



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, August 20, 2026

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_FQfX33F3SBK9kpnDOTcO0g

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/j/82412941623>

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/j/82412941623>

Webinar ID: 824 1294 1623

Passcode: 795986

4:00 PM FIELD TRIP

1. [26-409](#) Map

Attachments: [082026.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Public Meeting Items

2. [SUB0408202](#) Pharm 106 Subdivision (Preliminary Plat Review)
 [6-007192](#) 1010 E 10600 South
 [Community #12]

Attachments: [Staff Report](#)
 [Exhibit A](#)

3. [SPR0323202](#) Liberty Drug (Preliminary Site Plan Review)
 [6-007171](#) 1010 E 10600 South
 [Community #12]

Attachments: [Staff Report](#)
 [Exhibit A](#)

Public Hearings

4. [REZ06242026](#) Hagan Road Rezone
 [-007235\(PC\)](#) 11562 S., 11563 S., 11586 S. Hagan Road
 [Community #24]

Attachments: [Staff Report](#)
 [Emails and Letters-Hagan Road Rezone \(PC\)](#)

5. [CA07272026-](#) Amendments to Title 21 of the Land Development Code related to
 [0007251](#) Detached Accessory Dwelling Units (ADU)
 [\(PC2\)](#)

Attachments: [Staff Report](#)
 [Exhibit A](#)
 [Exhibit B](#)
 [Exhibit C](#)
 [Exhibit D](#)
 [Exhibit E](#)
 [Exhibit F](#)

Administrative Business

1. Minutes

[26-410](#) Minutes from the August 6, 2026 Meeting

Attachments: [08.06.2026 PC Minutes \(DRAFT\).pdf](#)

2. Director's Report

Adjournment

Meeting Procedure

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

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

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

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



Sandy City, Utah

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

Staff Report

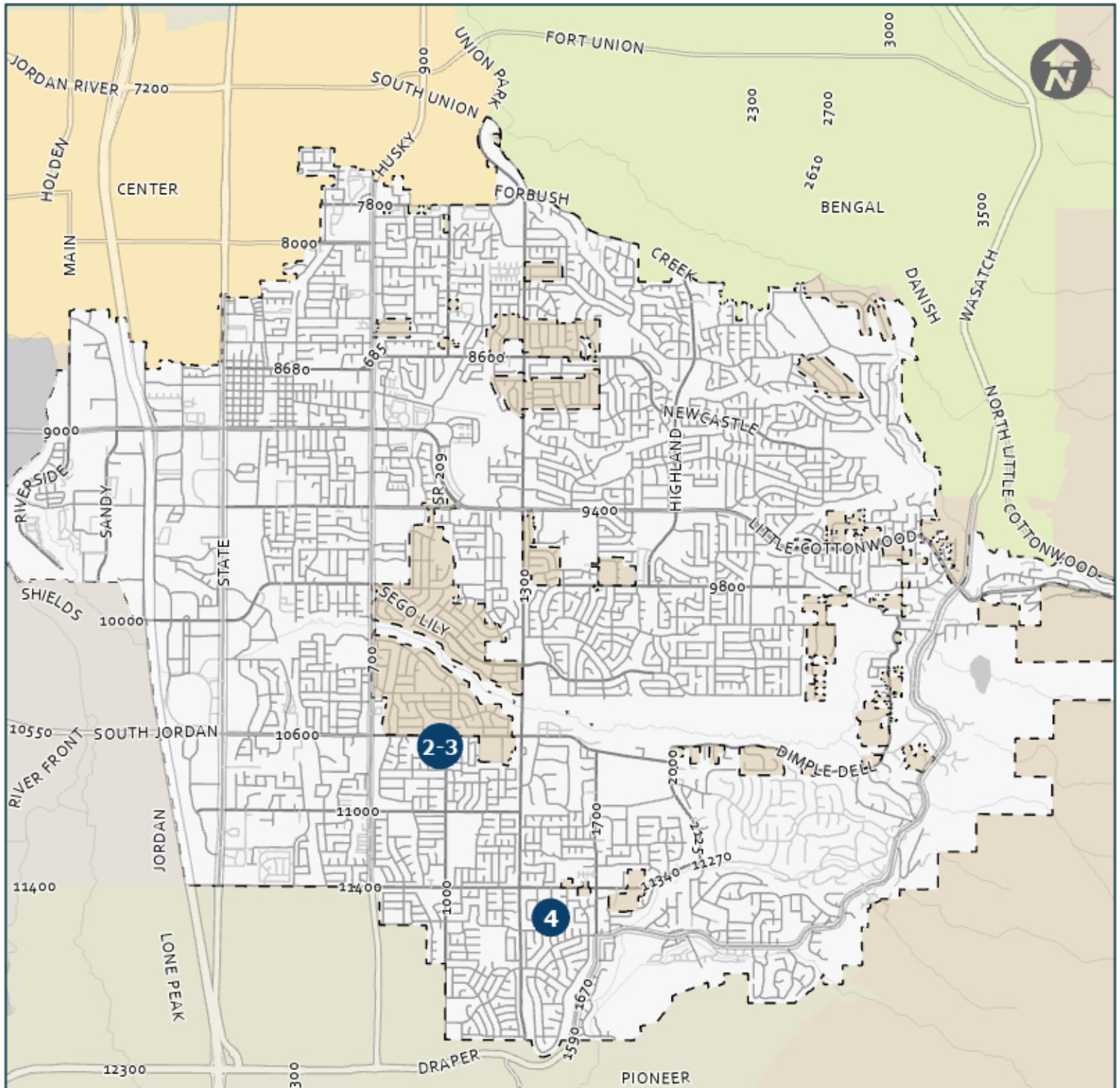
File #: 26-409, **Version:** 1

Date: 8/20/2026

Map

Planning Commission Field Trip

August 20, 2026



See Planning Commission agenda packet for specific addresses and details regarding the application.

1 Mile

Sandy City, UT
Community Development Department

Agenda Item Number



Locations to visit on your own



Locations to be visited on tour



Staff Report

File #:
SUB04082026-007192,
Version: 1

Date: 8/20/2026

Agenda Item Title:

Pharm 106 Subdivision (Preliminary Plat Review)
1010 E 10600 South
[Community #12]

Presenter:

Clinton Spencer, Development Services Manager

Description/Background:

The applicant, Clayton England with Hyperion Architects (representing the property owner, Jessica Merchant with Liberty Drug), is requesting preliminary subdivision for the property located at 1010 E. 10600 S. The subdivision proposal consolidates several existing parcels into two (2) developable commercial lots. The previous Big 5 (newly acquired by Dollar Tree) is situated on Lot 2, and a new commercial site plan for Liberty Drug is proposed on Lot 1. The associated proposed site plan includes a 10,264 square foot commercial building along with parking and landscaping for the building.

See the attached Staff Report and Exhibits to review full details of the request.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission determine that preliminary subdivision review is substantially complete for the Pharm 106 Subdivision at 1010 E. 10600 S. based on the following findings and subject to the following conditions:

Findings:

1. The subject property is configured as a standard lot and the proposed new lot will have frontage onto a public street.
2. That the proposed lot configuration equitably balances the needs of the public and presents the most efficient use of the land.
3. That the proposed lot complies with the requirements of the SD (Carnation) Zone.
4. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.

Conditions:

1. The applicant continue working with staff on the final dimensions for PUE's, but that a

File #:
SUB04082026-007192,
Version: 1

Date: 8/20/2026

minimum of fifteen (15) feet be required along the public street frontages.

2. 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.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

MARTIN JENSEN
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum August 20, 2026

To: Planning Commission
From: Community Development Department
Subject: Pharm 106 Subdivision (Preliminary Subdivision Review)
1010 E. 10600 S.
[Community #12]

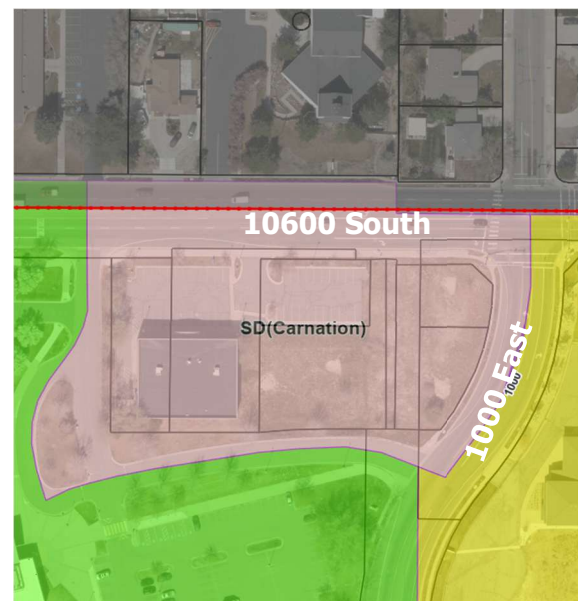
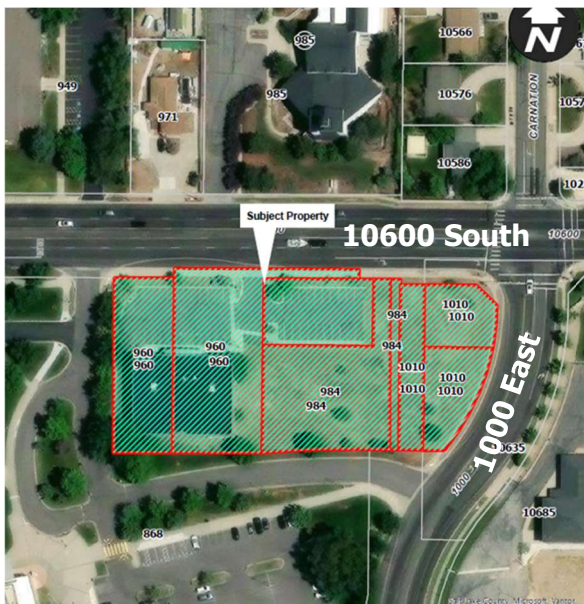
SUB04082026-007192
SD (Carnation) Zone
2 Lots, 1.84 Acres

Public Meeting Notice:

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

Request

The applicant, Clayton England with Hyperion Architects (representing the property owner, Jessica Merchant with Liberty Drug, LLC & Nupetco Associates, LLC), is requesting preliminary subdivision for the property located at approximately 1010 E. 10600 S. The subdivision proposal consolidates several existing parcels into two (2) developable commercial lots. The previously developed retail building (recently occupied by Dollar Tree) is situated on Lot 2, and a new commercial site plan for Liberty Drug is proposed on Lot 1 (see the related file SPR03232026-007171).



Property Case History	
Case Number	Case Summary
R-97-06	Rezoning property to Convenience Commercial (CvC), August 1997
CODE-04-04	Rezoning property from CvC to SD-Carnation, May 2004
SPR-04-20	Site Plan Review for 106 th South Retail Center, Phase 1, Big 5 Sports, September 2004
CODE-10-19-5752	Amendments to the SD-Carnation zone to allow Pharmacies and Medical Offices as permitted uses in the zone and to reduce the code required landscaped front yard setbacks from 10 feet to 8 feet. Approved December 2019
SPR-08-19—5704	Site Plan Review for Jolley Pharmacy, February 2020

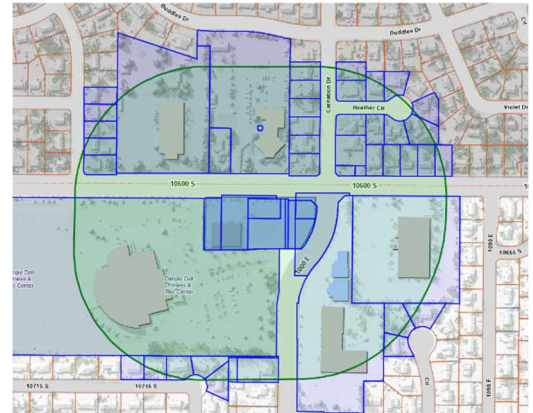
Background

The subject properties included in the subdivision total approximately 1.84 acres. Lot 1 (to the West) includes 0.98 acres and the existing commercial building, and Lot 2 includes 0.86 acres and is currently vacant.

The property is bordered by the Salt Lake County Dimple Dell Recreation Center to the west and south in the OS zone, residential development in White City to the north, and a church and former Challenger School site to the east in the R-1-8 zone.

Public Notice and Outreach

This item was noticed to all property owners within 500 feet of the proposal on August 10, 2026. A notice was posted to the Utah Public Notice website and the city website. A physical copy of the notice was posted at City Hall. A public notice sign was also posted to the property 10 days prior to this public meeting.



Analysis

Subdivision

This proposal will create two (2) commercial lots as stated above. The public street of 1000 East was vacated several decades ago and rerouted to its current location. The vacation did not vacate the public utility easements nor relocate the utilities that used to be within this road. This is included in the plat as an eighty (80) foot public utility easement along with other easements which dictated building placement on Lot 2. A four (4) foot public street dedication on the north side of the subdivision and a one (1) foot public street dedication on the east side is also proposed.

Staff Finding: Zoning ordinances only require lots to be of sufficient size as to be able to accommodate the required setbacks. The proposed lot is located within the SD (Carnation) Zone. Where a fifteen (15) foot landscape is typically required along street frontage, the zone allows a reduction to eight (8) feet along 10600 South.

Final dimensions of proposed utility easements on the plat will need to be determined during the final review process for the plat. These easements will need to be of sufficient size to accommodate the proposed construction of the building, as well as the utility services required by the City through this area. Staff recommends the applicant continue working with the City on the final dimensions of the easements to be shown on the plat but recommend that a minimum of fifteen (15) feet be provided along the public street frontages.

Staff Concerns

As proposed, there are still some corrections that need to be resolved with the plat which corrections can be handled by staff during the final subdivision review process. During the final review staff will work with the applicant to ensure compliance with required utility easements, dedication and building setbacks to facilitate the construction of the associated

proposed site plan and building.

Staff Recommendations

Staff recommends that the Planning Commission determine that preliminary subdivision review is substantially complete for the Pharm 106 Subdivision at approximately 1010 E. 10600 S. based on the following findings and subject to the following conditions:

Findings:

1. The subject property is configured for commercial lots and the proposed new lots will have frontage onto a public street.
2. That the proposed lot configuration equitably balances the needs of the public and presents the most efficient use of the land.
3. That the proposed lot complies with the requirements of the SD (Carnation) Zone.
4. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.

Conditions:

1. That additional public right of way dedication of four (4) feet be provided for 10600 South Street, and one (1) foot along 1000 East Street.
2. The applicant continue working with staff on the final dimensions for PUE's, but that a minimum of fifteen (15) feet be required along the public street frontages.
3. 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.

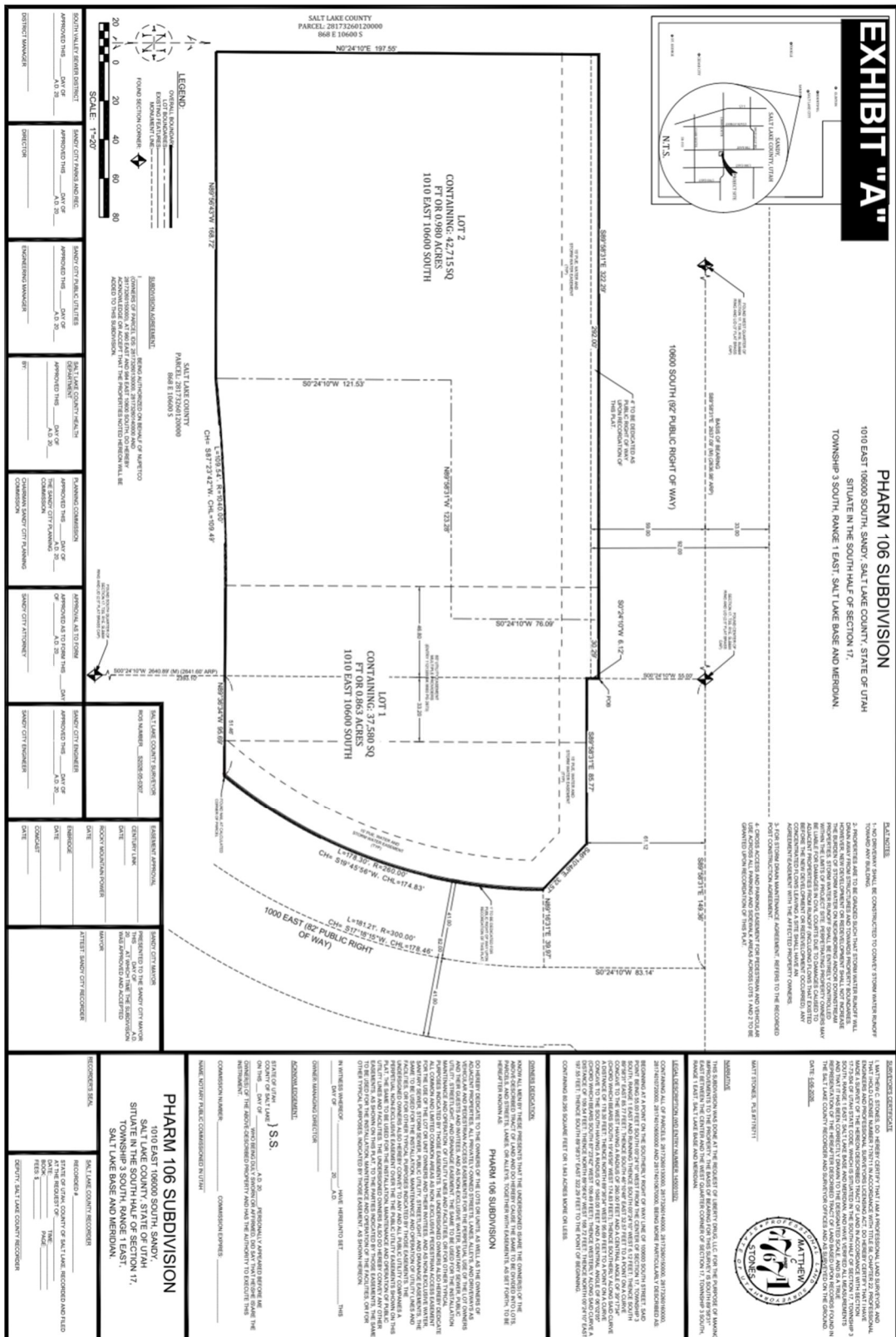
Planner:



Clinton Spencer, AICP
Development Services Manager

File Name: S:\Users\PLN\STAFFRPT\2026\SUB04082026-007192_Pharm 106 Subdivision

Exhibit "A"
See the attached file for full information



PHARM 106 SUBDIVISION

1010 EAST 106000 SOUTH, SANDY, SALT LAKE COUNTY, STATE OF UTAH
SITUATE IN THE SOUTH HALF OF SECTION 17,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

PLAT NOTES:

- 1- NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING.
- 2- 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.
- 3- FOR STORM DRAIN MAINTENANCE AGREEMENT, REFERS TO THE RECORDED POST CONSTRUCTION AGREEMENT.
- 4- CROSS ACCESS AND PARKING EASEMENT FOR PEDESTRIAN AND VEHICULAR USE ACROSS ALL PARKING AND SIDEWALK AREAS ACROSS LOTS 1 AND 2 TO BE GRANTED UPON RECORDATION OF THIS PLAT.

SURVEYOR'S CERTIFICATE

I, MATTHEW C. STONES, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 7170711 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS LICENSING ACT. DO HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED TRACT OF LAND IN ACCORDANCE WITH SECTION 17-23-24 OF UTAH STATE CODE, WHICH IS SITUATED IN THE SOUTH HALF OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND HAVE VERIFIED ALL MEASUREMENTS AND THAT IT HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE, AND IS A TRUE REPRESENTATION OF THE HEREAFTER DESCRIBED TRACT OF LAND BASED UPON RECORDS FOUND IN THE SALT LAKE COUNTY RECORDER AND SURVEYOR OFFICES AND AS SURVEYED ON THE GROUND.

DATE: 5-06-2026



MATT STONES, PLS #717671T

NARRATIVE

THIS SUBDIVISION WAS DONE AT THE REQUEST OF LIBERTY DRUG, LLC, FOR THE PURPOSE OF MAKING IMPROVEMENTS TO THE PROPERTY. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°58'31" EAST BETWEEN THE CENTER AND THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

LEGAL DESCRIPTION (WD ENTRY NUMBER 14500102)

CONTAINING ALL OF PARCELS: 28173260130000, 28173260140000, 28173260150000, 28173260160000, 2817401020000, 2817401050000 AND 28174010670000, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 106000 SOUTH STREET, SAID POINT BEING 55.00 FEET SOUTH 0°24'10" WEST FROM THE CENTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST AND RUNNING THENCE SOUTH 0°24'10" WEST 6.12 FEET; THENCE SOUTH 89°58'31" EAST 85.77 FEET; THENCE SOUTH 46°10'48" EAST 32.57 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 260.00 FEET AND A CENTRAL ANGLE OF 39°17'34" (CHORD WHICH BEARS SOUTH 19°45'56" WEST 174.83 FEET); THENCE SOUTHERLY ALONG SAID CURVE A DISTANCE OF 178.30 FEET; THENCE NORTH 89°36'34" WEST 56.89 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 194.00 FEET AND A CENTRAL ANGLE OF 89°10'25" (CHORD WHICH BEARS SOUTH 87°23'42" WEST 109.49 FEET); THENCE WESTERLY ALONG SAID CURVE A DISTANCE OF 109.54 FEET; THENCE NORTH 89°56'47" WEST 168.72 FEET; THENCE NORTH 0°24'10" EAST 197.35 FEET; THENCE SOUTH 89°58'31" EAST 322.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 80,295 SQUARE FEET OR 1.843 ACRES MORE OR LESS.

OWNERS DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED (SARE THE OWNERS) OF THE ABOVE DESCRIBED TRACT OF LAND AND DO HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS, AND STREETS, LANES, OR ALLEYS, TOGETHER WITH EASEMENTS, AS SET FORTH, TO BE HEREAFTER KNOWN AS:

PHARM 106 SUBDIVISION

DO HEREBY DEDICATE TO THE OWNERS OF THE LOTS OR UNITS, AS WELL AS THE OWNERS OF ADJACENT PROPERTIES, ALL PRIVATELY OWNED STREETS, LANES, ALLEYS, AND DRIVEWAYS AS VEHICULAR AND PEDESTRIAN ACCESS EASEMENTS FOR THE PERPETUAL USE OF THE LOT OWNERS AND THEIR GUESTS AND INVITEES, AND AS NON-EXCLUSIVE WATER, SANITARY SEWER, PUBLIC UTILITY, STREETLIGHT, AND DRAINAGE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES, OR FOR OTHER TYPICAL PURPOSES INDICATED BY THOSE EASEMENTS. THE UNDERSIGNED OWNERS ALSO HEREBY DEDICATE ALL COMMON AND LIMITED COMMON AREAS AS NON-EXCLUSIVE PEDESTRIAN ACCESS EASEMENT FOR THE USE OF THE LOT OR UNIT OWNERS AND THEIR INVITEES, AND AS NON-EXCLUSIVE WATER, SANITARY SEWER, STORM SEWER, PUBLIC UTILITY, STREETLIGHT, AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES, OR FOR OTHER TYPICAL PURPOSES INDICATED BY THOSE EASEMENTS. 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 PUBLIC UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO DO HEREBY CONVEY ANY OTHER EASEMENTS, AS SHOWN ON THIS PLAT, TO THE PARTIES INDICATED BY THOSE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THE FACILITIES, OR FOR OTHER TYPICAL PURPOSES, INDICATED BY THOSE EASEMENT, AS SHOWN HEREON.

IN WITNESS WHEREOF, _____ HAVE HERELIANTO SET _____ THIS _____ DAY OF _____, A.D. 20____.

OWNERS MANAGING DIRECTOR _____

ACKNOWLEDGEMENT:

STATE OF UTAH)
COUNTY OF SALT LAKE) S.S.
ON THIS _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____ WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE (SARE THE OWNERS) OF THE ABOVE DESCRIBED PROPERTY AND HAS THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

COMMISSION NUMBER: _____ COMMISSION EXPIRES: _____

NAME, NOTARY PUBLIC COMMISSIONED IN UTAH _____

PHARM 106 SUBDIVISION

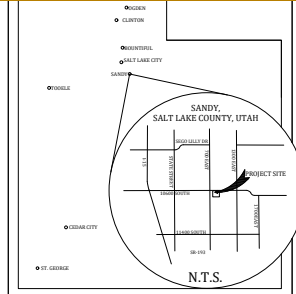
1010 EAST 106000 SOUTH, SANDY,
SALT LAKE COUNTY, STATE OF UTAH
SITUATE IN THE SOUTH HALF OF SECTION 17,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.

RECORDER'S SEAL

SALT LAKE COUNTY RECORDER

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

DEPUTY, SALT LAKE COUNTY RECORDER _____



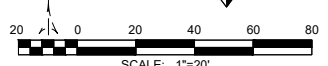
LOT 2
CONTAINING: 42,715 SQ
FT OR 0.980 ACRES
1010 EAST 10600 SOUTH

LOT 1
CONTAINING: 37,580 SQ
FT OR 0.863 ACRES
1010 EAST 10600 SOUTH

LEGEND:

- OVERALL BOUNDARY
- LOT BOUNDARIES
- EXISTING FEATURES
- MONUMENT LINE

FOUND SECTION CORNER:



SOUTH VALLEY SEWER DISTRICT
APPROVED THIS _____ DAY OF _____, A.D. 20____

DISTRICT MANAGER _____

SANDY CITY PARKS AND REC.
APPROVED THIS _____ DAY OF _____, A.D. 20____

DIRECTOR _____

SANDY CITY PUBLIC UTILITIES
APPROVED THIS _____ DAY OF _____, A.D. 20____

ENGINEERING MANAGER _____

SALT LAKE COUNTY HEALTH
DEPARTMENT
APPROVED THIS _____ DAY OF _____, A.D. 20____

BY: _____

PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____, A.D. 20____
THE SANDY CITY PLANNING
COMMISSION

CHAIRMAN SANDY CITY PLANNING
COMMISSION _____

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY
OF _____, A.D. 20____

SANDY CITY ATTORNEY _____

SALT LAKE COUNTY SURVEYOR
ROS NUMBER: S2026-05-0307

SANDY CITY ENGINEER
APPROVED THIS _____ DAY OF _____, A.D. 20____

SANDY CITY ENGINEER _____

EASEMENT APPROVAL
CENTURY LINK
DATE _____

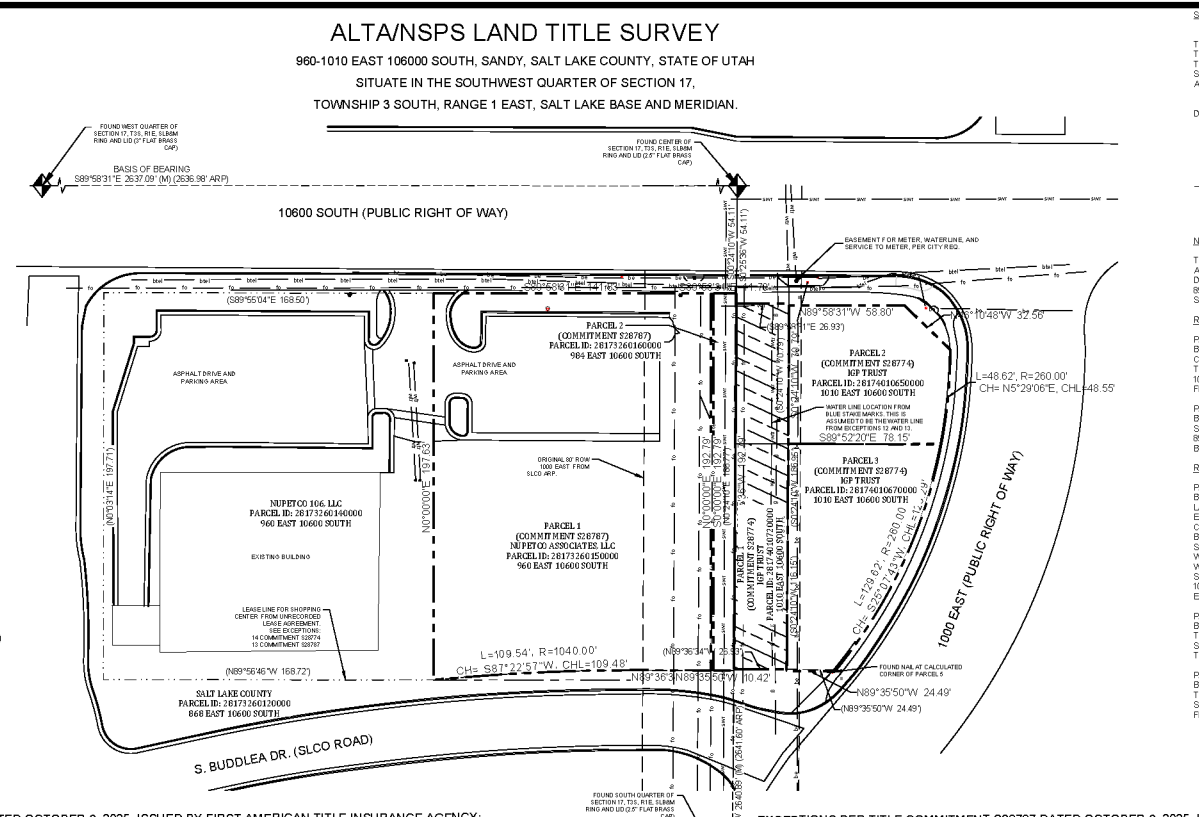
ROCKY MOUNTAIN POWER
DATE _____

ENBRIDGE
DATE _____

COMCAST
DATE _____

SANDY CITY MAYOR
PRESENTED TO THE SANDY CITY MAYOR
THIS _____ DAY OF _____, A.D. 20____
AT WHICH TIME THE SUBDIVISION
WAS APPROVED AND ACCEPTED

MAYOR _____
ATTEST: SANDY CITY RECORDER



13 Agreement dated February 25, 1994, by and between the State of Utah, through its Board of Water
14 Control, and the City of Salt Lake County, Utah, as parties to a water purchase agreement, which was
15 construed of a water conservation project recorded June 27, 2001 as Entry No. 7832939 in Book 642 of Page 7880 of
16 Official Records. (AGREEMENT IS BLANKET IN NATURE AND NOT PLOTTED HEREIN)

17 Following execution of all of the above referenced documents, the following matters have been resolved:

18 A. Any unrecorded lease executed by Nephtco LDC, LLC, a Utah limited liability company, as Lessor, and Big C Corp.,
19 a Utah corporation, as Lessee, shall be null and void from and after October 20, 2011, whether or not such
20 922005 in Book 9000 of Page 6862 of Official Records. (NON SURVEY RELATED)

21 B. The parties agree that no public records are created by the herein-stipulated lease and any other
22 matters affecting said use are not shown hereon.

23 The following execution reflects Parcel 1:

24 An easement, right-of-way and/or other purposes over, across or through that portion of the vacated 1000 East
25 10600 South, as set forth in that certain Ordinance vacating said 1000 East 10600 South dated July 24, 2011 as
26 recorded in Book 9000 of Page 6862 of Official Records, shall be null and void from and after October 20, 2011.
27 FROM THIS COMMITMENT AND AS SHOWN HEREON

28 THE SAME AS PART OF THE ABOVE REFERENCED AGREEMENTS. (THE SAME AS PART OF THE AGREEMENTS IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. REQUIREMENTS: This exception may be deleted from the policy if
29 no preliminary work has been done by the Construction Policy (SCP), and the following requirements are met:
30 The SCP must be searched prior to recording of the SCP, and
31 New Construction Notice of Construction Loan must be filed with the SCR,
32 Construction Industry Agreement must be signed by the owner, and verification that all contractors who
33 have filed with the SCP have been paid.

34 Construction Industry Agreement entered into by the Owner. (NON SURVEY RELATED)

35 Our search of the public records finds no outstanding mortgages affecting the land. (NON SURVEY RELATED)

36 Our search of the public records finds no outstanding liens affecting the land. (NON SURVEY RELATED) We find no coal, lignite, oil, gas, uranium, salt, rock, sand, and gravel located in, on, or under the land or produced from the land,
37 which ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any
38 mineral, geothermal, hydrocarbon, or other non-mineral resources owned by the state or any political subdivision thereof;
39 and interests or rights excepted in (a) or (b) appear in the public records or are shown in Schedules B (NO SUCH ITEMS)

40

41 Any water rights, claims or title to water in or under the land, whether or not the matters are shown by Public Record
42 of Salt Lake County, Utah, shall remain unaffected by this document.

43 The following names have been checked for judgments, federal and state laws and none were found for record
44 as shown hereon: Wayne D. Petty, Ralph C. Petty, The TSP Trust, Endevor Enterprises, LLC, Jennifer Merchant

[illegible]

The following exception affects all the land, together with other land not included herein:

- (1) An unsecured lease executed by Nupgeto 106, LLC, a Utah limited liability company, as Lessor, and Big D Coy., a California corporation, as Lessee, dated and recorded on 10/24/2004, as recorded October 20, 2004 as Entry No. 502028386 Book 9050 at Page 8662 of Official Records (NON SURVEY RELATED)
- NOTE: The present ownership of the leasehold rights as disclosed by the herein-above mentioned lease is as follows:
- (1) Nupgeto 106, LLC, a Utah limited liability company, as Lessor, and Big D Coy., a California corporation, as Lessee, dated and recorded on 10/24/2004, as recorded October 20, 2004 as Entry No. 502028386 Book 9050 at Page 8662 of Official Records (THIS DESCRIPTION IS THE SAME AS PARCEL 1 FROM COMBINATION 38774 AND IS AS SHOWN HEREIN)
- (2) The SCR must be attached to the following:
 - (a) A copy of the deed, mortgage, deed of trust, or other instrument heretofore or hereafter furnished pursuant by Law and not shown by the public records. REQUIREMENTS: This exception may be deleted from the policy if no preliminary notices have been filed with the State Construction Registry (SCR), and the following requirements are met:
 - (i) The SCR must be attached to the SCR
 - (ii) (New Construction) Notice of Construction Loan must be filed with the SCR
 - (iii) (Completed Construction) Certificate of Completion must be filed with the SCR, and verification that all other persons who have an interest in the SCR have been notified.
 - (b) Construction Indemnity Agreement signed by the Owner. (NON SURVEY RELATED)
- (3) Any other documents from the public records that are not included in the above list.
- (4) Any claim (a) ownership of rights, minerals and other substances, including but not limited to: ore, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the land or produced from the land, whether or not the claimant is a party to the deed, mortgage, deed of trust, or other instrument heretofore or hereafter furnished pursuant by Law and not shown by the public records; and (b) any and all claims, including but not the interests or rights excepted in (a) or (b) appear in the public records or are shown in Schedule B. (NO SUCH MATTERS ARE FOUND) (NO SUCH MATTERS FOUND) or title to or in or under the land, whether or not the matters are shown by Public Record. (NO SUCH MATTERS FOUND)
- (5) The following names have been designated: federal and state tax liens and any other form of record of indebtedness of the property, Nupgeto Associates, LLC, Nupgeto 106, LLC, Envor Enterprises, LLC, Jensen Merchant (NON SURVEY RELATED)

A circular professional seal for Matthew C. Stones, a Professional Land Surveyor in the State of Utah. The seal features the text "PROFESSIONAL LAND SURVEYOR" around the top and "STATE OF UTAH" around the bottom. In the center, the name "MATTHEW C. STONES" is written, with the license number "717671" below it. The number "17-0-26" is handwritten to the right of the seal.

THIS SURVEY WAS DONE AT THE REQUEST OF EVER AFTER ENTERPRISES LLC, FOR THE PURPOSE OF OBTAINING AN ALTA/SUBS LAND TITLE SURVEY AS A PART OF THEIR DUE DILIGENCE BEFORE PURCHASING A PORTION OF THE HEREON DESCRIBED PARCELS OF LAND AND MAKING IMPROVEMENTS TO THE PROPERTY. THE BASIS OF BEARING IS SOUTH 89°58'31" EAST BETWEEN FOUND MONUMENTS AT THE WEST QUARTER AND THE CENTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

PARCEL 1:
BEGINNING AT A POINT WHICH LIES SOUTH 00°24'10" WEST 55.00 FEET AND NORTH 89°58'31" WEST 13.13 FEET FROM THE
CENTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 192.79 FEET,
THENCE NORTH 89°36'34" WEST 32.46 FEET; THENCE SOUTHWESTERLY ALONG A 1040 FOOT RADIUS CURVE TO THE LEFT,
109.54 FEET (CHORD BEARS SOUTH 67°23'07" WEST); THENCE NORTH 197.63 FEET, THENCE SOUTH 89°58'31" EAST 141.83
FEET TO THE POINT OF BEGINNING.

PARCEL 2:
BEGINNING AT A POINT WHICH LIES SOUTH 00°24'10" WEST 55.00 FEET FROM THE CENTER OF SECTION 17, TOWNSHIP 3
SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°25'36" WEST 192.79 FEET; THENCE NORTH
89°35'50" WEST 10.42 FEET; THENCE NORTH 192.79 FEET; THENCE SOUTH 89°58'31" EAST 11.70 FEET TO THE POINT OF
BEGINNING.

PARCEL 1: BEGINNING AT A POINT WHICH LIES SOUTH 0°25'36" WEST 61.12 FEET ALONG THE QUARTER SECTION LINE FROM THE SALT LAKE COUNTY RECORD MOVEMENT REPRESENTING THE CENTER QUARTER CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE WABE AND MENDOTA, THENCE SOUTH 89°56'42" EAST 26.93 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF "PARCEL A," CREATED BY AND DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED FOUND AS ENTRY NO. 8037433 IN THE PUBLIC RECORDS OF THE COUNTY OF KANE, ARIZONA, THENCE ALONG THE WESTERLY LINE OF SAID "PARCEL A," TO SAID "PARCEL A," AND THE WESTERLY LINE OF "PARCEL B," ALSO DESCRIBED IN SAID QUIT CLAIM DEED, SOUTH 0°25'36" WEST 196.94 FEET (NOTE THE RECORD BEARINGS OF SAID "PARCELS A" AND "B" HAVE BEEN RECORDED 0°01'26" CLOCKWISE TO ARREE WITH THE BEARING OF SAID "PARCEL A," AND THE BEARING OF SAID "PARCEL B" HAS BEEN RECORDED 0°01'26" COUNTERCLOCKWISE TO THE BEARING OF SAID "PARCEL A,") DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED FOUND AS ENTRY NO. 8037433 IN THE PUBLIC RECORDS OF THE COUNTY OF KANE, ARIZONA, THENCE ALONG THE WESTERLY LINE OF SAID "PARCEL A," TO THE EASTERN LINE OF SAID "PARCEL 2," DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED FOUND AS ENTRY NO. 8037433 IN THE PUBLIC RECORDS OF THE COUNTY OF KANE, ARIZONA, THENCE ALONG THE EASTERN LINE OF SAID "PARCEL 2," NORTH 0°25'36" EAST 186.76 FEET TO A POINT OF BEGINNING.

PARCEL 2:
BEGINNING SOUTH 0°24'10" WEST 61.12 FEET AND SOUTH 89°58'31" EAST 26.93 FEET FROM THE CENTER OF SECTION 17,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°58'31" EAST 58.80 FEET; THENCE
SOUTH 46°10'48" EAST 32.56 FEET; THENCE SOUTHWESTERLY ALONG A 360 FEET RADIUS CURVE TO THE RIGHT 48.69 FEET;
THENCE NORTH 89°52'20" WEST 78.15 FEET; THENCE NORTH 00°24'10" EAST 70.79 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
BEGINNING SOUTH 0°24'10" WEST 131.91 FEET AND SOUTH 89°58'31" EAST 26.93 FEET FROM THE CENTER OF SECTION 17,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 89°52'20" EAST 78.15 FEET, THENCE
SOUTHWESTERLY ALONG A 260 FEET RADIUS CURVE TO THE RIGHT 129.62 FEET, THENCE NORTH 89°36'50" WEST 24.49
FEET, THENCE NORTH 00°24'10" EAST 116.15 FEET TO THE POINT OF BEGINNING.

NO.	REVISIONS	BY	DATE	DRAWN <u>6-04-2022</u>	NOTE: THIS LINE IS 2" LONG AT 24" X 36" PLOT  (IF LINES NOT 2" SCALE & GEOREFERENCED)	MATT STONES, PLS. 842 SOUTH 1150 WEST CLEARFIELD, UTAH 84015 801-201-5966	EVER AFTER ENTERPRISES, LLC 960-1010 EAST 10600 SOUTH SANDY, SALT LAKE COUNTY, UTAH		RECORDER INFORMATION
	DESIGNED _____								
	APPROVED <u>MCS</u>								
	QA/QC <u>MCS</u>								
				ALTA\NSPS LAND TITLE SURVEY SITUATE IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.					

ALTA\NSPS LAND TITLE SURVEY
SITUATE IN THE SOUTHWEST QUARTER OF SECTION 17,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.



Staff Report

File #:
SPR03232026-007171,
Version: 1

Date: 8/20/2026

Agenda Item Title:

Liberty Drug (Preliminary Site Plan Review)
1010 E 10600 South
[Community #12]

Presenter:

Clinton Spencer, Development Services Manager

Description/Background:

The applicant, Clayton England with Hyperion Architects (representing the property owner, Jessica Merchant with Liberty Drug, LLC & Nupetco Associates, LLC), is requesting preliminary subdivision for the property located at approximately 1010 E. 10600 S. The subdivision proposal consolidates several existing parcels into two (2) developable commercial lots. The previously developed retail building (recently occupied by Dollar Tree) is situated on Lot 2, and a new commercial site plan for Liberty Drug is proposed on Lot 1 (see the related file SPR03232026-007171).

See the attached Staff Report and Exhibits to review full details of the request.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission determine preliminary site plan review is substantially complete for the proposed Liberty Drug at 1010 E. 10600 S. in the SD (Carnation) zone based on the following findings and subject to the following conditions:

Findings:

1. That with a few additional modifications the applicant will meet the intent and substantially comply with most of the applicable Sandy City Architectural Design Standards.
2. The applicant has demonstrated that they have largely complied or intend to comply with the Land Development Code requirements for the SD (Carnation) Zone.
3. That this pharmacy will enhance the services for current Sandy City residents and visitors alike.
4. The proposed project will provide a financial benefit in terms of property tax to the City where it currently is vacant.

Conditions:

1. That the development will comply with all Building & Safety, Fire and Life Safety Codes

applicable to this type of use.

2. That the developer proceeds through the final site plan review process with staff. The Final Site Plan shall be in compliance with all Development Code requirements, staff redlines, items of planning staff concerns included in this report, and those modifications as required by the Planning Commission.
3. That the developer be responsible to meet all provisions of the (SD) zoning district and the Sandy City Architectural Design Requirements with the details finalized with staff during Final Site Plan Review.
4. That the requirements and conditions of the various City Departments and Divisions be met and finalized during the Final Site Plan Review process with staff.
5. That all future signage be reviewed and approved under a separate permit application and the existing or amended sign theme approval for the project area and be in conformance with City Code.
6. The applicant continues working with staff on ADS compliance for all sides of the building.
7. That the Planning Commission recommend approval of locating parking in front of the building as opposed to the side or rear.
8. That the applicant will consider staff's recommendation to modify the space on the north side and between the commercial buildings to include more landscaping and sidewalk connectivity.
9. That the developer be responsible for the placement of a temporary 6-foot-high chain link fence around the perimeter of the project during the construction phase of the project for security and safety. Said fence shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

MARTIN JENSEN
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum August 20, 2026

To: Planning Commission
From: Community Development Department
Subject: Liberty Drug (Site Plan)
1010 E. 10600 S.
[Community #12]

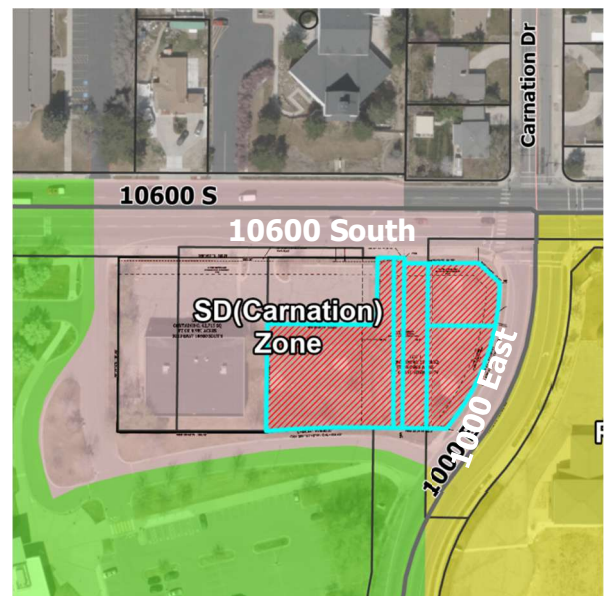
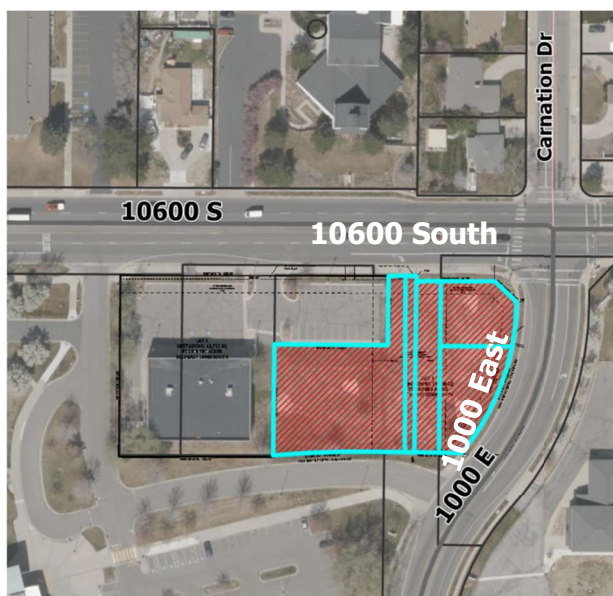
SPR03232026-007171
SD (Carnation) Zone
2 Lots, 1.84 Acres

Public Meeting Notice:

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

Request

The applicant, Clayton England with Hyperion Architects (representing the property owner, Jessica Merchant with Liberty Drug, LLC & Nupetco Associates, LLC), is requesting preliminary site plan review for the property located at 1010 E. 10600 S. The proposed site plan includes a 10,264 square foot commercial building along with parking and landscaping for the building.



Property Case History	
Case Number	Case Summary
R-97-06	Rezoning property to Convenience Commercial (CvC), August 1997
CODE-04-04	Rezoning property from CvC to SD-Carnation, May 2004
SPR-04-20	Site Plan Review for 106 th South Retail Center, Phase 1, Big 5 Sports, September 2004
CODE-10-19-5752	Amendments to the SD-Carnation zone to allow Pharmacies and Medical Offices as permitted uses in the zone and to reduce the code required landscaped front yard setbacks from 10 feet to 8 feet. Approved December 2019
SPR-08-19—5704	Site Plan Review for Jolley Pharmacy, February 2020

Background

The site plan is on Lot 2 of the proposed Pharm 106 Subdivision which is currently vacant. The new building will complete the commercial site and is situated to the East of the existing commercial building (formerly Big 5). The layout of the site plan is largely affected by the existing public utility easement left over when a portion of 1000 East was vacated.

The property is bordered by the Dimple Dell Recreation Center to the west and south in the OS zone, residential development in White City to the north, and a church and former Challenger School site to the east in the R-1-8 zone.

Public Notice and Outreach

This item was noticed to all property owners within 500 feet of the proposal on August 10, 2026. A notice was posted to the Utah Public Notice website and the city website. A physical copy of the notice was posted at City Hall. A public notice sign was also posted to the property 10 days prior to this public meeting.

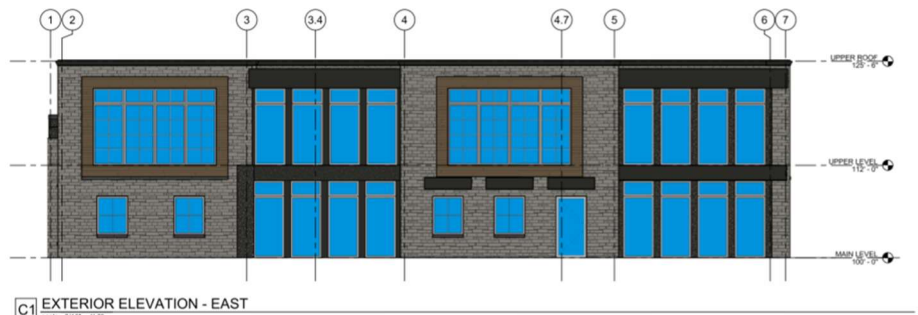
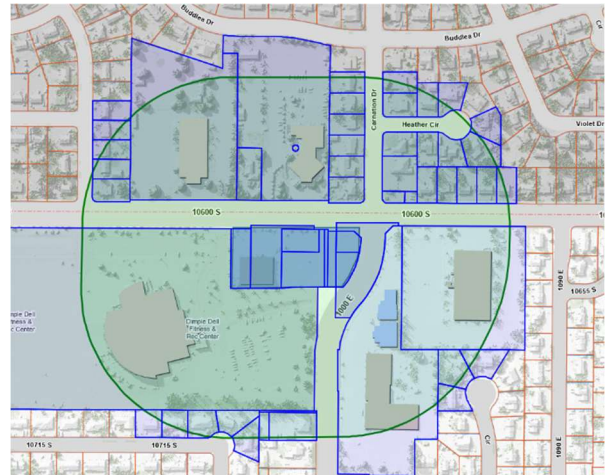
Analysis

Site Plan

The project is located in the SD (Carnation) zone which is a commercial zone. The Architectural Design Standards of the City will also need to be complied with.

The proposed building is the future home of Liberty Drug. It includes a retail and warehouse area for the business, which is a full-service compounding pharmacy. The building is twenty-five feet, six inches (25'6") tall and includes 10,264 square feet. The elevations show a mixture of stone veneer, faux wood paneling, and metal paneling on the exterior elevations. Several windows and doors are proposed along with some metal awnings that protrude from the structure. The primary elevation faces East towards 1000 East, where the main entrance is located.

Parking for the structure is provided as well with thirty (30) total spaces. Access to the building is provided from both 10600 South via shared access with the existing commercial building, and another entrance from 1000 East via a private driveway.



For landscaping, 13,756 square feet (29% of the site) is provided, which includes improvements to the parkstrip along both public street frontages, and interior landscaping to beautify the site.

Zoning and Land Use

Staff Finding: The SD (Carnation) zone allows pharmacy (including ancillary compounding) as a permitted use in the zone. Therefore, only Commercial Site Plan Review is required from the designated land use authority, the Sandy City Planning Commission, to entitle this project.

Site Access and Vehicle Parking

Staff Finding: As mentioned, there are two (2) accesses from public streets. Additionally, adequate parking has been provided with two (2) stalls in excess. The applicant will need to demonstrate the need for additional parking as part of the final review process, where up to ten (10) percent increase can be administratively approved.

The parking is located in front of the building on both street frontages, which is not compliant with the Architectural Design Standards. However, the Planning Commission may approve a variation to allow parking as proposed. Due to the location of the existing easements, staff supports a variation to allow the parking to occur as proposed.

Architectural Design Standards

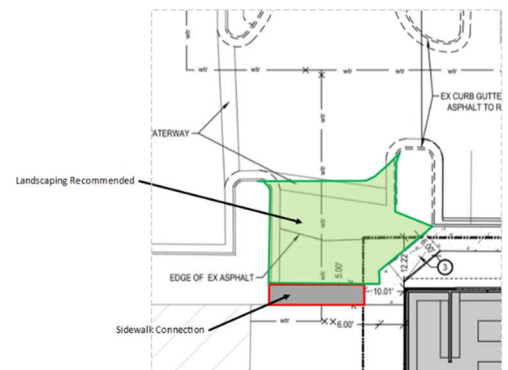
Staff Finding: The applicant is proposing three (3) main finish materials, stone veneer, metal paneling, and faux wood. Additional metal flashings and features are also provided. The front and sides (East, South and North façades) include several features such as several large window openings, metal awnings over windows and doors, and changes in the exterior finishing materials. However, the West facing façade is lacking in the same architectural interest and design.

With the retail portion of the structure towards the front of the building facing East, the applicant has proposed to place the warehouse portion of the building to the West, which portion includes much less architectural detail in regards to offsets, fenestration, and interest. Staff recommends the applicant work with staff to add features to the warehouse portion of the structure which include additional articulations at a minimum spacing of twenty-five (25) feet, window coverings, material changes, roof top elevation changes and the like according to the Architectural Design Standards (ADS) to bring that portion of the building into compliance. All rooftop appertunances and utility services to the building shall also be appropriately screened.

	METAL PANEL MOZ DESIGNS IW 1.5" HAT CHANNEL SYSTEM COLOR: PATINA 212D BLENDZ/PATINA
	STONE VENEER BEEHIVE BRICK & STONE COLOR: TBD
	FAUX WOOD PANELING KNOTWOOD - CLADDING 6" (ST) KEC150 COLOR: LIGHT OAK
	FLASHING / METAL FASCIA METAL ERA - DESIGN SERIES FASCIA: SHADOW LINE 8.5" COLOR: DARK BRONZE

Landscaping

Staff Finding: The applicant is providing twenty-nine (29) percent of the site in landscaping. Improvements along 10600 South and 1000 East are proposed in the parkstrip, and onsite improvements are also provided including landscaped parking islands, a retention area, and foundation landscaping along the front of the building. There are some areas that do not comply with live growth coverage that will require additional plantings, and some modifications to parking islands to ensure adequate landscaping widths. In addition, there is an area on the Southeast side of the building adjacent to the access where an additional landscape island is required by the ADS to provide a landscaped island on each end of the parking stalls. There is an area between the existing commercial building and proposed where a street access was previously going to be placed. Because of the building placement for Liberty Drug, this street connection is now moved to the East side of the project which leaves an awkward remnant of asphalt between the two buildings. Staff recommends, not requires, that the applicant work with the adjacent site and owner to remedy this area by installing additional landscaping and connecting the sidewalk to enhance the site and provide better pedestrian connectivity.



City Department Reviews

Staff Finding: *City department review of the Commercial Site Plan Review plans and documents submittal are being done concurrently with the writing of this report. A standard condition of approval will specify that all reviewing City Departments and Division's standards, specifications, and conditions, will be met and will be detailed in the future review processes with City Staff.*

Staff Concerns

- **Building design** – The building complies with ordinance in regards to finishing materials, and most of the elevations include the required amount of design to comply with the ADS. However, there are some aspects of the building that will require additional modification to bring all sides of the building into compliance.

Staff Recommendations

Staff recommends that the Planning Commission determine preliminary site plan review is substantially complete for the proposed Liberty Drug at 1010 E. 10600 S. in the SD (Carnation) zone based on the following findings and subject to the following conditions:

Findings:

1. With a few additional modifications the applicant will meet the intent and substantially comply with most of the applicable Sandy City Architectural Design Standards.
2. The applicant has demonstrated that they have largely complied or intend to comply with the Land Development Code requirements for the SD (Carnation) Zone.
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Planner:



Clinton Spencer, AICP
Development Services Manager

File Name: S:\Users\PLN\STAFFRPT\2026\SPR03232026-007171 Liberty Drug Site Plan

Exhibit "A"
See the attached file for full information

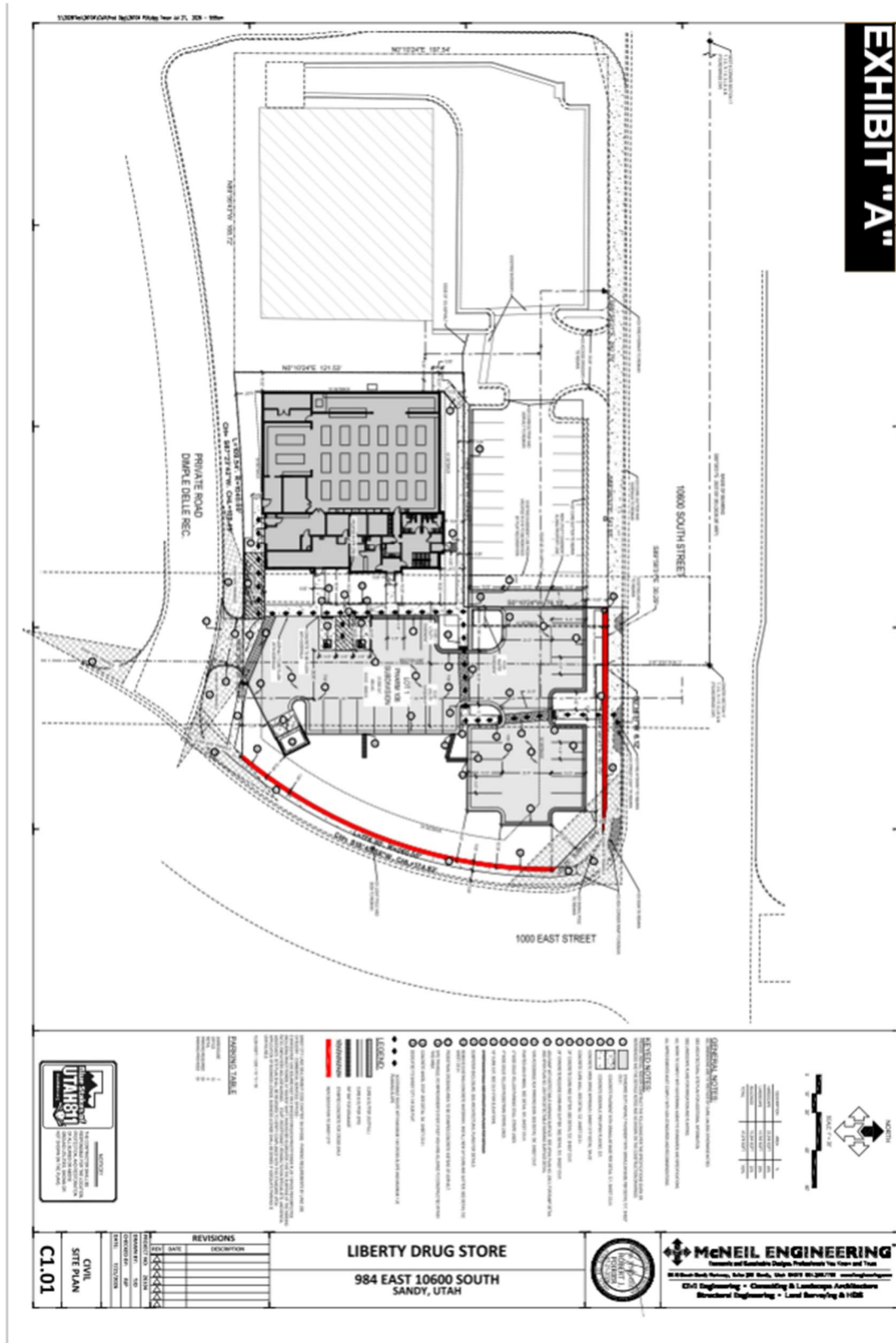
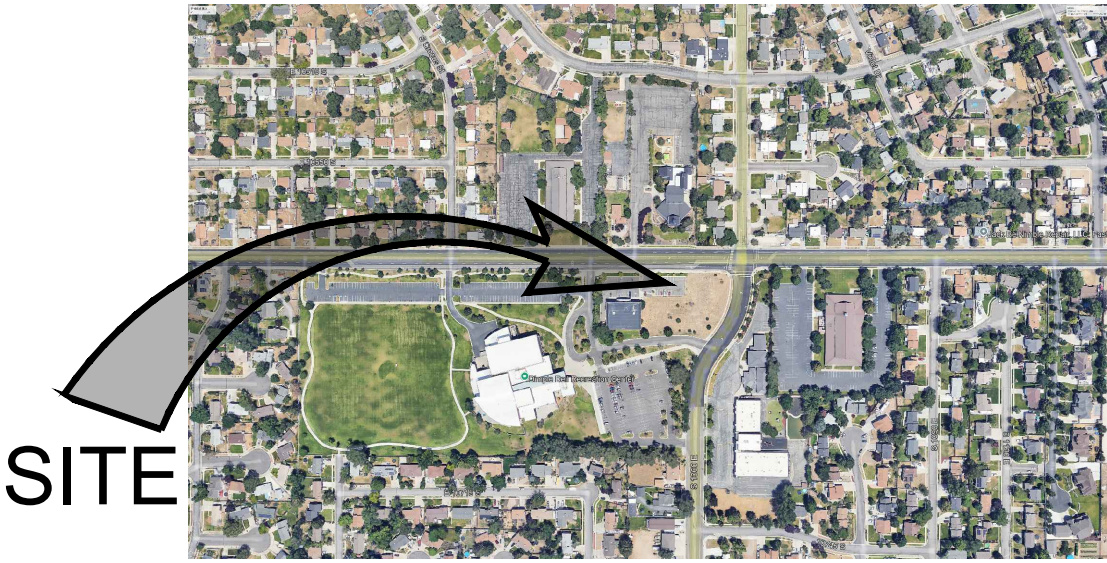
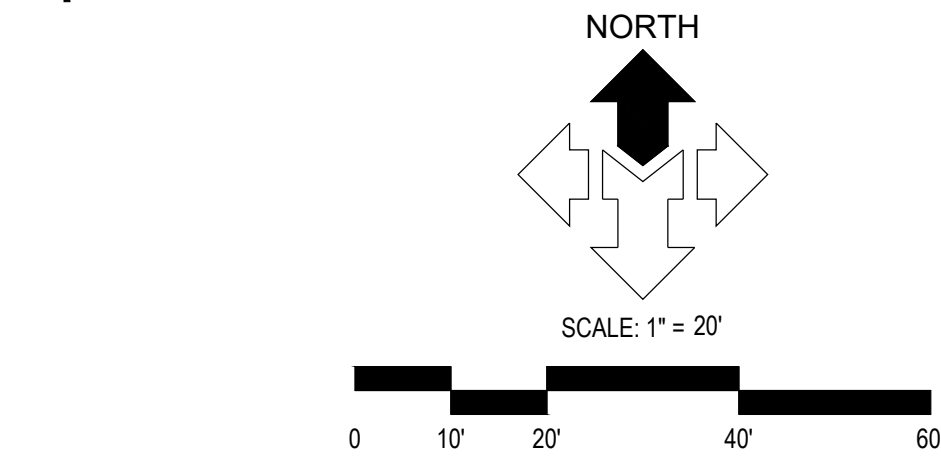
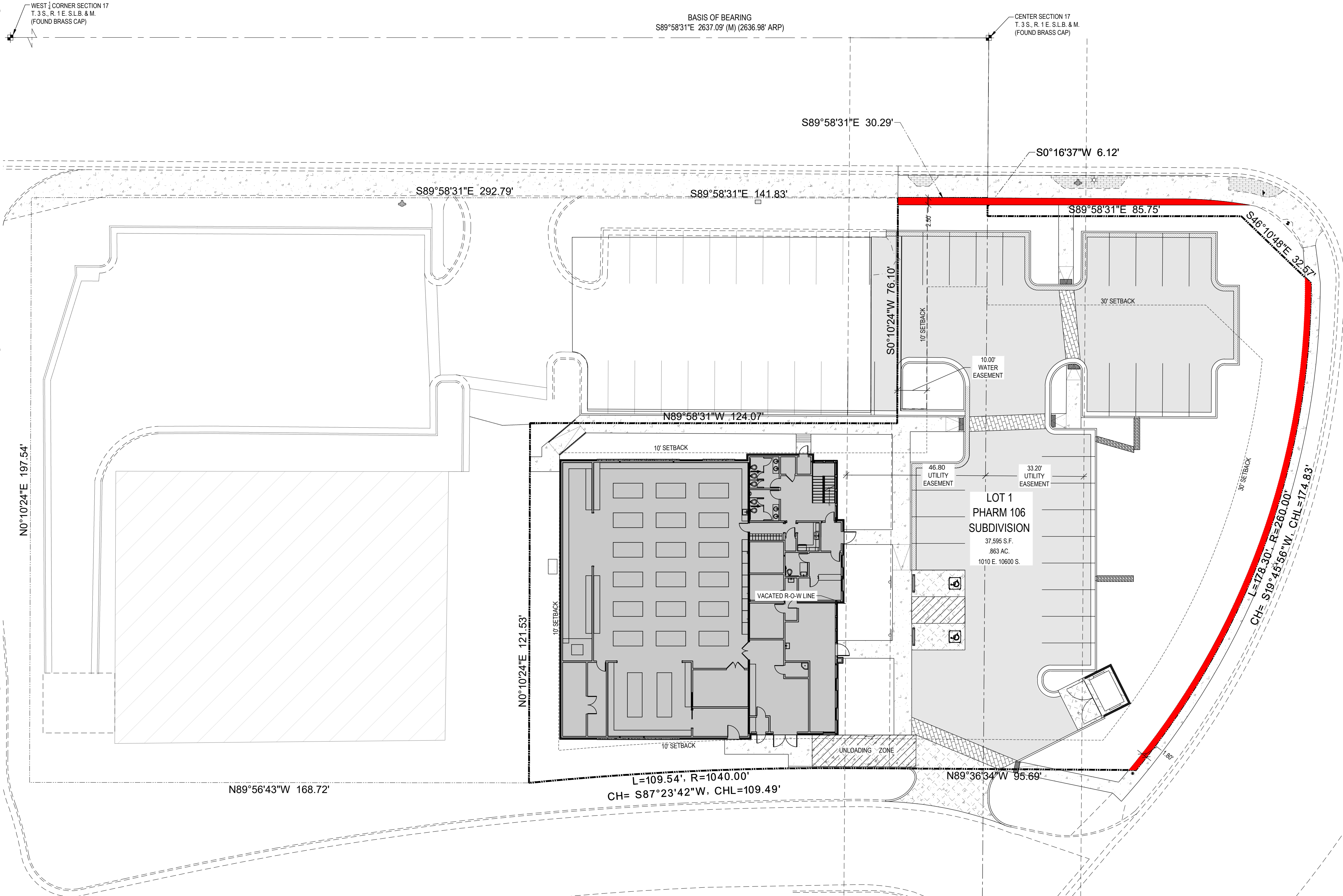


EXHIBIT "A"

LIBERTY DRUG STORE
CONSTRUCTION PLANS
984 EAST 10600 SOUTH
SANDY, UTAH



VICINITY MAP
N.T.S.



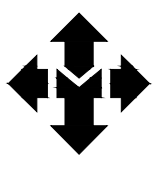
DRAWING INDEX	
SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C1.01	CIVIL SITE PLAN
C2.01	GRADING AND DRAINAGE PLAN
C2.10	EROSION CONTROL PLAN
C4.01	SITE UTILITY PLAN
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS
C5.03	EROSION CONTROL NOTES

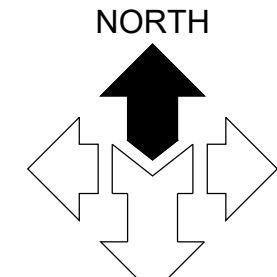
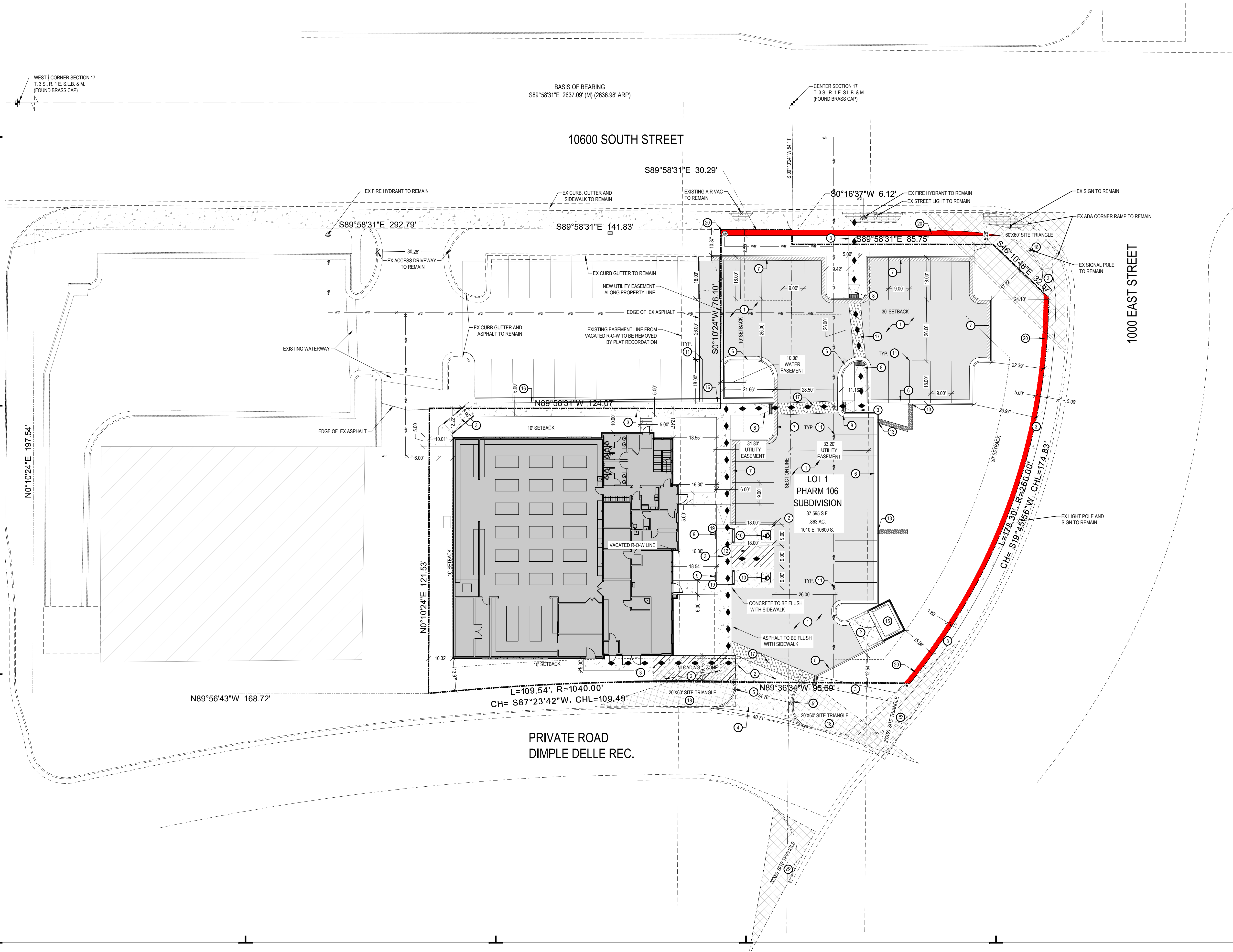
ALL WORK AND MATERIALS FOR WATER
MUST CONFORM TO SANDY CITY
STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER
MUST CONFORM TO SANDY SUBURBAN
I.D. STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS MUST
CONFORM TO APWA STANDARDS AND
SPECIFICATIONS

DEVELOPER & OWNER
OWNER: JESSIE & JENNA MERCHANT
497 W 4800 S
MURRAY, UT 84123
jessie.merchant@gmail.com
jennalibertydrug@gmail.com

 **McNEIL ENGINEERING™**
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS



SCALE: 1" = 20'



DESCRIPTION	AREA	%
HARDSCAPE	23,249 SQFT	49%
LANDSCAPE	13,765 SQFT	29%
BUILDINGS	10,264 SQFT	22%
TOTAL	47,278 SQFT	100%

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.
ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
 - CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01.
 - CONCRETE SIDEWALK, PER APWA PLAN NO. 231.
 - CONCRETE OPEN DRIVE APPROACH, SANDY CITY DETAIL 'DA-03'.
 - CONCRETE CURB WALL. SEE DETAIL 'C2', SHEET C5.01.
 - 24" CONCRETE CURB AND GUTTER. SEE DETAIL 'D2', SHEET C5.01.
 - 24" CONCRETE RELEASE CURB AND GUTTER. SEE DETAIL 'D3', SHEET C5.01.
 - ADA RAMP WITH DETECTABLE WARNING SURFACE. SEE APWA PLAN NO. 236.3, FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.
 - VAN ACCESSIBLE ADA PARKING SIGN. SEE DETAIL 'D6', SHEET C5.01.
 - PAINTED ADA SYMBOL. SEE DETAIL 'D5', SHEET C5.01.
 - 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
 - 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
 - 18" CURB CUT. SEE C2.01 FOR ELEVATIONS.
 - 8" RETAINING WALL. SEE STRUCTURAL PLANS FOR DETAILS.
 - DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - REMOVE EXISTING CONCRETE WATERWAY. INSTALL NEW 24" CURB AND GUTTER. SEE DETAIL 'D2', SHEET C5.01.
 - PEDESTRIAN CROSSING AREA TO BE STAMPED CONCRETE INSTEAD OF ASPHALT.
 - SITE TRIANGLE. NO IMPROVEMENTS OVER 3 FEET HIGH ARE ALLOWED TO CONSTRUCT WITHIN THIS AREA.
 - CONCRETE WHEEL STOP. SEE DETAIL 'D4', SHEET C5.01.
 - DEDICATED TO SANDY CITY VIA SUB PLAT.

LEGEND:

- CURB & GUTTER (OUTFALL)
- CURB & GUTTER (STD)
- RIP RAP FOR DRAINAGE
- STAMPED CONCRETE FOR CROSS WALK
- NEW DEDICATION TO SANDY CITY

SANDY CITY LAND DEVELOPMENT CODE CHAPTER 15A-24-09(B) - PARKING REQUIREMENTS BY LAND USE CATEGORY - COMMERCIAL SERVICES, OFFICES:
5 SPACES PER 1,000 SQUARE FEET OR 4 SPACES FOR EACH PRACTITIONER PLUS 1 SPACE PER EMPLOYEE (INCLUDING PRACTITIONER) AT HIGHEST SHIFT, WHICHEVER IS GREATER. FOR THE PURPOSE OF THE PARKING RATIO, EMPLOYEES INCLUDE NURSING STAFF, RECEPTIONIST, REHABILITATION SPECIALISTS, AND DENTAL ASSISTANTS. SITE PLAN SHALL BE REVIEWED TO VERIFY COMPLIANCE WITH THIS STANDARD UPON APPLICATION OF BUSINESS LICENSE. BUSINESS LICENSE SHALL BE DENIED IF ADEQUATE PARKING IS UNAVAILABLE.

10,264 SQFT / 1,000 = 10 * 5 = 50

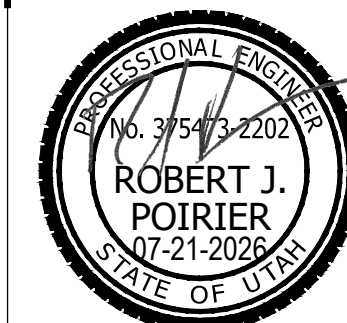
PARKING TABLE

WAREHOUSE	7
OFFICE	15
RETAIL	6
PARKING REQUIRED	28
PARKING PROVIDED	30



NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8410 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.355.7700 mcnengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS



LIBERTY DRUG STORE
984 EAST 10600 SOUTH
SANDY, UTAH

REVISIONS		DESCRIPTION
REV	DATE	

PROJECT NO: 26104
DRAWN BY: TJO
CHECKED BY: RJP
DATE: 7/21/2026

CIVIL SITE PLAN
C1.01

SANDY CITY STORM WATER NOTES

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING ANY CONSTRUCTION.
2. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
3. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
4. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE CONSULTING ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, AND STRUCTURES (INLET BOXES, COMBO BOXES, AND JUNCTION BOXES). SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
6. ALL MATERIALS AND WORK DONE IN UDOT RIGHT-OF-WAY SHALL CONFORM TO UDOT STANDARDS AND SPECIFICATIONS.
7. NON-SHRINK GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM DRAIN FACILITIES.
8. CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE AND GROUT AT CONNECTION OF PIPE TO BOX TO A SMOOTH FINISH. ADDITIONALLY, ALL JAGGED OR SHARP EDGES AT PIPE CONNECTIONS ARE TO BE REMOVED AND GROUTED SMOOTH.
9. GROUT BETWEEN GRADE RINGS. FOR EACH INLET BOX THAT IS PROPOSED TO BE LOCATED NEXT TO A CURB, THE CURB AND GUTTER CONTRACTOR IS RESPONSIBLE TO REMOVE ALL PROTRUDING, JAGGED OR SHARP CONCRETE EDGES AND TO GROUT BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX. GROUT TO CREATE A SMOOTH, BEVELED TRANSITION AT ALL EDGES IN CLEAN OUT AND INLET BOXES. GROUT AROUND ALL EDGES OF THE RESTRICTIVE ORIFICE PLATE.

10. REMOVE SNAP TIES, NAILS, REBAR AND OTHER PROTRUSIONS FROM THE BOX OR PIPE INSIDE SURFACE, AS WELL AS ALL FORM WORK, PLASTIC AND CARDBOARD.
11. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL INLET, CLEAN OUT BOXES, AND PIPE. THE BOXES AND PIPES ARE TO BE MAINTAINED IN A CLEANED CONDITION UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
12. CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
13. WHERE A SUMP IS REQUIRED, THE SANDY CITY PUBLIC UTILITIES INSPECTOR SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE AN OPPORTUNITY TO CHECK THE VOLUME OF GRAVEL AND GRAVEL GRADATION.
14. SIGNS MUST BE POSTED NEAR EACH INLET BOX LOCATED IN A DRINKING WATER RECHARGE ZONE, WITH THE FOLLOWING WORDS "WARNING THIS IS A DRINKING WATER AQUIFER RECHARGE AREA. DISPOSAL OF ANY WASTE MATERIALS IN THE STORM WATER IS STRICTLY PROHIBITED."
15. ALL INLET, COMBO AND JUNCTION BOXES SHALL BE PLACED ON 12" (MIN.) COMPACTED STABILIZATION MATERIAL.
16. A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 80% OR 90% BOND RELEASE AND AGAIN BEFORE FINAL BOND RELEASE.
17. A REPRESENTATIVE OF THE MANUFACTURER OR SUPPLIER SHALL BE ON SITE DURING INSTALLATION OF OILWATER SEPARATORS AND UNDERGROUND DETENTION / RETENTION SYSTEMS. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE A LETTER STATING THAT THE SYSTEM WAS INSTALLED PER MANUFACTURER'S SPECIFICATIONS. IF IT IS UNKNOWN WHETHER A REPRESENTATIVE IS REQUIRED TO BE PRESENT DURING INSTALLATION, CONTACT THE SANDY CITY PUBLIC UTILITIES INSPECTOR.
18. A STAMPED "LETTER OF CONFORMANCE" FROM THE DESIGN ENGINEER IS REQUIRED TO BE SUBMITTED TO SANDY CITY PUBLIC UTILITIES DEPARTMENT, PRIOR TO 90% BOND RELEASE, STATING THAT STORM WATER FLOW CONTROL ELEMENTS AND STORM WATER TREATMENT FACILITIES (E.G. DETENTION, RETENTION, LID BEST MANAGEMENT PRACTICES, OIL-WATER SEPARATORS, SUMPS, ETC.) WERE CONSTRUCTED ACCORDING TO THE APPROVED PLANS.

BASIS OF BEARING
S89°58'31"E 2637.09' (M) (2636.98' ARP)

CENTER SECTION 17
T.3 S., R.1 E. S.1 B. & M.
(FOUND BRASS CAP)

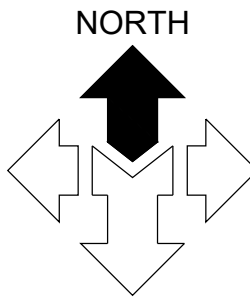
S89°58'31"E 30.29'

FFE = 4600.75'

ROOF DRAIN IE = 4598.20'

EXTEND FOUNDATION DOWN 2.5' BELOW FL

EXTEND FOUNDATION WALL - 4602.00'



SCALE: 1" = 20'

SANDY CITY GENERAL NOTES:

1. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION, ADDENDUMS, AND SPECIAL PROVISIONS THERETO AND AS DIRECTED BY THE CITY ENGINEER, OR HIS AUTHORIZED REPRESENTATIVE. THE CURRENT EDITION IS AVAILABLE AT: <http://sandy.utah.gov/government/public-works-standard-specifications.html>
2. CONCRETE SHALL MEET THE REQUIREMENTS SPECIFIED IN SECTIONS 03000 AND 03300.
3. REINFORCING STEEL SHALL MEET THE REQUIREMENTS SPECIFIED IN SECTION 03200.
4. PRECAST MANHOLES AND STRUCTURES SHALL MEET THE REQUIREMENTS SPECIFIED IN SECTION 03400. COMBO AND JUNCTION BOXES SHALL BE CAST-IN-PLACE UNLESS SPECIFIED AND/OR APPROVED BY THE CITY REPRESENTATIVE.
5. BACKFILL SHALL MEET THE REQUIREMENTS SPECIFIED IN SECTION 02240.
6. COMPACTION SHALL BE 96% PER SPECIFICATIONS IN SECTION 02240.
7. PIPE SIZE, ELEVATION, AND LOCATION SHALL BE SHOWN ON APPROVED CONSTRUCTION DRAWINGS.
8. MANHOLE RING AND COVER SHALL BE D&L SUPPLY MODEL I-3517 (FOR SLOPES LESS THAN 2%) OR MODEL I-3518 (FOR SLOPES GREATER THAN 2%) OR APPROVED EQUAL.
9. INLET FRAME, GRATE, AND HOOD SHALL BE D&L SUPPLY MODEL I-3517 (FOR SLOPES LESS THAN 2%) OR MODEL I-3518 (FOR SLOPES GREATER THAN 2%) OR APPROVED EQUAL.
10. THROAT OPENING HEIGHT OF CURB INLET SHALL BE A MIN. OF 4".
11. WHEN A CURB INLET BOX IS INSTALLED IN A LOCATION WITH EXISTING CURB AND GUTTER, THE CURB AND GUTTER SHALL BE REPLACED TO THE NET JOINT OR AS DIRECTED BY THE CITY REPRESENTATIVE.
12. REBAR SPICE FOR CAST-IN-PLACE STRUCTURES SHALL BE MIN. 40" DIAMETERS.
13. PIPE TO STRUCTURE COLLAR (SEE SHEET SD-06) SHALL BE INSTALLED FOR ALL PIPE TO STRUCTURE CONNECTIONS FOR CURB INLET BOXES, COMBO BOXES, AND JUNCTION BOXES.

GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (IF AVAILABLE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPLETED AND SIGNED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.10 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTORS FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.

- 1 GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
- 2 RETENTION POND: 3:1 MAX SIDE SLOPES.
- 3 18" CURB CUT.
- 4 8" SDR-35 PVC ROOF DRAIN LINE.

LEGEND:

- CURB & GUTTER (OUTFALL)
- CURB & GUTTER (STD)
- RIP RAP FOR DRAINAGE
- STAMPED CONCRETE FOR CROSS WALK

COMMON GRADING ABBREVIATIONS:

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

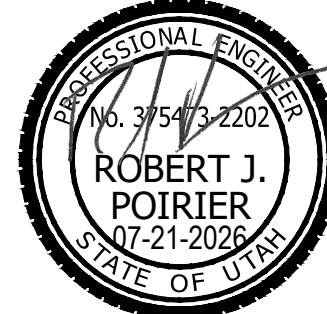
- BFE BASEMENT FLOOR ELEVATION
- BW FINISH GRADE AT BOTTOM OF WALL
- EX or EXIST EXISTING
- EOA EDGE OF ASPHALT
- EOC EDGE OF CONCRETE
- FFE FINISH FLOOR ELEVATION
- FG FINISH GRADE
- FL FLOW LINE
- GB GRADE BREAK
- HP HIGH POINT
- LP LOW POINT
- NG NATURAL GROUND
- SDCB STORM DRAIN CATCH BASIN
- SDCO STORM DRAIN CLEANOUT BOX
- SDCB STORM DRAIN DRAIN BASIN
- SDMH STORM DRAIN MANHOLE
- TBC TOP BACK OF CURB
- TOA TOP OF ASPHALT
- TOC TOP OF CONCRETE
- TOG TOP OF GRATE
- TOW TOP OF WALL
- TW FINISH GRADE AT TOP OF WALL
- WW WATERWAY



NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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SANDY, UTAH

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 26104

DRAWN BY: TJO

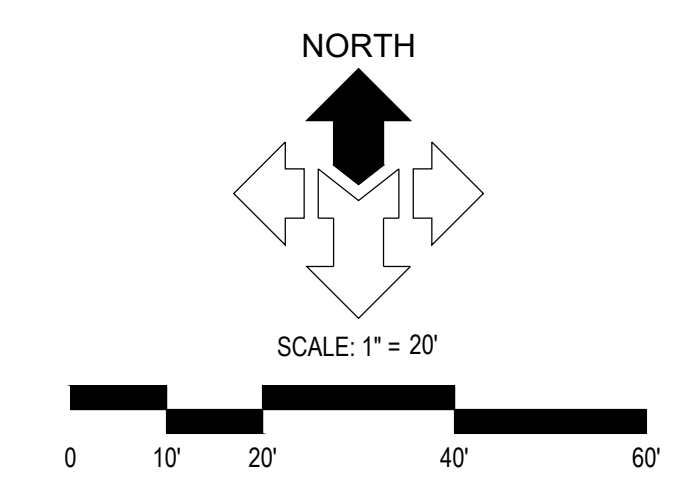
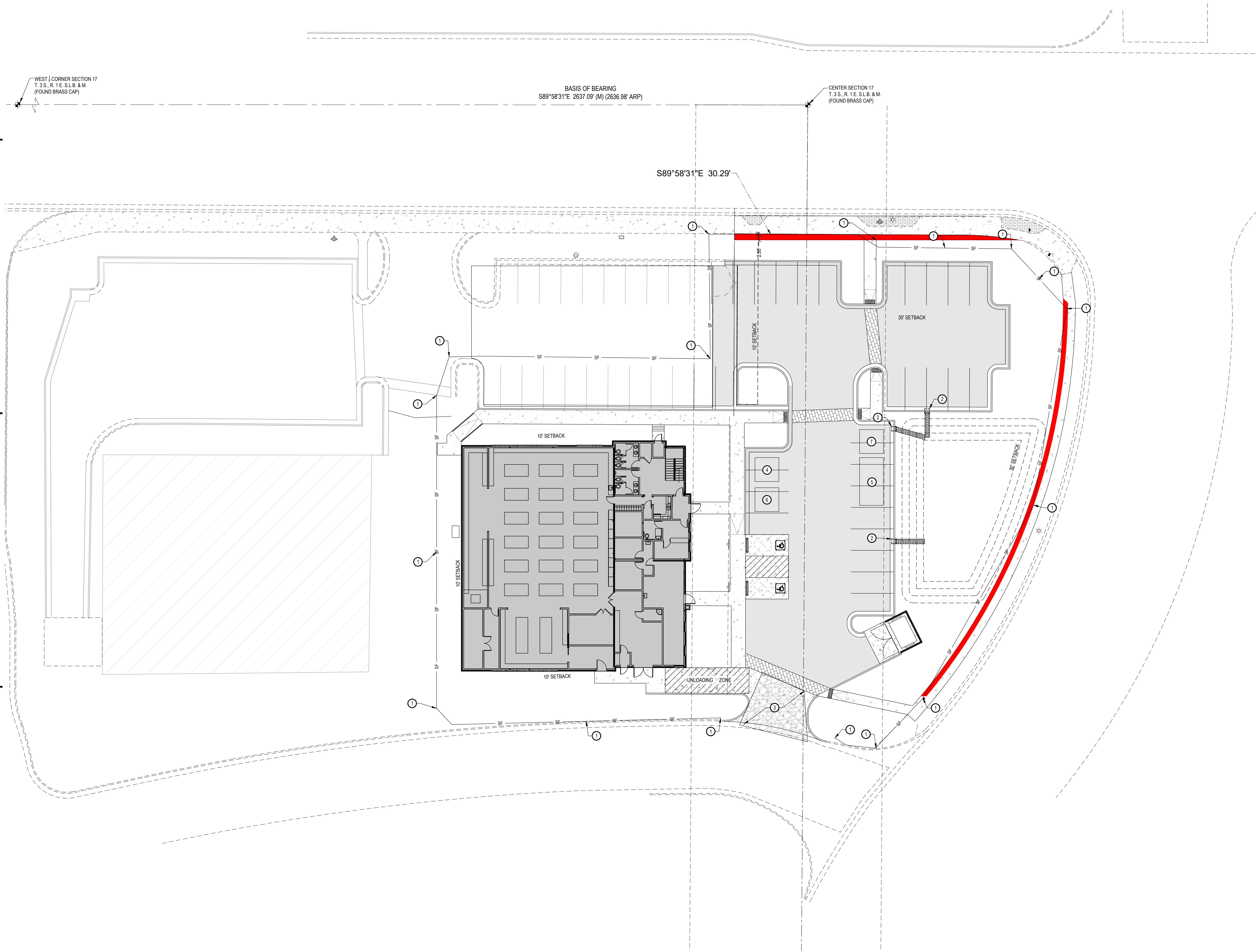
CHECKED BY: RJP

DATE: 7/21/2026

GRADING AND
DRAINAGE
PLAN

C2.01

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GENERAL NOTES:
THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS REFERRED TO ON THIS SHEET SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT "OPEN" FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

MAINTENANCE:
THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.

SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

- KEYED NOTES:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- ① SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'C3', SHEET C5.03.
 - ② INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'A1', SHEET C5.03.
 - ③ TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 'C1', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
 - ④ CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1' HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPSTER WHEN FULL AND LEGALLY DISPOSE OF. SEE DETAIL 'A3', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
 - ⑤ CONSTRUCTION DUMPSTER. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
 - ⑥ PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING. BUILD 6" BERM AROUND TOILET TO CONTAIN ANY SPILLS OR LEAKAGE. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. SEE DETAIL 'C3', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
 - ⑦ MATERIAL STORAGE AND STOCK PILE AREA. SEE DETAIL 'A5', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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984 EAST 10600 SOUTH
SANDY, UTAH

REVISIONS	
REV	DESCRIPTION

PROJECT NO: 26104

DRAWN BY: TJO

CHECKED BY: RJP

DATE: 7/21/2026

EROSION CONTROL PLAN

C2.10

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



LANDSCAPE SCHEDULE

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	DETAIL
DECIDUOUS TREES					
	4	MESA GLOW BIGTOOTH MAPLE	ACER GRANDIDENTATUM 'JFS-Numex3' PP27830 MESA GLOW	2" CAL	D/L5.01
	8	CORAL SUN GOLDEN RAIN TREE	KOELREUTERIA PANICULATA 'CORAL SUN'	2" CAL	D/L5.01
	7	GREEN VASE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	2" CAL	D/L5.01
	4	EXISTING DECIDUOUS TREE TO REMAIN			
EVERGREEN TREES					
	16	GREY GLEAM UPRIGHT JUNIPER	JUNIPERUS SCOPULORUM 'GREY GLEAM'	5' HT.	E/L5.01
SHRUBS					
	18	SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA	5 GAL.	B/L5.01
	28	FERN BUSH	CHAMAEBATIARIA MILLEFOLIUM	5 GAL.	B/L5.01
	67	BABY BLUE DWARF RUBBER RABBITBRUSH	ERICAMERIA NAUSEOSA 'BABY BLUE'	5 GAL.	B/L5.01
	33	HILLSIDE CREEPER SCOTCH PINE	PINUS SYLVESTRIS 'HILLSIDE CREEPER'	5 GAL.	B/L5.01
	65	JADE PARADE SAND CHERRY	PRUNUS PUMILA 'UCONNPP002' PP33,014	5 GAL.	B/L5.01
	35	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL.	B/L5.01
ORNAMENTAL GRASSES					
	62	FOERSTER'S FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	1 GAL.	A/L5.01
	96	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL.	A/L5.01
SYMBOL					
BOULDERS					
	49	"BROWNS CANYON" BOULDERS	BURY 1/3 THE DEPTH OF THE BOULDER INTO FINISH GRADE. DO NOT USE BOULDERS THAT ARE LESS THAN 24" DIAMETER. BOULDER SHALL BE WASHED AND FREE OF DIRT AND OTHER FOREIGN DEBRIS	2'-4" DIAMETER IN ALL DIRECTIONS	BOULDERS FROM BROWN'S CANYON QUARRY. CONTACT ONE SOURCE MATERIALS, ONESOURCEMATERIALS.COM, (385) 447-9374. F/L5.01
CRUSHED ROCK					
	13,996 S.F.	"BROWNS CANYON" CRUSHED ROCK	INSTALLED A MINIMUM 4" DEEP. INSTALL OVER DEWITT'S 4-1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	3/4" DIAMETER	CRUSHED ROCK FROM BROWN'S CANYON QUARRY. CONTACT ONE SOURCE MATERIALS, ONESOURCEMATERIALS.COM, (385) 447-9374. G/L5.01
	2,223 S.F.	"BROWNS CANYON" CRUSHED ROCK	INSTALLED A MINIMUM 4" DEEP. INSTALL OVER DEWITT'S 4-1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	2'-4" DIAMETER	CRUSHED ROCK FROM BROWN'S CANYON QUARRY. CONTACT ONE SOURCE MATERIALS, ONESOURCEMATERIALS.COM, (385) 447-9374. G/L5.01
	ALWAYS PLANT ACCORDING TO CENTER POINT OF THE SYMBOL				

SANDY CITY DATA

CH. 21-20: SPECIAL DEVELOPMENT (SD) DISTRICTS		
21-25-2: COMMERCIAL AND INDUSTRIAL LANDSCAPING REQUIREMENTS		
ZONED AS	SD (CARNATION)	
TOTAL SITE AREA	47,054 s.f.	
ON-SITE LANDSCAPE AREA	13,077 s.f.	
	REQUIRED	PROVIDED
GENERAL:		
LANDSCAPE DEPTH ALONG 10600 SOUTH	8' WIDE	YES
LANDSCAPE DEPTH ALONG 1000 EAST	15' WIDE	YES
LANDSCAPE DEPTH ALONG REAR & SIDE YARDS	5' WIDE	YES
TREES - 1 PER 500 S.F. OF ON-SITE LANDSCAPE	26	30
ON-SITE EVERGREEN TREES	40% MIN.	42%
OVERALL PLANT COVERAGE EXCLUDING TREE CANOPIES	33% MIN.	45%
SETBACKS:		
BUILDING SETBACK FROM 10600 SOUTH	30' MIN.	YES
BUILDING SETBACK FROM 1000 EAST REALIGNMENT	15' MIN.	YES
PARKSTRIP:		
STREET TREES - 1 PER 25' OF FRONTAGE		YES
PARKING LOT:		
TOTAL INTERIOR LANDSCAPE AREA	5% MIN.	8%
PLANT COVERAGE	50% MIN.	50%
LANDSCAPE AREA SIZE	5' WIDE MIN.	YES
TOTAL NUMBER OF TREES - 1 PER 7 STALLS	30 STALLS / 7 = 4	5

REFERENCE NOTES

- L-1. CONCRETE MOWSTRIP
DETAIL H/L5.01
- L-2. 20'x60' SIGHT TRIANGLE - ANY TREES WITHIN THIS AREA NEED TO BE TRIMMED UP TO A HEIGHT OF 8 FEET OVER THE SIDEWALK AND 14 FEET OVER THE STREET. NO OBJECTS 3 FEET OR TALLER MAY BE INSTALLED IN THIS AREA INCLUDING LANDSCAPE.

GENERAL NOTE

1. REFER TO COMMON EARTHWORK, TOPSOIL & GRADING, AND PLANTING NOTES ON SHEET L0.01

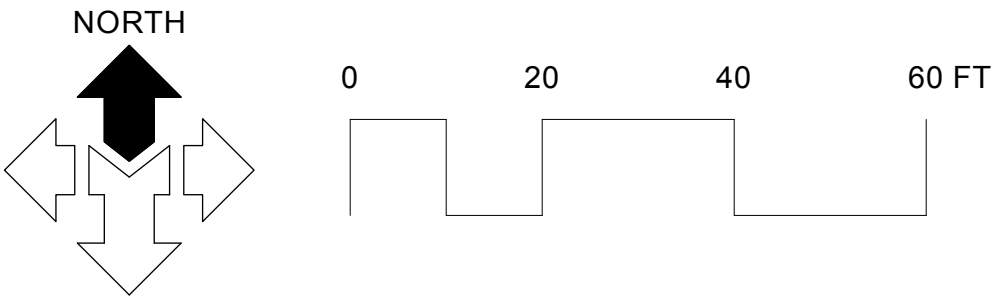
AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call Before You Dig

1-800-662-4111

NOTICE!

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SANDY, UTAH

REVISIONS

REV	DATE	DESCRIPTION
1	6/8/26	CITY REVIEW COMMENTS
2	7/8/26	CITY REVIEW COMMENTS
3	7/22/26	REVISED BUILDING FOOTPRINT

PROJECT NO: 26104

DRAWN BY: TG

CHECKED BY: SS

DATE: MARCH 2026

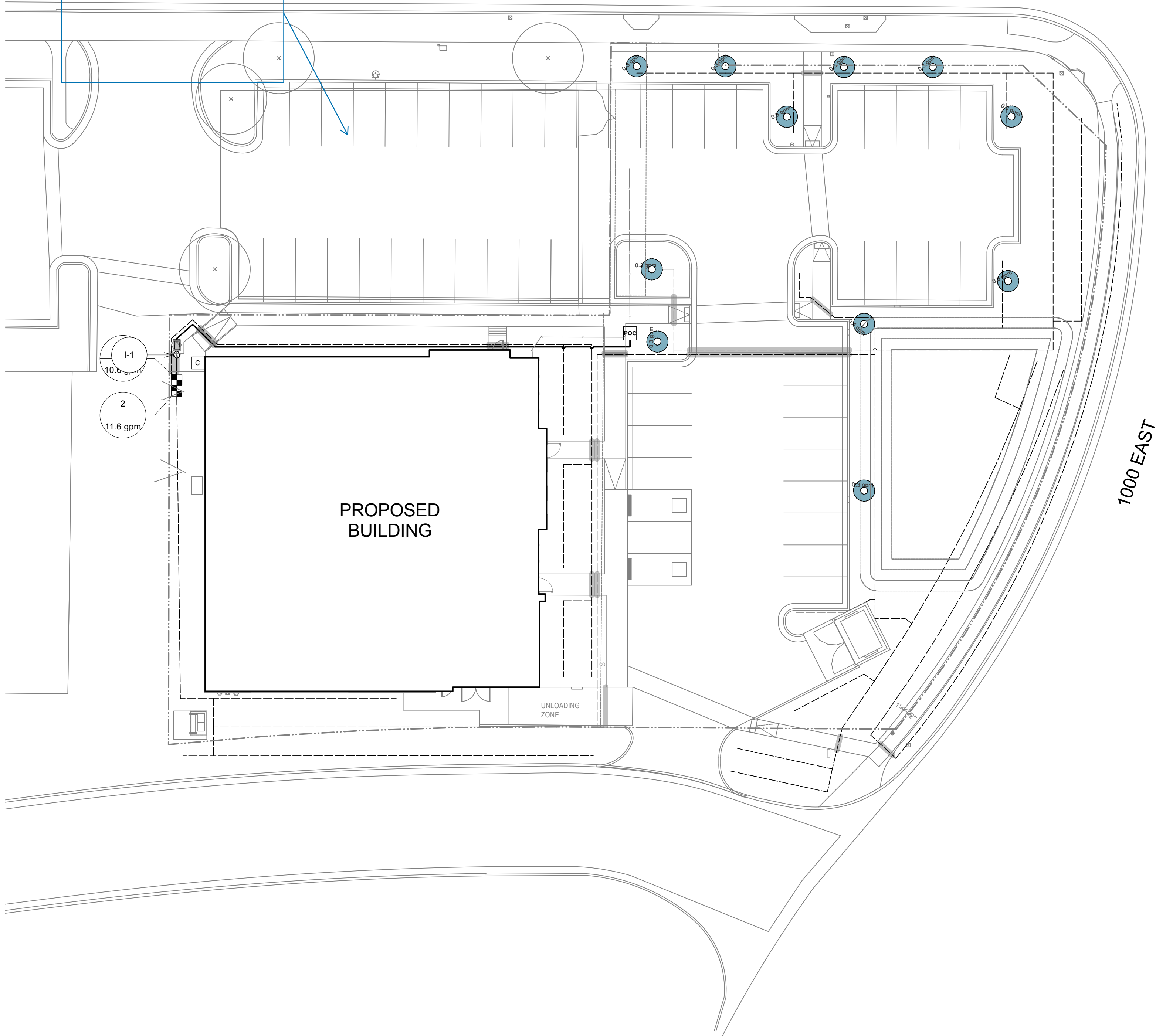
PROPERTY NO:

LANDSCAPE PLANTING PLAN

L2.01

08/13/26 Code Sec 21-23-11 (c&d)
Please include photometrics for this site

10600 SOUTH



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	DETAIL
DRIP AREAS				
	TREE DRIP RING W/ ROWS SPACED @ 24" APART	NETAFIM	TLCV9-12	F/L5.02
VALVES				
	DRIP CIRCUIT CONTROL VALVE	RAIN BIRD	XCZ-100-PRB-COM DRIP ZONE KIT WITH 100-PEB CONTROL VALVE AND BASKET FILTER WITH BUILT-IN PRV	C/L5.02
OTHER EQUIPMENT				
	EPA WATER SENSE CERTIFIED IRRIGATION SMART CONTROLLER	RAIN BIRD	ESP-ME3 WITH LNK2 WIFI MODULE AND WR2-RFC RAIN + FREEZE COMBO SENSOR	G/L5.03
	POINT OF CONNECTION			A/L5.03
	CONCRETE PAD FOR BACKFLOW PREVENTER			C/L5.03
	WATER METER	FLOMEC	QSE MAG FLOW METER	
PIPE				
	1" DRIP SUPPLY LINE, 1/2" SWING PIPE (FUNNY PIPE) AND EMITTERS NOT SHOWN ON PLAN FOR GRAPHIC CLARITY.		SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC FITTINGS.	A/L5.02
	1" MAIN LINE		SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 PVC FITTINGS.	A/L5.02
	VALVE NUMBER VALVE FLOW PIPE SLEEVE UNDER NEW PAVING		SCHEDULE 40 PVC	B/L5.02

REFERENCE NOTES

- I-1. INSTALL NEW WATER METER ON OUTLET SIDE OF BACKFLOW PREVENTION ASSEMBLY AND HOUSE WITHIN A VALVE BOX - SIZE TO MATCH BACKFLOW PREVENTION ASSEMBLY

GENERAL NOTE

1. REFER TO IRRIGATION NOTES ON SHEET L0.01

EMITTER SCHEDULE

PLANT NAME	DRIP EMISSION DEVICE	MANUFACTURER	MODEL	DETAIL
CORAL SUN GOLDEN RAIN TREE	(4) 5-GPH Emitter	RAIN BIRD IRRIGATION	PCT05 (BEIGE)	E/L5.02
GREEN VASE ZELKOVA	TREE DRIP RING	NETAFIM	TLCV9-12	F/L5.02
GREY GLEAM UPRIGHT JUNIPER	(2) 5-GPH Emitter	RAIN BIRD IRRIGATION	PCT05 (BEIGE)	E/L5.02
MESA GLOW BIGTOOTH MAPLE	TREE DRIP RING	NETAFIM	TLCV9-12	F/L5.02
BABY BLUE DWARF RUBBER RABBITBRU	(1) 2-GPH Emitter	RAIN BIRD IRRIGATION	XB720 (RED)	D/L5.02
BLUE OAT GRASS	(1) 2-GPH Emitter	RAIN BIRD IRRIGATION	XB720 (RED)	D/L5.02
FERN BUSH	(1) 2-GPH Emitter	RAIN BIRD IRRIGATION	XB720 (RED)	D/L5.02
FOERSTER'S FEATHER REED GRASS	(1) 2-GPH Emitter	RAIN BIRD IRRIGATION	XB720 (RED)	D/L5.02
GRO-LOW FRAGRANT SUMAC	(1) 2-GPH Emitter	RAIN BIRD IRRIGATION	XB720 (RED)	D/L5.02
HILLSIDE CREEPER SCOTCH PINE	(1) 2-GPH Emitter	RAIN BIRD IRRIGATION	XB720 (RED)	D/L5.02
JADE PARADE SAND CHERRY	(1) 2-GPH Emitter	RAIN BIRD IRRIGATION	XB720 (RED)	D/L5.02
SASKATOON SERVICEBERRY	(1) 5-GPH Emitter	RAIN BIRD IRRIGATION	PCT05 (BEIGE)	D/L5.02

LANDSCAPE WATER ALLOWANCE

Project Name: Liberty Drug Store
Project Address: 984 East 10600 South Sandy, Utah
Prepared By: Taylor Goodnoe
Date: 2026-07-07

A. *Total Irrigated Landscape Area in (sq.ft.)	14,919
B. Annual ET _o for Lanscape Area (inches per growing season)	31.18
	0.62
	X
C. Landscape Water Allowance (gallons per growing season)	288,408

MONTHLY IRRIGATION SCHEDULE

VALVE NUMBER	PLANT TYPE	IRRIGATION TYPE	FLOW RATE (GPM)	PRECIP. RATE (in/hr)	# OF CYCLE TIMES TO PREVENT RUNOFF	RUN TIME (MINUTES)	90 DAY ESTABLISHMENT PERIOD		WATERING DAYS PER WEEK LONG TERM												
							FIRST 30 DAYS	LAST 60 DAYS	J	F	M	A	M	J	J	A	S	O	N	D	
1	TREES/SHRUBS	DRIP	10.6	NA	1	60	3	3	0	0	0	0	1	1	2	2	2	1	1	0	0
2	TREES/SHRUBS	DRIP	11.6	NA	1	60	3	3	0	0	0	0	1	1	2	2	2	1	1	0	0

SANDY CITY NOTES

- LANDSCAPE WATER METER: A WATER METER AND BACKFLOW PREVENTION ASSEMBLY THAT ARE IN COMPLIANCE WITH STATE CODE SHALL BE INSTALLED FOR LANDSCAPE IRRIGATION SYSTEMS, AND THE LANDSCAPE WATER METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE SEPARATE FROM THE WATER METER AND BACKFLOW PREVENTION ASSEMBLY INSTALLED FOR INDOOR USES. THE SIZE OF THE METER SHALL BE DETERMINED BASED ON IRRIGATION DEMAND.
- PRESSURE REGULATION: A PRESSURE REGULATING VALVE SHALL BE INSTALLED AND MAINTAINED BY THE CONSUMER IF THE STATIC SERVICE PRESSURE EXCEEDS 80 POUNDS PER SQUARE INCH (PSI). THE PRESSURE-REGULATING VALVE SHALL BE LOCATED BETWEEN THE LANDSCAPE WATER METER AND THE FIRST POINT OF WATER USE, OR FIRST POINT OF DIVISION IN THE PIPE, AND SHALL BE SET AT THE MANUFACTURER'S RECOMMENDED PRESSURE FOR SPRINKLERS.
- AUTOMATIC CONTROLLER: ALL IRRIGATION SYSTEMS SHALL INCLUDE AN ELECTRIC AUTOMATIC CONTROLLER WITH MULTIPLE PROGRAM AND MULTIPLE REPEAT CYCLE CAPABILITIES AND A FLEXIBLE CALENDAR PROGRAM. ALL CONTROLLERS SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.
- ON SLOPES EXCEEDING 30%, THE IRRIGATION SYSTEM SHALL CONSIST OF DRIP EMITTERS, BUBBLERS, OR SPRINKLERS WITH A MAXIMUM PRECIPITATION RATE OF 0.85 INCHES PER HOUR AND ADJUSTED SPRINKLER CYCLE TO ELIMINATE RUNOFF.
- EACH VALVE SHALL IRRIGATE A LANDSCAPE WITH SIMILAR SITE, SLOPE AND SOIL CONDITIONS AND PLANT MATERIALS WITH SIMILAR WATERING NEEDS. TURF AND NON-TURF AREAS SHALL BE IRRIGATED ON SEPARATE VALVES.
- DRIP EMITTERS OR A BUBBLER SHALL BE PROVIDED FOR EACH TREE WHERE PRACTICABLE. BUBBLERS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE PER DEVICE. BUBBLERS FOR TREES SHALL BE ON SEPARATE VALVE UNLESS SPECIFICALLY EXEMPTED BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT DUE TO THE LIMITED NUMBER OF TREES ON THE PROJECT SITE.
- SPRINKLERS SHALL HAVE MATCHED PRECIPITATION RATE WITH EACH CONTROL VALVE CIRCUIT.
- CHECK VALVES SHALL BE REQUIRED WHERE ELEVATION DIFFERENCES WILL CAUSE LOW-HEAD DRAINAGE. PRESSURE COMPENSATING VALVES AND SPRINKLERS SHALL BE REQUIRED WHERE A SIGNIFICANT VARIATION IN WATER PRESSURE WILL OCCUR WITHIN THE IRRIGATION SYSTEM DUE TO ELEVATION DIFFERENCES.
- DRIP IRRIGATION LINES SHALL BE PLACED UNDERGROUND OR OTHERWISE PERMANENTLY COVERED, EXCEPT FOR DRIP EMITTERS AND WHERE APPROVED AS A TEMPORARY INSTALLATION. FILTERS AND END FLUSH VALVES SHALL BE PROVIDED AS NECESSARY.
- IRRIGATION ZONES WITH OVERHEAD SPRAY OR STREAM SPRINKLERS SHALL BE DESIGNED TO OPERATE BETWEEN 6:00 P.M. AND 10:00 A.M. TO REDUCE WATER LOSS FROM WIND AND EVAPORATION. THIS WOULD EXCLUDE DRIP OR BUBBLER ZONES.
- PROGRAM VALVES FOR MULTIPLE REPEAT CYCLES WHERE NECESSARY TO REDUCE RUNOFF, PARTICULARLY SLOPES AND SOILS WITH SLOW INFILTRATION RATES.
- FOLLOWING CONSTRUCTION AND PRIOR TO RELEASE OF THE SECONDARY BOND GUARANTEE POSTED FOR THE PROJECT, A WATER USE EFFICIENCY REVIEW WILL BE CONDUCTED BY A LANDSCAPE IRRIGATION AUDITOR. THE AUDITOR SHALL BE INDEPENDENT OF THE CONTRACTOR, DESIGN FIRM, AND OWNER/DEVELOPER OF THE PROJECT. THE WATER PERFORMANCE AUDIT WILL VERIFY THAT THE IRRIGATION SYSTEM COMPLIES WITH THE MINIMUM STANDARDS REQUIRED BY SANDY CITY ORDINANCE. THE MINIMUM EFFICIENCY
- REQUIRED FOR THE IRRIGATION SYSTEM IS 60% FOR DISTRIBUTION EFFICIENCY FOR ALL FIXED SPRAY SYSTEMS AND 70% DISTRIBUTION EFFICIENCY FOR ALL ROTOR SYSTEMS. THE AUDITOR SHALL FURNISH A CERTIFICATE TO THE CITY, DESIGNER, INSTALLER AND OWNER/DEVELOPER CERTIFYING COMPLIANCE WITH THE MINIMUM DISTRIBUTION REQUIREMENTS. COMPLIANCE WITH THIS PROVISION IS REQUIRED BEFORE THE CITY WILL RELEASE THE BOND FOR THIS PROJECT.
- PLANTS WHICH REQUIRE DIFFERENT AMOUNTS OF WATER SHALL BE IRRIGATED BY SEPARATE VALVES. IF ONE VALVE IS USED FOR A GIVEN AREA, ONLY PLANTERS WITH SIMILAR WATER USE SHALL BE USED IN THAT AREA. LAWN AREAS AND PLANTERS SHALL BE IRRIGATED BY SEPARATE VALVES.
- A SEPARATE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED FOR THE IRRIGATION SYSTEM.
- A RAIN SENSING OVERRIDING DEVICE SHALL BE UTILIZED SO THAT THE IRRIGATION SYSTEM WILL AUTOMATICALLY TURN OFF IN THE EVENT OF RAIN.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVERSPRAY AND WATER RUN-OFF ONTO ADJACENT-PROPERTY, NON-IRRIGATED AREAS, WALKS, ROADWAYS OR STRUCTURES.
- AN AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLER HEADS SHALL BE REQUIRED FOR ALL NEW LANDSCAPES. LOW FLOW SPRINKLER HEADS SHALL BE USED WHEREVER POSSIBLE.
- NO IRRIGATION OF WALKWAYS OR DRIVE.
- WATER AUDIT IS REQUIRED PRIOR TO BOND BEING RELEASED. AUDIT SHOULD BE COMPLETED WITHIN 60 DAYS OF INSTALLING IRRIGATION AND LANDSCAPE.

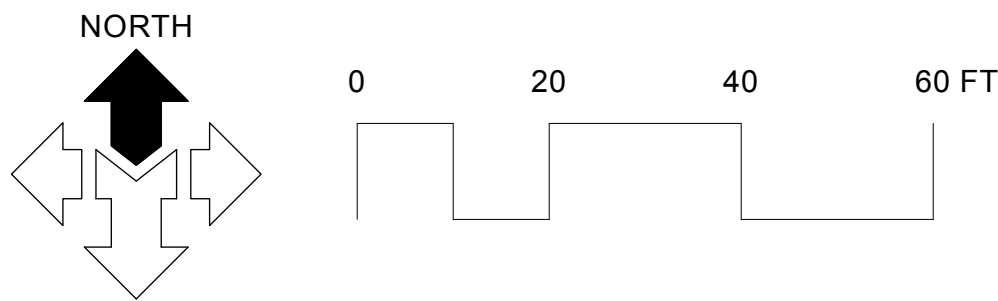
AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call BEFORE YOU Dig

1-800-662-4111

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



McNEIL ENGINEERING

Economic and Sustainable Designs, Professionals You Know and Trust

8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcnailengineering.com

Civil Engineering • Consulting & Landscape Architecture

Structural Engineering • Land Surveying & HDS



LIBERTY DRUG STORE

984 EAST 10600 SOUTH

SANDY, UTAH

REV	DATE	DESCRIPTION
1	6/8/26	CITY REVIEW COMMENTS
2	7/8/26	CITY REVIEW COMMENTS
3	7/22/26	REVISED BUILDING FOOTPRINT
4		
5		
6		

PROJECT NO: 26104

DRAWN BY: TG

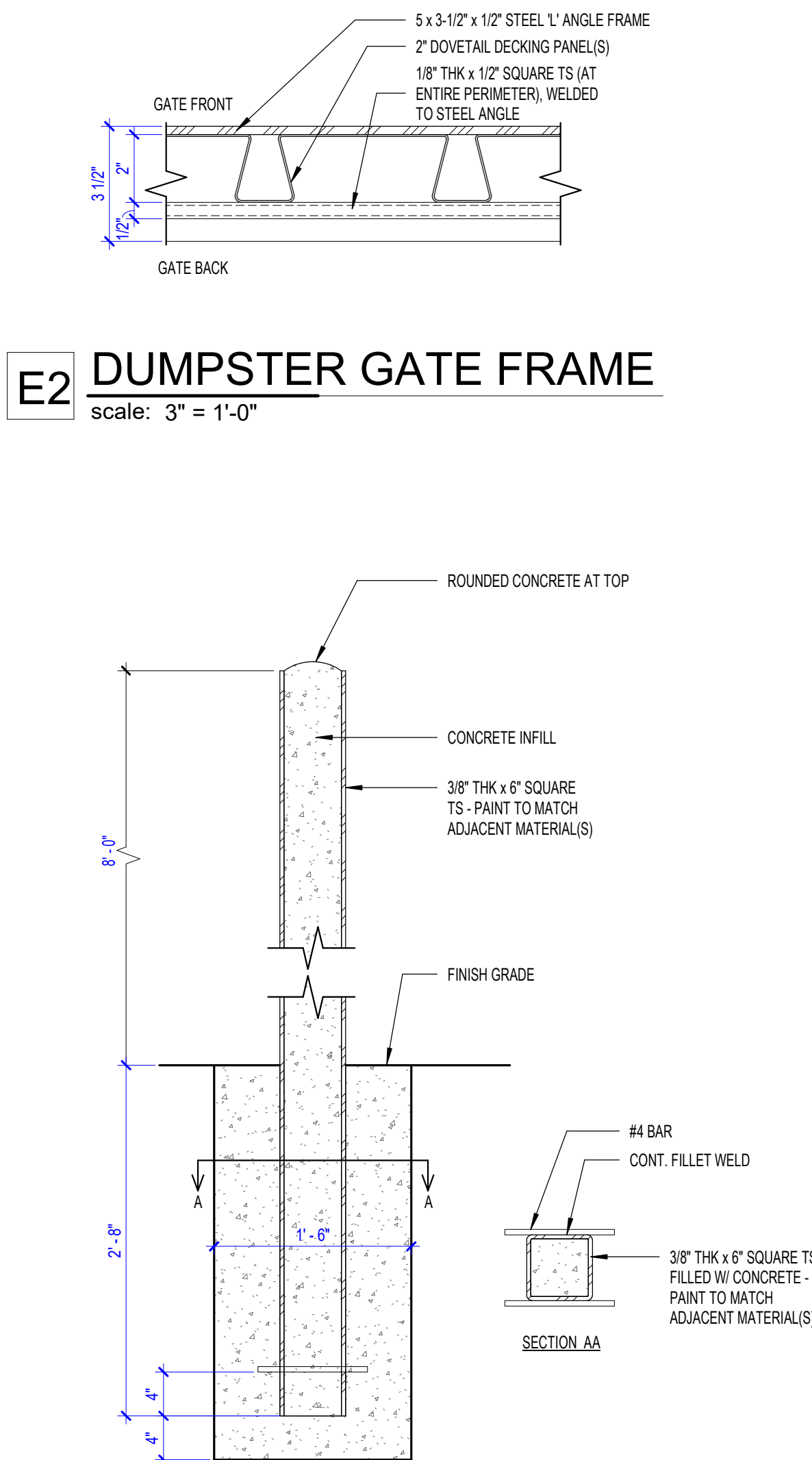
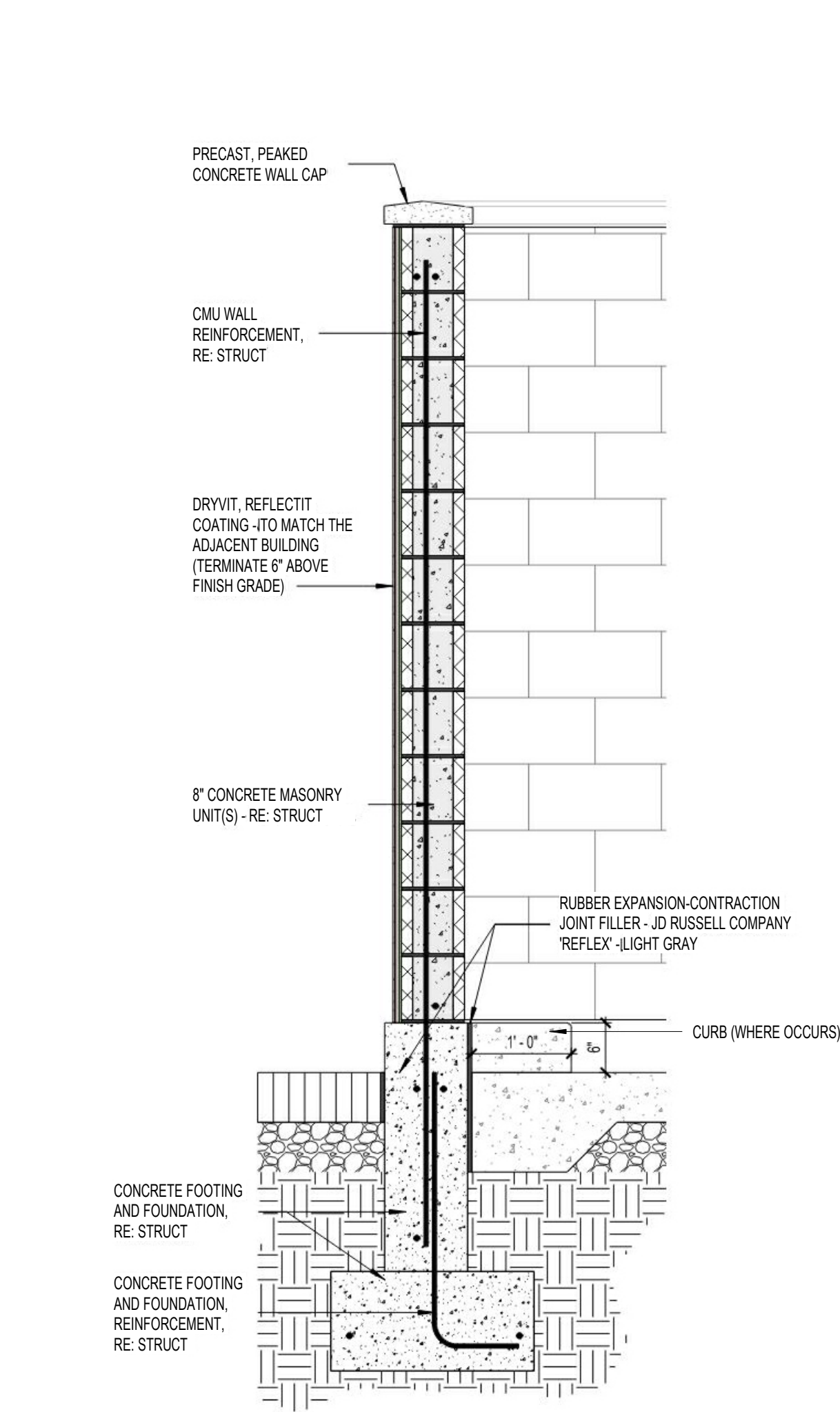
CHECKED BY: SS

DATE: MARCH 2026

PROPERTY NO:

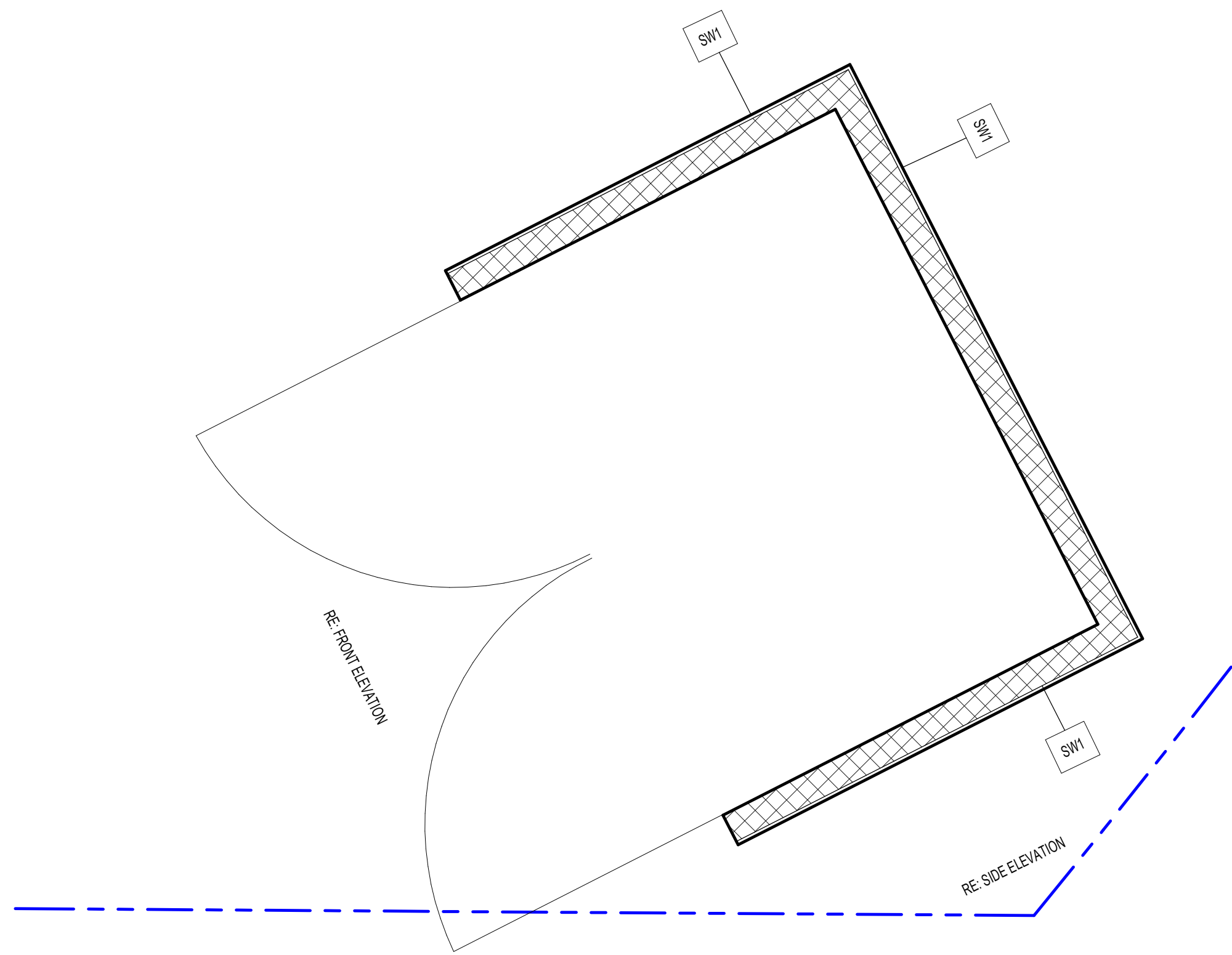
LANDSCAPE IRRIGATION PLAN

L3.01

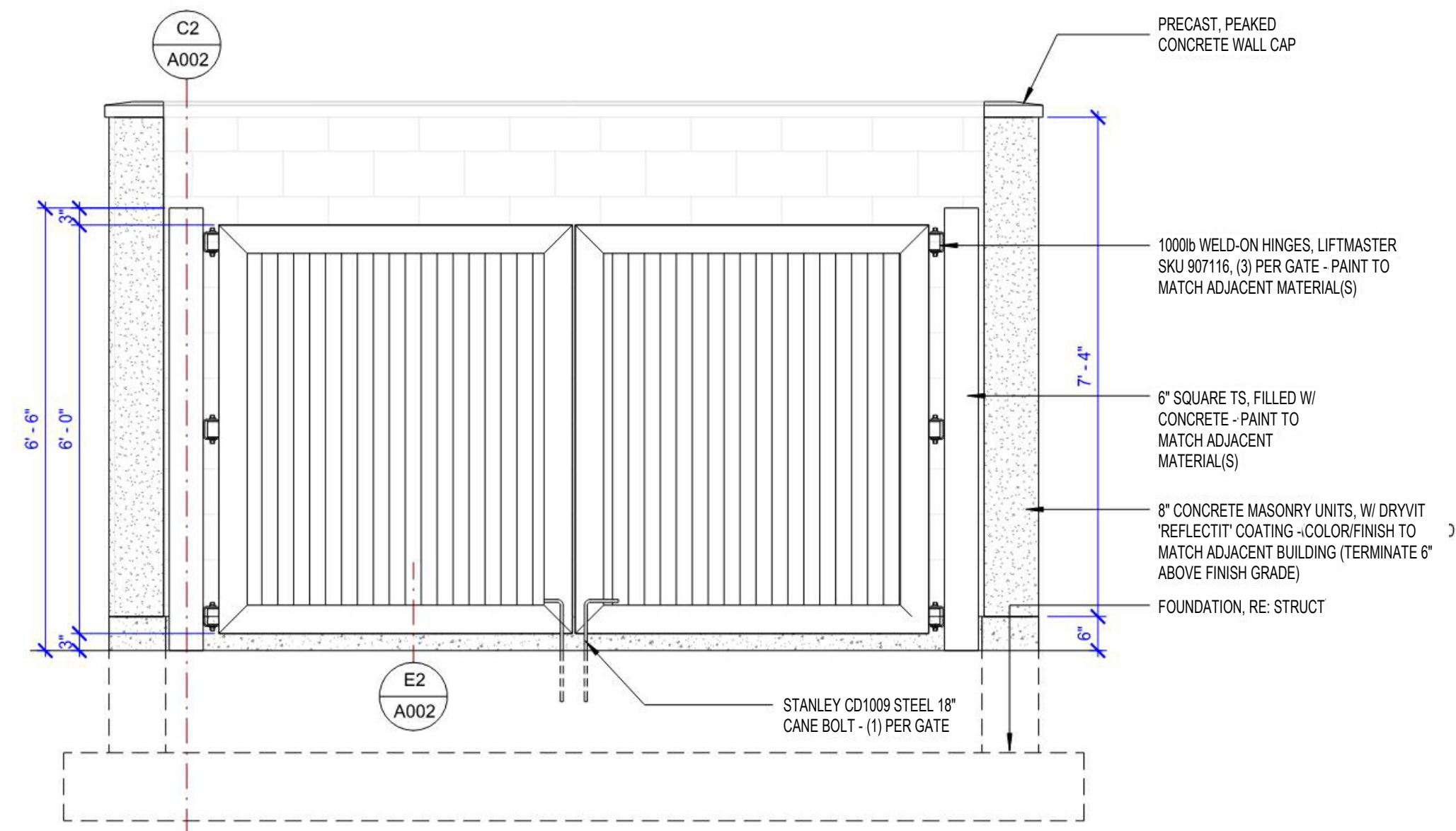


C1 TRASH ENCLOSURE WALL
scale: 3/4" = 1'-0"

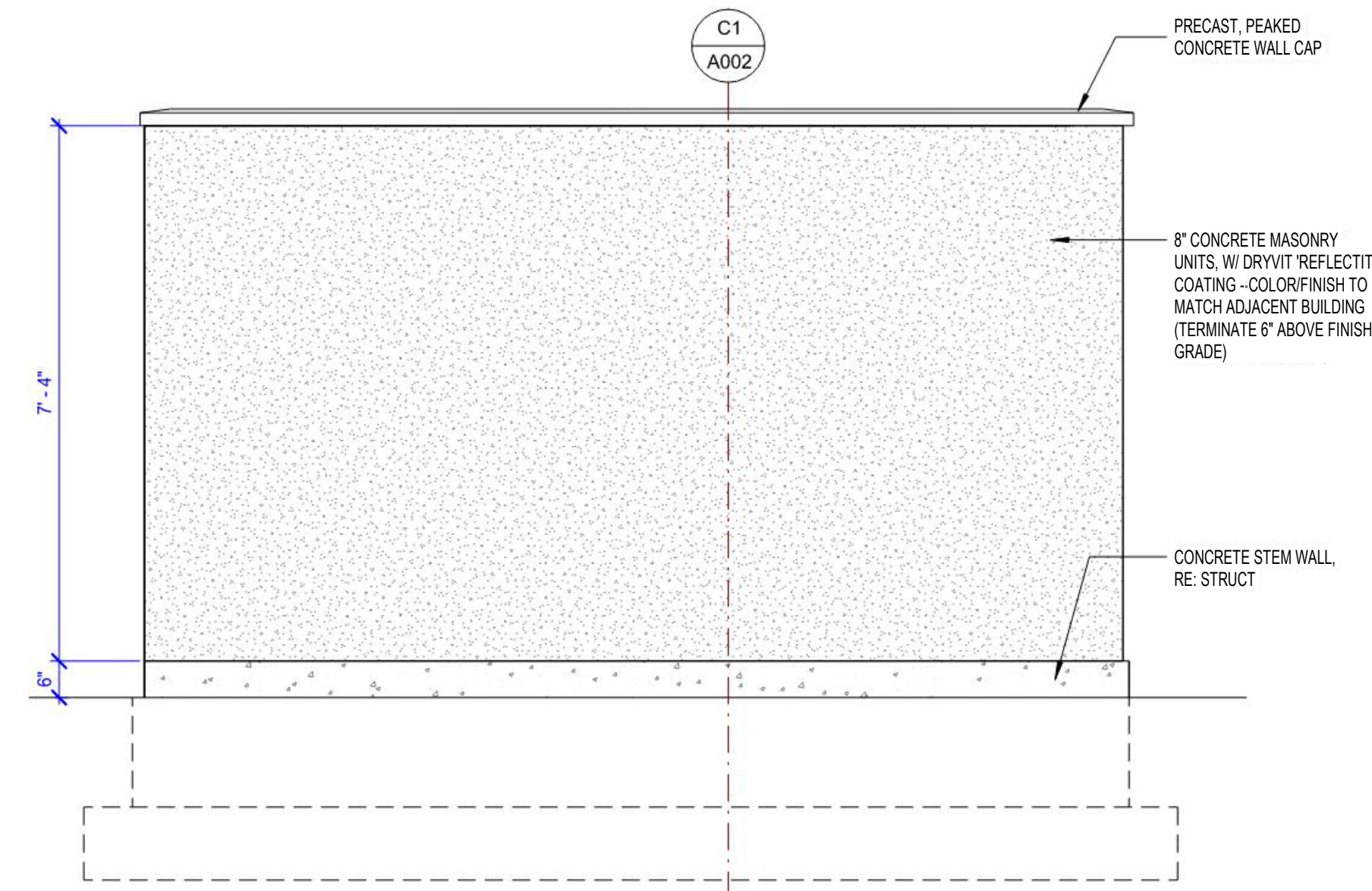
C2 GATE POST
scale: 1" = 1'-0"



A1 FLOOR PLAN - TRASH ENCLOSURE
scale: 3/8" = 1'-0"



A3 TRASH ENCLOSURE ELEVATION - FRONT
scale: 1/2" = 1'-0"



A5 TRASH ENCLOSURE ELEVATION - SIDE
scale: 1/2" = 1'-0"

GENERAL NOTES - ROOF

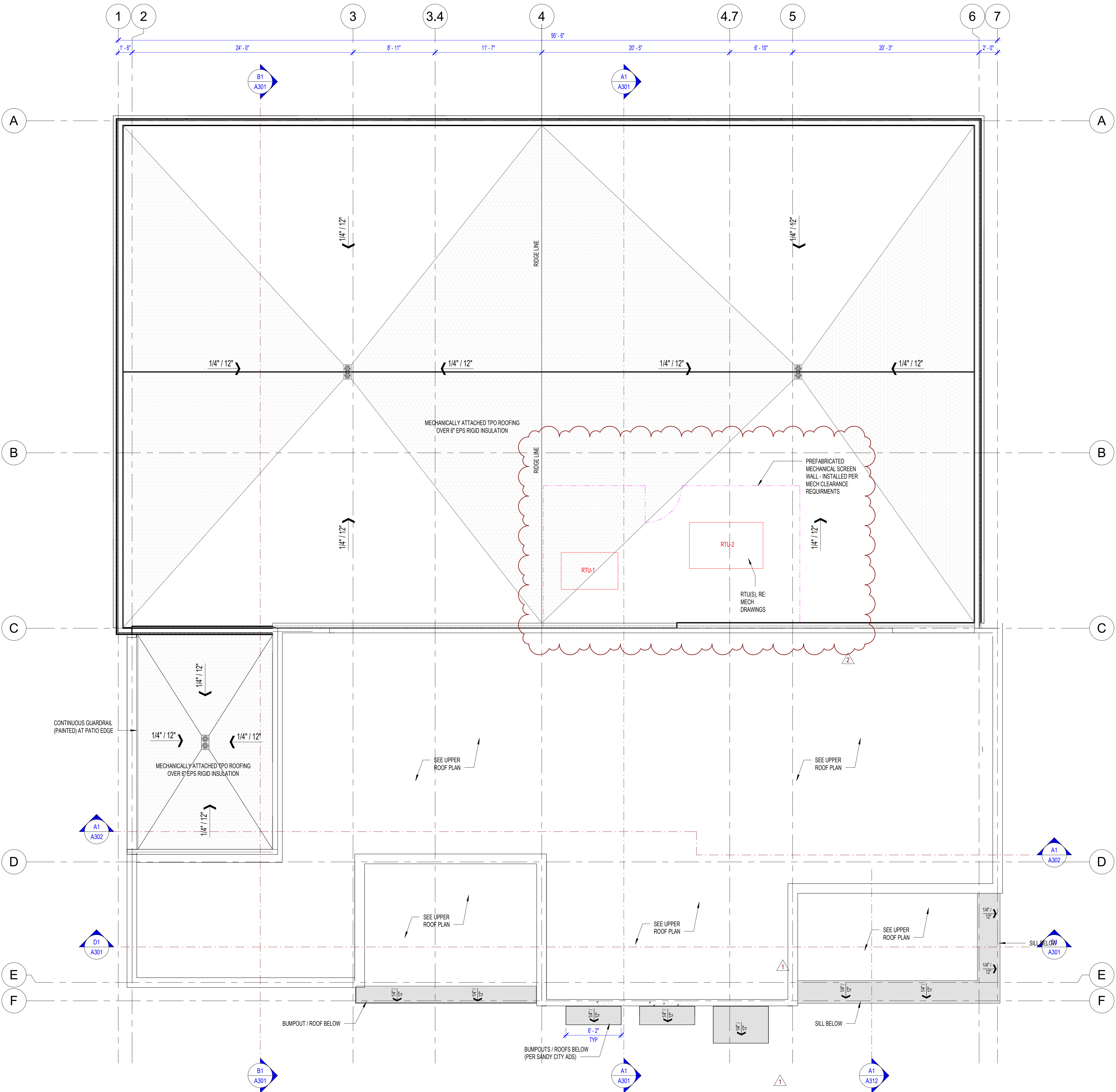
- GENERAL CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND SHALL REPORT TO THE ARCHITECT ANY UNKNOWN CONDITIONS, ERRORS, OR CONFLICTS IN THE DRAWINGS BEFORE BEGINNING WORK.
- DO NOT SCALE DRAWINGS.
- CRICKET AT ALL MECHANICAL ITEMS, DAYLIGHTS, ROOF HATCHES: 1/4" PER FOOT BACKSLOPE MINIMUM.
- SEE BUILDING AND WALL SECTIONS FOR ADDITIONAL ROOF DETAILS. SEE SHEET SERIES A300 FOR ROOF ASSEMBLY CONSTRUCTION.
- ROOF OVERFLOW DRAIN LOCATIONS SHOWN ARE APPROXIMATE. EXACT LOCATIONS SHALL BE DETERMINED IN FIELD. ROOF OVERFLOW DRAINS TO BE PLACED TO ONE SIDE OF STRUCTURAL ELEMENT (IF EXISTS) AND INSTALLED AT LOWEST POINT.
- ROOFING MATERIALS MUST HAVE AN APPROVAL BY AN APPROVED TESTING AGENCY. ROOF SLOPE WILL DETERMINE THE TYPES OF ROOFING THAT CAN BE USED. ROOFING MATERIALS MUST BE INSTALLED EXACTLY AS INTENDED BY THE APPROVAL. ASPHALT SHINGLES ON ROOFS LESS THAN 4:12 PITCH MUST BE OVER AN APPROVED WATER SHIELD. ASPHALT SHINGLES CANNOT BE USED FOR SLOPES LESS THAN 2:12. R0602.2
- ICE AND WATER SHIELD SHALL BE USED AT ROOF EAVES FROM EAVE EDGE TO 24" INSIDE THE EXTERIOR WALL. R0602.2.1
- STEP FLASHING SHALL BE USED WHERE THE ROOF MEETS A VERTICAL SURFACE. COUNTER FLASHING SHALL BE INSTALLED AT ROOF AND WALL JUNCTURES. R0602.8
- PARAPET WALLS SHALL BE APPROPRIATELY FLASHED AND CAPPED WITH ALUMINUM COPING
- ALL DIMENSIONS ARE TO FACE OF WOOD STUD WALL
- RIDGE VENT SHALL BE PROVIDED BY ROOFING MANUF. AND OF THE SAME MATERIAL AS ROOF.
- RIDGE VENTS SHALL PROVIDE MINIMUM ATTIC VENTILATION OF 1 TO 300.
- SUFTITS SHALL HAVE JOINTS AT EVERY 24" O.C. OR AS REQUIRED BY SUFTIT MANUFACTURER.
- ALL ROOFS WITH SLOPE < 2:12 SHALL RECEIVE CONTINUOUS ICE & SHIELD BARRIER
- A 1-0" ENERGY HEEL IS THE BASIS OF DESIGN FOR ALL ROOFS. HOWEVER, COORDINATE WITH HOME OWNER AND ARCHITECT FOR PRICING AND USE OF ENERGY HEELS.

ROOF LEGEND

- ROOF CRICKETS
- ROOF DRAIN W/ OVERFLOW
- 1/4" / 12" ROOF SLOPE
- LEVEL CHANGE

KEYNOTES

Key #	Comments
-------	----------



A1 ROOF PLAN - LOWER LEVEL
scale: 3/16" = 1'-0"

THIS SHEET IS FOR REFERENCE ONLY.
THIS WILL BE A PART OF A SEPARATE
BUILDING PERMIT SUBMITTAL



UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM HYPERION ARCHITECTS.

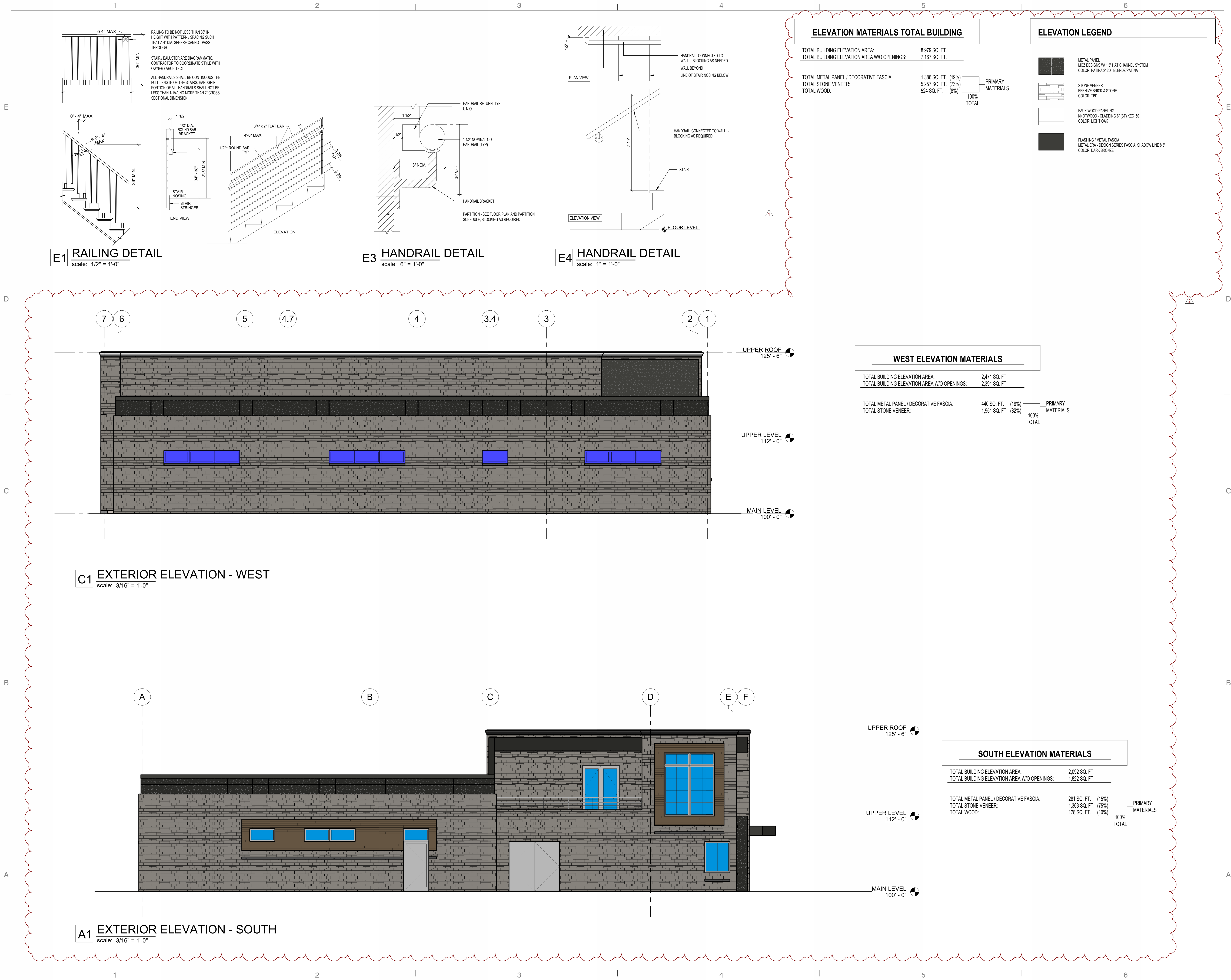
LIBERTY DRUG

10600 S 984 E
Sandy, UT 84094

project#: Project Number
date: 04.20.2026
revisions :
1 CITY COMMENTS 01 06.09.26
2 CITY COMMENTS 02 07.23.26

title:
EXTERIOR
ELEVATIONS

sheet:
AP201
BID SET



UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM HYPERION ARCHITECTS.

LIBERTY DRUG

10600 S 984 E
Sandy, UT 84094

project #: Project Number
date: 04.20.2026

revisions :

1	CITY COMMENTS 01	06.09.26
2	CITY COMMENTS 02	07.23.26

title:
EXTERIOR
ELEVATIONS

sheet:
AP202
BID SET



Staff Report

File #:
REZ06242026-007235(PC),
Version: 1

Date: 8/20/2026

Agenda Item Title:

Hagan Road Rezone
11562 S., 11563 S., 11586 S. Hagan Road
[Community #24]

Presenter:

Jake Warner, Long Range Planning Manager

Description/Background:

Matthew Grant, and on behalf of Barry Evans and Lyle Warner, is requesting a change of the zoning district for three properties located at 11562 S., 11563 S., & 11586 S. Hagan Rd (subject property). The three individuals included in the application represent the property owners of the associated properties. The request is to rezone the properties from the R-1-20 (Single-Family Residential District) Zone to the R-1-20A (Single-Family Residential District with Farm Animal rights) Zone.

See the attached staff report for additional information on this request.

Further action to be taken:

The action requested by the Application is a rezone, a legislative item, being presented to the Planning Commission to hold a public hearing and to forward a recommendation to the City Council. The City Council will make the final determination regarding the Application. If the rezone is approved, separate application would be required to be submitted for review and approval of proposed improvements.

Recommended Action and/or Suggested Motion:

Alternatives:

1. Forward a positive recommendation, recommending that the City Council approve the application for a zone change of the subject property from the R-1-20 Zone to the R-1-20A Zone.
2. Forward a negative recommendation, recommending that the City Council not approve the zone change from the R-1-20 Zone to R-1-20A Zone.
3. Table the decision for a future meeting.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

MARTIN JENSEN
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum August 20, 2026

To: Planning Commission
From: Community Development Department
Subject: Hagan Road Rezone
11562 S., 11563 S., & 11586 S. Hagan Rd.
[Community #24]

REZ06242026-007235
R-1-20 to R-1-20A
1.79 Acres

Public Hearing 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

Matthew Grant, and on behalf of Barry Evans and Lyle Warner, is requesting a change of the zoning district for three properties located at 11562 S., 11563 S., & 11586 S. Hagan Rd. (subject property). The three individuals included in the application represent the property owners of the associated properties. The request is to rezone the properties from the R-1-20 (Single-Family Residential District) Zone to the R-1-20A (Single-Family Residential District with Farm Animal rights) Zone (see Exhibit "A" for Application Materials).

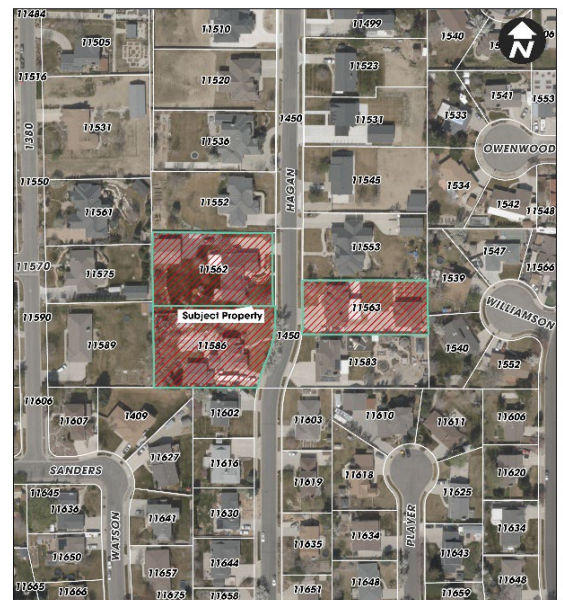
Background

The subject property, three parcels addressed as 11562 S., 11563 S., & 11586 S. Hagan Road, is approximately 1.79 acres in area. The three parcels are developed lots with existing homes within a subdivision that is built out.

There are four parcels on Hagan Road zoned R-1-20, while the parcels to the north are zoned R-1-20A and the parcels to the south are zone R-1-10. Three of the four parcels zoned R-1-20A have joined in the subject application to add the "A" designation (Farm Animals) to the exiting zone district (R-1-20) on the property. The applicant's stated intent with the proposal is to legally have farm animals on the property. The parcels are all designated as Rural/Very Low Neighborhood on the Future Land Use Map of the Pace of Progress: Sandy City General Plan.

The zoning designations (and existing land use) of the surrounding properties are as follows (see also Exhibit "C" for an area zoning map):

North: R-1-20A (single-family residential)
East: R-1-10 (single-family residential)
South: R-1-20, R-1-10 (single-family residential)
West: R-1-20A (single-family residential)

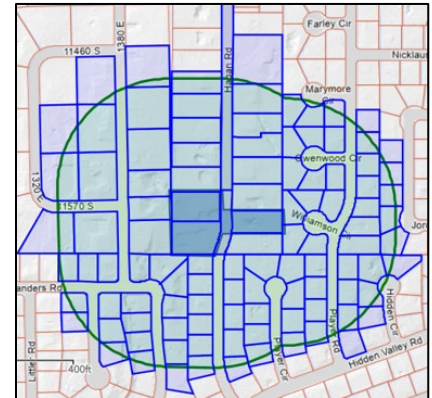


11562, 11586, and
11563 S HAGAN RD
REZ06242026-007235
Community Development Department
Sandy City, UT

Property Case History	
Case Number	Case Summary
A #88-1	Christensen Annexation (4/12/1988)
S92-05 #81-3	Clark Mini Subdivision

Public Notice and Outreach

This item was noticed to all property owners within 500 feet of the proposal (see Exhibit “B”) and posted to the property (see Exhibit “E”). The city also issued notice of the public hearing for the proposed rezone on public websites, mailed notice to affected entities and posted in three public locations at least 10 days prior to the Planning Commission public hearing in accordance with the Land Development Code Sec. 21-36-1 and the Utah State Code § 10-20-205.



Staff held a virtual neighborhood meeting via Zoom on August 10, 2026. Residents within 500 feet of the proposed site were notified by mail. Other than staff and the applicant, 10 people attended the meeting. One person commented about being opposed to the proposal. A summary of the meeting is attached (see Exhibit “D”).

Facts and Findings

- The applicant was notified earlier this year by a Sandy City Code Compliance officer that a complaint had been received because of sheep on his property (11563 S. Hagan Road). According to the applicant, he thought that he had the “A” designation, allowing farm animals on his property, and that it was upon speaking with the Code Compliance officer that he discovered that his property did not have the “A” designation.
- There are 35 residential properties on Hagan Road. The 17 northern-most properties are zoned R-1-20A. The 14 southernmost properties are zoned R-1-10. The 4 homes generally in the middle are zoned R-1-20 (without the “A” designation). The subject application, requesting to add the “A” designation) includes three of those 4 properties.
- “Property owners in any R-1-40, R-1-30, R-1-20, or R-1-15 residential district may submit an application for rezoning for designation of the district for the keeping of raising of farm animals. An “A” following a zone designation indicates farm animals are permitted.” (Sandy City Development Code Sec. 21-11-3(a)(1))
- The number of farm animals allowed on a property with an “A” designation is determined by the size of the property. (Sec. 21-11-3(a)(3). In addition to allowing farm animals, properties with an “A” designation are afforded additional entitlements, such as less restrictive accessory structure regulations. (Sec. 21-11-2)
- General Plan (Pace of Progress: Sandy City General Plan 2050) analysis:
 - The subject property is designated as being in the Rural/Very Low-Density Neighborhood (RLN) future land use category on the future land use map (page T12). RLN areas are to “primarily comprise of single-family homes dispersed on larger lots that may have rights for farm animals.” (page T19)
 - The subject property is not located in a designated station area plan or a neighborhood activity center.
 - The subject property is adjacent to properties to the north and west in the RLN area and to properties to the south and east in the LN (Low Density Neighborhood) area.
 - Applicable goals, objectives, policies, and recommendations include:
 - Livability: Neighborhoods and Housing
 - Goal: Sandy’s neighborhoods are vibrant, safe, and contribute to a high quality of life
 - Goal: Sandy’s neighborhoods in stasis are stable and enduring
 - Land Use
 - Objective: Ensure that all planning applications are consistent with the General Plan and Future Land Use Map

Conclusions

- The requested zone district is consistent with General Plan's future land use map, goals, objectives, and policies.
- A zone change is a legislative item that requires the Planning Commission, after having held a public hearing, to make a recommendation to the City Council, with the City Council making the final decision.

Suggested Motion (Alternatives)

1. Forward a positive recommendation, recommending that the City Council approve the application for a zone change of the subject property from the R-1-20 Zone to the R-1-20A Zone.
2. Forward a negative recommendation, recommending that the City Council not approve the zone change from the R-1-20 Zone to R-1-20A Zone.
3. Table the decision for a future meeting.

Planner:



Jake Warner
Long Range Planning Manager

File Name: S:\USERS\PLN\STAFFRPT\2026\REZ06242026-007235\Planning Commission\PC Report-Hagan Road Rez (8.12.26).PDF

Exhibit "A"
Application Materials



SANDY CITY COMMUNITY DEVELOPMENT

GENERAL DEVELOPMENT APPLICATION

Revised April 2022

Project Information

Name of Proposed Project: Hagan Road Rezone Date Submitted: 7/15/2026

Parcel Tax I.D. Number(s): 28-21-326-065-0000 Address: 11563, 11562, 11586 South Hagan Road
28-21-303-013-0000 / 28-21-303-014-0000

Type of Request (mark all that apply)

☐	Annexation	☐	Special Exception
☐	Code Amendment	☐	Special Use Permit
☐	Conditional Use Permit	☐	Street Vacation / Closure / Street Renaming
☐	General Plan Amendment	☐	Subdivision
☒	Rezoning of Property	☐	Telecommunications
☐	Sign Review	☐	Temporary Use
☐	Site Plan Review	☐	Other (Please Specify)

Provide a brief summary of the proposed action/request:

Proposed rezone of three residential properties from R-1-20 to R-1-20A, for the reasons explained in our cover letter.

Applicant/Project Contact

By signing this application, you certify that you own the subject property or are authorized to act on behalf of the property owner to make the above referenced land use application(s). You also certify that the application information provided and submitted through the [Cityworks Portal](#) constitutes a complete submittal in compliance with Sandy City Code and Administrative Procedures to the best of your knowledge. You do also acknowledge that you have read and consent to the [disclosure](#) shown at the bottom of the page.

Signature: Matthew v. Grant Date: 7/15/2026

Name: Matthew Grant Company: N/A - owner

Property Owner (if property owner is different than applicant)

By signing this application, you certify that the applicant listed above is authorized to act in your behalf regarding the above referenced land use application.

Signature: _____ Date: 7/15/26

Name: _____ Company: N/A - owner

Disclosure: The Planning Commission typically meets on the first and third Thursdays of the month. Applicants will be notified of changes in meetings and meetings times. The Planning Division will not officially accept a submittal until the conditions and necessary parts of each application procedure are completed.

Records provided to Sandy City are subject to the Utah Government Records Access and Management Act, Utah Code Ann. §63G-2-101 et seq., which may require Sandy City to produce a copy, including in its original form, to any person upon that person's request. Please consult legal counsel prior to submitting or presenting any record (book, letter, document, paper, map, plan, photograph, film, card, tape, recording, electronic data, or other documentary material regardless of physical form or characteristics) to any officer, official, employee, volunteer or agent of Sandy City for any reason including without limitation, in support of an application or for presentation or display in a meeting. Information that is not provided to Sandy City will not be considered when making decisions.

By signing this application, the property owner is allowing Sandy City staff access over and through the property close to the right-of-way to post legal notice requirements and to take photographs and/or drone footage.

10000 Centennial Parkway | Sandy, Utah 84070 | p: 801.568.7250 | f: 801.568.7278 | sandy.utah.gov

Exhibit "A"
Application Materials (cont.)



SANDY CITY COMMUNITY DEVELOPMENT

GENERAL DEVELOPMENT APPLICATION

Revised April 2022

Project Information

Name of Proposed Project: Hagan Road Rezone Date Submitted: 7/15/2026
 Parcel Tax I.D. Number(s): 28-21-326-065-0000 Address: 11563, 11562, 11586 South Hagan Road
28-21-303-013-0000 / 28-21-303-014-0000

Type of Request (mark all that apply)

☐ Annexation	☐ Special Exception
☐ Code Amendment	☐ Special Use Permit
☐ Conditional Use Permit	☐ Street Vacation / Closure / Street Renaming
☐ General Plan Amendment	☐ Subdivision
☒ Rezoning of Property	☐ Telecommunications
☐ Sign Review	☐ Temporary Use
☐ Site Plan Review	☐ Other (Please Specify)

Provide a brief summary of the proposed action/request:

Proposed rezone of three residential properties from R-1-20 to R-1-20A, for the reasons explained in our cover letter.

Applicant/Project Contact

By signing this application, you certify that you own the subject property or are authorized to act on behalf of the property owner to make the above referenced land use application(s). You also certify that the application information provided and submitted through the [Cityworks Portal](#) constitutes a complete submittal in compliance with Sandy City Code and Administrative Procedures to the best of your knowledge. You do also acknowledge that you have read and consent to the [disclosure](#) shown at the bottom of the page.

Signature: Matthew V. Grant Date: 7/15/2026
 Name: Matthew Grant Company: N/A - owner

Property Owner (if property owner is different than applicant)

By signing this application, you certify that the applicant listed above is authorized to act in your behalf regarding the above referenced land use application.

Signature: Barry L. Evans Date: 7/15/26
 Name: Barry L. Evans Company: N/A - owner

Disclosure: The Planning Commission typically meets on the first and third Thursdays of the month. Applicants will be notified of changes in meetings and meetings times. The Planning Division will not officially accept a submittal until the conditions and necessary parts of each application procedure are completed.

Records provided to Sandy City are subject to the Utah Government Records Access and Management Act, Utah Code Ann. §63G-2-101 et seq., which may require Sandy City to produce a copy, including in its original form, to any person upon that person's request. Please consult legal counsel prior to submitting or presenting any record (book, letter, document, paper, map, plan, photograph, film, card, tape, recording, electronic data, or other documentary material regardless of physical form or characteristics) to any officer, official, employee, volunteer or agent of Sandy City for any reason including without limitation, in support of an application or for presentation or display in a meeting. Information that is not provided to Sandy City will not be considered when making decisions.

By signing this application, the property owner is allowing Sandy City staff access over and through the property close to the right-of-way to post legal notice requirements and to take photographs and/or drone footage.

10000 Centennial Parkway Sandy, Utah 84070 p: 801.568.7250 f: 801.568.7278 sandy.utah.gov

Exhibit "A"
Application Materials (cont.)



SANDY CITY COMMUNITY DEVELOPMENT

GENERAL DEVELOPMENT APPLICATION

Revised April 2022

Project Information

Name of Proposed Project: Hagan Road Rezone Date Submitted: 7/15/2026
 Parcel Tax I.D. Number(s): 28-21-326-065-0000 Address: 11563, 11562, 11586 South Hagan Road
28-21-303-013-0000 / 28-21-303-014-0000

Type of Request

(mark all that apply)

☐	Annexation	☐	Special Exception
☐	Code Amendment	☐	Special Use Permit
☐	Conditional Use Permit	☐	Street Vacation / Closure / Street Renaming
☐	General Plan Amendment	☐	Subdivision
☒	Rezoning of Property	☐	Telecommunications
☐	Sign Review	☐	Temporary Use
☐	Site Plan Review	☐	Other (Please Specify)

Provide a brief summary of the proposed action/request:

Proposed rezone of three residential properties from R-1-20 to R-1-20A, for the reasons explained in our cover letter.

Applicant/Project Contact

By signing this application, you certify that you own the subject property or are authorized to act on behalf of the property owner to make the above referenced land use application(s). You also certify that the application information provided and submitted through the [Cityworks Portal](#) constitutes a complete submittal in compliance with Sandy City Code and Administrative Procedures to the best of your knowledge. You do also acknowledge that you have read and consent to the [disclosure](#) shown at the bottom of the page.

Signature: Matthew v. Grant Date: 7/15/2026
 Name: Matthew Grant Company: N/A - owner

Property Owner

(if property owner is different than applicant)

By signing this application, you certify that the applicant listed above is authorized to act in your behalf regarding the above referenced land use application.

Signature: Lyle Warner Date: 7/15/26
 Name: Lyle Warner Company: N/A - owner

Disclosure: The Planning Commission typically meets on the first and third Thursdays of the month. Applicants will be notified of changes in meetings and meetings times. The Planning Division will not officially accept a submittal until the conditions and necessary parts of each application procedure are completed.

Records provided to Sandy City are subject to the Utah Government Records Access and Management Act, Utah Code Ann. §63G-2-101 et seq., which may require Sandy City to produce a copy, including in its original form, to any person upon that person's request. Please consult legal counsel prior to submitting or presenting any record (book, letter, document, paper, map, plan, photograph, film, card, tape, recording, electronic data, or other documentary material regardless of physical form or characteristics) to any officer, official, employee, volunteer or agent of Sandy City for any reason including without limitation, in support of an application or for presentation or display in a meeting. Information that is not provided to Sandy City will not be considered when making decisions.

By signing this application, the property owner is allowing Sandy City staff access over and through the property close to the right-of-way to post legal notice requirements and to take photographs and/or drone footage.

10000 Centennial Parkway Sandy, Utah 84070 p: 801.568.7250 f: 801.568.7278 sandy.utah.gov

Exhibit "A"
Application Materials (cont.)

Dear Sandy Community Development Department,

I write on behalf of myself and two of my neighbors to request a zoning modification to add an "A" designation to our properties, which are currently zoned R-1-20. The properties subject to this request are:

- 11563 S. Hagan Road, parcel 28-21-326-065-0000 (owned by Matthew Grant)
- 11562 S. Hagan Road, parcel 28-21-303-013-0000 (owned by Lyle Warner)
- 11586 S. Hagan Road, parcel 28-21-303-014-0000 (owned by Barry and Annette Evans)

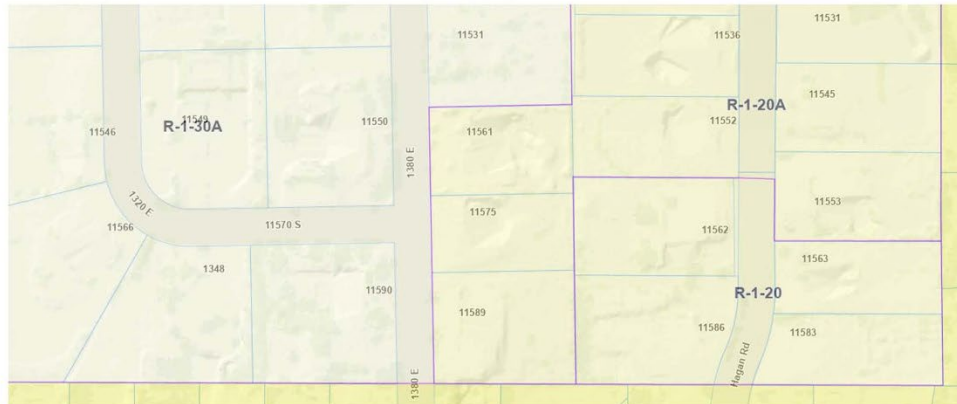
Our reasons for this request include the following:

- Each of our properties is at least 0.5 acres, and each property includes adequate space for responsibly raising farm animals consistent with the ratios of permitted animals according to Sandy City Code § 21-11-3(a).
- All three properties are adjacent to other properties that are already zoned R-1-20A or R-1-30A. In fact, there are dozens of properties in our neighborhood that are at least 0.5 acres, and all but four of them (including ours) already have an A designation. Adding an A designation to our properties would therefore be consistent with the existing zoning in the rest of our neighborhood for similar sized properties.
- While we do not all plan to raise animals in the near term, we would like the flexibility to do so when it makes sense for us and our families. We are committed to doing so in a way that respects our neighbors' privacy and peaceful enjoyment of their properties, similar to the way others in our neighborhood already raise animals.
- We love living in Sandy and raising our families here, and we have enjoyed living in a neighborhood where people are generally permitted to raise animals, including for the purposes of family food production, education, and recreation (all stated purposes for keeping animals in the definition of "farm animals" in the Sandy City Code¹). We respectfully request to have the right to be able to do the same.
- We have already discussed this proposal with many of our neighbors, and the large majority have been supportive of this zoning change request in general and of our desires to raise animals consistent with the Sandy City Code.

Please see below a screenshot of the Sandy city map showing our properties, as well as a few of the surrounding properties that already have an A designation).

¹ Sandy City Code § 21-37-7(F)(2).

Exhibit "A"
Application Materials (cont.)



If we can provide any additional information to assist in your review of this request for rezoning, please don't hesitate to contact me at 858-847-5897. Thank you for your consideration.

-Matthew Grant

Exhibit "B"

Planning Commission Notice



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

MARTIN JENSEN
CHIEF ADMINISTRATIVE OFFICER

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that on **August 20, 2026** at approximately **6:15 p.m.**, the **Sandy City Planning Commission** will hold a public hearing regarding an application submitted by Matthew Grant for a rezone (File #REZ06242026-007235) regarding three parcels (approximately 1.79 acres) located at 11562 S., 11563 S., and 11586 S. The request is to rezone the properties from the R-1-20 Zone (Single-Family Residential District) to the R-1-20A Zone (Single-Family Residential District with Farm Animal rights). See reverse side for a zoning map of the area. The zone change would add the "A" designation, allowing "Farm Animals" with associated rights per the Sandy City Land Development Code. All application materials and a full staff report for this item can be found at <https://sandyutah.legistar.com> when the agenda is published (typically the Friday preceding the meeting date).

This Planning Commission meeting will be conducted both in-person (in the Sandy City Council Chambers at City Hall, 10000 S. Centennial Pkwy.), and via Zoom Webinar (see details below). Interested parties may attend and participate in the meeting either in-person or by accessing the meeting using the Zoom webinar link below. Attendees wishing to comment who are participating virtually must have a microphone connected to their device (smartphone, laptop, desktop, etc.), otherwise you'll only be able to view the proceedings. A listen-only option is also available by telephone using the phone numbers provided below.

This notice is being sent to known property owners within 500 feet of this proposal. Please forward this information on to others who may be interested. Interested parties may provide comments prior to the meeting (no later than 3 p.m.) to Jake Warner, **Long Range Planning Manager**, at 801-568-7262 or by email at: jwarner@sandy.utah.gov.

How to join Zoom Webinar General Instructions:

- Join on via laptop, desktop or mobile device
- Go to www.zoom.us
- Click 'join a meeting', in the top right-hand corner
- Enter Meeting ID: 824 1294 1623 and click "Join."
- Enter Meeting Password: 795986
- A download should start automatically in a few seconds. If not, click "download here."
- Open download, meeting should begin at 6:15 p.m.
- To make a comment: Select "Participants" in the lower center of the screen. In the Participant Window, select "Raise A Hand" at the lower left to indicate that you would like to make a comment.

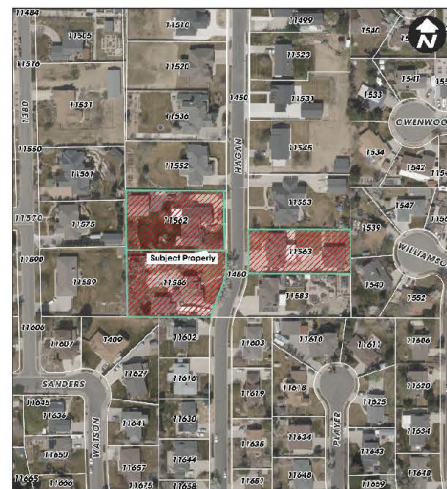
You can also join directly through this URL:

<https://us02web.zoom.us/j/82412941623>

Or join by phone (choose based on your current location):

US: +1 669 444 9171 or +1 719 359 4580 or +1 253 205 0468

Webinar ID: 824 1294 1623

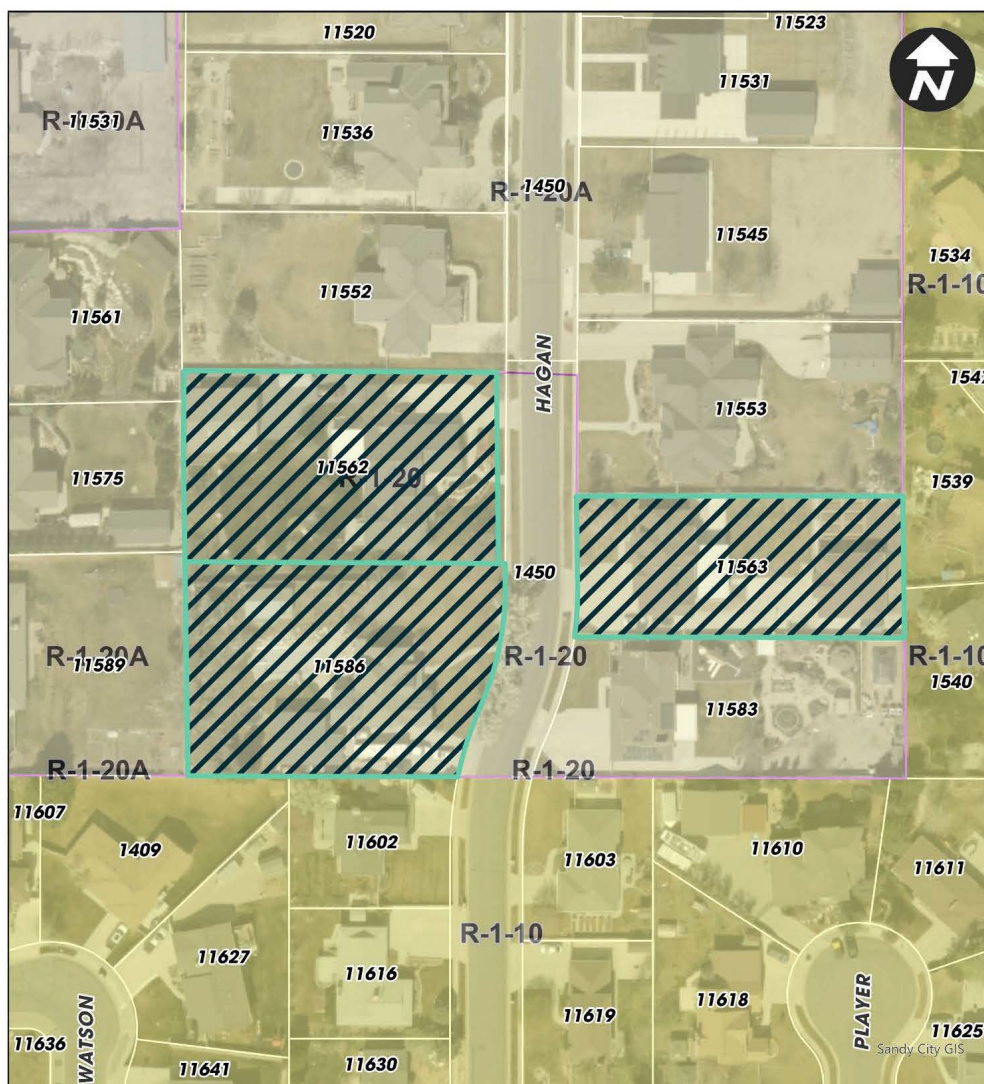


11562, 11586, and
11563 S HAGAN RD
REZ06242026-007235
Community Development Department
Sandy City, UT

10000 Centennial Parkway | Sandy, Utah 84070 | p: 801.568.7250 | f: 801.568.7278 | sandy.utah.gov

Exhibit "B"
Planning Commission Notice (cont.)

ZONING MAP



0 20 40 80 120 160 200 Feet

11562, 11586, and
11563 S HAGAN RD
REZ06242026-007235

Community Development Department
Sandy City, UT

11562, 11586, and 11563 S HAGAN RD
REZ06242026-007235

Community Development Department
Sandy City, UT

Exhibit "D"
Neighborhood Meeting-Summary



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY
DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI
MAYOR

MARTIN JENSEN
CHIEF ADMINISTRATIVE OFFICER

Neighborhood Meeting Summary

Date: 8/10/2026

Project Name: Hagan Road Rezone

Applicant: Matthew Grant

Location: Zoom Webinar

Number of Attendees: 10

Number of Invitees: 105

Project Description:

The application proposes a rezone of three parcels (approximately 1.79 acres) in a developed subdivision on properties with existing homes to add the "A" designation, allowing for farm animals, to the existing R-1-20 zone district.

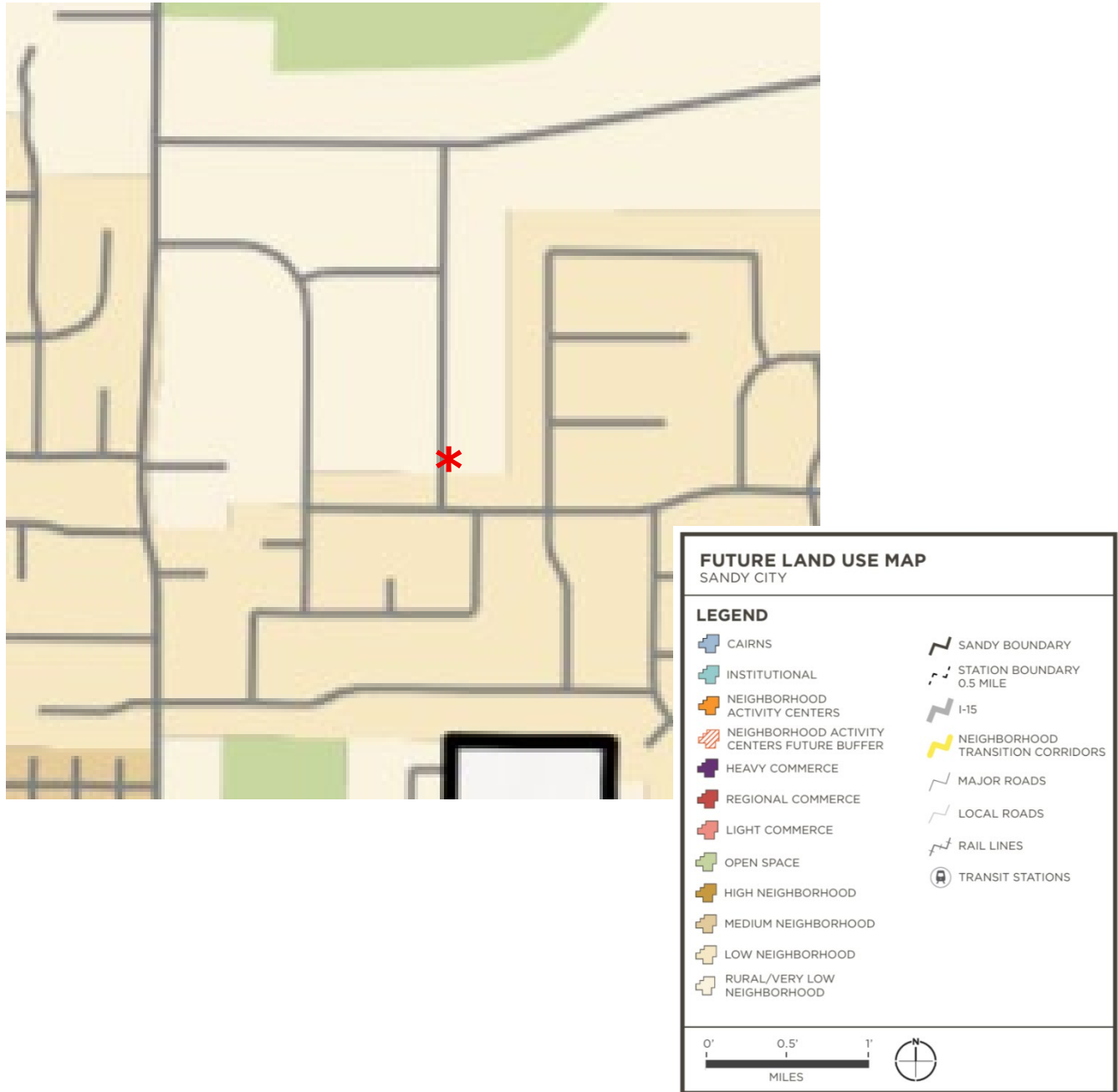
Summary of Attendee Comments:

Other than Planning staff and the applicant, ten people attended. Staff and the applicant presented the application. One neighbor commented in opposition to the application, stating that noise from sheep currently on the property has a negative impact and that the sheep have defecated on this person's property.

Exhibit "E"
Posted Sign Picture



Exhibit "F"
Future Land Use Map



From: [jessica ivins](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Hagan Rd rezone
Date: Wednesday, August 12, 2026 9:15:12 AM

CAUTION: Do not click links, open attachments, or reply, unless you recognize the sender's email address!

You don't often get email from jfivins@gmail.com. [Learn why this is important](#)

J Warner,

Sandy was built on a community of farmers and we should allow those who are willing to preserve history to do so. Farm animals do so much more than provide food. They build character for the city, and teach responsibility for those caring for them.

We have enjoyed the Grants shared process of owning the lambs. My grandchildren have enjoyed seeing the lambs and petting them on occasion. If this was a decision for the children- it is a hands down YES to rezone.

I respect the city's thoughtful process and support this rezoning petition.

Mindfully,

Jessica and Erman Ivins
11630 Hagan Rd, Sandy, UT 84092

From: [Kevin M](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Hagan Road Rezone
Date: Wednesday, August 12, 2026 10:01:33 PM

CAUTION: Do not click links, open attachments, or reply, unless you recognize the sender's email address!

You don't often get email from kayvonmansouri@gmail.com. [Learn why this is important](#)

Hey there, my wife and I are in support of rezoning Hagan road to R120A my address is 11470 S 1320 E, Sandy, UT 84092 & my name is Kayvon Mansouri. Let me know if you have any questions, Kevin

From: [Marie Petersen](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Hagan Road Rezone
Date: Wednesday, August 12, 2026 11:04:06 AM

CAUTION: Do not click links, open attachments, or reply, unless you recognize the sender's email address!

You don't often get email from maprn@yahoo.com. [Learn why this is important](#)

To whom it may concern:

I wish to express my support for the Grant family in their request for a zoning change for their property. I feel that they will be responsible in caring for animals.

I give my total support for this request. If you have any questions or concerns you would like to ask of me, please feel free to reach out.

Best regards,
Marie Petersen
11484 South 1380 East
Sandy UT 84092
(801) 599-3417

From: [Deanne petersen](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Support for the Hagan Road Rezone
Date: Wednesday, August 12, 2026 9:47:16 AM

CAUTION: Do not click links, open attachments, or reply, unless you recognize the sender's email address!

You don't often get email from dbuddy13@yahoo.com. [Learn why this is important](#)

Hello,

I'm writing to express my strong support for the Hagan Road Rezone.

I don't personally know the neighbors requesting the rezone, but I am very supportive of allowing animals in our neighborhood. I've seen their family out and about with their lambs, and I think they are a wonderful addition to the area.

I've lived in this neighborhood for almost 40 years and now own the home I grew up in, so preserving some of the agricultural character of this area is especially meaningful to me.

I also think there is real value in preserving opportunities for agriculture and animal keeping in our community. I appreciate that our area still has room for that, and I would love to see it continue.

I fully support this rezoning and their ability to keep their lambs.

Thank you for considering my support.

Name: Deanne Larsen

Address: 11484 South 1380 East, Sandy Utah

[Sent from Yahoo Mail for iPhone](#)

From: [Chandelle Raygor](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Hagan Road Rezone
Date: Wednesday, August 12, 2026 9:56:16 AM

CAUTION: Do not click links, open attachments, or reply, unless you recognize the sender's email address!

You don't often get email from chandelleraygor@gmail.com. [Learn why this is important](#)

Hello,

I am writing in regard to the public notice I saw on my neighbors lawn.

I fully support the rezoning to an agricultural lot.

Chandelle Raygor
11635 Hagan Rd, Sandy, UT 84092

From: [Mar Riness](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Subject: Hagan Road Rezone
Date: Wednesday, August 12, 2026 10:22:00 AM

CAUTION: Do not click links, open attachments, or reply, unless you recognize the sender's email address!

You don't often get email from marriness2@gmail.com. [Learn why this is important](#)

I am writing in support of rezoning for Hazan Road to allow animals. We hope this rezoning is approved.

Gary and Maurene Riness
11419 S 1380 E, Sandy, UT 84092
8016948885

From: [Sariah Schmickrath](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Hagan Road Rezone
Date: Wednesday, August 12, 2026 5:35:30 PM

CAUTION: Do not click links, open attachments, or reply, unless you recognize the sender's email address!

You don't often get email from sariahs@gmail.com. [Learn why this is important](#)

Hello Mr. Warner:

Neum and Sariah Schmickrath here. Just wanted to send an email of support for the Matt and Laura Grant rezone request on Hagan road. We are in complete support of their lot being an agriculturally zoned lot. The ability to raise animals within Sandy City guidelines is such an enriching life experience for children young and old. Lambs, and chickens are docile and safe animals to have on Hagan road.

We completely support the rezone of the Grant's lot.

Kinds regards,

Neum and Sariah Schmickrath
11617 Hidden Cir, Sandy, UT 84092

From: [Lana Van Roosendaal](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Hagan Road Rezone
Date: Wednesday, August 12, 2026 2:22:34 PM

CAUTION: Do not click links, open attachments, or reply, unless you recognize the sender's email address!

[You don't often get email from lane.babes@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

We own the home on 11545 Hagan Road and we support the Hagan Road Rezone.

Blake and Lana Van Roosendaal
Sent from my iPhone

From: [Judd Tours](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Zoning proposed changes
Date: Thursday, August 13, 2026 5:32:43 PM

CAUTION: Do not click links, open attachments, or reply, unless you recognize the sender's email address!

You don't often get email from juddtours@gmail.com. [Learn why this is important](#)

Hi Jake,

I am writing today to express my concern over the proposed changes to agriculture on Hagan Road.

When we were required to do a one lot subdivision in the year 2000, it was our understanding that leaving the country and becoming a part of Sandy City, we would no longer be considered for agriculture. That was fine with us as we did not intend to raise farm animals.

For the past 24+ years we were of the understanding we were not zoned for agriculture.

The Grants thought that their property was zoned agriculture and I have just recently found out are raising 3 sheep. That is just fine with us and I hope Sandy City lets them raise these 3 sheep to the age/size Grants would like before the sheep become food.

My concern and disagreement to changing the property to agriculture is that although I trust the Grants to only have small farm animals on their property, anyone in the future would be able to have either 2 horses or 2 cows and unfortunately I think that would be cruel to the animals.

I think an agricultural designation should be based on the amount of actual dirt/land is still available on the property to take care of 'farm animals' in a humane way. The Grants have a beautiful home, detached garage, patio and yard. Like I said I have no issue with them - but I do have an issue with some future owner being able to come in and have farm animals with insufficient room for the animals.

My question to Sandy City is why the only requirement for the agriculture designation is for the lot to be a certain size and not what has already been built on the lot and the amount of actual dirt/space there is for farm animals. That someone could actually come in and try to put 2 horses or 2 cows in that space would be cruel and would amount to animal cruelty and abuse in my opinion.

The people who live directly behind Hagan Road off Player Road in the circles (such as Williamson Circle) have much smaller backyards and would be the ones to live with the smells and flies of 'farm animals' as the people on Hagan Road would obviously not put 'farm animals' close to their own houses but at the back of long rectangular lots. I used to live off Player Road and we had this same discussion 40+ years ago. It was not rezoned then and

hopefully won't be now.

Thank you for your consideration. Let the Grant's raise their sheep with a one time permit due to the circumstances. However, I would not be in favor of changing the zoning to agriculture.

Thank you again,

Debbie Judd

From: [Frank Prater](#)
To: [Jake Warner](#)
Cc: grant.matthew.w@gmail.com
Subject: [EXTERNAL] Grant Application (REZ06242026-007235)
Date: Thursday, August 13, 2026 6:20:16 PM

CAUTION: Do not click links, open attachments, or reply, unless you recognize the sender's email address!

You don't often get email from fprater39@gmail.com. [Learn why this is important](#)

Hi Jake:

My name is Frank Prater, and I received notice from your office about a Notice of Neighborhood Meeting relative to a rezoning application (REZ06242026-007235) submitted by Matt Grant and was able to sit in and listen.

If I recall correctly, this item will be on the agenda for the City Planning Commission & City Council meeting on Thursday the 18th of August. Because I am out of town that day, I wanted to convey a few of my thoughts on this matter.

I understand that the Grant's are pursuing this to allow their family to raise a few sheep on their property. I understand that the breed of sheep they will be raising on their lot are Suffolk/Columbian cross. From the call I also understand the primary issue in this matter is they make noise, beyond what may be acceptable.

The only experience I have with this has been within my own family. My daughter and son-in-law are raising about 130 St. Croix sheep, and we help them during their lambing season. That particular breed makes noise only two times, that I witnessed: that is when a couple young knuckle-head grandsons try to chase them around the corral, and then when they feel threatened, both of which happen at the same time. Otherwise, they don't even make a sound.

Although these are two separate breeds with, possible differing propensities, I have a hard time envisioning the Suffolk/Columbian actually becoming the source of the type of noise that we might describe as nuisance, or unacceptable.

Since we live in the information age, I wondered what Gemini had to say on this subject, and this is what I found:

Q: Are Suffolk/Columbian sheep considered to be noisy?

*Generally speaking, neither **Suffolk** nor **Columbia** sheep are considered excessively noisy or problematically vocal breeds.*

Both breeds are known for being relatively calm and docile. Like all sheep, their noise levels depend far more on context and management than on the breed itself.

Breed Noise Profiles

- **Suffolk Sheep:** Widely recognized for their docility, easygoing temperament, and quiet nature. They tend to contentedly graze without constant vocalizing

unless something is wrong.

- **Columbia Sheep:** *Developed as a dual-purpose range breed for the western U.S., Columbias are rugged, calm, and adaptable. They are naturally accustomed to flocking together and rarely make unnecessary noise in a herd/flock setup.*

Although my family and I live through the block immediately to the West of Grant's (behind Warner's & Evans' property) we personally have no issue should the city green light this application, allowing them to raise sheep on their property subject to city code. The Grant's are not asking to raise bovine, equestrian, or any large animals and it appears to me that what they are asking for is perfectly in keeping with what we want our neighborhood to be.

Thank You,

Frank Prater
11589 So 1380 E
Sandy, UT 84092
Fprater39@gmail.com

--

Frank Prater
Cell 801.541.4765

From: [Matthew Galati](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Hagan Road Re-Zoning (R-1-20A)
Date: Friday, August 14, 2026 8:23:15 AM

CAUTION: Do not click links, open attachments, or reply, unless you recognize the sender's email address!

You don't often get email from matthew.galati09@gmail.com. [Learn why this is important](#)

To whom this may concern,

My name is Matthew Galati. My family are both residents and business owners in Sandy, UT. The Galati family moved to Sandy 3 years ago from Phoenix, AZ with the goal of improving our quality of life. Sandy has certainly provided an elevated quality of life and we thank the community and its representatives for that.

Animals on our property have enriched our lives. Animals teach our children about responsibility and that if you care for things, you will reap the benefits of hard work. With that said, I am passionately in support of the Hagan Rd rezoning (to R-1-20A) so the Grant family can have animals.

My address is:
11552 S Hagan Rd.
Sandy, UT 84092

If you have any questions or concerns feel free to contact me via email or directly.

Best,
Matthew Galati
(385) 499-0567



Staff Report

File #: CA07272026-0007251
(PC2), **Version:** 1

Date: 8/20/2026

Agenda Item Title:

Amendments to Title 21 of the Land Development Code related to Detached Accessory Dwelling Units (ADU)

Presenter:

Melissa Anderson, Zoning Administrator

Description/Background:

On behalf of Sandy City, the Community Development Department is proposing to amend Title 21, *Land Development Code*, Chapter 7, *Land Uses in Residential Districts*, Chapter 8, *Land Uses in the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts*, Chapter 9, *Institutional Care District*, Chapter 10, *Open Space District*, Chapter 11, *Special Use Standards*, Chapter 19, *Special Development (SD) Districts*, Chapter 24, *Parking, Access and Circulation Requirements*, and Chapter 37, *Definitions*.

During the 2026 Utah Legislative Session, Senate Bill 284 was passed, which enacted new state code relating to detached ADUs, effective October 1st, 2026. The new state law stipulates that cities, such as Sandy, must adopt land use regulations that permit detached ADUs on residential property if it:

- Is 11,000 square feet or larger (<11,000 s.f. is allowed but up to the city's discretion), and
- Contains a single-family dwelling, and
- The single-family dwelling is a permitted use on the property.

The proposed amendments will bring Sandy's Land Development Code (LDC) into compliance with the current Utah Code by allowing Detached Accessory Dwelling Units (ADU) to be developed in residential zones if all other requirements are met. The specific amendments to the Land Development Code are included as Exhibit "A" (red-lined version) and Exhibit "B" (clean version).

See the attached staff report and exhibits for full details and analysis on this item.

Exhibits:

- Proposed code amendments (red-lined version)
- Proposed code amendments (clean version)
- General Plan Goals and Policies related to ADUs
- State Code related to ADUs and Design Elements (UCA 10-21-303 & 304 and 10-20-618)
- Maps that illustrate potential areas for ADUs based on 8,000, 10,000 and 11,000 sq. ft. lot sizes
- Comment Letters from Planning Commission Mtg. on August 6, 2026

Further action to be taken:

The final decision on this item will be made by the City Council.

Recommended Action and/or Suggested Motion:

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

Findings:

1. The City Council may amend land use ordinances consistent with the purposes of the Sandy Land Development Code, the Sandy City General Plan, and the Utah Code, Municipal Land Use, Development, and Management Act per Title 21 Chapter 5 of the Sandy Municipal Code.
2. The proposal is reviewed by the Planning Commission and City Council in accordance with the requirements of Title 21 Chapter 5 of the Sandy Municipal Code.
3. The proposal complies with the purpose of the Land Development Code under Section 21-1-03 by promoting the public health, safety, and welfare; ensuring consistent and equitable standards; establishing fair procedures that are efficient and effective in terms of time and expense; and by facilitating the orderly growth and development of Sandy City.
4. The proposal complies with the Goals and Policies of the General Plan by establishing appropriate development standards for all uses and zoning categories within Sandy City.
5. The proposal implements the Goals and Policies of the General Plan by amending the LDC to allow detached ADUs on larger lots in residential zones. The proposal establishes standards for ADUs that mitigate impacts on neighboring properties, require owner occupancy, and limit the height and size of the ADU so that it is subordinate to the primary structure, consistent with the General Plan.



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum

August 20, 2026

To: City Council via Planning Commission

From: Community Development Department

Subject: Amendments to Title 21 of the Land Development Code related to Detached Accessory Dwelling Units (ADU) CA07272026-0007251

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

Request

On behalf of Sandy City, the Community Development Department is proposing to amend [Title 21, Land Development Code](#), Chapter 7, *Land Uses in Residential Districts*, Chapter 8, *Land Uses in the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts*, Chapter 9, *Institutional Care District*, Chapter 10, *Open Space District*, Chapter 11, *Special Use Standards*, Chapter 19, *Special Development (SD) Districts*, Chapter 24, *Parking, Access and Circulation Requirements*, and Chapter 37, *Definitions*.

The proposed amendments will bring Sandy's Land Development Code (LDC) into compliance with the current Utah Code by allowing Detached Accessory Dwelling Units (ADU) to be developed in residential zones if all other requirements are met. The specific amendments to the LDC are included as Exhibit "A" (red-lined version) and Exhibit "B" (clean version).

Background

During the 2026 Utah Legislative Session, [Senate Bill 284](#) was passed (see Exhibit "D"), which enacted new state code relating to detached ADUs, effective October 1st, 2026. Under [UCA 10-21-304](#), *Detached Accessory Dwelling Units*, the new state law stipulates that cities, such as Sandy, must adopt land use regulations that permit detached ADUs on residential property if it:

- Is 11,000 square feet or larger (<11,000 sq. ft. is allowed but up to the city's discretion), and
- Contains a single-family dwelling, and
- The single-family dwelling is a permitted use on the property.

The new legislation includes several other provisions that Sandy City *shall*, *shall not*, or *may* regulate. These are summarized below:

"Shalls"

- Require compliance with building, health and fire codes.
- Includes a process to convert a legal accessory structure to a detached ADU.

“Shall Nots”

- Require a conditional use permit for a detached ADU in a primarily residential zone.
- Require more than one (1) on-site parking space for units <650 sq. ft. and not more than two (2) for units ≥650 sq. ft.
- Include “Design Standards” in conflict with [UCA 10-20-618](#), *Regulation of Building Design Elements Prohibited*.

“Mays”

- Regulate structure size, dimension, height and maximum lot coverage.
- Regulate setbacks, taking into consideration: proximity property lines, other structures, easements, window orientation, massing, or “other elements.”
- Require design “consistent with the design of the single-family dwelling.”
- Prohibit detached ADUs from being:
 - Larger than the primary dwelling.
 - Located in a PUE or recorded easement.
 - Located in the front yard.
 - Rentals less than 90 consecutive days.
- Require the owner to occupy the primary dwelling or detached ADU.
- Require replacement of lost parking spaces for garage conversions.
- Prohibit more than one (1) ADU on a property.
- Prohibit an ADU if there is inadequate access or capacity to utility services.

Public Notice

The city issued notice of the public hearing for the proposed code amendments on public websites, mailed notice to affected entities and posted in three (3) public locations at least 10 days prior to the Planning Commission public hearing in accordance with the Land Development Code Sec. 21-36-1 and the Utah Code § 10-20-205 and § 10-20-102.

Analysis

New statewide legislation is not the only reason to allow detached ADUs. Sandy adopted policies in the [Pace of Progress, Sandy City General Plan 2050](#) that support both attached and detached ADUs. The plan includes goals and policies that encourage a diversity of housing options that serve a variety of different households. Exhibit “C” includes a list of these General Plan goals, objectives, policies and strategies related to ADUs. Those policies are also provided below:

- “All areas of the city include locations for the development of housing types that meet the needs of seniors, new families, young professionals, and students.
- External ADU regulations establish minimum requirements to mitigate impacts on surrounding properties including parking, setbacks, and privacy.
- ADUs are required to be subordinate to the primary structure as measured by building height, footprint, and massing.
- Owner occupancy of one (1) of the units on the property including an ADU is required.
- Internal and external ADUs are allowed where appropriate.
- Draft and consider legislation to improve the effectiveness of the internal ADU regulations and adopt external ADU regulations.” (MIH Plan Implementation)

To implement both the new state law provisions and the Sandy City General Plan, the LDC is proposed to be amended, as shown in Exhibits A and B of this report. The following are highlights of the proposal:

1. *Terminology*: The term “Accessory Apartment” is replaced with the term “Accessory Dwelling Unit” for consistency with common terminology and the Utah Code. In addition, the section relating to a “Guest House” is replaced with Detached ADUs.

2. *Definitions:* The definitions for attached and detached “Accessory Dwelling Units,” and “Extended Living Areas” are updated for clarification. In general, ADUs are self-contained habitable units that are used as a rental, while extended living areas are additional/accessory living facilities for use by the occupants of the home on a non-rental basis.
3. *Location:* Detached ADUs are proposed to be allowed on lots 11,000 square feet or larger in residential zones. See Exhibit “E” for maps that illustrate residential lots potentially eligible for detached ADUs that are 11,000, 10,000 and 8,000 square feet in size. Currently, attached ADUs and extended living areas are permitted uses in all residential zones, consistent with Utah Code § [10-21-303](#).
4. *Number Allowed:* Only one (1) ADU is proposed to be allowed on a property. It can be an attached or detached ADU, but only one (1) can operate on a property at a time.
 - a. If a property has more than one (1) detached accessory structure, only one (1) may be a self-contained habitable living unit.
 - b. Within the primary dwelling, there may be more than one (1) extended living area (e.g. with kitchen or kitchenette), but only one (1) may be a self-contained habitable living unit.
5. *Parking:* In addition to the four (4) on-site parking spaces required for a single-family home, up to two (2) additional on-site parking spaces would be required for a detached ADU:
 - a. One (1) on-site parking space is required for a D-ADU <650 sq. ft. and two (2) for a D-ADU ≥650 sq. ft..
 - b. If the property is located within a ½ mile from transit station, the parking may be reduced by one (1) space.
6. *Conversions:* An existing legal detached accessory structure is allowed to be converted into an ADU, but the habitable space within the structure must meet all the standards of code.
7. *Standards:* All Detached ADUs and Detached Extended Living Areas must meet the following standards:
 - a. The unit must be constructed on a permanent foundation.
 - b. Short-term rentals are prohibited in the detached unit (but they are allowed within the primary structure).
 - c. Exterior lighting must be directed downward and dark-sky compliant.
 - d. No encroachments are allowed within a setback (e.g. porches, stairs).
 - e. Roof decks and balconies are not allowed, unless the setbacks for the primary dwelling of the underlying zone are met (and the setback is no less than 10 feet).
 - f. Basements are allowed.
 - g. The unit must be designed consistent with the design of the single-family dwelling.
 - h. The unit is allowed in the rear yard and side yard if it is behind the front plane of the home. Larger properties ≥40,000 sq. ft. in size may locate the unit in front of the home but it must meet the front setback of the zone.
 - i. The maximum size of the unit is limited to the following, whichever is less:
 - i. 75% or less of the primary dwelling footprint.
 - ii. No larger than the maximum square footage allowed for an accessory structure under [Sec. 21-11-2\(a\)\(2\)](#).
 - j. Building height is allowed up to 15 feet with a setback of at least 10 feet from the side and rear property line.
 - k. Building height may be taller than 15 feet, under the following conditions:
 - i. The unit is no taller than the building height of the primary dwelling, and
 - ii. The setbacks for the primary dwelling in the underlying zone (Sec. 21-20-2) is met, but at no point may the setback be less than 10 feet.

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

Non-Conforming Uses

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

Land Development Code Purpose Compliance

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

21-1-3 Purpose

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

1. General

- a. To facilitate the orderly growth and development of Sandy City.*
- b. To facilitate adequate provision for transportation, water, sewage, schools, parks, and other public requirements.*
- c. To stabilize property values.*
- d. To enhance the economic well-being of Sandy City and its inhabitants.*

2. Implementation of General Plan

To coordinate and ensure the implementation of the City's General Plan through effective execution of development review requirements, adequate facility and services review and other goals, policies, or programs contained in the General Plan.

3. Comprehensive, Consistent and Equitable Regulations

To establish a system of fair, comprehensive, consistent and equitable regulations, standards and procedures for review and approval of all proposed land development within the City.

4. Efficiently and Effectively Managed Procedures

- a. To promote fair procedures that are efficient and effective in terms of time and expense.*
- b. To be effective and responsive in terms of the allocation of authority and delegation of powers and duties among ministerial, appointed, and elected officials.*
- c. To foster a positive customer service attitude and to respect the rights of all applicants and affected citizens.*

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

General Plan Compliance

The Sandy City General Plan encourages appropriate development standards for all uses and zoning categories within the city. The proposed code amendment furthers that goal and objective by establishing appropriate land development standards for all uses and zoning categories within Sandy City. Furthermore, the General Plan includes goals, objectives and policies related to accessory dwelling units, as shown in Exhibit "C" of this report. The proposal is consistent with those policies by establishing regulations that allow for detached ADUs, which in turn supports a variety of housing options for different types of households.

Recommendation

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, of the Sandy Municipal Code, relating to detached accessory dwelling units, as shown in Exhibit "A", based on the

following findings:

Findings:

1. The City Council may amend land use ordinances consistent with the purposes of the Sandy Land Development Code, the Sandy City General Plan, and the Utah Code, Municipal Land Use, Development, and Management Act per Title 21 Chapter 5 of the Sandy Municipal Code.
2. The proposal is reviewed by the Planning Commission and City Council in accordance with the requirements of Title 21 Chapter 5 of the Sandy Municipal Code.
3. The proposal complies with the purpose of the Land Development Code under Section 21-1-03 by promoting the public health, safety, and welfare; ensuring consistent and equitable standards; establishing fair procedures that are efficient and effective in terms of time and expense; and by facilitating the orderly growth and development of Sandy City.
4. The proposal complies with the Goals and Policies of the General Plan by establishing appropriate development standards for all uses and zoning categories within Sandy City.
5. The proposal implements the Goals and Policies of the General Plan by amending the LDC to allow detached ADUs on larger lots in residential zones. The proposal establishes standards for ADUs that mitigate impacts on neighboring properties, require owner occupancy, and limit the height and size of the ADU so that it is subordinate to the primary structure, consistent with the General Plan.

Planner:



Melissa Anderson
Zoning Administrator

Exhibits:

- A. Proposed code amendments (red-lined version)
- B. Proposed code amendments (clean version)
- C. General Plan Goals and Policies related to ADUs
- D. State Code related to ADUs and Design Elements (UCA 10-21-303 & 304 and 10-20-618)
- E. Maps that illustrate potential areas for ADUs based on 8,000, 10,000 and 11,000 sq. ft. lot sizes
- F. Comment Letters from Planning Commission Mtg. on August 6, 2026

File Name: S:\USERS\PLN\STAFFRPT\2026\CA07272026-0007251 - DETACHED ADU CODE AMENDMENT\STAFF REPORT\1-JUST STAFF REPORT\STAFF REPORT - DETACHED ADU CODE AMEND.FINAL.DOCX

CHAPTER 21-11 SPECIAL USE STANDARDS

21-11-1 ~~Accessory Apartments, Extended Living Areas, And Guesthouses~~Extended Living Areas and Accessory Dwelling Units (ADUs)

- (a) Purpose. This section is established to provide regulations and design standards for ~~accessory apartments,~~ extended living areas (attached or detached), ~~or guesthouses~~ and accessory dwelling units (attached or detached) related to single-family dwellings in primarily residential zone districts. These accessory living areas enable additional dwelling units to be available to moderate income households, provide economic relief to homeowners who might otherwise be forced to leave a neighborhood, and make dwelling units available which are appropriate for households at a variety of stages in the life cycle.
- (b) Applicability. The property is within a single-family residential zone and has not more than one existing single-family dwelling on a lot or parcel, or where a building permit has been issued and construction is in process for the single-family dwelling.
- (c) Application Procedure. Extended living areas (attached or detached) and ADUs (attached or detached) may be allowed through the following procedures:
- (1) An extended living area (attached or detached) may be approved by the Director at the time of building permit review to create additional living facilities within the structure or in a detached accessory structure.
 - (2) An ADU (attached or detached) may be allowed with approval of an administrative Special Use Permit from the Community Development Department and issuance of an associated Business License.
- (d) Application Information Requirements for ADUs (attached or detached). An application for a Special Use Permit for an attached or detached ADU shall include the following information:
- (1) Application. A completed application, as provided by Sandy City, shall be submitted to the Community Development Department. Only the property owner may apply for an ADU Special Use Permit.
 - (2) Owner Occupancy. The applicant shall provide evidence that they are the owner of the subject property, live in the primary dwelling or ADU and reside therein as their primary residence.
 - a. An individual shall prove ownership of the property as evidenced by a copy of a transfer deed listing the applicant as the fee title owner. Fee title owner

may be an individual or trustor of a family trust that possesses 50 percent or more ownership of the primary dwelling. The fee title owner may not be a corporation, partnership, limited liability company, or similar entity.

b. To establish that the property is the owner's primary residence, the owner shall provide:

1. A government-issued identification document listing the address of the property as the address of the owner; and

2. A signed affidavit sworn before a notary public shall be provided by the owner stating that the proposed property is the primary residence of the owner and they will occupy the property as their residence, except for bona fide temporary absences; and

3. ~~One~~Two or more of the following:

i. ~~W-2 or 1099 from the most recent tax filing period, wherein the financial information has been redacted~~The owner's most recent State and Federal tax returns both listing the property as the owner's primary residence;

ii. A voter registration card dated within the last calendar year; or

iii. Automobile registration document dated within the last calendar year.

iv. At least three utility bill statements for services (i.e. electricity, gas, water or cable) that display property owner name and residential address. A P.O. Box will not be accepted.

(3) Dwelling Description. A detailed written description and/or drawing of the ~~property~~proposed ADU that includes all the following information:

a. The use of each room of the dwelling;

b. The portion of the dwelling or detached structure intended for use as an ADU;

c. The location of all smoke and carbon monoxide detectors; and

d. Provide any other materials that are necessary to show compliance with the design standards of this Section.

(4) Site Plan. A site plan of the property shall be submitted to determine compliance with the requirements of this code. The site plan shall be drawn to scale with

dimensions and north arrow, showing the entire property with property lines and the location of all existing and proposed structures, walls, parking, driveways, walkways, easements and utilities.

a. *Detached ADU Parking Plan.* The site plan shall include a detailed drawing of the off-street parking spaces, showing compliance with the residential parking standards as set forth in Chapter 21-24 of this code.

~~(a)(e)~~ *General Requirements.* The following requirements apply to extended living areas (attached or detached) and ADUs (attached or detached):~~must be met in order to have either an accessory apartment, extended living area, or a guesthouse:~~

(1) *Number Permitted.* No property owner may operate more than one ADU (attached or detached) at any time. Only one accessory apartment or extended living area shall be created within a single-family dwelling structure. The accessory apartment or extended living area shall not occupy any accessory buildings. No lot or parcel shall contain more than one guesthouse.

a. Only one detached self-contained habitable living unit (either ADU or extended living area) is allowed on the property.

b. Within the primary dwelling, any number of extended living areas are allowed, except and only one may be a self-contained habitable living unit.

(2) *Retain Single-Family Dwelling Appearance Residential Characteristics.* The accessory apartment, extended living area (attached or detached), or guesthouse or ADU (attached or detached) shall be designed to retain the single-family residential characteristics of the property and meet the following standards: so that the appearance of the building remains that of a single-family residence, including the following:

a. A detached ADU or detached extended living area shall not be sold separately or subdivided from the principal dwelling unit or property, unless the standards of the underlying zone and a subdivision are met. Entrances. Only one primary entrance into the existing dwelling is allowed facing the street or front property. No additional entryways or access to these accessory living areas shall be visible from the street or front property line. All entrances for an accessory living area shall be located on the side or in the rear of the dwelling or from within the home or garage.

b.—Design. Any additions to the existing dwelling unit or detached guesthouse, shall be designed and constructed as to blend in and be compatible with the

~~architectural components of the primary dwelling unit (including, but not limited to matching exterior materials, colors, windows, architectural style, building articulations, design elements, and roof pitch). Accessory apartments or extended living areas do not require internal connectivity; however, they must be connected to the existing living area of the home by a common wall and not connected through a breezeway or nonhabitable space (e.g. garage, storage area, etc.).~~

~~c.b.~~ *Utilities and Meters.* It shall be prohibited to install separate utility connections or meters. Private utility meters installed behind the primary meters and internal to the dwelling may be allowed.

~~d.c.~~ *Addressing.* No separate addresses will be assigned to the property. Additional mailboxes are also prohibited.

~~e.d.~~ *Landscaping.* The retention and enhancement of landscaping and property maintenance standards shall be met with any site or building alterations.

- (3) *Building Code Compliance Required.* The design of the ~~accessory apartments,~~ extended living areas ~~, or guesthouses or ADU~~ shall conform to all applicable standards in the City's adopted Fire, Building, and Health Codes. The applicant shall obtain all necessary building permits prior to construction of the ~~accessory apartment,~~ extended living area ~~, or guesthouse or ADU.~~
- (4) *Parking.* Off-street parking space shall be available for use by the occupants of the ~~accessory apartment,~~ extended living area ~~, or guesthouse, or ADU~~ and shall comply with the City's adopted residential parking standards as set forth in Chapter 21-24 of this code. A nonconforming single-family dwelling must be brought into conformity with all required parking requirements. If ~~a required~~ the required parking area is to be modified in the creation of an accessory living area or ADU, the required parking shall be replaced on-site. Any additional vehicles owned by occupants must be accommodated on-site. On-street parking shall be reserved for visitors only.
- (5) *Mobile Homes.* It shall be prohibited to ~~construct~~ have an ~~accessory apartment~~ ADU or extended living area ~~(whether it is attached or detached)~~ within associated with a mobile home.
- (6) *Septic Systems.* Any dwelling that is using a septic system, must show proof by a licensed professional that the system is in ~~property~~ proper working condition or be required to connect to the existing sewer infrastructure.

~~(7) *Easements. Detached ADUs and detached extended living areas shall not be built within a recorded easement. Short-Term Rental (STR). It is prohibited to rent or offer the rental of an accessory apartment, extended living area, or guesthouse for a period of less than 30 consecutive days unless the property has obtained approvals for such use as found in the Land Development Code and all other Sandy City Code. In no event, shall any portion of the property be rented out for both short and long-term rentals at the same time.*~~

~~(8) *Occupancy Restrictions.*~~

~~a. *Extended living areas shall be used by the primary dwelling family members and their non-paying guests or for employed household maintenance personnel on a non-rental basis.*~~

~~b. *ADUs shall be used and rented by an additional single family. The occupants of the ADU shall not sublease any portion of the ADU to other individuals.*~~

~~(9) *Recordation. Approval of an extended living area and ADU shall be recorded with the Salt Lake County Recorder's Office. Proof of recordation shall be submitted to the Community Development Department prior to occupancy. A recorded copy shall be kept on file with the Community Development Department.*~~

~~(10) *Duration of Approval and Transferability.*~~

~~a. *Extended Living Area. Upon sale of the home or change of primary occupant, the approval for an extended living area shall be transferred to the new owner or occupant. The new owner and occupant shall be subject to those requirements.*~~

~~b. *Accessory Dwelling Unit. The Special Use Permit for an ADU shall continue until:*~~

~~1. *A sale of the property, or*~~

~~2. *Change of residence of the primary occupant, or*~~

~~3. *The Business License expires.*~~

~~At the event of any of the above, the Special Use Permit shall expire, and it is not transferable to new property owners. If the permit expires, the area previously used as an ADU shall revert to an extended living area use only, meaning it can only be occupied and utilized by the primary dwelling occupants and their non-paying guests. A reversion clause to extended living~~

area use shall be included in the permit approval should the Special Use Permit expire.

(11) Inspections. Yearly inspections may be required to determine compliance if determined appropriate by the Director or Chief Building Official.

(f) Additional Requirements for Attached Extended Living Areas and Attached ADUs. The following requirements apply:

(1) Retain Single-Family Dwelling Appearance. The unit shall be designed so that the appearance of the building remains that of a single-family residence, including the following:

a. Entrances. Only one primary entrance into the existing dwelling is allowed facing the street or front property. No additional entryways or access to these accessory living areas shall be visible from the street or front property line. All entrances for an accessory living area shall be located on the side or in the rear of the dwelling or from within the home or garage.

b. Design. Any additions to the existing primary dwelling shall be designed and constructed to blend in and be compatible with the architectural components of the primary dwelling unit. The following design standards are required:

1. The architectural style must match that of the primary dwelling (e.g. building articulations, design elements, roof style and angle of roof).
2. At least one of the exterior materials used in the principal dwelling shall be incorporated into the addition for a minimum of 20 percent of all its facades.
3. The predominant color used on the primary dwelling shall be incorporated into the addition for a minimum of 50 percent of all its facades.
4. Similar sized windows and window styles as the primary dwelling shall be used in the addition.
5. The addition must be connected to the existing living area of the home by a common wall (minimum width of at least 20% of the perimeter of the addition) and not connected through a breezeway or non-habitable space (e.g. garage, storage area, mechanical room). Internal connectivity such

as a doorway between the primary dwelling and the attached ADU or extended living area is not required.

(2) *Short Term Rental (STR).* An extended living area or attached ADU is prohibited to be rented as a STR or offer the unit to be rented for a period of less than 30 consecutive days unless the property has obtained approvals for such use in accordance with Section 21-11-26 and all other Sandy City Code. A dwelling or any portion thereof shall not be occupied under a short-term rental and a rental of thirty (30) or more consecutive days at the same time, consistent with Section 21-11-26. A property holding approvals for both uses may alternate between them, provided only one use is in operation at any time and the active use is designated on the current business license.

a. An individual shall prove ownership of the property as evidenced by a copy of a transfer deed listing the applicant as the fee title owner. Fee title owner may be an individual or trustor of a family trust that possesses 50 percent or more ownership of the primary dwelling. The fee title owner may not be a corporation, partnership, limited liability company, or similar entity.

b. To establish that the property is the owner's primary residence, the owner shall:

1. Present the owner's most recent State and Federal tax returns both listing the property as the owner's primary residence; and

2. Present a government-issued identification document listing the address of the property as the address of the owner; and

3. A signed affidavit sworn before a notary public shall be provided by the owner stating that the proposed property is the primary residence of the owner and they will occupy the property as their residence, except for bona fide temporary absences.

(2) *Dwelling Description.* A detailed written description and/or drawing of the property that identifies the use of each room of the dwelling and defines the portions of the dwelling to be used for an accessory apartment shall be provided.

(3) *Site Plan.* A site plan and architectural elevations shall be submitted to the Community Development Department to determine compliance with the requirements herein. The site plan shall be drawn to scale, clearly showing the

~~location of all existing and proposed structures, walls, parking, driveways, and walkways.~~

~~(4)—Occupancy Restrictions. The occupants of the accessory apartment shall be an additional single family. The occupants of the accessory apartment shall not sublease any portion of the accessory apartment to other individuals.~~

~~(5)—Recordation. Approval for an accessory apartment shall be recorded with the Salt Lake County Recorder's Office, including a reversion clause to utilize the area as an extended living area should the special use permit expire. Proof of recordation shall be submitted to the Community Development Department prior to occupancy. A recorded copy shall be kept on file with the Community Development Department.~~

~~(6)—Duration of Approval and Transferability. The special use permit shall continue until:~~

~~a.—A sale of the property, or~~

~~b.—Change of residence of the primary occupant, or~~

~~c.—If the business license expires.~~

~~At the event of any of the above, the special use permit shall expire and is not transferable to new property owners. If the permit expires, the area previously used as an accessory apartment shall revert to an extended living area use only, meaning it can only be occupied and utilized only by the primary dwelling occupants and their non-paying guests.~~

~~(e)(g) Additional Requirements for Detached Extended Living Areas and Detached Accessory Dwelling Units ADUs. The following requirements apply: to detached ADUs: Approval of a Guesthouse. A guesthouse use may be allowed by an administrative special use permit from the Community Development Department. The following standards must be met:~~

~~(1)—Application. A completed application as provided by Sandy City.~~

~~(2)—Occupants. A guesthouse shall be used only by the occupants of the primary dwelling or their non-paying guests.~~

~~(3)—Lot Size. A guesthouse will only be considered on a lot containing at least 20,000 square feet which has an existing owner-occupied single-family dwelling unit, or where a building permit has been issued and construction is in process for the single-family dwelling on a lot 20,000 square feet or larger.~~

- (1) The unit shall be constructed on a permanent foundation. Trailers, recreational vehicles and other portable structures on wheels shall not be permitted.
- (2) Short Term Rentals are prohibited. The unit shall not be used as a short-term rental or offer the unit to be rented for a period of less than 30 consecutive days.
- (3) Exterior lighting shall direct illumination downward and lighting shall dark-sky compliant.
- (4) Awnings, covered porches, decks, exterior stairways, stairwells, landings, and balconies shall not encroach into any required setback. Roof eaves may encroach into a required setback up to two feet.
- (5) Decks and balconies on the second story or roof are prohibited unless the structure meets the setbacks of the primary structure of the underlying zone (LDC 21-20-2).
- (6) Basements are allowed.
- (7) The unit shall be designed consistent with the design of the single-family dwelling.
- (8) Development Standards. Unless otherwise specified in this section, the development standards for accessory structures under LDC 21-11-2 do not apply. The table below describes the additional development standards:

<u>Development Standards for Detached ADUs and Detached Extended Living Areas</u>	
<u>Minimum Property Size</u>	<u>11,000 square feet or larger</u>
<u>Location</u>	<u>Rear and side yards, and behind the front plane of the home</u> <u>For properties at least 40,000 square feet in size, a detached ADU may be located within the front yard if it meets the front and side yard setbacks of the underlying residential zone (LDC 21-20-2).</u>
<u>Maximum Size of a Detached ADU</u>	<u>Footprint of the detached ADU shall meet the following size limits, whichever is less:</u> <u>1. 75% or less of the primary dwelling footprint.</u>

	<u>2. No larger than the maximum square footage allowed for an accessory structure under LDC 21-11-2(a)(2).</u>
<u>Building Height and Setbacks from Side and Rear Property Lines</u>	<u>Maximum 15 feet in building height</u> <u>10 feet minimum setback</u>
<u>Building Height and Setbacks from Side and Rear Property Lines</u>	<u>Taller than 15 feet in building height, but no taller than the building height of the primary dwelling</u> <u>Setbacks for the primary dwelling in the underlying zone (LDC 21-20-2), but at no point setback less than 10 feet.</u>
<u>Setback from Primary Dwelling</u>	<u>6 feet minimum</u>

~~(3)—Location. Guesthouse setbacks shall be no less than ten feet from the side and rear property lines and six feet from the primary dwelling unit. If a guesthouse is attached to an existing accessory structure, the living space of the guesthouse shall be ten feet from the property line. The guesthouse may be located within the rear (the area lying between the rear lot line and rear wall of the primary dwelling extended to the side lot lines) of the primary dwelling or within the side yard, provided that the guesthouse is located behind the front plane of the home. If the guesthouse is located within the side yard, the side yard setback shall be the same as the minimum in the zoning district in which the lot is located. Maximum Size Permitted. In no case shall a guesthouse comprise more than 400 square feet and have no more than one bedroom. This square footage will be considered part of the allowable square footage of the respective zoning district for accessory structures.~~

~~(4)—Height. A guesthouse shall be limited to a single story and subject to the requirements for accessory structures.~~

~~(5)—Kitchen Facilities. There shall be no full-size kitchen or cooking facilities within a guesthouse. A limited kitchenette consisting of a microwave, compact refrigerator (less than 7.75 cubic feet and 36 inches or less in height), counter length not exceeding six feet, and a wet bar sink (12 inches wide or less) are permitted.~~

- ~~(6)—Site Plan. A site plan and architectural elevations shall be submitted to the Community Development Department to determine compliance with the requirements herein. The site plan shall be drawn to scale, clearly showing the location of all existing and proposed structures, walls, parking, driveways, and walkways.~~
- ~~(7)—Conversion. Existing accessory structures (shed, garage, workshop, etc.) may be converted to a guest house, provided that the proposed guesthouse complies with all title standards and the adopted Building Code. The number of required off-street parking stalls shall not be eliminated with the conversion of an accessory garage.~~
- ~~(8)—Basements. No basements will be allowed within a guesthouse.~~
- ~~(9)—Recordation. Approval for a guesthouse shall be recorded with the Salt Lake County Recorder's Office. Proof of recordation shall be submitted to the Community Development Department prior to issuance of a building permit. A recorded copy shall be kept on file with the Community Development Department.~~
- ~~(10)—Duration of Approval and Transferability. Upon sale of the home or change of primary occupant, the approval for guesthouse shall be transferred to the new owner or occupant. The new owner and occupant shall also be subject to these requirements.~~
- ~~(h) Conversion. Existing legal accessory structures constructed prior to October 1, 2026, (shed, garage, workshop, etc.) may be converted to a detached ADU, provided that the proposed habitable space complies with all standards of this Section and conforms to all applicable standards in the City's adopted Fire, Building, and Health Codes. The applicant shall obtain all necessary building permits prior to construction of the conversion. The number of required off-street parking stalls shall not be eliminated with the conversion of an accessory garage.~~
- ~~(h)(i) Enforcement. In addition to any other legal or equitable remedies available to the City, upon a determination that a violation of the accessory **apartment dwelling unit** regulations exists, the City may also utilize all remedies identified and allowed under Section 10-~~9a~~20-530 and 10-21-304 of Utah State Code, or its successor (see U.C.A. 1953, § 10-~~9a~~20-530, § 10-21-304).~~

CHAPTER 21-24 PARKING, ACCESS AND CIRCULATION REQUIREMENTS

...

21-24-4 Residential Parking Requirements And Restrictions

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

(1) *Accessory Dwelling Units (Detached)*. All detached accessory dwelling units shall meet the minimum parking space requirements of Section 21-24-8(b).

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

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

...

21-24-8 Parking Space Requirements

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

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

<i>Parking Requirements by Land Use Category</i>	
<i>Land Use Categories</i>	<i>Space Requirements</i>
<i>Residential</i>	
Single-family Dwelling, Detached	2 spaces per dwelling unit (within an enclosed garage)
- Additional guest parking	2 car off-street parking in the dwelling's driveway, plus one space for

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	each domestic (e.g., maid, nanny, gardener, etc) or support staff person employed on the premises during the highest employment shift.
<u>- Additional parking for Detached Accessory Dwelling Unit</u>	<u>1 space per detached accessory dwelling unit less than 650 total square feet</u> <u>2 spaces per detached accessory dwelling unit 650 total square feet or greater</u> <u>Additional parking may be reduced by one space if the property is located within a Station Area Plan (½ mile from transit station)</u>

...

CHAPTER 21-37 DEFINITIONS

...

21-37-2 "A" Definitions

- (a) *AASHTO* means American Association of State Highway and Transportation Officials.
- (b) *Abandoned well* means a well, the use of which has been permanently discontinued or is in such a state of disrepair that it cannot be used for its intended purpose or for observation purposes.
- (c) ~~Accessory *apartmentdwelling unit (ADU), attached* means a *housing self-contained habitable living unit (includes a kitchen or kitchenette, ¾ or full bathroom, and sleeping areas)*, which is *used as a rental and self-contained but* incorporated within an existing structure that is designed as a single-family dwelling and will not substantially alter the structure or the appearance of the structure.~~
- ~~(c)(d) *Accessory dwelling unit (ADU), detached* means a *self-contained habitable living unit (includes a kitchen or kitchenette, ¾ or full bathroom, and sleeping areas)*, which is *used as a rental and subordinate to and detached from the primary dwelling on the same lot or parcel.*~~

...

21-37-5 "D" Definitions

...

- (ai) *Dwelling, single-family*, means a building arranged or designed to include only one dwelling unit occupied by one family (See Family), including extended living areas or ~~an accessory apartment~~ *an accessory dwelling unit* which may be approved as provided elsewhere in this title.

...

21-37-6 "E" Definitions

...

- (q) *Extended living area, s attached* means additional and accessory living facilities within a *single family dwelling that contains a kitchen or kitchenette that may also have associated living quarters (bathroom, sleeping areas) designed for use by the occupants of the primary dwelling on a non-rental basis.* ~~structure with kitchen;~~

~~bathroom, and sleeping areas designed for temporary use by extended family members for medical or economic reasons on a non-rental basis and in compliance with standards as set forth in this title. The term "extended living areas" also includes additional family kitchens or kitchenettes and living quarters for domestic staff or other personnel typically employed in household maintenance (e.g., maids, butlers, gardeners).~~

~~(r) *Extended living area, detached* means additional and accessory living facilities detached from a primary single family dwelling that contains a kitchen or kitchenette, $\frac{3}{4}$ or full bathroom, sleeping areas, or other habitable living areas designed for use by the occupants of the primary dwelling on a non-rental basis.~~

...

21-37-8 "G" Definitions

...

~~(p) *Guesthouse* means a detached living quarters located within an accessory structure that is subordinate to, and located on the same premises with, a primary dwelling, occupied solely by members of the family and temporary guests on a non-rental basis.~~

...

Corrections to Land Uses for Consistency Various Zoning Districts

CHAPTER 21-7 LAND USES IN RESIDENTIAL DISTRICTS

...

21-7-2 Permitted Land Use Matrix By The Residential Districts

...

(b) Table of Uses.

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-12	R-1-10	R-1-9	R-1-8	R-1-8 (INF)	R-1-7.5 (HS)	R-1-6	R-2-10	R-2-8	RM	MH	PUD
Accessory apartments Accessory dwelling unit (attached or detached)	S	S	S	S	S	S	S	S	S	S	S	S ¹	S ¹	S ¹	N	S ¹
Extended living areas (attached or detached)	P	P	P	P	P	P	P	P	P	P	P ¹	P ¹	P ¹	P ¹	N	P ¹
Guest House	S	S	S	S	S	S	S	S	S	S	S	N	N	N	N	S ⁺

CHAPTER 21-8 LAND USES IN THE COMMERCIAL, OFFICE, INDUSTRIAL, MIXED USE, TRANSIT CORRIDOR, AND RESEARCH AND DEVELOPMENT DISTRICTS

...

21-8-2 Permitted Land Use Matrix By The Commercial, Office, Industrial, Mixed Use, Transit Corridor, And Research And Development Districts

...

(b) Table of Uses.

Land Use Category	CBD	CBD -P	CBD -O	CBD-A&C	CR-PUD	RC	BC	CC	CN	CvC	CN (HSN)	HBD	LC	PO	ID	AM (Deale rships)	AM (Comm ercial)	MU	TC	RD
Accessory apartments Accessory dwelling unit (attached or detached)	N	N	N	N	N	N	S ¹	N	N	N	N	N	N	N	N	N	N	S ¹	N	N
Extended living area (attached or detached)	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	P	N	N
Guest house	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

CHAPTER 21-9 INSTITUTIONAL CARE DISTRICT

...

21-9-3 Permitted Land Uses By The Institutional Care District

...

(b) Table of Uses.

<i>Land Uses in Institutional Care Districts</i>	
Accessory apartments Accessory dwelling units	N
Extended living areas (attached or detached)	C
Guest house	N

CHAPTER 21-10 OPEN SPACE DISTRICT

...

21-10-2 Permitted Land Uses In The Open Space District

...

(b) Table of Uses.

<i>Land Uses in Institutional Care Districts</i>	
Accessory Apartments Accessory dwelling units	N
Extended living areas	N
Guest house	N

...

CHAPTER 21-19 SPECIAL DEVELOPMENT (SD) DISTRICTS

...

21-19-2 SD (R-1-9) -- 1300 E And 12000 S

...

(b) *Uses Allowed.*

(1) *Permitted Uses.*

a. Agriculture (which does not include the keeping of farm animals).

~~a.b.~~ Accessory dwelling units (attached or detached)

c. Dwelling, single-family.

~~b.d.~~ Extended living areas (attached or detached)

~~c.e.~~ Home occupation.

~~d.f.~~ Home occupation, Category I.

(2) *Conditional Uses.*

a. ~~Accessory apartments.~~

...

21-19-5 SD(R)3.75--8125 S 865 E

...

(b) *Uses Allowed.*

(1) *Permitted Uses.*

a. Agriculture (which does not include the keeping of farm animals).

~~a.b.~~ Accessory dwelling units (attached or detached)

c. Dwelling, single-family.

~~b.d.~~ Extended living areas (attached or detached)

~~c.e.~~ Home occupation.

~~d.f.~~ Home occupation, Category I.

(1) *Conditional Uses.*

a. ~~Accessory apartments.~~

...

21-19-6C SD R(4.25)--Single-Family Residential Subdistrict

...

(b) *Uses Allowed.*

(1) *Permitted Uses.*

a. Agriculture.

~~a.b. Accessory dwelling units (attached or detached)~~

c. Dwelling, single-family.

~~b.d. Extended living areas (attached or detached)~~

~~c.e.~~ Home occupation.

~~d.f.~~ Home occupation, Category I.

(2) *Conditional Uses.*

a. ~~Accessory apartments.~~

...

21-19-13 Residential District SD(R-1-10) (HEGESSEY)--9200 S 2750 E

...

(b) *Uses Allowed.*

(1) *Permitted Uses.*

a. Agriculture.

~~a.b. Accessory dwelling units (attached or detached)~~

c. Dwelling, single-family.

~~b.d. Accessory dwelling~~Extended living areas units (attached or detached)

~~c.e.~~ Home occupation.

~~d.f.~~ Home occupation, Category I.

(2) *Conditional Uses.*

a. ~~Accessory apartments.~~

...

21-19-19 SD-R-1-10--Thomas--2760 E 9725 S

...

(b) *Uses Allowed.*

(1) *Permitted Uses.*

a. Agriculture.

~~a.b. Accessory dwelling units (attached or detached)~~

c. Dwelling, single-family.

~~b.d. Extended living areas (attached or detached)~~

~~c.e.~~ Home occupation.

~~d.f.~~ Home occupation, Category I.

(2) *Conditional Uses.*

a. ~~Accessory apartments.~~

...

21-19-21 Special District Mixed Use--SD-X--Ski Connect--9200 S 1000 E

...

(c) *Uses Allowed.*

...

<i>Land Uses in SD(X) Zone</i>	
Accessory Apartments Accessory dwelling units (attached or detached)	NP
Extended living areas (attached or detached)	NP
Guest house	N

...

21-19-22 S.D.(R2.0) Residential District (Sunset Ridge Subdivision, Sodorborg, And Andrus Properties--3000 E 9200 S)

...

(b) *Uses Allowed.*

(1) *Permitted Uses.*

a. Agriculture.

~~b.~~ Accessory dwelling units (attached or detached)

~~bc.~~ Dwelling, single-family.

~~d.~~ Extended living areas (attached or detached)

~~ce.~~ Home occupation.

~~df.~~ Home occupation, Category I.

(2) *Conditional Uses.*

a. ~~Accessory apartments.~~

...

21-19-23 S.D.(R2.3) Residential District (Granite Farm Property--3100 E 9500 S)

...

(b) Uses Allowed.

(1) Permitted Uses.

a. Agriculture.

~~b. Accessory dwelling units (attached or detached)~~

~~bc.~~ Dwelling, single-family.

~~d. Extended living areas (attached or detached)~~

~~ce.~~ Home occupation.

~~df.~~ Home occupation, Category I.

(2) Conditional Uses.

a. ~~Accessory apartments.~~

...

21-19-28 SD(R-1-7)--7500 S 400 E

...

(b) Uses Allowed.

(1) Permitted Uses.

a. Agriculture.

~~b. Accessory dwelling units (attached or detached)~~

~~bc.~~ Dwelling, single-family.

~~d. Extended living areas (attached or detached)~~

~~ce.~~ Home occupation.

~~df.~~ Home occupation, Category I.

(2) Conditional Uses.

a. ~~Accessory apartments.~~

...

21-19-30 SD R-1-15 Scandia--11700 S 2300 E

...

(b) Uses Allowed.

(1) Permitted Uses.

a. Agriculture.

b. Accessory dwelling units (attached or detached)

~~bc.~~ Dwelling, single-family.

d. Extended living areas (attached or detached)

~~ce.~~ Home occupation.

~~df.~~ Home occupation, Category I.

(2) Conditional Uses.

a. ~~Accessory apartments.~~

...

CHAPTER 21-11 SPECIAL USE STANDARDS

21-11-1 Extended Living Areas and Accessory Dwelling Units (ADUs)

- (a) *Purpose.* This section is established to provide regulations and design standards for extended living areas (attached or detached), and accessory dwelling units (attached or detached) related to single-family dwellings in primarily residential zone districts. These accessory living areas enable additional dwelling units to be available to moderate income households, provide economic relief to homeowners who might otherwise be forced to leave a neighborhood, and make dwelling units available which are appropriate for households at a variety of stages in the life cycle.
- (b) *Applicability.* The property is within a single-family residential zone and has not more than one existing single-family dwelling on a lot or parcel, or where a building permit has been issued and construction is in process for the single-family dwelling.
- (c) *Application Procedure.* Extended living areas (attached or detached) and ADUs (attached or detached) may be allowed through the following procedures:
- (1) An extended living area (attached or detached) may be approved by the Director at the time of building permit review to create additional living facilities within the structure or in a detached accessory structure.
 - (2) An ADU (attached or detached) may be allowed with approval of an administrative Special Use Permit from the Community Development Department and issuance of an associated Business License.
- (d) *Application Information Requirements for ADUs (attached or detached).* An application for a Special Use Permit for an attached or detached ADU shall include the following information:
- (1) *Application.* A completed application, as provided by Sandy City, shall be submitted to the Community Development Department. Only the property owner may apply for an ADU Special Use Permit.
 - (2) *Owner Occupancy.* The applicant shall provide evidence that they are the owner of the subject property, live in the primary dwelling or ADU and reside therein as their primary residence.
 - a. An individual shall prove ownership of the property as evidenced by a copy of a transfer deed listing the applicant as the fee title owner. Fee title owner may be an individual or trustor of a family trust that possesses 50 percent or

more ownership of the primary dwelling. The fee title owner may not be a corporation, partnership, limited liability company, or similar entity.

- b. To establish that the property is the owner's primary residence, the owner shall provide:
 - 1. A government-issued identification document listing the address of the property as the address of the owner; and
 - 2. A signed affidavit sworn before a notary public shall be provided by the owner stating that the proposed property is the primary residence of the owner and they will occupy the property as their residence, except for bona fide temporary absences; and
 - 3. Two or more of the following listing the property address as their primary residence:
 - i. W-2 or 1099 from the most recent tax filing period, wherein the financial information has been redacted; or
 - ii. A voter registration card dated within the last calendar year; or
 - iii. Automobile registration document dated within the last calendar year; or
 - iv. At least three utility bill statements for services (i.e. electricity, gas, water or cable) that display property owner name and residential address. A P.O. Box will not be accepted.
- (3) *Dwelling Description.* A detailed written description and/or drawing of the proposed ADU that includes all the following information:
- a. The use of each room of the dwelling;
 - b. The portion of the dwelling or detached structure intended for use as an ADU;
 - c. The location of all smoke and carbon monoxide detectors; and
 - d. Provide any other materials that are necessary to show compliance with the design standards of this Section.
- (4) *Site Plan.* A site plan of the property shall be submitted to determine compliance with the requirements of this code. The site plan shall be drawn to scale with dimensions and north arrow, showing the entire property with property lines and

the location of all existing and proposed structures, walls, parking, driveways, walkways, easements and utilities.

- a. *Detached ADU Parking Plan.* The site plan shall include a detailed drawing of the off-street parking spaces, showing compliance with the residential parking standards as set forth in Chapter 21-24 of this code.
- (e) *General Requirements.* The following requirements apply to extended living areas (attached or detached) and ADUs (attached or detached):
- (1) *Number Permitted.* No property owner may operate more than one ADU (attached or detached) at any time.
 - a. Only one detached self-contained habitable living unit (either ADU or extended living area) is allowed on the property.
 - b. Within the primary dwelling, any number of extended living areas are allowed and only one may be a self-contained habitable living unit.
 - (2) *Retain Single-Family Residential Characteristics.* The extended living area (attached or detached) or ADU (attached or detached) shall be designed to retain the single-family residential characteristics of the property and meet the following standards:
 - a. *A detached ADU or detached extended living area shall not be sold separately or subdivided from the principal dwelling unit or property, unless the standards of the underlying zone and a subdivision are met.*
 - b. *Utilities and Meters.* It shall be prohibited to install separate utility connections or meters. Private utility meters installed behind the primary meters and internal to the dwelling may be allowed.
 - c. *Addressing.* No separate addresses will be assigned to the property. Additional mailboxes are also prohibited.
 - d. *Landscaping.* The retention and enhancement of landscaping and property maintenance standards shall be met with any site or building alterations.
 - (3) *Building Code Compliance Required.* The design of the extended living area or ADU shall conform to all applicable standards in the City's adopted Fire, Building, and Health Codes. The applicant shall obtain all necessary building permits prior to construction of the extended living area or ADU.

- (4) *Parking.* Off-street parking space shall be available for use by the occupants of the extended living area or ADU and shall comply with the City's adopted residential parking standards as set forth in Chapter 21-24 of this code. A nonconforming single-family dwelling must be brought into conformity with all required parking requirements. If the required parking area is to be modified in the creation of an accessory living area or ADU, the required parking shall be replaced on-site. Any additional vehicles owned by occupants must be accommodated on-site. On-street parking shall be reserved for visitors only.
- (5) *Mobile Homes.* It shall be prohibited to have an ADU or extended living area (whether it is attached or detached) associated with a mobile home.
- (6) *Septic Systems.* Any dwelling that is using a septic system, must show proof by a licensed professional that the system is in proper working condition or be required to connect to the existing sewer infrastructure.
- (7) *Easements.* *Detached* ADUs and detached extended living areas shall not be built within a recorded easement.
- (8) *Occupancy Restrictions.*
 - a. Extended living areas shall be used by the primary dwelling family members and their non-paying guests or for employed household maintenance personnel on a non-rental basis.
 - b. ADUs shall be used and rented by an additional single family. The occupants of the ADU shall not sublease any portion of the ADU to other individuals.
- (9) *Recordation.* Approval of an extended living area and ADU shall be recorded with the Salt Lake County Recorder's Office. Proof of recordation shall be submitted to the Community Development Department prior to occupancy. A recorded copy shall be kept on file with the Community Development Department.
- (10) *Duration of Approval and Transferability.*
 - a. *Extended Living Area.* Upon sale of the home or change of primary occupant, the approval for an extended living area shall be transferred to the new owner or occupant. The new owner and occupant shall be subject to those requirements.
 - b. *Accessory Dwelling Unit.* The Special Use Permit for an ADU shall continue until:
 - 1. A sale of the property, or

2. Change of residence of the primary occupant, or
3. The Business License expires.

At the event of any of the above, the Special Use Permit shall expire, and it is not transferable to new property owners. If the permit expires, the area previously used as an ADU shall revert to an extended living area use only, meaning it can only be occupied and utilized by the primary dwelling occupants and their non-paying guests. A reversion clause to extended living area use shall be included in the permit approval should the Special Use Permit expire.

- (11) *Inspections.* Yearly inspections may be required to determine compliance if determined appropriate by the Director or Chief Building Official.
- (f) *Additional Requirements for Attached Extended Living Areas and Attached ADUs.* The following requirements apply:
 - (1) *Retain Single-Family Dwelling Appearance.* The unit shall be designed so that the appearance of the building remains that of a single-family residence, including the following:
 - a. *Entrances.* Only one primary entrance into the existing dwelling is allowed facing the street or front property. No additional entryways or access to these accessory living areas shall be visible from the street or front property line. All entrances for an accessory living area shall be located on the side or in the rear of the dwelling or from within the home or garage.
 - b. *Design.* Any additions to the existing primary dwelling shall be designed and constructed to blend in and be compatible with the architectural components of the primary dwelling unit. The following design standards are required:
 1. The architectural style must match that of the primary dwelling (e.g. building articulations, design elements, roof style and angle of roof).
 2. At least one of the exterior materials used in the principal dwelling shall be incorporated into the addition for a minimum of 20 percent of all its facades.
 3. The predominant color used on the primary dwelling shall be incorporated into the addition for a minimum of 50 percent of all its facades.

4. Similar sized windows and window styles as the primary dwelling shall be used in the addition.
 5. The addition must be connected to the existing living area of the home by a common wall (minimum width of at least 20% of the perimeter of the addition) and not connected through a breezeway or non-habitable space (e.g. garage, storage area, mechanical room). Internal connectivity such as a doorway between the primary dwelling and the attached ADU or extended living area is not required.
- (2) *Short Term Rental (STR).* An extended living area or attached ADU is prohibited to be rented as a STR or offer the unit to be rented for a period of less than 30 consecutive days unless the property has obtained approvals for such use in accordance with Section 21-11-26 and all other Sandy City Code. A dwelling or any portion thereof shall not be occupied under a short-term rental and a rental of thirty (30) or more consecutive days at the same time, consistent with Section 21-11-26. A property holding approvals for both uses may alternate between them, provided only one use is in operation at any time and the active use is designated on the current business license.
- (g) *Additional Requirements for Detached Extended Living Areas and Detached ADUs.*
The following requirements apply:
- (1) The unit shall be constructed on a permanent foundation. Trailers, recreational vehicles and other portable structures on wheels shall not be permitted.
 - (2) Short Term Rentals are prohibited. The unit shall not be used as a short-term rental or offer the unit to be rented for a period of less than 30 consecutive days.
 - (3) Exterior lighting shall direct illumination downward and lighting shall dark-sky compliant.
 - (4) Awnings, covered porches, decks, exterior stairways, stairwells, landings, and balconies shall not encroach into any required setback. Roof eaves may encroach into a required setback up to two feet.
 - (5) Decks and balconies on the second story or roof are prohibited unless the structure meets the setbacks of the primary structure of the underlying zone (LDC 21-20-2).
 - (6) Basements are allowed.

- (7) The unit shall be designed consistent with the design of the single-family dwelling.
- (8) *Development Standards.* Unless otherwise specified in this section, the development standards for accessory structures under LDC 21-11-2 do not apply. The table below describes the additional development standards:

<i>Development Standards for Detached ADUs and Detached Extended Living Areas</i>	
Minimum Property Size	11,000 square feet or larger
Location	Rear and side yards, and behind the front plane of the home For properties at least 40,000 square feet in size, a detached ADU may be located within the front yard if it meets the front and side yard setbacks of the underlying residential zone (LDC 21-20-2).
Maximum Size of a Detached ADU	Footprint of the detached ADU shall meet the following size limits, whichever is less: 1. 75% or less of the primary dwelling footprint. 2. No larger than the maximum square footage allowed for an accessory structure under LDC 21-11-2(a)(2).
Building Height and Setbacks from Side and Rear Property Lines	Maximum 15 feet in building height 10 feet minimum setback
Building Height and Setbacks from Side and Rear Property Lines	Taller than 15 feet in building height, but no taller than the building height of the primary dwelling Setbacks for the primary dwelling in the underlying zone (LDC 21-20-2), but at no point setback less than 10 feet.
Setback from Primary Dwelling	6 feet minimum

- (h) *Conversion.* Existing legal accessory structures constructed prior to October 1, 2026, (shed, garage, workshop, etc.) may be converted to a detached ADU, provided that the

proposed habitable space complies with all standards of this Section and conforms to all applicable standards in the City's adopted Fire, Building, and Health Codes. The applicant shall obtain all necessary building permits prior to construction of the conversion. The number of required off-street parking stalls shall not be eliminated with the conversion of an accessory garage.

- (i) *Enforcement.* In addition to any other legal or equitable remedies available to the City, upon a determination that a violation of the accessory dwelling unit regulations exists, the City may also utilize all remedies identified and allowed under Section 10-20-530 and 10-21-304 of Utah State Code, or its successor (see U.C.A. 1953, § 10-20-530, § 10-21-304).

CHAPTER 21-24 PARKING, ACCESS AND CIRCULATION REQUIREMENTS

...

21-24-4 Residential Parking Requirements And Restrictions

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

(1) *Accessory Dwelling Units (Detached)*. All detached accessory dwelling units shall meet the minimum parking space requirements of Section 21-24-8(b).

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

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

...

21-24-8 Parking Space Requirements

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

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

<i>Parking Requirements by Land Use Category</i>	
<i>Land Use Categories</i>	<i>Space Requirements</i>
<i>Residential</i>	
Single-family Dwelling, Detached	2 spaces per dwelling unit (within an enclosed garage)
- Additional guest parking	2 car off-street parking in the dwelling's driveway, plus one space for

EXHIBIT "B"

	each domestic (e.g., maid, nanny, gardener, etc) or support staff person employed on the premises during the highest employment shift.
- Additional parking for Detached Accessory Dwelling Unit	1 space per detached accessory dwelling unit less than 650 total square feet 2 spaces per detached accessory dwelling unit 650 total square feet or greater Additional parking may be reduced by one space if the property is located within a Station Area Plan (½ mile from transit station)

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CHAPTER 21-37 DEFINITIONS

...

21-37-2 "A" Definitions

- (a) *AASHTO* means American Association of State Highway and Transportation Officials.
- (b) *Abandoned well* means a well, the use of which has been permanently discontinued or is in such a state of disrepair that it cannot be used for its intended purpose or for observation purposes.
- (c) *Accessory dwelling unit (ADU), attached* means a self-contained habitable living unit (includes a kitchen or kitchenette, $\frac{3}{4}$ or full bathroom, and sleeping areas), which is used as a rental and incorporated within an existing structure that is designed as a single-family dwelling and will not substantially alter the structure or the appearance of the structure.
- (d) *Accessory dwelling unit (ADU), detached* means a self-contained habitable living unit (includes a kitchen or kitchenette, $\frac{3}{4}$ or full bathroom, and sleeping areas), which is used as a rental and subordinate to and detached from the primary dwelling on the same lot or parcel.

...

21-37-5 "D" Definitions

...

- (ai) *Dwelling, single-family*, means a building arranged or designed to include only one dwelling unit occupied by one family (See Family), including extended living areas or an accessory dwelling unit which may be approved as provided elsewhere in this title.

...

21-37-6 "E" Definitions

...

- (q) *Extended living area, attached* means additional and accessory living facilities within a single family dwelling that contains a kitchen or kitchenette that may also have associated living quarters (bathroom, sleeping areas) designed for use by the occupants of the primary dwelling on a non-rental basis.

- (r) *Extended living area, detached* means additional and accessory living facilities detached from a primary single family dwelling that contains a kitchen or kitchenette, $\frac{3}{4}$ or full bathroom, sleeping areas, or other habitable living areas designed for use by the occupants of the primary dwelling on a non-rental basis.

...

21-37-8 "G" Definitions

...

...

Corrections to Land Uses for Consistency Various Zoning Districts

CHAPTER 21-7 LAND USES IN RESIDENTIAL DISTRICTS

...

21-7-2 Permitted Land Use Matrix By The Residential Districts

...

(b) Table of Uses.

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-12	R-1-10	R-1-9	R-1-8	R-1-8 (INF)	R-1-7.5 (HS)	R-1-6	R-2-10	R-2-8	RM	MH	PUD
Accessory dwelling unit (attached or detached)	S	S	S	S	S	S	S	S	S	S	S	S ¹	S ¹	S ¹	N	S ¹
Extended living areas (attached or detached)	P	P	P	P	P	P	P	P	P	P	P ¹	P ¹	P ¹	P ¹	N	P ¹

EXHIBIT "B"

CHAPTER 21-8 LAND USES IN THE COMMERCIAL, OFFICE, INDUSTRIAL, MIXED USE, TRANSIT CORRIDOR, AND RESEARCH AND DEVELOPMENT DISTRICTS

...

21-8-2 Permitted Land Use Matrix By The Commercial, Office, Industrial, Mixed Use, Transit Corridor, And Research And Development Districts

...

(b) Table of Uses.

<i>Land Use Category</i>	<i>CBD</i>	<i>CBD-P</i>	<i>CBD-O</i>	<i>CBD-A&C</i>	<i>CR-PUD</i>	<i>RC</i>	<i>BC</i>	<i>CC</i>	<i>CN</i>	<i>CvC</i>	<i>CN (HSN)</i>	<i>HBD</i>	<i>LC</i>	<i>PO</i>	<i>ID</i>	<i>AM (Dealerships)</i>	<i>AM (Commercial)</i>	<i>MU</i>	<i>TC</i>	<i>RD</i>
Accessory dwelling unit (attached or detached)	N	N	N	N	N	N	S ¹	N	N	N	N	N	N	N	N	N	N	S ¹	N	N
Extended living area (attached or detached)	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	P	N	N

CHAPTER 21-9 INSTITUTIONAL CARE DISTRICT

...

21-9-3 Permitted Land Uses By The Institutional Care District

...

(b) *Table of Uses.*

<i>Land Uses in Institutional Care Districts</i>	
Accessory dwelling units	N
Extended living areas (attached or detached)	C

CHAPTER 21-10 OPEN SPACE DISTRICT

...

21-10-2 Permitted Land Uses In The Open Space District

...

(b) *Table of Uses.*

<i>Land Uses in Institutional Care Districts</i>	
Accessory dwelling units	N
Extended living areas	N

...

CHAPTER 21-19 SPECIAL DEVELOPMENT (SD) DISTRICTS

...

21-19-2 SD (R-1-9) -- 1300 E And 12000 S

...

(b) *Uses Allowed.*

(1) *Permitted Uses.*

- a. Agriculture (which does not include the keeping of farm animals).
- b. Accessory dwelling units (attached or detached)
- c. Dwelling, single-family.
- d. Extended living areas (attached or detached)
- e. Home occupation.
- f. Home occupation, Category I.

(2) *Conditional Uses.*

- a.

...

21-19-5 SD(R)3.75--8125 S 865 E

...

(b) *Uses Allowed.*

(1) *Permitted Uses.*

- a. Agriculture (which does not include the keeping of farm animals).
- b. Accessory dwelling units (attached or detached)
- c. Dwelling, single-family.
- d. Extended living areas (attached or detached)
- e. Home occupation.

- f. Home occupation, Category I.

(1) *Conditional Uses.*

- a.

...

21-19-6C SD R(4.25)--Single-Family Residential Subdistrict

...

(b) *Uses Allowed.*

(1) *Permitted Uses.*

- a. Agriculture.
- b. Accessory dwelling units (attached or detached)
- c. Dwelling, single-family.
- d. Extended living areas (attached or detached)
- e. Home occupation.
- f. Home occupation, Category I.

(2) *Conditional Uses.*

- a.

...

21-19-13 Residential District SD(R-1-10) (HEGESSEY)--9200 S 2750 E

...

(b) *Uses Allowed.*

(1) *Permitted Uses.*

- a. Agriculture.
- b. Accessory dwelling units (attached or detached)
- c. Dwelling, single-family.

- d. Extended living areas (attached or detached)
- e. Home occupation.
- f. Home occupation, Category I.

(2) *Conditional Uses.*

- a.

...

21-19-19 SD-R-1-10--Thomas--2760 E 9725 S

...

(b) *Uses Allowed.*

(1) *Permitted Uses.*

- a. Agriculture.
- b. Accessory dwelling units (attached or detached)
- c. Dwelling, single-family.
- d. Extended living areas (attached or detached)
- e. Home occupation.
- f. Home occupation, Category I.

(2) *Conditional Uses.*

- a.

...

21-19-21 Special District Mixed Use--SD-X--Ski Connect--9200 S 1000 E

...

(c) Uses Allowed.

...

<i>Land Uses in SD(X) Zone</i>	
Accessory dwelling units (attached or detached)	P
Extended living areas (attached or detached)	P

...

21-19-22 S.D.(R2.0) Residential District (Sunset Ridge Subdivision, Sodorborg, And Andrus Properties--3000 E 9200 S)

...

(b) Uses Allowed.

(1) Permitted Uses.

- a. Agriculture.
- b. Accessory dwelling units (attached or detached)
- c. Dwelling, single-family.
- d. Extended living areas (attached or detached)
- e. Home occupation.
- f. Home occupation, Category I.

(2) Conditional Uses.

- a.

...

21-19-23 S.D.(R2.3) Residential District (Granite Farm Property--3100 E 9500 S)

...

(b) Uses Allowed.

(1) Permitted Uses.

- a. Agriculture.
- b. Accessory dwelling units (attached or detached)
- c. Dwelling, single-family.
- d. Extended living areas (attached or detached)
- e. Home occupation.
- f. Home occupation, Category I.

(2) Conditional Uses.

- a.

...

21-19-28 SD(R-1-7)--7500 S 400 E

...

(b) Uses Allowed.

(1) Permitted Uses.

- a. Agriculture.
- b. Accessory dwelling units (attached or detached)
- c. Dwelling, single-family.
- d. Extended living areas (attached or detached)
- e. Home occupation.
- f. Home occupation, Category I.

(2) Conditional Uses.

- a.

...

21-19-30 SD R-1-15 Scandia--11700 S 2300 E

...

(b) Uses Allowed.

(1) Permitted Uses.

- a. Agriculture.
- b. Accessory dwelling units (attached or detached)
- c. Dwelling, single-family.
- d. Extended living areas (attached or detached)
- e. Home occupation.
- f. Home occupation, Category I.

(2) Conditional Uses.

- a.

...

EXHIBIT "C"

General Plan	Element	Goal	Objective	Policy
Section 2 Livability		<i>Ensure existing and new Sandy neighborhoods continue to support a high quality of life as defined by residents as safe, beautiful, friendly, supportive, and connected to amenities and</i>		
	Neighborhoods & Housing	<i>Sandy includes a wide variety of housing types appropriate and attainable for a diversity of households</i>	Neighborhoods include a mix of housing types to respond to an aging population and smaller household sizes	<i>All areas of the city include locations for the development of housing types that meet the needs of seniors, new families, young professionals, and students</i>
			External and internal accessory dwelling units are allowed on lots of adequate size and configuration	<i>External ADU regulations establish minimum requirements to mitigate impacts on surrounding properties including parking, setbacks, and privacy</i>
				<i>ADUs are required to be subordinate to the primary structure as measured by building height, footprint, and massing</i>
				<i>Owner occupancy of one of the units on the property including an ADU is required</i>
			Tax burden is minimized through the continued wise use of existing assets and funds	<i>Internal and external ADUs are allowed where appropriate</i>
	Moderate Income Housing (MIH) Plan	MIH Goal	MIH Strategy	Implementation
		<i>Ensure that the City includes housing options that are affordable for both renters and owners in every income range.</i>	Strategy (E): Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.	<i>Implementation: Draft and consider legislation to improve the effectiveness of the internal ADU regulations and adopt external ADU regulations.</i>

EXHIBIT "D"**Effective 10/1/2026****10-21-304 Detached accessory dwelling units.**

- (1)
- (a) A specified municipality shall adopt a land use regulation that permits a detached accessory dwelling unit on any lot or parcel that is 11,000 square feet or larger and contains a single-family dwelling, if the single-family dwelling is a permitted use on the lot or parcel.
 - (b) This section does not prohibit a municipality from adopting a land use regulation that permits a detached accessory dwelling unit on a lot or parcel that is smaller than 11,000 square feet.
- (2) A land use regulation described in Subsection (1) shall:
- (a) require that a detached accessory dwelling unit comply with all applicable building, health, and fire codes; and
 - (b) include a process for the owner of a legally constructed accessory structure to convert the accessory structure to a detached accessory dwelling unit subject to applicable:
 - (i) dwelling and accessory structure setback requirements; and
 - (ii) building, health, and fire codes.
- (3) A land use regulation described in Subsection (1) may not:
- (a) require a conditional use permit for a detached accessory dwelling unit if the proposed detached accessory dwelling unit is located in a primarily residential zone;
 - (b) require more than two on-site parking spaces assigned to a detached accessory dwelling unit that is 650 square feet or larger;
 - (c) require more than one on-site parking space assigned to a detached accessory dwelling unit that is smaller than 650 square feet; or
 - (d) include design standards for a detached accessory dwelling unit that conflict with Section 10-20-618.
- (4) A land use regulation described in Subsection (1) may:
- (a) require a detached accessory dwelling unit to:
 - (i) conform to applicable land use regulations that regulate structure size, dimension, height, and maximum lot coverage;
 - (ii) conform to setback requirements, that may take into account proximity to property lines and other structures, easements, window orientation, massing, or other elements; and
 - (iii) be designed consistent with the design of the single-family dwelling;
 - (b) prohibit a detached accessory dwelling unit from being:
 - (i) larger in size than the single-family dwelling located on the same lot or parcel;
 - (ii) located within a public utility easement or other recorded easement;
 - (iii) located in a front-yard area of a lot or parcel; or
 - (iv) rented for less than 90 consecutive days;
 - (c) require that the owner of a lot or parcel where a detached accessory dwelling unit is located reside in the detached single-family dwelling or detached accessory dwelling unit located on the lot or parcel;
 - (d) require that when a detached garage is converted to a detached accessory dwelling unit, any parking spaces required for the single-family dwelling that were located within the detached garage are replaced on-site;
 - (e) prohibit more than one accessory dwelling unit on a lot or parcel; and
 - (f) prohibit a detached accessory dwelling unit if:
 - (i) the detached accessory dwelling unit will not have adequate access to a required utility service that is a project improvement, including sanitary sewer, culinary water, electrical, or storm water; or

EXHIBIT "D"

- (ii) a utility service that is a system improvement, including sanitary sewer, culinary water, electrical, or storm water, to which the detached accessory dwelling unit is required to connect does not have sufficient capacity to support the addition of the detached accessory dwelling unit to the utility service system improvements.
- (5) This section does not supersede:
 - (a) a land use regulation that regulates a detached accessory building that is not a detached accessory dwelling unit;
 - (b) prohibitions or restrictions on detached accessory dwelling units in a development agreement signed by a municipality on or before May 6, 2026; or
 - (c) a land use regulation or administrative action that:
 - (i) is not prohibited by law; and
 - (ii) relates to a detached accessory dwelling unit.

Enacted by Chapter 166, 2026 General Session

EXHIBIT "D"***Effective 11/6/2025*****10-20-618 Regulation of building design elements prohibited -- Regulation of parking spaces prohibited -- Exceptions.**

(1) As used in this section:

- (a) "Affordable housing" means housing occupied or reserved for occupancy that is priced at 80% of the county median home price.
 - (b) "Building design element" means:
 - (i) exterior color;
 - (ii) type or style of exterior cladding material;
 - (iii) style, dimensions, or materials of a roof structure, roof pitch, or porch;
 - (iv) exterior nonstructural architectural ornamentation;
 - (v) location, design, placement, or architectural styling of a window or door;
 - (vi) location, design, placement, or architectural styling of a garage door, not including a rear-loading garage door;
 - (vii) number or type of rooms;
 - (viii) interior layout of a room;
 - (ix) minimum square footage over 1,000 square feet, not including a garage;
 - (x) rear yard landscaping requirements;
 - (xi) minimum building dimensions; or
 - (xii) a requirement to install front yard fencing.
 - (c) "Owner-occupied" means a housing unit in which the individual who owns the housing unit, solely or jointly, lives as the individual's primary residence for no less than five years.
 - (d) "Specified municipality" means the same as that term is defined in Section 10-21-101.
 - (e) "Unobstructed" means a parking space that has no permanent barriers that would unreasonably reduce the size of an available parking space described in Subsection (4).
- (2) Except as provided in Subsection (3), a municipality may not impose a requirement for a building design element on a one- or two-family dwelling.
- (3) Subsection (2) does not apply to:
- (a) a dwelling located within an area designated as a historic district in:
 - (i) the National Register of Historic Places;
 - (ii) the state register as defined in Section 9-8a-402; or
 - (iii) a local historic district or area, or a site designated as a local landmark, created by ordinance before January 1, 2021, except as provided under Subsection (3)(b);
 - (b) an ordinance enacted as a condition for participation in the National Flood Insurance Program administered by the Federal Emergency Management Agency;
 - (c) an ordinance enacted to implement the requirements of the Utah Wildland Urban Interface Code adopted under Section 15A-2-103;
 - (d) building design elements agreed to under a development agreement;
 - (e) a dwelling located within an area that:
 - (i) is zoned primarily for residential use; and
 - (ii) was substantially developed before calendar year 1950;
 - (f) an ordinance enacted to implement water efficient landscaping in a rear yard;
 - (g) an ordinance enacted to regulate type of cladding, in response to findings or evidence from the construction industry of:
 - (i) defects in the material of existing cladding; or
 - (ii) consistent defects in the installation of existing cladding;
 - (h) a land use regulation, including a planned unit development or overlay zone, that a property owner requests:

EXHIBIT "D"

- (i) the municipality to apply to the owner's property; and
- (ii) in exchange for an increase in density or other benefit not otherwise available as a permitted use in the zoning area or district; or
- (i) an ordinance enacted to mitigate the impacts of an accidental explosion:
 - (i) in excess of 20,000 pounds of trinitrotoluene equivalent;
 - (ii) that would create overpressure waves greater than .2 pounds per square inch; and
 - (iii) that would pose a risk of damage to a window, garage door, or carport of a facility located within the vicinity of the regulated area.
- (4) A municipality that is a specified municipality may not:
 - (a) require that the dimensions of a single parking space for a one- or two-family dwelling or town home be:
 - (i) for unobstructed, enclosed, or covered parking:
 - (A) more than 10 feet wide; or
 - (B) more than 20 feet long; or
 - (ii) for uncovered parking:
 - (A) more than nine feet wide; or
 - (B) more than 20 feet long;
 - (b) restrict an unobstructed tandem parking space from satisfying two parking spaces as part of a minimum parking space requirement; and
 - (c) restrict a two-car garage from satisfying two parking spaces as part of a minimum parking space requirement.
- (5) A municipality may not require a garage for a single-family attached or detached dwelling that is owner-occupied affordable housing.
- (6) If a municipality requires a garage, the municipality shall count each parking space within the garage as part of the municipality's minimum parking space requirement as described in Section 10-21-303.
- (7) Nothing in this section prohibits a municipality from requiring on-site parking for owner-occupied affordable housing.

Renumbered and Amended by Chapter 15, 2025 Special Session 1

EXHIBIT "D"**Effective 11/6/2025****10-21-303 Internal accessory dwelling units.**

- (1) In any area zoned primarily for residential use:
 - (a) the use of an internal accessory dwelling unit is a permitted use;
 - (b) except as provided in Subsections (2) and (3), a municipality may not establish any restrictions or requirements for the construction or use of one internal accessory dwelling unit within a primary dwelling, including a restriction or requirement governing:
 - (i) the size of the internal accessory dwelling unit in relation to the primary dwelling;
 - (ii) total lot size;
 - (iii) street frontage; or
 - (iv) internal connectivity; and
 - (c) a municipality's regulation of architectural elements for internal accessory dwelling units shall be consistent with the regulation of single-family units, including single-family units located in historic districts.
- (2) An internal accessory dwelling unit shall comply with all applicable building, health, and fire codes.
- (3) A municipality may:
 - (a) prohibit the installation of a separate utility meter for an internal accessory dwelling unit;
 - (b) require that an internal accessory dwelling unit be designed in a manner that does not change the appearance of the primary dwelling as a single-family dwelling;
 - (c) require a primary dwelling:
 - (i) regardless of whether the primary dwelling is existing or new construction, to include one additional on-site parking space for an internal accessory dwelling unit, in addition to the parking spaces required under the municipality's land use regulation, except that if the municipality's land use ordinance requires four off-street parking spaces, the municipality may not require the additional space contemplated under this Subsection (3)(c)(i); and
 - (ii) to replace any parking spaces contained within a garage or carport if an internal accessory dwelling unit is created within the garage or carport and is a habitable space;
 - (d) prohibit the creation of an internal accessory dwelling unit within a mobile home as defined in Section 57-16-3;
 - (e) require the owner of a primary dwelling to obtain a permit or license for renting an internal accessory dwelling unit;
 - (f) prohibit the creation of an internal accessory dwelling unit within a zoning district covering an area that is equivalent to:
 - (i) 25% or less of the total area in the municipality that is zoned primarily for residential use, except that the municipality may not prohibit newly constructed internal accessory dwelling units that:
 - (A) have a final plat approval dated on or after October 1, 2021; and
 - (B) comply with applicable land use regulations; or
 - (ii) 67% or less of the total area in the municipality that is zoned primarily for residential use, if the main campus of a state or private university with a student population of 10,000 or more is located within the municipality;
 - (g) prohibit the creation of an internal accessory dwelling unit if the primary dwelling is served by a failing septic tank;
 - (h) prohibit the creation of an internal accessory dwelling unit if the lot containing the primary dwelling is 6,000 square feet or less in size;
 - (i) prohibit the rental or offering the rental of an internal accessory dwelling unit for a period of less than 30 consecutive days;

EXHIBIT "D"

- (j) prohibit the rental of an internal accessory dwelling unit if the internal accessory dwelling unit is located in a dwelling that is not occupied as the owner's primary residence;
 - (k) hold a lien against a property that contains an internal accessory dwelling unit in accordance with Subsection (4); and
 - (l) record a notice for an internal accessory dwelling unit in accordance with Subsection (5).
- (4)
- (a) In addition to any other legal or equitable remedies available to a municipality, a municipality may hold a lien against a property that contains an internal accessory dwelling unit if:
 - (i) the owner of the property violates any of the provisions of this section or any ordinance adopted under Subsection (3);
 - (ii) the municipality provides a written notice of violation in accordance with Subsection (4)(b);
 - (iii) the municipality holds a hearing and determines that the violation has occurred in accordance with Subsection (4)(d), if the owner files a written objection in accordance with Subsection (4)(b)(iv);
 - (iv) the owner fails to cure the violation within the time period prescribed in the written notice of violation under Subsection (4)(b);
 - (v) the municipality provides a written notice of lien in accordance with Subsection (4)(c); and
 - (vi) the municipality records a copy of the written notice of lien described in Subsection (4)(a)(v) with the county recorder of the county in which the property is located.
 - (b) The written notice of violation shall:
 - (i) describe the specific violation;
 - (ii) provide the owner of the internal accessory dwelling unit a reasonable opportunity to cure the violation that is:
 - (A) no less than 14 days after the day on which the municipality sends the written notice of violation, if the violation results from the owner renting or offering to rent the internal accessory dwelling unit for a period of less than 30 consecutive days; or
 - (B) no less than 30 days after the day on which the municipality sends the written notice of violation, for any other violation;
 - (iii) state that if the owner of the property fails to cure the violation within the time period described in Subsection (4)(b)(ii), the municipality may hold a lien against the property in an amount of up to \$100 for each day of violation after the day on which the opportunity to cure the violation expires;
 - (iv) notify the owner of the property:
 - (A) that the owner may file a written objection to the violation within 14 days after the day on which the written notice of violation is post-marked or posted on the property; and
 - (B) of the name and address of the municipal office where the owner may file the written objection;
 - (v) be mailed to:
 - (A) the property's owner of record; and
 - (B) any other individual designated to receive notice in the owner's license or permit records; and
 - (vi) be posted on the property.
 - (c) The written notice of lien shall:
 - (i) comply with the requirements of Section 38-12-102;
 - (ii) state that the property is subject to a lien;
 - (iii) specify the lien amount, in an amount of up to \$100 for each day of violation after the day on which the opportunity to cure the violation expires;
 - (iv) be mailed to:

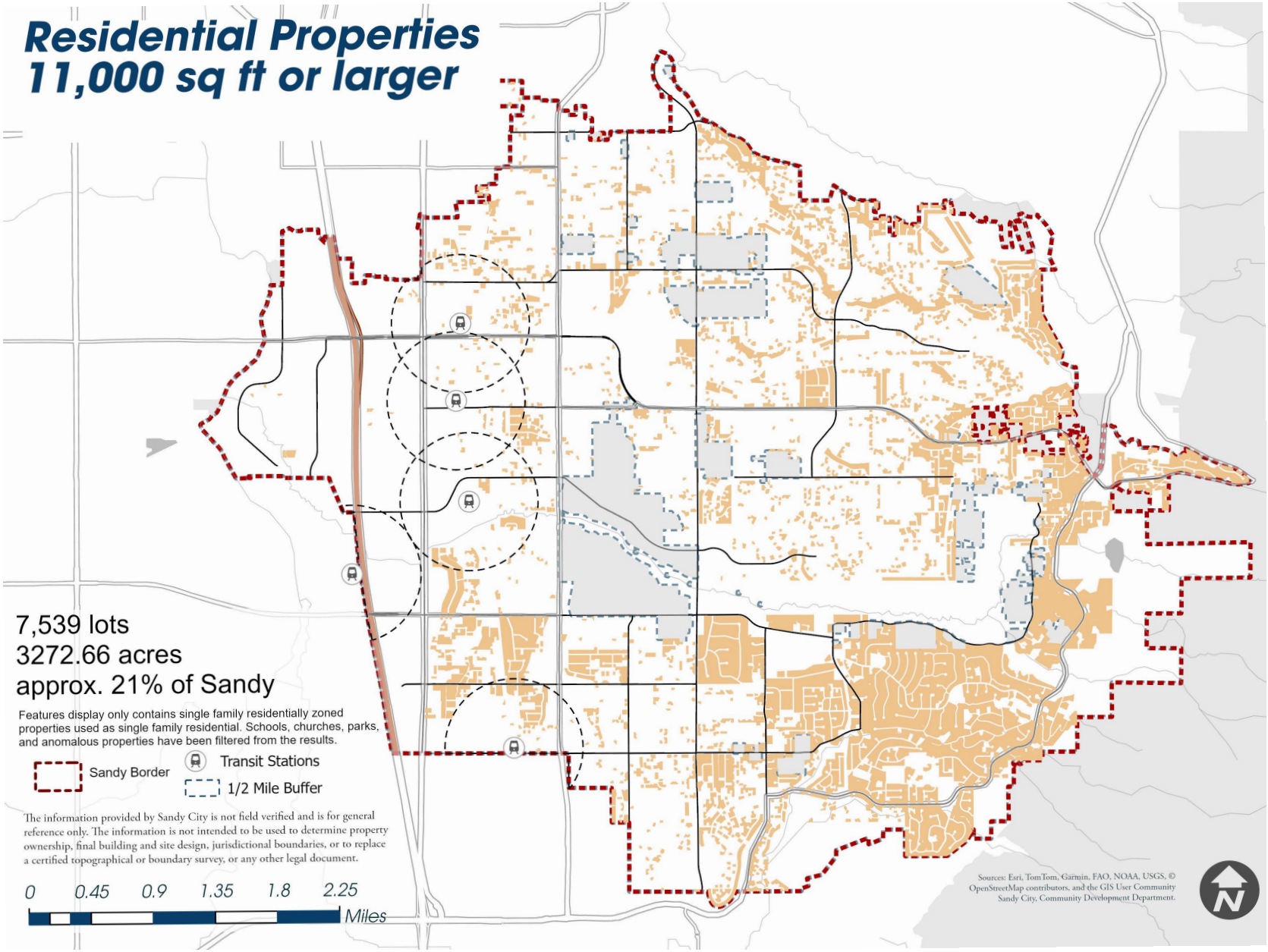
EXHIBIT "D"

- (A) the property's owner of record; and
- (B) any other individual designated to receive notice in the owner's license or permit records; and
- (v) be posted on the property.
- (d)
 - (i) If an owner of property files a written objection in accordance with Subsection (4)(b)(iv), the municipality shall:
 - (A) hold a hearing in accordance with Title 52, Chapter 4, Open and Public Meetings Act, to conduct a review and determine whether the specific violation described in the written notice of violation under Subsection (4)(b) has occurred; and
 - (B) notify the owner in writing of the date, time, and location of the hearing described in Subsection (4)(d)(i)(A) no less than 14 days before the day on which the hearing is held.
 - (ii) If an owner of property files a written objection under Subsection (4)(b)(iv), a municipality may not record a lien under this Subsection (4) until the municipality holds a hearing and determines that the specific violation has occurred.
 - (iii) If the municipality determines at the hearing that the specific violation has occurred, the municipality may impose a lien in an amount of up to \$100 for each day of violation after the day on which the opportunity to cure the violation expires, regardless of whether the hearing is held after the day on which the opportunity to cure the violation has expired.
- (e) If an owner cures a violation within the time period prescribed in the written notice of violation under Subsection (4)(b), the municipality may not hold a lien against the property, or impose any penalty or fee on the owner, in relation to the specific violation described in the written notice of violation under Subsection (4)(b).
- (5)
 - (a) A municipality that issues, on or after October 1, 2021, a permit or license to an owner of a primary dwelling to rent an internal accessory dwelling unit, or a building permit to an owner of a primary dwelling to create an internal accessory dwelling unit, may record a notice in the office of the recorder of the county in which the primary dwelling is located.
 - (b) The notice described in Subsection (5)(a) shall include:
 - (i) a description of the primary dwelling;
 - (ii) a statement that the primary dwelling contains an internal accessory dwelling unit; and
 - (iii) a statement that the internal accessory dwelling unit may only be used in accordance with the municipality's land use regulations.
 - (c) The municipality shall, upon recording the notice described in Subsection (5)(a), deliver a copy of the notice to the owner of the internal accessory dwelling unit.

Renumbered and Amended by Chapter 15, 2025 Special Session 1

EXHIBIT "E"

**Residential Properties
11,000 sq ft or larger**



7,539 lots
3,272.66 acres
approx. 21% of Sandy

Features display only contains single family residentially zoned properties used as single family residential. Schools, churches, parks, and anomalous properties have been filtered from the results.

- Sandy Border
- Transit Stations
- 1/2 Mile Buffer

The information provided by Sandy City is not field verified and is for general reference only. The information is not intended to be used to determine property ownership, final building and site design, jurisdictional boundaries, or to replace a certified topographical or boundary survey, or any other legal document.



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
Sandy City, Community Development Department.



EXHIBIT "E"

Residential Properties 10,000 sq ft or larger

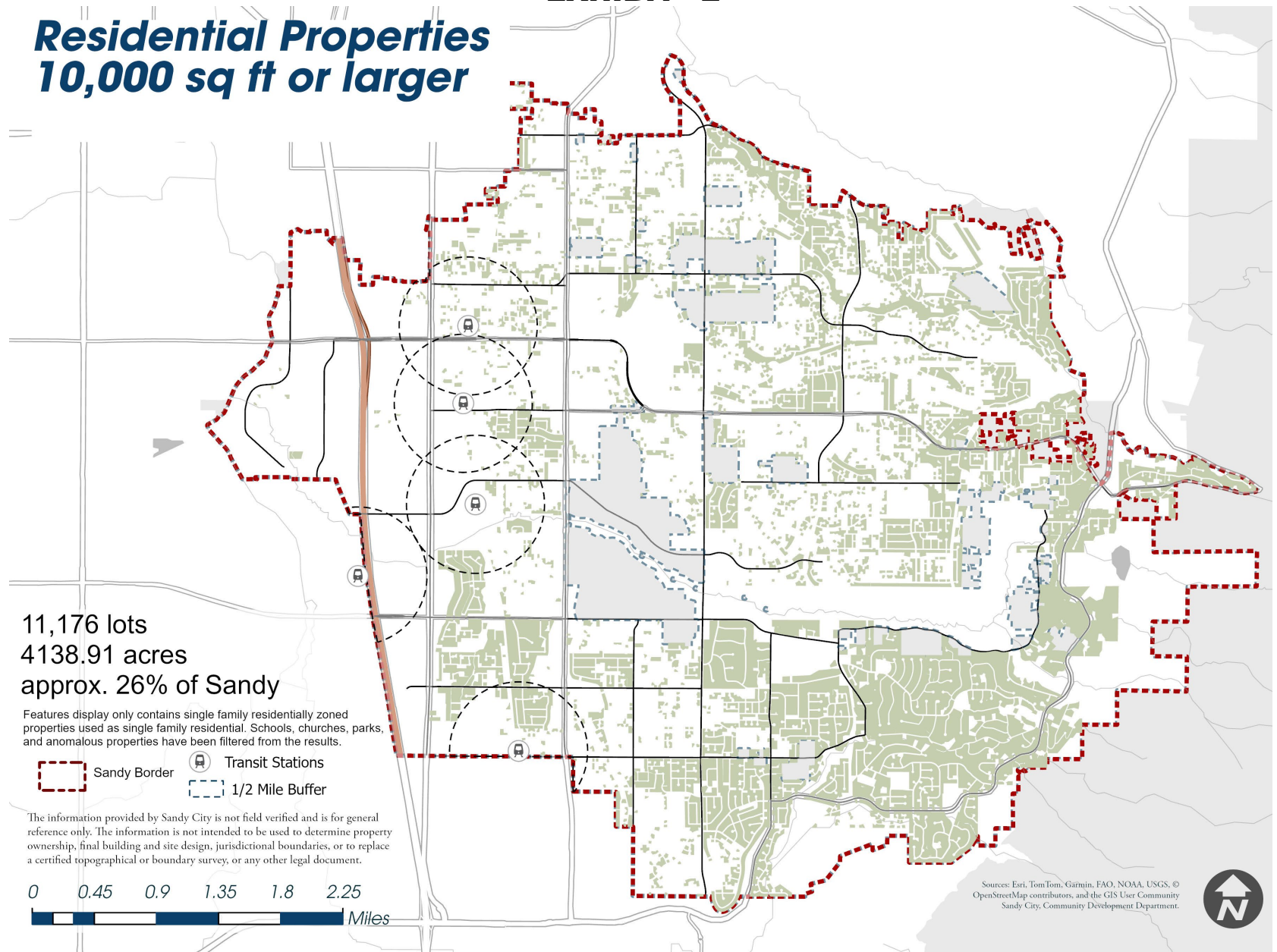


EXHIBIT "E"

**Residential Properties
8,000 sq ft or larger**

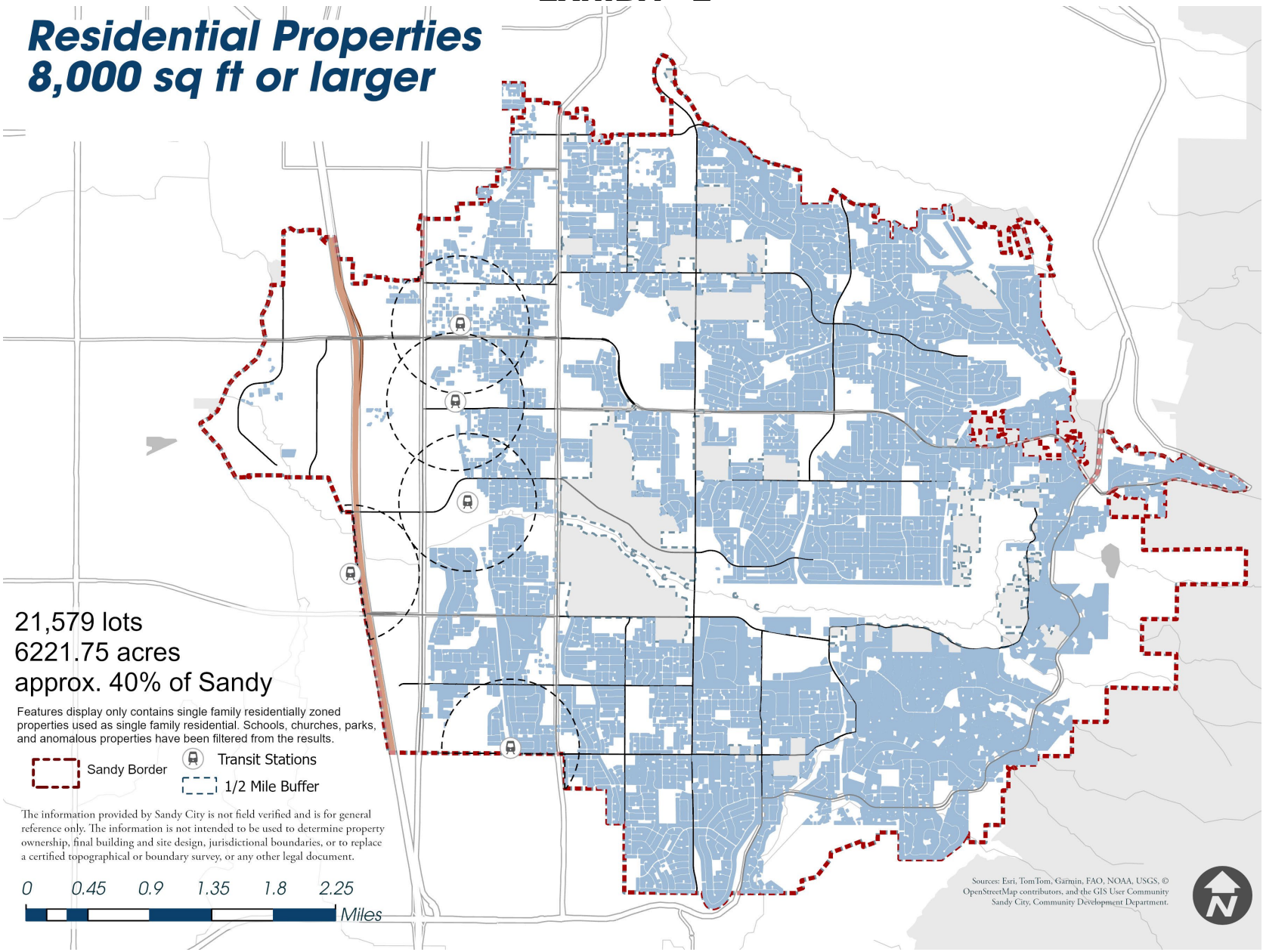


EXHIBIT F.1

Questions Associated with and Possible Adjustments to the Draft Code for ADUs & Extended Living Areas (to be discussed with Planning Commission)

Submitted by Planning Commissioner Dave Bromley

- 1) Did staff prepare any exhibits of typical smaller lots to depict how feasible it is for an owner of a smaller lot to build a detached ADU or detached Extended Living Area? If so, they were not provided.
 - a) Exhibits showing a typical 8,000 sq. ft. lot, 10,000 sq. ft. lot, and 11,000 sq. ft. lot would go a long way to illustrate the feasibility of building a detached ADU or detached Extended Living Area structure.
 - b) This exercise may highlight the difficulty of building detached accessory dwellings on smaller lots, as well as identify probable maximum sizes of such units.
- 2) Section 21-11-1(d)(3) *Property Description*
 - a) **Question:** What is the purpose of this section?
 - i) As Section 21-11-1(d) is subjecting all ADU (attached or detached) to this portion of the proposed ordinance then all ADU applications (attached or detached) are required to provide architectural elevations and an interior layout of the dwelling with the location of all smoke and carbon monoxide detectors. Additionally, the interior layout of the primary dwelling and ADU (as applicable) shall identify the use of each room and the proportion that is proposed to be used as an ADU.
 - b) **Possible Adjustment:** Depending on the purpose of this section, it may be more appropriate to restrict the applicability of this section [21-11-1(d)] to attached ADUs for providing all the information detailed in the section; however, limit the detached ADUs to providing architectural elevations and an interior layout with the location of all smoke and carbon monoxide detectors to the proposed detached ADU. Requiring a homeowner to provide the interior layout of their existing, private primary home in order to build a detached unit may be seen as an unnecessary administrative hurdle during the planning phase but may be appropriate during the building permit phase. If the Planning Commission agrees with this an adjustment to this section should be recommended to the City Council.
- 3) Section 21-11-1(e)(1) *Number Permitted*
 - a) **Question:** Just to clarify, this section of the code provides limitations regarding the number of ADUs and creates the following restrictions:
 - i) One detached structure (ADU or Extended Living Area) per property/parcel.
 - ii) If there's a detached ADU on the property/parcel then no additional attached ADUs may be constructed on the property/parcel.
 - iii) The number of attached Extended Living Areas on an eligible property/parcel is unlimited and is additional to the one detached unit (ADU or Extended Living Area).
 - iv) Is this understanding correct as detailed above?
 - b) **Possible Adjustment:** Determine whether the Planning Commission is okay with the allowed number of ADUs and Extended Living Areas as provided in the ordinance draft. If not, provide an alternative recommendation to the City Council.

EXHIBIT F.2

- i) Consider allowing 2 detached units (ADU and/or Extended Living Area) on lots that are 40,000 sq. ft. or larger (possibly consider allowing the 2nd ADU and/or Extended Living Area via conditional use permit so neighbors get a voice). Also, consider allowing 1 detached unit (ADU or Extended Living Area) and 1 attached ADU on lots smaller than 40,000 sq. ft.
 - ii) Alternatively, consider allowing 1 detached unit (ADU or Extended Living Area) and 1 attached ADU.
- 4) Section 21-11-1(f)(1)a. *Entrances*
 - a) **Possible Adjustment:** This portion of the ordinance limits entryways for ADUs and Extended Living Areas so that their entrance doors are not visible from the street or front property line. There are lots where the strict application of this ordinance will limit door locations that otherwise should be allowed. For example, Corner lots and other lots with unique features/issues (e.g., topography). Determine whether the Planning Commission should recommend to the City Council certain allowable exceptions to this ordinance and/or providing for other options, such as Director approval, in order to obtain approval for an alternative front door location.
- 5) Section 21-11-1(f)(1)b. *Design*
 - a) **Possible Adjustment:** A portion of this section of the code states that attached ADUs or Extended Living Areas don't need to be connected internally to the primary residence; however, it mandates that they must be connected to the existing living area of the home by a common wall (minimum width of 50% of the perimeter of the addition) and not connected through a breezeway or non-habitable space (e.g., garage, storage area, mechanical room). The Planning Commission should determine whether it agrees with this limitation. If not, consider recommending to the City Council appropriate modifications to the wording and/or provide for alternative avenues to obtain approval, such as Director approval or obtaining a Conditional Use Permit, in order to avoid strict adherence to this ordinance.
 - i) Consideration(s):
 - (1) Requirement to connect to the existing living area is too restrictive.
 - (2) Requirement that the structure not be connected through a breezeway or non-habitable space is too restrictive.
 - (a) Allowing breezeway or garage connections can prevent structurally difficult and expensive additions (it's already extremely costly to build an attached ADU or attached Extended Living Area on a property). Forcing a common habitable wall might make it architecturally impossible to build a ground-level elder-care suite without destroying the primary home's roofline or layout.
 - (3) Requirement that at the connection be at least 50% of the perimeter of the addition is too restrictive (also, not sure it's even possible as the code is written). For example, if an addition is a square (e.g., 20x20), its perimeter is 80 feet. To share 50% of its perimeter with the main house, it must share 40 feet of wall. A square cannot share two whole sides with a flat wall of a primary house unless it wraps around a corner.
- 6) Section 21-11-1(g)(3)
 - a) **Question:** This section states that exterior lighting shall direct illumination downward and lighting shall not extend beyond the property. Assuming this means that a light on the ADU or Extended Living Area cannot spill any light beyond the property, it seems this wording may be too rigid. Does it need to be modified?

EXHIBIT F.3

- b) **Possible Adjustment:** Recommend alternative wording to the City Council. Soften the language to reflect standard "Dark Sky" or nuisance ordinances.
- 7) Section 21-11-1(g)(7)
 - a) **Question:** This section simply states that ADUs shall be designed consistent with the design of the single-family dwelling. Does this mean a single-story home cannot have an ADU (attached or detached) or Extended Living Area (attached or detached) that is 1.5 or 2 stories?
 - b) **Possible Adjustment:** If the existing draft of the code restricts the design in this manner, the Planning Commission should determine whether it's okay with restriction or recommend alternative language to the City Council. Restricting detached ADUs to a single story on lots with single-story homes may eliminate space-efficient designs like carriage houses over garages.
- 8) Section 21-11-1(g)(8) *Development Standards (a table of standards is provided in the draft)*
 - a) **Possible Adjustments:**
 - i) **Minimum Property Size** = 11,000 square feet or larger
 - (1) The Planning Commission should determine whether it's okay with this lot size restriction. If not, provide an alternative recommendation of lot size to the City Council.
 - (a) Consideration(s):
 - (i) Most small lots that have existing homes constructed on the lot are situated on the lot in ways that will naturally preclude the construction of a detached ADU or detached Extended Living Area; therefore, the other sections of the code will naturally preclude the construction of an excessive number of detached units throughout the city (if the lot constraints don't preclude a large number of these detached units the high construction costs will). (**Note** – *it would be nice to have some diagrams provided by city staff detailing current conditions on typical small lots within the city in order to visualize this issue*).
 - ii) **Location** = Rear and side yards, and behind the front plane of the home
 - (1) The Planning Commission should consider whether the "behind the front plane of the home" restriction for lots less than 40,000 sq. ft. should be modified.
 - (a) Consideration(s):
 - (i) Leaving the restriction will not impact most lots less than 40,000 sq. ft. with existing structures on the lot because it simply isn't possible to locate a detached ADU or a detached Extended Living Area within any area in front of the front plane of the home on most smaller lots given the location of the existing primary dwelling unit.
 - (ii) This restriction may, however, limit the creativity associated with newly built developments that aren't limited by the location of an existing structure. There are tastefully built structures within developments around the country that have detached ADUs in front of the front plane of the primary home.
 - (iii) What are the drawbacks associated with just adhering to the existing lot setbacks associated with the property?
 - iii) **Maximum Size of a Detached ADU** = footprint of detached ADU is limited to 75% or less of the primary dwelling unit or no larger than the maximum square footage allowed for an accessory structure under LDC 21-11-2(a)(2) if this code section results in a smaller square footage than 75% of the primary dwelling unit; therefore, this accessory structure table will

EXHIBIT F.4

typically override the calculation and result in a smaller maximum calculation than 75% of the primary dwelling unit..

- (1) Assuming a detached ADU or detached Extended Living Area structure is classified as an Accessory Structure (it's not clear whether this assumption is correct), and would, therefore, be subject to the size restrictions detailed in LDC 21-11-2(a)(2) the Planning Commission should determine whether it's okay with this restriction or if an alternative recommendation to the City Council should be made.

(a) Considerations:

- (i) It's not likely that a smaller lot would run up against a size restriction associated with accessory structures – the available/buildable portion of the lot not occupied by the primary structure simply won't provide sufficient space.
- (ii) Larger lots, particularly lots with an "A" designation (Farm Animal Rights) that also have a barn, will frequently max out the lot associated with accessory structures..

(b) Alternatives:

- (i) Provide a separate table for larger lots (at least R-1-40 and possibly R-1-20) that allows the owner to build a detached ADU or detached Extended Living Area without being restricted by the size of other non-habitable accessory structures built on the property.
 1. Larger sized structures should be allowed for properties with an "A" designation (Farm Animal Rights).
 2. This table should, however, provide a limitation on maximum lot coverage.
 3. The applicability of this table could be applied via a Conditional Use Permit.
- (ii) Other???

iv) Building Height and Setbacks from Side and Rear Property Lines

- (1) Question = There are two lines for this item within the table – what is being proposed here?
- (2) Similar to item #7 above, the Planning Commission should determine its position on the allowable height of the detached ADU or detached Extended Living Area structure and provide an alternative recommendation to the City Council regarding property height and setbacks.

(a) Consideration(s):

- (i) What are the drawbacks associated with adhering to the building height and setback restrictions within the existing residential code pertinent to the property? It's extremely rare that someone will spend a great deal of money to do something that's distasteful and potentially devaluing of their property.
 1. To provide greater flexibility there could be reduced setbacks for structures no taller than a predetermined height (possibly 15' for R-1-12 or smaller and 20' for R-1-15 or larger).
 - a. A minimum setback should be determined for rear yards and side yards.
 - b. This setback could be stepped to a greater amount as the height of the structure increases until the structure met the existing standard setbacks of the zone the property is located within. When this occurs the structure could revert to the maximum height of such zone.

EXHIBIT F.5

- 9) Section 21-11-1(h) *Conversion*
- a) **Possible Adjustment:** As per Wasatch Advocates for Livable Communities suggestion, the Planning Commission Should consider recommending to the City Council that the code provide an amnesty provision unpermitted accessory structures that could become safe, code-compliant housing under an amnesty provision.
- 10) Section 21-24-4 This section states all detached ADUs need to meet the minimum parking space requirements of Section 21-24-8(b)
- a) **Question:** This section does not include detached Extended Living Area structures is this because the parking associated with the detached Extended Living Areas are part of the primary dwelling's parking?
- 11) Section 21-24-8(b) *Table of Parking Requirements by Land Use Category*
- a) **Question:** The table states that no additional parking space is required if the property is located within a Station Area Plan. Should this complete reduction be allowed if the property has already received a reduction in required parking associated with the primary structure? Also, if we do provide a parking exemption, should this be limited to detached ADUs that are less than 650 sq. ft. and then require 1 parking stall for detached ADUs greater than 650 sq. ft.?
- b) **Possible Adjustment:** The Planning Commission should determine whether to make an alternative recommendation to the parking requirements detailed for properties located within a Station Area Plan.
- 12) Section 21-37-6 "E" Definitions (r)
- a) **Possible Adjustment:** This section states "Extended living area (detached) means additional and accessory living facilities detached from a primary single family dwelling that contains a kitchen, bathroom, sleeping areas, or other habitable areas designed for use by the occupants of the primary dwelling on a non-rental basis."
- i) The inclusion of the broad terminology of "or other habitable areas" will inadvertently capture structures, such as a workshop, pool house, or home office (and other structures), that often contain bathrooms, kitchens or kitchenettes, and other entertaining areas. If these structures are classified as detached Extended Living Areas then the property/parcel will not be able to build a detached ADU or a detached Extended Living Area with sleeping areas because only one detached ADU or detached Extended Living Area are allowed on a property/parcel.
- ii) The Planning Commission should determine whether to recommend to the City Council that "or other habitable areas" should be deleted from the sentence.
- 13) Sections 21-7-2 & 21-8-2 *Table of Uses*
- a) **Question:** What does the designation of S1 refer to? There isn't a legend that details what this means (or any of the other items in the tables).

EXHIBIT F.6

From: [Cameron Duncan](#)
To: [Melissa Anderson](#); [Mike Wilcox](#); [James Sorensen](#); [dbromley@ensignproperties.com](#); [Ron Mortimer](#); [Eyisha Malieitulia](#); [wrigley.steve@gmail.com](#); [Britney Ward](#); [Craig Kitterman](#); [Daniel Schoenfield](#); [Darien Alcorn](#); [David Hart](#); [Ivan Hooper](#); [Jake Warner](#); [Jennifer George](#); [LaNiece Davenport](#); [Sarah Stringham](#); [Travis Ackermann](#); [Brian McCuistion](#); [Cameron Duncan](#); [Clinton Spencer](#); [Cache Hancey](#)
Subject: [EXTERNAL] ADU notes
Date: Thursday, August 6, 2026 9:31:06 AM

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ADU notes

Melissa and our awesome planning staff, thank you for your efforts in putting this proposed ordinance together. This is the most 'planning' it feels like we have done in my time with the PC. Y'all are great to work with!

Dave thank you for your efforts in reviewing and giving thoughts on what to discuss and possible recommendations to the city council.

I know we will not all be in complete agreement and the council will only be taking our recommendations but I feel it's important we provide them with our vision and reasoning. I enjoy serving with you all and trust your final recommendations.

Sorry I could not meet in person I am in the last leg of my cross county odyssey!

1. Exhibits would be helpful to show challenges to existing smaller lots.
2. Property description - I agree requiring the home owner to include existing residence for a DADU is a bit much. Floor plans and elevations at a min. Why show smoke detectors and carbon monoxide at this phase, wouldn't that be part of the building permit same as egress windows ect.
3. Number of units permitted - I feel one internal ADU and one detached on larger lots. No more than 2. If a larger A zone property owner wants multiple units they would have the option to subdivide.
4. Entrances - I agree with Dave. This could limit corner lots and unique topography. We have seen where a smaller house sits on a larger lot and the owner subdivides off the larger part. The remaining lot and house would could be difficult to do a DADU or IADU without facing the front. Maybe the corner lot designs a single car garage for an IADU above the garage.
5. Design - I agree with Dave I think this could be a big barrier. If a house has a carport and the owner builds a detached garage with a breezeway they wouldn't be allowed to put the ADU above the garage. Connection to habitable area. I could see on larger lots having an attached ADU on the garage side. I am assuming the garage is not habitable? I feel that would prohibit someone from adding onto the garage side of the house with maybe a third car garage for the ADU. I agree with Dave this is too restrictive. And I think the number of properties is very limited.
6. Lighting - Does this requirement apply to primary units? My thought is the same applies

EXHIBIT F.7

to the ADU and the primary residence. I like the dark sky for all properties it's very easy to get lighting options that meet this requirement.

7. Design consistent - yes the ADU should match the style of the home. I don't like the idea that a single store home has a two story ADU, but I think for simplicity it would be better to stick to the underlying buildable area. If a property owner could build a two story primary residents or add a second story then the DADU should be allowed to be two story. If I had a single story home with a carport, I could remove the carport and add a garage with a second story ADU or a detached garage with a second story ADU. As long as it meets the lots setbacks, heights, and lot coverage.
8. I agree with Dave. Just because a property has the right to add an ADU it's expensive and not everyone wants to be a landlord. I would support all lot sizes allowing DADU's if they meet the lots setbacks, heights, and lot coverage. Location - same thoughts if it meets the lot buildable area I'm ok. There are some very nice developments that have carriage houses or casitas in the 'front yard'. Especially on the larger lots. Max size - I agree with Dave, I think most lots less than 11,000 wouldn't have the property to add a DADU larger than 75% and still meet the lot coverage. On larger lots with other outbuildings this needs a closer look or an updated table. I think of some of the larger detached garages we have allow over the years. If someone wanted to add a second story ADU would these lot coverage preclude that? Building heights and setbacks. I think stick with the lots buildable areas and heights. If a property owner could expand their primary residence by either footprint or height, then I think the ADU should be allowed in those areas.
9. Agree - structure needs to meet building codes but could be converted.
10. No comment
11. Parking - agree, no double dipping on parking reductions, but I like the idea for smaller ADU's studio or one bedroom. Larger ADU's could have one stall reduced.
12. I agree, it limits a few properties and could be vague.

Sent from my iPhone



August 5, 2026
Sandy City Planning Commission
Sandy City Hall
10000 Centennial Parkway, Sandy, UT 84070

Dear Chair and Commissioners:

On behalf of **Wasatch Advocates for Livable Communities (WALC)**, thank you for the work already underway to bring Sandy into compliance with SB 284's detached accessory dwelling unit (DADU) requirements. We support this ordinance and believe that Sandy City has the opportunity to craft an ordinance that will result in these much-needed smaller-scale homes getting built, not just check a compliance box.

When homeowners can build backyard cottages without jumping through excessive hoops, more of them will be able to contribute to the incremental growth of their community, creating housing that blends into neighborhoods while meeting real community needs: seniors looking to downsize in place, young families and local workers seeking more affordable options, intergenerational households, and more. All at virtually no cost to the city.

As drafted, several provisions of Sandy's ordinance will significantly reduce the opportunity for these homes to be built. We respectfully ask the Commission to consider the amendments below before sending a final recommendation to the City Council.

Who We Are

WALC is a network of neighbors across the Wasatch Front helping our region stay vibrant, welcoming, and full of opportunity for people at every stage of life. We work with residents, local leaders, and policymakers to advance practical, evidence-informed policies that support expanding housing choices and creating neighborhoods connected to jobs, schools, and daily needs.

We focus on solutions that work: in communities across Utah and across the country, and we offer technical support grounded in data, research, and real-world experience to help local governments. Our goal is to help your community understand what's proven effective, what challenges to anticipate, and how policies can be tailored to local conditions. WALC's core priorities include expanding housing choices, supporting walkable and connected neighborhoods, aligning land use and transportation decisions, and ensuring growth benefits both current and future residents.



**Wasatch Advocates
for Livable Communities**

We believe Sandy has an opportunity not only to comply with state law, but to go further: adopting a DADU ordinance that makes backyard cottages practical, accessible, and financially feasible for Sandy homeowners.

What the Research Shows

Our review of ADU policy across the country — academic literature, case studies of high-producing cities, and conversations with practitioners — points to three consistent drivers of ADU construction: removing red tape and unnecessary zoning barriers, giving homeowners clear information and a streamlined process, and pairing flexible rules with incentives for affordability.

Cities that lead on the first strategy — by-right approval, no minimum lot size, generous size and height allowances, reduced setbacks, and narrow or eliminated owner-occupancy rules — see measurably more ADUs actually get built. Every added layer of discretion, documentation, or restriction is a point where a willing homeowner drops out of the process. All of this means that public servants and the broader workforce, young families, and seniors struggle to find affordable homes in the community they want to come home to. Sandy has the opportunity to change this by creating new housing options, like ADUs, in your community.

Measured against that evidence base, several provisions in the current draft will make it harder for Sandy residents to build ADUs without a corresponding public benefit:

Lot Size

The draft sets the minimum lot size at 11,000 square feet, which is SB 284's statewide floor, but not a number Sandy chose. Other Utah cities lowered their minimum below that figure long before the state required anything. Layton has permitted detached ADUs on lots as small as **6,000 square feet** since 2021, Millcreek's current ordinance sets an **8,000-square-foot minimum**, and Clearfield sets **no minimum lot size**. Herriman, Farmington, Syracuse, and Murray all set their DADU lot-size threshold at **10,000 square feet**. We'd ask the Commission to treat 11,000 square feet as a starting point, not a ceiling, and revisit it as part of the ordinance's next iteration.

Setbacks & Height

Every foot of setback directly shrinks the footprint available for a functional cottage layout. West Jordan requires just **6 feet from rear and interior side property lines**, a meaningfully smaller setback requirement that still leaves adequate separation from neighboring structures. Sandy's draft requires an expanded, full-zone setback to build above 15 feet, which isn't how comparable Utah ordinances treat height. For example, Draper simply ties DADU



height to the underlying zone's main-building height limit, with no separate setback trade-off required to build taller.

Design Requirements

Draft provisions requiring the DADU's exterior materials, roof pitch, and architectural style to match the primary dwelling add real cost and complexity. For homeowners on a tight budget, a design-match mandate can be the difference between a feasible project and one that's priced out entirely, without any corresponding benefit to how the ADU functions or how it's experienced by neighbors, most of whom won't see it from the street.

No Path for Unpermitted Units

The conversion allowance only covers legally permitted accessory structures built before October 1, 2026. Sandy almost certainly has existing unpermitted accessory structures that could become safe, code-compliant housing under an amnesty provision.

Owner-Occupancy Documentation

The draft requires a deed, government ID, notarized affidavit, and proof from tax returns, voter registration, and three utility bills, with no defined exceptions for military service, medical care, or a professionally managed rental. **This is one of the heaviest owner-occupancy verification packages we've seen in a Utah ordinance, and it will discourage otherwise-eligible homeowners before they start.**

One-ADU-Per-Lot Cap

Sandy's draft allows only one ADU per lot — internal or detached, not both — which mirrors the current default in most Utah cities but **forecloses a real housing-production opportunity: a homeowner who has already built out a basement unit gets no path to add a second, smaller unit even where the lot and infrastructure could support it.** We'd encourage Sandy to treat this as an area worth revisiting rather than assuming the one-per-lot default is the only option, particularly on larger lots where both units could comfortably meet setback and parking standards.

Restoring Parking Flexibility

Excessive parking mandates are one of the most common and most avoidable barriers to affordable housing production. A single required stall can add tens of thousands of dollars to a project, consume yard space that would otherwise fit the unit itself, and make an already-tight



**Wasatch Advocates
for Livable Communities**

lot infeasible altogether. **Sandy waiving that requirement for DADUs proposed within a Station Area Plan is exactly the kind of evidence-based, low-cost policy change that unlocks real production, and we'd welcome a conversation about extending a similar approach citywide.**

We also want to credit the draft's 75%-of-primary-dwelling-footprint allowance, which is a more workable buildable footprint than several peer ordinances offer and gives homeowners real flexibility to design a functional one-bedroom layout rather than a cramped studio. Sandy has chosen to lead in this regard and we encourage you to do so in other areas as well.

We're grateful for the Commission's careful consideration of this ordinance and for Sandy's timely work to comply with state law ahead of the October 2026 deadline. We're happy to serve as a resource as this ordinance moves toward a final recommendation.

Respectfully,

Lauren Cole

Policy Manager, Wasatch Advocates for Livable Communities

lauren@wasatchalc.org

EXHIBIT F.12

From: [Tracee De La Cruz](#)
To: [PLAN](#)
Subject: [EXTERNAL] Expressing Support for Sandy's DADU Ordinance
Date: Thursday, August 6, 2026 4:23:51 PM

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Dear Sandy City Planning Commission,

As a Sandy resident, I'm writing to ask you to strengthen the city's draft DADU ordinance before it moves forward. I support Sandy's compliance with Senate Bill 284, but I'd like to see the ordinance go further.

Wasatch Advocates for Livable Communities (WALC) submitted a letter to the Planning Commission reviewing the draft ordinance in detail. Their findings point to several places where the current draft goes beyond what state law requires and makes it harder than it needs to be for Sandy homeowners to actually build a DADU — from lot size and setbacks to design requirements, permitting paths, owner-occupancy documentation, and parking.

I'd ask the Commission and City Council to review WALC's recommendations and adopt them as part of the final ordinance. A DADU ordinance that makes it easy for homeowners to build these small homes means more housing options for families like mine — for seniors looking to downsize, young families, and local workers — without changing what makes our neighborhoods work.

Thank you for your consideration.

Tracee De La Cruz

mytiabella@msn.com, 9727 Allison Circle, Sandy, UT, US, 84070

EXHIBIT F.13

From: [James Longstaff](#)
To: [PLAN](#)
Subject: [EXTERNAL] Expressing Support for Sandy's DADU Ordinance
Date: Thursday, August 6, 2026 12:54:37 PM

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Dear Sandy City Planning Commission,

As a Sandy resident, I'm writing to ask you to strengthen the city's draft DADU ordinance before it moves forward. I support Sandy's compliance with Senate Bill 284, but I'd like to see the ordinance go further.

I live near Park Lane Elementary and my neighbors' children attend that school. Canyons School District has cited low enrollment as a driving reason to close Park Lane Elementary. I believe strengthening Sandy's draft DADU ordinance will attract more young families my neighborhood which will in turn increase enrollment.

Wasatch Advocates for Livable Communities (WALC) submitted a letter to the Planning Commission reviewing the draft ordinance in detail. Their findings point to several places where the current draft goes beyond what state law requires and makes it harder than it needs to be for Sandy homeowners to actually build a DADU — from lot size and setbacks to design requirements, permitting paths, owner-occupancy documentation, and parking.

I'd ask the Commission and City Council to review WALC's recommendations and adopt them as part of the final ordinance. A DADU ordinance that makes it easy for homeowners to build these small homes means more housing options for families like mine — for seniors looking to downsize, young families, and local workers — without changing what makes our neighborhoods work.

Thank you for your consideration.

James Longstaff

jklongstaff@gmail.com, 2285 10095 South, Sandy, UT, US, 84092

EXHIBIT F.14

From: [Mike Wilcox](#)
To: [Melissa Anderson](#)
Subject: FW: [EXTERNAL] Expressing Support for Sandy's DADU Ordinance
Date: Friday, August 7, 2026 4:33:24 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

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Sandy City Logo



Mike Wilcox
Planning Director

10000 S. Centennial Pkwy. | Sandy, UT 84070
o: 801.568.7261 | f: 801.568.7278
mwilcox@sandy.utah.gov

sandy.utah.gov



From: Suzanne Gallegos <civiciput@newmode.io>
Sent: Friday, August 7, 2026 9:00 AM
To: PLAN <plan@sandy.utah.gov>
Subject: [EXTERNAL] Expressing Support for Sandy's DADU Ordinance

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Dear Sandy City Planning Commission,

As a Sandy resident, I'm writing to ask you to strengthen the city's draft DADU ordinance before it moves forward. I support Sandy's compliance with Senate Bill 284, but I'd like to see the ordinance go further.

Wasatch Advocates for Livable Communities (WALC) submitted a letter to the Planning Commission reviewing the draft ordinance in detail. Their findings point to several places where the current draft goes beyond what state law requires and makes it harder than it needs to be for Sandy homeowners to actually build a DADU — from lot size and setbacks to design requirements, permitting paths, owner-occupancy documentation, and parking.

I'd ask the Commission and City Council to review WALC's recommendations and adopt them as part of the final ordinance. A DADU ordinance that makes it easy for homeowners to build these small homes means more housing options for families like mine — for seniors looking to downsize, young families, and local workers — without changing what makes our

EXHIBIT F.15

neighborhoods work.

Thank you for your consideration.

Suzanne Gallegos

suzannegallegos@gmail.com, 1022 Broken Ridge Court, Sandy, UT, US, 84094

EXHIBIT F.16

From: [Sarah Roberts](#)
To: [PLAN](#)
Subject: [EXTERNAL] Expressing Support for Sandy's DADU Ordinance
Date: Friday, August 7, 2026 11:42:51 AM

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Dear Sandy City Planning Commission,

As a Sandy resident, I'm writing to ask you to strengthen the city's draft DADU ordinance before it moves forward. I support Sandy's compliance with Senate Bill 284, but I'd like to see the ordinance go further.

Wasatch Advocates for Livable Communities (WALC) submitted a letter to the Planning Commission reviewing the draft ordinance in detail. Their findings point to several places where the current draft goes beyond what state law requires and makes it harder than it needs to be for Sandy homeowners to actually build a DADU — from lot size and setbacks to design requirements, permitting paths, owner-occupancy documentation, and parking.

I'd ask the Commission and City Council to review WALC's recommendations and adopt them as part of the final ordinance. A DADU ordinance that makes it easy for homeowners to build these small homes means more housing options for families like mine — for seniors looking to downsize, young families, and local workers — without changing what makes our neighborhoods work.

Thank you for your consideration.

Sarah Roberts

sarahconstanceroberts@gmail.com, 443 Bradley Way, Sandy, UT, US, 84070

EXHIBIT F.17

From: [Mike Wilcox](#)
To: [Melissa Anderson](#)
Subject: FW: [EXTERNAL] Expressing Support for Sandy's DADU Ordinance
Date: Monday, August 10, 2026 9:16:03 AM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

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Mike Wilcox
Planning Director

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From: Leslie Nelson <civicinput@newmode.io>
Sent: Saturday, August 8, 2026 4:16 PM
To: PLAN <plan@sandy.utah.gov>
Subject: [EXTERNAL] Expressing Support for Sandy's DADU Ordinance

CAUTION: Do not click links, open attachments, or reply, unless you recognize the sender's email address!

You don't often get email from civicinput@newmode.io. [Learn why this is important](#)

Dear Sandy City Planning Commission,

As a Sandy resident, I'm writing to ask you to strengthen the city's draft DADU ordinance before it moves forward. I support Sandy's compliance with Senate Bill 284, but I'd like to see the ordinance go further.

Wasatch Advocates for Livable Communities (WALC) submitted a letter to the Planning Commission reviewing the draft ordinance in detail. Their findings point to several places where the current draft goes beyond what state law requires and makes it harder than it needs to be for Sandy homeowners to actually build a DADU — from lot size and setbacks to design requirements, permitting paths, owner-occupancy documentation, and parking.

I'd ask the Commission and City Council to review WALC's recommendations and adopt them as part of the final ordinance. A DADU ordinance that makes it easy for homeowners to build these small homes means more housing options for families like mine — for seniors looking to downsize, young families, and local workers — without changing what makes our

EXHIBIT F.18

neighborhoods work.

Thank you for your consideration.

Leslie Nelson

swede1956@gmail.com, 9901 Evening Moon Way, Sandy, UT, US, 84070



Sandy City, Utah

10000 Centennial Parkway
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Staff Report

File #: 26-410, **Version:** 1

Date: 8/20/2026

Minutes from the August 6, 2026 Meeting



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, August 6, 2026

6:15 PM

Council Chambers and Online

Meeting procedures are found at the end of this agenda.

Meeting went into Recess

Meeting reconvened

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_ffXgZtuBT2aTdm4qpzTvLQ

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/j/81890858355>

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/j/81890858355>

Webinar ID: 818 9085 8355

Passcode: 903409

SELF GUIDED FIELD TRIP

1. [26-394](#) Map

Attachments: [080626.pdf](#)

4:45 PM EXECUTIVE SESSION**6:15 PM REGULAR SESSION**

Welcome

Pledge of Allegiance

Introductions

Present 7 - Commissioner Craig Kitterman
Commissioner Jennifer George
Commissioner Dave Bromley
Commissioner David Hart
Commissioner Daniel Schoenfeld
Commissioner Ron Mortimer
Commissioner Steven Wrigley

Absent 2 - Commissioner LaNiece Davenport
Commissioner Cameron Duncan

Public Meeting Items

2. [SUB0630202](#) Raddon Summit Subdivision (Preliminary Plat Review)
[6-007236](#) 10250 S. Monroe St.
[Community #9, Commercial Area]

Attachments: [Raddon Summit Sub Staff Report 8-6-26](#)
[Exhibit A](#)

Mike Wilcox, Sandy City Planning Director, introduced this item to the Planning Commission.

Ron Raddon, presented this item to the Planning Commission.

Mike Wilcox further presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by Jennifer George, seconded by Dave Bromley, that the Planning Commission determine that preliminary subdivision review is substantially complete for the Raddon Summit Subdivision located at 10250 S Monroe St based on the four findings and subject to the three conditions detailed in the staff report. The motion carried by the following role call vote:

Yes: 7 - Craig Kitterman
Jennifer George
Dave Bromley
David Hart
Daniel Schoenfeld
Ron Mortimer
Steven Wrigley

Absent: 2 - LaNiece Davenport
Cameron Duncan

Nonvoting: 0

Public Hearings

DRAFT

3. [CA07272026](#) Detached Accessory Dwelling Units
[-0007251](#)
[\(PC\)](#)

Attachments: [Maps of Potential Areas for ADUs](#)
[SB0284 applying to ADUs](#)
[Code Amendment D-ADUs - Redline Version](#)
[Code Amendment D-ADUs - Clean Version](#)

Melissa Anderson, Sandy City Zoning Administrator, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

James Longstaff, 2285 E 10095 S, asked the Planning Commission to adopt Wasatch Advocates for Livable Communities (WALC) recommendations.

Steven Van Maren, Draper resident, asked if external ADU's need to be built on a slab and if they'll allow basements.

Daniel Schoenfeld closed this item to public comment.

Melissa Anderson replied to Steven Van Maren's question and said the text does state that it needs to be on a permanent foundation but it does not require a slab on grade foundation and yes, the proposed code does allow for basements.

Steven Wrigley asked if he'd have to build an extended living area or an ADU for his aging parents.

Craig Kitterman asked if extended living area requires a kitchen.

Mike Wilcox said the kitchen is not required.

Dave Bromley referenced Section 21-11-1(d)(3) and asked staff what's the purpose of requiring this from the applicant.

Melissa Anderson said that the requirement is relevant because you would only be allowed to have either one ADU or one extended living area on the lot and being able to look at the project as a whole helps to know what's going on in the primary dwelling.

Dave Bromley said that's what the Affidavit is for and doesn't feel this should be required for every application.

David Hart said that for a detached accessory structure he sees the purpose for the elevations but doesn't see the purpose of requiring a floor plan for the existing unit and agreed with Dave Bromley that the Affidavit makes sense.

Dave Bromley suggested to take a picture of the elevations rather than drawing them up.

David Hart said elevations are necessary.

Craig Kitterman said one reason for requiring the floor plans would be to make sure

smoke/carbon monoxide detectors and the electrical are up to code.

Dave Bromley said the requirement is irrelevant for a detached structure.

Craig Kitterman said but if it's attached there would still need to be some inspection to make sure it meets code.

Dave Bromley said if it's a detached structure you don't need to worry about the primary residence and should not be required during a submission for approval and a picture of the main building should be sufficient.

David Hart said he doesn't feel an elevation needs to be drawn up for the main building if the structure is detached but it is needed for the new building.

Dave Bromley agreed.

Craig Kitterman said that the state may take out the language regarding design and asked if staff is allowed to add language about design.

Melissa Anderson said the sentence that mirrors the state language exactly and if the state amends it, staff will amend it accordingly.

Mike Wilcox said that that's part of the reason staff refrained from providing additional design standards.

David Hart said that it's a challenge to delineate between what's needed and what's design and the discussion of elevation and floor plan needs to happen. He also said the focus should be on the detached building and not on the original structure.

Daniel Schoenfeld asked if they were giving staff an edited version of the code.

Dave Bromley asked Melissa Anderson if she was revising her draft.

Melissa Anderson said they might consider some minor revisions before the next meeting.

Dave Bromley said that he wants the Planning Commission to provide something that hopefully will pass, as a motion, in addition to what staff is proposing.

Melissa Anderson said that in two weeks the Planning Commission can also give direction on what their formal motion will be and staff will make sure to reflect that in the recommendation.

Dave Bromley said that he plans on documenting the reasons for the changes because he wants City Council to understand why the recommendation is coming about.

Ron Mortimer asked staff for clarification on how the item will be presented to City Council.

James Sorensen, Sandy City Planning Director, said that staff always presents to City Council whatever the Planning Commission puts forward.

Mike Wilcox said that staff always reports on the full process of what transpired and gives a full recommendation from both staff and the Planning Commission, to the City Council.

James Sorensen commented that for items that are presented to the Planning Commission before going to City Council, the City Council frequently ask what the Planning Commission recommended.

Mike Wilcox also reminded the commissioners that as Sandy City residents, it is within their right to attend City Council meetings and make public comment.

David Hart asked why he cannot have front door facing the street for an attached ADU as referenced in Section 21-11-1(f)(1)a.

Mike Wilcox said that it's to retain a single family dwelling appearance so it doesn't look like a duplex.

Craig Kitterman said he agrees.

Dave Bromley said that if the house is on a corner lot they should be able to have another door facing the other street. He also said there may be other instances like topography or maybe another very specific issue that they can't foresee that needs a path outward of that and he'd be fine with a Director's approval.

Craig Kitterman said that adding front street or front property line would take care of the corner lot.

Mike Wilcox said that a corner lot has two frontages but the setbacks are different.

David Hart suggested to strike the whole thing.

Dave Bromley suggested that for corner lots you can have a lot fronting both streets and said that he's okay with the Director's approval for instances that have unique circumstances.

David Hart said he disagrees with the front doors looking like a duplex.

Dave Bromley spoke at length regarding the single-family dwelling design under section Section 21-11-1(f)(1)(b) and said that there needs to be a path forward to get this done.

David Hart asked for clarification on the code if it's requiring that all detached ADU's be attached.

Mike Wilcox said it's a section in the attached extended living area and attached ADU design requirements.

Darien Alcorn, Sandy City Attorney, said that if there's a breezeway it could just be designed as detached and not prohibited if designed as a breezeway.

Mike Wilcox said that Dave Bromley's question is for an attached ADU and the method of attachment is through a breezeway and not through the physical sharing of a wall.

Darien Alcorn asked why does it need to be attached if you're already allowed to have a detached.

Dave Bromley said size and height and that you're not going to be subject to the size restrictions.

Craig Kitterman said another good reason is privacy. Whether it's a garage or a breezeway it adds more privacy.

Dave Bromley said to have a habitable area attached is costly and unnecessary.

Steven Wrigley asked what the difference is with building a detached ADU that has to be six feet from the primary dwelling and a detached structure with a breezeway that puts the structure pretty close to six feet.

James Sorensen explained what those differences were.

Dave Bromley said you still need to have a separation between your primary structure with a breezeway attaching.

Steve Wrigley asked if it has to be three or six feet.

Dave Bromley said the code says a minimum of six feet.

Steven Wrigley asked why he wouldn't build a breezeway for all ADU's if it gives more room and said if he puts a breezeway it's now part of his house and he can make it bigger.

Dave Bromley said within ADU ordinances there could possibly be some reduced setbacks that you could get. If attaching to the primary residence you have to keep within the setbacks of your lot.

David Hart said that the 50% connection seems arbitrary.

Dave Bromley said he thinks it needs to go away 100%.

David Hart agreed and asked if the suggested language could say, may be connected to the existing living common area and then change this connection to be what it's going to be.

Dave Bromley said it should allow for breezeways and he doesn't think there should be a minimum linear foot connection and can go into non-habitable areas. He then asked if you have a detached unit, that meets the setbacks, how can you have a porch light that does not spill beyond the property.

Melissa Anderson said the lighting on the detached ADU should not spill over to the neighboring property.

Dave Bromley said limited makes sense but none does not.

Mike Wilcox said that the light cannot spill or go beyond property.

Dave Bromley said the word any is what he has an issue with.

Mike Wilcox said commercial properties are required that their lighting does not spill light onto residential side of the property line.

Dave Bromley said there isn't a way to do this.

Craig Kitterman said this comes up in dark sky concept all the time in new housing where there are fixtures that are rated dark sky, meaning they don't shine out and asked staff if there's a dark sky policy in the code.

Mike Wilcox said there isn't a dark sky policy in the code but they could institute a dark sky compliant light.

Dave Bromley referenced Section 21-11-1(h) and asked staff if there's a reasonable path forward to be able to accomplish this.

Melissa Anderson said if a building is non compliant they would have to go through the building permit process to ensure the structure meets minimum building code stands and make it legal and once it's legal they can move forward.

Mike Wilcox said if there's a legal non conforming structure, anything new beyond the adoption date of this code they need to follow the ADU standards.

David Hart commented if there's an illegal structure built 10 years ago they would need to make it legal.

Dave Bromley said there has to be a pathway to get an un-permitted structure on your property legal.

David Hart said they just have to make it legal.

Mike Wilcox said a lot of the non-conforming, non-legal structures are going to be very expensive to bring into conformance with building code if they were not built with a building permit to begin with but there is a process and staff does work with property owners to help them bring it to legal status.

Melissa Anderson said there may be a way to clarify that this is the process and maybe the wrong terminology was used.

Dave Bromley asked about Section 21-24-8(b) and recommended to provide a reduction of one for parking.

Melissa Anderson suggested no more than one parking space required if within 1/2 mile of a transit station.

Mike Wilcox said that Dave Bromley's proposing a one car reduction if they're within that radii so if the requirement is for one stall they could reduce it by one.

David Hart said he thinks they should at least have one.

Dave Bromley asked if there are structures within the stationary plans that already received a parking reduction and then would also double dip by getting a reduction on this.

Mike Wilcox said that single family homes are not reduced.

David Hart said that what Dave Bromley is referring to is if the ADU requires two parking stalls they can reduce it to one. If they required one parking stall they have to provide one.

Dave Bromley said zero.

Mike Wilcox said that staff's proposal is that the additional parking requirement would be waived if they're within those radii. He explained the rationale behind that is because of their proximity to transit and that staff wants to put most of the housing and encourage ADU's and additional housing around the transit area stations.

Dave Bromley suggested that they do one increase beyond what staff is proposing and allow a reduction of one. So if it's 650 or below, to not have a reduction, and if it's above 650 with two then reduce it to one.

Craig Kitterman said this will allow for on street parking if you don't require any off street parking space which is dangerous.

Mike Wilcox clarified that if there's a home in historic Sandy that wasn't built with a garage or off street parking, in order for them to build an ADU they are required to bring their home into compliance with current code which means a two car garage and a two car driveway is required before they can build an internal or external ADU. He also explained that for an external ADU there has to be one or possibly two depending on the size of the ADU unless you're within the radii of a transit area station. So it's not that there's no off-street parking, they're just not increasing the off street parking beyond the four off-street parking stalls that would be required. He also stated that there are requirements for off street parking its just that they're not requiring additional.

Melissa Anderson asked Dave Bromley if he's asking for no more than one parking space to be required if you're within it.

Dave Bromley said no, if it's larger than 650 but if it's lower than that he's acquiescing. He then talked about the definition codes in Section 21-37-6 "E" and shared his concerns with including the verbiage "or other habitable areas" and that it doesn't make any sense and asked staff if they'd be willing to remove this verbiage.

David Hart described his house and said by definition staff would see this area as an extended living area and that the definition needs some work.

Mike Wilcox explained the reasoning for this definition.

Dave Bromley said he doesn't agree.

Craig Kitterman asked isn't there a limit of two ADU's.

Mike Wilcox said there is a limit of two accessory structures within a non designated "A" zone property, but the proposal would limit one ADU per property (either attached or detached).

David Hart suggested that this could be a scenario where the owner provide an Affidavit to say the extended living area would not be turned into an ADU and the Director then has the discretion to approve.

Dave Bromley gave two suggestions on how he'd like the code to be written.

Daniel Schoenfeld said it should be one and not both.

Dave Bromley said he's recommending adopting one of two of his suggestions.

Jennifer George clarified that there would still be two structures. One being an office and one being an ADU.

Ron Mortimer agreed with Dave Bromley's suggestion as long as they meet the setbacks.

David Hart said it could also be done with the Director's discretion.

Steven Wrigley asked if it still has to be limited to meet the 75% total building footprint of the primary dwelling.

Mike Wilcox said yes.

Steven Wrigley commented that the only time this would be relevant is if you have a really large property.

Dave Bromley asked what S1 means under Sections 21-7-2 & 21-8-2.

Mike Wilcox said it's a Special Use Permit and 1 is a subscript note that references single family developments.

Dave Bromley then asked why is there an S for ADU's (attached or detached) of 11,000 square foot lots.

Mike Wilcox explained the reasoning.

Dave Bromley referenced Section 21-11-1(e)(1) and said he would suggest having an internal ADU and external ADU.

David Hart said he would consider allowing one detached ADU, one extended living area and one attached ADU for a 40,000 square foot lot or larger. He said a 20,000 sq ft lot would also work but would be tight.

Dave Bromley clarified the recommendation would be to allow for one detached and one attached for a 20,000 sq ft lot or larger.

Mike Wilcox clarified if you're under 20,000 sq ft lots you'd be limited to one or the other.

Dave Bromley said yes and that you could also do a conditional use permit for enhanced size up to 25% more.

Mike Wilcox agreed and said that what's being proposed in this ordinance is that those rules, unless otherwise stipulated in this section, are not applicable to ADU's and explained the reasoning for that.

Dave Bromley suggested a separate table be created for ADU's and then for extended living areas.

Melissa Anderson said this may not be feasible.

Mike Wilcox asked to understand that because by doing this it wouldn't count towards the total and confirmed this is for total footprint and not square footage.

Dave Bromley explained his reasoning and confirmed it would be for total footprint and not square footage.

Craig Kitterman asked what rules would apply for a detached ADU.

Mike Wilcox said it would be the proposed language suggested by Dave Bromley.

Melissa Anderson said in terms of size it has to meet multiple requirements. It can't be more than 75% of the footprint of the home and the building footprint of the detached ADU would follow the size limits listed in the accessory standards table which is 25% of the rear yard area or a maximum square footage depending on the size of the lot, whichever is less.

Craig Kitterman said his understanding is that for a 20,000 sq ft could have a 1,500 sq ft ADU.

Melissa Anderson said potentially, yes, if the other standards are met (no larger than 75% of the primary home and no more than 25% of the rear yard).

Mike Wilcox reviewed the table with the commissioners and had a lengthy discussion relating to this.

Dave Bromley referenced Section 21-11-1(g)(8) and asked the commissioners their thoughts about the minimum property size of 11,000 sq ft or larger.

Jennifer George asked staff the reasoning for the size.

Mike Wilcox said the state mandates that the city consider and approve this minimum.

Daniel Schoenfeld asked what would be the criteria where staff would decide to lower it.

James Sorensen said if the Planning Commission recommends to lower it to 10,000 then staff will put that forward to City Council. Overall staff feels if they stick to what the state has mandated and see how that goes.

Jennifer George asked if City Council denies their recommendation, could the code be written to revisit their request after a year.

Melissa Anderson said the Commission can recommend it but not include it in the code language.

Dave Bromley said the minimum should not be set at 11,000 sq ft and recommend at least 10,000 sq ft and asked each commissioner what their minimums would be. He also said the community will lose out if they don't put a better foot forward.

All the Planning Commissioners said they're comfortable with a minimum of 10,000 sq ft.

David Hart said all lot sizes should have this opportunity because those with smaller lot sizes won't have the same opportunities to make additional income compared to those with bigger lot sizes.

Melissa Anderson said those cases could still do an ADU but it would need to be an attached ADU.

David Hart said he feels they're being discriminatory towards those residents who might really benefit from this.

Dave Bromley said this code misses out on creativity of new construction, with regard to location.

Ron Mortimer agreed and said that other communities are building subdivisions with ADU's as part of the house.

Mike Wilcox said he would be comfortable with coming up with a design standard that could address these concerns if they didn't have constraints to design standards.

Dave Bromley then suggested verbiage to use for the code.

Craig Kitterman disagreed and said it should not be in the front of the house and not just the setbacks.

David Hart shared his concern with Dave Bromley's proposal and suggested that some of this can be done at the Director's discretion.

Daniel Schoenfeld said he agrees with how staff has presented the code.

David Hart said if you don't have any room in the back but plenty of room in the front to build, you should be able to appeal to the Director for a waiver and suggested that the code include language to give the Director the ability to override the code in case there is no other alternative or that the alternative is a better building.

Daniel Schoenfeld said this creates a really dangerous precedent without a set criteria in place.

Ron Mortimer and Steven Wrigley both stated this would negatively impact the neighbors and the risk is too high.

Mike Wilcox and Dave Bromley had a lengthy discussion regarding allowing ADU's in the front yard area (in front of the house) and the front building setback standard.

Dave Bromley asked if this code Section 21-11-1(g)(8), with regard to building height and setbacks from side and rear property lines, is offering reduced setbacks.

Melissa Anderson said yes if the structure is no more than 15 feet tall the side and rear setback is proposed to be 10 feet.

Dave Bromley said he's comfortable with the proposal.

A motion was made by Dave Bromley, seconded by David Hart, that the Planning Commission table this decision until the August 20, 2026 meeting. The motion carried by the following roll call vote:

Yes: 7 - Craig Kitterman
Jennifer George
Dave Bromley
David Hart
Daniel Schoenfeld
Ron Mortimer
Steven Wrigley

Absent: 2 - LaNiece Davenport
Cameron Duncan

Nonvoting: 0

Administrative Business

1. Minutes

[26-395](#) Minutes from the July 16, 2026 Meeting

Attachments: [07.16.2026 PC Minutes \(DRAFT\).pdf](#)

An all in favor motion was made by David Hart to approve the meeting minutes from 07.16.2026.

2. Sandy City Development Report

[26-396](#) Development Report

Attachments: [08.01.2026 DEV REPORT.pdf](#)

3. Director's Report

Adjournment

An all in favor motion was made to adjourn.

Meeting Procedure

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

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

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

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