



November 10th 2021

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 a development at approximately 1405 E 10600 S. The proposed development contains 49 townhome units and one commercial building. The townhomes are a mix of 1 and 2 story units, with basements. Each unit has its own 2 car attached garage. The exteriors are a mix of masonry and fiber cement siding. The commercial building is approximately 2700 SF total and has frontage on 10600 S.

The proposed development is in the Mixed Use zone. It is bordered by an existing townhome development on the east that was built in 2006-2008 by Brad Reynolds Construction. Because of the way the proposed development connects to the existing development, we are seeking approval from the Planning Commission for several exceptions from current standards in our design. City Staff is giving a positive recommendation for these exceptions.

City Code 21-21-21 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 private streets inside the development, since our streets are an extension of and connect to existing private streets in the development to the east. So we are requesting an exception allowing our lots to front on the private streets similar to existing conditions in the project to the east.

The City standard specification for a local street is 27 feet of pavement width, with 30 inch curb and gutter, 5 ft park strip, and 5 ft sidewalk on each side. The private streets in the development to the east are built with a 6 ft park strip and 5 ft sidewalk. City staff has requested that we maintain those dimensions for the park strip and sidewalk on our proposed streets. Staff has also approved the use of Standard Detail TS-02, an urban street cross section, as appropriate for this project in the Mixed Use zone. Detail TS-02 allows for a 24 ft pavement width, and provides some details for on-street parking, which we have utilized to provide parking for the commercial building in the project. We are requesting an exception allowing for the larger park strip, and the use of Standard Detail TS-02 in establishing pavement width and on street parking.

In 2006, a development plan for the property was approved which included a pool and clubhouse for use by the residents of the property as well as existing townhome development on the east. That plan was never implemented. Since that time, interest in neighborhood pools has declined dramatically due to high operating and maintenance costs. The proposed project does not include a pool and clubhouse. Brad Reynolds Construction has discussed the issues regarding a pool and clubhouse with the homeowners' association for the townhome development on the east.



The association has put the matter to a vote of its member, of which forty-seven (47) voted against the installation of a pool and clubhouse and only three (3) voted in favor of a pool and clubhouse. Therefore, we request that the Planning Commission remove any requirements of a pool and clubhouse.

City Code 21-21-11 requires Planning Commission approval for Mixed Use or PUD units that are accessed by an alley. The proposed development contains 8 buildings where the access to the garage will be provided by rear alleys, and the front doors will be accessed by a pedestrian mew that connects to the private street network. The proposed alleys and pedestrian mews will meet the requirements of City Code. The units with garages that are accessed by rear alleys allow for a more attractive development, as the building facades that face the streets and pedestrian mews do not have garage doors and offer more architectural interest. City Staff supports the use of these rear-garage alley type units. There are similar units with shared alleys/ driveways in the existing townhomes to the east of the proposed development.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Brad Reynolds', with a long horizontal flourish extending to the right.

Brad Reynolds
Brad Reynolds Construction