



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7256

Meeting Agenda

Planning Commission

Dave Bromley
Michael Christopherson
Monica Collard
Ron Mortimer
Jamie Tsandes
Cameron Duncan
Daniel Schoenfeld

Thursday, August 18, 2022

6:15 PM

City Hall and Online

Amended Agenda

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_02b3cbR9Re2eySxUcpWLgQ

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/85816675277>

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):

Webinar ID: 858 1667 5277

Passcode: 128022

4:00 PM FIELD TRIP

[22-308](#)

Field Trip Map

Attachments:

[081822](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Public Hearings

1. [GPA0727202](#) General Plan Amendment
[2-6366 \(PC\)](#) Moderate Income Housing Element
Attachments: [Staff Report](#)
[Moderate Income Housing Element \(proposed-new\)](#)
[Housing Element \(proposed-revised\)](#)
[Housing Element \(proposed clean\)](#)
[Notice](#)

Public Meeting Items

2. [CUP0412202](#) Pavel Accessory Structure (Conditional Use Permit - Increased Size)
[2-006302](#) 529 E. 8800 S.
[Community #1 - Historic Sandy]
Attachments: [Final Staf Report with attachments](#)
3. [CUP0722202](#) Sandy Infant and Childcare (Category II Home Occupation Conditional Use
[2-006363](#) Permit)
1616 East Waters Lane
[Community #16 - Falcon Park]
Attachments: [Request to Withdraw](#)
[Sandy Infant and Childcare.pdf](#)
4. [SPR-02-20-58](#) American Loans Office - Architectural Design Exception Request for a
[10-A](#) Modification of the 20 Percent Limit on Stucco Exterior Building Material
Use
8800 South Harrison Street
[Community #1, Northern Exposure]
Attachments: [STAFF REPORT](#)

Administrative Business

1. Minutes

- [22-310](#) Minutes from the July 21, 2022 Meeting
Attachments: [07.21.2022 PC Minutes \(DRAFT\)](#)

2. Review By-Law Amendments

[22-306](#) Amendments to the Planning Commission By-Laws

Attachments: [PC By-Laws \(Revision 8-18-2022\) - Draft](#)

3. Sandy City Development Report

[22-309](#) Development Report

Attachments: [DEVELOPMENT REPORT 07.28.2022](#)

4. 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

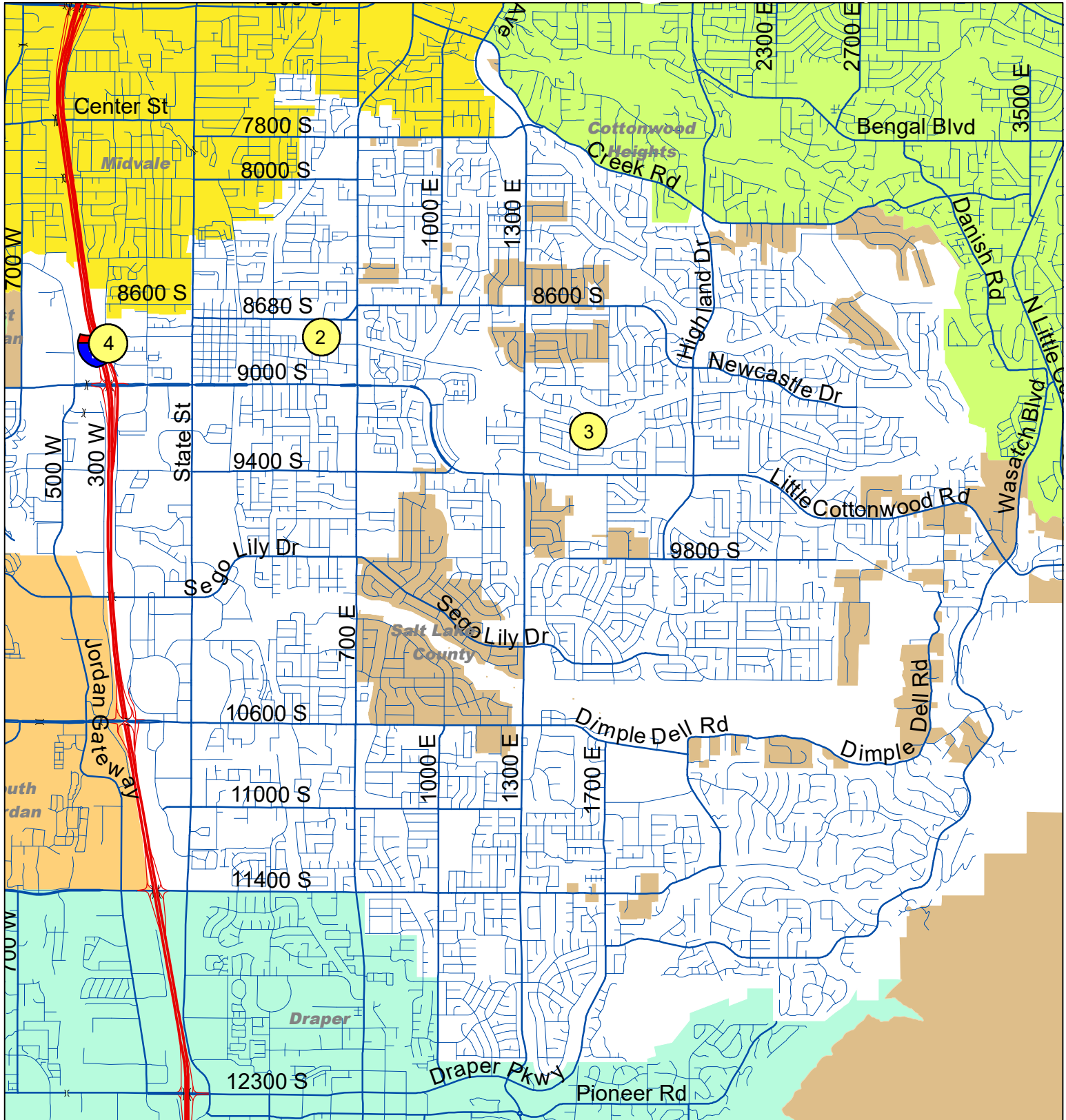
File #: 22-308, **Version:** 1

Date: 8/18/2022

Field Trip Map

Planning Commission Field Trip

August 18, 2022



Legend



Locations to visit individually,
with agenda item number



Locations to be visited on tour,
with agenda item number

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



PRODUCED BY THE
COMMUNITY DEVELOPMENT DEPARTMENT



Staff Report

File #: GPA07272022-6366
(PC), **Version:** 1

Date: 8/18/2022

Agenda Item Title:

General Plan Amendment
Moderate Income Housing Element

Presenter:

Jake Warner, Long Range Planning Manager

Description/Background:

Changes to Utah Code by House Bill 462 (2022) pertaining to moderate-income housing require that Sandy City amend the Sandy City General Plan. HB 462 requires that the City do the following:

- Select moderate-income housing implementation strategies from a revised list
- Prepare an implementation plan for each of the selected strategies
- Amend the General Plan to include a new chapter (Moderate Income Housing Element)
- Complete the above requirements and submit the Moderate Income Housing Element to the State by October 1, 2022

City staff sought preliminary input from the Planning Commission, City Council, Administrative Staff, City Attorney, and the Mayor. That input led to the selection of six moderate-income housing strategies. Those strategies, an associated implementation plan, and moderate-income housing information taken from the City's existing Housing Element in the General Plan formed the basis for the creation of the proposed Moderate Income Housing Element.

Utah Code requires that a public hearing be held by the Planning Commission to consider a general plan amendment. The Planning Commission makes recommendation to the City Council for a final decision.

Fiscal Impact:

Approving the plan would have no direct fiscal impact. However, the proposed amendment recommends implementation actions that would have associated costs. The City would need to identify funding sources to carry out the recommended implementation actions.

Further action to be taken:

Following a recommendation by the Planning Commission, the item will be presented to the City Council for review and a final decision. Once approved by the City Council, the Moderate Income Housing Element will be submitted to the State.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to approve an amendment to the Sandy City General Plan, amending the Housing Element and adopting the Moderate Income Housing Element, including the moderate-income housing strategies and implementation plan.

Alternatives:

1. Forward a positive recommendation for the proposed General Plan amendment to the City Council.
2. Forward a positive recommendation for the proposed General Plan amendment to the City Council with expressed modification.
3. Forward a negative recommendation for the proposed General Plan amendment to the City Council.
4. Table the decision to a future meeting.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

August 18, 2022

To: Planning Commission
From: Community Development Department
Subject: General Plan Amendment – Moderate-Income Housing
Amending the Housing Element and adding the
Moderated-Income Housing Element, including a
revised list of moderate-income housing strategies

GPA07272022-6366

HEARING NOTICE: *This item has been noticed on public websites, at three physical locations, and mailed to affected entities.*

REQUEST

The Community Development Department is proposing an amendment to the Sandy City General Plan by amending the Housing Element and adding a new chapter, the Moderate-Income Housing Element.

BACKGROUND

Revisions to Utah Code in 2022 by House Bill 462 require that Sandy City amend the Sandy City General Plan. Per HB 462, Sandy City is required to do the following:

- Select a minimum of four moderate-income housing implementation strategies from a revised list. Two additional strategies are required to receive priority consideration when requesting State transportations funds.
- Prepare an implementation plan for each of the selected strategies.
- Amend the General Plan to include a new chapter (Moderate Income Housing Element).
- Complete the above requirements and submit the Moderate-Income Housing Element to the State by October 1, 2022.

In 2019, Senate Bill 34 introduced a list of moderate-income housing strategies into Utah Code. Cities such as Sandy City were required to adopt four strategies to be implemented from the list of strategies. HB 462 revised the list of moderate-income housing strategies. The revisions require that Sandy City again consider and adopt housing moderate income housing strategies.

City staff has received input regarding the list from the Mayor, City Council, Planning Commission, Administrative Staff, and the City Attorney. City staff has identified six strategies that, in general, address the input received. An implementation plan was prepared that identifies actions, and a timeline for those actions, for each of the six strategies.

The strategies and the implementation plan are included in the proposed Moderate-Income Housing Element, as now required by Utah Code. The City's existing Housing Element contains information (narrative, goals, policies, data) pertaining specifically to moderate-income housing. The new Moderate Income Housing Element was created by using the moderate-income housing portions of the Housing Element, together with the recommended strategies and implementation plan. In addition to adopting the Moderate-Income Housing Element, it is proposed that the Housing Element be amended to remove those portions that will now be included in the Moderate-Income Housing Element.

FACTS AND FINDINGS

- Due to HB 462, the following sections of Utah Code now include requirements pertaining to the selection of moderate-income housing strategies and amending the General Plan:

10-9a-401

“(3)(a) The general plan of a specified municipality, as defined in Section 10-9a-408, shall include a moderate income housing element that meets the requirements of Subsection 10-9a-403(2)(a)(iii).”

“(b) On or before October 1, 2022, a specified municipality, as defined in Section 10-9a-408, with a general plan that does not comply with Subsection (3)(a) shall amend the general plan to comply with Subsection (3)(a).”

10-9a-403

“(2)(a) At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements: ...”

“(iii) for a specific municipality as defined in Section 10-9a-408, a moderate income housing element that:

“(A) provides a realistic opportunity to meet the need for additional moderate housing within the next five years;

“(B) selects three or more moderate income housing strategies described in Subsection (2)(b)(iii) for implementation, including one additional moderate income housing strategy as provided in Subsection (2)(b)(iv) for a specified municipality that has a fixed guideway public transit station; and

“(C) includes an implementation plan as provided in Subsection (2)(c); and ...”

10-9a-408

“(5)(a) A specified municipality qualifies for priority consideration under this Subsection (5) if the specified municipality's moderate income housing report:

“(i) complies with Subsection (2); and

“(ii) demonstrates to the division that the specified municipality made plans to implement:

“(A) five or more moderate income housing strategies if the specified municipality does not have a fixed guideway public transit station; or

(B) six or more moderate income housing strategies if the specified municipality has a fixed guideway public transit station.

(b) The following apply to a specified municipality described in Subsection (5)(a) during the fiscal year immediately following the fiscal year in which the report is required:

(i) the Transportation Commission may give priority consideration to transportation projects located within the boundaries of the specified municipality in accordance with Subsection 72-1-304(3)(c); and

(ii) the Governor's Office of Planning and Budget may give priority consideration for awarding financial grants to the specified municipality under the COVID-19 Local Assistance Matching Grant Program in accordance with Subsection 63J-4-802(6)."

- City staff consulted with the Planning Commission, City Administrative Staff, the City Attorney, the City Council, and the Mayor to review the requirements introduced by HB 462 and receive input regarding the revised list of moderate income housing strategies.
- Six recommended strategies were presented to the Planning Commission on July 21, 2022 and the City Council on July 26, 2022 for additional input.
- A notice of intent to prepare a general plan amendment was published and posted on August 2, 2022.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to amend the Sandy City General Plan, revising the Housing Element and adopting the Moderate Income Housing Element.

ALTERNATIVES

- Forward a positive recommendation of the proposed amendment to the City Council
- Forward a negative recommendation of the proposed amendment to the City Council
- Forward a recommendation proposing a modified amendment to the City Council
- Table the decision

Planner:



Jake Warner
Long Range Planning Manager

Moderate Income Housing Element

September 2022



Understanding Moderate Income Housing

It is the City's intent to comply with the requirements in the Utah Code to "facilitate a reasonable opportunity for a variety of housing, including moderate income housing: (A) to meet the needs of people of various income levels living, working, or desiring to work in the community; and (B) to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life...." (Utah Code Ann. 10-9a-403(2)(b)(i)) This plan will focus on low to moderate income households by looking at the current supply of affordable housing, anticipated need over the next five years, opportunities, and recommended implementation strategies.

"Moderate Income Housing" (MIH) is defined by the Utah Code as "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located ." (10-9a-103(36)) Income levels are based on the median income in the area (AMI), which the area basis for Sandy City is Salt Lake County. Moderate income covers the range of income from 0% to 80% of AMI, also referred to as low to moderate-income (LMI). The full LMI range (0-80% AMI) will be divided into three categories for evaluation in this Plan. Those three income subcategories are "Very Low" (0-30% AMI), "Low" (31-50% AMI), and "Moderate" (51-80% AMI).

Affordable Housing and Housing Affordability are terms that often used interchangeably when discussing moderate income housing. The two terms actually have specific and different meanings to certain stakeholders. However, the terms together relate to efforts to promote housing choices available to the range of income levels where housing costs (rent or payment, utilities, property taxes, insurance) do not exceed 30% of income.

Housing costs in Utah and Sandy City are increasing. According to a research brief (Housing Prices and the Threat to Affordability, March 2018) by the Kem C. Gardner Policy Institute, housing prices in Utah are increasing at an annual real rate of 3.32%, while the annual real rate of household incomes is only 0.36%. According to the Census Bureau, the median rent in Sandy City has increase by 16% over five years, from \$1,038 to \$1,202.

Figure 3.1: Affordable Housing Costs by Income Category

Income Category	Max. Income	Estimated Affordable Housing Costs			
		Per Year	Per Month	Rent/ Payment	House
Very Low (0-30% AMI)	\$24,600	\$7,380	\$615	\$365	\$78,000
Low (31-50% AMI)	\$37,700	\$11,310	\$943	\$643	\$137,000
Moderate (51-80 % AMI)	\$60,300	\$18,090	\$1,508	\$1,158	\$246,000
Median (81-100% AMI)	\$75,400	\$22,620	\$1,885	\$1,485	\$320,000

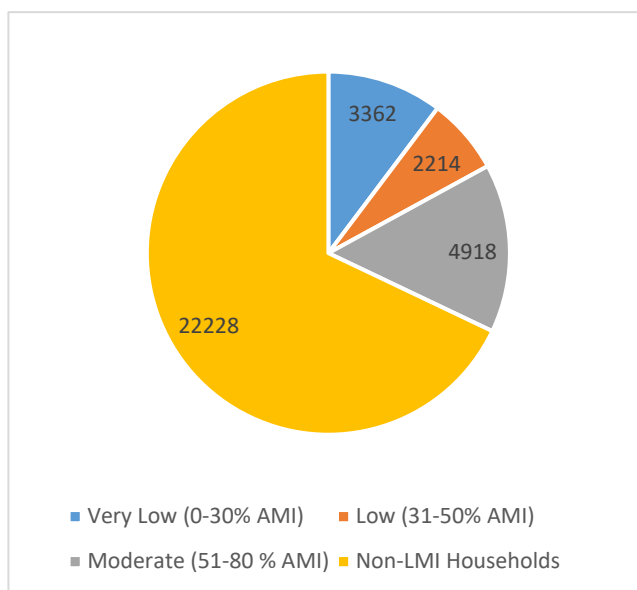
Moderate Income Housing Needs Analysis

Existing Conditions

In 2020, Sandy City has a total of 32,722 households. Approximately 32% (10,494) of those households qualify as LMI, earning 80% or less than the area median income for Salt Lake County. Only 27% (8,890) of all households rent, however renter households account for over half (54%) of all households that qualify as LMI. Only 18% of owner-occupied households qualifying as LMI. This disparity is also reflected in the difference in median income between owners and renters, with owners having a median income 87% higher than the median income of renter households.

Of all Sandy City households, 24% have housing costs that exceed 30% of their income (“cost burdened”). However, 58% of households with incomes that qualify as LMI are cost burdened. By LMI income category, 83% of households with incomes in the lowest income category (0-30% AMI) are cost burdened, 65% of households in the middle category (30-50% AMI) are cost burdened, and 40% of households in the upper category (50-80%) are cost burdened.

Figure 3.2 – Households by Income Category



Of the 32,722 occupied dwelling units in the City, 34% (11,246) are affordable to LMI households. This is an excess of 752 affordable LMI dwelling units compared to the total number of LMI households (10,494). Of the affordable LMI dwelling units, 38% are rental units and 62% are owner-occupied. When looking at the total supply of LMI units by tenure (rental vs. owned), there is an excess of 1,282 affordable owned units and, however, a shortage of 2,227 rental units compared to total LMI households.

Of the total affordable LMI dwelling units, 80% of the dwelling units are only affordable to households in moderate income category (50-80% AMI), including 78% of the rentals and 55% of owned units. However, only 47% of total LMI households are in the moderate income category. With the majority of all LMI dwelling units in the moderate income category, there is a shortage of affordable dwelling units for households in the low and very low income categories. The shortages are most significant for renter households in the very low category (0-30%). In 2020, there is a shortage of 1,902 affordable rental units in the lowest income category.

Figure 3.3 – 2020 LMI Households and Units by Income

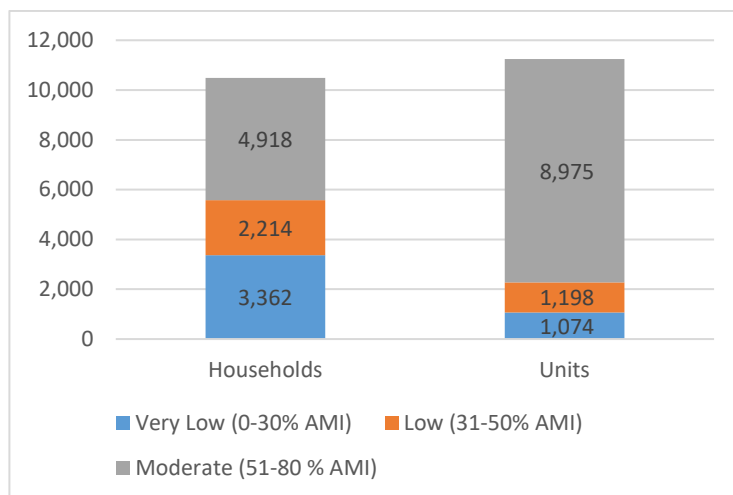
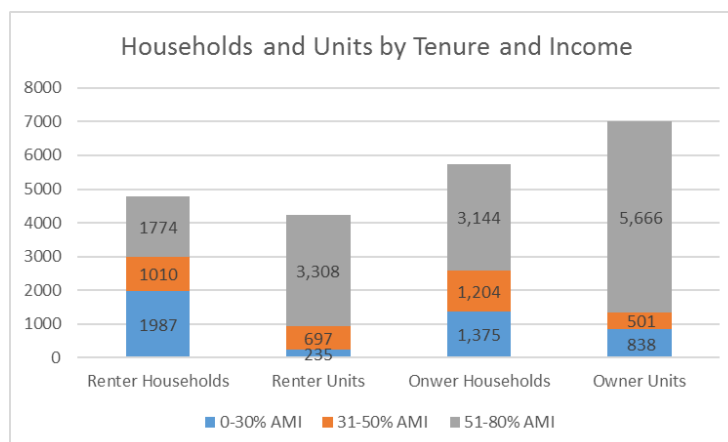


Figure 3.4 – LMI Renter vs. Owner – Households and Units



The analysis also considered “available” rental units. A certain percentage of dwelling units that may be affordable to households at a certain income category are occupied by households in a different income category. This reduces the number of dwelling units in each income category that would be affordable to a household in each category. The term “available” is used to identify rental units that are both affordable to a household at a certain income category and not occupied by a household of a different income category. In 2020, 59% of affordable dwelling units at in the moderate income category are available, 71% of affordable units at the low income category are available, and only 36% of affordable units at very low income category are available.

Tables: 2020 Affordable Housing

Figure 3.5 – Households by Owner vs. Renter & Income Category (2020)

2020 Estimates	Households	% of Total	Owner	% of Total	Renter	% of Total
30% AMI	3362	10.3%	1375	5.8%	1987	22.4%
50% AMI	2214	6.8%	1204	5.1%	1010	11.4%
80% AMI	4918	15.0%	3144	13.2%	1774	20.0%
Total LMI Households	10494	32.1%	5723	17.5%	4771	14.6%
Total All Households	32722		23832	72.8%	8890	27.2%

Figure 3.6 – Households and Units by Income Category (2020)

2020	Combined (Rent and Own) - Households and Dwelling Units					
	Category			Cumulative		
	Households	Units	Excess/Shortage	Households	Units	Excess/Shortage
51-80% AMI	4,918	8,975	4,057	10,494	11,246	752
31-50% AMI	2,214	1,198	-1,016	5,576	2,272	-3,304
0-30% AMI	3,362	1,074	-2,289	3,362	1,074	-2,289
Total	10,494	11,246				

Figure 3.7 – Rental Households and Units by Income Category (2020)

2020	Rental - Households and Dwelling Units									
	By Category					Cumulative				
	Households	Units	Available	Excess/Shortage	Available	Households	Units	Available	Excess/Shortage	Available
51-80% AMI	1,774	3,308	1,967	1,535	193	4,771	4,241	2,544	-529	-2,227
31-50% AMI	1,010	697	492	-312	-517	2,997	933	577	-2,064	-2,420
0-30% AMI	1,987	235	85	-1,752	-1,902	1,987	235	85	-1,752	-1,902
Total	4,771	4,241								

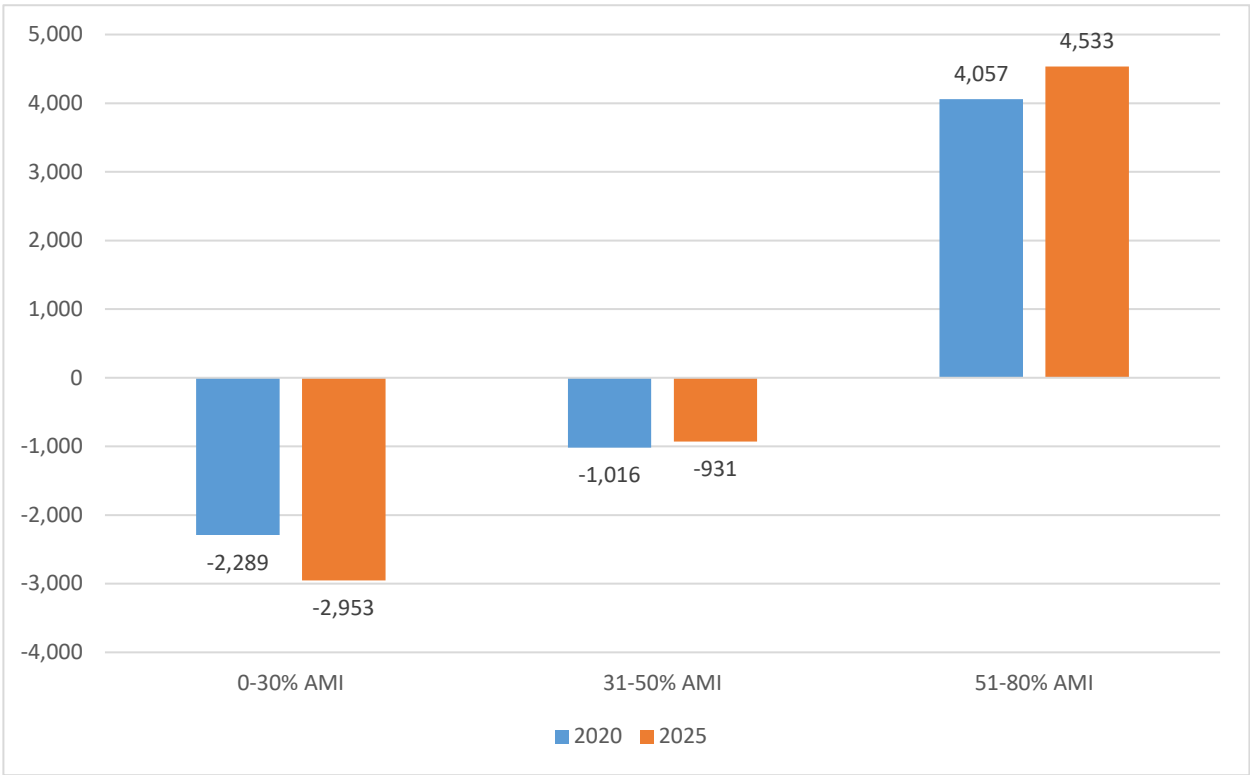
Figure 3.9 – Owner Households and Units by Income Category (2020)

2020	Owned - Households and Dwelling Units					
	By Category			Cumulative		
	Households	Units	Excess/Shortage	Households	Units	Excess/Shortage
51-80% AMI	3144	5666	2,522	5723	7005	1,282
31-50% AMI	1204	501	-703	2580	1,339	-1,241
0-30% AMI	1375	838	-537	1375	838	-537
Total	5723	7005				

2025 (5-Year) Projections

By 2025, it is projected that the City will have 34,882 occupied dwelling units, an increase representing 2,160 households. Approximately 33% (11,587) of the additional units will be affordable to LMI households. This is an increase of total affordable LMI dwelling units from 11,246, but a decrease (from 34%) in the overall percentage of affordable units. The share of LMI units in the moderate income category (51-80%) increases, where there was already an excess of dwelling units, over the 2020 estimates. There is also a projected increase in the number of LMI households in each income category. The combination results in even fewer affordable dwelling units available to both renter and owner households in the two lowest income categories (very low and low) compared to 2020, with the exception that the shortage decreases in the low category.

Figure 3.9 – Excess/Shortage of Affordable LMI Dwelling Units (2020 & 2025)



Tables: 2025 Affordable Housing

Figure 3.10 – Households and Units by Income Category (2025)

2025	Combined (Rent and Own) - Households and Dwelling Units					
	Category			Cumulative		
	Households	Units	Excess/ Shortage	Households	Units	Excess/ Shortage
51-80% AMI	5,334	9,867	4,533	11,587	12,236	649
31-50% AMI	2,445	1,514	-931	6,253	2,369	-3,884
0-30% AMI	3,808	855	-2,953	3,808	855	-2,953
Total	11,587	12,236				

Figure 3.11 – Rental Households and Units by Income Category (2025)

2025	Rental - Households and Dwelling Units									
	By Category					Cumulative				
	Households	Units	Available	Excess/ Shortage	Available	Households	Units	Available	Excess/ Shortage	Available
51-80% AMI	2,160	4,148	2,590	1,988	429	5,810	5,165	3,270	-645	-2,540
31-50% AMI	1,230	1,009	697	-221	-533	3,650	1,017	680	-2,632	-2,970
0-30% AMI	2,420	9	-17	-2,411	-2,437	2,420	9	-17	-2,411	-2,437
Total	5,810	5,165								

Figure 3.12 – Owner Households and Units by Income Category (2025)

2025	Owned - Households and Dwelling Units					
	By Category			Cumulative		
	Households	Units	Excess/ Shortage	Households	Units	Excess/ Shortage
51-80% AMI	3,173	5,719	2,546	5,777	7,071	1,294
31-50% AMI	1,216	506	(710)	2,604	1,352	(1,252)
0-30% AMI	1,388	846	(542)	1,388	846	(542)
Total	5,777	7,071				

Influence of Zoning and Land Use

Facing increasingly limited opportunity for the development of vacant property (3.4% of the City is considered undeveloped), development is largely the result of infill and redevelopment policies in Sandy City. Since the 2010 Census, the share of alternative housing types (not single-family detached) has increased from 21% of total dwelling units to 27%. The established single-family neighborhoods constitute a central feature of the City's character.

One of the most important influences of zoning is the location of residential units. This has a particular impact on rental units, affordable LMI dwelling units, and assisted living facilities, often affecting access to transportation and needed services (such as shopping). Public transportation plays an integral role in determining feasibility for these housing types. By locating housing near transit, households are able to offset costs associated with private transportation (which many LMI households have limited access to) and provide access to employment, entertainment, shopping, and other services. Sandy City has tried to take this into consideration when approving projects adjacent to TRAX and other transportation networks.

Zoning also has a significant impact on the availability of rental housing opportunities. The most recent Census data reported that 34% of occupied dwelling units in Salt Lake County are rental units. In 2020, the share of rental units is estimated to be 27% of occupied dwelling units in Sandy City, and it is projected to increase to 31% by 2025. The share of rental dwelling units may continue to grow beyond 2025, largely due to the opportunities in The Cairns area.

The Cairns Master Plan, approved in 2017, is an example of the City's efforts to properly locate alternative housing types for accessibility to transportation and services. One of the UTA TRAX line runs along the eastern boundary of the City's downtown area (The Cairns), and the FrontRunner line runs just to the west. The area of The Cairns includes two TRAX stations, is in close proximity to a FrontRunner station, and contains the majority of the major transportation investment corridors in the City. It is anticipated that as much as 20,000,000 square feet of development could occur in The Cairns, with a goal that 60% of the total square feet be developed as residential, primarily multi-family and attached single-family. This could result in approximately 10,000 alternative housing types located in the area.

Needs Analysis Summary

- The total number of dwelling units affordable to LMI households exceeds the total number of LMI households in both 2020 and 2025. However, the excess is entirely in the higher income category of the overall moderate income range, with shortages in the lower two categories for both owners and renters.
- The greatest shortage of affordable dwelling units in both 2020 and 2025 is for renter households in the very low income category.
- The number and share of dwelling units that are affordable to LMI households is decreasing in all three income categories, however the rate is decreasing four times faster in the very low category compared to the moderate category.

- 27.2% of Sandy households rent, 53.7% of renters are LMI. 72.8% of Sandy households own their dwelling unit, 24.0% of owners are LMI.
- The share of alternative housing types (those that are not single family detached) has increased by 31.7% since 2010, from 20.8% to 26.6% of the total housing stock.
- The rate of rental-occupied units has been increasing by nearly 1% per year.
- Sandy City's household size, while larger than the national average, is following the national trend by getting smaller.
- Due to the lack of vacant land, the development of additional housing units in the City will largely be dependent on the City's redevelopment and infill policies.
- It is difficult to compare housing needs between cities as there is no standard method to prepare a moderate income housing plan. An example being that some cities do not include all housing costs (insurance, taxes, utilities, etc.) that should be considered when calculating the payment/rent that a household can afford.

Implementation

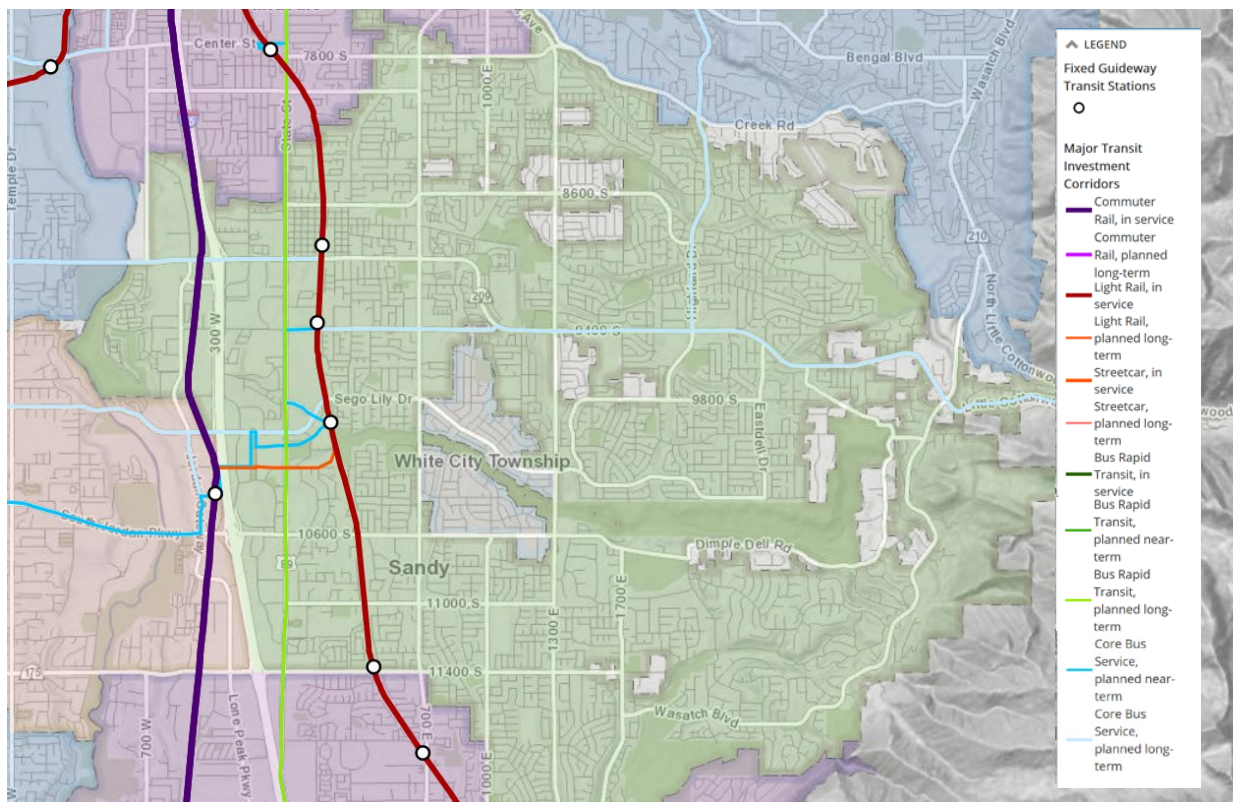
Legislative Requirements

In 2019, the State Legislature passed Senate Bill 34. Among other things, SB 34 added to the Utah Code a list of 23 implementation strategies to improve the opportunity for the development of moderate income housing. (10-9a-403) Cities with a “fixed guideway public transit station” are required to recommend implementation of four strategies from the list. Four TRAX stations are located in Sandy City.

In response to SB 34, the City selected the following strategies:

- Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones (10-9a-403(2)(b)(iii)(E))
- Encourage higher density or moderate income residential development near major transit investment corridors (10-9a-403(2)(b)(iii)(G))
- Eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident’s own vehicle, such as residential development near major transit investment corridors or senior living facilities (10-9a-403(2)(b)(iii)(H))
- Preserve existing moderate income housing (10-9a-403(2)(b)(iii)(L))

Figure 3.4 – Transit Stations and Corridors



Source: Wasatch Front Regional Council, Major Transit Investment Corridors and Stations, 10/24/19

Portions of Utah Code (UCA) addressing moderate income housing, specifically the language introduced by SB 34 in 2019, was revised in 2022 by HB 462. Among other things, HB462 revised the list of moderate income housing implementation strategies (UCA 10-9a-403(2)(b)(iii)). HB462 also required that municipalities with a fixed guideway transit station, such as Sandy City, “develop and adopt a station area plan” (Strategy V) and to adopt Strategy G, H, or Q. (UCA 10-9a-403(2)(b)(iv))

Strategies

Due to revisions of the implementation strategies by HB 462, affected municipalities were required to review and adopt implementation strategies from the revised list. In addition to the existing Moderate Income Housing goals and policies, Sandy City focused on the following themes and objectives while reviewing the revised list to determine the new selection of implementation strategies:

- Revitalization – Support revitalization efforts in blighted commercial areas, of dilapidated housing and for the conversion of existing uses to moderate income housing.
- Homeownership – Reduce barriers to homeownership, primarily through increasing the supply of for-sale housing and reducing undue costs.
- Availability – Improve availability of affordable housing for seniors, younger families, disabled persons, and workforce, specifically public safety, employees.
- Minimize Impacts – Limit impacts on existing residents and neighborhoods.
- Transit Proximity – Prioritize affordable housing and increased housing supply near transit.

Based on the 2022 review of moderate income housing strategies, Sandy City has adopted the following six strategies:

- (E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.
- (G) Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors.
- (H) Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities.
- (P) Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing.
- (Q) Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act.
- (V) Develop and adopt a station area plan in accordance with Section 10-9a-403.1.

Implementation Plan

STRATEGY		IMPLEMENTATION		
Utah Code	City Objectives	Action #	Implementation Actions	Timing
(V) Station Area Plans				
10-9a-403(2)(b)(iii)(V) - Develop and adopt a station area plan in accordance with Section 10-9a-403.1.				
	<ul style="list-style-type: none">• Prioritize affordable housing and increased supply near transit• Improve availability of affordable housing, specifically for seniors, younger families, disabled, City employees (emergency services)	V.1	Identify required locations.	2022
		V.2	Determine resources needed to prepare plans.	2022
		V.3	Fund necessary resources.	2022
		V.4	Determine a process to conduct planning.	2022
		V.5	Inform the public, specifically affected residents and businesses, of the process, potential impact, and ways to be involved.	2023
		V.6	Conduct public engagement and analysis.	2023
		V.8	Prepare and adopt necessary revisions to land use regulations.	2024
		V.7	Plans certified by WFRC and approved by City Council.	2024
		V.10	Monitor the progress and impacts of completed actions.	Ongoing
V.11	Evaluate the implementation of the strategy.	2027		
(G) Density and MIH Near Transit (regulations)				
10-9a-403(2)(b)(iii)(G) - Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors.				
	<ul style="list-style-type: none">• Support revitalization efforts (commercial areas, dilapidated housing, conversion of use)• Reduce barriers to homeownership (increase supply, reduce cost)• Limit impacts on existing residents (regulations, taxes, physical)• Prioritize affordable housing and increased supply near transit	G.1	Prepare and adopt a comprehensive update to the master plan for Sandy City's "downtown" area.	Complete
		G.2	Prepare and adopt regulations to implement the "downtown" master plan.	Complete
		G.3	Amend The Cairns Design Standards to include the Stadium Village Sub-District.	2023
		G.4	Study the potential of including residential uses to help revitalize commercial centers.	2023
		G.5	Conduct a study to assess the housing needs of certain target populations.	2023
		G.6	Conduct a study to determine the jobs to housing ratio to determine a suitable balance and identify actions to achieve that balance.	2023
		G.7	Assess the feasibility of increased transit within The Cairns.	2024
		G.8	Audit existing zones and zoning regulations to identify revisions that may be necessary to achieve or facilitate desired outcomes.	2025
		G.9	Process code amendments as necessary revisions have been identified.	2026
		G.10	Inform the public of the purpose of The Cairns Master Plan.	Ongoing
		G.11	Pursue opportunities to implement and promote The Cairns Master Plan.	Ongoing
		G.12	Prioritize moderate income housing along the light rail corridor when considering rezone applications.	Ongoing
		G.13	Monitor the progress and impacts of completed actions.	Ongoing
		G.14	Evaluate the implementation of the strategy.	2027
(E) Accessory Dwelling Units				
10-9a-403(2)(b)(iii)(E) - Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.				
	<ul style="list-style-type: none">• Improve availability of affordable housing, specifically for seniors, younger families, disabled, City employees (emergency services)• Limit impacts on existing residents (regulations, taxes, physical)• Support revitalization efforts (commercial areas, dilapidated housing, conversion of use)	E.1	Adopt a city-wide ordinance for residential zones.	Complete
		E.2	Process a code amendment to convert from a CUP to a permitted use.	Complete
		E.3	Inform the public to raise public awareness.	2023
		E.4	Review the potential for additional revisions to the code.	2023
		E.5	Study the potential for external ADU's.	2023
		E.6	Conduct proactive code enforcement to promote good property management and to educate landlords.	Ongoing
		E.7	Monitor the progress and impacts of completed actions.	Ongoing
		E.8	Evaluate the implementation of the strategy.	2027
(H) Parking Requirements				
10-9a-403(2)(b)(iii)(H) - Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities.				
	<ul style="list-style-type: none">• Support revitalization efforts (commercial areas, dilapidated housing, conversion of use)• Improve availability of affordable housing, specifically for seniors, younger families, disabled, City employees (emergency services)• Limit impacts on existing residents (regulations, taxes, physical)• Prioritize affordable housing and increased supply near transit	H.1	Conduct a code amendment to reduce parking requirements for residential projects, particularly MIH, near transit.	Complete
		H.2	Amend The Cairns design standards to include the Stadium Village Master Plan.	2023
		H.3	Inform the public to raise awareness of requirements and potential benefits.	2023
		H.4	Conduct a study to better assess parking needs of target populations near transit	2023
		H.5	Amend parking requirements as determined necessary.	2024
		H.6	Monitor the progress and impacts of completed actions.	Ongoing
		H.7	Evaluate the implementation of the strategy.	2027
(Q) Housing and Transit Reinvestment Zone				
10-9a-403(2)(b)(iii)(Q) - Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act.				
	<ul style="list-style-type: none">• Support revitalization efforts (commercial areas, dilapidated housing, conversion of use)• Prioritize affordable housing and increased supply near transit	Q.1	Identify potential areas for a THRZ.	2022
		Q.2	Inform decision makers of the potential opportunities of utilizing this strategy as an affordable housing tool.	2022
		Q.3	Review site with the City Council.	2022
		Q.4	Identify a potential partner/developer for the proposed site	2022
		Q.5	Submit for approval.	2022
		Q.6	Upon approval, finalize establishment of THRZ	2023
		Q.7	Process entitlements for projects within the THRZ	2023-2024
		Q.8	Start construction of projects THRZ	2025
		Q.9	Monitor the progress and impacts of completed actions.	Ongoing
		Q.10	Evaluate the implementation of the strategy.	2027
(P) MIH Set Aside Funds				
10-9a-403(2)(b)(iii)(P) - Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing.				
	<ul style="list-style-type: none">• Support revitalization efforts (commercial areas, dilapidated housing, conversion of use)• Reduce barriers to homeownership (increase supply, reduce cost)• Improve availability of affordable housing, specifically for seniors, younger families, disabled, City employees (emergency services)	P.1	Inform RDA board of potential uses of set-aside funds and review current practices to determine other actions to meet MIH needs.	Complete
		P.2	Utilize funds to rehab/redevelop blighted buildings/areas for MIH.	Ongoing
		P.3	Utilize funds to retain MIH to be available to eligible city employees.	Ongoing
		P.4	Monitor the progress and impacts of completed actions.	Ongoing
		P.5	Evaluate the implementation of the strategy.	2027

Goals & Policies

The City should make every effort to provide opportunities for housing and community involvement to persons of moderate income.

1.1 Provide reasonable opportunities for a variety of housing, including moderate income housing, to meet the needs of people desiring to live in the Sandy Community

1.1.1 Retain, where possible, moderate income housing along the light rail corridor

1.1.2 Continue to encourage various entities to continue offering finance and housing programs to persons of moderate income

1.1.3 Utilize funding from the City's Community Development Block Grant allocation to support moderate income and other housing needs

1.1.4 Maintain residential development impact fee levels below the maximum that is permitted by state statute

1.1.5 Explore incentives for moderate income housing in the community for public safety employees

1.1.6 Discourage the proliferation of large accessory structures in residential neighborhoods (increases gross building area and raises housing costs without increase livable area)

1.1.7 Encourage construction of smaller residences in neighborhoods of compatible residence size

1.1.8 Discourage the combining of residential lots (which promotes larger, more expensive residences incompatible with surrounding neighborhoods)

1.1.9 Discourage commercial encroachment into established neighborhoods and require mitigation of commercial impacts

1.1.10 Encourage the Board of Adjustment to follow state standards when considering variances that promote large expensive structures where moderate income housing may be more compatible

1.1.11 Use the Uniform Code for the Abatement of Dangerous Buildings to demolish residential or other structures which are uninhabitable, in order to open sites for new structures

1.1.12 In coordination with the Housing Authority or other appropriate entity, work towards the purchase and replacement or rehabilitation of dilapidated structures to provide affordable housing on the site

1.1.13 Encourage the distribution and integration of moderate income housing throughout the community

1.1.13 Encourage the use of the City's EDA funds (set aside for housing as required per Utah State Code) to promote the housing goals of this plan.

1.2 Ensure persons of moderate income can benefit from and fully participate in all aspects of neighborhood and community life.

1.2.1 Promote the use of City facilities by residents regardless of income levels

1.2.2 Continue to recognize and offer use of Sandy facilities free of charge or at minimal cost to all users, including those of moderate income

1.2.3 Encourage the location of additional community facilities in Sandy by federal (e.g., post offices), state (e.g. DMV), and county (e.g. senior centers, recreation centers, libraries) entities which promote inexpensive and convenient access to residents without respect to income levels

1.2.4 Promote inexpensive and convenient access to civic facilities by residents

Note:

At the time that the information contained in this document was prepared, the most current Census data was the 2017 American Community Survey (ACS). The 5-Year ACS Estimates was one of the primary sources of data. Other Census data used includes the Comprehensive Housing Affordability Strategy (CHAS) data and Longitudinal Employer-Household Dynamics (LED) data. Other sources of data include the Five Year Housing Projection Calculator from the Utah Department of Workforce Services, and FY2017 Income Limits Summary from the Department of Housing and Urban Development (HUD). Dollar amounts are in 2017 dollars per the 2017 ACS 5-Year Estimates. Most of the source data is used to generate rates and trends that are applied to actual current numbers of housing units provided by the Sandy City Community Development Department.



Housing Element:

Including the

~~Moderate Income Housing Plan~~

Sandy City General Plan

Adopted January 8, 2013

Revised ~~November 19, 2019~~September XX, 2022



Executive Summary

The intent of the Housing Element is to analyze existing housing stock and living conditions within the City. Housing is recognized as a basic necessity in life for all people and all levels of government attempt to provide decent and adequate accommodations for their citizens. Housing should be safe, comfortable, and attainable. Among Sandy City's top concerns in this regard is providing choices for those who currently reside in the City and those who may wish to do so in the future while still maintaining and promoting a strong sense of community. This housing element is organized into the following sections:

- Community Profile – An outline of the population, characteristics, and housing situation currently in the City.
- ~~Moderate Income Housing Plan – This section will address the existing supply of housing, affordable to low and moderate income households, the estimated need for future housing, and implementation strategies to meet those needs.~~
- Goals – These goals will outline the City's desire to promote quality growth and development while helping to maintain existing neighborhoods. They will also assist the City in determining the direction needed to ensure residents are invested in and become a part of the community.

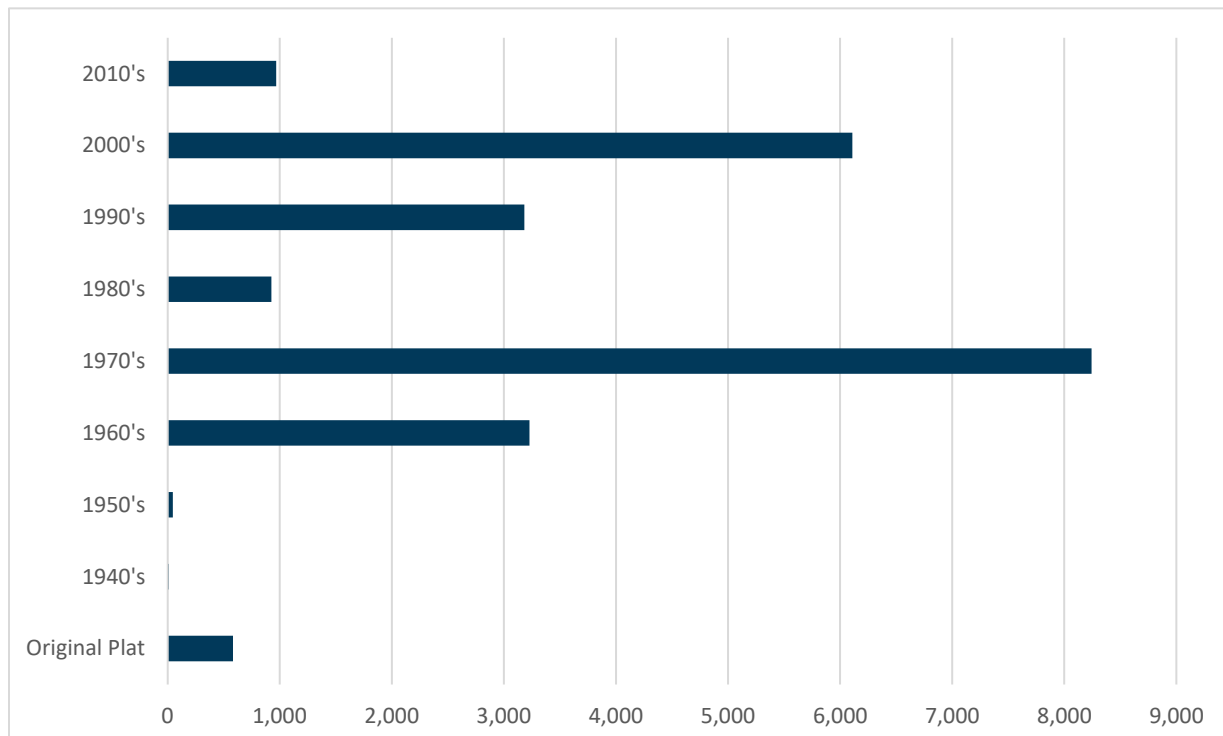
1. Introduction

Settling of the area now known as Sandy City began in the 1860's, mainly as a result of the nearby mining activities in the Cottonwood Canyons. As mining interests began to dissipate, the area became mainly agricultural in nature. Sandy City was officially incorporated on September 25, 1893 with an approximate population of just over 1000 people and an area of roughly 1.3 square miles.



Sandy City started to experience a large amount of growth in both population and land area during the 1970's, reaching about 23 square miles and reaching a population of 88,418 by the year 2000. While the City has seen some new growth in housing over the last two decades, there was actually slight decline in the population from the 2000 Census to the 2010 Census (largely due to a decline in household size), and the annual growth rate in population since 2010 has been approximately 1.5%.

Figure 1.1 – Annexed Land by Decade



This trend reveals several positive aspects of the community's characteristics, such as the desire to remain in the community. In a survey of Sandy Residents, conducted by Dan Jones, over 50% of those asked have lived in Sandy City for over 20 years. This demonstrates a strong sense of loyalty and community among residents. However, it also reveals some of the challenges the City faces, and some of the future obstacles it will face in providing adequate housing options for those desiring to either stay or establish residence in Sandy City. Because housing prices remain higher than other areas in the Salt Lake Valley, even with an aging housing supply, young families and others looking to locate to Sandy City find it difficult and often look to other, less expensive areas for housing.

The majority of the City's existing residential units are in single-family homes, however the housing inventory has become more diversified over the past decade. Buildable land within the City is scarce and much of it has already been developed, offering limited options for new construction and maintaining high costs for vacant land remains. The City has provided additional opportunities for varied housing choices through the approval of alternative housing types and mixed-use developments.

The Housing Element of the City's General Plan hopes to establish goals and policies to be implemented to help maintain and promote the community character while meeting these challenges. ~~It is also intended to fulfill the requirement for a Moderate Income Housing Plan, as required by State Law.~~



2. Community Profile

This section will give a brief overview of Sandy City's current land use, housing, population, and socioeconomic characteristics. General forecasts for housing, population, and employment will also be provided. A more complete overview and analysis of the demographics and characteristics of Sandy City can be found in the current release of the Sandy City Statistical Report (the current version at the time of this update was 2018).

Land Use

As a suburb of Salt Lake City, Sandy City has historically been considered a bedroom community comprised of single-family houses, and the established single-family neighborhoods constitute a central feature of the City's character. In 1978, a land use survey reported that the City was 59% developed, and residential comprised 80% of the developed land. In 2020, the City is considered 97% developed, and 60% of the City is zoned single-family residential. Over the past couple of decades, Sandy City has also developed a strong urban core, increased access to recreation, provided additional commercial uses, grown employment, and added alternative housing choices.

Figure 2.1 – Zoning Map

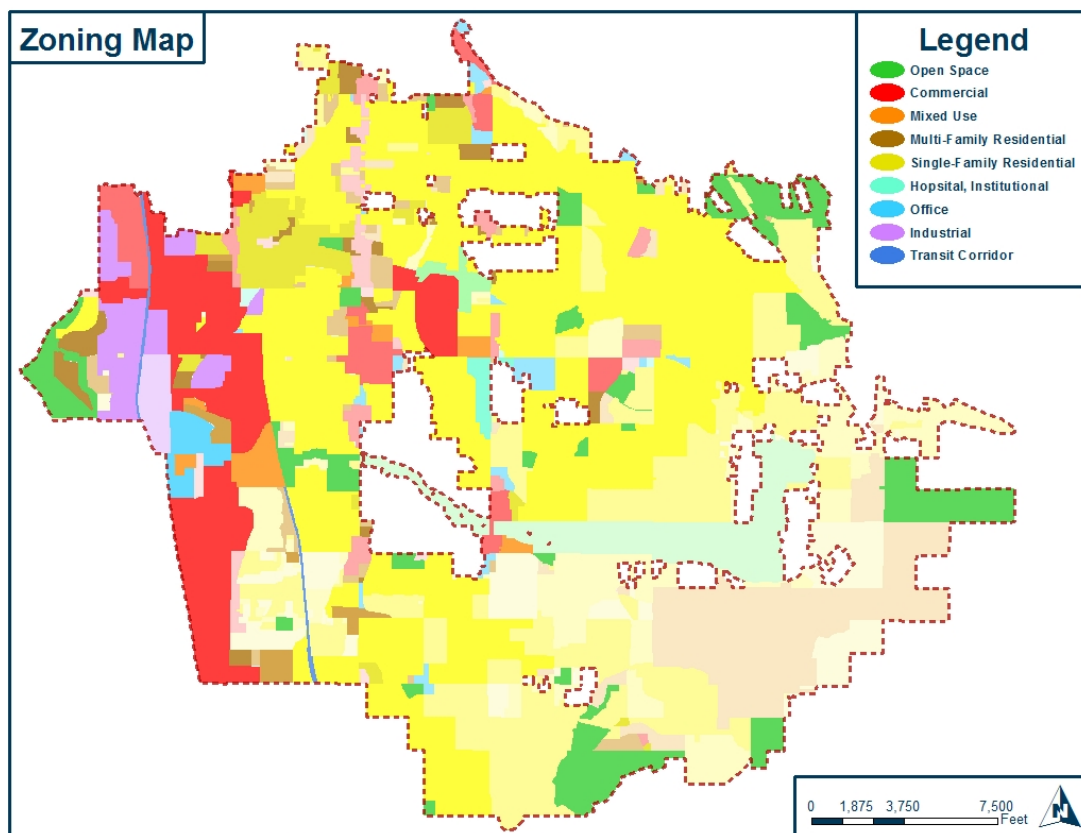
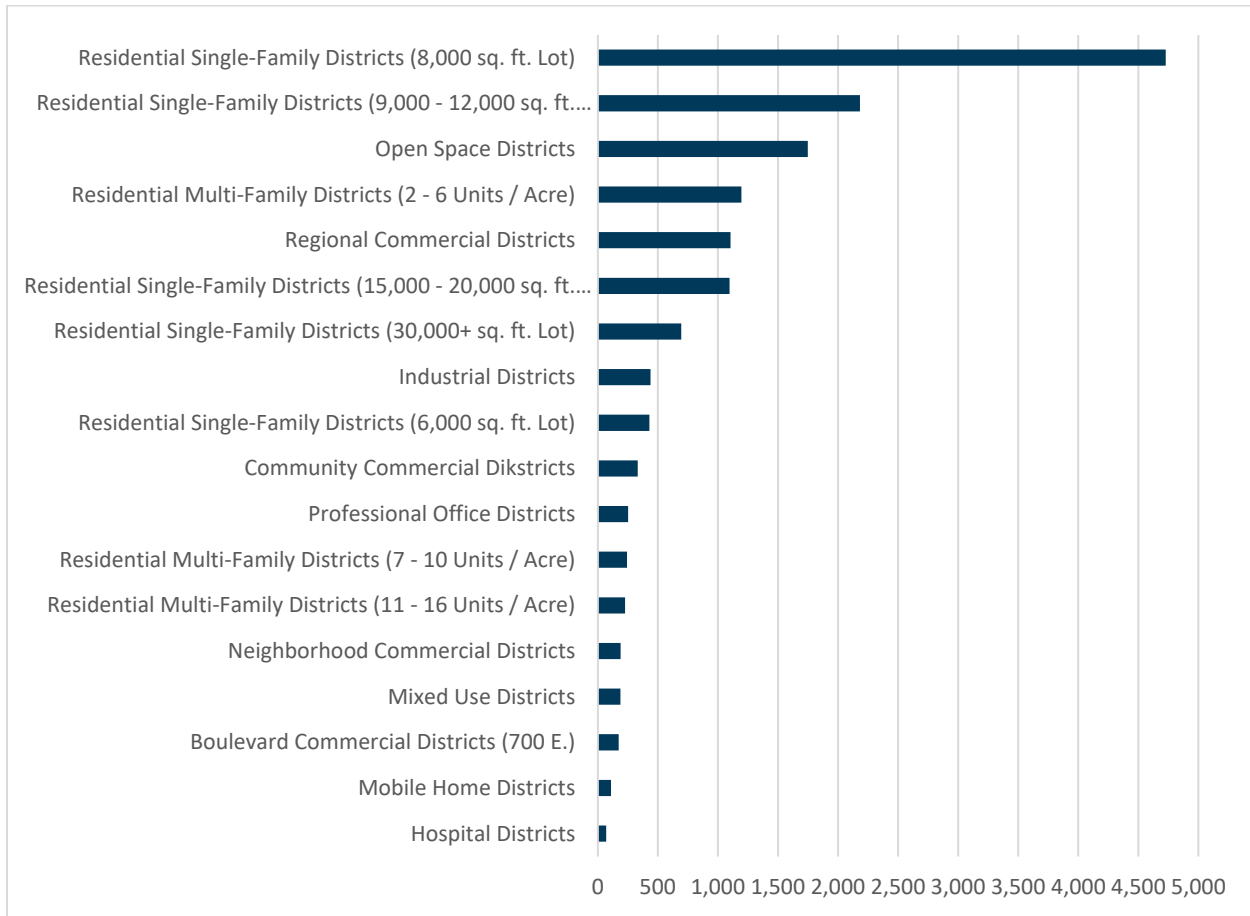


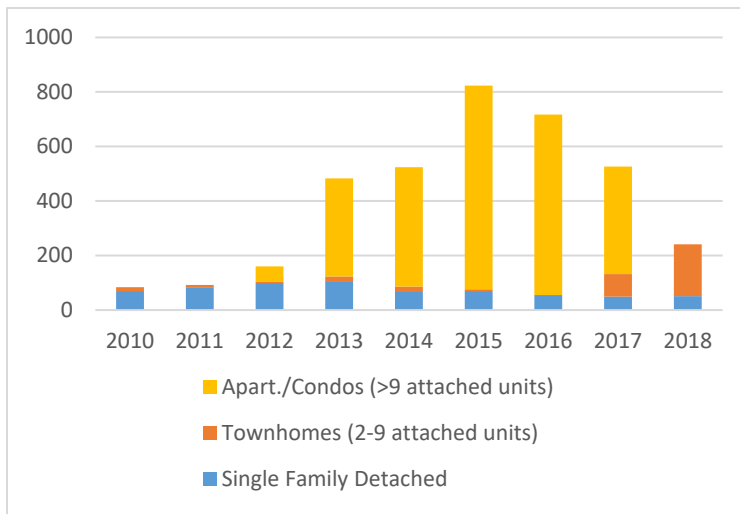
Figure 2.1 – Area of Land Use by Zoning Designation Type



Housing & Households

As of the 2010 Census, Sandy City contained 29,501 dwelling units with an average of 3.08 persons per household. The Sandy City Community Development Department estimates that 4,584 housing units will have been added since the 2010 Census through annexations and building permits (including demolitions), for a total of 34,085 dwelling units. With an estimated vacancy rate of 4%, there are 32,722 occupied dwelling units (“households”) in the City. According to the most recent Census data, half of all dwelling units were built prior to 1983 and 77% (26,165) were built prior to 2000. The majority (73%) are single-family detached. Of all dwelling units, 73% are owner-occupied. Additional information regarding housing affordability can be found in Section 3 (Moderate Income Housing Plan) of this document.

Figure 2.2 – Building Permits Issued by Year and Type

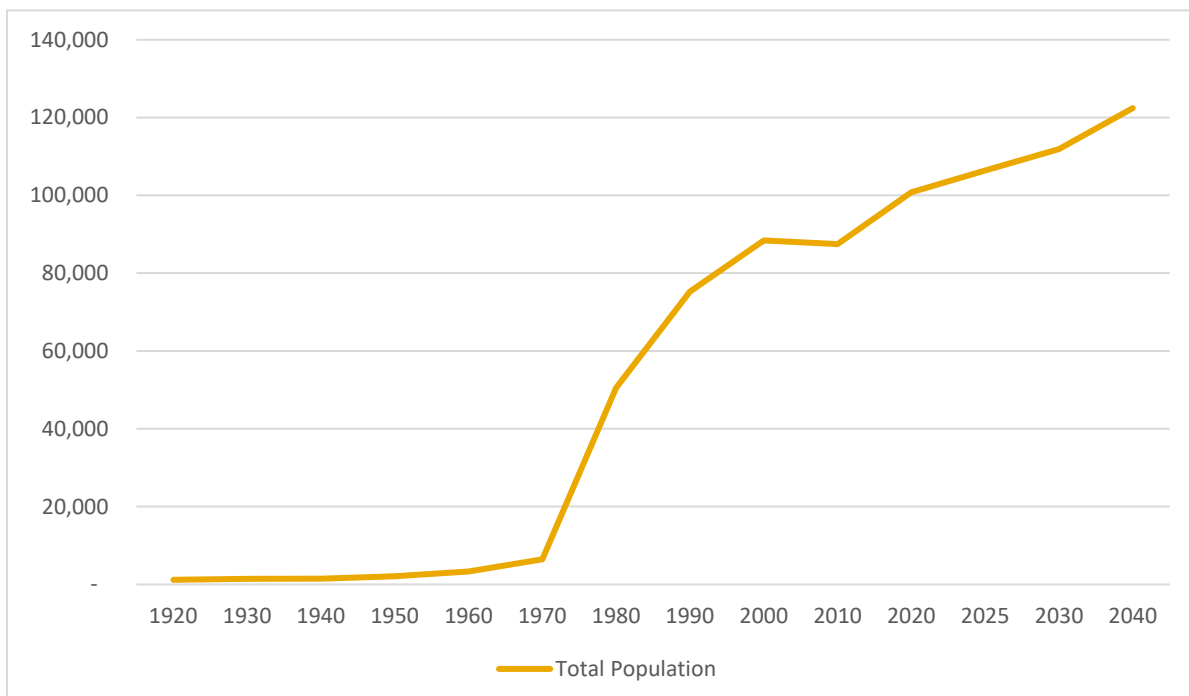


The City added an annual average of 647 units during the 1990's, 292 units during the 2000's, and 458 units during the 2010's. The annual average over the past 30 years has been 466 units per year. The Sandy City Community Development Department estimates that the City will add an average of 450 total dwelling units per year over the next 20 years. By 2030, the City is projected to have a total 38,585 dwelling units and 37,042 occupied units.

Population

The 2010 Census reported a total population of 87,461. Three major variables are used by City Planning Staff to estimate the City's current population: (1) the number of dwelling units in the City, (2) the vacancy rate, and (3) the number of persons per household. As previously mentioned, the estimated number of occupied housing units is 32,722, the vacancy rate is 4%, and the average number of persons per household is 3.08. The 2020 estimated population is 100,784, having increased by 13,323 people, an annual growth rate of approximately 1.4%, since the 2010 Census.

Figure 2.3 – Total Population



The City projects that the total population will be 111,866 in 2030. This is based on the number of projected occupied units mentioned above and the household size. The household size has been trending downward across the County over the past couple of decades, and Sandy City is following the trend. A decrease of approximately 2% is expected per decade.

Figure 2.4 – Population Pyramid: 5-Year Age Groups (%) by Male &

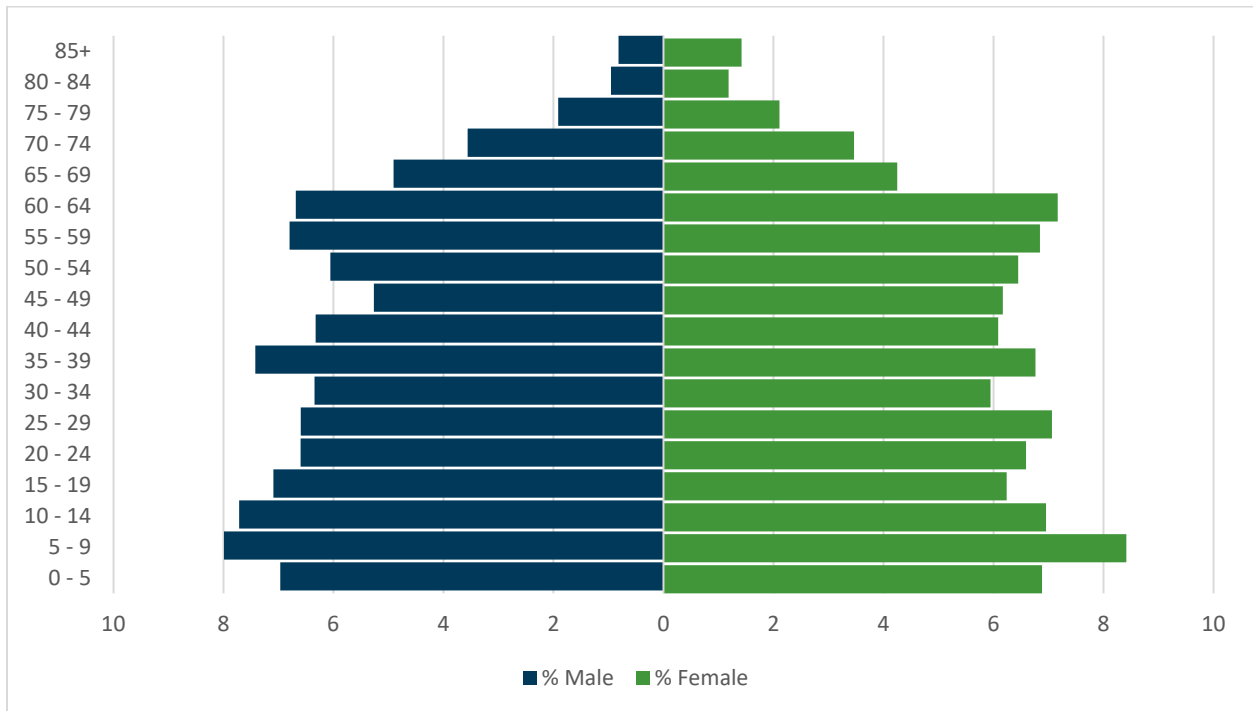


Figure 2.5 – Race

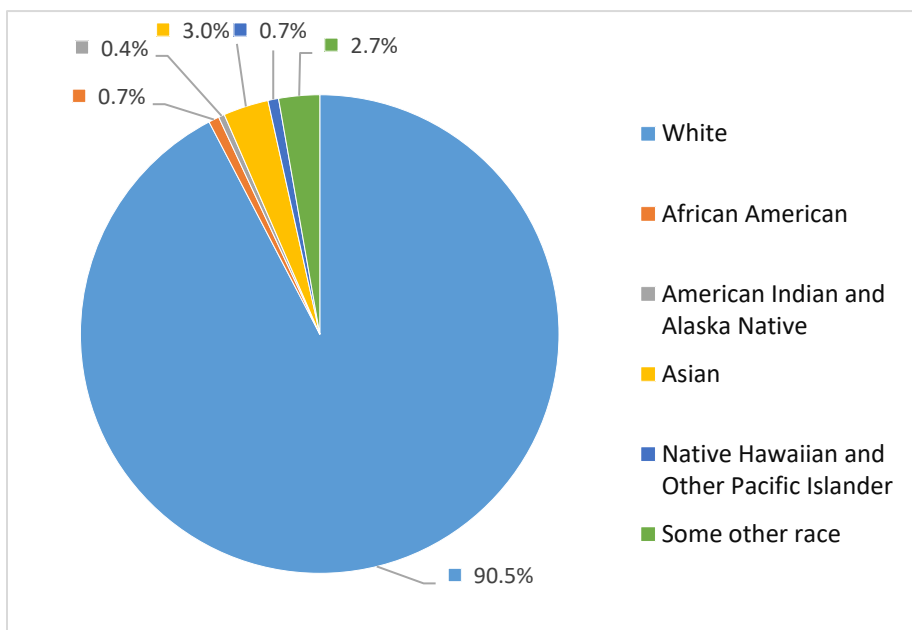


Figure 2.6 – Disability

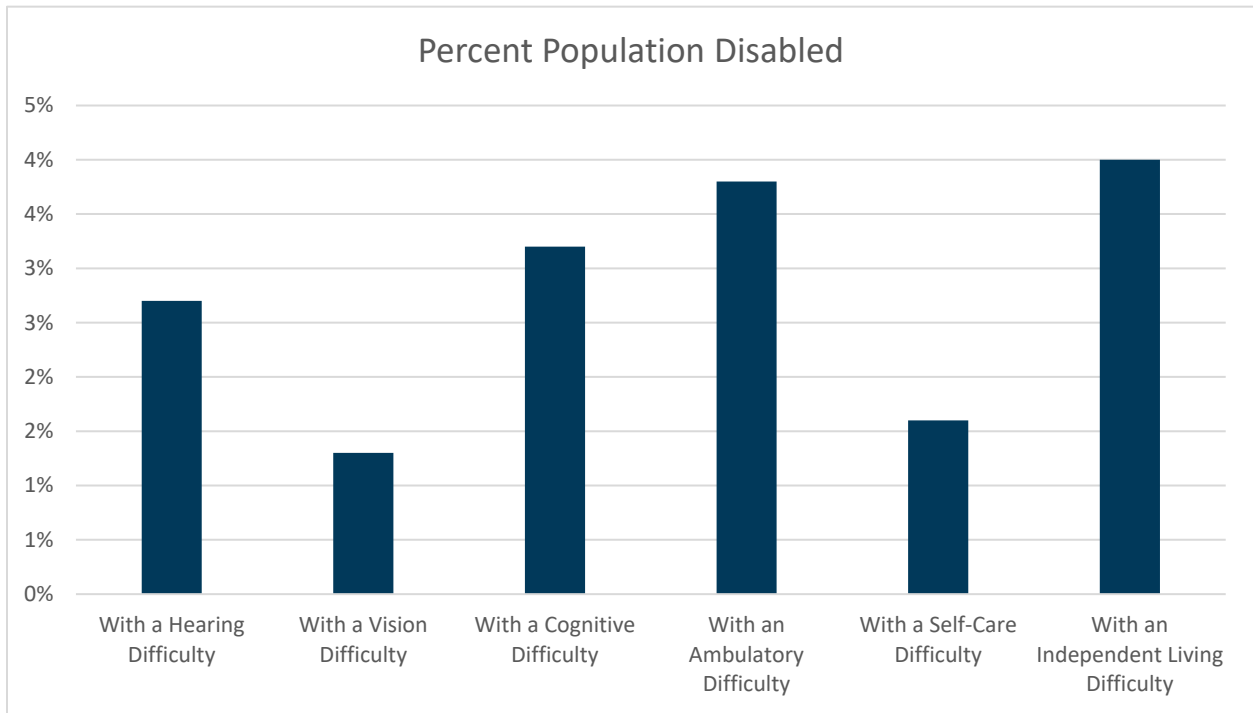


Figure 2.7 – Educational Attainment

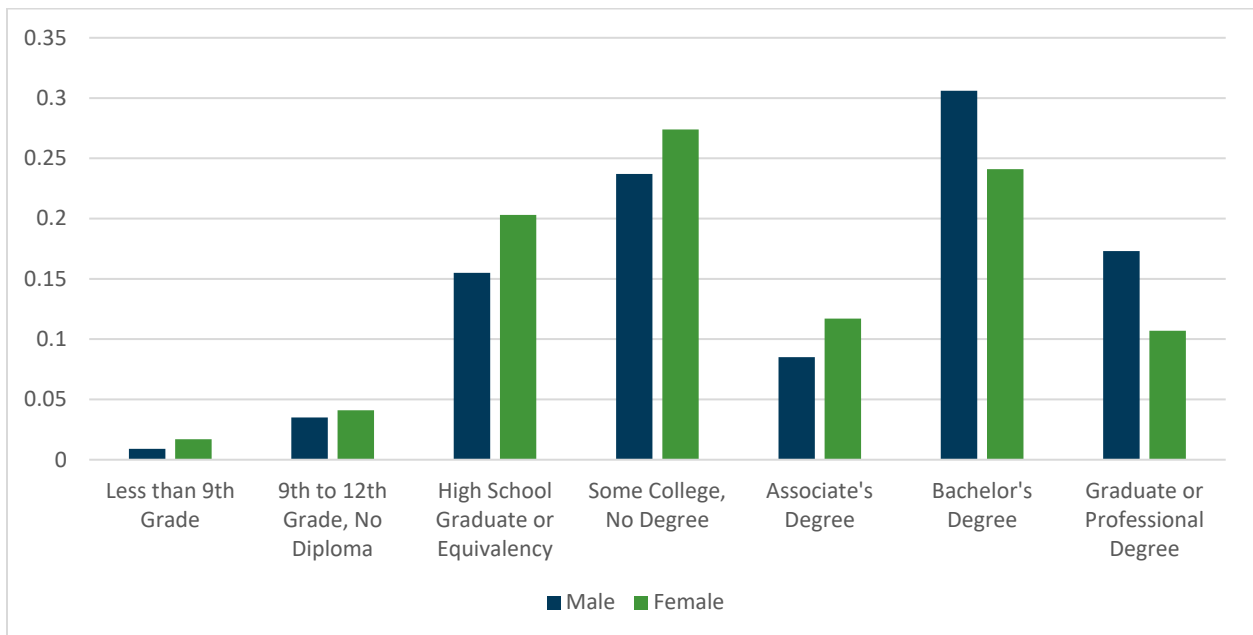
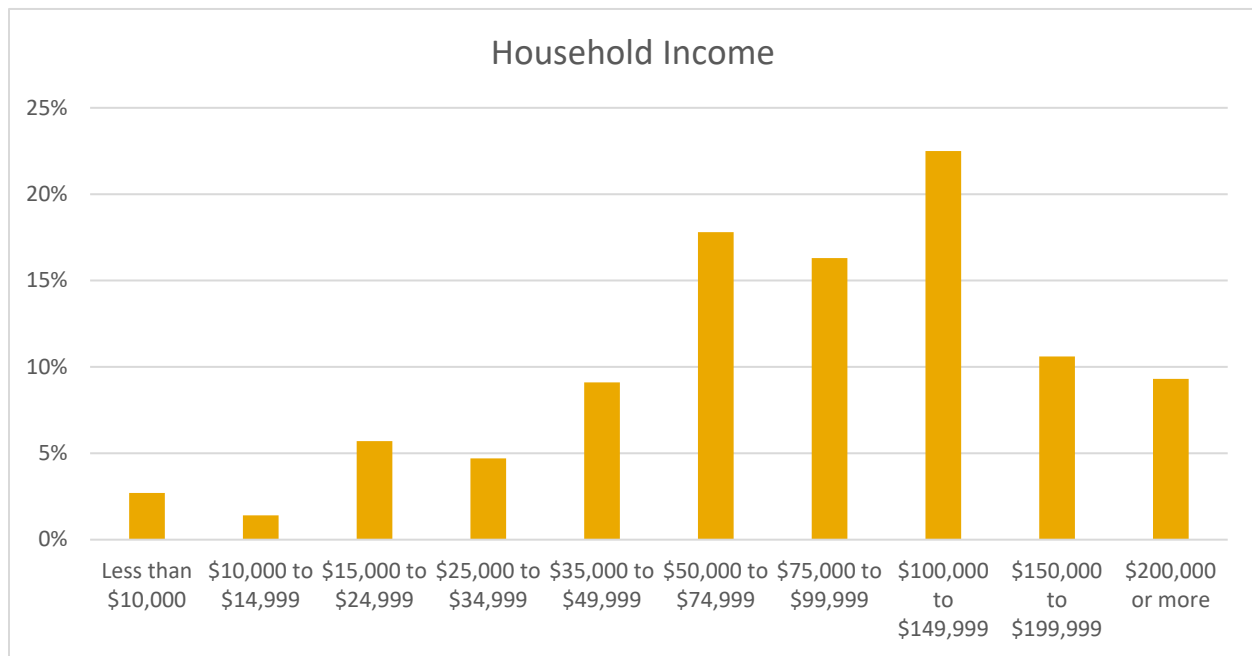


Figure 2.7 – Household Income



Employment

The annual growth rate of employment (2.8%), people employed in Sandy City, since the 2010 Census has been twice the annual growth rate of total population (1.4%). According to the 2017 Census OnTheMap LED data, employment is growing by 1,038 jobs per year. The current (2020) estimate of people working in the City is 42,549. It is projected that the number of people working in the City will increase to 47,737 by 2025.

Figure 2.6 – Employment Status of Residents

Employment Status	Total
Population 16 Years and Over	71,803
In Labor Force	69.30%
Not in Labor Force	30.70%
Unemployment Rate	3.40%
Mean Travel Time to Work (Minutes)	22.3

In 2002, there were 69 jobs located in the City for every 100 employed residents. In 2014, the number of people working in the City exceeded for the first time the number of employed residents from the City. By 2014 it was just over 100 jobs per 100 employed residents. In 2025, it is projected that there will be 116 jobs located in the City for every 100 employed residents. The number of employed residents is expected to increase from 39,898 in 2020 to 41,990 in 2025. The number of residents who both live and work had increased to 13.2% of employed Sandy City residents in 2010. Since then it has been slowly decreasing to approximately 12.0%

in 2020. It is estimated that approximately 4,786 Sandy City residents live and work in the City in 2020, approximately 11.4% of employed residents.

Figure 2.6 – 2014 Employment – Inflow/Outflow

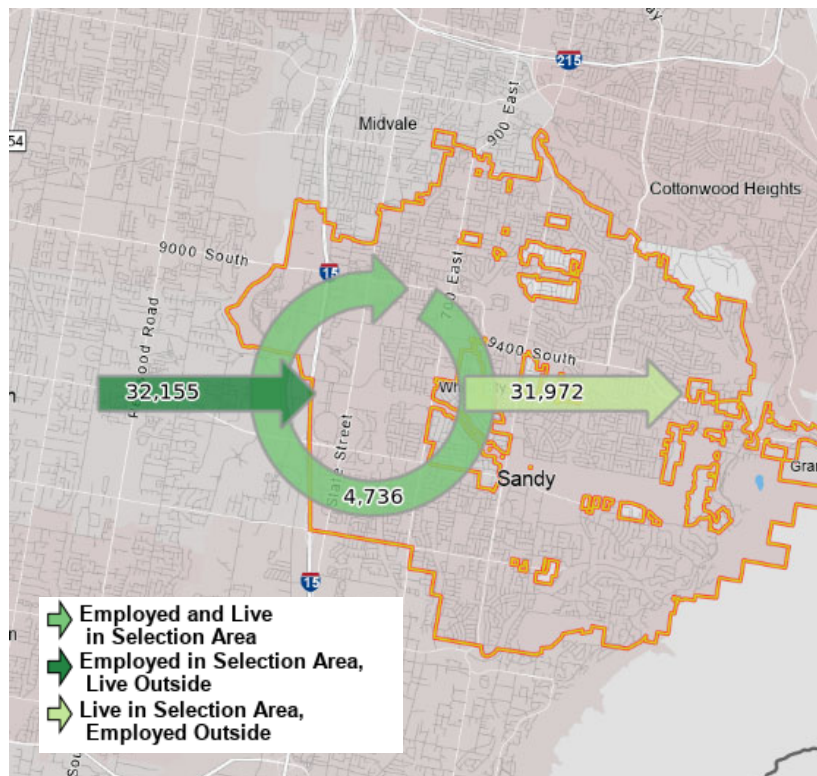
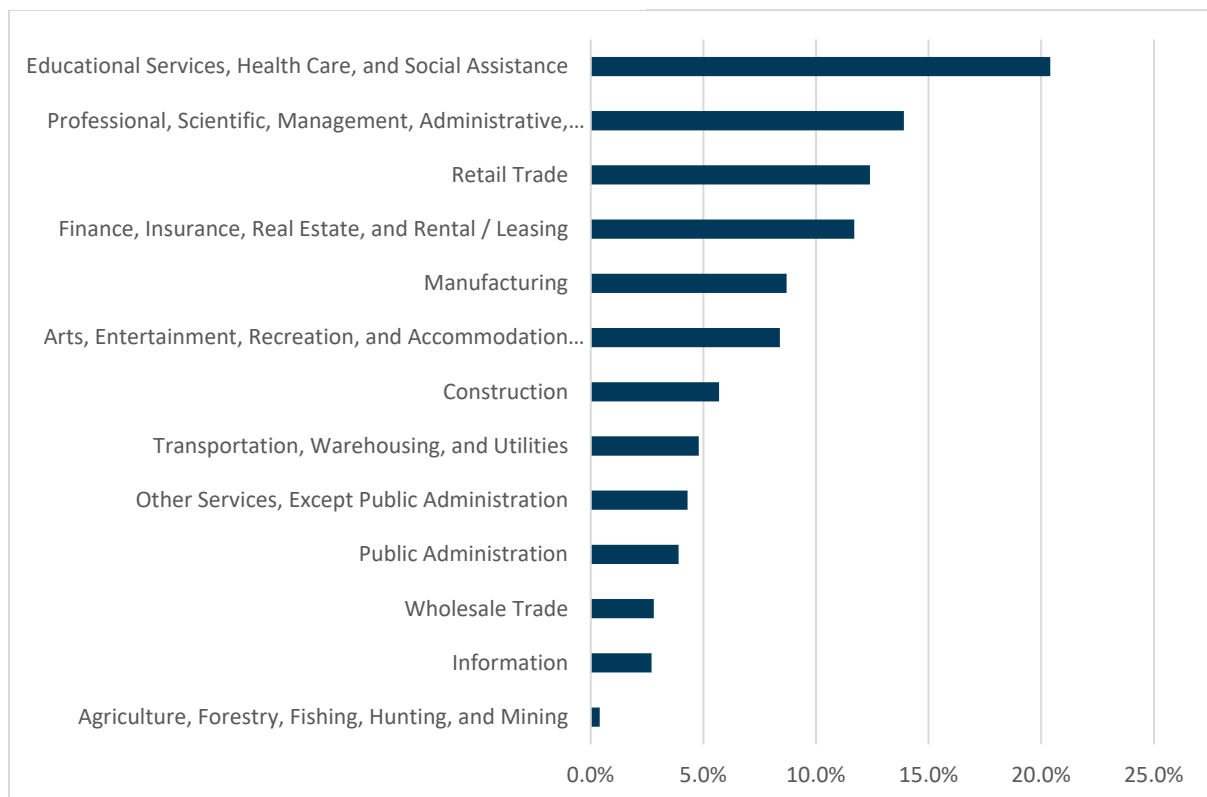


Figure 2.7 – Employment by Industry



3. Moderate Income Housing Plan

- It is the City's intent to comply with the requirements in the Utah Code to "facilitate a reasonable opportunity for a variety of housing, including moderate income housing: (A) to meet the needs of people of various income levels living, working, or desiring to work in the community; and (B) to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life...." (Utah Code Ann. 10-9a-403(2)(b)(i)) This plan will focus on low to moderate income households by looking at the current supply of affordable housing, anticipated need over the next five years, opportunities, and recommended implementation strategies.
- "Moderate Income Housing" (MIH)** is defined by the Utah Code as "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located." (10-9a-103(36)) Income levels are based on the median income in the area (AMI), which the area basis for Sandy City is Salt Lake County. Moderate income covers the range of income from 0% to 80% of AMI, also referred to as low to moderate income (LMI). The full LMI range (0-80% AMI) will be divided into three categories, according to Utah Code requirements and for evaluation in this Plan. Those three income subcategories are "Very Low" (0-30% AMI), "Low" (31-50% AMI), and "Moderate" (51-80% AMI).
- Affordable Housing and Housing Affordability** are terms that often used interchangeably when discussing moderate income housing. The two terms actually have specific and different meanings to certain stakeholders. However, the terms together relate to efforts to promote housing choices available to the range of income levels where housing costs (rent or payment, utilities, property taxes, insurance) do not exceed 30% of income.
- Housing costs in Utah and Sandy City are increasing. According to a research brief (Housing Prices and the Threat to Affordability, March 2018) by the Kem C. Gardner Policy Institute, housing prices in Utah are increasing at an annual real rate of 3.32%, while the annual real rate of household incomes is only 0.36%. According to the Census Bureau, the median rent in Sandy City has increase by 16% over five years, from \$1,038 to \$1,202.

Figure 3.1: Affordable Housing Costs by Income Category

Income Category	Max. Income	Estimated Affordable Housing Costs			
		Per Year	Per Month	Rent/ Payment	House
Very Low (0-30% AMI)	\$24,600	\$7,380	\$615	\$365	\$78,000
Low (31-50% AMI)	\$37,700	\$11,310	\$943	\$643	\$137,000
Moderate (51-80 % AMI)	\$60,300	\$18,090	\$1,508	\$1,158	\$246,000
Median (81-100% AMI)	\$75,400	\$22,620	\$1,885	\$1,485	\$320,000

In 2020, Sandy City has a total of 32,722 households. Approximately 32% (10,494) of those households qualify as LMI, earning 80% or less than the area median income for Salt Lake County. Only 27% (8,890) of all households rent, however renter households account for over half (54%) of all households that qualify as LMI. Only 18% of owner-occupied households qualifying as LMI. This disparity is also reflected in the difference in median income between owners and renters, with owners having a median income 87% higher than the median income of renter households.

Of all Sandy City households, 24% have housing costs that exceed 30% of their income ("cost burdened"). However, 58% of households with incomes that qualify as LMI are cost burdened. By LMI income category, 83% of households with incomes in the lowest income category (0-30% AMI) are cost burdened, 65% of households in the middle category (30-50% AMI) are cost burdened, and 40% of households in the upper category (50-80%) are cost burdened.

Existing Moderate Income Housing Supply

Of the 32,722 occupied dwelling units in the City, 34% (11,246) are affordable to LMI households. This is an excess of 752 affordable LMI dwelling units compared to the total number of LMI households (10,494). Of the affordable LMI dwelling units, 38% are rental units and 62% are owner-occupied. When looking at the total supply of LMI units by tenure (rental vs. owned), there is an excess of 1,282 affordable owned units and, however, a shortage of 2,227 rental units compared to total LMI households.

Figure 3.2 – Households by Income Category

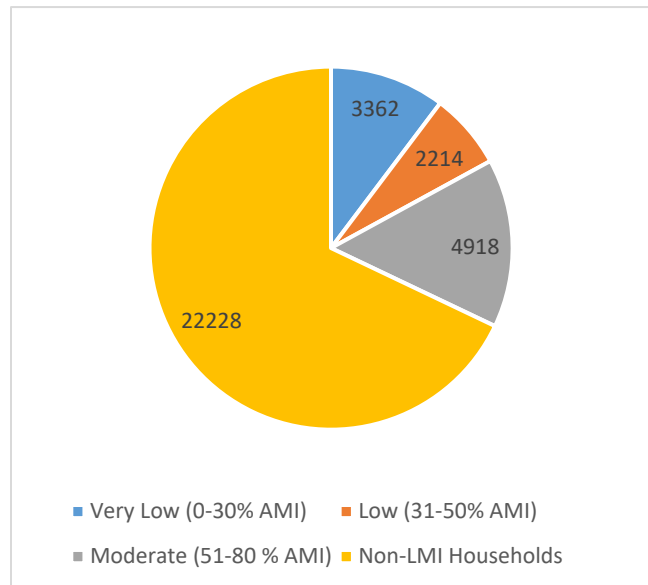
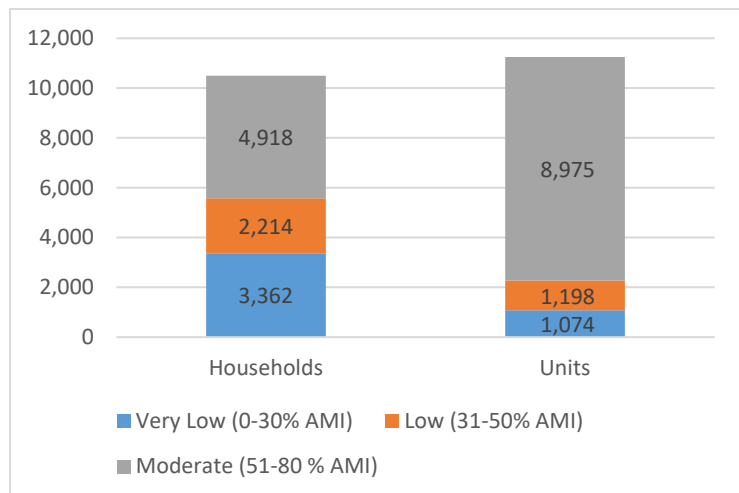


Figure 3.3 – 2020 LMI Households and Units by Income



Of the total affordable LMI dwelling units, 80% of the dwelling units are only affordable to households in moderate income category (50-80% AMI), including 78% of the rentals and 55% of owned units. However, only 47% of total LMI households are in the moderate income category. With the majority of all LMI dwelling units in the moderate income category, there is a shortage of affordable dwelling units for households in the low and very low income categories. The shortages are most significant for renter households in the very low category (0-30%). In 2020, there is a shortage of 1,902 affordable rental units in the lowest income category.

The analysis also considered “available” rental units. A certain percentage of dwelling units that may be affordable to households at a certain income category are occupied by households in a different income category. This reduces the number of dwelling units in each income category that would be affordable to a household in each category. The term “available” is used to identify rental units that are both affordable to a household at a certain income category and not occupied by a household of a different income category. In 2020, 59% of affordable dwelling units at in the moderate income category are available, 71% of affordable units at the low income category are available, and only 36% of affordable units at very low income category are available.

Figure 3.4 – LMI Renter vs. Owner – Households and Units

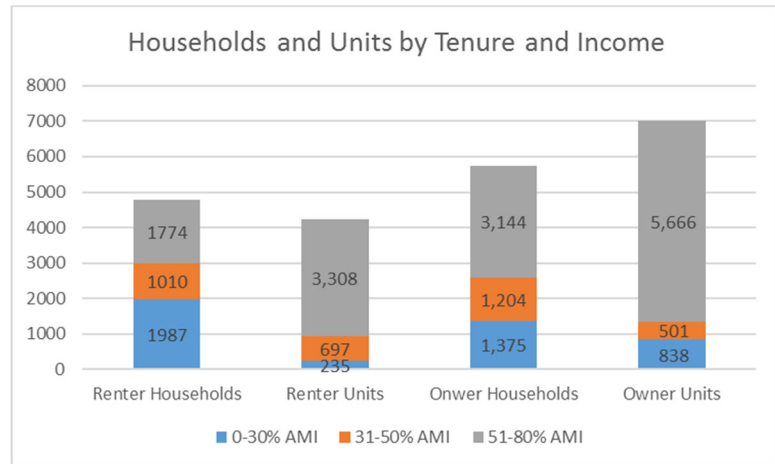


Figure 3.5 – Households by Owner vs. Renter & Income Category (2020)

2020 Estimates	Households	% of Total	Owner	% of Total	Renter	% of Total
30% AMI	3362	10.3%	1375	5.8%	1987	22.4%
50% AMI	2214	6.8%	1204	5.1%	1010	11.4%
80% AMI	4918	15.0%	3144	13.2%	1774	20.0%
Total LMI Households	10494	32.1%	5723	17.5%	4771	14.6%
Total All Households	32722		23832	72.8%	8890	27.2%

Figure 3.6 – Households and Units by Income Category (2020)

2020	Combined (Rent and Own) - Households and Dwelling Units					
	Category			Cumulative		
	Households	Units	Excess/Shortage	Households	Units	Excess/Shortage
51-80% AMI	4,918	8,975	4,057	10,494	11,246	752
					272	-3,304
					1,074	-2,289

Figure 3.7 – Rental Households and Units by Income Category (2020)

2020	Owned - Households and Dwelling Units							
	By Category			Cumulative			Excess/Shortage	Available
	Households	Units	Excess/Shortage	Households	Units	Excess/Shortage		
51-80% AMI	1,010	697	492	-517	2,897	933	-529	-2,227
	1,987	3144	5666	-1,902	5723	7005	-2,064	-2,420
31-50% AMI	4,771	1204	501		2580	1,339	-1,752	-1,902
						38		
						-537		
Total	5723	7005						

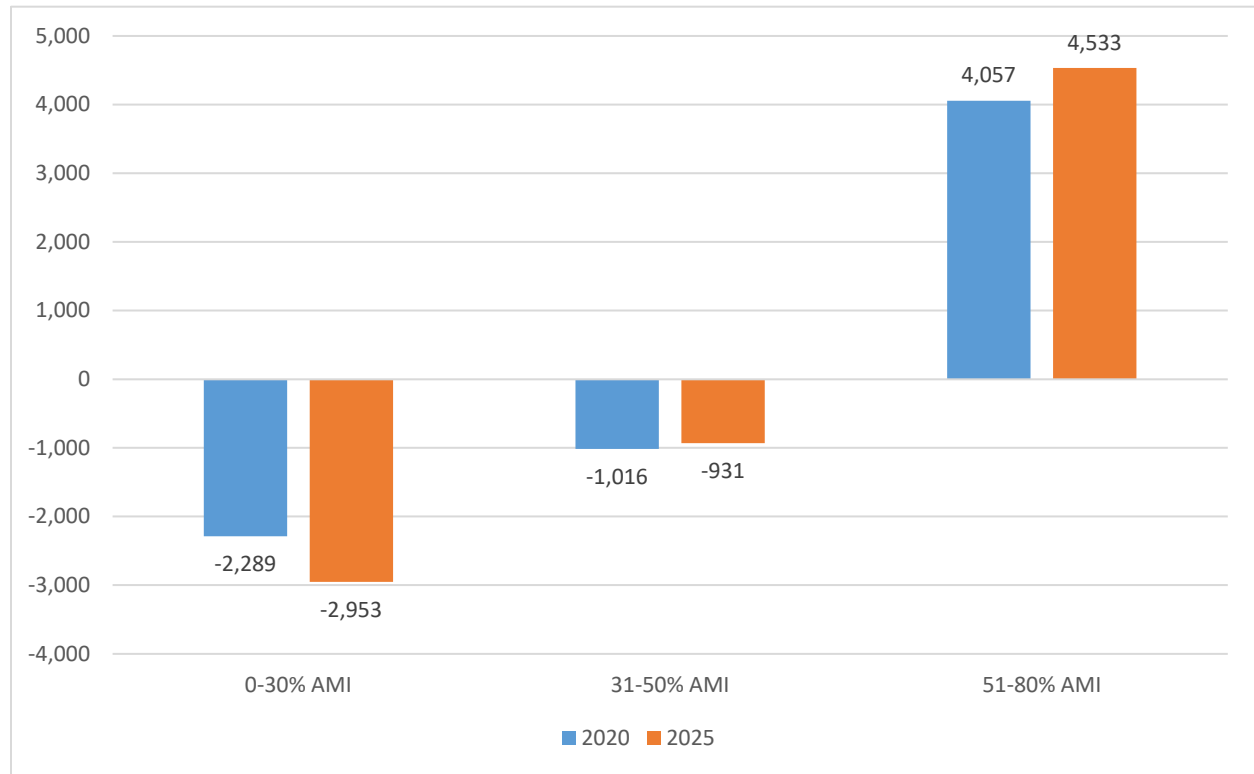
Figure 3.9 – Owner Households and Units by Income Category (2020)

Total	5723	7005
--------------	-------------	-------------

2025 (5-Year) Projections

By 2025, it is projected that the City will have 34,882 occupied dwelling units, an increase representing 2,160 households. Approximately 33% (11,587) of the additional units will be affordable to LMI households. This is an increase of total affordable LMI dwelling units from 11,246, but a decrease (from 34%) in the overall percentage of affordable units. The share of LMI units in the moderate income category (51-80%) increases, where there was already an excess of dwelling units, over the 2020 estimates. There is also a projected increase in the number of LMI households in each income category. The combination results in even fewer affordable dwelling units available to both renter and owner households in the two lowest income categories (very low and low) compared to 2020, with the exception that the shortage decreases in the low category.

Figure 3.9 – Excess/Shortage of Affordable LMI Dwelling Units (2020 & 2025)



Tables: 2025 Affordable Housing

Figure 3.10 – Households and Units by Income Category (2025)

2025	Combined (Rent and Own) - Households and Dwelling Units					
	Category			Cumulative		
	Households	Units	Excess/ Shortage	Households	Units	Excess/ Shortage
51-80% AMI	5,334	9,867	4,533	11,587	12,236	649
0-50% AMI	3,000	855	-2,953	3,000	855	-2,953
Total	8,334	10,722	1,580	14,587	13,091	-1,494

Figure 3.11 – Rental Households and Units by Income Category (2025)

2025	Rental - Households and Dwelling Units									
	By Category					Cumulative				
	Households	Units	Available	Excess/ Shortage	Available	Households	Units	Available	Excess/ Shortage	Available
51-80% AMI	2,160	4,143	2,590	1,988	429	5,810	5,165	3,270	-645	-2,540
31-50% AMI	1,230	1,009	697	-221	-533	3,650	1,017	680	-2,632	-2,970
0-30% AMI	2,420	9	-17	-2,411	-2,437	2,420	9	-17	-2,411	-2,437
Total	5,810	3,173	5,719	2,546	5,777	5,777	7,071	1,294	(1,252)	(542)

Figure 3.12 – Owner Households and Units by Income Category (2025)

0-30% AMI	1,388	846	(542)	1,388	846	(542)
Total	5,777	7,071				

~~—Influence of Zoning and Land Use~~

- ~~—Facing increasingly limited opportunity for the development of vacant property (3.4% of the City is considered undeveloped), development is largely the result of infill and redevelopment policies in Sandy City. Since the 2010 Census, the share of alternative housing types (not single-family detached) has increased from 21% of total dwelling units to 27%. The established single-family neighborhoods constitute a central feature of the City's character.~~
- ~~—One of the most important influences of zoning is the location of residential units. This has a particular impact on rental units, affordable LMI dwelling units, and assisted living facilities, often affecting access to transportation and needed services (such as shopping). Public transportation plays an integral role in determining feasibility for these housing types. By locating housing near transit, households are able to offset costs associated with private transportation (which many LMI households have limited access to) and provide access to employment, entertainment, shopping, and other services. Sandy City has tried to take this into consideration when approving projects adjacent to TRAX and other transportation networks.~~
- ~~—Zoning also has a significant impact on the availability of rental housing opportunities. The most recent Census data reported that 34% of occupied dwelling units in Salt Lake County are rental units. In 2020, the share of rental units is estimated to be 27% of occupied dwelling units in Sandy City, and it is projected to increase to 31% by 2025. The share of rental dwelling units may continue to grow beyond 2025, largely due to the opportunities in The Cairns area.~~
- ~~—The Cairns Master Plan, approved in 2017, is an example of the City's efforts to properly locate alternative housing types for accessibility to transportation and services. One of the UTA TRAX line runs along the eastern boundary of the City's downtown area (The Cairns), and the FrontRunner line runs just to the west. The area of The Cairns includes two TRAX stations, is in close proximity to a FrontRunner station, and contains the majority of the major transportation investment corridors in the City. It is anticipated that as much as 20,000,000 square feet of development could occur in The Cairns, with a goal that 60% of the total square feet be developed as residential, primarily multi family and attached single family. This could result in approximately 10,000 alternative housing types located in the area.~~

~~—Observation Summary~~

- ~~• The total number of dwelling units affordable to LMI households exceeds the total number of LMI households in both 2020 and 2025. However, the excess is entirely in the moderate income category, with shortages in the lower two categories for both owners and renters.~~
- ~~• The greatest shortage of affordable dwelling units in both 2020 and 2025 is for renter households in the very low income category.~~
- ~~• The number and share of dwelling units that are affordable to LMI households is decreasing in all three income categories, however the rate is decreasing four times faster in the very low category compared to the moderate category.~~
- ~~• 27.2% of Sandy households rent, 53.7% of renters are LMI. 72.8% of Sandy households own their dwelling unit, 24.0% of owners are LMI.~~

- ~~The share of alternative housing types (those that are not single family detached) has increased by 31.7% since 2010, from 20.8% to 26.6%.~~
 - ~~The rate of rental-occupied units has been increasing by nearly 1% per year.~~
 - ~~Sandy City's household size, while larger than the national average, is following the national trend by getting smaller.~~
 - ~~Due to the lack of vacant land, the development of additional housing units in the City will largely be dependent on the City's redevelopment and infill policies.~~
 - ~~It would be difficult to compare housing needs between cities as there is no standard method to prepare a moderate income housing plan. An example being that some cities do not include all housing costs (insurance, taxes, utilities, etc.) that should be considered when calculating the payment/rent that a household can afford.~~
-

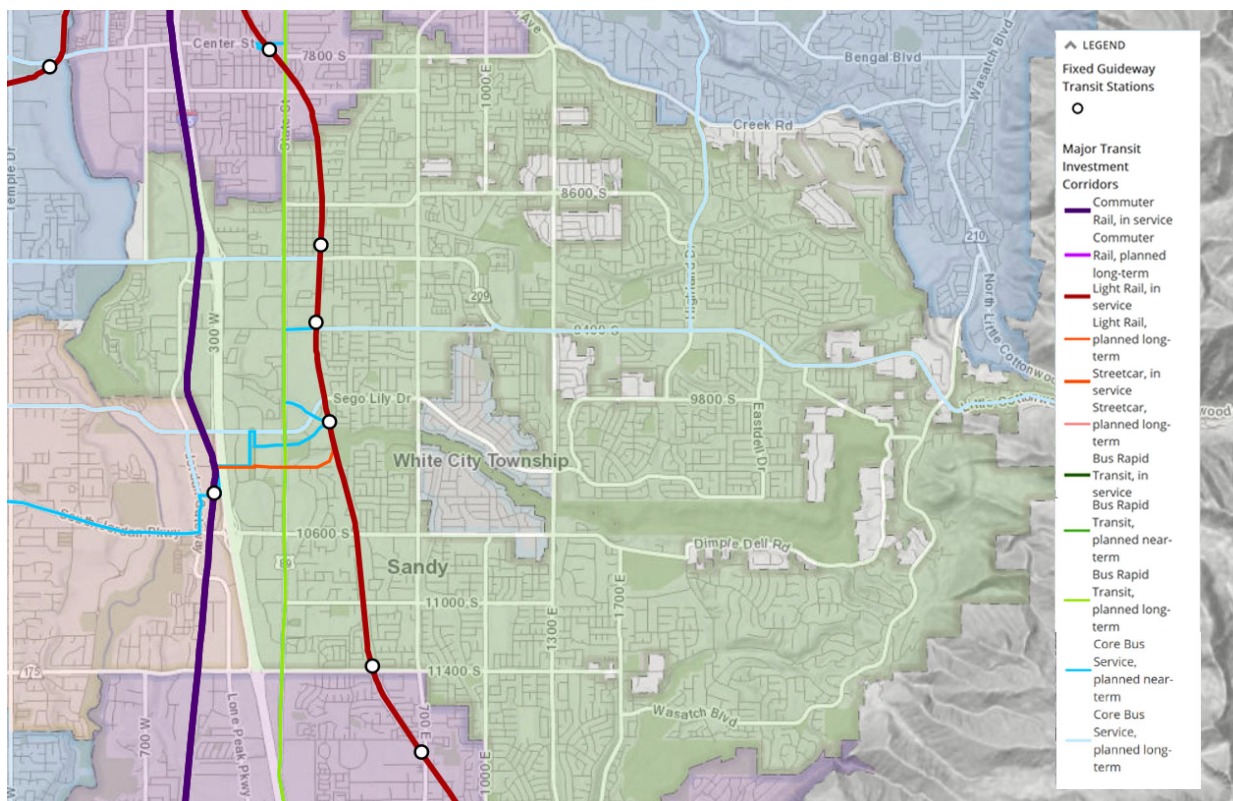
Implementation Strategies

In 2019, the State Legislature passed Senate Bill 34. Among other things, SB 34 added to the Utah Code a list of 23 implementation strategies to improve the opportunity for the development of moderate income housing. (10-9a-403) Cities with a “fixed guideway public transit station” are required to recommend implementation of four strategies from the list. Four TRAX stations are located in Sandy City.

This Moderate Income Housing Plan recommends implementation of the following strategies:

- Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones (10-9a-403(2)(b)(iii)(E))
- Encourage higher density or moderate income residential development near major transit investment corridors (10-9a-403(2)(b)(iii)(G))
- Eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident’s own vehicle, such as residential development near major transit investment corridors or senior living facilities (10-9a-403(2)(b)(iii)(H))
- Preserve existing moderate income housing (10-9a-403(2)(b)(iii)(L))

Figure 3.4 – Transit Stations and Corridors



Source: Wasatch Front Regional Council, Major Transit Investment Corridors and Stations, 10/24/19

4.3. Goals

1. Quality Growth

Promote a stable and sustainable community by providing the opportunity for a variety of housing types and densities

1.1 Develop infill options that complement existing housing stock and neighborhood characteristics

1.1.1 Utilize the Municipal Approval process in considering exceptions and/or overlays that relax requirements on difficult infill pieces of property

1.1.2 Revise existing ordinances dealing with infill in order to allow more flexible development standards (namely the R-1-8 INF zone and the Residential Conservation Overlay Zone)

1.2 Offer a Transfer of Development Rights (TDR) program to encourage responsible development, increased densities, in order to preserve open space and natural resources within the City. This should be done by utilizing sending and receiving zones throughout the City in appropriate areas.

1.2.1 Review state laws and guidance to determine applicability within Sandy City

1.2.2 Involve various public and private stakeholders in determining feasible and appropriate regulations

1.3 Create an opportunity to preserve lands that are better utilized for pedestrian and bicycle trails, wilderness fire protection, etc.

1.3.1 Consider creation of an overlay zone to allow for clustering of residential units in exchange for larger and more effective natural and developed open space resources.

1.4 Ensure a range of housing options to accommodate an aging population and growth trends

1.4.1 Encourage the consolidation of vacant and redevelopable parcels to better accommodate the development of senior and other multi-family and mixed-use projects

1.4.2 Sites designated for new residential development should have adequate public utilities and facilities and be located near existing or future amenities appropriate for the projected population, including transit options

1.5 Encourage various housing types and sizes including carriage homes, lofts, live-work spaces, and other options as appropriate.

1.5.1 Encourage greater variety of housing by allowing different accessory living units within single-family developments, that are complimentary to the existing neighborhoods

1.5.2 Provide market-rate, affordable housing through encouraging secondary units

1.6 The City should encourage a range of housing opportunities targeted towards all segments of the community when considering new development and redevelopment

1.6.1 Promote quality design and development of all new multi-family projects that comply with adopted design guidelines and codes and ensure that they complement and blend with existing neighborhood characteristics

1.6.2 Inventory and assess housing for the elderly and other special needs populations to assist in determining future siting for appropriate housing

1.6.3 Explore financial tools to promote development of market-rate, affordable and workforce housing

2. Maintenance

Maintain and enhance neighborhood characteristics while allowing for modification and renovation of existing residences

2.1 Allow for additions and modifications to existing housing stock

2.1.1 Review and amend, where appropriate, reasonable setback requirements in areas zoned for residential use.

2.1.2 Using the Conditional Use Permit process, allow for balconies, porches, pop-outs, and other architectural features to encroach into setbacks

2.2 Encourage remodeling and rehabilitation of existing units where feasible and when the character of the building contributes to that of the neighborhood

2.2.1 Provide assistance to residents in determining life-safety issues posed by existing structures

2.2.2 Assist residents in determining necessary structural and facility upgrades when remodeling or renovating an existing structure

2.2.3 Where remodeling or rehabilitation is not feasible, the City should encourage replacement of dilapidated housing units with those that are designed to be complimentary to the surrounding neighborhood

3. Community

Encourage the preservation, upkeep, and maintenance of existing housing

3.1 Encourage investment in the community by owners, landlords, and renters

3.1.1 Provide information, incentives, and assistance to those wishing to make improvements to their property

3.1.2 Promote good property management practices and educate homeowners and landlords regarding City codes, enforcement, expectations, and opportunities within the community

3.1.3 Promote property maintenance, rehabilitation, and upgrades through a tool rental voucher program provided by either the City or through a public/ private partnership with local businesses

3.2 Maintain and upgrade aging infrastructure and housing

3.2.1 Compile a resource guide of home improvement grants and weatherization assistance programs to help the elderly and other special needs populations remain in their desired homes and communities

3.2.2 Implement a neighborhood preservation program that provides assistance to neighborhoods that are struggling to maintain quality of life (utilizing Community Coordinators, Code Enforcement Officers, Sandy Pride, and other programs)

3.2.3 Seek out funding sources to aid in financing necessary improvements for aging infrastructure (this may include warranty/insurance options as well as public/private partnerships with those agencies and stakeholders who may also be affected by failing infrastructure)

3.3 Strengthen the community by utilizing programs that invite citizen investment in their communities

3.3.1 Sponsor and support events tailored to each of the Sandy City Communities, promoting social interaction and community cohesion (e.g. Neighborhood Watch, Night Out Against Crime, Sandy Pride, etc.)

3.3.2 Conduct frequent meetings with City staff and the appointed Sandy City Community Coordinators in order to keep them informed on the activities, issues, and concerns occurring within their areas

3.3.3 Identify aging neighborhoods that exemplify and enhance the vision of Sandy City and work to prevent detrimental development from occurring

3.3.4 Continue to provide adequate notice and opportunity for neighborhood organizations and residents to voice concerns and resolve land use issues

4. Interaction

New and existing housing should complement the non-residential uses throughout the City and region

4.1 Promote a balance of jobs to housing within the City

4.1.1 A formal study should be conducted to determine the existing jobs to housing ratio with Sandy City and provide recommendations on actions the City can take to reach a suitable balance

4.2 Provide regional access to housing, employment, and commercial uses

4.2.1 Promote and support mixed-use, employment, and residential growth near existing and future transit stations, existing activity centers, and transportation corridors

5. Special Needs and Fair Housing

The City strives to provide a range of housing opportunities for all residents, including those with special needs, and to eliminate discrimination in housing availability

5.1 Support the observance of all applicable local, state, and federal laws regarding anti-discrimination practices in housing

5.1.1 Prohibit discrimination in the sale or rental of housing with regard to any of the federally protected classes

5.1.2 Communicate information available on housing opportunities and programs effectively to residents who are primarily non-English speaking

5.1.3 Ensure that reasonable accommodations are available in housing to those with disabilities

5.2 Provide an environment in which housing and shelter are available to all residents

5.2.1 Work with the other jurisdictions along the Wasatch Front to ensure an adequate supply of housing for all residents of the region

5.2.2 Establish a system to handle any complaints from residents regarding violations of fair housing or providing for special needs populations

~~6. Moderate Income Housing~~

~~The City should make every effort to provide opportunities for housing and community involvement to persons of moderate income~~

~~6.1 Provide reasonable opportunities for a variety of housing, including moderate income housing, to meet the needs of people desiring to live in the Sandy Community~~

~~6.1.1 Retain, where possible, moderate income housing along the light rail corridor~~

~~6.1.2 Continue to encourage various entities to continue offering finance and housing programs to persons of moderate income~~

~~6.1.3 Utilize funding from the City's Community Development Block Grant allocation to support moderate income and other housing needs~~

~~6.1.4 Maintain residential development impact fee levels below the maximum that is permitted by state statute~~

~~6.1.5 Explore incentives for moderate income housing in the community for public safety employees~~

~~6.1.6 Discourage the proliferation of large accessory structures in residential neighborhoods (increases gross building area and raises housing costs without increase livable area)~~

~~6.1.7 Encourage construction of smaller residences in neighborhoods of compatible residence size~~

~~6.1.8 Discourage the combining of residential lots (which promotes larger, more expensive residences incompatible with surrounding neighborhoods)~~

~~6.1.9 Discourage commercial encroachment into established neighborhoods and require mitigation of commercial impacts~~

~~6.1.10 Encourage the Board of Adjustment to follow state standards when considering variances that promote large expensive structures where moderate income housing may be more compatible~~

~~6.1.11 Use the Uniform Code for the Abatement of Dangerous Buildings to demolish residential or other structures which are uninhabitable, in order to open sites for new structures~~

~~6.1.12 In coordination with the Housing Authority or other appropriate entity, work towards the purchase and replacement or rehabilitation of dilapidated structures to provide affordable housing on the site~~

~~6.1.13 Encourage the distribution and integration of moderate income housing throughout the community~~

~~6.1.13 Encourage the use of the City's EDA funds (set aside for housing as required per Utah State Code) to promote the housing goals of this plan.~~

~~6.2 Ensure persons of moderate income can benefit from and fully participate in all aspects of neighborhood and community life.~~

~~6.2.1 Promote the use of City facilities by residents regardless of income levels~~

~~6.2.2 Continue to recognize and offer use of Sandy facilities free of charge or at minimal cost to all users, including those of moderate income~~

~~6.2.3 Encourage the location of additional community facilities in Sandy by federal (e.g., post offices), state (e.g. DMV), and county (e.g. senior centers, recreation centers, libraries) entities which promote inexpensive and convenient access to residents without respect to income levels~~

~~6.2.4 Promote inexpensive and convenient access to civic facilities by residents~~

Note:

At the time that this document was prepared, the most current Census data was the 2017 American Community Survey (ACS). The 5-Year ACS Estimates was one of the primary sources of data. Other Census data used includes the Comprehensive Housing Affordability Strategy (CHAS) data and Longitudinal Employer-Household Dynamics (LED) data. Other sources of data include the Five Year Housing Projection Calculator from the Utah Department of Workforce Services, and FY2017 Income Limits Summary from the Department of Housing and Urban Development (HUD). Dollar amounts are in 2017 dollars per the 2017 ACS 5-Year Estimates. Most of the source data is used to generate rates and trends that are applied to actual current numbers of housing units provided by the Sandy City Community Development Department.



Housing Element

Sandy City General Plan

Adopted January 8, 2013

Revised September XX, 2022



Executive Summary

The intent of the Housing Element is to analyze existing housing stock and living conditions within the City. Housing is recognized as a basic necessity in life for all people and all levels of government attempt to provide decent and adequate accommodations for their citizens. Housing should be safe, comfortable, and attainable. Among Sandy City's top concerns in this regard is providing choices for those who currently reside in the City and those who may wish to do so in the future while still maintaining and promoting a strong sense of community. This housing element is organized into the following sections:

- Community Profile – An outline of the population, characteristics, and housing situation currently in the City.
- Goals – These goals will outline the City's desire to promote quality growth and development while helping to maintain existing neighborhoods. They will also assist the City in determining the direction needed to ensure residents are invested in and become a part of the community.

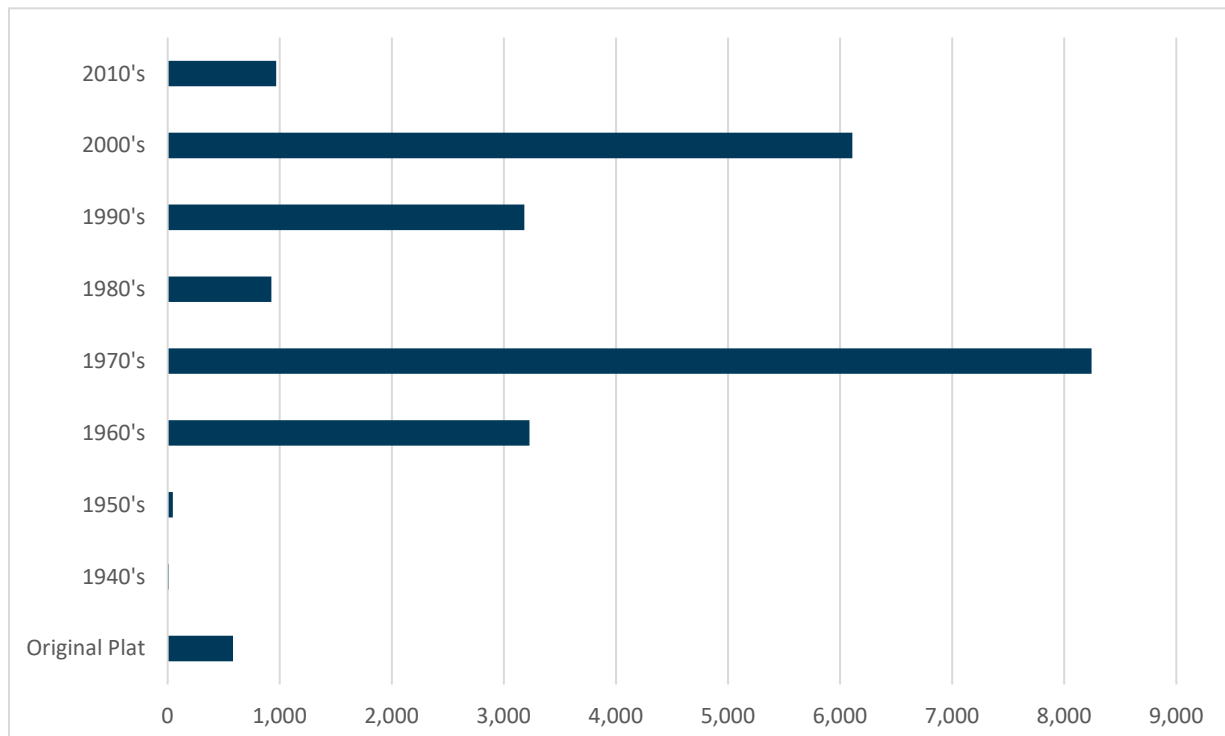
1. Introduction

Settling of the area now known as Sandy City began in the 1860's, mainly as a result of the nearby mining activities in the Cottonwood Canyons. As mining interests began to dissipate, the area became mainly agricultural in nature. Sandy City was officially incorporated on September 25, 1893 with an approximate population of just over 1000 people and an area of roughly 1.3 square miles.



Sandy City started to experience a large amount of growth in both population and land area during the 1970's, reaching about 23 square miles and reaching a population of 88,418 by the year 2000. While the City has seen some new growth in housing over the last two decades, there was actually slight decline in the population from the 2000 Census to the 2010 Census (largely due to a decline in household size), and the annual growth rate in population since 2010 has been approximately 1.5%.

Figure 1.1 – Annexed Land by Decade



This trend reveals several positive aspects of the community's characteristics, such as the desire to remain in the community. In a survey of Sandy Residents, conducted by Dan Jones, over 50% of those asked have lived in Sandy City for over 20 years. This demonstrates a strong sense of loyalty and community among residents. However, it also reveals some of the challenges the City faces, and some of the future obstacles it will face in providing adequate housing options for those desiring to either stay or establish residence in Sandy City. Because housing prices remain higher than other areas in the Salt Lake Valley, even with an aging housing supply, young families and others looking to locate to Sandy City find it difficult and often look to other, less expensive areas for housing.

The majority of the City's existing residential units are in single-family homes, however the housing inventory has become more diversified over the past decade. Buildable land within the City is scarce and much of it has already been developed, offering limited options for new construction and maintaining high costs for vacant land remains. The City has provided additional opportunities for varied housing choices through the approval of alternative housing types and mixed-use developments.

The Housing Element of the City's General Plan hopes to establish goals and policies to be implemented to help maintain and promote the community character while meeting these challenges.



2. Community Profile

This section will give a brief overview of Sandy City's current land use, housing, population, and socioeconomic characteristics. General forecasts for housing, population, and employment will also be provided. A more complete overview and analysis of the demographics and characteristics of Sandy City can be found in the current release of the Sandy City Statistical Report (the current version at the time of this update was 2018).

Land Use

As a suburb of Salt Lake City, Sandy City has historically been considered a bedroom community comprised of single-family houses, and the established single-family neighborhoods constitute a central feature of the City's character. In 1978, a land use survey reported that the City was 59% developed, and residential comprised 80% of the developed land. In 2020, the City is considered 97% developed, and 60% of the City is zoned single-family residential. Over the past couple of decades, Sandy City has also developed a strong urban core, increased access to recreation, provided additional commercial uses, grown employment, and added alternative housing choices.

Figure 2.1 – Zoning Map

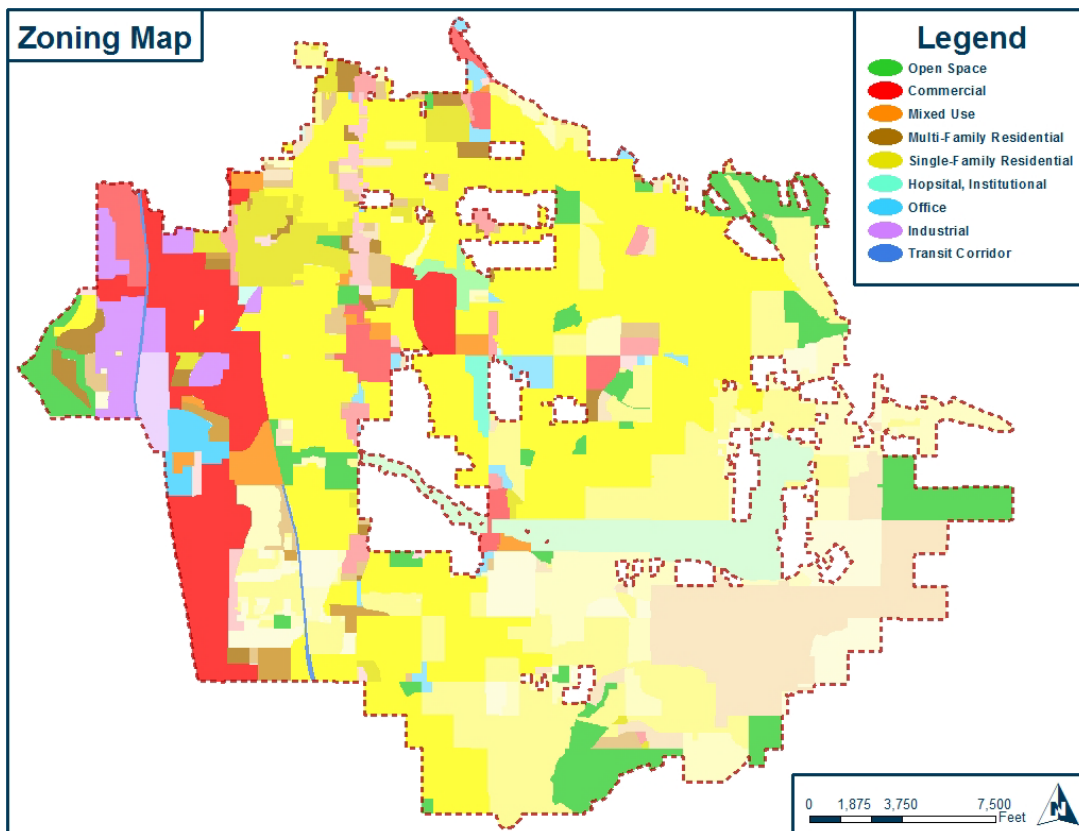
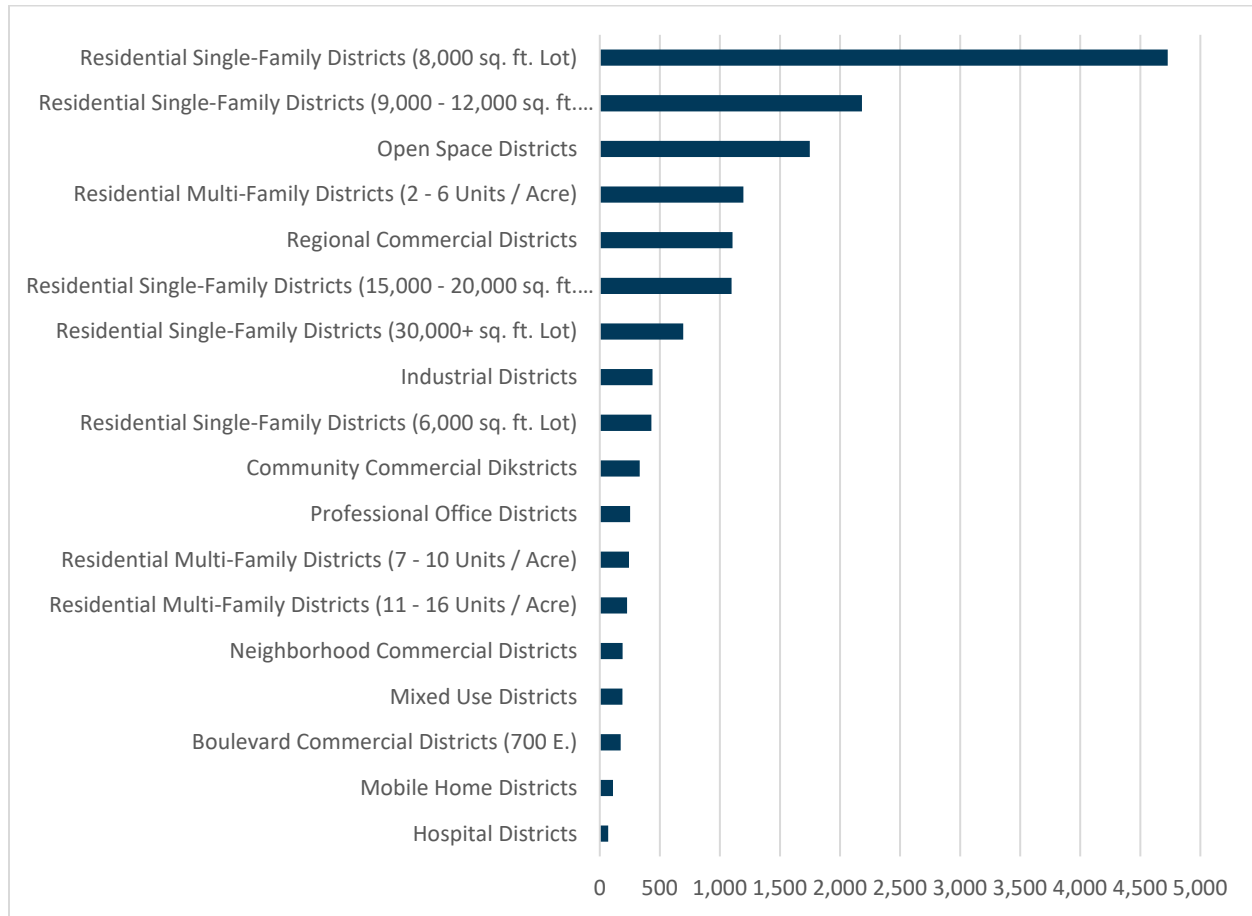


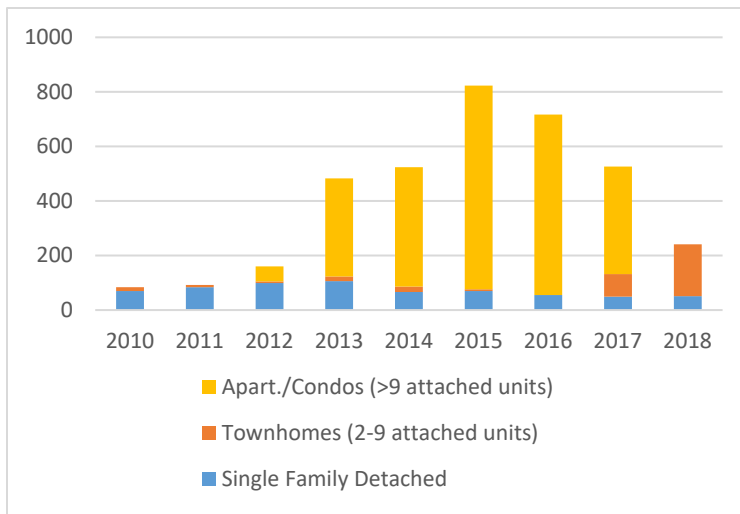
Figure 2.1 – Area of Land Use by Zoning Designation Type



Housing & Households

As of the 2010 Census, Sandy City contained 29,501 dwelling units with an average of 3.08 persons per household. The Sandy City Community Development Department estimates that 4,584 housing units will have been added since the 2010 Census through annexations and building permits (including demolitions), for a total of 34,085 dwelling units. With an estimated vacancy rate of 4%, there are 32,722 occupied dwelling units (“households”) in the City. According to the most recent Census data, half of all dwelling units were built prior to 1983 and 77% (26,165) were built prior to 2000. The majority (73%) are single-family detached. Of all dwelling units, 73% are owner-occupied. Additional information regarding housing affordability can be found in Section 3 (Moderate Income Housing Plan) of this document.

Figure 2.2 – Building Permits Issued by Year and Type

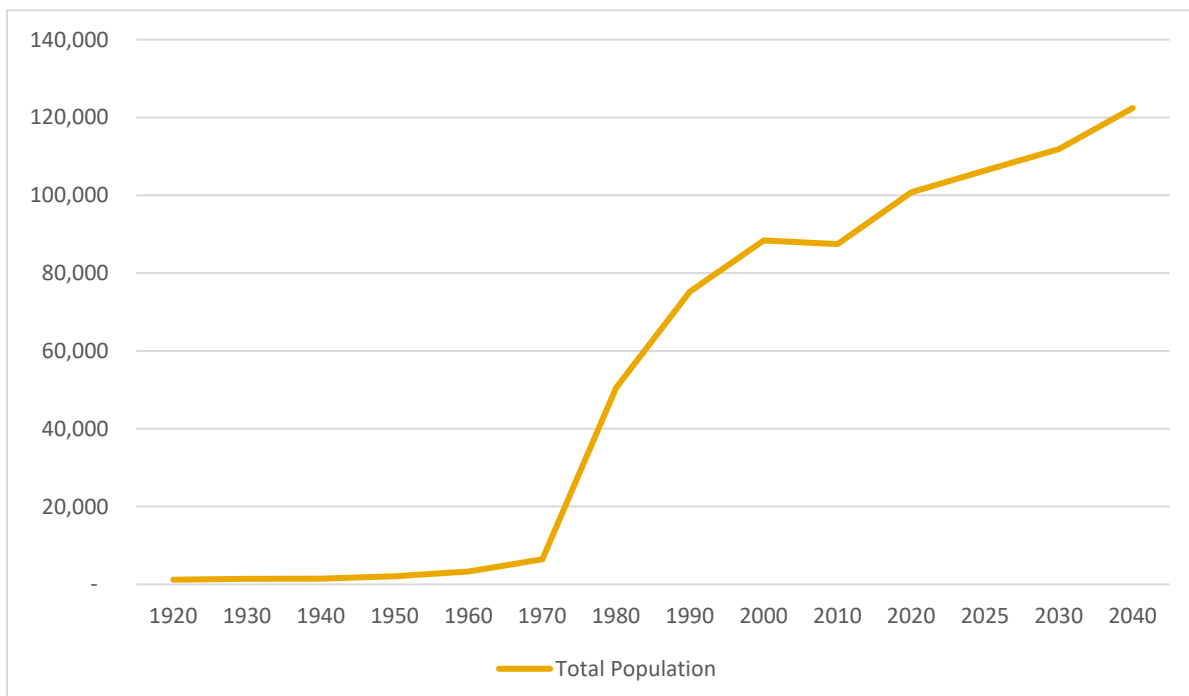


The City added an annual average of 647 units during the 1990's, 292 units during the 2000's, and 458 units during the 2010's. The annual average over the past 30 years has been 466 units per year. The Sandy City Community Development Department estimates that the City will add an average of 450 total dwelling units per year over the next 20 years. By 2030, the City is projected to have a total 38,585 dwelling units and 37,042 occupied units.

Population

The 2010 Census reported a total population of 87,461. Three major variables are used by City Planning Staff to estimate the City's current population: (1) the number of dwelling units in the City, (2) the vacancy rate, and (3) the number of persons per household. As previously mentioned, the estimated number of occupied housing units is 32,722, the vacancy rate is 4%, and the average number of persons per household is 3.08. The 2020 estimated population is 100,784, having increased by 13,323 people, an annual growth rate of approximately 1.4%, since the 2010 Census.

Figure 2.3 – Total Population



The City projects that the total population will be 111,866 in 2030. This is based on the number of projected occupied units mentioned above and the household size. The household size has been trending downward across the County over the past couple of decades, and Sandy City is following the trend. A decrease of approximately 2% is expected per decade.

Figure 2.4 – Population Pyramid: 5-Year Age Groups (%) by Male &

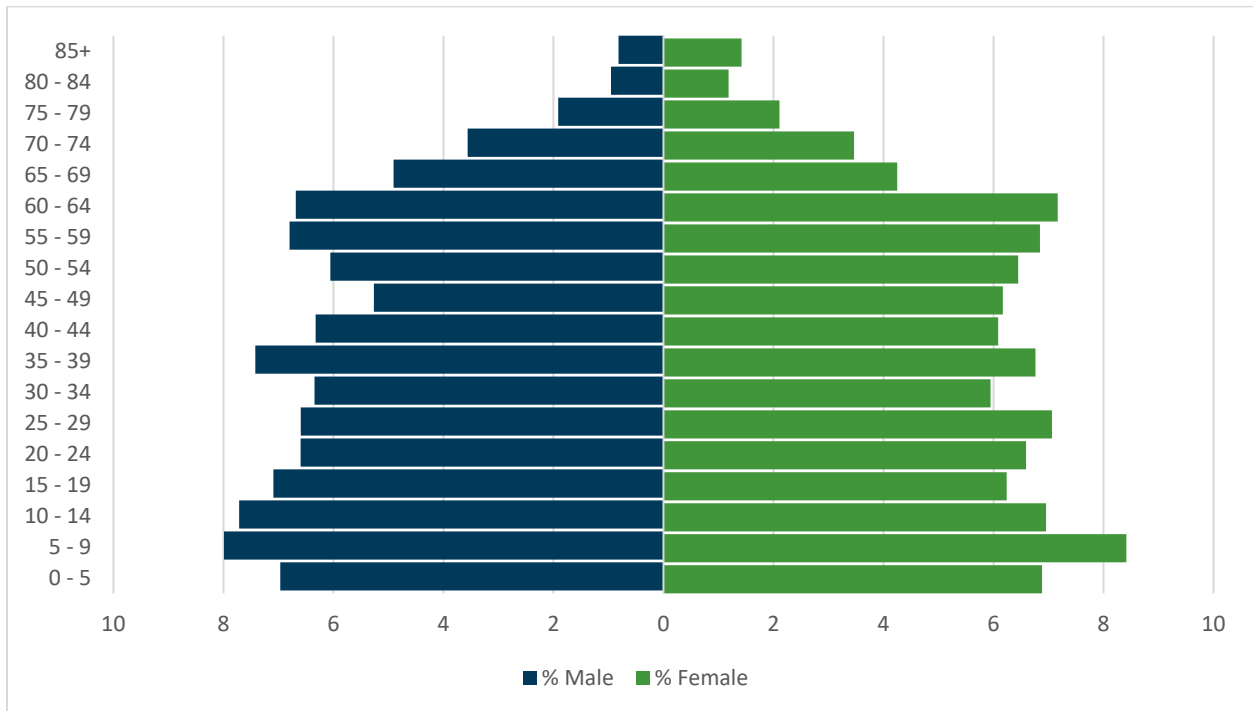


Figure 2.5 – Race

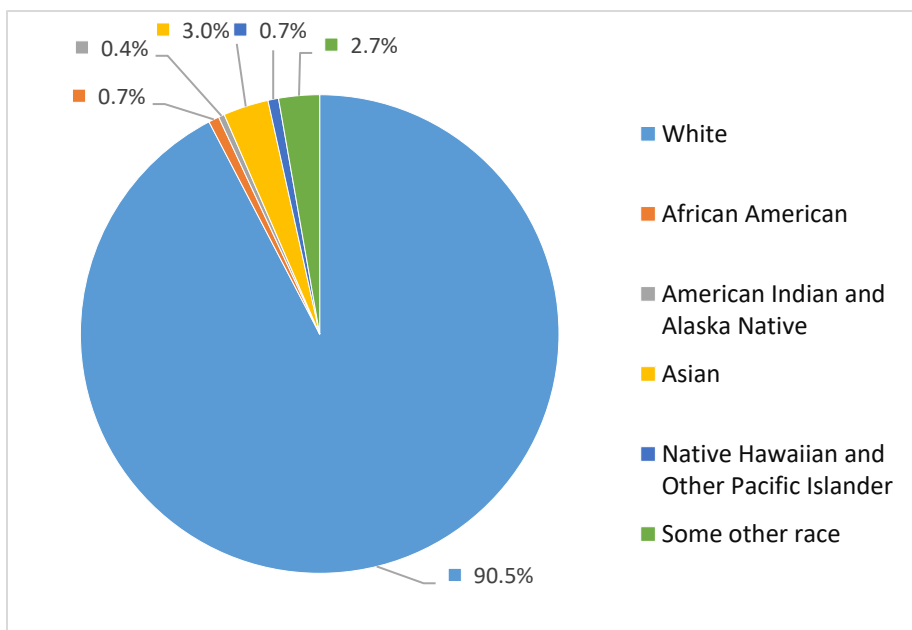


Figure 2.6 – Disability

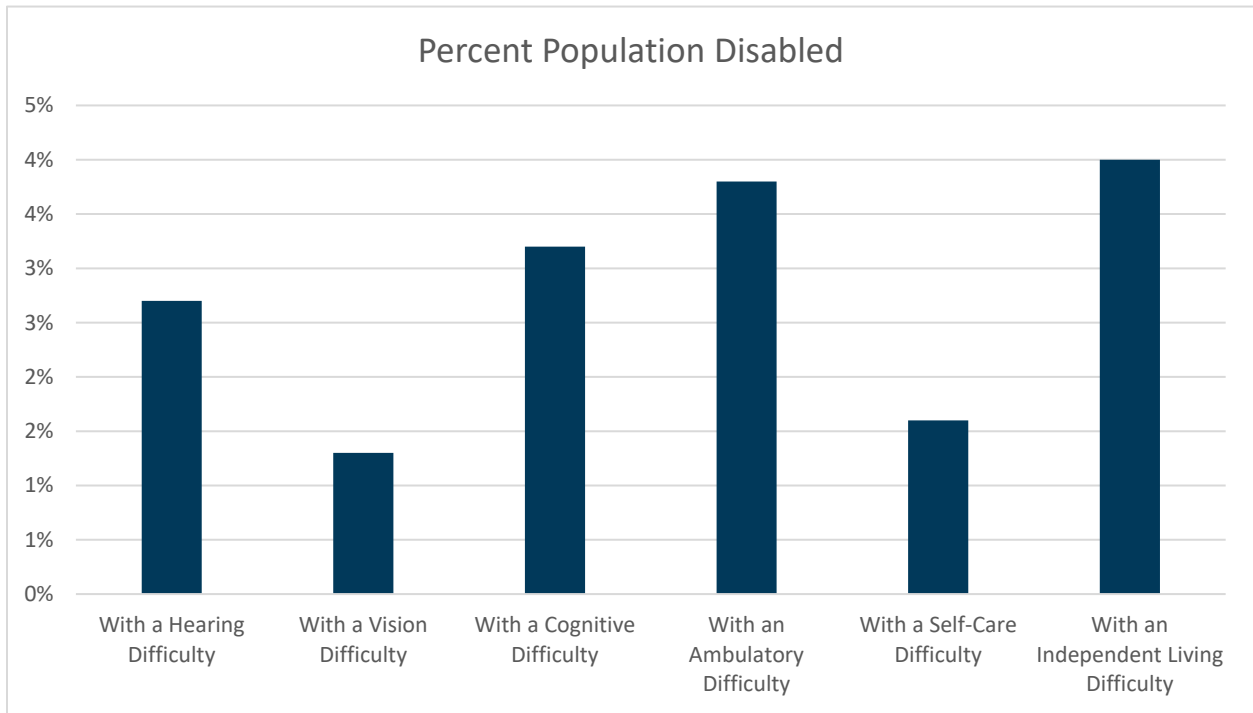


Figure 2.7 – Educational Attainment

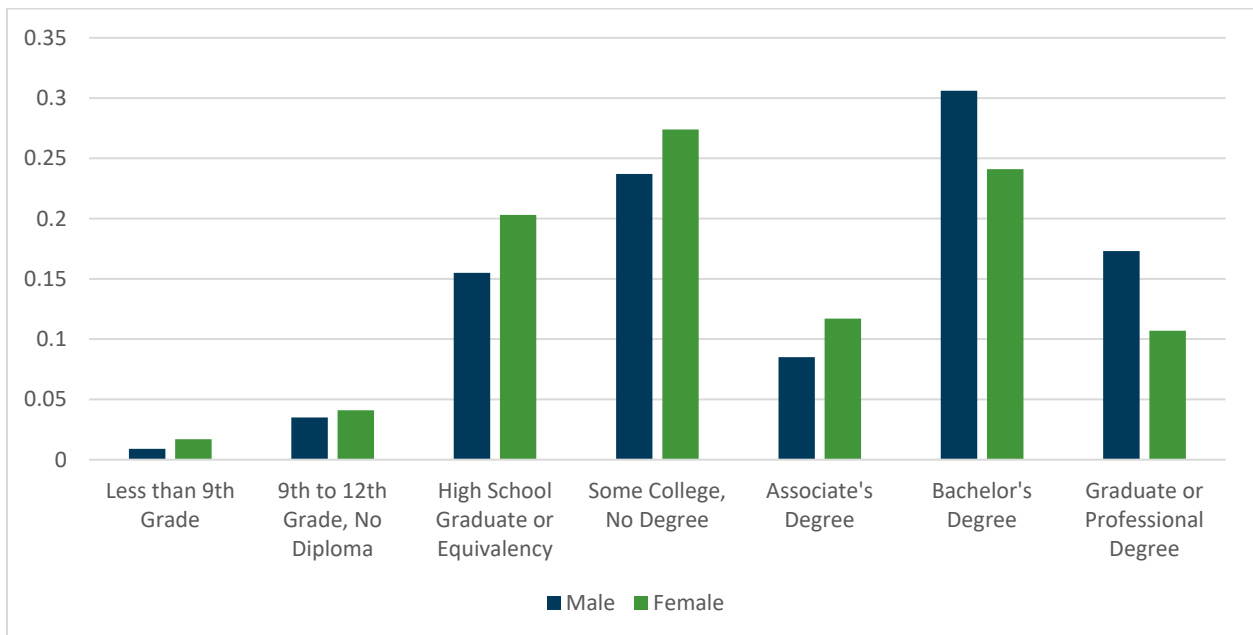
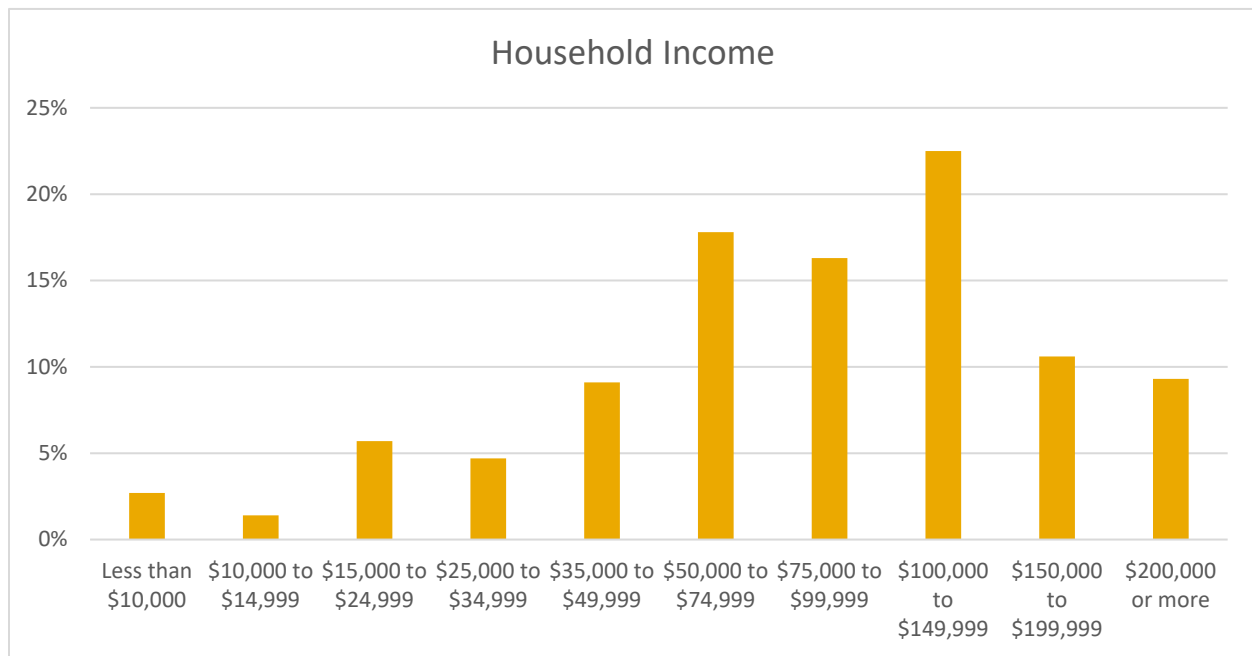


Figure 2.7 – Household Income



Employment

The annual growth rate of employment (2.8%), people employed in Sandy City, since the 2010 Census has been twice the annual growth rate of total population (1.4%). According to the 2017 Census OnTheMap LED data, employment is growing by 1,038 jobs per year. The current (2020) estimate of people working in the City is 42,549. It is projected that the number of people working in the City will increase to 47,737 by 2025.

Figure 2.6 – Employment Status of Residents

Employment Status	Total
Population 16 Years and Over	71,803
In Labor Force	69.30%
Not in Labor Force	30.70%
Unemployment Rate	3.40%
Mean Travel Time to Work (Minutes)	22.3

In 2002, there were 69 jobs located in the City for every 100 employed residents. In 2014, the number of people working in the City exceeded for the first time the number of employed residents from the City. By 2014 it was just over 100 jobs per 100 employed residents. In 2025, it is projected that there will be 116 jobs located in the City for every 100 employed residents. The number of employed residents is expected to increase from 39,898 in 2020 to 41,990 in 2025. The number of residents who both live and work had increased to 13.2% of employed Sandy City residents in 2010. Since then it has been slowly decreasing to approximately 12.0%

in 2020. It is estimated that approximately 4,786 Sandy City residents live and work in the City in 2020, approximately 11.4% of employed residents.

Figure 2.6 – 2014 Employment – Inflow/Outflow

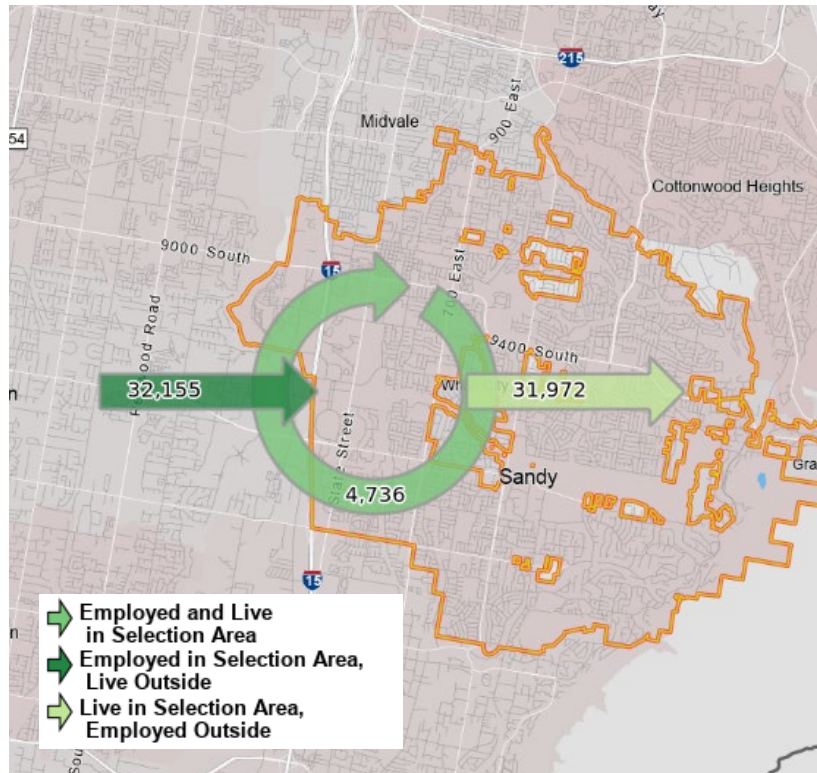
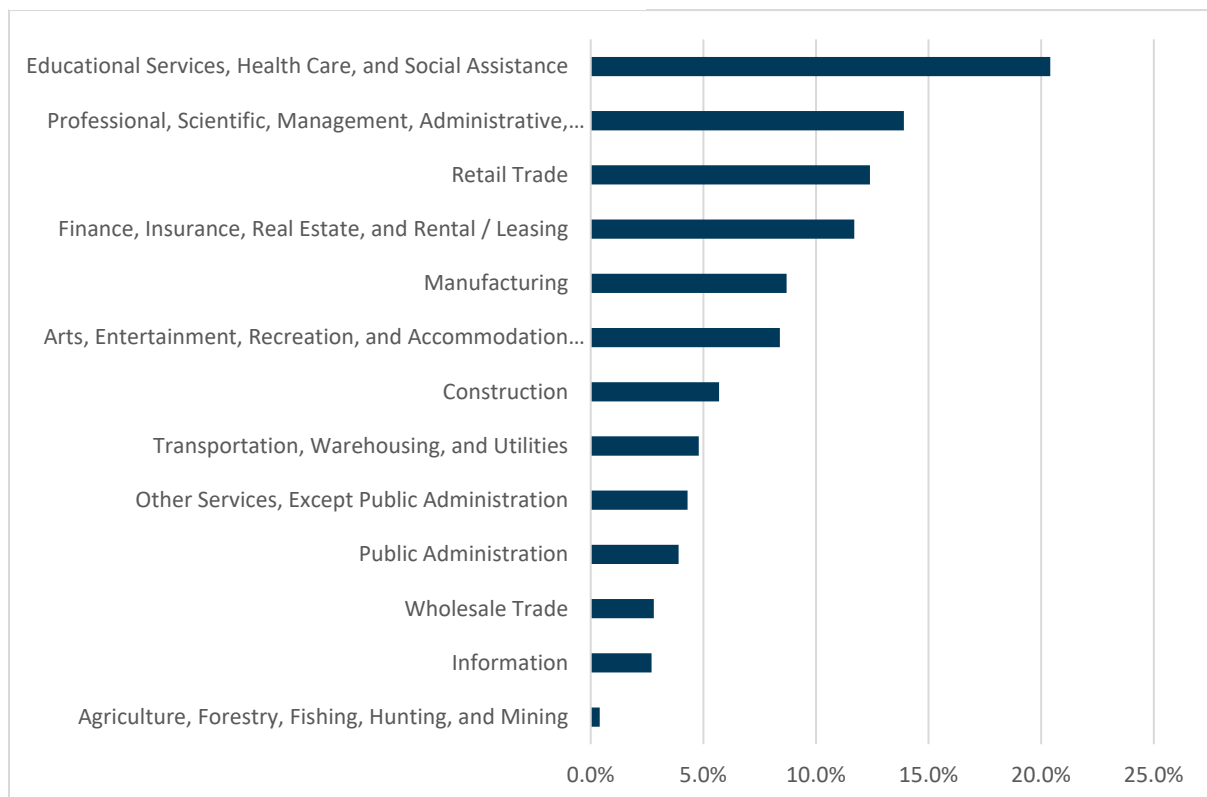


Figure 2.7 – Employment by Industry



3. Goals

1. Quality Growth

Promote a stable and sustainable community by providing the opportunity for a variety of housing types and densities

1.1 Develop infill options that complement existing housing stock and neighborhood characteristics

1.1.1 Utilize the Municipal Approval process in considering exceptions and/or overlays that relax requirements on difficult infill pieces of property

1.1.2 Revise existing ordinances dealing with infill in order to allow more flexible development standards (namely the R-1-8 INF zone and the Residential Conservation Overlay Zone)

1.2 Offer a Transfer of Development Rights (TDR) program to encourage responsible development, increased densities, in order to preserve open space and natural resources within the City. This should be done by utilizing sending and receiving zones throughout the City in appropriate areas.

1.2.1 Review state laws and guidance to determine applicability within Sandy City

1.2.2 Involve various public and private stakeholders in determining feasible and appropriate regulations

1.3 Create an opportunity to preserve lands that are better utilized for pedestrian and bicycle trails, wilderness fire protection, etc.

1.3.1 Consider creation of an overlay zone to allow for clustering of residential units in exchange for larger and more effective natural and developed open space resources.

1.4 Ensure a range of housing options to accommodate an aging population and growth trends

1.4.1 Encourage the consolidation of vacant and redevelopable parcels to better accommodate the development of senior and other multi-family and mixed-use projects

1.4.2 Sites designated for new residential development should have adequate public utilities and facilities and be located near existing or future amenities appropriate for the projected population, including transit options

1.5 Encourage various housing types and sizes including carriage homes, lofts, live-work spaces, and other options as appropriate.

1.5.1 Encourage greater variety of housing by allowing different accessory living units within single-family developments, that are complimentary to the existing neighborhoods

1.5.2 Provide market-rate, affordable housing through encouraging secondary units

1.6 The City should encourage a range of housing opportunities targeted towards all segments of the community when considering new development and redevelopment

1.6.1 Promote quality design and development of all new multi-family projects that comply with adopted design guidelines and codes and ensure that they complement and blend with existing neighborhood characteristics

1.6.2 Inventory and assess housing for the elderly and other special needs populations to assist in determining future siting for appropriate housing

1.6.3 Explore financial tools to promote development of market-rate, affordable and workforce housing

2. Maintenance

Maintain and enhance neighborhood characteristics while allowing for modification and renovation of existing residences

2.1 Allow for additions and modifications to existing housing stock

2.1.1 Review and amend, where appropriate, reasonable setback requirements in areas zoned for residential use.

2.1.2 Using the Conditional Use Permit process, allow for balconies, porches, pop-outs, and other architectural features to encroach into setbacks

2.2 Encourage remodeling and rehabilitation of existing units where feasible and when the character of the building contributes to that of the neighborhood

2.2.1 Provide assistance to residents in determining life-safety issues posed by existing structures

2.2.2 Assist residents in determining necessary structural and facility upgrades when remodeling or renovating an existing structure

2.2.3 Where remodeling or rehabilitation is not feasible, the City should encourage replacement of dilapidated housing units with those that are designed to be complimentary to the surrounding neighborhood

3. Community

Encourage the preservation, upkeep, and maintenance of existing housing

3.1 Encourage investment in the community by owners, landlords, and renters

3.1.1 Provide information, incentives, and assistance to those wishing to make improvements to their property

3.1.2 Promote good property management practices and educate homeowners and landlords regarding City codes, enforcement, expectations, and opportunities within the community

3.1.3 Promote property maintenance, rehabilitation, and upgrades through a tool rental voucher program provided by either the City or through a public/ private partnership with local businesses

3.2 Maintain and upgrade aging infrastructure and housing

3.2.1 Compile a resource guide of home improvement grants and weatherization assistance programs to help the elderly and other special needs populations remain in their desired homes and communities

3.2.2 Implement a neighborhood preservation program that provides assistance to neighborhoods that are struggling to maintain quality of life (utilizing Community Coordinators, Code Enforcement Officers, Sandy Pride, and other programs)

3.2.3 Seek out funding sources to aid in financing necessary improvements for aging infrastructure (this may include warranty/insurance options as well as public/private partnerships with those agencies and stakeholders who may also be affected by failing infrastructure)

3.3 Strengthen the community by utilizing programs that invite citizen investment in their communities

3.3.1 Sponsor and support events tailored to each of the Sandy City Communities, promoting social interaction and community cohesion (e.g. Neighborhood Watch, Night Out Against Crime, Sandy Pride, etc.)

3.3.2 Conduct frequent meetings with City staff and the appointed Sandy City Community Coordinators in order to keep them informed on the activities, issues, and concerns occurring within their areas

3.3.3 Identify aging neighborhoods that exemplify and enhance the vision of Sandy City and work to prevent detrimental development from occurring

3.3.4 Continue to provide adequate notice and opportunity for neighborhood organizations and residents to voice concerns and resolve land use issues

4. Interaction

New and existing housing should complement the non-residential uses throughout the City and region

4.1 Promote a balance of jobs to housing within the City

4.1.1 A formal study should be conducted to determine the existing jobs to housing ratio with Sandy City and provide recommendations on actions the City can take to reach a suitable balance

4.2 Provide regional access to housing, employment, and commercial uses

4.2.1 Promote and support mixed-use, employment, and residential growth near existing and future transit stations, existing activity centers, and transportation corridors

5. Special Needs and Fair Housing

The City strives to provide a range of housing opportunities for all residents, including those with special needs, and to eliminate discrimination in housing availability

5.1 Support the observance of all applicable local, state, and federal laws regarding anti-discrimination practices in housing

5.1.1 Prohibit discrimination in the sale or rental of housing with regard to any of the federally protected classes

5.1.2 Communicate information available on housing opportunities and programs effectively to residents who are primarily non-English speaking

5.1.3 Ensure that reasonable accommodations are available in housing to those with disabilities

5.2 Provide an environment in which housing and shelter are available to all residents

5.2.1 Work with the other jurisdictions along the Wasatch Front to ensure an adequate supply of housing for all residents of the region

5.2.2 Establish a system to handle any complaints from residents regarding violations of fair housing or providing for special needs populations

Note:

At the time that this document was prepared, the most current Census data was the 2017 American Community Survey (ACS). The 5-Year ACS Estimates was one of the primary sources of data. Other Census data used includes the Comprehensive Housing Affordability Strategy (CHAS) data and Longitudinal Employer-Household Dynamics (LED) data. Other sources of data include the Five Year Housing Projection Calculator from the Utah Department of Workforce Services, and FY2017 Income Limits Summary from the Department of Housing and Urban Development (HUD). Dollar amounts are in 2017 dollars per the 2017 ACS 5-Year Estimates. Most of the source data is used to generate rates and trends that are applied to actual current numbers of housing units provided by the Sandy City Community Development Department.

SANDY CITY
PLANNING COMMISSION
PUBLIC NOTICE
GENERAL PLAN AMENDMENT
MODERATE INCOME HOUSING ELEMENT
GPA07272022-6366

Notice is hereby given of intent to amend the Sandy City General Plan and to hold a public hearing before the Sandy City Planning Commission on August 18, 2022 at approximately 6:15 PM. The proposed amendment is the adoption of the Moderate Income Housing Element. The proposed amendment is not applicable to any specific location, but would apply generally throughout the City. Following the public hearing, the Planning Commission will forward a recommendation to the City Council. The City Council will make a final decision in a separate meeting.

A draft of the Moderate Income Housing Element will be available for review starting on August 8, 2022 at City Hall (10000 S. Centennial Parkway), on the City's website (<https://www.sandy.utah.gov/797/Long-Range-Planning>), or upon request. All interested parties are invited to review the proposed amendment, provide information or comments, and/or attend the public hearing. For comments, questions, or other inquiries, please contact Jake Warner at 801-568-7262 or by email at jwarner@sandy.utah.gov.

This Planning Commission meeting will be conducted both in-person, in the Sandy City Council Chambers at City Hall (10000 S. Centennial Parkway), and via Zoom Webinar. Residents may attend and participate in the meeting either in-person or by accessing the meeting using the webinar link below. Attendees wishing to comment during the meeting, who are participating through the webinar link, must have a microphone connected to their device (smart phone, laptop, desktop, etc.). A listen-only option is also available by telephone using the phone numbers provided below.

How to join the electronic meeting:

Zoom Webinar

- Go to www.zoom.us
- Click on "Join a Meeting."
- Enter the Webinar ID (858 1667 5277) and Password (128022).
- Register by providing your name and email.
- Select "Join Meeting in Progress" and then select "Open Meeting."
- To make a comment: Select "Raise A Hand" in either the toolbar or the participant window.

Telephone

- Dial: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799
- Enter the Webinar ID (858 1667 5277) and Password (128022).



Staff Report

File #:
CUP04122022-006302,
Version: 1

Date: 8/18/2022

Agenda Item Title:

Pavel Accessory Structure (Conditional Use Permit - Increased Size)
529 E. 8800 S.
[Community #1 - Historic Sandy]

Presenter:

Brynn Bohlender

Description/Background:

The applicant, Pavel Uhlir is requesting a Conditional Use Permit to allow for 900 square foot accessory structure for the property located at 371 East 8680 South (See Exhibit #1-Application Materials). The proposed use for the structure is for additional garage space. The proposed materials fiber cement siding. The roof pitch design styling will be congruent with the main dwelling, so it blends in well with the neighborhood and existing structures. Access to the proposed garage will be via the existing driveway (See Exhibit #2- Site Plan and Construction Drawings)

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission approve a Conditional Use Permit for Pavel Uhlir at the property located at 529 East 8800 South to allow for a 900 square foot accessory structure as described in the application and based on the following findings and the subject to the five conditions below:

Findings:

1. Staff finds that the proposed structure meets the intent of section 21-11-2 provided the applicant complies with the following conditions:

Conditions:

1. That the proposed structure complies with all applicable Building & Safety, and Fire & Life Codes.
2. That the detached structure shall not be used as an accessory dwelling unit.
3. That the applicant be responsible for meeting all provisions of the Sandy City Development Code, and all conditions of approval imposed by the Planning Commission.
4. That the applicant bring the front landscaped area into compliance with Sandy City Property Maintenance Code.
5. That this Conditional Use Permit be reviewed upon legitimate complaint.



JAMES SORENSEN
COMMUNITY DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

August 18, 2022

To: Planning Commission
From: Community Development Department
Subject: Pavel Accessory Structure (Conditional Use Permit – Increased Size) CUP04122022-006302
529 East 8800 South Zoned R-1-7.5(HS)
[Community #1, Historic Sandy]

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area.*

DESCRIPTION OF REQUEST

The applicant, Pavel Uhlir is requesting a Conditional Use Permit to allow for a 900 square foot accessory structure for the property located at 371 East 8680 South (See Exhibit #1- Application Materials). The proposed use of the structure is for additional garage space. The proposed exterior materials are fiber cement siding. The roof pitch design styling will be congruent with the main dwelling, so it blends in well with the neighborhood and existing structures. Access to the proposed garage will be via the existing driveway (See Exhibit #2– Site Plan and Construction Drawings)

BACKGROUND

The property is 0.28 acres, (12,196.8 square feet) in an R-1-7.5(HS) zone and is in the Flagstaff Farming subdivision. The proposed structure will be 30 feet wide and 30 feet long. The subject property is adjacent to single family homes zoned R-1-7.5(HS) on all sides.

NOTICE

A neighborhood meeting was held on Monday May 16, 2022. No residents attended the meeting and staff has not received and calls or emails regarding the request. Notices were mailed to property owners within a 500-foot radius of the subject parcel in advance of the Planning Commission meeting.

ANALYSIS

Section 21-11-2(d) of the Sandy City Development Code states that the total maximum square footage of all accessory buildings on the property may be increased up to 25 percent larger than the permitted size upon receipt of a conditional use permit from the Sandy City Planning Commission. However, the Planning Commission may not approve any accessory structure over 25 percent of the rear yard. ... The Planning Commission shall consider the scale of the buildings in relation to the immediate surroundings, the nature of the zone and land uses in the immediate vicinity, architectural design, landscaping, access, proposed use, impact upon adjacent properties, in addition to other criteria normally considered during the conditional use permit process. The Planning Commission may require additional setback from side and rear property lines as a condition of approval.

COMPLIANCE WITH SECTION 21-33-04

Staff response in *italics*.

Conditions.

In order to achieve compliance with the standards set forth herein, the City may impose conditions that address standards 21-33-04 “1” to “15”, as contained in the Sandy City Development Code. This proposed conditional use meets or satisfies all of Conditions “1” through “15”, except the following conditions that merit discussion or additional consideration by the Planning Commission:

1. Size, configuration and location of the site and the proposed site plan layout.
The proposed accessory structure will be in the rear yard, 15' to peak and will be 900 square feet.

2. Proposed site ingress and egress to existing and proposed roads and streets.
The garage will be accessed from an existing driveway on the southwest side of the property.

6. Mass, size, number, location, design, exterior features, materials, colors of buildings, structures, and other facilities.
The proposed detached garage roof material and pitch will match the existing home but will use siding instead of brick

13. Identifying a time for regular review and monitoring, as determined necessary, to ensure the use continues to operate in compliance with all conditions and requirements of approval.
Compliance with conditions is reviewed during the building permit process.

14. Measures to ensure compliance with all conditions and requirements of approval including but not limited to bonds, letters of credit, improvement agreements, agreements to conditions, road maintenance funds, restrictive covenants.
To be reviewed upon legitimate complaint.

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

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

CONCERNS

Staff is concerned about the landscaping in the front yard area does not comply with the property maintenance standards for landscaping. The front yard does not have live plant materials and landscaped with rock mulch only.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve a Conditional Use Permit for Pavel Uhlir at the property located at 529 East 8800 South to allow for a 900 square foot accessory structure as described in the application and based on the following findings and the subject to the five conditions below:

Findings:

1. Staff finds that the proposed structure meets the intent of section 21-11-2 provided the applicant complies with the following conditions:

Conditions:

1. That the proposed structure complies with all applicable Building & Safety, and Fire & Life Codes.
2. That the detached structure shall not be used as an accessory dwelling unit.
3. That the applicant be responsible for meeting all provisions of the Sandy City Development Code, and all conditions of approval imposed by the Planning Commission.
4. That the applicant bring the front landscaped area into compliance with Sandy City Property Maintenance Code.
5. That this Conditional Use Permit be reviewed upon legitimate complaint.

Staff:

Brynn Bohlender

Brynn Bohlender
Zoning Technician

Exhibit #1 – Application Materials

Property
529E 8800S
Sandy UT
84070
(801) 865 9786

Applicaition for Conditional Use Permit.

Building type:
Garage/Storage Detached Building

Measurments:

size: 30x30 ft (900sq feet) 15ft height.
offset: 2 ft offset from property line
Location: behind house end of driveway west side of property.
Siding: Fiber Cement siding over Metal prefab building
structure.

Description:

Garage/Storage to be used replacing multiple existing buildings on property while providing large enough garage for my vehicle(s).

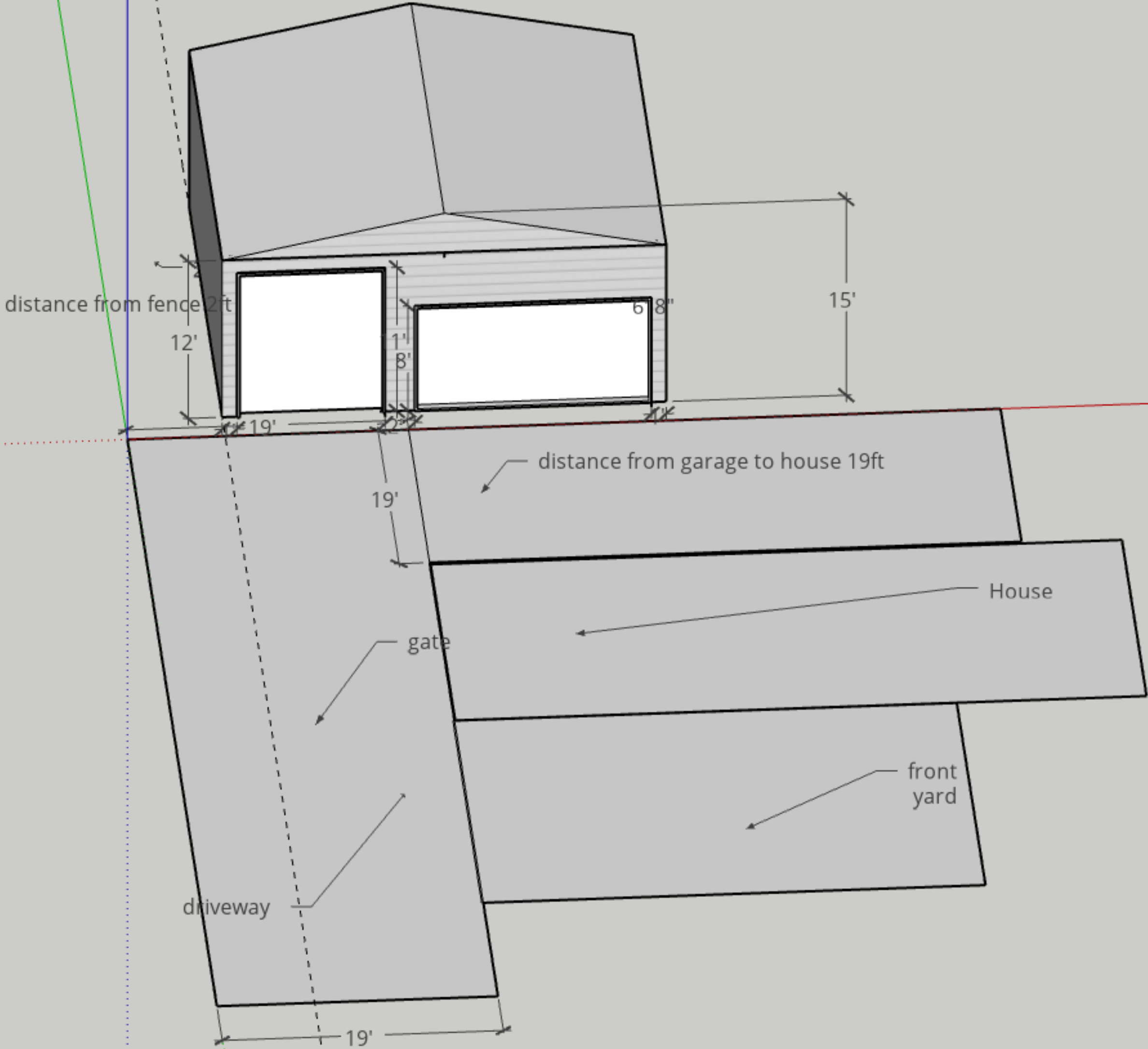
The structure will have Fiber cement siding that will follow codes and look of exising main building (brick).

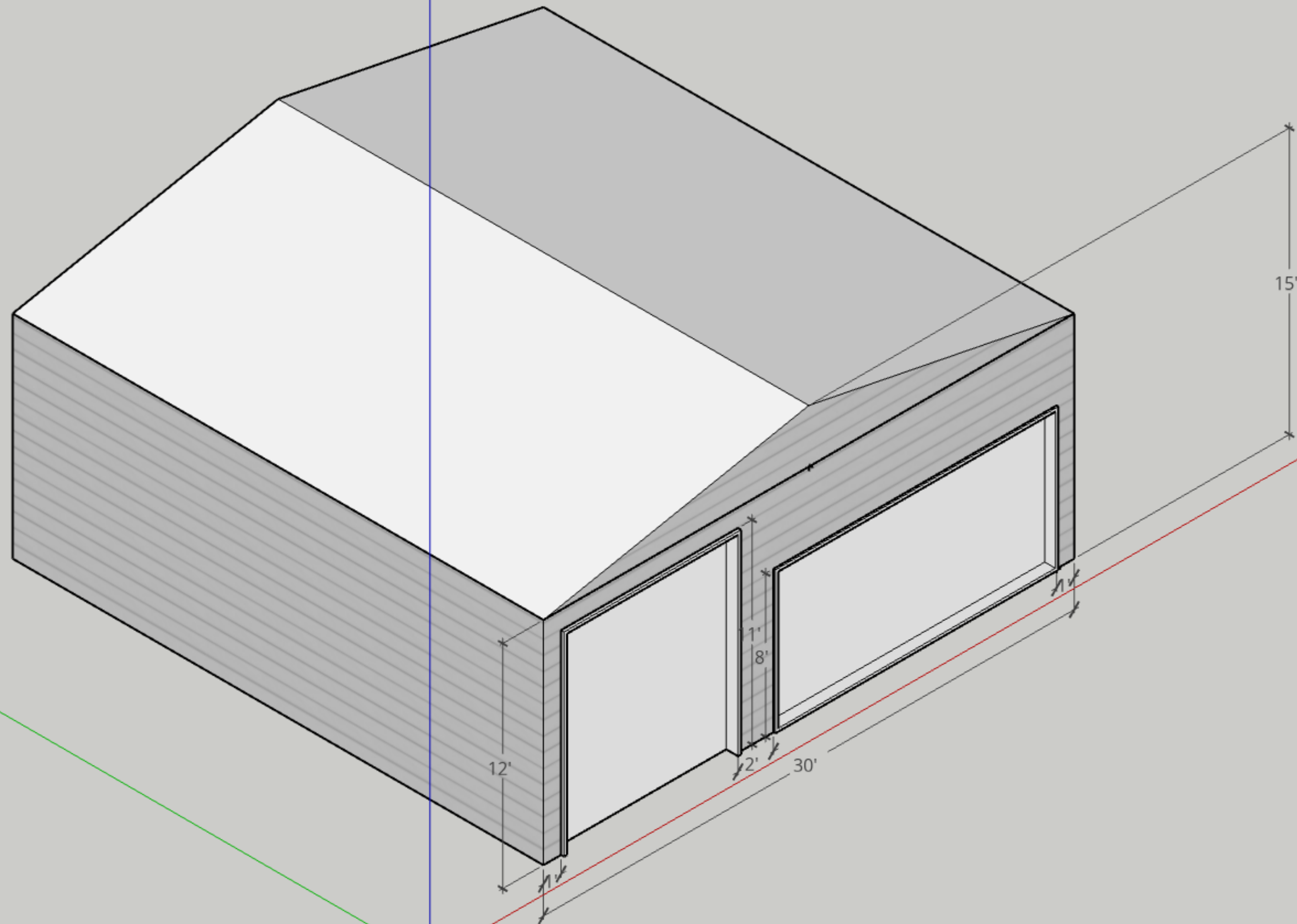
Location of the structure will be at the end of driveway behind house. The size of structure (900 sq feet) is to allow storage of multiple larger vehicles tools and garden equipment.

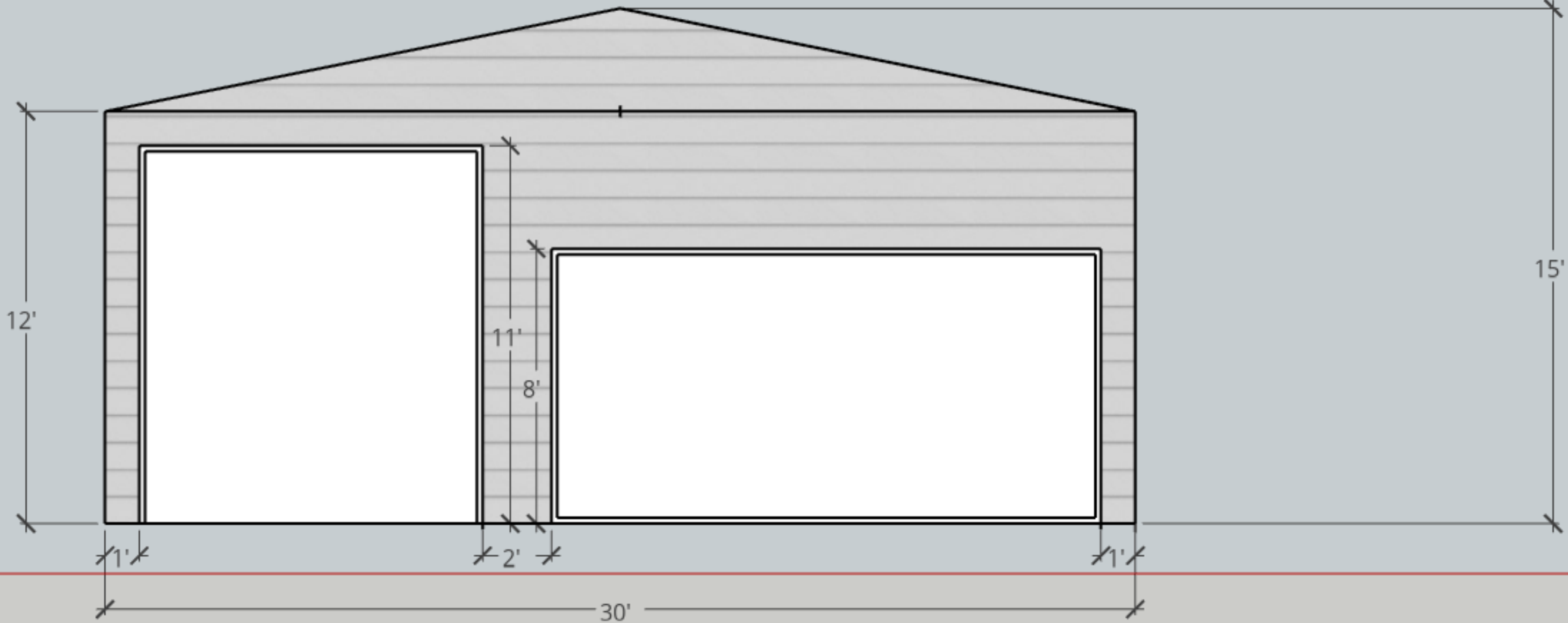
Thank
Pavel Uhler

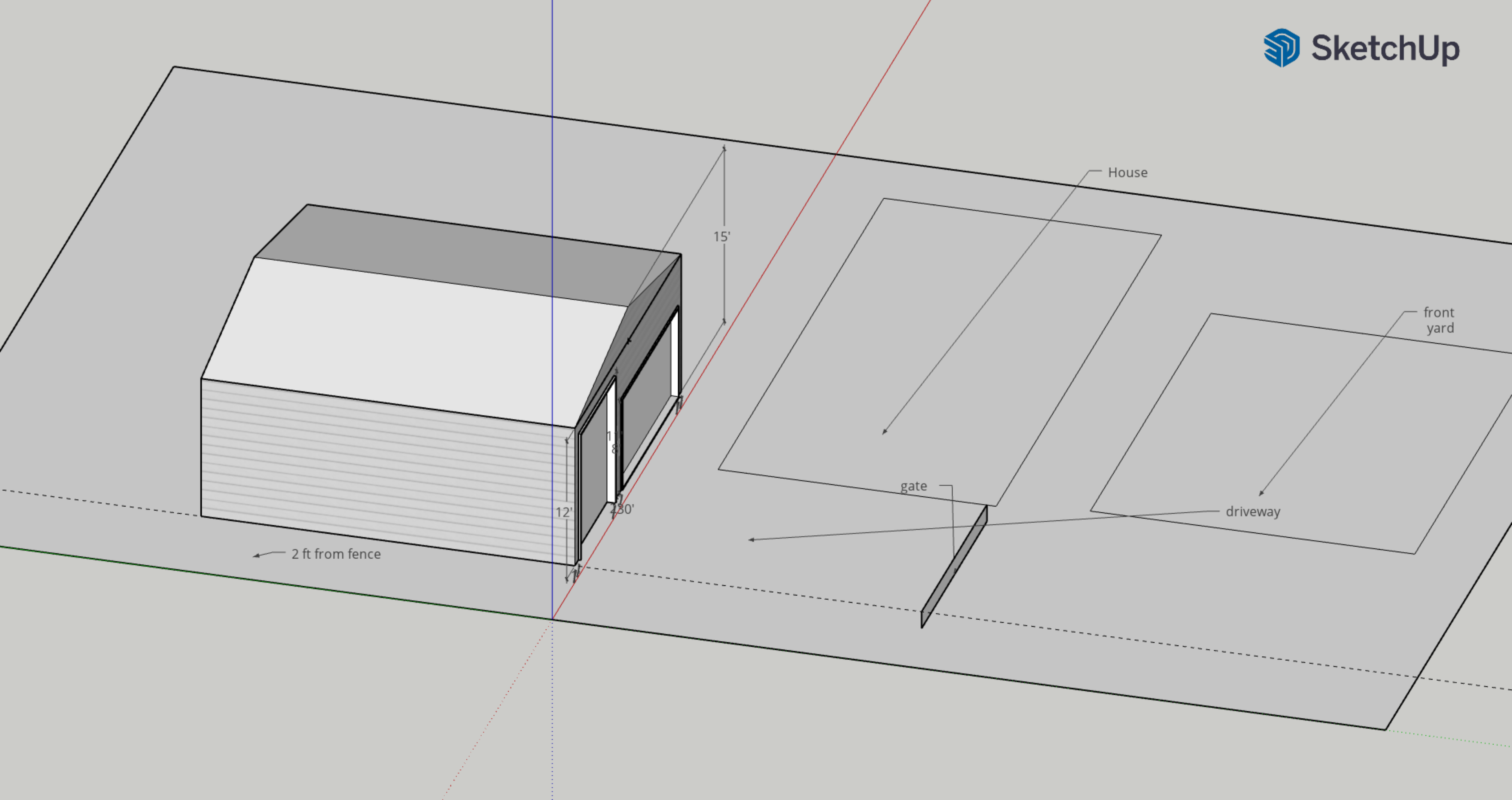
Exhibit #2 – Site Plan and Construction Drawing











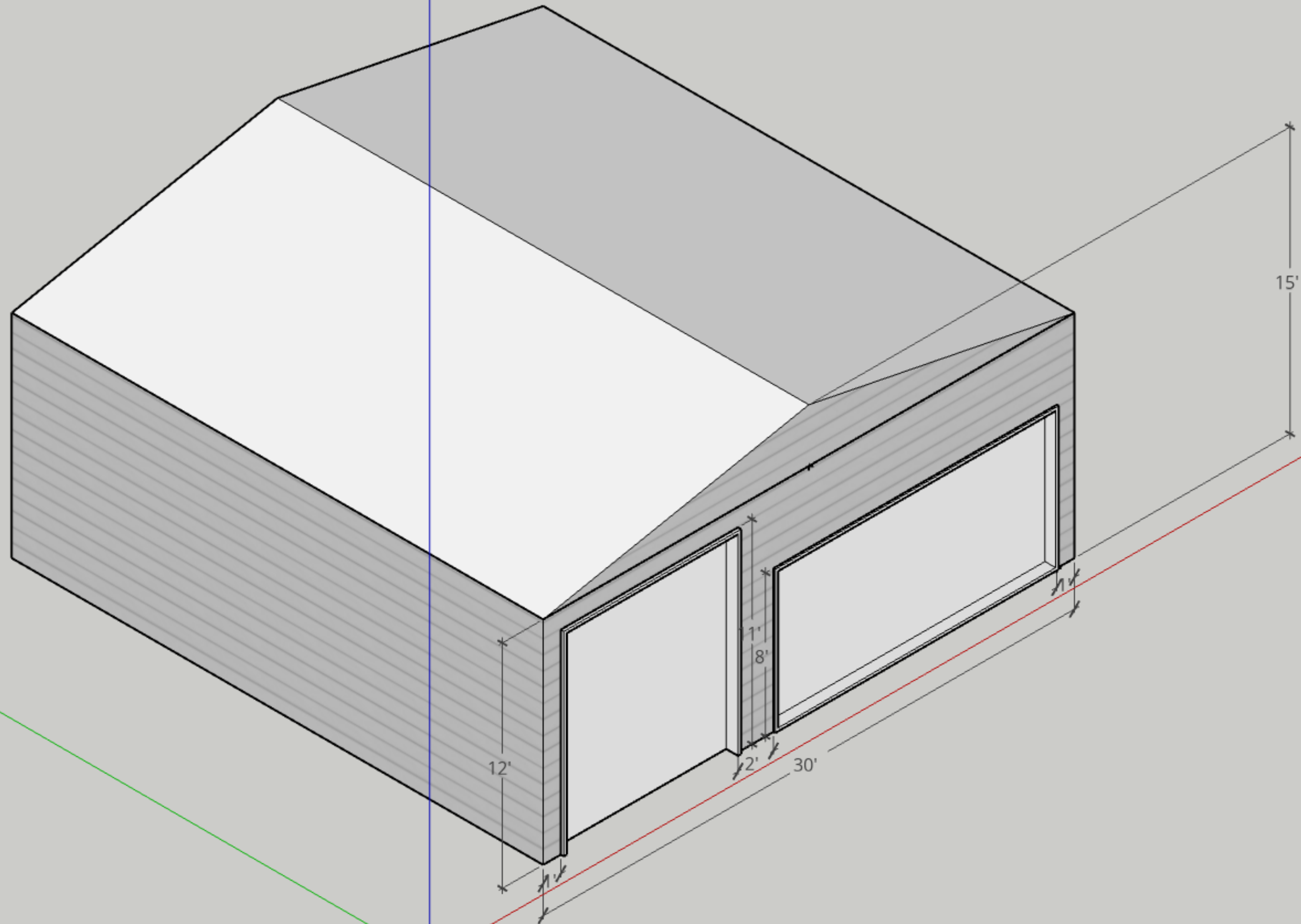


Exhibit #3- Vicinity Map



529 E. 8800 S.

PRODUCED BY BRYNN BOHLENDER
THE COMMUNITY DEVELOPMENT DEPARTMENT





Staff Report

File #:
CUP07222022-006363,
Version: 1

Date: 8/18/2022

Agenda Item Title:

Sandy Infant and Childcare (Category II Home Occupation Conditional Use Permit)
1616 East Waters Lane
[Community #16 - Falcon Park]

Presenter:

Claire Hague

Description/Background:

Zea Robbins, tenant of 1616 East Waters Lane, representing property owner Peronelle Philip, is requesting a Conditional Use Permit to allow for a Category II daycare which permits up to 16 children at one time on a property. (*See Exhibit #1 - Application Materials*). Any child daycare or preschool desiring to operate with more than eight children per day is required to obtain a Conditional Use Permit for a Category II home occupation from the Planning Commission.

The property is on a 0.18-acre (7,840 square feet) lot with a 2,803 square foot single-family home. The applicant is proposing to operate Monday through Friday from 7:00 AM to 4:00 PM. The applicant operates both a half day and full day daycare to stagger the number of children in her care.

The applicant is not currently operating a daycare and is planning to use the license to start operations. She plans to grow the business and hire as needed and is aware that the Sandy City Land Development Code allows her to hire one full-time employee or two part-time employees working 20 hours a week each. The State of Utah governs the ratios of child to caregiver and the applicant is aware that she meets these requirements.

The property is located north of 9400 South on the west side of Waters Ln. It is part of the Silver Mountain Estates #3 Subdivision in the R -1-8 zone. Properties to the north, south, east, and west are single family homes zoned R-1-8. The applicant is proposing curbside pick-up and drop off in front of her property on waters lane. (*See Exhibit #2 - Traffic Pattern*).

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission approve a Conditional Use Permit for Zea Robbins for the property located at 1616 E. Waters Ln. to operate a Category II Home Occupation daycare as described in the application materials based on the following findings and subject to the following conditions:

Findings

1. The proposed use meets the intent of the home occupation section of the Sandy City Land

Development Code.

2. That the property owner, Peronelle Philip, has granted the applicant permission to apply for a Conditional Use Permit on her behalf.
3. The applicant is aware of and is willing to comply with all regulations applicable to this type of home occupation.

Conditions

1. That the applicant complies with all Building & Safety, and Fire & Life Codes applicable to a child daycare.
2. That the applicant be responsible for meeting all provisions of the Sandy City Development Code and all conditions of approval imposed by the Planning Commission.
3. That the applicant or an aid assist at curbside with the directing of traffic and the loading/unloading of clients. Patrons shall not block driveway entrances to neighboring properties.
4. That this Conditional Use Permit be reviewed upon legitimate complaint.
5. That the applicant meet all state business licensing requirements for a residential daycare.

From: [Zea Robbins](#)
To: [Claire Hague](#)
Subject: Re: [EXTERNAL] Re: Planning Commission
Date: Tuesday, August 16, 2022 9:48:28 AM
Attachments: [image005.png](#)
[image002.png](#)
[image004.png](#)
[image003.png](#)
[image006.png](#)

This letter is to notify Claire Hague and the Sandy City Planning Commission of my intent to withdraw my application for a conditional use permit for the property located at 1616 E Waters Lane. I no longer wish to care for 16 children at my in home daycare. I apologize for any inconvenience and time wasted this may have cause.

Kind regards,
Zea Robbins
Sandy Infant & Childcare LLC.

On Tue, Aug 16, 2022 at 8:34 AM Claire Hague <chague@sandy.utah.gov> wrote:

Zea,

You would just let me know that you want to withdraw your application by tomorrow. I just need a written record that you want to withdraw your application.

Thanks,



Claire Hague

Planner

[10000 S. Centennial Pkwy. | Sandy, UT 84070](#)

o: 801.568.7205

chague@sandy.utah.gov

sandy.utah.gov



From: Zea Robbins <zealeilani@gmail.com>
Sent: Monday, August 15, 2022 9:58 PM
To: Claire Hague <chague@sandy.utah.gov>
Subject: [EXTERNAL] Re: Planning Commission

Hi Claire,

I am considering NOT finishing the conditional permit application. Can you tell me what that would look like? It will be more work than I anticipated for the grant applications that I was beginning to apply for. Please lmk in order to make a decision prior to Thursday.

Thanks, Zea

On Mon, Aug 15, 2022 at 12:59 PM Claire Hague <chague@sandy.utah.gov> wrote:

Zea,

I've attached the staff report for the August 18th Planning Commission Meeting. The meeting starts at 6:15 PM and is available online and in person at 10000 S. Centennial Parkway. Please read through the staff report and make sure you agree to all of the conditions of approval. I will give a brief introduction and then the Planning Commission will have you go through your project so just be prepared for that. Please let me know if you have any questions.

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/85816675277>

Webinar ID: 858 1667 5277

Passcode: 128022

Or One tap mobile:

+16699006833,,85816675277# US (San Jose)

+12532158782,,85816675277# US (Tacoma)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 669 444 9171 or +1 929 436 2866 or +1 301 715 8592 or +1 312 626 6799 or +1 646 931 3860

International numbers available: <https://us02web.zoom.us/j/84461212345>

Thanks,



Claire Hague

Planner

[10000 S. Centennial Pkwy. | Sandy, UT 84070](#)

o: 801.568.7205

chague@sandy.utah.gov

sandy.utah.gov



--

With much appreciation, Zea Leilani C. Robbins

--

With much appreciation, Zea Leilani C. Robbins

SANDY CITY COMMUNITY DEVELOPMENT



JAMES SORENSEN
COMMUNITY DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

August 18, 2022

To: Planning Commission
From: Community Development Department
Subject: Sandy Infant and Childcare (Category II Home Occupation CUP07222022-006363
Conditional Use Permit) Zoned R-1-8
1616 East Waters Ln
[Community #16 - Falcon Park]

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject property.*

DESCRIPTION OF REQUEST

Zea Robbins, tenant of 1616 East Waters Lane, representing property owner Peronelle Philip, is requesting a Conditional Use Permit to allow for a Category II daycare which permits up to 16 children at one time on a property. (*See Exhibit #1 – Application Materials*). Any child daycare or preschool desiring to operate with more than eight children per day is required to obtain a Conditional Use Permit for a Category II home occupation from the Planning Commission.

The property is on a 0.18-acre (7,840 square feet) lot with a 2,803 square foot single-family home. The applicant is proposing to operate Monday through Friday from 7:00 AM to 4:00 PM. The applicant operates both a half day and full day daycare to stagger the number of children in her care.

The applicant is not currently operating a daycare and is planning to use the license to start operations. She plans to grow the business and hire as needed and is aware that the Sandy City Land Development Code allows her to hire one full-time employee or two part-time employees working 20 hours a week each. The State of Utah governs the ratios of child to caregiver and the applicant is aware that she meets these requirements.

The property is located north of 9400 South on the west side of Waters Ln. It is part of the Silver Mountain Estates #3 Subdivision in the R -1-8 zone. Properties to the north, south, east, and west

are single family homes zoned R-1-8. The applicant is proposing curbside pick-up and drop off in front of her property on waters lane. (*See Exhibit #2 – Traffic Pattern*).

ANALYSIS

Section 21-11-05(F)(3) of the Sandy City Development Code states:

(3) Child Day Care. The following items indicate maximum limits that may be granted by the Planning Commission when a child day care is expected to exceed eight at one time:

- a. A maximum of 16 children is permitted at any one time.
- b. A maximum of 18 children is permitted per day.
- c. These numbers shall include the licensee's and any employee's children if they are under six years of age under the care of the licensee at the time of the home occupation is conducted.
- d. A maximum of 24 vehicular stops per day for child drop off to pick up is permitted.

COMPLIANCE WITH SECTION 21-33-04

Staff response in *italics*.

Conditions. In order to achieve compliance with the standards set forth herein, the City may impose conditions which address standards 21-33-04 "1" to "15", as contained in the Sandy City Development Code. This proposed conditional use meets or satisfies all of Conditions "1" through "15", except the following conditions which merit discussion or additional consideration by the Planning Commission:

5. Site circulation patterns for vehicular, pedestrian and other traffic;
The applicant is proposing to have children picked off in front of her property on waters lane.

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

That the applicant complies with all Building & Safety, and Fire & Life Codes applicable to a child day care.

NOTICE

A neighborhood meeting was held on August 9, 2022, at 7:00 PM by the Community Development Department. No neighbors attended the meeting and staff has not received any phone calls or emails regarding the project.

CONCERNS

The proposed Home Occupation business meets the requirements set forth in the Land Development Code and the applicant has agreed to abide by the rules set forth therein. Staff has no concerns.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve a Conditional Use Permit for Zea Robbins for the property located at 1616 E. Waters Ln. to operate a Category II Home Occupation daycare as described in the application materials based on the following findings and subject to the following conditions:

Findings

1. The proposed use meets the intent of the home occupation section of the Sandy City Land Development Code.
2. That the property owner, Peronelle Philip, has granted the applicant permission to apply for a Conditional Use Permit on her behalf.
3. The applicant is aware of and is willing to comply with all regulations applicable to this type of home occupation.

Conditions

1. That the applicant complies with all Building & Safety, and Fire & Life Codes applicable to a child daycare.
2. That the applicant be responsible for meeting all provisions of the Sandy City Development Code and all conditions of approval imposed by the Planning Commission.
3. That the applicant or an aid assist at curbside with the directing of traffic and the loading/unloading of clients. Patrons shall not block driveway entrances to neighboring properties.
4. That this Conditional Use Permit be reviewed upon legitimate complaint.
5. That the applicant meet all state business licensing requirements for a residential daycare.

Planner:



Claire Hague, Planner

S:\Users\PLN\STAFFRPT\2022\CUP07222022-6363 Sandy Infant and Childcare LLC

Exhibit #1 – Application Materials

Sandy City Planning Department

Attention Claire Hague

10000 Centennial Parkway

Sandy UT. 84070

Noise Plan for **Conditional Use Permit** for Sandy Infant & Childcare LLC., owned & operated by Zea Robbins, located at 1616 E Waters Lane Sandy, UT. 84093

Business hours for the childcare at 1616 E Waters Lane will be conducted from 7:00am – 4:00pm. Employees scheduled for the day will arrive approximately 20 minutes prior to their shift and park on the driveway of the residence or in the garage of the residence depending on what stalls are available that day. During their 8-9 hour shift their vehicle will remain in the designated parking stall. Employees may enter through the front door, side gate or garage. Employees will create the same amount of noise as a family member returning home, parking their car, and entering the residence for an extended period. There will be a strict no smoking policy in place at the residence for both working and non-working hours for parents and employees. In the Sandy Infant & Childcare LLC. Policies & Agreement, parking instructions will be provided to clients. The no smoking policy will also be highlighted in the document. I will also stress the importance of picking up and dropping off swiftly, with an emphasis on the fact that the business is located in a quiet residential neighborhood and it is required in our childcare agreement that neighbors are respected, speed limits adhered to and an overall awareness of personal impact be observed.

Upon client arrival cars will pull up to the park strip in one of the three allocated parking stalls and bring their child into the residence for drop off. The same procedure will be conducted during pick up at 4:00 pm. As needed, a staggered pick-up schedule will be introduced to allow for 3 parents to pick up in a time block. For example: the first 3 children to be dropped off that morning will be given the 4:00-4:10 pick up

time. If they are in the neighborhood early, I will ask that they wait curbside down the street until their block is open. If special arrangements need to be made for a specific child, such as a late pick-up, this will be handled on a case-by-case basis daily, as necessary.

Children will be outside one, possibly two times daily, weather permitting. At or around 11:30 daily we may eat lunch outside for 20-30 minutes. The second opportunity for outdoor time would be in the afternoon prior to pick up at approximately 3:15pm. The children would have the opportunity to either play in outdoor cars in the backyard or take a stroller ride to the local nearby park. I do not foresee the noise level being any louder than that of children from the neighborhood playing in the backyard of a residential home for a short amount of time.

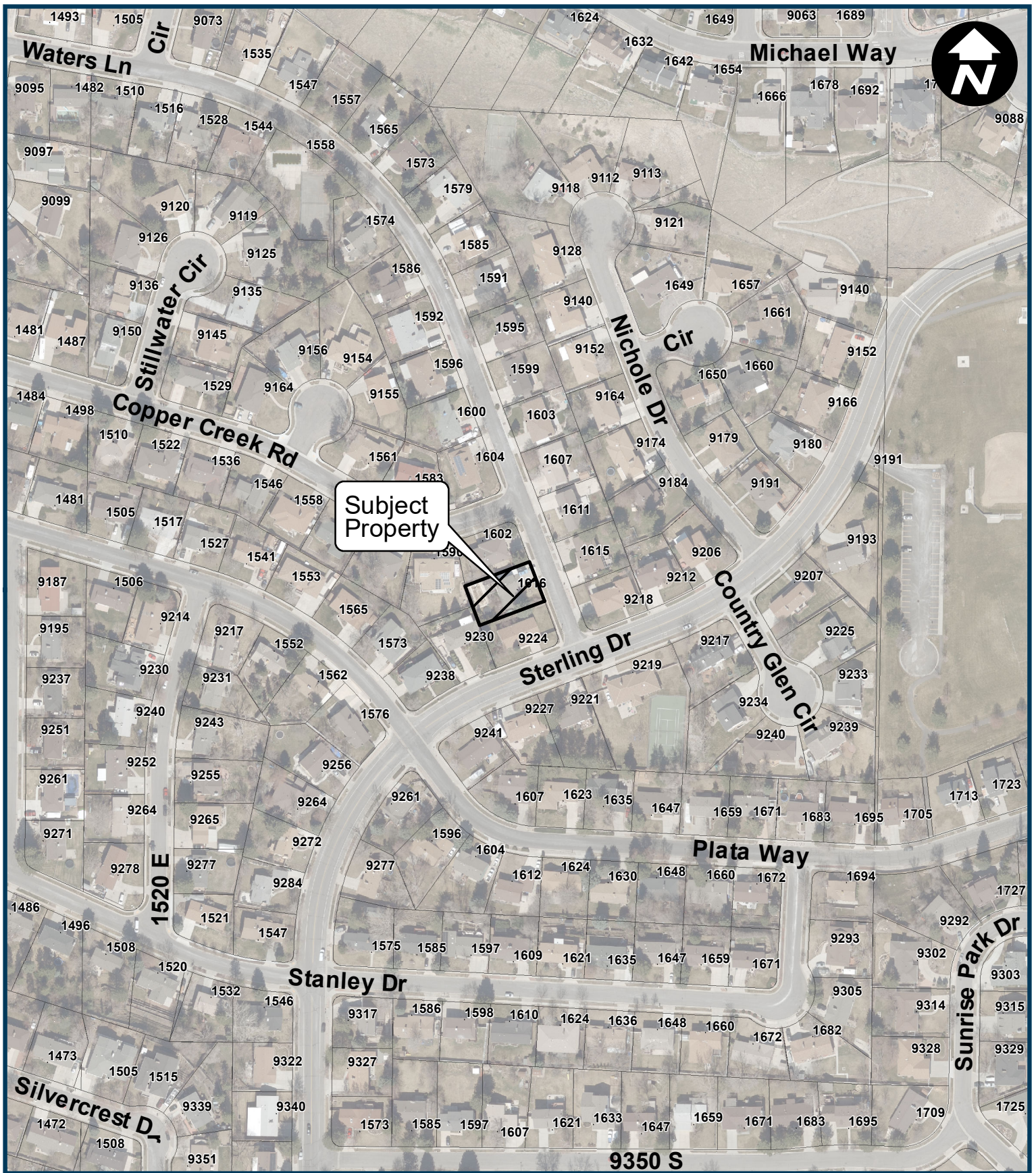
Exhibit #2 – Traffic Pattern



0 87.5 175 350 525 700 Feet



Exhibit #3 – Vicinity Map



CUP07222022-6363
Sandy Infant and Childcare LLC
1616 E. Waters Lane



PRODUCED BY BRYNN BOHLENDER
THE COMMUNITY DEVELOPMENT DEPARTMENT



Staff Report

File #: SPR-02-20-5810-A,
Version: 1

Date: 8/18/2022

Agenda Item Title:

American Loans Office - Architectural Design Exception Request for a Modification of the 20 Percent Limit on Stucco Exterior Building Material Use
8800 South Harrison Street
[Community #1, Northern Exposure]

Presenter:

Douglas L. Wheelwright

Description/Background:

General Contractor Mark Stephenson, representing Red Mountain Builders, and Architect Jim Darling, representing JDA Architecture, representing property owner Mr. J.L. Llavina are requesting that the Sandy City Planning Commission consider a request to allow the north wall of the north building to use 90 percent "Terra Neo" type stucco building material on the north wall only of this building, which was previously approved by the Planning Commission in 2020. The Sandy City Architectural Design Standards, adopted by City in 2004, limit the use of stucco/EIFS building material to 20 percent on any exterior building wall face. The Planning Commission is the land-use authority designated in the Sandy City Architectural Design Standards to consider request to modify the architectural design standards of the Sandy City Code.

See full staff report attached hereto for further details.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission find that the requested use of "Terra Neo type" stucco material on 90 percent of the north wall of the north building on the site at 8800 S. Harrison Street be approved as proposed with the aluminum strips being added to increase the appearance of scoring density as represented in the new building elevation drawing details, based upon the following three findings and the following one condition:

FINDINGS:

1. That the proposed use of the "Terra Neo type" materials in excess of the 20 percent limit, is acceptable to the Planning Commission in this "Corrective" installation situation, to resolve the multiple short comings in construction administration relative to pre-approval of changes to approved plans and details.
2. That this building face will not be highly visible to the public, due to its north facing orientation; screening walls from the freeway; and minimal vehicle traffic on Harrison Street.
3. That it is in Sandy City's interest to get this project completed and the buildings occupied.

CONDITIONS

1. That the project be completed expeditiously now and that no further changes to the building, site plan or any other details, without pre-approval by City Planning staff or Planning Commission, as may be required by City ordinance or administration.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

August 18, 2022

To: Planning Commission
From: Community Development Department
Subject: American Loans Office – Architectural Design Exception SPR-02-20-5810 Approx.
Request for a Modification of the 20 Percent Limit on 0.62 Acres
Stucco Exterior Building Material Use RC Zone
8800 South Harrison Street
[Community #1, Northern Exposure]

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area, by U.S. Mail delivery.*

PROPERTY CASE HISTORY	
CASE NUMBER	CASE SUMMARY
SPR-81-07	D.K. Watson Corvette Shop, 1981.
SPR-82-05	Western Honda Sales and Service, 1982
Unknown	Hot Tub/Spa Sales
SPR-02-20-5810	American Loans Two New Office Buildings Site Plan Review, July 16, 2020 Planning Commission approval. Final site plan approved May 10, 2021.

REQUEST

General Contractor Mark Stephenson, representing Red Mountain Builders, and Architect Jim Darling, representing JDA Architecture, representing property owner Mr. J.L. Llavina are requesting that the Sandy City Planning Commission consider a request to allow the north wall of the north building to use 90 percent "Terra Neo" type stucco building material on the north wall only of this building, which was previously approved by the Planning Commission in 2020. The Sandy City Architectural Design Standards, adopted by City in 2004, limit the use of stucco/EIFS building material to 20 percent on any exterior building wall face. The Planning Commission is the land-use authority designated in the Sandy City Architectural Design Standards to consider request to modify the architectural design standards of the Sandy City Code.

NEIGHBORHOOD MEETING

A neighborhood meeting was not held on this application to the Planning Commission requesting a modification of an architectural design standard.

BACKGROUND

When the building and site plans for the two building project were approved by Sandy City back in 2021, the north wall of the north building was approved using a zero lot line setback. This meant that the building was constructed adjacent to the property line with no setback distance. These plans also called for fire sprinklers in this building. The building code allowed the north building wall to be designed as a “one hour fire rated” construction when combined with the internal fire sprinkler system.

However, after the issuance of the building permit and construction of the building framing, a decision was made by the owner or contractor, that the fire sprinkler system was not needed, due to the smaller size of the building and perhaps to reduce costs of construction. Eliminating the fire sprinklers should have been tied to a requirement to change the north wall to a “two hour fire rated” construction, but that was then not possible because that wall had already been constructed and there was not space on the property to add more construction to the north wall to increase the fire rating to a two hour equivalent.

The owner or contractor also decided to change the exterior building materials and colors from what had been approved on the Sandy City approved plans, without consultation with City planning staff. Sandy City planning staff became aware of the exterior building material changes by observation during construction and stopped the work on the project.

As a potential solution to these changes, it was proposed to add enough cement stucco to the north wall to bring its fire rating up to a two hour rating equivalent. Then the planning staff raised the architectural design standard limit of only 20 percent stucco use on any building face. In an effort to further try to solve the problem and allow the project to be completed, planning staff suggested that the Planning Commission could consider a request to allow more than 20 percent stucco if the higher grade (and higher cost) “Terra Neo type” stucco topcoat material was proposed for that north wall. The Planning Commission has done this before, such as on the Hale Centre Theatre project.

Planning staff asked that the building plans and drawings for the exterior materials and colors be revised with the new materials and color scheme depicted as intended and shown with the “Terra Neo type” details as to product “Scoring” (grooves). Scoring this material is used to make the “Terra Neo type” stucco topcoat look more like polished stone panels, which is the intended application of this material. These drawings were needed to present the modification request to the Planning Commission for consideration. However, before those drawings were prepared and submitted, the contractor apparently directed the stucco sub-contractor to install the “Terra Neo type” topcoat materials to the north wall to finish the job.

The result is that now the “Terra Neo type” materials has been installed on the north wall of the north building, but without sufficient small scale scoring on the lighter color panels on either side of the darker colored central panel, which was initially scored in smaller scale. Presented with this issue, the Architect, Jim Darling suggested that to increase the density of the scoring on the two lighter material panels, that architectural aluminum strips be applied in a grid pattern to the top of the “Terra Neo type” material, to give the appearance of additional scoring density. This is what is now being presented to the Planning Commission for consideration.

ANALYSIS

Architectural Design Review. Planning staff has approved the revised building materials and colors for the south building and the three other sides of the north building,

because these changes fully meet the Sandy City Architectural Design Standards. Most of the exterior building materials have been applied to the two buildings while staff has been waiting to receive the new elevation drawings and details. (Please see the attached building elevation drawings and renderings attached to this report.)

Requested exception. The applicants are now requesting that the Planning Commission consider the proposed application of “Terra Neo type” stucco topcoat material to 90 percent of the north building’s north wall surface area and approve the use of the proposed aluminum strips to be applied to the two light colored portions of the wall in the grid patterns as shown, to increase the off-site appearance of scoring density, to help give a stone panel application appearance.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission find that the requested use of “Terra Neo type” stucco material on 90 percent of the north wall of the north building on the site at 8800 S. Harrison Street be approved as proposed with the aluminum strips being added to increase the appearance of scoring density as represented in the new building elevation drawing details, based upon the following three findings and the following one condition:

FINDINGS

1. That the proposed use of the “Terra Neo type” materials in excess of the 20 percent limit, is acceptable to the Planning Commission in this “Corrective” installation situation, to resolve the multiple shortcomings in construction administration relative to pre-approval of changes to approved plans and details.
2. That this building face will not be highly visible to the public, due to its north facing orientation; screening walls from the freeway; and minimal vehicle traffic on Harrison Street.
3. That it is in Sandy City’s interest to get this project completed and the buildings occupied.

CONDITIONS

1. That the project be completed expeditiously now and that no further changes to the building, site plan or any other details, without pre-approval by City Planning staff or Planning Commission, as may be required by City ordinance or administration.

Planner:

Reviewed by:

Doug Wheelwright

Douglas L. Wheelwright
Development Services Manager



"TerroNeo"





South east



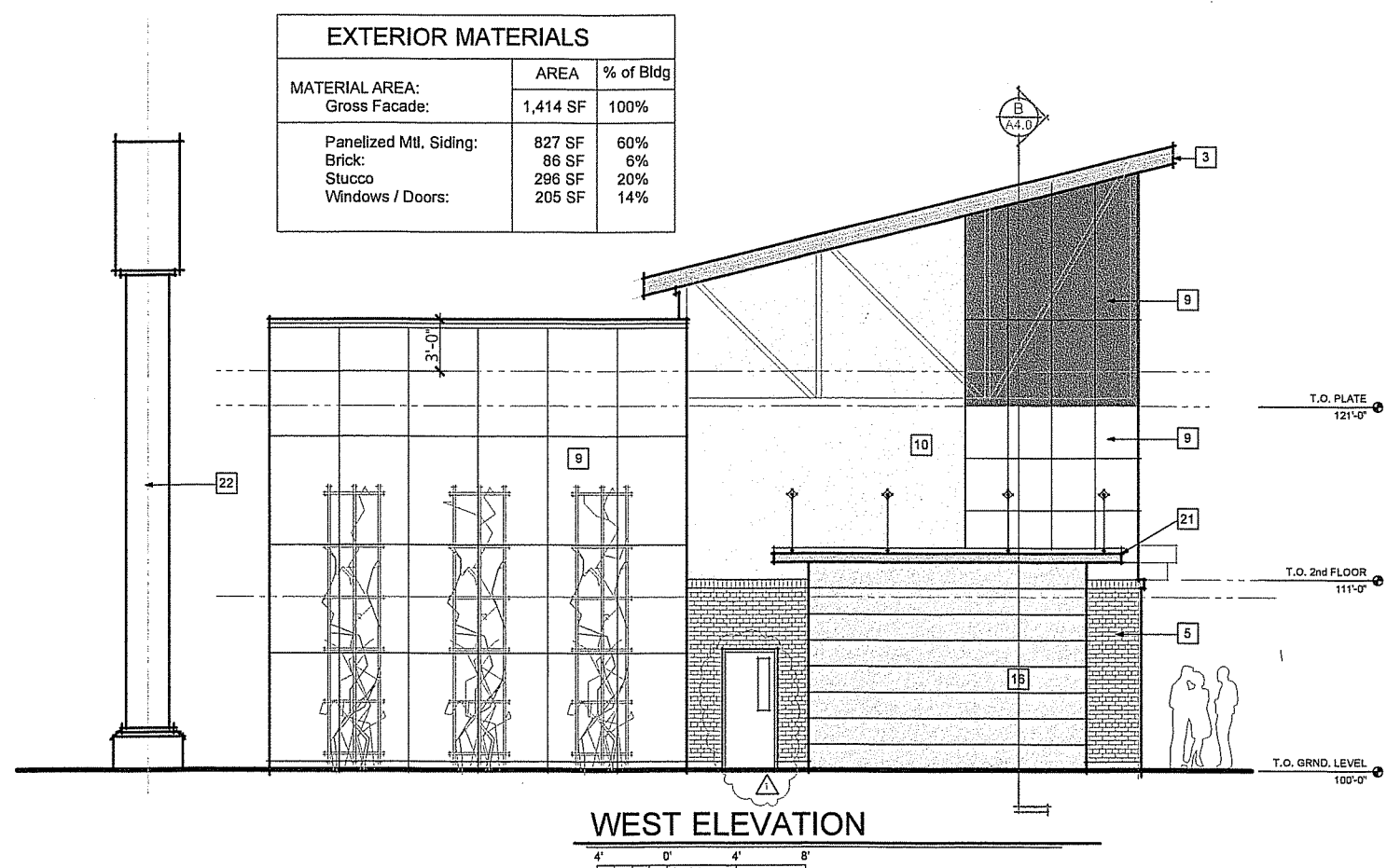
West



NO.	DATE	DESCRIPTION
1	1.11.21	Permit Review
2	9.09.21	Owner Review
3	7.26.22	Exterior Materials

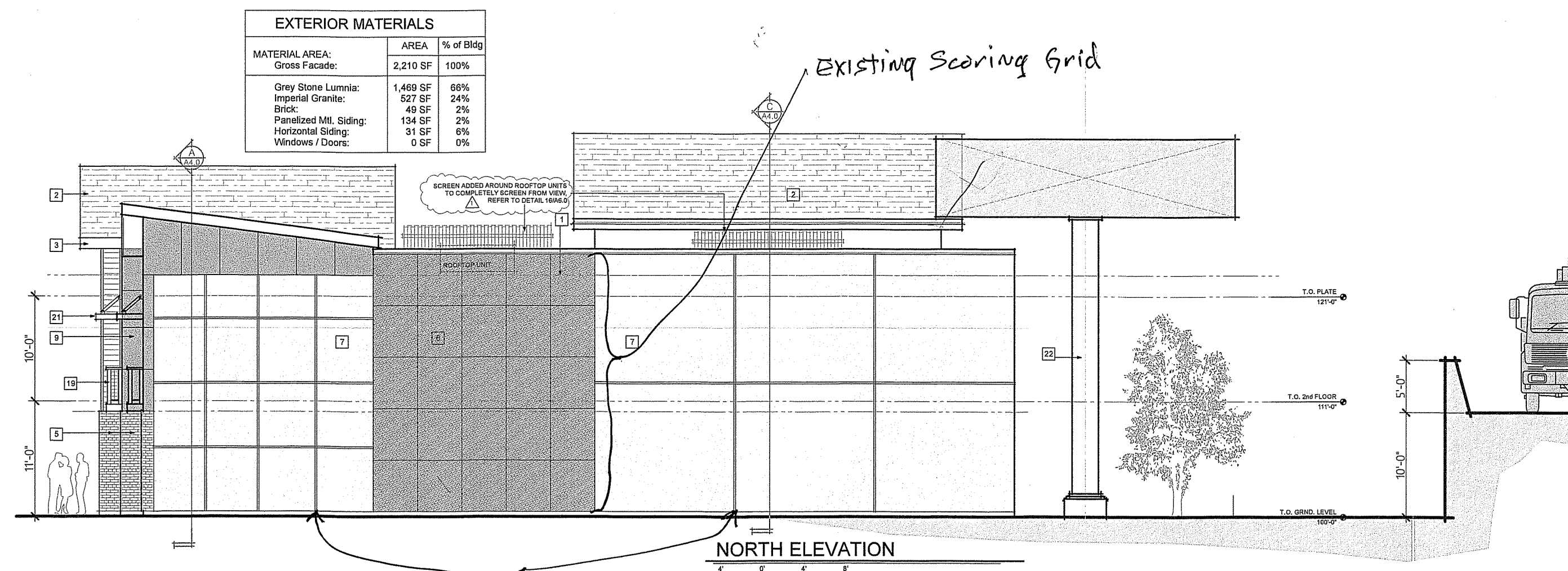
- FINISH MATERIALS KEY:**
- * REFER TO EXTERIOR FINISH NOTES FOUND ON SHEET A3.0
- 1 MEMBRANE ROOF SYSTEM
 - 2 ASPHALT SHINGLE ROOFING
 - 3 MTL. WRAPPED FASCIA
 - 4 CEDAR T&G SOFFIT - STAINED
 - 5 ADHERED BRICK VENEER
 - 6 TERRA NEO - IMPERIAL GRANITE
 - 7 TERRA NEO - GREY STONE LUMNIA
 - 8 METAL HORIZONTAL LAP SIDING
 - 9 PANELIZED METAL SIDING
 - 10 STUCCO (EIFS)
 - 11 STUCCO TRIM
 - 12 STUCCO ARCHITECTURAL DETAIL (MIN. DEPTH 4")
 - 13 ALUMINUM FRAMED COMMERCIAL WINDOW SYSTEM
 - 14 METAL STOREFRONT ENTRY DOOR SYSTEM
 - 15 INSULATED METAL DOOR SYSTEM
 - 16 ALUMINUM OVERHEAD DOOR SYSTEM
 - 17 ALUMINUM OVERHEAD DOOR SYSTEM w/ GLASS PANELS
 - 18 'DURADECK' OR SIMILAR WATERPROOF DECK FINISH
 - 19 PAINTED METAL RAILING
 - 20 METAL GUTTER AND DOWNSPOUT
 - 21 METAL ARCHITECTURAL TRELLIS FEATURE
 - 22 EXISTING BILLBOARD SIGN
 - 23 ROOF SCUPPER w/ DOWNSPOUT THAT GOES TO THE INTERIOR OF THE BUILDING AS TIGHT TO SCUPPER AS POSSIBLE

EXTERIOR MATERIALS		
MATERIAL AREA:	AREA	% of Bldg
Gross Facade:	1,414 SF	100%
Panelized Mtl. Siding:	827 SF	60%
Brick:	86 SF	6%
Stucco	296 SF	20%
Windows / Doors:	205 SF	14%

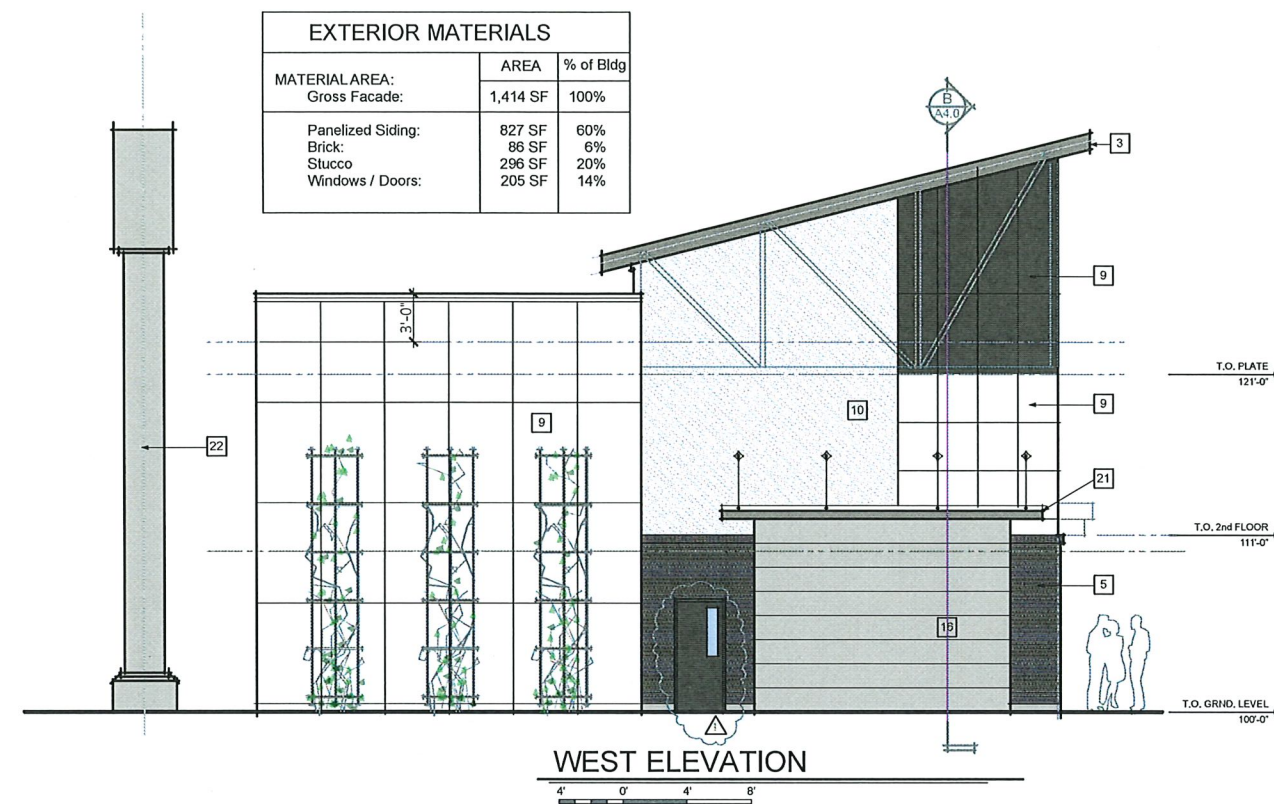


WEST ELEVATION

EXTERIOR MATERIALS		
MATERIAL AREA:	AREA	% of Bldg
Gross Facade:	2,210 SF	100%
Grey Stone Lumnia:	1,469 SF	66%
Imperial Granite:	527 SF	24%
Brick:	49 SF	2%
Panelized Mtl. Siding:	134 SF	2%
Horizontal Siding:	31 SF	6%
Windows / Doors:	0 SF	0%



NORTH ELEVATION

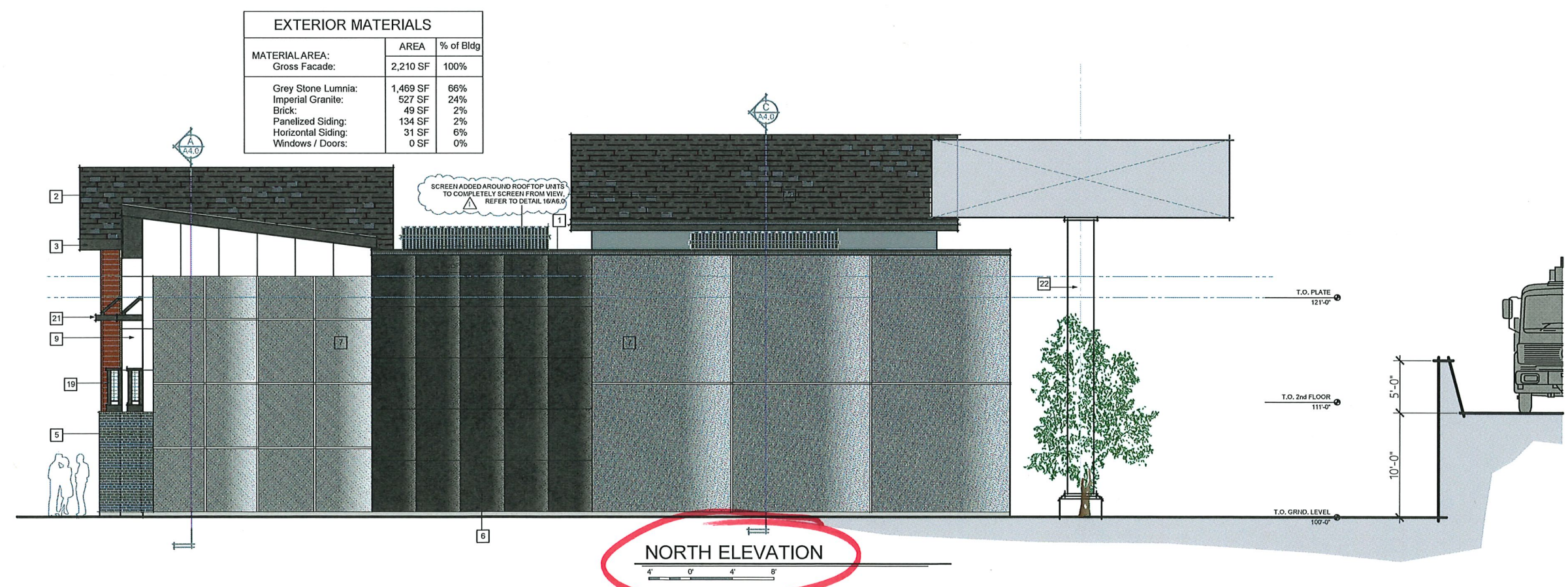


EXTERIOR MATERIALS		
MATERIAL AREA:	AREA	% of Bldg
Gross Facade:	1,414 SF	100%
Panelized Siding:	827 SF	60%
Brick:	86 SF	6%
Stucco:	296 SF	20%
Windows / Doors:	205 SF	14%

FINISH MATERIALS KEY:

* REFER TO EXTERIOR FINISH NOTES FOUND ON SHEET A3.0

- MEMBRANE ROOF SYSTEM
- ASPHALT SHINGLE ROOFING
- MTL. WRAPPED FASCIA
- CEDAR T&G SOFFIT - STAINED
- ADHERED BRICK VENEER
- TERRA NEO - IMPERIAL GRANITE
- TERRA NEO - GREY STONE LUMNIA
- METAL HORIZONTAL LAP SIDING
- PANELIZED SIDING - METAL LOOK
- STUCCO (EIFS)
- STUCCO TRIM
- STUCCO ARCHITECTURAL DETAIL (MIN. DEPTH 4")
- ALUMINUM FRAMED COMMERCIAL WINDOW SYSTEM
- METAL STOREFRONT ENTRY DOOR SYSTEM
- INSULATED METAL DOOR SYSTEM
- ALUMINUM OVERHEAD DOOR SYSTEM
- ALUMINUM OVERHEAD DOOR SYSTEM w/ GLASS PANELS
- 'DURADECK' OR SIMILAR WATERPROOF DECK FINISH
- PAINTED METAL RAILING
- METAL GUTTER AND DOWNSPOUT
- METAL ARCHITECTURAL TRELLIS FEATURE
- EXISTING BILLBOARD SIGN
- ROOF SCUPPER w/ DOWNSPOUT THAT GOES TO THE INTERIOR OF THE BUILDING AS TIGHT TO SCUPPER AS POSSIBLE



EXTERIOR MATERIALS		
MATERIAL AREA:	AREA	% of Bldg
Gross Facade:	2,210 SF	100%
Grey Stone Lumnia:	1,469 SF	66%
Imperial Granite:	527 SF	24%
Brick:	49 SF	2%
Panelized Siding:	134 SF	2%
Horizontal Siding:	31 SF	6%
Windows / Doors:	0 SF	0%

EXTERIOR ELEVATIONS - NORTH BUILDING

6905 S 1300 E, #365
Cottonwood Heights, UT 84047
ph: 801.455.2690

AMERICAN LOANS
NORTH BUILDING
8800 S. HARRISON STREET
SANDY, UTAH 84070

ARCHITECT

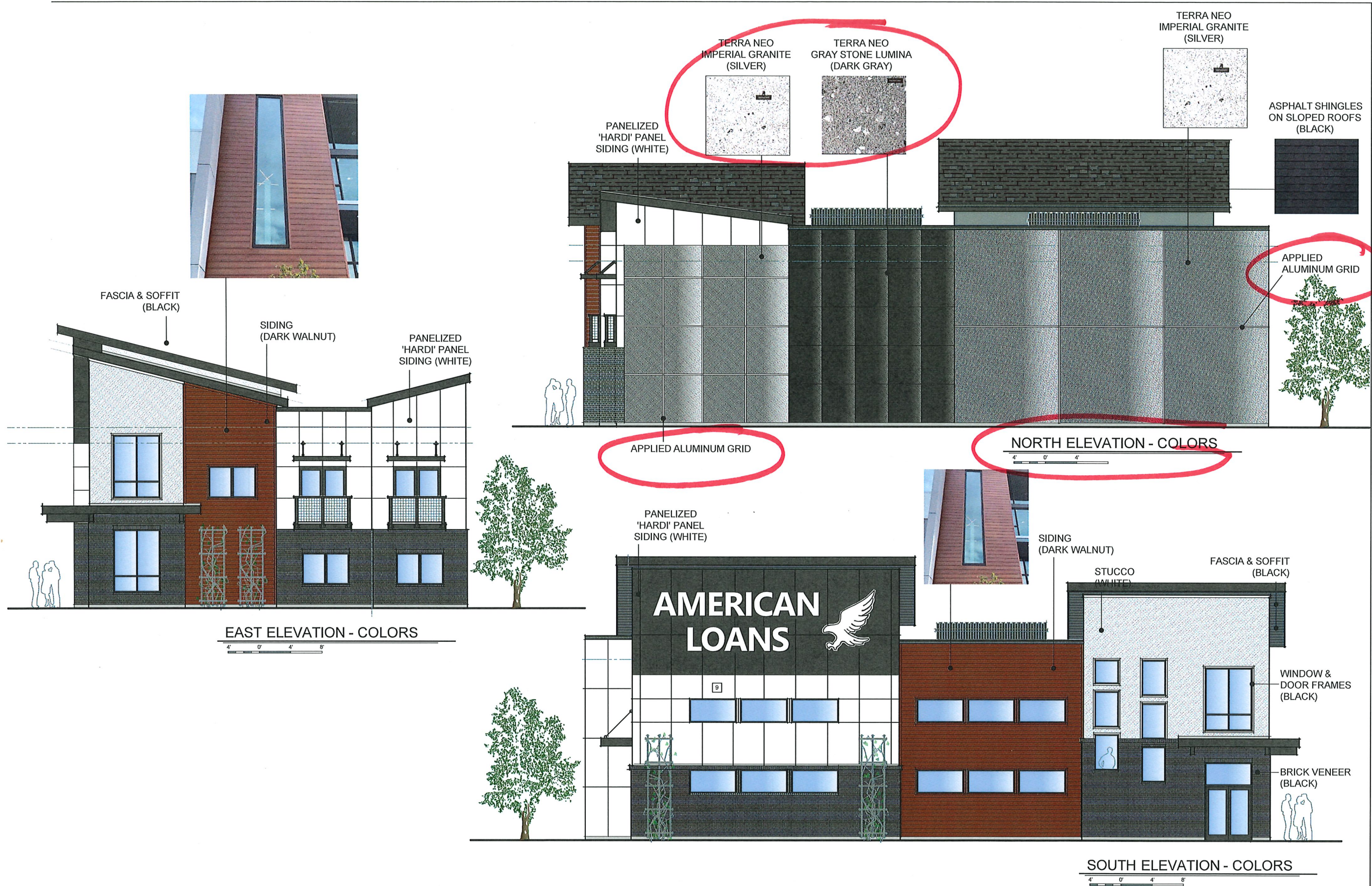
CONSULTANT

COPYRIGHT © DARLING ARCHITECTURE, P.C.. ALL RIGHTS RESERVED. THE USE OF THESE PLANS IS EXPRESSLY LIMITED TO DARLING ARCHITECTURE, P.C. AND FOR USE SOLELY ON THE SUBJECT PROPERTY. REPRODUCTION, RE-USE (IN ANY WAY), OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT WRITTEN AUTHORIZATION BY DARLING ARCHITECTURE, P.C.

FILE: D:\JIM\JDA\Sandy\Offices
DATE: AUGUST 20, 2020
DRAWN: JBD

NO.	DATE	DESCRIPTION
1	1.11.21	Permit Rev.
2	9.09.21	Owner Rev. - Str.
3	8.09.22	Exterior Materials

A3.1



6905 S 1300 E, #365
Cottonwood Heights, UT 84047
ph: 801.455.2690

AMERICAN LOANS
NORTH BUILDING
8800 S. HARRISON STREET
SANDY, UTAH 84070

ARCHITECT

CONSULTANT

COPYRIGHT © DARLING ARCHITECTURE, P.C.. ALL RIGHTS RESERVED. THE USE OF THESE PLANS IS EXPRESSLY LIMITED TO DARLING ARCHITECTURE, P.C. AND FOR USE SOLELY ON THE SUBJECT PROPERTY. REPRODUCTION, RE-USE (IN ANY WAY), OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT WRITTEN AUTHORIZATION BY DARLING ARCHITECTURE, P.C.

FILE: D:\JIM\JDA\Sandy\Offices
DATE: AUGUST 20, 2020
DRAWN: JBD

REVISIONS		
NO.	DATE	DESCRIPTION
1	1.11.21	Permit Rev.
2	9.09.21	Owner Rev. - Str.
3	7.26.22	Exterior Materials

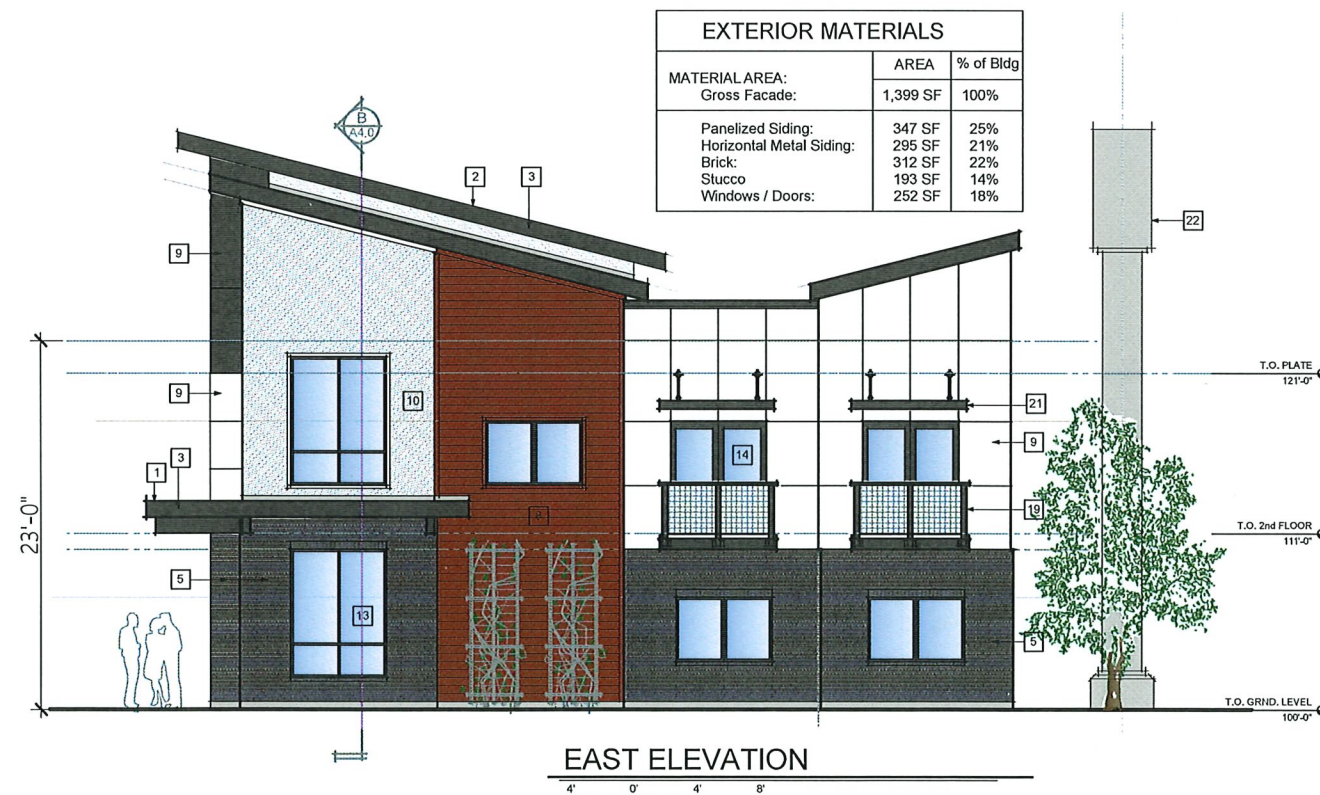
A3.3

EXTERIOR MATERIALS		
MATERIAL AREA:	AREA	% of Bldg
Gross Facade:	2,626 SF	100%
Panelized Siding:	824 SF	31%
Horizontal Metal Siding:	469 SF	18%
Brick:	590 SF	23%
Stucco	331 SF	12%
Windows / Doors:	412 SF	16%



SOUTH ELEVATION

EXTERIOR MATERIALS		
MATERIAL AREA:	AREA	% of Bldg
Gross Facade:	1,399 SF	100%
Panelized Siding:	347 SF	25%
Horizontal Metal Siding:	295 SF	21%
Brick:	312 SF	22%
Stucco	193 SF	14%
Windows / Doors:	252 SF	18%



EAST ELEVATION

FINISH MATERIALS KEY:

* REFER TO EXTERIOR FINISH NOTES FOUND ON SHEET A3.0

- 1 MEMBRANE ROOF SYSTEM
- 2 ASPHALT SHINGLE ROOFING
- 3 MTL. WRAPPED FASCIA
- 4 CEDAR T&G SOFFIT - STAINED
- 5 ADHERED BRICK VENEER
- 6 TERRA NEO - IMPERIAL GRANITE
- 7 TERRA NEO - GREY STONE LUMNIA
- 8 METAL HORIZONTAL LAP SIDING
- 9 PANELIZED SIDING - METAL LOOK
- 10 STUCCO (EIFS)
- 11 STUCCO TRIM
- 12 STUCCO ARCHITECTURAL DETAIL (MIN. DEPTH 4")
- 13 ALUMINUM FRAMED COMMERCIAL WINDOW SYSTEM
- 14 METAL STOREFRONT ENTRY DOOR SYSTEM
- 15 INSULATED METAL DOOR SYSTEM
- 16 ALUMINUM OVERHEAD DOOR SYSTEM
- 17 ALUMINUM OVERHEAD DOOR SYSTEM w/ GLASS PANELS
- 18 'DURADECK' OR SIMILAR WATERPROOF DECK FINISH
- 19 PAINTED METAL RAILING
- 20 METAL GUTTER AND DOWNSPOUT
- 21 METAL ARCHITECTURAL TRELLIS FEATURE
- 22 EXISTING BILLBOARD SIGN
- 23 ROOF SCUPPER w/ DOWNSPOUT THAT GOES TO THE INTERIOR OF THE BUILDING AS TIGHT TO SCUPPER AS POSSIBLE



Sandy City, Utah

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

Staff Report

File #: 22-310, **Version:** 1

Date: 8/18/2022

Minutes from the July 21, 2022 Meeting



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7256

Meeting Minutes

Planning Commission

Dave Bromley
Michael Christopherson
Monica Collard
Ron Mortimer
Jamie Tsandes
Cameron Duncan
Daniel Schoenfeld

Thursday, July 21, 2022

6:15 PM

Council Chambers

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_e61ZXXeJS6ilUWVxzNnTgA

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/84714817583>.

Or join by phone. Dial (for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 444 9171 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 646 931 3860 or +1 929 436 2866 or +1 301 715 8592

Webinar ID: 847 1481 7583

Passcode: 229301

4:00 PM FIELD TRIP

[22-270](#)

Field Trip Map

Attachments: [July 21, 2022](#)

5:15 PM EXECUTIVE SESSION

[22-271](#)

Executive Session -Discussion on Affordable Housing Implementation Strategies

Attachments: [Planning Commission Presentation-Housing Strategies](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present 5 - Commissioner Dave Bromley
Commissioner Jamie Tsandes
Commissioner Michael Christopherson
Commissioner Cameron Duncan
Commissioner Daniel Schoenfeld

Absent 2 - Commissioner Monica Collard
Commissioner Ron Mortimer

Public Meeting Items

DRAFT

1. [SUB0404202](#) Somerset Villas Subdivision (Preliminary Review)
[2-006297](#) 625 East 8100 South
[Community #3, Sandy Woods]

Attachments: [PC Staff Report](#)
[PC Maps and Materials](#)

Craig Evans introduced this item to the Planning Commission.

John Clayton, 1623 E Woodcrest Drive, Salt Lake City, said that they'll need to determine if the street slopes to the north and is fine with the staff report.

Cameron Duncan opened this item to public comment.

Steve Van Maren, 11039 S Lexington Circle, Sandy, said that he doesn't think it's fair to the developer to have to install the curb and gutter and feels a lien should be put on the property instead or have the city pitch in.

Deborah Buchanon, 8045 S 615 E, Sandy, said that she's not willing to pay for curb and gutter.

Michael Christopherson clarified that it's legal for the City to expect developers to contribute to improvements to developments.

Dave Bromley asked if it's determined that water doesn't flow onto the property would it still be a recommendation.

Craig Evans said yes from a Planning point of view they don't want it to be left unimproved.

Ryan Kump, Sandy City engineer, said that his concern is for drainage and creating ponding and the need to prevent that.

Dave Bromley and Michael Christopherson both stated that they have the same concerns as Ryan Kump.

Daniel Schoenfeld said he's fine with asking the developer to install curb and gutter.

Jamie Tsandes said she wants to make sure to get positive drainage and that it meets the flow that's required.

A motion was made by Michael Christopherson, seconded by Dave Bromley that the Planning Commission determine that preliminary review is complete for the Somerset Villas Subdivision, located at 625 East 8100 South, based on the two findings and subject to the seven conditions listed in the staff report with the modification to condition #7 that the applicant installs curb and gutter that extends beyond the north property line of the project to the Buchanan's secondary driveway to the north. A drive approach is also to be constructed for the Buchanan's secondary driveway to ensure proper handling of stormwater drainage unless the applicant can demonstrate to the City, through appropriate engineering that drainage problems are not an issue, then the applicant is responsible to install curb and gutter and a secondary driveway for the Buchanan's.

Yes: 5 - Dave Bromley
Jamie Tsandes
Michael Christopherson
Cameron Duncan
Daniel Schoenfeld

Absent: 2 - Monica Collard
Ron Mortimer

2. [CUP0628202](#) The Refinery Gym
[2-6353](#) 9507 S. 670 W.
(Community #2- Civic Center)

Attachments: [The Refinery Gym signed with all attachments.pdf](#)

Claire Hague introduced this item to the Planning Commission.

John Nelson, 963 Meadowlark Lane, W Bountiful, said it's a small basic, open public gym and agrees with the staff report.

Cameron Duncan opened this item to public comment.

Cameron Duncan closed this item to public comment.

A motion was made by Dave Bromley, seconded by Daniel Schoenfeld, that the Planning Commission approve a Conditional Use Permit for The Refinery Gym for the property located at 9507 S. 670 W. to operate an open gym as described in the staff report subject to the two findings and three conditions detailed in the staff report.

Yes: 5 - Dave Bromley
Jamie Tsandes
Michael Christopherson
Cameron Duncan
Daniel Schoenfeld

Absent: 2 - Monica Collard
Ron Mortimer

3. [CUP0528202](#) Reynolds Daycare (Category II Home Occupation)
[2-6337](#) 10734 S. Vermer Way
(Community #12)

Attachments: [Reynolds Daycare Staff Report with Attachments.pdf](#)

Claire Hague introduced this item to the Planning Commission.

Kathryn Reynolds, 10734 S. Vermer Way, Sandy, said she prefers people to drive into her property and back out and she's been operating for a year without a business license and this hasn't been a problem.

Michael Christopherson asked Kathryn Reynolds which option she prefers from what the city traffic engineer gave her.

Kathryn Reynolds said that she doesn't like either option and has asked for a dead end sign to be installed.

Cameron Duncan opened this item for public comment.

Marijah Robinson, 114 E Lee Lane, Sandy, said she doesn't have a problem with children being dropped off at her property but thinks it would be safer for the kids to be dropped off at the daycare.

Susan Robinson, 114 E Lee Lane, Sandy, said that she has no issues with children being dropped off at her property and feels it's safer for the children to be dropped off at Kathryn Reynolds home.

Serena Weddle, 9864 S Evening Moon Way, Sandy, said a dead end street sign needs to be posted.

Cameron Duncan closed this item to public comment.

Brittney Ward, Sandy City Traffic Engineer, said she will post a dead end street sign. She said the neighbor Mr. Jenkins doesn't want his driveway to be used as a turn around for the Reynolds daycare and Brittney agrees with that. Her traffic plan was determined based on the applicant wanting to have a daycare for up to 18 children in a day which could potentially create up to 72 trips a day.

Michael Christopherson asked Brittney Ward that since the traffic plan was based on the highest number of trips per day is there a more practical estimate that's lower than 72 trips.

Cameron Duncan said that the 72 trips don't seem very heavy to him if each three point turn took 30 seconds for a total of ten minutes.

Michael Christopherson commented on the stacking and the potential for a log jam and wanted to clarify with the applicant if she plans on operating at the maximum amount of kids for her daycare. He also said that if the Planning Commission grants a land use like this that it also applies to any subsequent owner of the property.

Brittney Ward said that the Planning Commission could condition to stagger the trips but it's unrealistic since no-one will monitor that.

Michael Christopherson said that they could condition it to limit the amount of trips and if it's not adhered to then the applicant needs to install the u-shaped driveway and that written instructions be given to parents regarding drop off and pick up procedures.

Brittney Ward asked if the Planning Commission could also condition that Mr. Jenkins driveway not be used as a turn point.

Claire Hague said that staff could require a traffic management plan and asked James Sorensen if they could limit the amount of cars.

James Sorensen said that would need to come through the traffic plan.

Michael Christopherson asked Kathryn Reynolds if she's willing to meet halfway that works for both.

Kathryn Reynolds said that she has seven of her own children and is allowed up to twelve. During the school year she drops her kids off at school and picks up her daycare students and hasn't had daycare traffic. At the very most she estimates only six trips a day since she prefers to have clients with more than one child and most of her daycare consists of her own kids.

Dave Bromley asked if that was six trips in the morning and six trips in the evening or six trips total in a day.

Kathryn Reynolds it would be six to nine trips if she has a noon carpool.

Cameron Duncan said six drop offs.

Kathryn Reynolds said yes.

Jamie Tsandes asked Kathryn Reynolds to clarify the amount of clients she currently has.

Kathryn Reynolds said she has one client with four to five children that rotate because sometimes the boys want to go and sometimes the girls only want to go.

Jamie Tsandes asked if she's really asking for just one additional daycare student from what she currently has.

Kathryn Reynolds said she didn't understand what the city ordinance was asking for and did not account for her own children.

Cameron Duncan said that his preference is to drop off the kids at the Reynolds property and doing a three point turn is fine to him and asked him if parents show up at the same time.

Kathryn Reynolds said there's only one client.

Michael Christopherson said since she's only got one client they wouldn't need to impose additional conditions for the driveway and corner drop off except the use of Mr. Jenkins driveway.

Kathryn Reynolds said she's made it clear to all their visitors and guests that they are not to use Mr. Jenkins driveway and thinks that traffic into his driveway are from people who

don't realize they're on a dead end street and use his driveway to turn around.

Michael Christopherson said the dead end sign will be provided.

Brittney Ward said that there's still a safety concern for vehicles backing out and vehicle collision points with pedestrians and children.

Kathryn Reynolds said she has two driveways and could require her clients to utilize one driveway if the other one has a vehicle in it.

Dave Bromley asked if she has other staff to help with directing traffic.

Kathryn Reynolds said she could direct traffic if it were less than a couple of minutes but the children need constant supervision.

Dave Bromley said he appreciates businesses like these in the neighborhood and said he feels comfortable with a circular driveway to prevent accidents.

Danny Schoenfeld said that he agrees with Dave Bromley and wants to do this right the first time.

Michael Christopherson said he wants Kathryn Reynolds to operate her business and adding one or two more cars a day doesn't seem to be an issue since she's been operating for a year without incident. He also recognized the importance of safety and talked more about the conditions.

Dave Bromley said he's comfortable with a condition with directing back ups and limiting trips to address the safety concern and still feels that a circular driveway would be the safest and wanted to know if the applicant felt comfortable with that.

Cameron Duncan said that if the applicant exceeded four drop off's and four pick ups a day then she would need to have implement the circular driveway and then asked how would that be monitored.

Dave Bromley said yes and monitoring this would be unrealistic but in the event there's an issue it is subject to a legitimate complaint.

Cameron Duncan said he would be okay with that.

Michael Christopherson said that in order for the applicant to not have to install a circular driveway the trade off would be that she needs to provide an adult to direct traffic.

Brittney Ward said that it would still be better for cars to drop off kids at the neighbor property to avoid the three point turn around and that volunteers are not authorized to direct traffic in a public right of way but are fine to do it on the applicant's property.

Kathryn Reynolds said she would be fine with those conditions.

Jamie Tsandes said she's not comfortable with dropping kids off at the corner and although the circular driveway is the safest option she doesn't agree that the applicant should have to install that for one extra vehicle.

Dave Bromley said they could lower the thresh hold from four vehicles a day to three or they would have to do the circular driveway.

A motion was made by Michael Christopherson, seconded by Jamie Tsandes, that the Planning Commission approve a Conditional Use Permit for Kathryn Reynolds for the property located at 10734 S. Vermer Way to operate a Category II Home Occupation as described in the application materials based on the two findings and subject to the six conditions detailed in the staff report with changes to Condition #3 by adding the following sub-conditions: (a) That the City install a dead end sign (b) That all patrons of the business be instructed clearly and frequently not to park, turn around or utilize Mr. Jenkins driveway when dropping off or picking up (c) Under existing driveway conditions that all pick ups and drop offs be supervised and directed on and off the property by a staff member (d) if the number of pick ups and drop offs exceed six a day then a u shaped driveway or other traffic reconfiguration accepted by the City traffic engineer be installed.

Yes: 5 - Dave Bromley
Jamie Tsandes
Michael Christopherson
Cameron Duncan
Daniel Schoenfeld

Absent: 2 - Monica Collard
Ron Mortimer

4. [CUP0524202](#) State Liquor Store (Conditional Use Permit)
[2-006334](#) 1902 E. 9400 S. Street
[Community #17, Willow Canyon]

Attachments: [East Sandy CUP Staff Report](#)

Doug Wheelwright introduced this item to the Planning Commission.

Cameron Duncan opened this item to public comment.

Cameron Duncan closed this item to public comment.

A motion was made by Dave Bromley, seconded by Jamie Tsandes, that the Planning Commission grant the Conditional Use requests to allow the Alcoholic Beverage State Store, based on the staff report, the staff findings 1 to 15 in the analysis of the Conditional Use Standards and the three additional findings and the three conditions as detailed in the staff report

Yes: 5 - Dave Bromley
Jamie Tsandes
Michael Christopherson
Cameron Duncan
Daniel Schoenfeld

Absent: 2 - Monica Collard
Ron Mortimer

5. [SPR0524202](#) State Liquor Store (Site Plan Preliminary Review)
[2-006333](#) 1902 E. 9400 S. Street
[Community #17, Willow Canyon]

Attachments: [East Sandy SPR Staff Report](#)

Doug Wheelwright introduced this item to the Planning Commission.

Tom Gibbs with the Utah State Department of Alcoholic Beverages Services (DABS), said he looks forward to the partnership with Sandy City and approval of the project. He's in agreement with the staff report.

Jamie Tsandes asked if the front of the store is glass.

Tom Gibbs said that the triangle is a brick facade that opens up into a courtyard and behind that is store front glass.

Jamie Tsandes asked if the signage is on glass.

Tom Gibbs said no the signage is suspended in the open air triangle area.

Jamie Tsandes asked if the letters are suspended in air.

Tom Gibbs said yes.

Dave Bromley asked to clarify if they're approving the sign. Doug

Wheelwright said no they are not approving the sign.

Sanae Adams with Jacoby Architects said steel tubes will be installed behind the letters and will not be suspended in the air. She said the height of the sign is the same height as the buildings next to it and they've tried to match the brick to similar buildings in the shopping center.

Cameron Duncan opened this item to public comment.

Steve Van Maren, 11039 S Lexington Circle, Sandy, said this building feels smaller than the Draper and Cottonwood Height stores.

Tom Gibbs said this is actually their biggest store at almost 15,000 square feet.

Cameron Duncan closed this item to public comment.

Jamie Tsandes said she likes the project.

A motion was made by Michael Christopherson, seconded by Dave Bromley, that the Planning Commission find that the preliminary site plan review is complete for the proposed State Liquor and Wine store project, located in the Little Cottonwood Canyon Shopping Center at 1902 E. 9400 S. Street and approve the requested Special Exception to the zone required architectural design standards to allow the proposed east building facade as proposed, based upon the two findings and the six conditions detailed in the staff report

Yes: 5 - Dave Bromley
Jamie Tsandes
Michael Christopherson
Cameron Duncan
Daniel Schoenfeld

Absent: 2 - Monica Collard
Ron Mortimer

Administrative Business

1. [22-272](#) Planning Commission Minutes from July 7, 2022

Attachments: [07.07.2022 PC Minutes \(DRAFT\)](#)

An all in favor motion was made by Dave Bromley to approve the meeting minutes from 07.07.2022 with a correction to the motion for CUP04072022-006301.

2. [22-273](#) Development Report

Attachments: [06.30.2022 Development Report](#)

3. Director's Report

Adjournment

An all in favor motion was made and approved 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



Staff Report

File #: 22-306, **Version:** 1

Date: 8/18/2022

Amendments to the Planning Commission By-Laws

Staff is proposing amendments to the Planning Commission By-Laws to ensure consistency with state law. See the attachment for all proposed changes.

**By-Laws of the Planning Commission
of Sandy City, Utah**
20192022

Article 1: Authority

The Sandy City Planning Commission (hereinafter "Commission") shall operate under the authority of the Municipal Land Use, Development, and Management Act (LUDMA) contained in Title 10 Chapter 9a, Utah Code Ann. (hereinafter U.C.A.) and of the Land Development Code of Sandy City, Utah (hereinafter LDCSC) contained in Title 21 of the Sandy City Municipal Code.

Article 2: Purpose

The Planning Commission shall make recommendations to the Mayor and the City Council as more specifically set forth in the LDCSC and make determinations as specifically delegated to it as set forth therein. This does not include policy making powers of the City which remain under the control of elected officials.

Article 3: Appointment and Terms of Members

The City Council has established that:

The Commission consists of seven regular members and two alternates appointed by the Mayor, with the advice and consent of the City Council. The alternates attend all meetings of the Commission but do not vote on Commission decisions unless serving in place of a regular member. When an alternate is needed in place of a regular member, the two alternate members rotate the responsibility.

Terms of office for regular and alternate members of the Commission are four years commencing at noon on March 31st of the year in which the appointment is made. The terms of office for the regular Commission members are staggered at intervals so as to provide continuity in policy and personnel.

Regular and alternate members of the Commission are selected from the residents of the City of Sandy. Vacancies for the term of any member whose term is not completed are filled for the unexpired portion of the term in the same manner as for other members. A member whose term has expired may continue to serve until reappointed or his successor has been appointed and approved.

Article 4: Establishment of Subcommittees

Subcommittees of the Commission may be established by the Commission as needed or requested. The subcommittee shall report the status of the subcommittee's activities at

Commission meetings. Subcommittees may consist of regular members of the Commission and others approved by the Commission.

Article 5: Planning Commission Officers and Their Duties

The Commission elects a Chair and Vice-Chair from its regular members every six months. At the Commission's discretion, nominations for each office may be received from the regular Commission members at the meeting before voting. In any case, voting shall be by secret ballot by regular and alternate members. There shall be a separate vote for each office. The Chair and Vice-Chair may be elected to successive terms. Alternate members shall not be eligible to serve as Chair or Vice-Chair.

The Chair or designee presides at all hearings and meetings of the Commission, assures proper order of the Commission and the public in all proceedings, signs all documents of the Commission, prepares the agenda of the Commission, and represents the Commission before legislative and administrative bodies.

The Vice-Chair performs the duties of the Chair in the absence of or at the request of the Chair, as well as other duties which may be assigned by the Chair.

In the absence of both the Chair and Vice Chair, the duties of the Chair shall be assumed by a Chair pro tem. The Chair pro tem shall be the regular member in attendance selected by the Community Development Director.

Article 6: Meetings and Hearings of the Commission

As defined and specified by the Open and Public Meetings Act (the Act) Title 52 Chapter 4 U.C.A., all meetings of the Planning Commission are open to the public unless closed pursuant to the provisions of the Act.

Hearings and meetings of the Commission will be conducted according to Robert's Rules of Order as modified by general practice or consensus of the Commission unless otherwise specified by these by-laws or City ordinance, and may include the following:

Regular Meetings. Regular Meetings are generally held on the first and third Thursday of each month or as scheduled by the Commission.

Executive Sessions. Executive Sessions are generally held immediately prior to regular meetings or as otherwise scheduled. Executive Sessions may be for the purpose of inspecting sites on the agenda, continuing education for Commissioners, gathering information, discussing or implementing administrative or operational matters or for other information.

Public Hearings. Public Hearings, as required by ordinance or statute, are generally held

in conjunction with regular meetings or as otherwise scheduled.

Emergency Meetings. Emergency Meetings may be called, when because of unforeseen circumstances it is necessary for the Commission to consider matters of an emergency or urgent nature, pursuant to the Act.

Closed Session. Closed Meetings shall not generally be held by the Commission. Only those circumstances outlined in the Act shall be justification for closing a meeting, and the provisions of the Act shall apply to any meeting so closed.

Electronic Meetings. The Commission may hold electronic meetings by telephone, computer, or other telecommunication device. ~~if requested by a member of the Commission at least three (3) days in advance, and if approved by the Chair or by majority of the Commission.~~ Members who participate in a Commission meeting through electronic means shall be counted in the quorum.

Anchor Location.

~~An anchor location is the physical location from which a meeting originates or at which the participants are connected to others by telephone, computer, or other telecommunication device. In accordance with Utah Code Section 52-4-207(4-5), unless a determination is made that maintaining an anchor location presents substantial risk to the health or safety of those present, the Chair shall establish at least one anchor location where interested persons and the public may attend and monitor the open portions of the meeting, and if applicable, participate in a public hearing.~~

Article 7: Notice of Meetings and Hearings

1. Public notice of Commission meetings and hearings shall be consistent with the provisions of the Act, LUDMA, and LDCSC. Currently those provisions include:

a. An annual meeting schedule including the date, time, and place of regular meetings that are scheduled in advance over the course of a year is publicly noticed at least once each year; and

b. Not less than 24 hours public notice is given of the agenda, date, time and place of each of its meetings.

c. For emergency meetings held pursuant to Section 52-4-~~6202~~ U.C.A. the regular notice requirements may be disregarded and the best notice practicable given pursuant to the provisions of the Act. An attempt should be made to notify all of the Commission members and a majority of the Commission must vote in the affirmative to hold the meeting.

2. Additional notice may be given at the discretion of the Community Development

Director taking into account the scope of the matter to be heard, the effectiveness of different types of notice in the particular circumstance, the practicality of giving such notice, and other factors.

Any giving of notice or failure to give notice that is not specifically required by the Act, LUDMA, or LDCSC or the choice of one type of notice to the exclusion of any other type of notice shall not create a cause of action against the City or any of its Commissions, Boards, officers or employees by any person, corporation or other entity, nor shall any action taken by the Planning Commission be in any way invalidated due to such notice or lack thereof.

Article 8: Procedure of Meetings and Hearings

The Chair generally has the authority to determine the order of the agenda and to moderate and/or limit debate. The format shall be at the discretion of the Chair. The typical format is:

1. Consent Calendar. Consent calendar items may be pulled by individual members of the Commission for specific discussion and action.
2. Public Hearings and Other Applications.
 - a. Staff introduction
 - b. Applicants' presentation
 - c. Staff presentation
 - d. If the item has been noticed as a public hearing:
 - i. Open the public hearing
 - ii. Close the public hearing
 - e. If the item has not been noticed as a public hearing, public comment may be allowed as determined by the Chair
 - f. Planning Commission deliberation
 - g. Planning Commission motion
3. Other Business.
4. Approval of minutes of previous meeting.
5. Report by Director of Community Development.
6. Adjournment

The Commission shall not begin any new agenda item after 11:00 p.m. without a unanimous vote of those Commissioners present.

A presentation by a Planning Commissioner will not be allowed on behalf of an applicant,

citizen, or any other person in support of or against an application. This does not prohibit a Planning Commissioner from speaking as a private citizen during a public comment period or public hearing.

Article 9: Form and Character of Motions

Generally, decisions concerning petitions heard at scheduled meetings are rendered immediately following Commission deliberation. If determined advisable by the

Commission, some decisions may be continued or tabled until a future Commission meeting. The Commission may set a specific date to which an item is continued or may table the item indefinitely.

Upon review of the full public record and due deliberation among the members of the Commission, any of its voting members may make a motion. The motion shall include not only direction (approval, approval with specified conditions, disapproval, continuance, etc.) but also a recitation of findings which support the motion.

A second of the motion, which may include additional findings, is required. A motion dies for lack of second.

Other Commission members may support the motion with other compatible findings, or may suggest amendments to the motion which shall, upon concurrence of the original maker of the motion and the maker of the second, become part of the motion to be considered.

Minutes of the meeting are kept as required by the Act including: motions and role call of the vote by name. The reasons justifying the Commission's actions may be included. Reasons for voting against a motion may also be given. Written findings may be prepared and approved at a subsequent meeting when determined appropriate by the Commission.

Article 10: Notice of Decision and Right to Appeal

Generally, the Secretary sends a copy to the applicant of the approved minutes of the action taken on the application within a reasonable time after the minutes are approved. All appeals are governed by the provisions of state law and city ordinance.

Article 11: Quorum and Voting Requirements

The City Council in the LDCSC, has established that four members of the Commission constitute a quorum for the conduct of Commission business. No act of the Commission is effective unless at least four members concur in respect to it. Commissioners who participate in a meeting through electronic means shall be counted in the quorum.

All votes are taken by the Secretary. Generally, the Chair votes last. All votes are cast verbally except those as set forth in Article 5 above. The Commission shall take all votes by roll call unless a vote is unanimous.

All Commission members vote except those who have abstained. A Commission member should abstain only if the member was not present during the presentation of the item. Abstention from voting is not counted in the determination of a motion but is recorded.

Members of the Commission do not vote on any question unless the member is present in person or by telephone, computer or other telecommunication device when the vote is taken. No proxy voting is allowed.

Pursuant to the LDCSC, alternate members of the Commission do not vote unless serving in place of a regular member.

In the event of a tie vote or there is not concurrence of at least four members, the motion fails.

Article 12: Scheduling of Petitions

Items will be scheduled for the Commission agenda in accordance with the following sequence of activities:

1. Staff receives all information required by ordinance.
2. Staff completes its report and recommendation.
3. Staff and Commission Chair decide on appropriate date for discussion, and discussion is scheduled on that date.

No applications will be scheduled for Commission action until the applicants have provided all information required by applicable ordinances to City staff for review.

City staff reports on each application generally include the following information and other pertinent items presented in writing and graphically: name of applicant; type of

action requested; past actions on the same or related properties; current land use; social, economic or development trends related to the property; current public regulations applying to the property; compliance of the property's current status and proposed action with all approved general plan documents; impacts of approval of the proposed action for the property and related properties; and recommended action.

Copies of the agenda, requests, staff reports, and related documents generally are delivered to each regular and alternate Commission member no later than the Friday prior to each

meeting.

In addition to the notice requirements set forth in LUDMA and LDCSC, when they become available materials and staff reports for scheduled agenda items may be reviewed by applicants and public at the Community Development Department, Sandy City Hall.

Withdrawal of set agenda items by the applicant is discouraged. Applicants who withdraw scheduled agenda items which have had public notice may be required to pay for a cancellation notice and/or a new application fee.

Withdrawal of an agenda item designated as public hearing is not generally permitted. However, the item may be continued to a date certain or tabled indefinitely and presented at a future scheduled meeting for action. The item will be re-noticed if the public hearing is not opened or if the item is tabled.

Article 13: Instruments and Documents of the Commission

1. The record of notice.
2. The agenda.
3. The minutes of hearings and meetings.
4. City staff reports for the various items on the agenda.
5. Materials submitted to the Commission regarding an item (including but not limited to requests, agency or consultant letters or reports, citizen petitions and resolutions).

Article 14: Administrative Calendar

The Commission may hold an annual meeting to review both the activities of the previous year and decide the work program for the coming year.

Article 15: Conduct of Members of the Commission

Commission members are expected to conduct themselves in accordance with the following, and the Commission may recommend to the Mayor that a member be removed for failure to meet the following:

1. Commission members are expected to attend a minimum of 75 percent of scheduled meetings during any 12-month period. The Commission may grant its members leaves-of-absence for legitimate business, medical or other reasons including without limitation a member who files as a candidate for public office requesting a leave of absence.
2. Commission members are expected to be able and willing to participate as working

members of the Commission including, but not limited to:

- a. Come prepared for meetings.
 - b. Treat applicants, public, staff, and other Commission members with courtesy and respect.
 - c. Exhibit an engaged and positive attitude and help the Commission from function as an effective work group.
 - d. Demonstrate a willingness and ability to accept assignments to subcommittees and/or ad hoc committees.
 - e. Demonstrate a willingness and ability to attend training seminars and conferences.
3. Commission members are expected not to present to the Sandy City Council or other commission or board of Sandy City on behalf of an applicant, citizen, or any other person in support of or against an application submitted under the LDCSC. This does not prohibit a Planning Commissioner from speaking as a private citizen during a public comment period or public hearing.
4. Commission members are expected to conduct themselves in accordance with applicable provisions of the Sandy City Employee Handbook.
5. Commission members are expected to follow these By-Laws.

Article 16: Conflict of Interest

State and Local Law. All members of the Commission shall be familiar with and adhere to the provisions of Title 10 Chapter 3 Part 13, U.C.A., "Municipal Officers' and Employees' Ethics Act" and Sandy City conflict of interest and ethics ordinances.

Suspected Conflict.

1. If, prior to a scheduled meeting, a Commission member suspects that he/she may have a conflict of interest which would affect his/her employment or financial interests concerning any matter to be reviewed by the Commission, the member shall consult with the City Attorney's office as soon as practicable before the scheduled meeting for advice and a written opinion regarding the suspected conflict.
2. If, during a scheduled meeting, the Commission member first suspects that he/she may have a conflict of interest related to a matter being reviewed in that meeting, he/she shall verbally declare the suspected conflict on the record and recuse himself or herself as soon as the agenda item creating the suspected conflict is introduced. The member shall

follow the recusal procedures in Article 20.

Known Conflict. If a Commission member knows that he/she has a conflict pursuant to State and/or Local conflict of interest and ethics, then the Commission member shall verbally disclose the conflict during the meeting in which the matter is being reviewed and shall follow the recusal procedures in Article 20.

Regular and alternate Commission members should avoid ex parte contact with individuals or groups concerning a matter that is to be considered by the Planning Commission. Any such contact should be disclosed to the Planning Commission at the time the matter is discussed at a Planning Commission meeting. The other Commissioners may recommend that the member not participate in the discussion or voting on the matter. If contacted, the member should refer the individual or group to staff for assistance. Mail received at the City offices addressed to a regular or alternate member will be opened and, if concerning Commission business, will be copied and distributed to all regular and alternate members.

Upon being appointed and every January thereafter, each Planning Commission member shall complete a sworn written disclosure stating the Commissioner's outside employment, membership on boards, the ownership interests of the commissioner in any business, and all current and anticipated business dealings involving Sandy City. As soon as practicable following any change in: (1) employment, (2) ownership interest, (3) business dealings involving Sandy City, or (4) membership on a board, the Commissioner shall update the written disclosure.

Article 17: Conduct of Persons Before the Commission

The Commission may request or direct the removal of any person who disrupts a meeting to the extent that orderly conduct is seriously compromised.

Article 18: Severability

The provisions of these by-laws shall be severable; should any article or the application of such article of the Planning Commission by-laws be found to be invalid, it shall not affect any other provision of these by-laws, or the application in a different circumstance.

Article 19: Adoption, Amendment and Suspension of By-laws

The by-laws will generally be reviewed and adopted annually by the Commission. Amendment to the by-laws shall take place at a scheduled Commission meeting. A concurring vote of four members of the Commission shall be required in order to amend the bylaws. Amendments shall take effect at the next regularly scheduled meeting following a successful vote.

Provisions of these by-laws may be temporarily suspended upon a unanimous vote of the Commissioners present at a meeting, unless the provision is set by state law or Sandy City ordinance.

In the event of changes to state statutes or City ordinances affecting these by-laws, the by-laws shall be considered as amended on the effective date of the changes in the statutes or ordinances.

Article 20: Recusal

A Planning Commission member shall recuse himself/herself upon introduction of an agenda item under the following circumstances: (1) The Commissioner has a conflict of interest as defined in Article 16; (2) The Commissioner, or business entity in which the Commissioner owns a substantial interest, is the applicant for the agenda item; (3) The Commissioner is an employee of the applicant for the agenda item; (4) The business entity in which the Commissioner owns a substantial interest, has performed work on the agenda item as a contractor or consultant of the applicant; or (5) The Commissioner has personally performed work on the agenda item on his/her own behalf or as an employee of a contractor or consultant of the applicant. For purposes of this Article, “substantial interest” means the ownership, either legally or equitably, by an individual, his spouse, and his minor children, of at least 10% of the outstanding shares of a corporation or 10% interest in any other business entity.

Upon recusal, the Commissioner shall leave the room and shall not participate in deliberation or voting on the agenda item, except that this does not prohibit the Commissioner from speaking as a private citizen in a public comment period or public

hearing. The Commissioner shall return to the room after the final vote on the item has been taken.

If any individual Planning Commissioner feels that his/her recusal is appropriate for an agenda item, the Planning Commissioner may recuse himself/herself by following this procedure. Verbal disclosure of the reason may be required by State or local laws or the provisions of these By-Laws.

Article 21: Effect of Compliance with By-Laws

Any failure to strictly comply with these By-Laws shall not create a cause of action against the City or any of its Commissions, Boards, officers or employees by any person, corporation or other entity, nor shall any action taken by the Planning Commission be in any way invalidated due to such lack of strict compliance. Failure to comply with the Act, LUDMA, or LDCSC shall have the effect as specifically stated therein.

End of By-Laws



Sandy City, Utah

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

Staff Report

File #: 22-309, **Version:** 1

Date: 8/18/2022

Development Report

Commercial Site Plans

STATUS	SUBMITTED	APPROVED	PROJECT NAME	PROJECT DESCRIPTION	APPLICATION #	ADDRESS	ACRES	ZONE	DEVELOPER	CONTACT	CONTACT INFO	VALUE
Final Review	2/14/2020		Sandy Park Center Retail Pad	Restaurant	SPR-02-20-5805	9835 S. Monroe St	0.73	CBD-O	Sandy Park Common LLC	LeeAnne Miller		
Preliminary Review	7/26/2022		AFCU Landscape Remodel	Credit Union	SPR07262022-006364	2104 E. 9400 S.	2.23	PO	Anderson Whalen & Associates	Jared Manscill	801-410-8513	
Preliminary Review	7/26/2022		Harmons Landscape Remodel	Grocrey Store	SPR07262022-006365	7755 S. 700 E.	7.12	CN	Anderson Whalen & Associates	Jared Manscill	801-410-8513	
Preliminary Review	7/27/2022		Zions Bank	Bank	SPR07272022-006367	125 W. 10600 S.	1.14	AM	Prescott Muir	Angelica Fierro	801-521-9111	
Preliminary Review	7/27/2022		Sandy Public Works Fuel Station	Gas Station	SPR07272022-006369	8775 S. 700 W.	16.92	ID	Galloway Engineering	Jonathan Fauli	801-533-2100	
Preliminary Review	2/28/2022		RT & CL Investments	Industrial Space	SPR07282022-006370	9580 S. 500 W.	1	ID	Preston Engineering	Chris Liddell	801-870-5841	
Final Review	12/11/2021		McDonalds	Restaurant	SPR12162021-006226	9346 S 700 E	0.872	CC	Dominion Engineering	Darrin Perkes	801-713-3000	
Final Review	6/29/2022		Master Muffler	Autobody Shop	SPR06292022-006355	9235 S. 700 E.	0.44	CC	Vincent Design	Brent Vincent	801-484-2046	
Final Review	5/13/2022		Badger Cove Trailhead	Trail Head	SPR05132022-006320	1651 E. Badger Cove Cv	4.63	OS	SLCO Parks & Recreation	Dan Sonntag	385-468-1819	
Final Review	5/13/2022		300 East Trailhead	Trail Head	SPR05132022-006318	321 E. 10195 S.	5	OS	SLCO Parks & Recreation	Dan Sonntag	385-468-1820	
Final Review	5/13/2022		Lone Peak Trailhead	Trail Head	SPR05132022-006322	10042 S. 700 E.	4.05	OS	SLCO Parks & Recreation	Dan Sonntag	385-468-1821	
Final Review	5/13/2022		Wrangler Trailhead	Trail Head	SPR05132022-006324	10305 S. 1300 E.	10.3793	OS	SLCO Parks & Recreation	Dan Sonntag	385-468-1822	
Final Review	5/24/2022		East Sandy State Liquor and Wine Store	Retail	SPR05242022-006333	1902 E 9400 S.	1.1	SD(Magna) (CC	Envision Engineering	Sanae Adams	801-363-1434	
Final Review	1/26/2022		St. Anna Greek Orthodox Church	Church	SPR01262022-006258	9201 S. 1300 E.	3	CN	St. Anna Greek Orthodox Church	Father Anthony	801-824-3987	
Preliminary Review	5/27/2022		TrenzOil	Autobody Shop	SPR05272022-006335	9730 S. 700 E.	1.55	CN	Jonathan Flores	Jonathan Flores	208-244-4032	
Final Review	6/21/2022		Sandy City - Gold Star Family Memorial	Memoral	SPR06212022-006350	10000 Centennial Parkway	0.92	CBD-O	Ensign Engineering	Dan Medina	801-568-2911	
Final Review	11/29/2021		Parkland Industrial	Industrial Space	SPR11292021-006217	565 W PARKLAND DR	7	ID	Dominion Engineering	Darrin Perkes	801-713-3000	
Under Review	12/30/2021		Cyprus Credit Union	Credit Union	SPR01032022-006241	8955 S 700 E	0.5	BC	Galloway Engineering	Devin Lujan	801-953-1357	
Under Review	3/4/2022		Canyon View Cleaners	Restaurant	SPR03102022-006281	1375 E 10600 S	6.04	MU	Vincent Design	Marlon Hill	801-255-3333	
Final Review	1/18/2022		Sandy Urban Fishery Wetlands	Wetlands	SPR01182022-006255	850 W Shields Lane	61.17	OS	Sandy City Parks Department	Dan Medina	801-568-2911	
Final Review	1/4/2022		Beto's Mexican Restaurant	Restaurant	SPR01042022-006242	255 W 9000 S		RC	Avenue Consultants	Brennan Alldredge	801-687-8966	
ON HOLD	3/11/2022		WM Fuel #5235 Sandy, UT	Gas Station	SPR03112022-006282	9151 S QUARRY BEND DR	26.97	SD(X)	Kimley Horn	Ryan Alverez	714-786-6322	
ON HOLD	7/20/2021		Smiths Altaview Fuel Center	Gas Station	SPR07202021-006107	10315 S 1300 E	0.4632	CC	Anderson Whalen & Associates	James Copeland	801-913-8406	
Final Review	8/2/2021		Sumitt II at the Carins	Mixed Use Development	SPR08032021-006124	10250 S Centennial Pkwy	5.07	CBD-O	Raddon Development	Ron Raddon	801-576-1553	
Final Review	6/4/2021		SLCo Household Hazardous Waste	Hazardous Waste Faciltiy	SPR06042021-006065	8775 S 700 W	16.92	ID	Blalock and Partners	Kevin Blalock	801-597-3900	
APPROVED												
APPROVED	5/11/2021		Camp Bow Wow (Sandy Mall)	Doggie Daycare	SPR05112021-006049	9495 S 700 E	23.95	CC	Benchmark Civil	Chris	801-256-6870	
APPROVED	6/21/2021		Prime Insurance	Insurance Company	SPR07092021-006099	8722 S Harrison	3.57	RC	TSA Architects	Sean Bujold	385-799-5060	
APPROVED		44088	BD Medical Temp Parking Lot		SPR-02-20-5804	9450 S State						
APPROVED	3/16/2020		GSL Production Facility	2 Buildings in Phases-Phase 1	SPR-03-20-5828	8626 S Sandy Parkway	1.7	CR-PUD	McNeil Group INC	Carl Greene	801-641-3894	
APPROVED	1/11/2022		Waterford School Science Center	Private School	SPR01112022-006245	1480 E 9400 S	8.83	PO	EDA Architects	Greg Miles	801-572-1780	
UNDER CONSTRUCTION												
Under Construction	8/5/2020		Towne Ridge Retail Pads	Retail Pads	SPR-08-20-5886	9710 and 9680 S State St	1.04	CBD	Think Architecture	Chris Jensen	801-269-0055	
Under Construction	7/7/2021		Creek Rd Office Condo	New Office Space and Parking Stalls	SPR07072021-006096	7410 Creek Rd 301	3.78	PO	Ken Hawks Utah	Marcus Green	801-643-3870	
Under Construction	8/31/2021		Beehive Academy - ShopKo Site	Charter School	SPR08312021-006140	2165 E 9400 S	9.18	CN	NCS Development LLC	Sheldon Killpack		
Under Construction	2/25/2021	5/23/2022	Raising Cane's Chicken	Restaurant	SPR-02-21-5997	11000 S State St	2.09	AM	PM Design Group	Maurissa Muha	303-223-4864	
Under Construction	10/26/2020	12/2/2021	Jacksons Conveinent Store	Store Rebuild	SPR-10-20-5932	1245 E 106 S	0.6	CC	Curtis Miner Architecture	Jason Sandburg	801-769-3033	
Under Construction	10/20/2021	3/22/2022	Maverick Store 10600 S	Store and Gas Station	SPR-01-21-5979	10600 S Holiday Park Dr	2.166	AM	Maverick Inc.	Doug Meldrum	801-836-2211	
Under Construction	6/17/2021	10/4/2021	Ken Garff Hyundai Southtone	Remodel	SPR06012021-006078	10770 S. Auto Mall Dr.	3.679	AM	Anderson Wahlen Associates	Kirk Randall	801-403-6847	
Under Construction	7/12/2021		Comcast Site Improvements	Utility Company	SPR07122021-006101	9602 S 300 W	5.28	RD	Santec	Scott Bolton	801-824-1220	
Under Construction	2/19/2021		The School Yard - Phase 3	Retail Pads & Lease Space	SPR-02-21-5993	11020 S State St		CBD	Anderson Wahlen & Associates	E. L. Jake Tate	801-410-8506	
Under Construction	2/20/2020		American Loans	2 New Commercial Buildings	SPR-02-20-5810	8800 S. Harrison St.	1.17	RC	Red Mountain Builder	Mark Stephenson	801-446-5254	
Under Construction	6/24/2021		Challenger School	Private School	SPR06242021-006084	10670 S 700 E	2.377	CN	Focus Utah	Eric Winters	801-352-0075	
Under Construction	1/5/2021		Sandy Lease Building	Spec Commercial	SPR-01-21-5973	9492 S Highland Drive	0.74	SD(Magna)(CC)	Diversified Design Services and Engineering	Brandon Lundeen	801-347-2369	
Under Construction		5/14/2019	Princeton Commons	Office - Mixed Use	SPR-08-18-5472	8303 S. State St	1.09	MU	Zenith Development	Charles Ackerlow	801-428-3755	
COMPLETE												
Complete	7/16/2021	11/5/2021	Bout Time Pub & Grub	Pation Addition	SPR06162021-006077	31 W 10600 S	4.35	Am		Russ Naylor	801-243-2727	
Complete	1/10/2018	12/20/2018	Synergy Canyons Industrial Flex Project	New Industrial/office park complex	SPR-01-18-5341	9150 S. 500 W.	23.0 Ac.	ID	Synergy Development, LLC	Soren Urry	435-729-7000	
Complete	12/5/2019		Alta View Hospital	Sandy Parking Lot Reconfiguration	SPR-12-19-5771	9660 S 1300 E	21.06	SD(H)	IHC Hospitals	Adam Jensen	801-442-4178	
Complete	3/9/2021		Dutch Bro's on 700 E.	Coffee Shop	SPR05052021-006041	9401 S. 700 E.	0.44	CC	Anderson Wahlen & Associates	Natalie Nichol	801-410-8511	
Complete	1/23/2019		Supersonic Car Wash	New Vacume area	SPR-01-19-005599	10620 S 700 E	2.07	CN	Galloway	David Pierson	385-528-1064	
Complete	12/18/2019		Greenside Landscaping Offices	Modified Site Plan for Greenside Landscaping	SPR-12-19-5779	9614 S. 500 W	0.78	ID	Greenside Landscape INC.	John Behunin	801-815-5296	
Complete	2/1/2019		BD Medical Warehouse	New Warehouse	SPR-02-19-005604	9450 S State St	33	CBD	Anderson Wahlen & Associates	E.L. Jake	801-410-8505	
Complete			Hale Center Theater	Legacy Room Expansion		9900 S. Monroe St		CBD-O	Beecher Walker	Lyle Beecher	801-438-9500	
Complete	9/2/2020		Kelly Lund Mechanical Warehouse Addition	Warehouse Addition	SPR-09-20-5906	415 W 9800 S	0.47	RD	Kelly Lund	Kelly Lund		
Complete	6/30/2021		Sage Vet Clinic	Vetrenary Hospital	SPR07292021-006115	8590 S 1300 E	0.49	CN	Halstead Construction	Fredrick Halupka	801-244-7908	

Complete	5/8/2019		McDonald's Driveway	Relocation	SPR-05-19-5653	10550 S 1300 E	0.52	CC	McDonald's Corporation			
Complete	1/23/2019		Supersonic Car Wash	New Vacume area	SPR-01-19-005599	10620 S 700 E	2.07	CN	IMO US Utah LLC			
Complete	9/8/2017	11/12/2018	Super Sonic Car Wash Remodel	Convert Existing Car Wash to Auto. Tunnel	SPR-09-17-5295	10620 S. 700 E. St.	2.23 Ac.	CN	ICWG Car Wash Group	Richard Piggott		801-953-1357
Complete	10/16/2015	8/27/2018	Union Creek Offices	New Office building	SPR-10-15-4708	7525 S. Union Park Blvd.	12,000	SD (Harada)	Vision Holdings LLC	Barbara Boss		801-403-8876
Complete	8/7/2018		Wasatch RX	Conversion to Office	SPR-08-18-005469	9132 S 700 E	0.9	CC	Black Arrow Development, LLC			801-548-0915
Complete	5/23/2018		Towne Ridge Tower#3	New Office Tower	SPR-05-18-005411	115 W Town Rdg	2.16	CBD	WCFRD LLC			
Complete	4/10/2018	10/5/2018	Towne Ridge Office Tower #3	New Office Building	SPR-05-16-5402	115 W. Towne Ridge Parkway	1.00 Ac.	CBD	WCF/Raddon	Ron Raddon		801-576-1553
Complete	6/14/2019	Apr-20	Dutch Brothers Coffee	New Coffee Drive-thru	SPR-06-19-005672	7856 S 700 E	0.85	CN	ELS Construction	Kyle Burke		
Complete	2/7/2019	Jun-20	Craig Swapp Building	Parking Lot Expansion	SPR-02-19-005609	9980 S 300 W	3.36	RD	VMG	Lee Clark		801-609-1072
Complete	1/22/2019		McDonald's Drive Thru	Double order Boards	SPR-01-19-5598	10550 S 1300 E	1.32	CC	McDonald's Corporation			
Complete	11/6/2019		Sandy Automall Enterprise	Sandy Enterprise	SPR-11-19-5758	10710 S. State St.		AM	Enterprise Rent-A-Car	Matt Mraz		801-736-7323
Complete	8/9/2019		Alta View Hosp. Loading	New Loading Dock	SPR-08-19-005706	9660 S 1300 E	0.35	SD(H)	IHC Hospitals			
Complete	5/14/2019		Canyons School West Administration Area	Warehouse/packaging	SPR-05-19-005657	9100 S 500 W		ID	Board of Education			
Complete	2/21/2019		Fratelli's Restaurant	New Restaurant building	SPR-02-19-005617	8612 S 1300 E	0.63	CN	David Cannell			8014954550
Complete	10/26/2018	5/1/2019	Duluth Trading Company	New retail store	SPR-10-18-5551	11376 S. State St.	1.23	CBD	Kimley-horn	Richard Piggott		801-865-8212
Complete	9/19/2018	4/19/2019	Union Peaks Office	New Office Building	SPR-08-18-5468	7585 S. Union Park	1.27 Ac.	SD(Harada)	Thrive Development	Connor Johnson		801-856-9105
Complete	8/10/2018	10/5/2018	Triumph Sales Addition	Add Retail Space	SPR-08-18-5473	355 W. 9000 S.	1.33 Ac.	RC	Reynolds Const.	Shaun Yong		801-449-9779
Complete	7/30/2018	4/3/2019	Sterling Storage	New Storage Units	SPR-07-18-005465	627 W. Sandy Parkway	0.20 Ac.	CR-PUD	Sterling Tholen	Sterling Tholen		801-209-6407
Complete	6/8/2018	12/20/2018	The School Yard	Retail Pads & Lease Space	SPR-06-18-5425	11020 S. State	5.45 Ac.	CBD	Wadsworth Devel.	Robert Booth		801-417-0347
Complete	3/29/2018	7/11/2018	Mark Miller Subaru Parking Structure	New Car display	SPR-3-18-5382	10920 S. State	4.26	AM	Mark Miller	Jeff Miller		801-560-0595
Complete	2/22/2018	11/9/2018	AutoZone Store	New Retail Store	SPR-02-18-5366	8672 S. State	1.0 Ac.	CN(HSN)	John Owens	John Owens		801-303-5366
Complete	1/31/2018	4/5/2018	Litho-Flexo Printing	Change of Use	SPR-1-18-5355	555W. 9000 S.	5.87	RC	Tom Stuart	Spencer Ward		801-936-3446
Complete	12/27/2017	8/22/2018	Sandy City Public Works Office	New office building and complex master plan	SPR-12-17-5338	8775 S. 700 W.	17 Acres	ID	Sandy City Public Works Dept.	Michael Gladbach		801-562-1312
Complete	12/15/2017	1/22/2019	Quick Quack Car Wash	New pad site for Auto. Car Wash Facility	SPR-12-17-5335	11114 S. State St.	2.0 Ac.	CBD	QQ Utah 3, LLC	Dallas Hakes		801-509-0277
Complete	11/1/2017	5/15/2018	Beans and Brew Drive-up Restaurant	New Pad site for new restaurant use	SPR-11-17-5316	7455 S. Union Park Ave.	1.44 Ac.	SD (Harada)	Romo Development	Marlon Hill		801-255-3333
Complete	7/5/2017	6/20/2018	Krisp Krema and El Pollo Loco Restaurants	Two New Restaurants with Drive-thru Windows	SPR-07-17-5278	10590 S. State St.	6,091	CBD	WKS Restaurant Group	Andrew Feinour		562-309-4434
Complete	3/17/2017	8/31/2017	Flat Iron Water Tank	New Water Reserviour	SPR-03-17-5228	1705 E. 8600 S.	6.95 Ac.	OS	Sandy City	Richard Benham		801-568-6074
Complete	2/9/2017		Sandy City Storage	Commercial Storage Buildin, Climate Controlled	SPR-2-17-5201	8802 S. 700 E. St.	1.11 Ac.	BC	Dave Richards	Dave Richards		801-243-8985
Complete	3/14/2018		Sandy Storage 2	Expansion of storage facility	SPR-03-18-005372	676 E. 8800 S.	0.38	BC	Dave Richards			801-243-8985
Complete	9/23/2014		The Ridge Apartments		SPR-9-14-3870	7600 S Union Park Ave		SD(Harada)	Ridge Park Partners	Tom Henriod		801-501-0727
Complete		7/31/2017	MPK Properties	New Medical/Dental Office	SPR-10-16-5146	11449 S. 1000 E. St.	19,200	PO	MPK Properties	Scott Vincent		801-495-2560
Complete			Big "O" Tires Shop Addition	Tire shop expansion	SPR-4-17-5249	8835 S. 700 E.	1.78 Ac.	BC	Derek Edwards	Derek Edwards		801-596-1177
Complete		4/10/2018	Graymont Labs Office Building	Business office and Laboratory	SPR-5-17-5265	585 W. South Ridge Circle	19242	CR-PUD	Bonneville Builders	Cody Christensen		80-263-1406
Complete			NAPA Training Center	Automotive Technition Training Facility	SPR-06-17-5268	10665 S. 700 E. St.	1750	CN	McNeil Automotive	Pete McNeil		801-559-0480
Complete	1/29/2021		The School Yard Modified	Retail Pads & Lease Space	SPR-01-21-5986	11020 S State St	3.07	CBD	Anderson Wahlen & Associates	E. L. Jake Tate		801-410-8505
Completed	10/14/2019		Waterford School Parking Expansion	Parking Lot Expansion	SPR-10-19-5747	9461 S 1400 E		PO	Waterford School			
Completed	3/4/2020		Dr Kirk Moore solar carport addition	Adding Carports to exisiting siteplan	SPR-03-20-5816	7535 S. Union Park Ave	0.48	SD(H)	Intermountain Wind And Solar	Mark Richards		801-598-5255
Complete	2/28/2019		P.C. Partners Open Storage	Open storage Lot	SPR-02-19-005622	8700 S 200 W	3.078	ID	-	-		-
Complete	6/20/2019		Quick Quack Car Wash #2	New Auto Car Wash	SPR-06-19-005676	Quick Quack 700 E	1.54	CN	Lone Star Builders	Dallas Hakes		801-400-1944
Complete	6/12/2020		ADA Parking for Harmons		SPR-06-20-5865	7755 S 700 E	7.12	CN	Anderson Walhen & Associates	David Anderson		801-410-8503
Complete			Stockton 12 Honda Addition	Service Area Addition	SPR-12-15-4850	10860 S. Auto Mall Dr.	40,941	AM	Stockton 12 Honda	Brandon McDougald		801-915-7842
DEAD PROJECT												

Commercial Subdivision													
STATUS	SUBMITTED	APPROVED	PROJECT NAME	APPLICATION #	ADDRESS	LOTS	ACRES	ZONE	DEVELOPER	CONTACT	CONTACT INFO	VALUE	PLANNER
UNDER REVIEW													
Preliminary Review	9/10/2021		Sandy East Village Lot 2, 2nd Amendment	SUB09102021-006149	10020 S Beetdigger Blvd		2.1797	MU	Santec	Scott Bolton	801-824-1220		Mike Wilcox
Preliminary Review	1/12/2022		Cyprus Credit Union	SUB01122022-006248	8955 S. 700 E.		0.5	BC	Galloway	Michelle MacDonnell			Craig Evans
Final Review	2/22/2022		South East Industrial Park Condos	SUB02222022-006272	8500 S. Harrison Street		1.95	RC	David McKinney	David McKinney	8001-859-2416		Craig Evan
Final Review	2/14/2020		Sandy Park Center Lot 3 Amended	SUB-02-20-5806	9835 S Monroe St		0.73	CBD-O	Sandy Park Common LLC				Doug Wheelwright
Preliminary Review	10/12/2021		The Shops at South Town	SUB10122021-006180	10450 S State Street KA-2		58.055	CBD	SW Law	Leeza Evensen	801-257-1882		Craig Evans
Final Review	5/6/2021		Sandy Mall Subdivision 2 Amending Lot 1	SUB05062021-006044	9471 S 700 E		23.95	CC	FFKR	Susan Ptheram	8001-521-6168		Craig Evans
Final Review (inactive)	6/1/2018		Sandy City Centre Plat-2nd Ammended	SUB-06-18-5419	10100 S Centennial Parwkway				Centennial Towers	Russell Joseph	801-580-0181		Mike Wilcox
APPROVED													
Under Construction	8/5/2020		Town Ridge Retail Pads	SUB-08-20-5886	9710 and 9680 S State St		1.04	CBD	Think Architecture	Chris Jensen	801-269-0055		Doug Wheelwright
Pending Recording	6/20/2019		Car Washopoly	SUB-06-19-5677	9750 S 700 E	2	1.54	CN	Lone Star Builders LLC	Joseph Earnest	801-400-1944		Doug Wheelwright
RECORDED/COMPLETE													
Recorded	7/31/2020	8/4/2021	Synergy Canyons Amended	SUB-07-20-5884	9150 S Sandy Parkway		23.56	ID	Synergy Development	Soren Urry	435-729-7000		Craig Evans
Recorded	1/20/2021		Maverick Store 10600 S	SUB-01-21-5980	10600 S Holiday Park Drive		2.166	AM	Maverick Inc.	Doug Meldrum	801-836-2211		Doug Wheelwright
Recorded	2/20/2020		American Loans Sub	SUB-02-20-5811	8800 S Harrison St	2	1.17	RC	American Loans Inc.	J.L. Llavina	801-438-9986		Doug Wheelwright
Recorded	9/6/2016		Intermountain Alta View	SUB-9-16-5125	1220 East 9400 South	5	38.28	SD(H)	IHC	Ken Hawkes	801-410-8522		Doug Wheelwright
Recorded	7/7/2021		Creek Rd Office Condos 5th Amendment	SUB07072021-006097	7410 S Creek Rd 301		3.78	PO	Ken Hakes Engineering	Marcus Green	801-643-3870		Craig Evans
Recorded	7/20/2021		Smiths Altaview	SUB07202021-006108	10315 S 1300 E		0.4632	CC	Anderson Wahlen & Associates	James Copeland	801-410-8523		Craig Evans
Recorded	10/23/2018		Vincent Medical Condo Plat	SUB-10-18-5532	11449 South 1000 East	1	2.01	PO	MPK Properties	Rob Sunderlage	801-763-5196		Doug Wheelwright
Recorded	7/26/2018		Riverside Sub	SUB-07-18-5463					Wright Development Group	Logan Johnson	801-649-9798		Doug Wheelwright
Recorded	3/6/2017	10/3/2017	Sandy City Storage	SUB-3-17-5221	8802 S. 700 E.	1	1.15	BC	David Richards	Don Sargent	435-901-0201		Doug Wheelwright
Recorded	12/20/2016	12/19/2016	8180 Professional Condos	SUB-12-16-5175	8180 South 700 East	14	1.72	R-1-8	Delta Chi Partners	Clyde Kenison	801-253-4313		Andrew King
Recorded	5/26/2016		IOP Services	SUB-5-16-5090	7885 S 700 E	9	1.36	BC	IOP Services, LLC	Mark Richards	801-898-7778		Doug Wheelwright
Recorded			McDonald's Lot Line Adjustment	SUB-01-20-5789	10550 S 1300 E			CC	McDonald's Corporation				Craig Evans
DEAD PROJECT													
Dead	8/8/2019		Jolley's Pharmacy	SUB-08-19-5705	984 E 10600				Nordic Alliance LLC	Adam Nash	801-580-1428		Doug Wheelwright
Withdrawn	2/12/2019		Rees Capital Sub	SUB-02-20-5799	1680 E Dimple Dell RD			PO	Land Marks West	Rollin Anderson	801-864-1453		Doug Wheelwright

Residential Site Plans													
STATUS	SUBMITTED	APPROVED	PROJECT NAME	APPLICATION #	ADDRESS	UNITS	ACRES	ZONE	DEVELOPER	CONTACT	CONTACT INFO	RENTAL	PLANNER
UNDER REVIEW													
Final Review	6/9/2020		Thackery Towns	SPR-06-20-5868--SPR06242021-006083	10760 S 700 E	40	4	PUD (10)					Craig Evans
Final Review	6/28/2021		The Orchards at Farmsworth Farms	SPR06282021-006089	11237 S Farnsworth		10.07	PUD (10)	DAI Utah	Joe Salisbury	801-508-5514	Y	Craig Evans
Preliminary Review (Inactive)			Red Sky	SPR-03-21-6017	10140 S Centennial Pkwy	165	1.5	CBD	Mckay Christensen	Mckay Christensen	801-318-2345	Y	Mike Wilcox
Awaiting Final Review			Centennial Village	SPR-11-20-5964				CBD-A&C	Russel Platt	Russel Platt		Y	Mike Wilcox
Under Construction	8/3/2021		The Ridges at Dimple Dell	SPR08032021-006125	1405 E 10600 S	49	6.04	MU	Brad Reynolds Contruction	Brad Reynolds	801-598-0246		Mike Wilcox
APPROVED													
Under Construction	2/5/2018		East Village Apartments Phase 3	SPR-03-18-5359	166 E. Midvillage Blvd	307	8.22	MU	Hamilton Partners	George Arnold	801-269-4768	Y	Mike Wilcox
UNDER CONSTRUCTION													
Under Construction	11/5/2019		Bell Canyon Preservation Trailhead	SPR-11-19-5756	3400 E 9900 S	1	18.63	OS	Sandy City Corporation	Dan Medina	801-568-2911	N	Craig Evans
Under Construction	6/9/2020		Challenger School	SPR-06-20-5869	10670 S 700 E	1	7.89	CN	Challenger School Foundation	Toni Hamilton	801-569-2700	N	Craig Evans
COMPLETE													
Complete	7/3/2021		Alta Canyon Pickle Ball Courts	SPR07032021-006118	9565 S Highland Dr		3.6	OS	Sandy City Parks & Rec	Dan Medina	801-568-2911	N	Craig Evans
Complete	3/1/2019	8/28/2019	Arcadia Apartments - Phase 2	SPR-11-18-5565	172 W Harrison St	177	3.16	RC	Wasatch Residential Group	Adam Lankford	801-563-4176	Y	Mike Wilcox
Complete	9/21/2020		Pepperwood HOA Phase 3 (Parking Lots)	SPR-08-20-5896	2500 Pepperwood Drive	n/a		PUD (1.62)					Craig Evans
Complete	11/10/20	3/5/2021	Water Pro (Water Treatment Facility)	SPR-11-20-5949	2555 E Wasatch Blvd	n/a	7.48	PUD (2)		John Whitiker	801-266-4669	N	Craig Evans
	5/28/2019	8/27/2019	Dry Creek Apartments - Amended Site Plan for Beetdigger Extension	SPR-03-18-5376	Dry Creek Ridge Lane & Beetdigger Blvd	0	0.3	MU	Security National	Brandon Frederico	801-287-8193	Y	Mike Wilcox
	2/5/2018	11/12/2019	Beetdigger Blvd Extension	SPR-02-18-5359	132 E Midvillage Blvd	0		MU	Utah Transit Authority	George Arnold	801-931-5530		Mike Wilcox
	4/22/2016	9/9/2016	Sandy East Village Ph 2	SPR-4-16-5075	115 East Sego Lily Drive	62	0.61	MU	Hamilton Partners	Bruce Bingham	801-931-5525	Y	Andrew King
	3/30/2016		UTA East Village Transite Stop	SPR-3-16-5043	132 East Midvillage Boulevard	N/A	2.26	MU	Hamilton Partners	Bruce Bingham	801-931-5525	N/A	Andrew King
			Little Cottonwood Apartments	SPR-7-15-4475	1881 East 9800 South	264	13.73	SD (Magna(PUD(15))	Magna Investments	Tim Soffe	801-269-0055	Y	Andrew King
			Sandy East Village Ph 1	SPR-9-13-3185	125 East Sego Lily Drive	271	5.5	MU	Hamilton Partners	Bruce Bingham	801-931-5525	Y	Mike Wilcox
			Victoria Woods (Senior 55+) Ph 1	SPR-8-13-3108	617 East 9000 South	100	6.82	MU	American Housing - Utah	Armando Alvarez	801-699-7129	Y	Doug Wheelwright
			The Park @ City Center	SPR-2-15-4153	213 W Civic Center Dr.	330	4.48	CBD-O	Kaplan Acquisitions, LLC	Khoi Luu	713-977-5699	Y	Doug Wheelwright
			Pinnacle Sandy Apartments (Axio)	SPR-7-15-4501	8400 South State Street	331	11.2	MU	Castlewood Development	Duaine Rasmussen	801-556-7632	Y	Doug Wheelwright
			The Ridge Apartments	SPR-9-14-3870	7600 South Union Park Ave	262	7.5	SD (HARADA)	Rockworth Companies	Tom Henriod	801-501-0727	Y	Mike Wilcox
			Crescent Heights Senior Living	SPR 9-14-3866	676 East 11000 South	116 (beds)	2.5	SD (EH)	Crescent Senior Living, LLC	Mark Green	801-573-1867	Y	Mike Wilcox
			Hills at Sandy Station Phase 2	SPR-11-13-3334	132 East Sego Lily Drive	151	2.43	MU	Hills @ Sandy Station, LLC			Y	Doug Wheelwright
	7/20/2018		Pepperwood Common Area Master Plan	SPR-07-18-5455	2500 Pepperwood Dr.	-	5.94	PUD(1.62)	Pepperwood HOA	David Teerlink	801-572-3620	N/A	Mitch Vance

Residential Subdivision													
STATUS	SUBMITTED	APPROVED	PROJECT NAME	APPLICATION #	ADDRESS	LOTS	ACRES	ZONE	DEVELOPER	CONTACT	CONTACT INFO	RENTAL	PLANNER
UNDER REVIEW													
Final Review	6/28/2021		The Orchard at Farnsworth Farms	SUB06282021-006091	11237 S Farnsworth	96	10.07	PUD (10)	DAI Utah	Joe Salisbury	801-508-5514	N	Craig Evans
Final Review	1/14/2022		Cornner Bend Subdivison	SUB01142022-006249	2186 E. Powderkeg Dr.	1	0.18	R-1-8	Benchmark	Dan Moore	801-554-8920	N	Craig Evans
Preliminary Review	6/14/2022		Crab Tree Subdivision	SUB06142022-006347	2845 E. Little Cottonwood RD		1.16	R-1-15	RE Civil	Tami Crabtree	801-808-1733	N	Craig Evans
Preliminary Review	7/8/2022		Park Lane Subdeivision	SUB07082022-006359	1775 E. 11400 S.		0.346	SD(R-2-A)	Ensign Engineering	Laine Fluekiger	801-571-5541		Craig Evans
Preliminary Review	6/28/2022		Oberland Road Subdivision	SUB06282022-006352	2900 E. Oberland Rd.		2.099	R-1-140A	Dustin Freckelton	Dustin Freckelton	512-779-6368		Craig Evans
Final Review	6/29/2022		Sommer Set Villas	SUB04042022-006297	625 E. 8100 S.		0.518	RM(12)	Ensign Engineering	John Clayton	801-859-9995		Craig Evans
Awaiting Final	1/18/22		Dimple Dell Ridge Lot 1 Amended Plat	SUB01182022-006256	1703 E. Dimple Dell Rd.		0.6919	R-1-20A	Mark Goodspell	Mark Goodspell	801-361-909		Mike Wilcox
Final Review	4/27/2021		Crescent View Peaks	SUB04272021-006035	137 E 11000 S		1	R-1-40-A	Stonybrook Building Company	Kyle Simons	801-381-4687		Craig Evans
Final Review	8/23/2021		Edgemont Elementary Subdivision	SUB08212021-006136	1085 E Galena Dr		10.39	R-1-8	Canyon School District	Jerron Atkin	801-953-1357		Craig Evans
Final Review	4/5/2021		Monte Cristo Village	SUB-04-21-6023- SUB04262021-006034	9701 S 3775 E	12	7.71	R-1-15	Chris McCandless	Chris McCandless	801-597-4575	N	Craig Evans
Final Review	1/21/2021		Pepperwood 11 F	Sub-01-21-5984- SUB08022021-006120	11170 S Lone Hollow Road	5	2.71	PUD (1.62)	Autumn Ridge Development	Dave Bromley	801-713-1861	N	Mike Wilcox
Recorded	6/4/2020		Crescent Wood Estates	SUB-06-20-5859	543 E 10735 S	2	1.06	R-1-20A	Impact Development Group	Kim Arther	801-973-7777	N	Craig Evans
Final Review	6/9/2020		Thackeray Towns	SUB-06-20-5863- SUB06242021-006082	10760 S 700 E	40	4	PUD(10)	The Thackeray Company	John Sawyer	801-487-6670	N	Craig Evans
Recorded	5/13/2021		Derricott Subdivision	SUB05172021-006052	8566 S Johnsonway	2	0.45	R-1-8	McNeil Engineering	Daniel Derricott	801-971-2114	N	Craig Evans
Recorded	8/5/2021		The Ridges at Dimple Dell	SUB08052021-006127	1405 E 10600 S	49	6.04	MU	Brad Reynold Construction	Brad Reynolds	801-558-8800	N	Mike Wilcox
Final Review	9/24/2020		Bell Canyon Preservation Trailhead	SUB-09-20-5921- SUB05052021-006042	3400 E 9900 S	-	18.63	OS	Sandy City Parks & Rec	Dan Medina	801-568-2911	N	Craig Evans
Final Review	5/2/2019		Larsen/Webster Sub No. 2	SUB-05-19-5649	3351 E 9980 S	1	0.94	R-1-40	Ivan Utera	Jeff Knighton	801-592-1582	N	Mike Wilcox
Final Review - ON HOLD	3/6/2018		Sandy Storage 2 Subdivision	SUB-03-18-005369	8838 S 700 E	2	1.53	BC	8803 Storage LLC	Dave Richards	8012438985	N	Craig Evans
APPROVED - Not Yet Recorded or Under Construction													
Recorded	4/25/2019		Kemry Place	SUB-04-19-5647	590 E 10600 S	4	2	R-1-15A	Bob Kelez	Bob Kelez	801-580-3003	N	Craig Evans
Recorded	3/24/2021		Hagan Road	SUB-03-21-6012- SUB05072021-006045	11523 S Hagan Road	2	1	R-1-20A	Blair Johnson	Blair Johnson	801-301-1078	N	Craig Evans
Recorded	5/18/2018		Windflower Townhomes	SUB-05-18-5410- SUB06142021-006075	9691 Granite Woods Cir.	3	0.57	PUD(12)	Randy Moore	Randy Moore	801-580-1822	N	Craig Evans
Recorded	4/8/2021		Mount Jordan Meadows 4	SUB-03-21-6016- SUB04102021-006046	9270 S Benson Way	4	2.95	PO(R-1-8)	Ryan Kump	Ryan Kump	801-568-2962	N	Craig Evans
Recorded	9/3/2020		Harris Lot Split Subdivision	SUB-09-20-5908	625 E 8800 S	2	0.35	R-1-7.5(HS)	-	Al Bowman	801-509-2246	N	Craig Evans
RECORDED													
Recorded	6/24/2019	4/16/2021	Cottages on 80th	SUB-06-19-5681	620 E 8000 S	10	0.99	RM(12)	Ferran Construction	Troy Ferran	801-446-3532	N	Craig Evans
Under Construction-Recorded	10/15/2019	1/11/2020	Princeton Terrace	SUB-10-19-5740	8337 S Durham St	-	-	MU	ETV Holdings LLC	Charles Ackerslow	801-913-5959	N	Mike Wilcox
Approved - Recorded	11/1/2021		Pepperwood Phase 10C Amended	SUB11012021-006197	3S Cobblewood CV		0.71	PUD (1.62)	Enisgn Engineering	David Jenkins	801-631-2999		Mike Wilcox
Recorded	6/28/2021		Altawood No. 2 2nd Amendment	SUB06282021-006092	19 Altawood		0.59	R-1-20	EDM Partners	Tyler Jenkins			Craig Evans
Recorded	7/16/2021		Albion Village Condo Consolidation	SUB07162021-006106	165 Albion Village Way 405	1	0.01	MU	Ensign Engineering	Kevin Rindlisbacher	480-251-0325	N	Craig Evans
Recorded	9/17/2021		Majestic Overlook Plat Amendment	SUB09172021-006154	3253 Bell Canyon Rd	2 existing	0.45	R-1-10	-	Michael Day	801-870-7714	N	Craig Evans
Recorded	7/1/2021		Lot 206 Pepperwood Creek Phase 2	SUB07162021-006105	10909 Secret View Rd		1.47	PUD (1.62)	Ivory Homes	Logan Locke	801-755-9243		Mike Wilcox
Recorded	3/22/2018	7/16/2021	630 East	SUB-03-18-5379	630 East 8800 South	4	0.64	HSD	Dave Richards	Dave Richards	801-243-8985	N	Craig Evans
Recorded	11/13/2020	10/15/2021	Pebble Hills	SUB-11-20-5961- SUB05182021-006053	1165 E 8600 S	14	2.97	R-1-8	Castlewood Development	Duaine Rasmussen	801-556-7632	N	Craig Evans
Recorded	6/17/2018		Mockingbird Estate	SUB-06-18-5442	1243 E Mockingbird Ln	2	0.47	R-1-8	Eddie Vargas	Brad Olsen	801-917-0517	N	Craig Evans
Recorded	11/4/2020		Wild Goose Estates	SUB-11-20-5940- SUB05112021-006048	2570 E 10000 S	7	4.27	R-1-20A	-	Josh Kasteler	801-694-2322	N	Craig Evans
Recorded	2/15/2018		Witherspoon	SUB-02-18-5365	8751 South 40 East	2	0.29	HSD	Jim Witherspoon	John Greshle	801-916-0101	N	Mitch Vance
Recorded	7/31/2017		Bell Canyon View	SUB-07-17-5286	2543 East 10000 South	6	2.39	R-1-12	Jeff Mansell	Jeff Mansell	801-550-2885	N	Mitch Vance
Recorded	4/13/2017		Jim Reams Subdivision	SUB-04-17-5246	436 East 8000 South	2	0.53	R-1-8	Jim Reams	David Peterson	801-255-3503	N	Mitch Vance
Recorded	5/3/2021	8/13/2021	Synerfy Canyons 1st AMD	SUB05032021-006038	9450 S Sandy Pkwy		15.188	ID	Synergy Development	Soren Urry	435-729-7000		Craig Evans
Recorded	3/7/2019		Arcadia Apartments Amended Plat	SUB-03-19-5625	172 West Harrison St	2	7.487	RC	Arcadia Holdings	-	-		Mike Wilcox
Recorded	5/22/2017		Wasatch Overlook	SUB-05-17-5260	3140 East 10000 South	8	2.76	R-1-15	Roger Hall	Paul Sims	602-931-6641	N	Wade Sanner
Recorded	1/13/2016		Timberlane Estates	SUB-1-16-4875	10253 S Dimple Dell Rd.	3	1.5	R-1-20A	Pamela Funk	Pamela Funk	801-942-1341	N	Andrew King
UNDER CONSTRUCTION													
Under Construction			Red Sage Townhomes	SUB 8-16-5166	300 E 10600 S	151	19.05	PUD	Boulder Ventures Dev. Inc.	Travis Richardson	801-557-9020	N	Brian McCustion
COMPLETE													
Executed	4/8/2021		Benson Way Street Vacation	MISC-03-21-6015	9270 E Benson Way	-	0.14	-	Ryan Kump	Ryan Kump	801-568-2962	N	Craig Evans
Complete	3/22/2018		Willow View Cove No. 4	SUB-03-18-5380	1584 E 10900 South	4	2.5	R-1-20A	Marilyn Leonis	Marilyn Leonis	801-949-3947	N	Mike Wilcox
Complete	3/13/2020		Cottages at Levine Farm Phase 2	SUB-03-20-5827	8366 S Levine Lane			R-1-6/R-1-8	Secure Matrixx			N	Craig Evans
Complete	6/8/2020		Tolman Farms 3	SUB-06-20-5861	372 E 9000 S	2	0.41	R-1-8	EDM Partners	Tyler Jenkins	801-305-4670		Craig Evans
Comeplete	2/6/2018	2/19/2020	Firefly Forest (aka Lance Platt)	SUB-02-18-5360	3392 E Deer Hollow Cir	2	2	R-1-40A	Lance Platt		801-455-3337	N	Mike Wilcox
Complete	3/19/2018		Anderson Place	SUB-03-18-5377	10944 South 1000 East	2	0.8	R-1-9	Gene Anderson	Gene Anderson	801-301-0918	N	Craig Evans
Complete			Cottages @ Levine	SUB-2-17-5203	601 East 8400 South	16	3	R-1-6	Gary Cannon	Gary Cannon	801-753-8226	N	Brian McCuistion
Complete	5/19/2021		Debenham Lot Line Adjustment	SUB05192021-006055	10 S. Cobblewood		0.5867	PUD (1.62)	-	Daniel Debenham	801-808-7190	N	Craig Evans
Complete	3/1/2016		Payton Place	SUB-3-16-4980	9678 South 3100 East	7	2.73	R-1-15	Tri City Construction	Dan Stewart	801-514-7777	N	Andrew King
Complete	2/13/2020		Windcroft Plat Amendment	SUB-02-20-5802	11778 S Windcroft Court	3		R-1-6	Garbett Homes	Richard Welch	801-456-2430	N	Craig Evans

Complete	9/1/2020	Montana Ranchos #6	SUB-09-20-5905	1933 E Alla Panna Way	3	1.5	R-1-20A	-	William Whitworth	801-433-8703	N	Craig Evans	
Complete	1/14/2019	Tolman Farms Phase 2	SUB-01-19-5596	358 E 9000 S	4	0.87	R-1-8	Dale Bennett	Dale Bennett	801-542-7192	N	Craig Evans	
Complete	11/1/2019	Tannenbaum Cove Subdivision	SUB-11-19-5754	2888 E Little Cottonwood Rd	11	3.3	R-1-10	Kevin Ludlow		8016569395	N	Craig Evans	
Complete	6/12/2019	Pepperwood 11D	SUB-05-19-5662	11200 S Bentwood Ln	9	7.71	PUD(1.62)	Autumn Ridge Development	Dave Bromley	801-713-1860	N	Mike Wilcox	
Complete	1/16/2020	The Gailey Subdivision	SUB-01-20-5786	657 E 8680 S	2	0.94	R-1-7.5(HS)		Craig Fairbanks	801-557-5528	N	Craig Evans	
Complete	1/4/2019	Marlin	SUB-01-19-5592	147 E 11000 S	3	1.67	R-1-20A	Jason/Jen Andersen	Jason/Jen Andersen	801-403-9132	N	Craig Evans	
Complete	2/13/2020	4/8/2021	Bell Canyon Cove	SUB-02-20-5803	1785 E 11400 S	8	4.48	R-1-20A	Ivory Development	Skylar Tolbert	801-520-9127	N	Craig Evans
Complete	8/16/2018		VanDyke Quick Subdivision	SUB-08-18-5475	385 E 8680 S	7	1.52	R-1-7.5(HS)	Anthony VanDyke	Anthony VanDyke	801-206-4343	N	Craig Evans
Complete	6/12/2019		Pepperwood 11G	SUB-06-19-5670	11105 S Bentwood Ln	6	5.29	PUD(1.62)	Autumn Ridge Development	Dave Bromley	801-713-1860	N	Mike Wilcox
Complete	1/19/2018		Pepperwood 11C	SUB-01-18-5350	4 Bentwood Lane	3	2.29	PUD(1.62)	Autumn Ridge Development	Dave Bromley	801-713-1860	N	Mike Wilcox
Complete	10/31/2018		Granite Glen	SUB-10-18-5556	2893 E Little Cottonwood Rd	4	1.78	R-1-15	Go Figure Unlimited, LLC	Mark Garza	801-558-9966	N	Mike Wilcox
Complete	5/22/2017		Stonecroft	SUB-05-17-5261	2073 E Wasatch Blvd.	12	3.02	R-1-6	Garbett Homes	Richard Welch	801-580-2460	N	Wade Sanner
Complete	5/22/2017		Windcroft	SUB-05-17-5262	2111 E Oak Manor Dr.	7	1.82	R-1-6	Garbett Homes	Richard Welch	801-580-2460	N	Wade Sanner
	5/10/2017		Quail Crest	SUB-05-17-5254	1885 East Dimple Dell Rd.	10	8	R-1-20A	Westmark Property LC	Boyd Bradshaw	801-301-7337	N	Mike Wilcox
	5/17/2017		Cottage Avenue	SUB-5-17-5259	150 West Cottage Avenue	3	0.439	R-1-6	Canyons School District	Ken Spurlock	801-541-1620	N	Mike Wilcox
			Turner Haven	SUB-2-16-4941	223 East 11000 South	10	3.57	R-1-10	Kirk Gilger	Kirk Gilger	801-231-2400	N	Mike Wilcox
NOT ACTIVE													
Inactive			Sandy Park Center Restaurant	SUB-02-20-5806	9835 S Monroe Street							Craig Evans	
Inactive	10/1/2020		Falls Creek Estates	SUB-10-20-5923	2851 E Wasatch Blvd	3	1.22	PUD(1.62)/PUD(2)	Ivory Development	Skylar Tolbert	801-520-9127	N	Craig Evans
Inactive	10/3/2019		Mosher Subdivision	SUB-10-03-5732	11467 Oberland Rd	2	0.98	R-1-20	EDM Partners	Phil Mosher	801-865-3000	N	Craig Evans
Very Inactive	10/30/2020		Beuchert Subdivision	SUB-10-20-5934	11529 S 1700 E	2	-	R-1-15A	-	Brent Beuchert	-	N	Craig Evans
Final Review - Dead	5/1/2019		Harvard Park	SUB-05-19-005650	8735 S Harvard Park	2	8.22	R-1-8	Corp of the Church of JC of LDS	Phil Allision	801-240-0389	N	Craig Evans