 226TH 1/4, 227TH 1/4, 228TH 1/4, 229TH 1/4, 230TH 1/4, 231TH 1/4, 232TH 1/4, 233TH 1/4, 234TH 1/4, 235TH 1/4, 236TH 1/4, 237TH 1/4, 238TH 1/4, 239TH 1/4, 240TH 1/4, 241TH 1/4, 242TH 1/4, 243TH 1/4, 244TH 1/4, 245TH 1/4, 246TH 1/4, 247TH 1/4, 248TH 1/4, 249TH 1/4, 250TH 1/4, 251TH 1/4, 252TH 1/4, 253TH 1/4, 254TH 1/4, 255TH 1/4, 256TH 1/4, 257TH 1/4, 258TH 1/4, 259TH 1/4, 260TH 1/4, 261TH 1/4, 262TH 1/4, 263TH 1/4, 264TH 1/4, 265TH 1/4, 266TH 1/4, 267TH 1/4, 268TH 1/4, 269TH 1/4, 270TH 1/4, 271TH 1/4, 272TH 1/4, 273TH 1/4, 274TH 1/4, 275TH 1/4, 276TH 1/4, 277TH 1/4, 278TH 1/4, 279TH 1/4, 280TH 1/4, 281TH 1/4, 282TH 1/4, 283TH 1/4, 284TH 1/4, 285TH 1/4, 286TH 1/4, 287TH 1/4, 288TH 1/4, 289TH 1/4, 290TH 1/4, 291TH 1/4, 292TH 1/4, 293TH 1/4, 294TH 1/4, 295TH 1/4, 296TH 1/4, 297TH 1/4, 298TH 1/4, 299TH 1/4, 300TH 1/4, 301TH 1/4, 302TH 1/4, 303TH 1/4, 304TH 1/4, 305TH 1/4, 306TH 1/4, 307TH 1/4, 308TH 1/4, 309TH 1/4, 310TH 1/4, 311TH 1/4, 312TH 1/4, 313TH 1/4, 314TH 1/4, 315TH 1/4, 316TH 1/4, 317TH 1/4, 318TH 1/4, 319TH 1/4, 320TH 1/4, 321TH 1/4, 322TH 1/4, 323TH 1/4, 324TH 1/4, 325TH 1/4, 326TH 1/4, 327TH 1/4, 328TH 1/4, 329TH 1/4, 330TH 1/4, 331TH 1/4, 332TH 1/4, 333TH 1/4, 334TH 1/4, 335TH 1/4, 336TH 1/4, 337TH 1/4, 338TH 1/4, 339TH 1/4, 340TH 1/4, 341TH 1/4, 342TH 1/4, 343TH 1/4, 344TH 1/4, 345TH 1/4, 346TH 1/4, 347TH 1/4, 348TH 1/4, 349TH 1/4, 350TH 1/4, 351TH 1/4, 352TH 1/4, 353TH 1/4, 354TH 1/4, 355TH 1/4, 356TH 1/4, 357TH 1/4, 358TH 1/4, 359TH 1/4, 360TH 1/4, 361TH 1/4, 362TH 1/4, 363TH 1/4, 364TH 1/4, 365TH 1/4, 366TH 1/4, 367TH 1/4, 368TH 1/4, 369TH 1/4, 370TH 1/4, 371TH 1/4, 372TH 1/4, 373TH 1/4, 374TH 1/4, 375TH 1/4, 376TH 1/4, 377TH 1/4, 378TH 1/4, 379TH 1/4, 380TH 1/4, 381TH 1/4, 382TH 1/4, 383TH 1/4, 384TH 1/4, 385TH 1/4, 386TH 1/4, 387TH 1/4, 388TH 1/4, 389TH 1/4, 390TH 1/4, 391TH 1/4, 392TH 1/4, 393TH 1/4, 394TH 1/4, 395TH 1/4, 396TH 1/4, 397TH 1/4, 398TH 1/4, 399TH 1/4, 400TH 1/4, 401TH 1/4, 402TH 1/4, 403TH 1/4, 404TH 1/4, 405TH 1/4, 406TH 1/4, 407TH 1/4, 408TH 1/4, 409TH 1/4, 410TH 1/4, 411TH 1/4, 412TH