



# Sandy City, Utah

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

## Meeting Agenda

### Planning Commission

*Dave Bromley*  
*Cameron Duncan*  
*David Hart*  
*Ron Mortimer*  
*Daniel Schoenfeld*  
*Steven Wrigley*  
*LaNiece Davenport*  
*Craig Kitterman (Alternate)*  
*Jennifer George (Alternate)*

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**Thursday, November 7, 2024**

**6:15 PM**

**Council Chambers and Online**

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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\\_68z9KxTHSrKn-Zi7nU5PLw](https://us02web.zoom.us/webinar/register/WN_68z9KxTHSrKn-Zi7nU5PLw)

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/82313156494>

Or join via phone by dialing:

US: +1 346 248 7799 or +1 669 444 9171 or +1 669 900 6833 or +1 719 359 4580 or +1 253 205 0468

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

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

Webinar ID: 823 1315 6494

Passcode: 447381

### **4:00 PM FIELD TRIP**

1. [24-394](#) Map

Attachments: [110724.pdf](#)

### **5:15 PM EXECUTIVE SESSION**

### **6:15 PM REGULAR SESSION**

Welcome



Pledge of Allegiance

Introductions

## Public Hearings

2. [ANX0910202](#) Bridger Boulevard Annexation (R-1-10 Zone)  
[4-006850\(PC\)](#) Along Bridger Boulevard between Alta Canyon Drive and Willow Creek Drive  
[Community #18]

**Attachments:** [Vicinity Map](#)  
[Staff Report](#)  
[Resolution 24-40c](#)  
[Preliminary Annexation Plat](#)

3. [ANX0925202](#) Herzberg Annexation (R-1-20 Zone)  
[4-006856\(PC\)](#) 10479 S. Dimple Dell Road  
[Community #19]

**Attachments:** [Vicinity Map](#)  
[Staff Report](#)  
[Resolution 24-42C](#)  
[Preliminary Annexation Plat](#)

4. [ANX0925202](#) Wells/Tarassov Annexation (R-1-10 Zone)  
[4-006857\(PC\)](#) 8411 S. 1475 E. and 1491 E. 8425 S.  
[Community #15]

**Attachments:** [Vicinity Map](#)  
[Staff Report](#)  
[Resolution 24-43C](#)  
[Preliminary Annexation Plat](#)

5. [ANX0930202](#) Cummings Annexation (R-1-20 and R-1-40 Zone)  
[4-006859\(PC\)](#) 2152 E. and 2162 E. Creek Road  
[Community #18]

**Attachments:** [Vicinity Map](#)  
[Staff Report and attachment](#)  
[Resolution 24-44C](#)  
[Preliminary Annexation Plat](#)

## Public Meeting Items



6. [CUP1010202](#) Alta Canyon Baptist Church (Conditional Use Permit)  
[4-006866](#) 9710 S 700 E  
[Community #5]  
  
Attachments: [Staff Report](#)
7. [CUP0912202](#) Hidden Gem Healing (Conditional Use Permit)  
[4-006851](#) 10657 S. Whirlaway Ln  
[Community #22]  
  
Attachments: [Staff Report](#)

## Administrative Business

### 1. Minutes

[24-395](#) Minutes

Attachments: [10.17.2024 Minutes \(DRAFT\)](#)

### 2. Sandy City Development Report

[24-396](#) Development Report

Attachments: [11.01.2024 DEV REPORT](#)

### 3. Director's Report

## Adjournment



## Meeting Procedure

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

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

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

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





# Sandy City, Utah

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

## Staff Report

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**File #:** 24-394, **Version:** 1

**Date:** 11/7/2024

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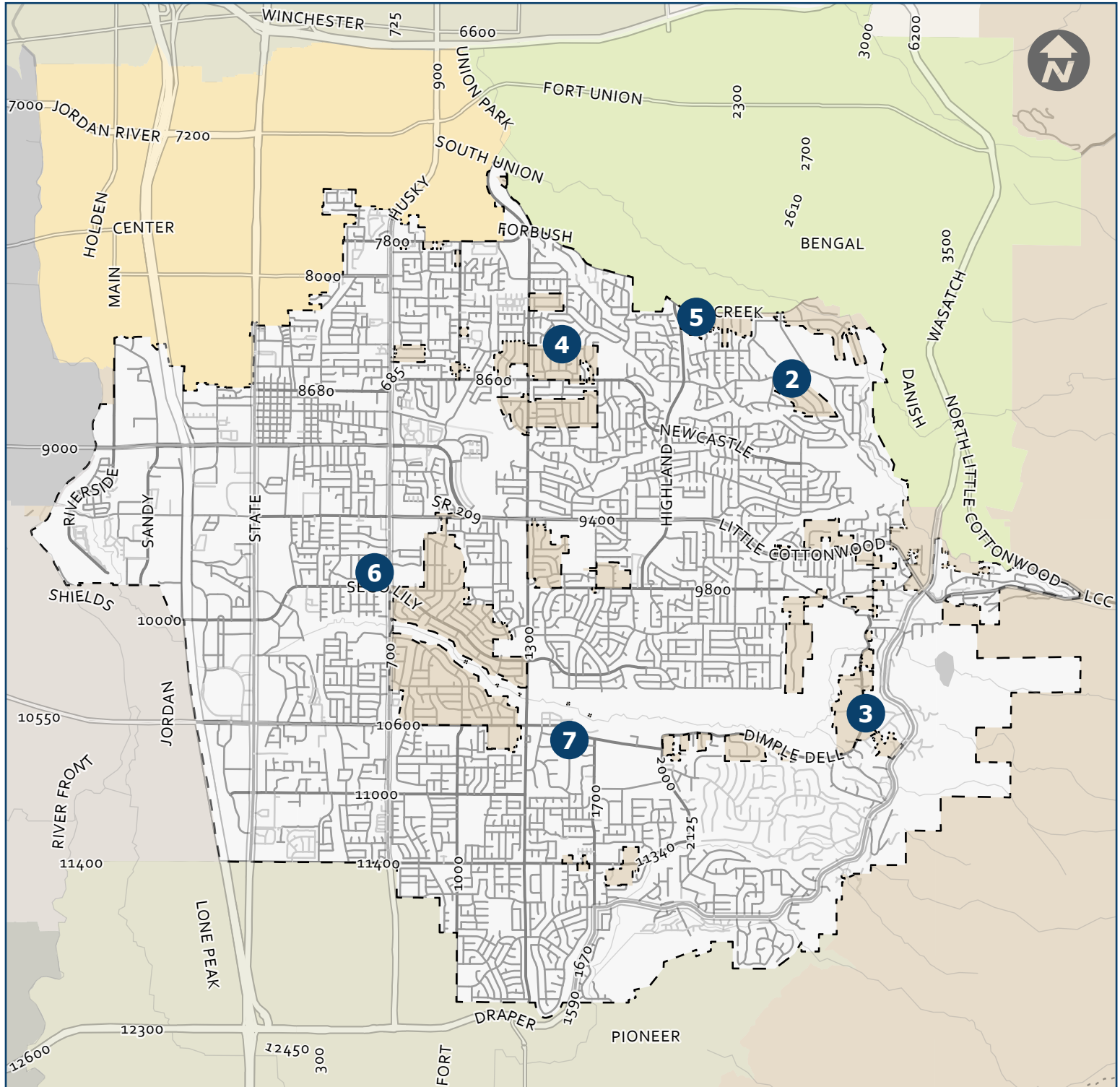
Map





# Planning Commission Field Trip

## January 25, 2025



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

1 Mile

Sandy City, UT  
Community Development Department

### Agenda Item Number



Locations to visit on your own



Locations to be visited on tour





## Staff Report

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**File #:**

ANX09102024-006850(PC),

**Version: 1**

**Date: 11/7/2024**

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**Agenda Item Title:**

Bridger Boulevard Annexation (R-1-10 Zone)

Along Bridger Boulevard between Alta Canyon Drive and Willow Creek Drive

[Community #18]

**Presenter:**

Brian McCuiston, Assistant Community Development Director

**Description/Background:**

Phil Janovak is requesting to annex a certain contiguous unincorporated area, totaling approximately 5.69 acres, located along Bridger Boulevard between Alta Canyon Drive and Willow Creek Drive, in Salt Lake County, Utah. The subject property under consideration for annexation contains 14 lots. All of the lots, except one, currently have an existing single-family dwelling. One lot is vacant. After learning about HB 330 (2024 Legislative Session), a few of the property owners expressed interest in being annexed right now.

Staff does have the property owner consent from ten of the current property owners (71%).

The existing Salt Lake County zoning district for this unincorporated property is A-1. The A-1 zone requires a minimum of 10,000 square feet of lot size for a single-family dwelling. Staff is proposing to annex the subject property into the City with the R-1-10 zone based on this being similar to the existing zone.

The City Council approved Resolution 24-40C on September 24, 2024 which set a public hearing for November 12, 2024, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code.

See attached staff report for a detailed analysis.

**Recommended Action and/or Suggested Motion:**

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Bridger Boulevard Annexation be approved and zoned R-1-10 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (north and east side).



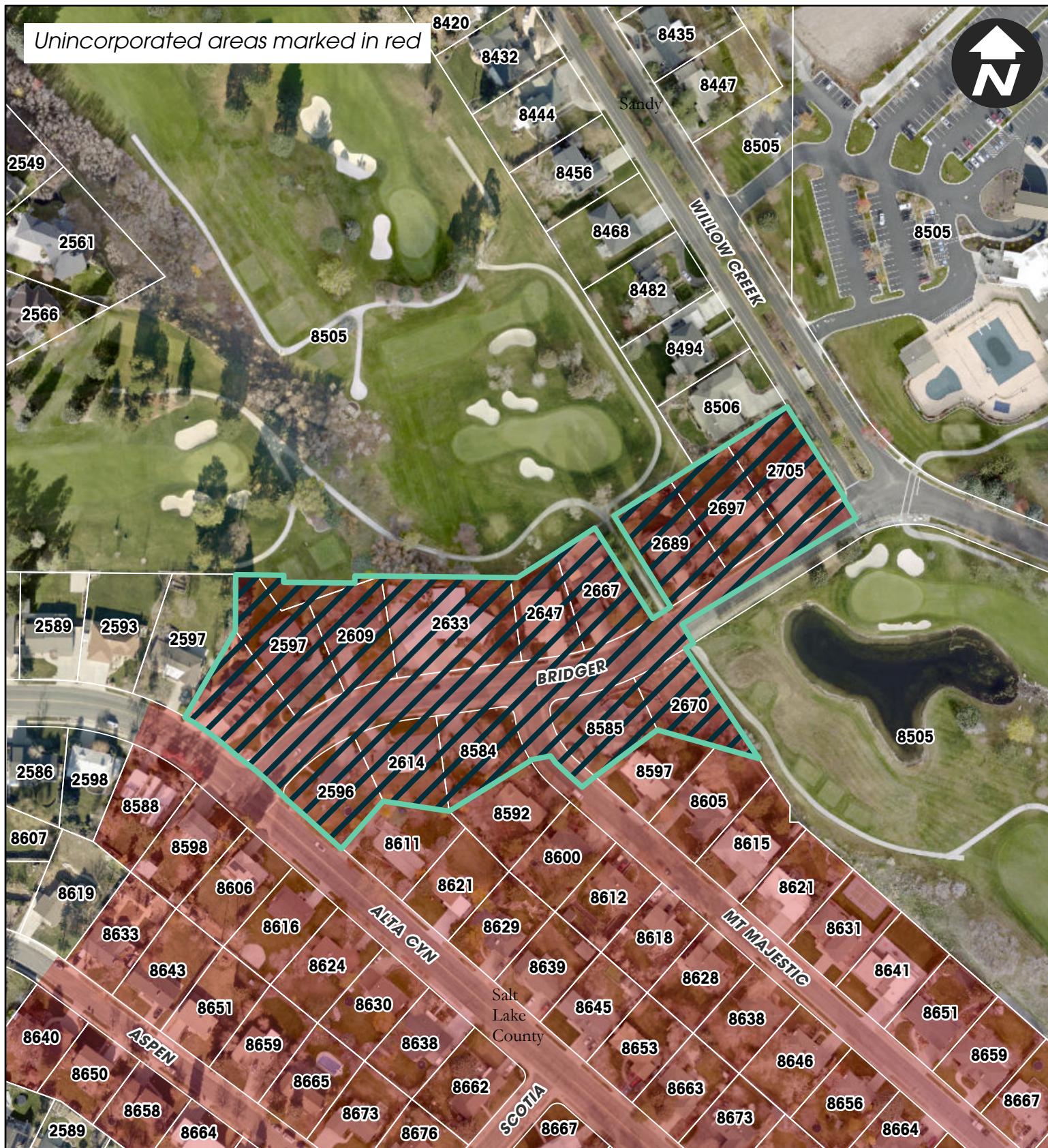
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**File #:**  
ANX09102024-006850(PC),  
**Version: 1**

**Date:** 11/7/2024

- 
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
  3. The City can provide a high level of **municipal services** to these properties.
  4. The **R-1-10** is appropriate for this property based upon current land uses within the area.





### ***Subject Property***







# SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

MONICA ZOLTANSKI  
MAYOR

SHANE E. PACE  
CHIEF ADMINISTRATIVE OFFICER

## Staff Report Memorandum November 7, 2024

To: City Council via Planning Commission  
From: Community Development Department  
Subject: Bridger Boulevard Annexation (R-1-10 Zone)  
Along Bridger Boulevard between Alta Canyon Drive and Willow Creek Drive  
[Community #18]

ANX09102024-006850

5.69 Acres

**Public Hearing Notice:** This item has been noticed on public websites, at public locations, along with multiple signs posted on site.

### Request

Phil Janovak is requesting to annex a certain contiguous unincorporated area, totaling approximately 5.69 acres, located along Bridger Boulevard between Alta Canyon Drive and Willow Creek Drive, in Salt Lake County, Utah. The subject property under consideration for annexation contains 14 lots. All of the lots, except one, currently have an existing single-family dwelling. One lot is vacant. After learning about HB 330 (2024 Legislative Session), a few of the property owners expressed interest in being annexed right now.

### Background

Staff does have the property owner consent from ten of the current property owners (71%).

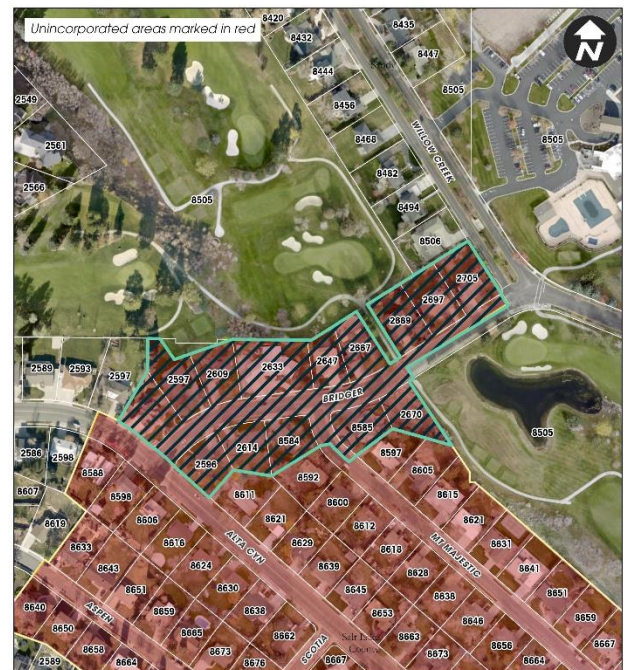
Sandy City borders the subject area to the north and east.

### Public Notice and Outreach

The City Council approved Resolution 24-40C on September 24, 2024 which set a public hearing for November 12, 2024, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code.

### Analysis

The annexation is being considered by the City for the following reasons:



Bridger Blvd Annexation  
Subject Property

0 50 100 200 300 400 500 Feet



1. The City is considering annexing the area pursuant to 10-2-418 Utah Code Annotated.
2. The area is contiguous to the Sandy City boundary (north and east side).
3. The property is located within an area designated in the Sandy City General Plan for incorporation.
4. The City can provide a high level of municipal services to the property.

### General Plan

Portions of the **Sandy City General Plan** which relate to this application are as follows:

p.43 *Recognize that economics alone is not sufficient reason to alter established neighborhoods. Human and environmental impacts also should be recognized.*

p.44 Require proposed zoning changes to be in harmony with established neighborhoods.

### Zoning

The existing Salt Lake County zoning district for this unincorporated property is A-1. The A-1 zone requires a minimum of 10,000 square feet of lot size for a single-family dwelling.

In general, when Sandy City annexes a property into the City from Salt Lake County, we have always been sensitive to what the property was zoned in the County. In most cases we have been able to zone property to a comparable zone as we annex them into the City. As we have done this, we have considered the existing properties that are adjacent to the area being annexed and try to ensure that the annexed area is compatible with the existing area.

Staff is proposing to annex the subject property into the City with the R-1-10 zone based on this being similar to the existing zone.



### Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Bridger Boulevard Annexation be approved and zoned R-1-10 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (north and east side).
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City can provide a high level of **municipal services** to these properties.
4. The **R-1-10** is appropriate for this property based upon current land uses within the area.

Planner:

Brian McCuiston



Asst. Community Development Director

Property Owner	Sidwell Number	Market Value (2024)	Acres
Sunny Pandita; Jyoti Zutshi	22-34-476-047	\$960,300	0.34
PSJFTA	22-34-476-046	\$1,057,600	0.32
Smith, Lane & Waltraut	22-34-476-045	\$1,239,800	0.32
Larisch, Lae & Karen (LLF Trust)	22-34-476-044	\$1,302,300	0.27
Cawley, Caleb	22-34-476-043	\$1,596,400	0.25
1 <sup>st</sup> Citie Capital Corp	22-34-476-048	\$2,020,800	0.57
Cai, Jinjin & Wang, Ruijuan; JT	22-34-476-040	\$972,000	0.30
2597 E Bridger, LLC	22-34-476-038	\$1,188,400	0.45
Pani, Sendhil	22-34-476-037	\$1,027,200	0.35
Alta Canyon, LLC	22-34-478-001	\$550,000	0.27
Benard D Sabey Trust	22-34-478-002	\$656,600	0.29
Jauernigg, Irmgard	22-34-478-003	\$666,600	0.30
Crus, John; ET AL	22-34-479-001	\$1,587,600	0.27
Crus, John T & Cox, Jones E C; TRS	22-34-479-002	\$338,900	0.35

File Name: S:\USERS\PLN\STAFFRPT\2024\Bridger Boulevard Annexation.DOCX



## RESOLUTION #24-40C

### BRIDGER BOULEVARD ANNEXATION

#### A RESOLUTION INDICATING INTENT TO ANNEX AN UNINCORPORATED AREA, SETTING A HEARING TO CONSIDER SUCH AN ANNEXATION, AND DIRECTING PUBLICATION OF HEARING NOTICE

The City Council of Sandy City, State of Utah, finds and determines as follows:

1. Sandy City (“**City**”) desires to annex parcels of contiguous unincorporated area, totaling approximately 5.74 acres, located along Bridger Boulevard between Alta Canyon Drive and Willow Creek Drive. The parcels of land are currently in Salt Lake County, Utah, and more specifically shown on the map attached hereto as **Appendix “A”**.
2. The annexation of that portion of an island or peninsula, leaving unincorporated the remainder of that island or peninsula, is in the City’s best interests.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Sandy City, Utah that it does hereby:

1. Indicate the City Council’s intent to annex the area described in **Appendix “A”**.
2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City’s best interest.
3. Indicate the City Council’s intent to withdraw the area described in **Appendix “A”** from the municipal services district.
4. Set a public hearing for November 12, 2024, no earlier than 5:15 p.m. to consider the annexation.
5. Direct the City Recorder to publish and send notice of such hearing in accordance with Utah Code.

ADOPTED by the Sandy City Council this 24 day of September, 2024.

DocuSigned by:



2BD9B8A417C845C...

Zach Robinson

Sandy City Council Chair

ATTEST:

DocuSigned by:



688E7E8272014B1...

City Recorder

RECORDED this \_\_\_\_ day of 9/26/2024, 2024.





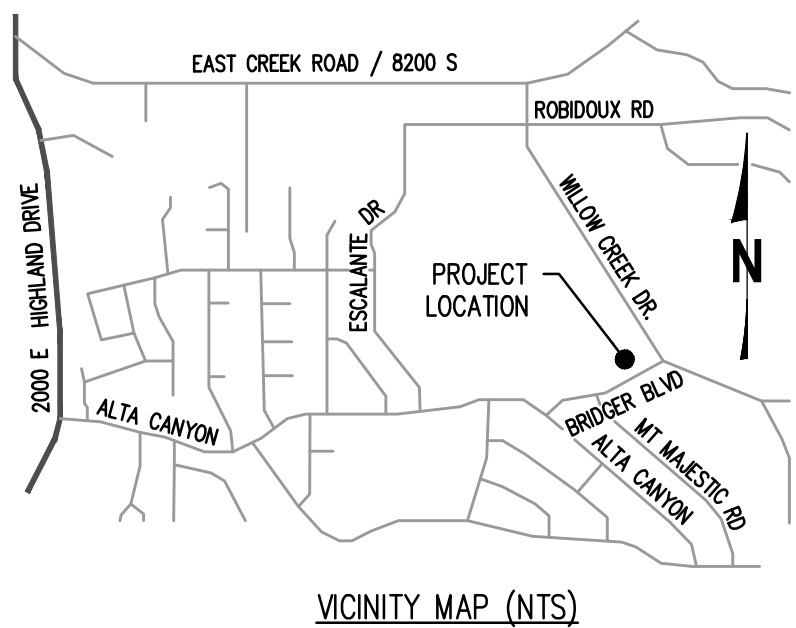
## **Appendix “A”**

### LEGAL DESCRIPTION



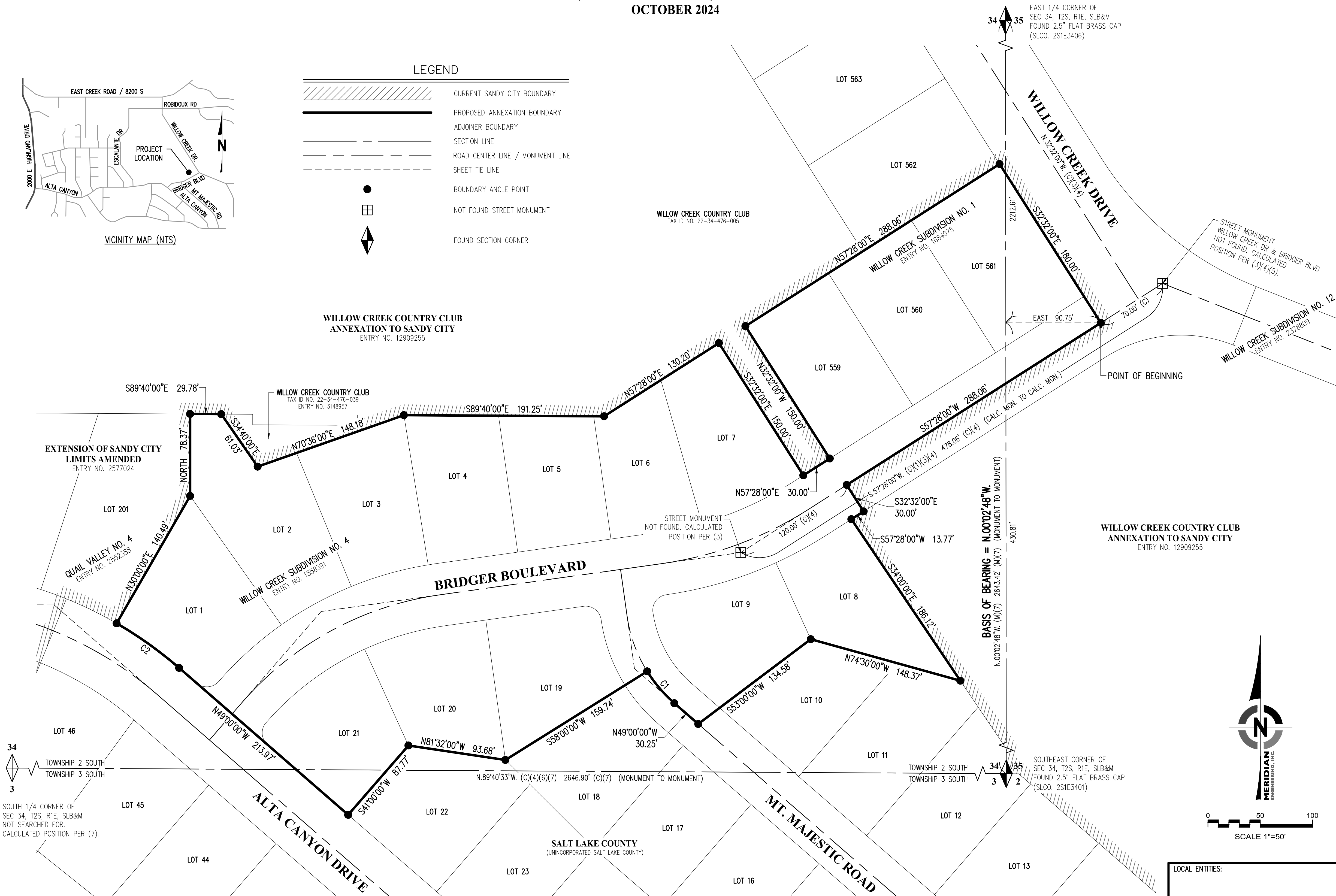
FINAL LOCAL ENTITY PLAT  
BRIDGER BOULEVARD ANNEXATION TO SANDY CITY

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 34 & THE SOUTHWEST 1/4 OF SECTION 35,  
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,  
AND THE NORTHEAST 1/4 OF SECTION 3,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,  
SANDY, SALT LAKE COUNTY, STATE OF UTAH  
OCTOBER 2024



LEGEND	
	CURRENT SANDY CITY BOUNDARY
	PROPOSED ANNEXATION BOUNDARY
	ADJOINER BOUNDARY
	SECTION LINE
	ROAD CENTER LINE / MONUMENT LINE
	SHEET TIE LINE
	BOUNDARY ANGLE POINT
	NOT FOUND STREET MONUMENT
	FOUND SECTION CORNER

WILLOW CREEK COUNTRY CLUB  
ANNEXATION TO SANDY CITY  
ENTRY NO. 12909255



**SURVEYOR'S CERTIFICATE**  
I, TRAVIS R. WILLIAMS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING LICENSE NUMBER 13941945, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYOR'S ACT; DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20 OF UTAH STATE CODE, HAS BEEN PREPARED UNDER MY DIRECTION AND IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF SALT LAKE COUNTY AND SANDY CITY, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF ANNEXING PROPERTY INTO THE BOUNDARIES OF SANDY CITY AND TO BE HEREAFTER KNOWN AS "BRIDGER BOULEVARD ANNEXATION TO SANDY CITY".



TRAVIS R. WILLIAMS  
PLS NO. 13941945  
DATE: OCTOBER 8, 2024

**ANNEXATION DESCRIPTION**

A PARCEL OF LAND TO BE ANNEXED FROM SALT LAKE COUNTY TO SANDY CITY, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN AND THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY WILLOW CREEK COUNTRY CLUB ANNEXATION TO SANDY CITY, RECORDED DECEMBER 26, 2018 AS ENTRY NO. 12909255 IN BOOK 2018P AT PAGE 423 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO IN THE CENTERLINE OF BRIDGER BOULEVARD AS SHOWN ON WILLOW CREEK SUBDIVISION NO. 1 RECORDED AS ENTRY NO. 1684075 IN BOOK U AT PAGE 40 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS 430.81 FEET N.00°02'48"W. ALONG THE SECTION LINE AND 90.75 FEET EAST FROM THE SOUTHEAST CORNER OF SAID SECTION 34, SAID POINT IS ALSO 70.00 FEET S.57°28'00"W. ALONG THE SAID CENTERLINE FROM THE INTERSECTION OF SAID CENTERLINE OF BRIDGER BOULEVARD AND THE CENTERLINE OF WILLOW CREEK DRIVE AS SHOWN ON WILLOW CREEK SUBDIVISION NO. 12 RECORDED AS ENTRY NO. 2378809 IN BOOK II AT PAGE 89 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER (BASIS OF BEARING IS N.00°02'48"W. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 34); AND RUNNING THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: 1) S.57°28'00"W. 288.06 FEET ALONG SAID CENTERLINE OF BRIDGER BOULEVARD, 2) S.32°32'00"E. 30.00 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF BRIDGER BOULEVARD AND 3) S.57°28'00"W. 13.77 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE NORTHEASTERLY CORNER OF LOT 8 OF WILLOW CREEK SUBDIVISION NO. 4 RECORDED AS ENTRY NO. 1858391 IN BOOK Y AT PAGE 77 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG THE EASTERLY LOT LINE OF SAID LOT 8 S.34°00'00"E. 186.12 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 8; THENCE ALONG THE SOUTHERLY LOT LINE OF SAID LOT 8 N.74°30'00"W. 148.37 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9 OF SAID WILLOW CREEK SUBDIVISION NO. 4; THENCE ALONG THE SOUTHEASTERLY LOT LINE AND ITS EXTENSION OF SAID LOT 9 S.53°00'00"W. 134.58 FEET TO A POINT IN THE CENTERLINE OF MT. MAJESTIC ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES: 1) N.49°00'00"W. 30.25 FEET TO THE BEGINNING OF A 135.23 FOOT RADIUS CURVE TO THE RIGHT AND 2) NORTHWESTERLY ALONG THE ARC OF SAID CURVE 40.13 FEET THROUGH A CENTRAL ANGLE OF 17°00'07"(NOTE: CHORD FOR SAID CURVE BEARS N.40°29'56"W. FOR A DISTANCE OF 39.98 FEET) TO THE INTERSECTION OF SAID CENTERLINE AND THE EXTENSION OF THE SOUTHEASTERLY LOT LINE OF LOT 19 OF SAID WILLOW CREEK SUBDIVISION NO. 4; THENCE ALONG SAID SOUTHEASTERLY LOT LINE AND ITS EXTENSION S.58°00'00"W. 159.74 FEET TO THE SOUTHEAST CORNER OF LOT 20 OF SAID WILLOW CREEK SUBDIVISION NO. 4; THENCE ALONG THE SOUTHERLY LOT LINE OF SAID LOT 20 N.81°32'00"W. 93.68 FEET TO THE EAST CORNER OF LOT 21 OF SAID WILLOW CREEK SUBDIVISION NO. 4; THENCE ALONG THE SOUTHEASTERLY LOT LINE OF SAID LOT 21 S.41°00'00"W. 87.77 FEET TO THE SOUTH CORNER OF SAID LOT 21, SAID POINT IS ALSO IN THE NORTHEASTERLY RIGHT OF WAY LINE OF ALTA CANYON DRIVE; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1) N.49°00'00"W. 213.97 FEET TO THE BEGINNING OF A 383.00 FOOT RADIUS CURVE TO THE LEFT AND 2) NORTHWESTERLY ALONG THE ARC OF SAID CURVE 73.53 FEET THROUGH A CENTRAL ANGLE OF 11°00'00"(NOTE: CHORD FOR SAID CURVE BEARS N.54°30'00"W. FOR A DISTANCE OF 73.42 FEET) TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY EXTENSION OF SANDY CITY LIMITS AMENDED RECORDED OCTOBER 19, 1973 AS ENTRY NO. 2577024 IN BOOK 73-10 AT PAGE 98 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO THE WEST CORNER OF LOT 1 OF SAID WILLOW CREEK SUBDIVISION NO. 4; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE AND THE NORTHERLY BOUNDARY LINE OF SAID WILLOW CREEK SUBDIVISION NO. 4 THE FOLLOWING TWO (2) COURSES: 1) N.30°00'00"E. 140.49 FEET AND 2) NORTH 78.37 FEET TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE AS ESTABLISHED IN SAID WILLOW CREEK COUNTRY CLUB ANNEXATION TO SANDY CITY; SAID POINT IS ALSO IN THE NORTHERLY BOUNDARY LINE OF SAID WILLOW CREEK COUNTRY CLUB ANNEXATION TO SANDY CITY; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE THE FOLLOWING TEN (10) COURSES: 1) S.89°40'00"E. 29.78 FEET, 2) S.34°00'00"E. 61.03 FEET, 3) N.70°36'00"E. 148.18 FEET, 4) S.89°40'00"E. 191.25 FEET, 5) N.57°28'00"E. 130.20 FEET, 6) S.32°32'00"E. 150.00 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF BRIDGER BOULEVARD, 7) N.57°28'00"W. 30.00 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 559 OF SAID WILLOW CREEK SUBDIVISION NO.1, 8) N.32°32'00"W. 150.00 FEET, 9) N.57°28'00"E. 288.06 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF WILLOW CREEK DRIVE AND 10) S.32°32'00"E. 180.00 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE AND ITS EXTENSION TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 247,691 SQUARE FEET OR 5.69 ACRES IN AREA, MORE OR LESS.

**SURVEYOR'S NARRATIVE**

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE ADJUSTMENT OF THE CITY BOUNDARY LINE BETWEEN SANDY CITY & UNINCORPORATED SALT LAKE COUNTY AS DESCRIBED HEREON AS REQUESTED BY SANDY CITY. THE BASIS OF BEARING IS N.00°02'48"W. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

AS PART OF THIS SURVEY, MERIDIAN HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY ARE NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD AFFECT THIS SURVEY. NEW EVIDENCE, MONUMENTATION OR DOCUMENTS THAT MAY ALTER THE CONCLUSIONS OF THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

- (1) WILLOW CREEK COUNTRY CLUB ANNEXATION TO SANDY CITY: ENTRY NO. 12909255 IN BOOK 2018P AT PAGE 423.
- (2) EXTENSION OF SANDY CITY LIMITS AMENDED: ENTRY NO. 2577024 IN BOOK 73-10 AT PAGE 98.
- (3) WILLOW CREEK SUBDIVISION NO. 1: ENTRY NO. 1684075 IN BOOK U AT PAGE 40.
- (4) WILLOW CREEK SUBDIVISION NO. 4: ENTRY NO. 1858391 IN BOOK Y AT PAGE 77.
- (5) WILLOW CREEK SUBDIVISION NO. 12: ENTRY NO. 2378809 IN BOOK II AT PAGE 89.
- (6) QUAIL VALLEY NO. 2: ENTRY NO. 2552388 IN BOOK 73-7 AT PAGE 38.
- (7) SALT LAKE COUNTY SURVEYOR'S AREA REFERENCE PLAT FOR SECTIONS 34 & 35, T2S, R1E, SLB&M.
- (8) RECORD DESCRIPTIONS OF ADJOINING PARCELS SHOWN HEREON AS RESEARCHED WITHIN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

NOTE: ABOVE REFERENCED DOCUMENTS ARE SHOWN HEREON AS (#).

- (M) BEARING AND/OR DISTANCE DATA TAKEN FROM SURVEYED MEASUREMENTS.  
(C) BEARING AND/OR DISTANCE DATA CALCULATED FROM ACTUAL SURVEYED MEASUREMENTS COUPLED WITH RECORD INFORMATION.

**LOCAL ENTITIES:**

ANNEXATION FROM: SALT LAKE COUNTY

ANNEXATION INTO: SANDY CITY

**FINAL LOCAL ENTITY PLAT**  
**BRIDGER BOULEVARD ANNEXATION TO SANDY CITY**  
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 34 & THE SOUTHWEST 1/4 OF SECTION 35,  
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,  
AND THE NORTHEAST 1/4 OF SECTION 3,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,  
SANDY, SALT LAKE COUNTY, STATE OF UTAH  
OCTOBER 2024

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	135.23'	17°00'07"	40.13'	N40°29'56"W	39.98'
C2	383.00'	11°00'00"	73.53'	N54°30'00"W	73.42'

**PREPARED BY:**



**ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT MAP OF THAT AREA TO BE ANNEXED TO THE CORPORATE LIMITS OF SANDY CITY, UTAH.

SANDY CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**SANDY CITY APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2024

BY THE SANDY CITY COUNCIL

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
COUNCIL CHAIR

\_\_\_\_\_  
ATTORNEY

\_\_\_\_\_  
CITY RECORDER

**SALT LAKE COUNTY SURVEYOR**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2024 BY THE SALT LAKE COUNTY SURVEYOR AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.

\_\_\_\_\_  
SALT LAKE COUNTY SURVEYOR

**SALT LAKE COUNTY RECORDER**

RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_

RECORDED AS ENTRY NUMBER \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_

FEE \$ \_\_\_\_\_ DEPUTY SALT LAKE COUNTY RECORDER \_\_\_\_\_

COMP. FILE  
24225-05  
FINAL ENTITY PLAT

PROJECT NO.  
24225-05

SHEET NO.  
1 OF 1





## Staff Report

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**File #:**

ANX09252024-006856(PC),

**Version: 1**

**Date: 11/7/2024**

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**Agenda Item Title:**

Herzberg Annexation (R-1-20 Zone)  
10479 S. Dimple Dell Road  
[Community #19]

**Presenter:**

Brian McCuiston, Assistant Community Development Director

**Description/Background:**

Roberta Herzberg is requesting to annex a certain contiguous unincorporated area, totaling approximately 0.49 acres, located at 10479 S Dimple Dell Road, in Salt Lake County, Utah. The subject property under consideration for annexation contains 1 parcel. This parcel does currently have an existing single-family dwelling. The property owner has indicated to staff that they do not want to be part of the Granite incorporation, if that were to happen. There is one other county property to the south, but that owner does not want to be annexed into Sandy City.

The existing Salt Lake County zoning district for this unincorporated property is R-1-43. The R-1-43 zone requires a minimum of 43,000 square feet lot size for a single-family dwelling. This parcel is .49 acres, which is approximately 21,344 square feet. Rather than annexing this area and making the parcel legal nonconforming, staff is proposing to annex the subject property into the City with the R-1-20 zone. This zoning would not allow any further development without considering a rezone of the area. The area around this parcel to the north and east are zoned R-1-40, but all of those lots are 40,000 square feet or larger.

Staff does have the property owner consent.

The City Council approved Resolution 24-42C on October 8, 2024 which set a public hearing for November 12, 2024, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code.

See attached staff report for detailed analysis.

**Recommended Action and/or Suggested Motion:**

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Herzberg Annexation be approved and zoned R-1-20 based upon the following findings:



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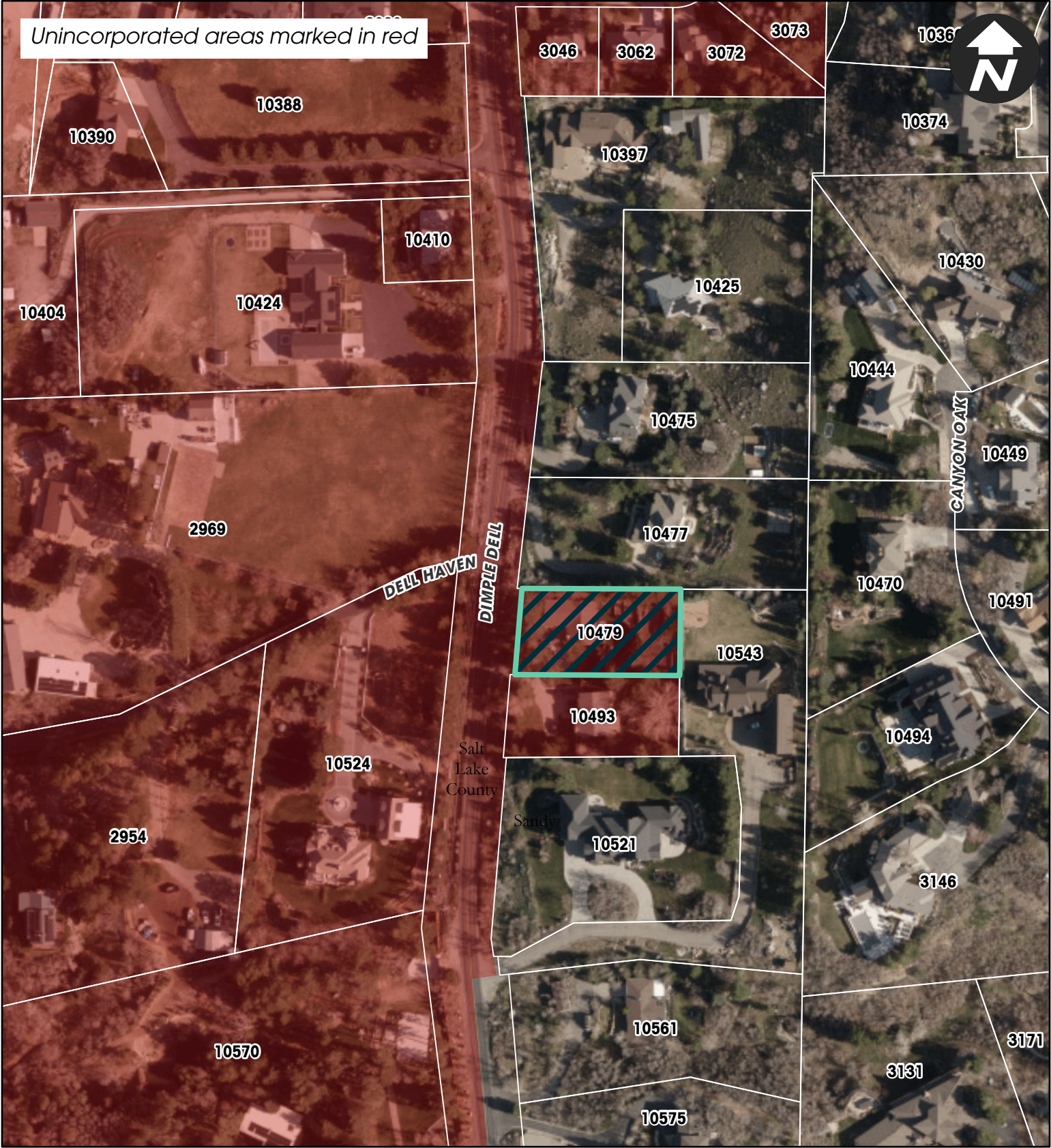
**File #:**  
ANX09252024-006856(PC),  
**Version: 1**

---

**Date:** 11/7/2024

1. The area is **contiguous** to the Sandy City boundary (north and east side).
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City can provide a high level of **municipal services** to these properties.
4. The **R-1-20** is appropriate for this property based upon current land uses within the area.





Herzberg Annexation  
10479 S Dimple Dell

 **Subject Property**





# SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

MONICA ZOLTANSKI  
MAYOR

SHANE E. PACE  
CHIEF ADMINISTRATIVE OFFICER

## Staff Report Memorandum November 7, 2024

To: City Council via Planning Commission  
From: Community Development Department  
Subject: Herzberg Annexation (R-1-20 Zone)  
10479 S. Dimple Dell Road  
[Community #29]

ANX09252024-006856

0.49 Acres

**Public Hearing Notice:** This item has been noticed on public websites, at public locations, along with multiple signs posted on site.

### Request

Roberta Herzberg is requesting to annex a certain contiguous unincorporated area, totaling approximately 0.49 acres, located at 10479 S. Dimple Dell Road, in Salt Lake County, Utah. The subject property under consideration for annexation contains 1 parcel. This parcel does currently have an existing single-family dwelling. The property owner has indicated to staff that they do not want to be part of the Granite incorporation, if that were to happen. There is an adjacent county property to the south on the east side of Dimple Dell Road, but that owner does not want to be included in this annexation.

### Background

Staff does have the property owner consent.

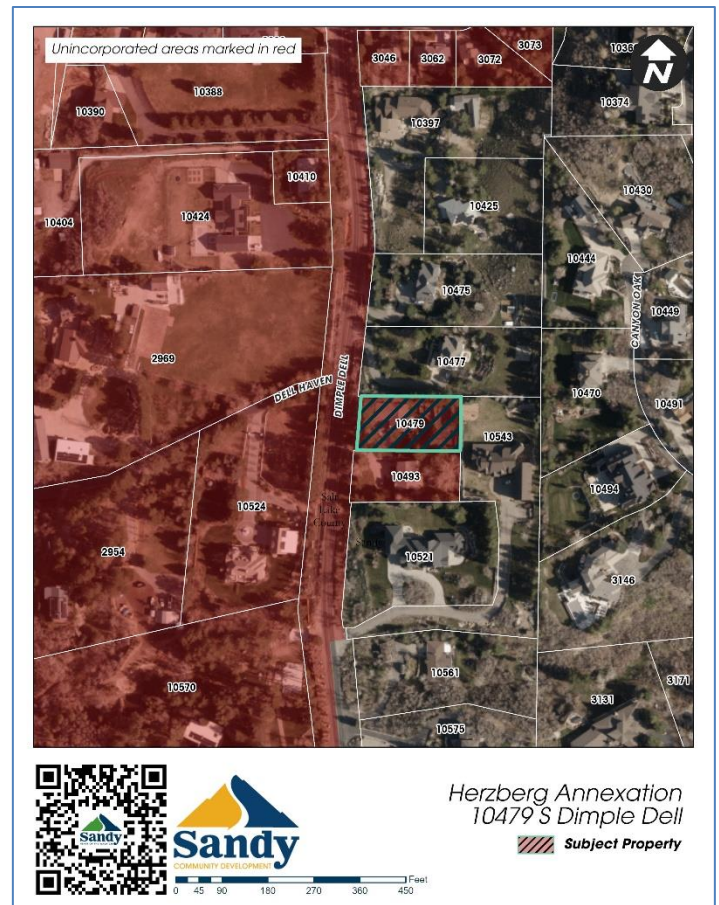
Sandy City borders the subject area to the north and east.

### Public Notice and Outreach

The City Council approved Resolution 24-42C on October 8, 2024 which set a public hearing for November 12, 2024, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code.

### Analysis

The annexation is being considered by the City for the





following reasons:

1. The City is considering annexing the area pursuant to 10-2-418 Utah Code Annotated.
2. The area is contiguous to the Sandy City boundary (north and east side).
3. The property is located within an area designated in the Sandy City General Plan for incorporation.
4. The City can provide a high level of municipal services to the property.

### General Plan

Portions of the **Sandy City General Plan** which relate to this application are as follows:

p.43 *Recognize that economics alone is not sufficient reason to alter established neighborhoods. Human and environmental impacts also should be recognized.*

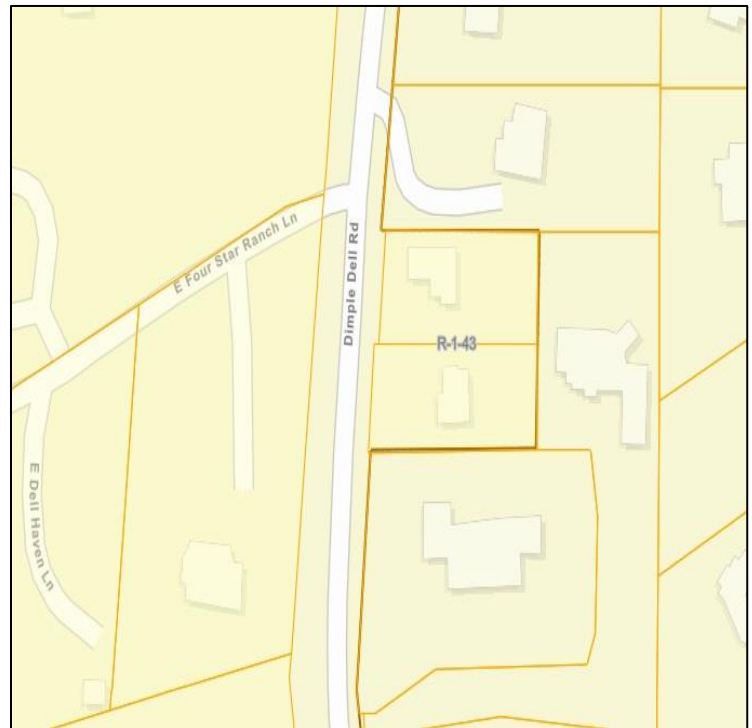
p.44 Require proposed zoning changes to be in harmony with established neighborhoods.

### Zoning

The existing Salt Lake County zoning district for this unincorporated property is R-1-43. The R-1-43 zone requires a minimum of 43,000 square feet lot size for a single-family dwelling.

In general, when Sandy City annexes a property into the City from Salt Lake County, we have always been sensitive to what the property was zoned in the County. In most cases we have been able to zone property to a comparable zone as we annex them into the City. As we have done this, we have considered the existing properties that are adjacent to the area being annexed and try to assure that the annexed area is compatible with the existing area.

This parcel is .49 acres, which is approximately 21,344 square feet. Rather than annexing this area and making the parcel legal nonconforming, staff is proposing to annex the subject property into the City with the R-1-20 zone. This zoning would not allow any further development without considering a rezone of the area. The area around this parcel to the north and east are zoned R-1-40, but all of those lots are 40,000 square feet or larger.



### Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Herzberg Annexation be approved and zoned R-1-20 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (north and east side).
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City can provide a high level of **municipal services** to these properties.
4. The **R-1-20** is appropriate for this property based upon current lot size.



Planner:



Brian McCuiston  
Asst. Community Development Director

Property Owner	Sidwell Number	Market Value (2024)	Acres
Herzberg, William and Roberta	28-14-178-003	\$856,600	0.49

File Name: S:\USERS\PLN\STAFFRPT\2024\Herzberg Annexation.DOCX



## RESOLUTION #24-42C

### HERZBERG ANNEXATION

#### A RESOLUTION INDICATING INTENT TO ANNEX AN UNINCORPORATED AREA, SETTING A HEARING TO CONSIDER SUCH AN ANNEXATION, AND DIRECTING PUBLICATION OF HEARING NOTICE

The City Council of Sandy City, State of Utah, finds and determines as follows:

1. Sandy City ("**City**") desires to annex a parcel of contiguous unincorporated area, totaling approximately 0.49 acres, located at 10479 South Dimple Dell Road. The parcel of land is currently in Salt Lake County, Utah, and more specifically shown on the map attached hereto as **Appendix "A"**.
2. The annexation of that portion of an island or peninsula, leaving unincorporated the remainder of that island or peninsula, is in the City's best interests.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Sandy City, Utah that it does hereby:

1. Indicate the City Council's intent to annex the area described in **Appendix "A"**.
2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City's best interest.
3. Indicate the City Council's intent to withdraw the area described in **Appendix "A"** from the municipal services district.
4. Set a public hearing for November 12, 2024, no earlier than 5:15 p.m. to consider the annexation.
5. Direct the City Recorder to publish and send notice of such hearing in accordance with Utah Code.

ADOPTED by the Sandy City Council this 8th day of October, 2024.

DocuSigned by:



2B99B8A417C845C...

Zach Robinson

Sandy City Council Chair

ATTEST:

DocuSigned by:



688E7E8272014B1...

City Recorder

RECORDED this 9th day of October, 2024.





**Appendix “A”**

LEGAL DESCRIPTION





## 24225-06\_HERZBERG ANNEXATION DESCRIPTION

A parcel of land to be annexed from Salt Lake County to Sandy City, situate in the Northwest Quarter of Section 14, Township 3 South, Range 1 East, Salt Lake Base & Meridian, Salt Lake County, Utah. The boundaries of said parcel of land are described as follows:

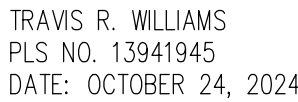
Beginning at a point in the current Sandy City boundary line established by JESSOP ANNEXATION TO SANDY CITY, recorded February 2, 2009 as Entry No. 10612295 in Book 2009P at Page 18 in the Office of the Salt Lake County Recorder, said point is also in the current Sandy City boundary line established by EXTENSION OF SANDY CITY LIMITS (SIEVERTS ANNEXATION), recorded February 14, 1994 as Entry No. 5738565 in Book 94-2 at Page 37 in the Office of the Salt Lake County Recorder, said point is also the Northeast Corner of property described in Warranty Deed in favor of William and Roberta Herzberg recorded as Entry No. 13236779 in Book 10922 at Page 9406 in the Office of the Salt Lake County Recorder, said point is 1833.42 feet S.00°36'52"W. along the quarter section line and 13.14 feet WEST to a point in the current Sandy City boundary line, said point is the Northeast Corner of said JESSOP ANNEXATION TO SANDY CITY and the Northeast Corner of JESSOP TRUST SUBDIVISION recorded as Entry No. 10828225 in Book 2009P at Page 157 in the Office of the Salt Lake County Recorder and 155.62 feet (155.517 feet per said JESSOP ANNEXATION TO SANDY CITY) WEST along said current Sandy City Boundary line to the point of beginning (Basis of Bearing is S.89°02'20"W. along the section line between the monuments representing the North Quarter Corner and the Northwest Corner of said Section 14); and running thence along said current Sandy City Boundary line as established by said JESSOP ANNEXATION TO SANDY CITY and the easterly boundary line of said described property S.00°24'15"W. (S.00°31'28"W. per said JESSOP ANNEXATION TO SANDY CITY)(SOUTH per said described property) 106.42 feet to the Southeast Corner of said described property; thence along the southerly boundary line of said described property WEST 205.47 feet (204.14 feet per said described property) to the Southwest Corner of said described property, said point is also in the easterly right of way line of Dimple Dell Road; thence along the westerly boundary line of said described property and said easterly right of way line N.04°31'33"E. (N.04°41'33"E. per said described property) 106.75 feet a point in said current Sandy City boundary line established by said EXTENSION OF SANDY CITY LIMITS (SIEVERTS ANNEXATION), said point is also the Northwest Corner of said described property; thence along said current Sandy City boundary line and the northerly boundary line of said described property EAST 197.79 feet (195.71 feet per said described property) to the point of beginning.

The above described parcel of land contains 21,457 square feet or 0.49 acre in area, more or less.



**SITUATED IN THE NORTHWEST 1/4 OF SECTION 14,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,  
SANDY, SALT LAKE COUNTY, STATE OF UTAH  
SEPTEMBER 2024**

I, TRAVIS R. WILLIAMS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING LICENSE NUMBER 13941996, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYOR'S ACT; DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20 OF UTAH STATE CODE, HAS BEEN PREPARED UNDER MY DIRECTION AND IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF SALT LAKE COUNTY AND SANDY CITY, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF ANNEXING PROPERTY INTO THE BOUNDARIES OF SANDY CITY AND TO BE HEREAFTER KNOWN AS "HERZBERG ANNEXATION TO SANDY CITY".



A PARCEL OF LAND TO BE ANNEXED FROM SALT LAKE COUNTY TO SANDY CITY, SITUATE IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY JESSOP ANNEXATION TO SANDY CITY  
RECORDED FEBRUARY 2, 2009 AS ENTRY NO. 10612295 IN BOOK 2009P AT PAGE 18 IN THE OFFICE OF THE SALT LAKE  
COUNTY RECORDER, SAID POINT IS ALSO IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY EXTENSION OF SANDY  
CITY LIMITS (SIEVERTS ANNEXATION), RECORDED FEBRUARY 14, 1994 AS ENTRY NO. 5738565 IN BOOK 94-2 AT PAGE 37  
IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO THE NORTHEAST CORNER OF PROPERTY DESCRIBED IN  
WARRANTY DEED IN FAVOR OF WILLIAM AND ROBERTA HERZBERG RECORDED AS ENTRY NO. 15326779 IN BOOK 10932 AT  
PAGE 10 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO THE SOUTHWEST CORNER OF THE  
QUARTER SECTION LINE AND 1314 FEET WEST TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE, SAID POINT IS  
THE NORTHEAST CORNER OF SAID JESSOP ANNEXATION TO SANDY CITY AND THE NORTHEAST CORNER OF JESSOP TRUST  
SUBDIVISION RECORDED AS ENTRY NO. 10828225 IN BOOK 2009P AT PAGE 157 IN THE OFFICE OF THE SALT LAKE COUNTY  
RECORDER AND 155.62 FEET (155.617 FEET PER SAID JESSOP ANNEXATION TO SANDY CITY) WEST ALONG SAID CURRENT  
SANDY CITY BOUNDARY LINE TO THE POINT OF BEGINNING (BASIS OF BEARING IS S.89.0220°W, ALONG THE SECTION LINE  
BETWEEN THE MONUMENTS REPRESENTING THE NORTH QUARTER CORNER AND THE NORTHWEST CORNER OF SAID SECTION 14)  
AND RUNNING THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE AS ESTABLISHED BY SAID JESSOP ANNEXATION TO  
SANDY CITY AND THE EASTERLY BOUNDARY LINE OF SAID DESCRIBED PROPERTY S.002415°W, (S.003128°W, PER SAID JESSOP  
ANNEXATION TO SANDY CITY)(SOUTH PER SAID DESCRIBED PROPERTY) 106.42 FEET TO THE SOUTHEAST CORNER OF SAID  
DESCRIBED PROPERTY, THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID DESCRIBED PROPERTY WEST 205.47 FEET  
TO THE SOUTHWEST CORNER OF SAID DESCRIBED PROPERTY, THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID  
DESCRIBED PROPERTY WEST 106.42 FEET TO THE POINT OF BEGINNING, THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID  
DESCRIBED PROPERTY WEST AND EASTERLY RIGHT OF WAY LINE D.04°41'33"E, (N.04°41'33"E, PER SAID DESCRIBED  
PROPERTY) 106.75 FEET TO A POINT IN SAID CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY SAID EXTENSION OF SANDY CITY  
LIMITS (SIEVERTS ANNEXATION), SAID POINT IS ALSO THE NORTHWEST CORNER OF SAID DESCRIBED PROPERTY; THENCE ALONG  
SAID CURRENT SANDY CITY BOUNDARY LINE AND THE NORTHERLY BOUNDARY LINE OF SAID DESCRIBED PROPERTY EAST  
197.79 FEET (195.71 FEET PER SAID DESCRIBED PROPERTY) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 21,457 SQUARE FEET OR 0.49 ACRE IN AREA, MORE OR LESS.

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE ADJUSTMENT OF THE CITY BOUNDARY LINE BETWEEN SANDY CITY & UNINCORPORATED SALT LAKE COUNTY AS DESCRIBED HEREON AS REQUESTED BY SANDY CITY. THE BASIS OF BEARING IS S.89°02'20"W. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE NORTH QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 3 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

AS PART OF THIS SURVEY, MERIDIAN HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY ARE NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD AFFECT THIS SURVEY. NEW EVIDENCE, MONUMENTATION OR DOCUMENTS THAT MAY ALTER THE CONCLUSIONS OF THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

- (1) EXTENSION OF SANDY CITY LIMITS (SIEVERTS ANNEXATION); ENTRY NO. 5735865 IN BOOK 94-2 AT PAGE 37.
- (2) JESSOP ANNEXATION TO SANDY CITY; ENTRY NO. 108621295 IN BOOK 2009P AT PAGE 18.
- (3) WESTBROOK ANNEXATION TO SANDY CITY; ENTRY NO. 10670508 IN BOOK 2009P AT PAGE 51.
- (4) WARRANTY DEED IN FAVOR OF WILLIAM & ROBERTA HERZBERG; ENTRY NO. 13236779 IN BOOK 10922 AT PAGE 9406.
- (5) SIEVERTS ACRES; ENTRY NO. 6723254 IN BOOK 97-8P AT PAGE 262.
- (6) JESSOP TRUST SUBDIVISION; ENTRY NO. 10828225 IN BOOK 2009P AT PAGE 157.
- (7) SEVEN SPRINGS SUBDIVISION; ENTRY NO. 3231776 IN BOOK 79-2 AT PAGE 39.
- (8) SALT LAKE COUNTY SURVEYOR'S AREA REFERENCE PLAT FOR SECTION 14, T3S, R1E, S1B&M.
- (9) RECORD DESCRIPTIONS OF ADJOINING PARCELS SHOWN HEREON AS RESEARCHED WITHIN THE OFFICE OF THE SALT LAKE COUNTY CLERK.

NOTE: ABOVE REFERENCED DOCUMENTS ARE SHOWN HEREON AS (#)

(M) BEARING AND/OR DISTANCE DATA TAKEN FROM SURVEYED MEASUREMENTS

(C) BEARING AND/OR DISTANCE DATA TAKEN FROM SURVEYED MEASUREMENTS COUPLED WITH RECORD INFORMATION

**LOCAL ENTITIES:**

**ANNEXATION FROM:** SALT LAKE COUNTY

**ANNEXATION INTO:** SANDY CITY

PREPARED BY:



I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT MAP OF THAT AREA TO BE ANNEXED TO THE CORPORATE LIMITS OF SANDY CITY, UTAH.

SANDY CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**SANDY CITY APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2024  
BY THE SANDY CITY COUNCIL.

MAYOR

COUNCIL CHAIR

ATTORNEY

CITY RECORDER

## SALT LAKE COUNTY SURVEYOR

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2024 BY  
THE SALT LAKE COUNTY SURVEYOR AS A FINAL LOCAL ENTITY PLAT  
PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.

SALT LAKE COUNTY SURVEYOR

## SALT LAKE COUNTY RECORDER

RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
RECORDED AS ENTRY NUMBER \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_

FEE \$	DEPUTY SALT LAKE COUNTY RECORDER
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COMP. FILE  
24225-06  
FINAL ENTITY PLA

PROJECT NO.  
24225-06

SHEET NO.  
1 OF 1





## Staff Report

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**File #:**

ANX09252024-006857(PC),

**Version: 1**

**Date: 11/7/2024**

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**Agenda Item Title:**

Wells/Tarassov Annexation (R-1-10 Zone)  
8411 S. 1475 E. and 1491 E. 8425 S.  
[Community #15]

**Presenter:**

Brian McCuiston, Assistant Community Development Director

**Description/Background:**

Andrei Tarassov is requesting to annex a certain contiguous unincorporated area, totaling approximately 0.64 acres, located at 8411 S. 1475 E. and 1491 E. 8425 S., in Salt Lake County, Utah. The subject property under consideration for annexation contains two lots. Both lots currently have an existing single-family dwelling. The property owners expressed interest in being annexed into Sandy City now rather than later as per HB 330 (2024 legislative session).

Staff does have the property owner consent.

The existing Salt Lake County zoning district for this unincorporated property is A-1. The A-1 zone requires a minimum of 10,000 square feet of lot size for a single-family dwelling. Both lots are approximately 10,000 square feet. Staff is proposing to annex the subject property into the City with the R-1-10 zone. This zone would not allow any further development without considering a rezone of the area.

The City Council approved Resolution 24-43C on October 8, 2024 which set a public hearing for November 12, 2024, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code.

See attached staff report for detailed analysis.

**Recommended Action and/or Suggested Motion:**

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Wells/Tarassov Annexation be approved and zoned R-1-10 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (north and east side).
2. The property is located within an area designated in the **Sandy City General Plan** for



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**File #:**  
ANX09252024-006857(PC),  
**Version:** 1

**Date:** 11/7/2024

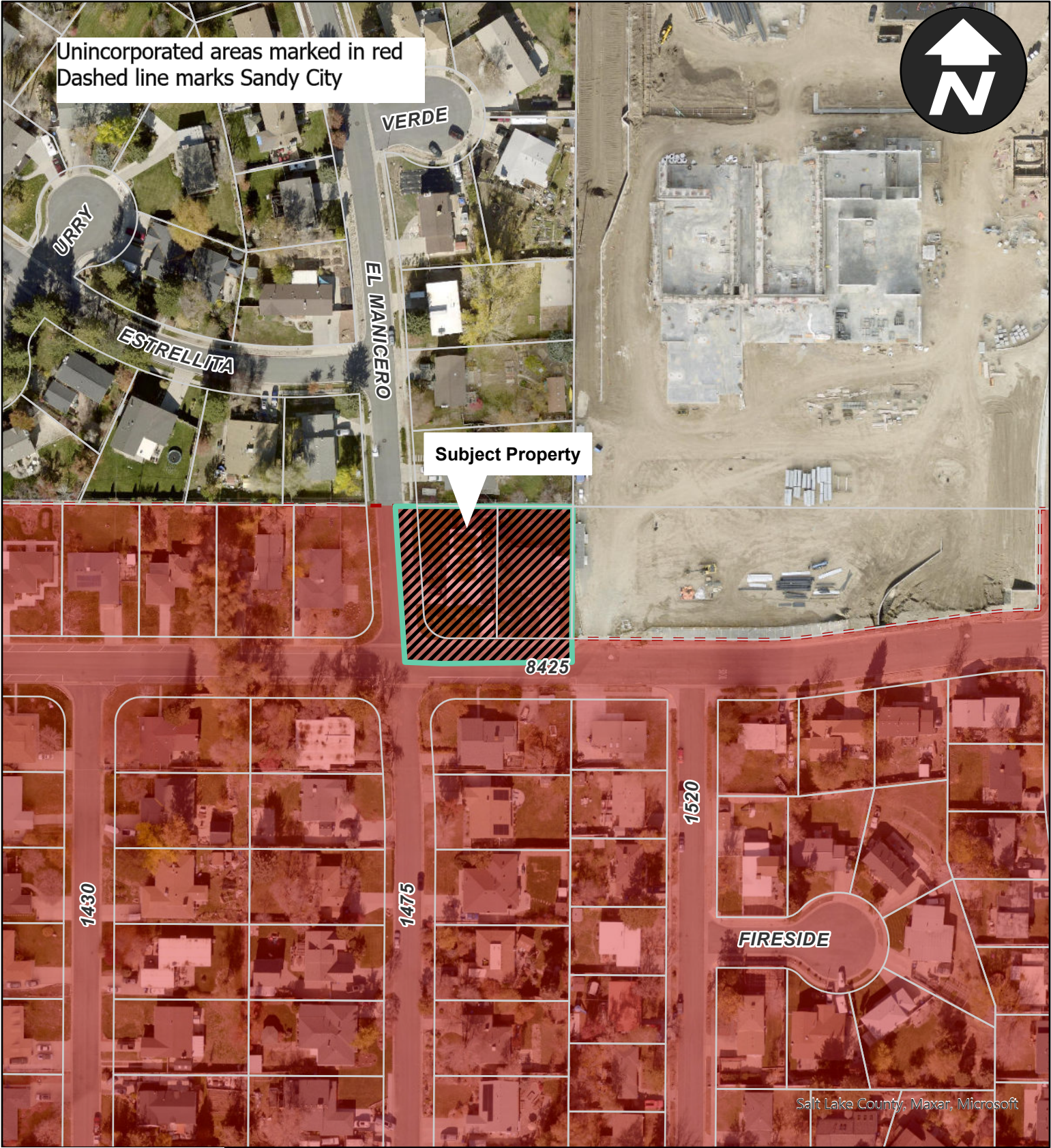
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incorporation.

3. The City can provide a high level of **municipal services** to these properties.

4. The **R-1-10** is appropriate for this property based upon current land uses within the area.





# *Wells/Tarassov Proposed Annexation*

Community Development Department





# SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

MONICA ZOLTANSKI  
MAYOR

SHANE E. PACE  
CHIEF ADMINISTRATIVE OFFICER

## Staff Report Memorandum November 7, 2024

To: City Council via Planning Commission  
From: Community Development Department  
Subject: Wells/Tarassov Annexation (R-1-10 Zone)  
8411 S. 1475 E. and 1491 E. 8425 S.  
[Community #15]

ANX09252024-006857

0.64 Acres

**Public Hearing Notice:** This item has been noticed on public websites, at public locations, along with multiple signs posted on site.

### Request

Andrei Tarassov is requesting to annex a certain contiguous unincorporated area, totaling approximately 0.64 acres, located at 8411 S. 1475 E. and 1491 E. 8425 S., in Salt Lake County, Utah. The subject property under consideration for annexation contains two lots. Both lots currently have an existing single-family dwelling. The property owners expressed interest in being annexed into Sandy City now rather than later as per HB 330 (2024 legislative session).

### Background

Staff does have the property owner consent.

Sandy City borders the subject area to the north and east.

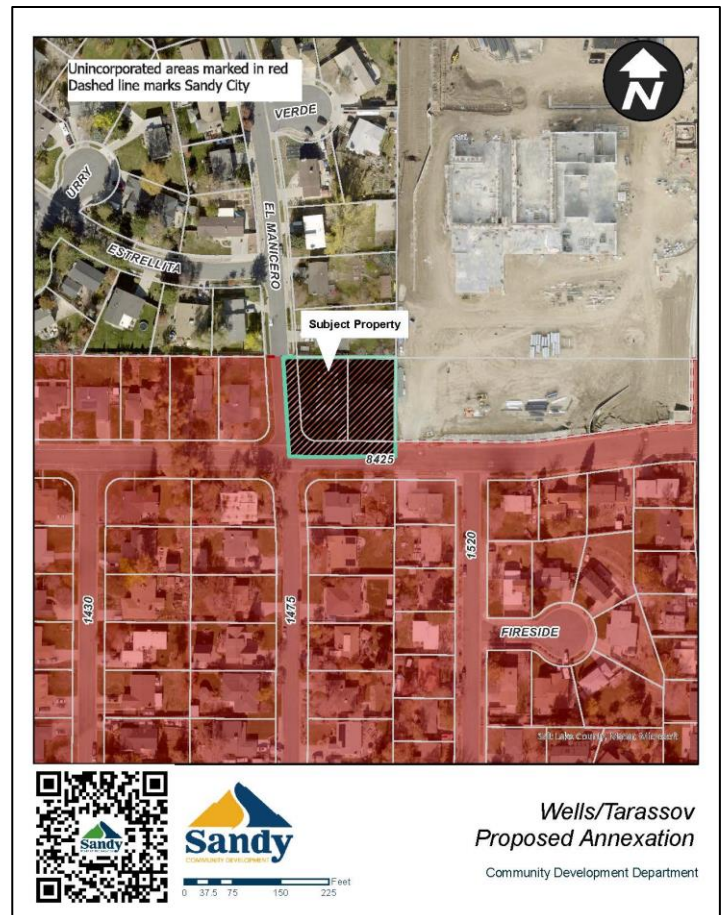
### Public Notice and Outreach

The City Council approved Resolution 24-43C on October 8, 2024 which set a public hearing for November 12, 2024, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code.

### Analysis

The annexation is being considered by the City for the following reasons:

1. The City is considering annexing the area pursuant to 10-2-418 Utah Code Annotated.





2. The area is contiguous to the Sandy City boundary (north and east side).
3. The property is located within an area designated in the Sandy City General Plan for incorporation.
4. The City can provide a high level of municipal services to the property.

### General Plan

Portions of the **Sandy City General Plan** which relate to this application are as follows:

- p.43 *Recognize that economics alone is not sufficient reason to alter established neighborhoods. Human and environmental impacts also should be recognized.*
- p.44 Require proposed zoning changes to be in harmony with established neighborhoods.

### Zoning

The existing Salt Lake County zoning district for this unincorporated property is A-1. The A-1 zone requires a minimum of 10,000 square feet of lot size for a single-family dwelling.

In general, when Sandy City annexes a property into the City from Salt Lake County, we have always been sensitive to what the property was zoned in the County. In most cases we have been able to zone property to a comparable zone as we annex them into the City. As we have done this, we have considered the existing properties that are adjacent to the area being annexed and try to assure that the annexed area is compatible with the existing area.

Both lots are approximately 10,000 square feet. Staff is proposing to annex the subject property into the City with the R-1-10 zone. This zone would not allow any further development without considering a rezone of the area. The area around these lots to the north and east are zoned R-1-8.



### Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Wells/Tarassov Annexation be approved and zoned R-1-10 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (north and east side).
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City can provide a high level of **municipal services** to these properties.
4. The **R-1-10** is appropriate for this property based upon current land uses within the area.

Planner:



Brian McCuiston  
Asst. Community Development Director

Property Owner	Sidwell Number	Market Value (2024)	Acres
Wells, Richard and Sherry	22-33-330-016	\$441,000	0.23
Tarassov, Andrei	22-33-330-017	\$443,100	0.23

File Name: S:\USERS\PLN\STAFFRPT\2024\Wells/Tarassov Annexation.DOCX



## RESOLUTION #24-43C

### WELLS/TARASSOV ANNEXATION

#### A RESOLUTION INDICATING INTENT TO ANNEX AN UNINCORPORATED AREA, SETTING A HEARING TO CONSIDER SUCH AN ANNEXATION, AND DIRECTING PUBLICATION OF HEARING NOTICE

The City Council of Sandy City, State of Utah, finds and determines as follows:

1. Sandy City ("**City**") desires to annex parcels of contiguous unincorporated area, totaling approximately 0.63 acres, located at 1491 East 8425 South and 8411 South 1475 East. The parcel of land is currently in Salt Lake County, Utah, and more specifically shown on the map attached hereto as **Appendix "A"**.
2. The annexation of that portion of an island or peninsula, leaving unincorporated the remainder of that island or peninsula, is in the City's best interests.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Sandy City, Utah that it does hereby:

1. Indicate the City Council's intent to annex the area described in **Appendix "A"**.
2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City's best interest.
3. Indicate the City Council's intent to withdraw the area described in **Appendix "A"** from the municipal services district.
4. Set a public hearing for November 12, 2024, no earlier than 5:15 p.m. to consider the annexation.
5. Direct the City Recorder to publish and send notice of such hearing in accordance with Utah Code.

ADOPTED by the Sandy City Council this 8th day of October, 2024.

DocuSigned by:



2BD9B8A417C845C...  
Zach Robinson

Sandy City Council Chair

ATTEST:

DocuSigned by:



688E7E8272014B1...  
City Recorder

RECORDED this 9th day of October, 2024.





## **Appendix “A”**

### LEGAL DESCRIPTION





## 24225-12\_WELLS-TARASSOV ANNEXATION DESCRIPTION

A parcel of land to be annexed from Salt Lake County to Sandy City, situate in the Southwest Quarter of Section 33, Township 2 South, Range 1 East, Salt Lake Base & Meridian, Salt Lake County, Utah. The boundaries of said parcel of land are described as follows:

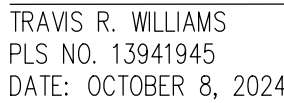
Beginning at a point in the current Sandy City boundary line established by EXTENSION OF SANDY CITY LIMITS (JJ-52), recorded July 15, 1971, as Entry No. 2397644 in Book JJ at Page 52 in the Office of the Salt Lake County Recorder and by EXTENSION OF SANDY CITY LIMITS (KK-16), recorded October 15, 1971, as Entry No. 2415666 in Book KK at Page 16 in the Office of the Salt Lake County Recorder, said point is also the Northeast Corner of PERUVIAN PARK recorded as Entry No. 1465225 in Book Q at Page 15 in the Office of the Salt Lake County Recorder, said point is 1320.00 feet N.00°11'23"E. (N.00°10'15"E. by record) along the section line to the intersection of said section line and the extension of the northerly boundary line of said PERUVIAN PARK and 1319.92 feet (1320.00 feet by record) S.89°56'15"E. along said northerly boundary line and its extension from the Southwest Corner of said Section 33 (Basis of Bearing is S.89°56'15"E. along the township line between the found monuments representing the Southwest Corner and the South Quarter Corner of said Section 33); and running thence along said current Sandy City boundary line established by EXTENSION OF SANDY CITY (KK-16) S.00°10'15"W. 131.00 feet to the Southeast Corner of Lot 16 of said PERUVIAN PARK; thence along the easterly boundary line of said PERUVIAN PARK S.00°10'15"W. 30.00 feet to the intersection of said easterly boundary line and the centerline of 8425 South Street as shown on said PERUVIAN PARK; thence along said centerline N.89°56'15"W. 168.75 Feet to the intersection of said centerline of 8425 South Street and the centerline of 1475 East Street as shown on said PERUVIAN PARK; thence along said centerline of 1475 East Street N.03°49'40" W. 161.37 feet to the intersection of said centerline and the northerly boundary line of said PERUVIAN PARK, said point is also in the current Sandy City boundary line established by said EXTENSION OF SANDY CITY LIMITS (JJ-52); thence along said current Sandy City boundary line and said northerly boundary line S.89°56'15"E. 180.00 feet to the point of beginning.

The above-described parcel of land contains 28,074 square feet or 0.64 acres in area, more or less.



**SITUATED IN THE SOUTHWEST 1/4 OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,  
SALT LAKE COUNTY, STATE OF UTAH  
OCTOBER 2024**

I, TRAVIS R. WILLIAMS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING LICENSE NUMBER 13941945, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYOR'S ACT, DATED 1996, THAT I HAVE PREPARED THIS INSTRUMENT AND THE ACCOMPANYING MAP AND PLAT IN ACCORDANCE WITH THE UTAH SURVEYING ACT, DATED 1996, AND THAT I AM A duly licensed and qualified professional land surveyor under the laws of the State of Utah. I HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20 OF UTAH STATE CODE, HAS BEEN PREPARED UNDER MY DIRECTION AND IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF SALT LAKE COUNTY AND SANDY CITY, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF ANNEXING PROPERTY INTO THE BOUNDARIES OF SANDY CITY AND TO BE HEREAFTER KNOWN AS THE "WELLS-TARASSOV ANNEXATION TO SANDY CITY".



A PARCEL OF LAND TO BE ANNEXED FROM SALT LAKE COUNTY TO SANDY CITY, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

(JJ-52), RECORDED JULY 15, 1971, AS ENTRY NO. 2397644 IN BOOK JJ AT PAGE 52 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AND BY EXTENSION OF SANDY CITY LIMITS (KK-16), RECORDED OCTOBER 15, 1971, AS ENTRY NO. 2415666 IN BOOK KK AT PAGE 16 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO THE NORTHEAST CORNER OF PERUVIAN PARK RECORDED AS ENTRY NO. 1465225 IN BOOK Q AT PAGE 15 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS 1320.00 FEET N.00°11'23" (N.00°01'15" BY RECORD) ALONG THE SECTION LINE TO THE INTERSECTION OF SAID SECTION LINE AND THE EXTENSION OF THE NORTHERLY BOUNDARY LINE OF SAID PERUVIAN PARK AND 1319.92 FEET (1320.00 FEET BY RECORD) S.89°56'15"E. ALONG SAID NORTHERLY BOUNDARY LINE AND ITS EXTENSION FROM THE SOUTHWEST CORNER OF SAID SECTION 33 (BASIS OF BEARING IS S.89°56'15"E. ALONG THE TOWNSHIP LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 33); AND RUNNING THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY EXTENSION OF SANDY CITY (KK-16) S.00°01'15"N. 131.00 FEET TO THE SOUTHEAST CORNER OF LOT 16 OF SAID PERUVIAN PARK; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID PERUVIAN PARK S.00°01'15"N. 30.00 FEET TO THE INTERSECTION OF SAID EASTERLY BOUNDARY LINE AND THE CENTERLINE OF 8425 SOUTH STREET AS SHOWN ON SAID PERUVIAN PARK; THENCE ALONG SAID CENTERLINE N.89°56'15"E. 168.75 FEET TO THE INTERSECTION OF SAID CENTERLINE OF 8425 SOUTH STREET AND THE CENTERLINE OF 1475 EAST STREET AS SHOWN ON SAID PERUVIAN PARK; THENCE ALONG SAID CENTERLINE OF 1475 EAST STREET N.03°49'40"W. 161.37 FEET TO THE INTERSECTION OF SAID CENTERLINE AND THE NORTHERLY BOUNDARY LINE OF SAID PERUVIAN PARK, SAID POINT IS ALSO IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY SAID EXTENSION OF SANDY CITY LIMITS (JJ-52); THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE AND SAID NORTHERLY BOUNDARY LINE S.89°56'15"E. 180.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 28,074 SQUARE FEET OR 0.64 ACRES IN AREA, MORE OR LESS.

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE ADJUSTMENT OF THE CITY BOUNDARY LINE BETWEEN SANDY CITY & UNINCORPORATED SALT LAKE COUNTY AS DESCRIBED HEREON AS REQUESTED BY SANDY CITY. THE BASIS OF BEARING IS S.89°56'15"E. ALONG THE TOWNSHIP LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE SOUTHWEST QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

AS PART OF THIS SURVEY, MERIDIAN HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY ARE NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD AFFECT THIS SURVEY. NEW EVIDENCE, MONUMENTATION OR DOCUMENTS THAT MAY ALTER THE CONCLUSIONS OF THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

- (1) EXTENSION OF SANDY CITY LIMITS: ENTRY NO. 2397644 IN BOOK JI AT PAGE 52.
- (2) EXTENSION OF SANDY CITY LIMITS: ENTRY NO. 2415665 IN BOOK KK AT PAGE 16.
- (3) PERUVIAN PARK SUBDIVISION: ENTRY NO. 1465225 IN BOOK Q AT PAGE 15.
- (4) RECONDO HILLS NO. 2 SUBDIVISION: ENTRY NO. 2481162 IN BOOK MM AT PAGE 35.
- (5) AVALON VILLAGE NO. 1 SUBDIVISION: ENTRY NO. 2371058 IN BOOK II AT PAGE 69.
- (6) RECORD OF SURVEY PREPARED BY MERIDIAN ENGINEERING, INC.: SURVEY NO. S0200-09-0669.
- (7) RECORD DESCRIPTIONS OF ADJOINING PARCELS SHOWN HEREON AS RESEARCHED WITHIN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

NOTE: ABOVE REFERENCED DOCUMENTS ARE SHOWN HEREON AS (#)

(M) BEARING AND/OR DISTANCE DATA TAKEN FROM SURVEYED MEASUREMENTS

**FINAL LOCAL ENTITY PLAT**  
**WELLS - TARASSOV ANNEXATION TO SANDY CITY**  
 SITUATED IN THE SOUTHWEST 1/4 OF SECTION 33,  
 TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,  
 SALT LAKE COUNTY, STATE OF UTAH  
 OCTOBER 2024

LOCAL ENTITIES:

**ANNEXATION FROM:** SALT LAKE COUNTY

**ANNEXATION INTO:** SANDY CITY

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT MAP OF THAT AREA TO BE ANNEXED TO THE CORPORATE LIMITS OF SAND CITY, UTAH.

SANDY CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2024  
BY THE SANDY CITY COUNCIL.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
COUNCIL CHAIR

\_\_\_\_\_  
ATTORNEY

\_\_\_\_\_  
CITY RECORDER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2024 BY  
THE SALT LAKE COUNTY SURVEYOR AS A FINAL LOCAL ENTITY PLAT  
PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.

SALT LAKE COUNTY SURVEYOR

RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
RECORDED AS ENTRY NUMBER \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_

EEF \$ DEPUTY SALT LAKE COUNTY RECORDER

COMP. FILE  
24225-12  
FINAL ENTITY PLAT

PROJECT NO  
24225-12

SHEET NO.  
1 OF 1

PRELIMINARY - NOT TO BE RECORDED





## Staff Report

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**File #:**

ANX09302024-006859(PC),

**Version: 1**

**Date: 11/7/2024**

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**Agenda Item Title:**

Cummings Annexation (R-1-20 and R-1-40 Zone)  
2152 E. and 2162 E. Creek Road  
[Community #18]

**Presenter:**

Brian McCuiston, Assistant Community Development Director

**Description/Background:**

Michael and Laura Cummings are requesting to annex a certain contiguous unincorporated area, totaling approximately 3.64 acres, located at 2152 E. and 2162 E. Creek Road, in Salt Lake County, Utah. The subject property under consideration for annexation contains two lots. Both lots currently have an existing single-family dwelling. The property at 2152 E. Creek Road was approved by the Municipal Services District (MSD) to have a guest house in November 2019 (see attached approval). This guest house is to be used on a non-rental basis. The property owners expressed interest in being annexed into Sandy City now rather than later as per HB 330 (2024 legislative session).

Staff does have the property owner consents.

The existing Salt Lake County zoning district for this unincorporated property has two zones, A-2 and R-1-21. The A-2 zone requires a minimum of one acre (43,560 square feet) lot size for a single-family dwelling. The parcel at 2162 E. Creek Road is the area zoned A-2 and is one acre in size. The R-1-21 requires a minimum of 21,000 square feet in lot size for a single-family dwelling. The parcel at 2162 E. Creek Road is 2.5 acres in size and is zoned R-1-21. Staff is proposing to annex the subject property into the City with the R-1-20 and R-1-40 zones. The parcel at 2162 E. would be the R-1-40 zone and the parcel at 2152 E. Creek Road would be the R-1-20 zone. The properties to the west are zoned R-1-15 and to the south is a PUD (2) Zone.

The City Council approved Resolution 24-44C on October 8, 2024 which set a public hearing for November 12, 2024, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code.

See attached staff report for detailed analysis.

**Recommended Action and/or Suggested Motion:**

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Cummings Annexation be approved and zoned R-1-20 and R-1-40 based upon

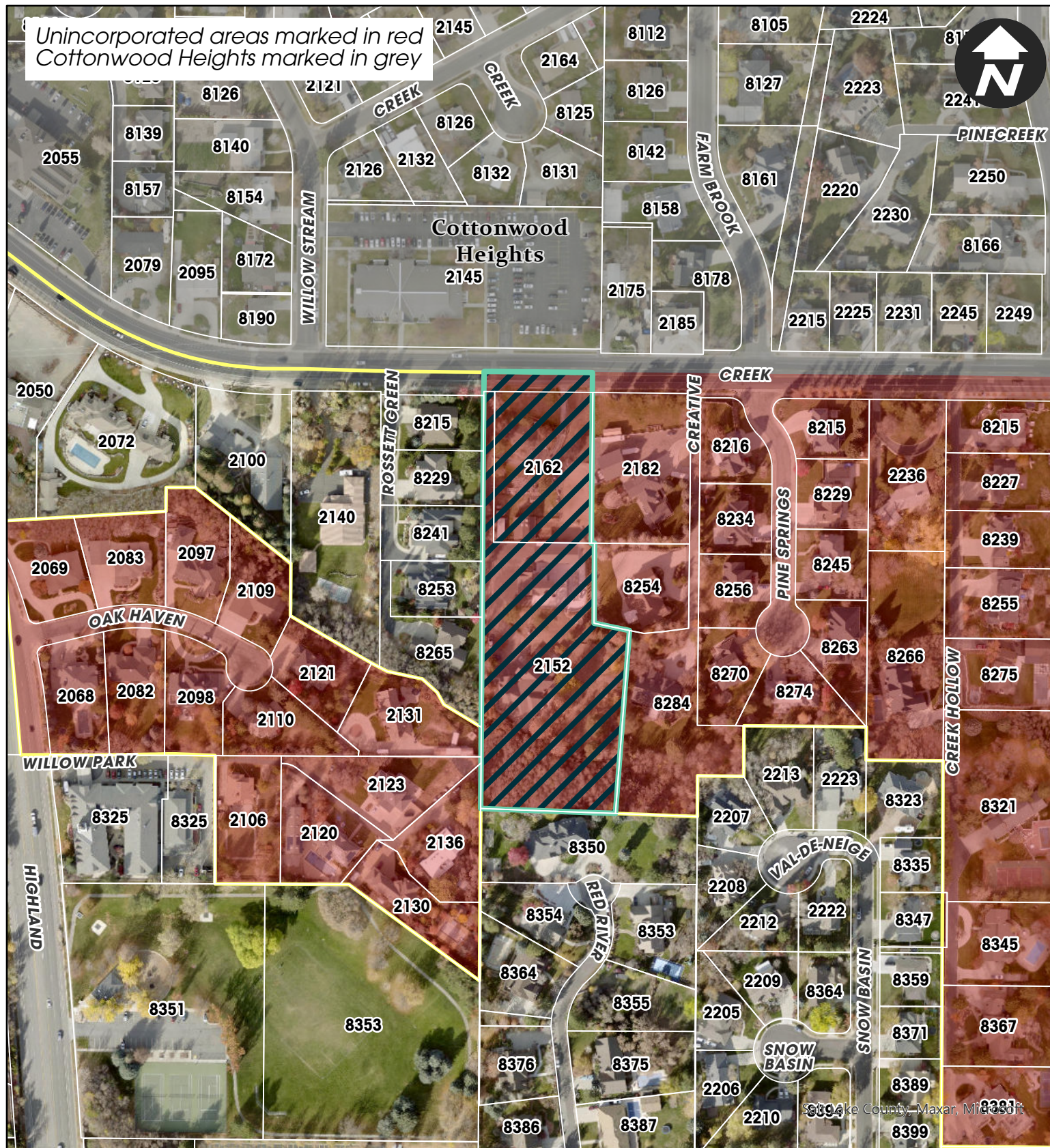



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the following findings:

1. The area is **contiguous** to the Sandy City boundary (north and east side).
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City can provide a high level of **municipal services** to these properties.
4. The **R-1-20 and R-1-40 zones** are appropriate for this property based upon current land uses within the area.





Cummings Annexation  
2152 E Creek Road  
2162 E Creek Road



### ***Subject Property***





# SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

MONICA ZOLTANSKI  
MAYOR

SHANE E. PACE  
CHIEF ADMINISTRATIVE OFFICER

## Staff Report Memorandum November 7, 2024

To: City Council via Planning Commission  
From: Community Development Department  
Subject: Cummings Annexation (R-1-20 and R-1-40 Zone)  
2152 E. and 2162 E. Creek Road  
[Community #18]

ANX09302024-006859

3.64 Acres

**Public Hearing Notice:** This item has been noticed on public websites, at public locations, along with multiple signs posted on site.

### Request

Michael and Laura Cummings are requesting to annex a certain contiguous unincorporated area, totaling approximately 3.64 acres, located at 2152 E. and 2162 E. Creek Road, in Salt Lake County, Utah. The subject property under consideration for annexation contains two lots. Both lots currently have an existing single-family dwelling. The property at 2152 E. Creek Road was approved by the Municipal Services District (MSD) to have a guest house in November 2019 (see attached approval). This guest house is to be used on a non-rental basis. The property owners expressed interest in being annexed into Sandy City now rather than later as per HB 330 (2024 legislative session).

### Background

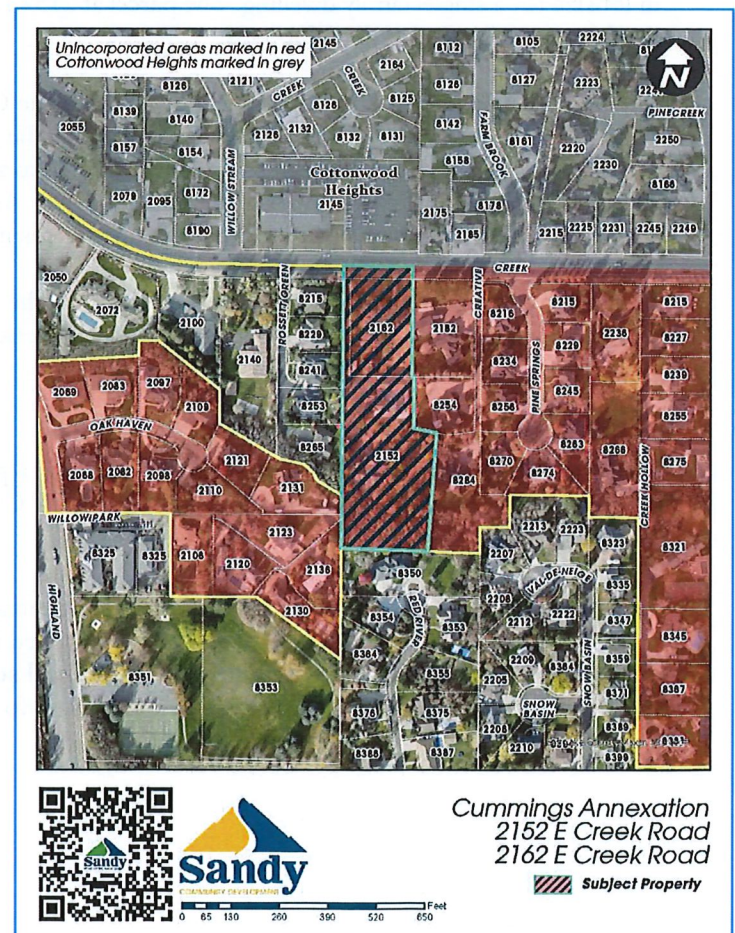
Staff does have the property owner consents.

Sandy City borders the subject area to the west and south.

### Public Notice and Outreach

The City Council approved Resolution 24-44C on October 8, 2024 which set a public hearing for November 12, 2024, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code.

### Analysis



Cummings Annexation  
2152 E Creek Road  
2162 E Creek Road  
Subject Property



The annexation is being considered by the City for the following reasons:

1. The City is considering annexing the area pursuant to 10-2-418 Utah Code Annotated.
2. The area is contiguous to the Sandy City boundary (west and south sides).
3. The property is located within an area designated in the Sandy City General Plan for incorporation.
4. The City can provide a high level of municipal services to the property.

### General Plan

Portions of the **Sandy City General Plan** which relate to this application are as follows:

p.43 *Recognize that economics alone is not sufficient reason to alter established neighborhoods.*

*Human and environmental impacts also should be recognized.*

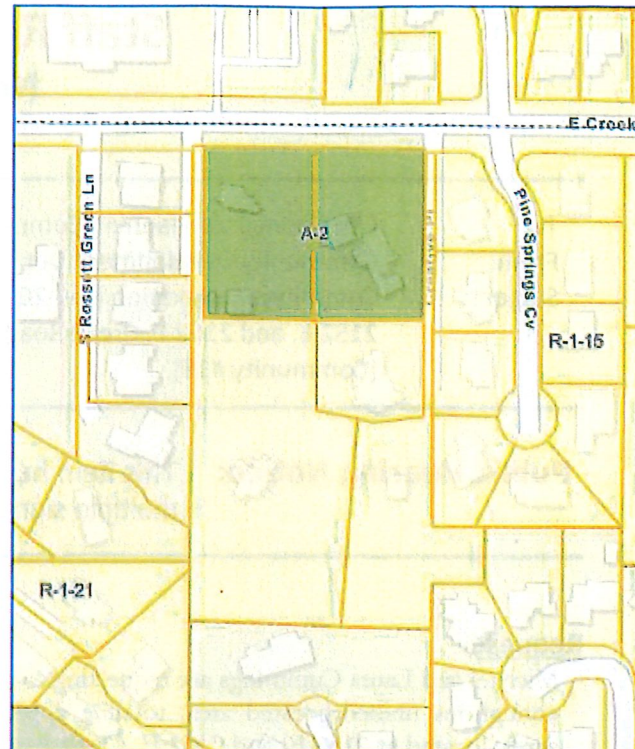
p.44 Require proposed zoning changes to be in harmony with established neighborhoods.

### Zoning

The existing Salt Lake County zoning district for this unincorporated property has two zones, A-2 and R-1-21. The A-2 zone requires a minimum of one acre (43,560 square feet) lot size for a single-family dwelling. The parcel at 2162 E. Creek Road is the area zoned A-2 and is one acre in size. The R-1-21 requires a minimum of 21,000 square feet in lot size for a single-family dwelling. The parcel at 2152 E. Creek Road is 2.5 acres in size and is zoned R-1-21.

In general, when Sandy City annexes a property into the City from Salt Lake County, we have always been sensitive to what the property was zoned in the County. In most cases we have been able to zone property to a comparable zone as we annex them into the City. As we have done this, we have considered the existing properties that are adjacent to the area being annexed and try to assure that the annexed area is compatible with the existing area.

Staff is proposing to annex the subject property into the City with the R-1-20 and R-1-40 zones. The parcel at 2162 E. Creek Road would be the R-1-40 zone and the parcel at 2152 E. Creek Road would be the R-1-20 zone. The properties to the west are zoned R-1-15 and to the south is a PUD (2) Zone.



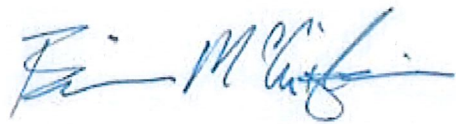
### Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Cummings Annexation be approved and zoned R-1-20 (2152 E. Creek Road) and R-1-40 (2162 E. Creek Road) based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (north and east side).
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City can provide a high level of **municipal services** to these properties.
4. The **R-1-20 and R-1-40 zones** are appropriate for this property based upon current land uses within the area.



Planner:



Brian McCuiston  
Asst. Community Development Director

Property Owner	Sidwell Number	Market Value (2024)	Acres
Petersen Family Trust	22-34-326-023	\$693,700	1.00
Cummings Consulting, LLC	22-34-326-039	\$1,914,990	2.50

File Name: S:\USERS\PLN\STAFFRPT\2024\Cummings Annexation.DOCX







**Jenny Wilson**  
Mayor

**Catherine Kanter**  
Deputy Mayor of Regional Operations

**Scott Baird**  
Department Director



**Lupita McClenning**  
Division Director

**Trent Sorensen**  
Chief Building Official

November 27, 2019

Michael Cummings  
2152 E. Creek Rd.  
Sandy, UT 84093

Re: File #30991  
Use: Guest House (1,200 sq.ft. living space)  
Property Location: 2152 E. Creek Road, Unincorporated County  
Zone: R-1-21

Dear Mr. Cummings,

The Municipal Services District Staff has approved your Permitted Use application subject to the following provisions:

1. Property is required to connect to the sewer line, prior to construction being completed on guest house and pool, and prior to the Certificate of Occupancy being released.
  - a. Once connected to the sewer is completed, the septic system must be properly abandoned within 30 days. The septic tank's content must be pumped and disposed of by a permitted liquid waste hauler. The septic tank can be removed, crushed in place or filled with dirt.
  - b. Proof of abandonment must be submitted to the Health Department. Proof can include physical inspection by a Health Department representative, invoices from the pumper/removal contractor(s) and photographs.
2. Footing excavations shall be inspected and approved in writing by a Qualified Geotechnical Engineer prior to the placement of concrete forms of rebar.
3. Applicant must provide sediment and erosion control plans including BMPs which include but not be limited to concrete washout, dumpster, restroom facility, boundary controls and off tracking prevention.
4. Building permits are required for the construction of the new building (guest house).
  - a. At the time of building permit review, building plans showing compliance with current building code must be submitted. Provide Fire flow verification for the nearest fire hydrant and show how compliance is going to be made with any Unified Fire District Guidelines.
  - b. Current plans do not show an emergency egress window or door in the basement. Current code requires a minimum of one emergency escape and rescue opening in all basements.
5. All roadway improvements, private or public, must comply with the Salt Lake County standards (See SLCO ordinance 14.12 and Salt Lake County Standard Plans for Public Works Construction). A performance bond is required for all improvements. A right-of-way excavation permit is required for all cuts into roadway for utility connections or for any other purpose.



**This letter and the approved site plan and building elevations constitute your land use permit. This secured PDF must be uploaded with your construction drawings at the time that you apply for the building permit.**

Respectfully,



Diana Martinez  
Land Use Planner



[illegible]

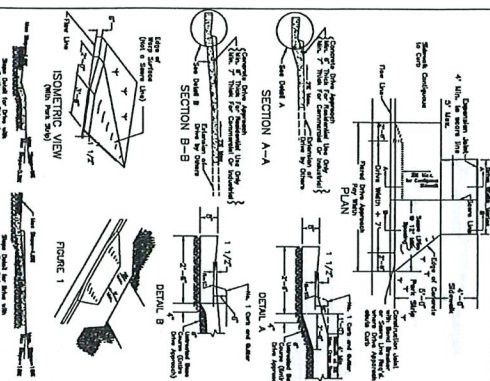


[illegible]

**S** **MILFORD**  
**COUNTY**

**FLARED DRIVE APPROACH**

**APPROX. VMI**



This site is an existing landscaped lot with mostly grass surrounding an existing home. This existing grass landscaping currently collects and infiltrates runoff from the existing home.

A new 19' RV garage, a regular garage and a pool are being constructed on a portion of the site. Only this area will be included in the storm drain calculations for this site.

Inasmuch as the infiltration rate on this site is unknown, the swales around this new addition are being sized to retain the entire 100-year, 24-hour event and infiltrate it on site. This is a conservative approach to handling the storm water on this site.

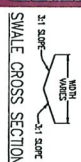
Landscape Area = 9,829 sf (C=0.15)


$$CA = (10,390 \text{ sf} \times 0.90) + (9,829 \text{ sf} \times 0.15) = 10,826 \text{ sf}$$

$$V_{\text{required}} = 10.826 \text{ sf} \times (2.90 \text{ inches}) / 12 \text{ inches} = 2.616 \text{ cf}$$

The depression drainage swale volumes are shown on the grading plan. The combined drainage swale volume = 2,708 c.f.

site with no discharge onto the adjacent property.



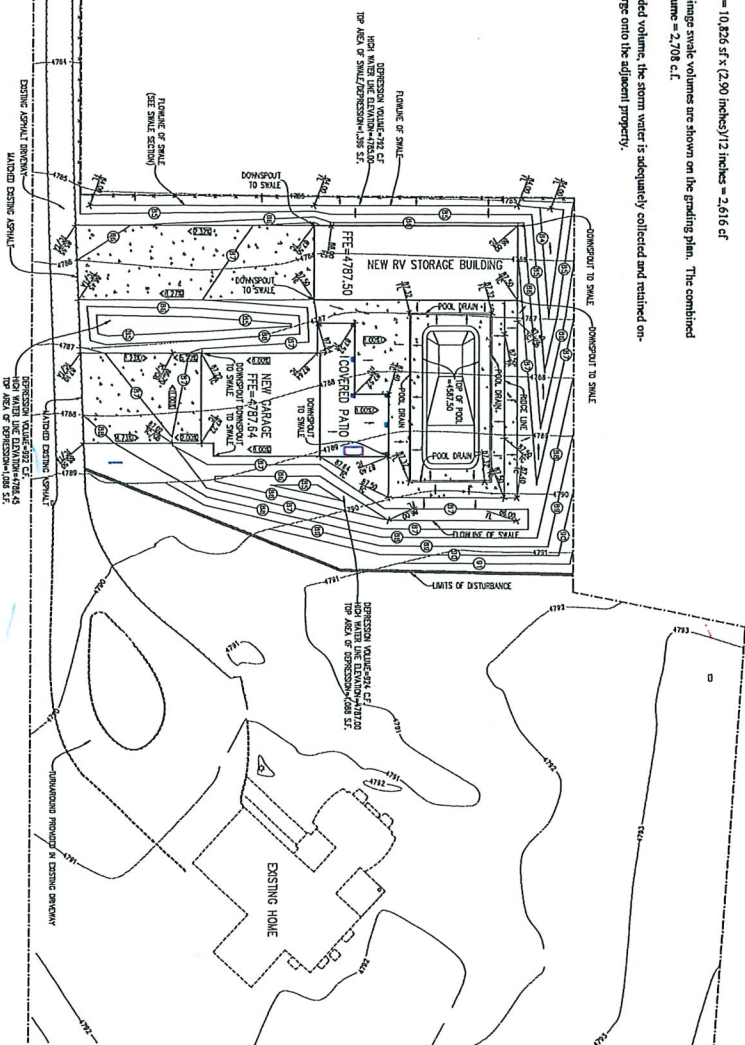
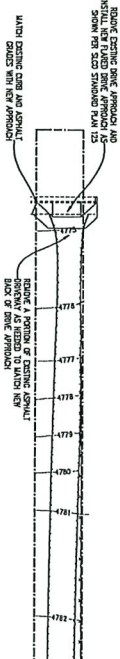
 <b>Municipal Services District</b>	
<b>Land Use Review</b>	
Planning	Approved <del>San Jose</del> <b>San Jose</b> on 04/22/2019 Approved <del>San Jose</del> <b>San Jose</b> on 04/22/2019
Grading	Approved <del>San Jose</del> <b>San Jose</b> on 04/22/2019 Approved <del>San Jose</del> <b>San Jose</b> on 04/22/2019
Geology	Approved <del>San Jose</del> <b>San Jose</b> on 04/22/2019 Approved <del>San Jose</del> <b>San Jose</b> on 04/22/2019
Hydrology	Approved <del>San Jose</del> <b>San Jose</b> on 04/22/2019 Approved <del>San Jose</del> <b>San Jose</b> on 04/22/2019
Sewer/Solids	Approved <del>San Jose</del> <b>San Jose</b> on 04/22/2019 Approved <del>San Jose</del> <b>San Jose</b> on 04/22/2019
Traffic	Approved <del>San Jose</del> <b>San Jose</b> on 04/22/2019 Approved <del>San Jose</del> <b>San Jose</b> on 04/22/2019
Utility	Approved <del>San Jose</del> <b>San Jose</b> on 04/22/2019 Approved <del>San Jose</del> <b>San Jose</b> on 04/22/2019
Health	Approved <del>San Jose</del> <b>San Jose</b> on 04/22/2019 Approved <del>San Jose</del> <b>San Jose</b> on 04/22/2019
Building	Approved <del>San Jose</del> <b>San Jose</b> on 04/22/2019 Approved <del>San Jose</del> <b>San Jose</b> on 04/22/2019
Fire	Approved <del>San Jose</del> <b>San Jose</b> on 04/22/2019 Approved <del>San Jose</del> <b>San Jose</b> on 04/22/2019
Public Works	Approved <del>San Jose</del> <b>San Jose</b> on 04/22/2019 Approved <del>San Jose</del> <b>San Jose</b> on 04/22/2019
Other	Approved <del>San Jose</del> <b>San Jose</b> on 04/22/2019 Approved <del>San Jose</del> <b>San Jose</b> on 04/22/2019
Administrative	Approved <del>San Jose</del> <b>San Jose</b> on 04/22/2019 Approved <del>San Jose</del> <b>San Jose</b> on 04/22/2019

GRADING LEGEND	
BT	FINISH FLOOR DAT.
BM	BLK. OF WALL
CD	GRADE BREAK
TC	TYP. OF CONCRETE
TR	TYP. BLK. OF CURB
THC	TYP. OF ASPHALT
VA	DIST. OF ASPHALT
LA	REL. ELEVATION
LS	LEGEND
RT	DIST. ROUNDOFF
TF	FINISHED GRADE
TP	TYP. OF WALL
BTM	BOTTOM OF WALL
E	INVERT ELEVATION
✓	DIRECTION OF DRAINAGE
✓	EXISTING ELEVATION
✓	PROPOSED ELEVATION
✓	EXISTING CURBLINE
✓	PROPOSED CURBLINE

Item	Quantity	Unit	Unit price	Total
Drive Approach	1	sq	\$1,500.00	\$1,500.00
Asphalt patch & repair	50	sf	\$3.00	\$270.00
Grading for swales and depressions to handle the storm drain	100	cy	\$20.00	\$2,000.00

### Total Construction Costs

Prepared by David W. Peterson, P.E.  
Utah License # 270393  
Excel Engineering, Inc.

[illegible]

**EXCH**  
ENGINEERING

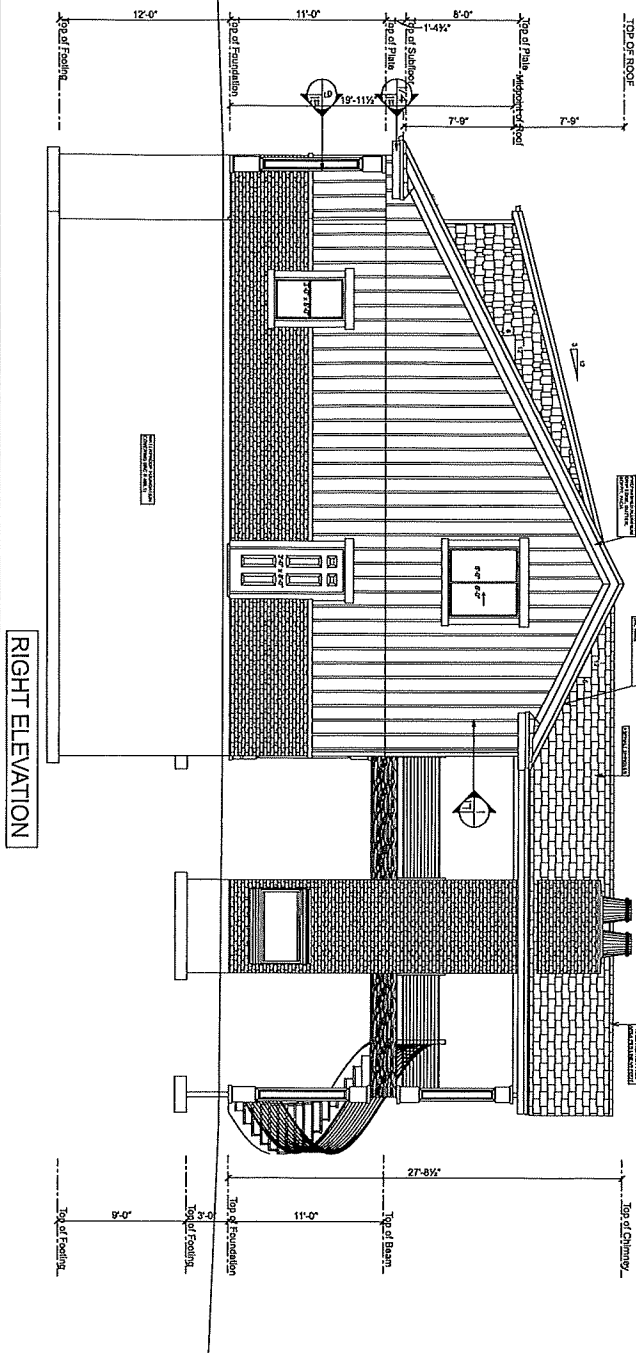
Dan W. Peters, P.E., License #27033  
12 West 180 North, Suite 201, American Fork, UT 84003  
P: (801) 754-4046 [dwp@exch-engineering.com](mailto:dwp@exch-engineering.com)

SANDY		2152 EAST CREEK ROAD		UTAH	
Drum type	D.I.P.	GRADING & DRAINAGE PLAN	Scale	1"=20'	
Sampling type	D.I.P.		Date	10/29/19	
Classed type	D.R.P.			C1	

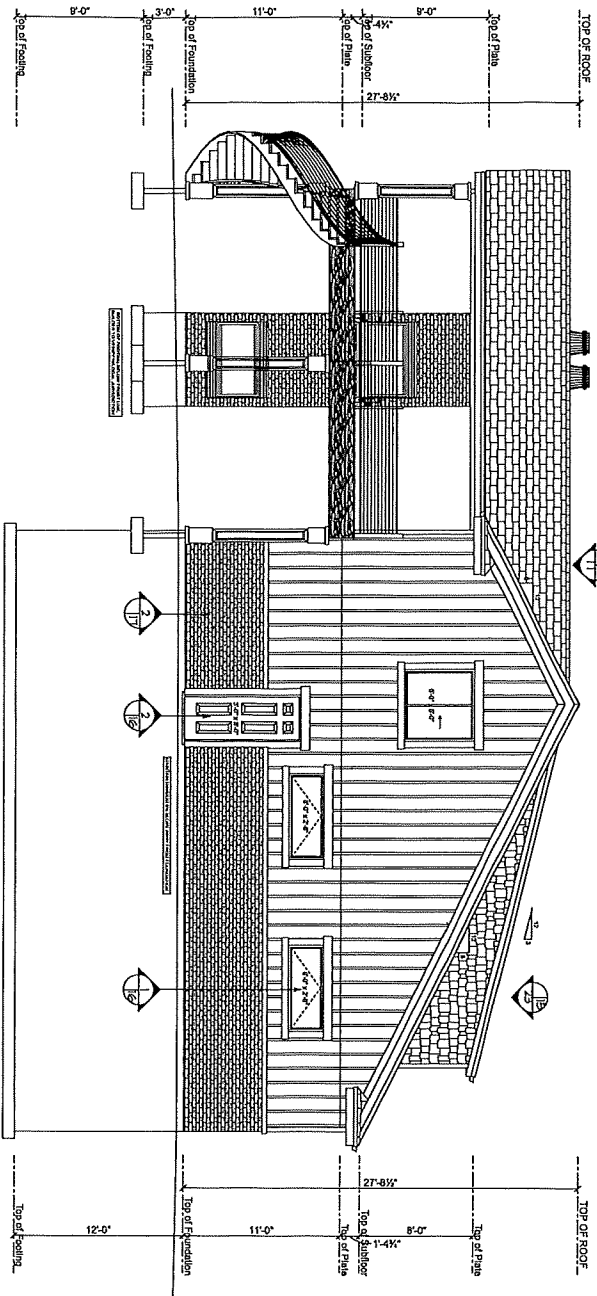








RIGHT ELEVATION



LEFT ELEVATION

9	SHEET NO.:	SCALE: 1/4" = 1'-0"	7/19/2019	COPYRIGHT	DRAWN BY: SWM
				BUILDING DEPARTMENT ATTENTION:	
				COPYRIGHT	OPEN STAMP
				COPYRIGHT	BUSINESS STAMP

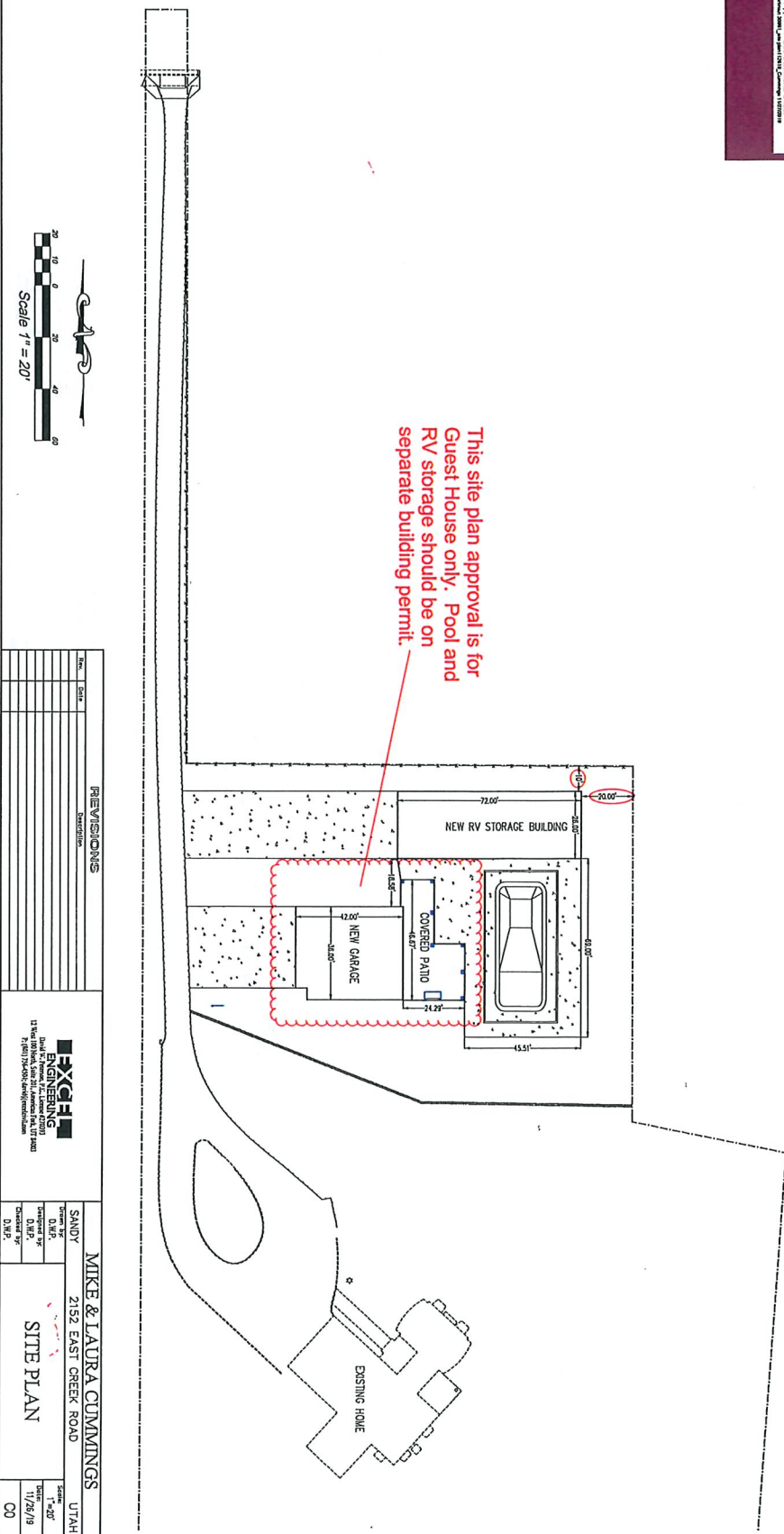
**Mike & Laura Cummings**  
2152 East Creek Road  
Sandy City Utah

801-367-5380  
CALLUSION@HOTMAIL.COM  
WWW.CALLUSPAINRELIEF.COM

**S.W. MORGAN**  
  
**FINE HOME DESIGN**



 <p> <b>MUNICIPALITY OF</b>  <b>San Carlos de Bariloche</b>  <b>Municipal Services</b>  <b>District</b> </p>	
<h2 style="text-align: center;">Land Use Review</h2>	
<b>Planting</b>	<p>Approach- <b>See Concrete Slab</b></p> <p>Contract- 2009, Job #17181, Category 11/22/2019</p>
<b>Grading</b>	<p>Approach- <b>See Concrete Slab</b></p> <p>Contract- 2009, Job #17181, Category 11/22/2019</p>
<b>Culverts</b>	<p>Approach- <b>See Concrete Slab</b></p> <p>Contract- 2009, Job #17181, Category 11/22/2019</p>
<b>Hydrology</b>	<p>Approach- <b>See Concrete Slab</b></p> <p>Contract- 2009, Job #17181, Category 11/22/2019</p>
<b>Surveying</b>	<p>Approach- <b>See Concrete Slab</b></p> <p>Contract- 2009, Job #17181, Category 11/22/2019</p>
<b>Traffic</b>	<p>Approach- <b>See Concrete Slab</b></p> <p>Contract- 2009, Job #17181, Category 11/22/2019</p>
<b>URA</b>	<p>Approach</p> <p>Contract- 2009, Job #17181, Category 11/22/2019</p>
<b>Health</b>	<p>Approach- <b>See Concrete Slab</b></p> <p>Contract- 2009, Job #17181, Category 11/22/2019</p>
<b>Building</b>	<p>Approach- <b>See Concrete Slab</b></p> <p>Contract- 2009, Job #17181, Category 11/22/2019</p>
<b>Operations</b>	
<b>Addressing</b>	

[illegible]



## RESOLUTION #24-44C

### CUMMINGS ANNEXATION

#### A RESOLUTION INDICATING INTENT TO ANNEX AN UNINCORPORATED AREA, SETTING A HEARING TO CONSIDER SUCH AN ANNEXATION, AND DIRECTING PUBLICATION OF HEARING NOTICE

The City Council of Sandy City, State of Utah, finds and determines as follows:

1. Sandy City ("**City**") desires to annex parcels of contiguous unincorporated area, totaling approximately 3.63 acres, located at 2152 E. and 2162 E. Creek Road. The parcels of land are currently in Salt Lake County, Utah, and more specifically shown on the map attached hereto as **Appendix "A"**.
2. The annexation of that portion of an island or peninsula, leaving unincorporated the remainder of that island or peninsula, is in the City's best interests.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Sandy City, Utah that it does hereby:

1. Indicate the City Council's intent to annex the area described in **Appendix "A"**.
2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City's best interest.
3. Indicate the City Council's intent to withdraw the area described in **Appendix "A"** from the municipal services district.
4. Set a public hearing for November 12, 2024, no earlier than 5:15 p.m. to consider the annexation.
5. Direct the City Recorder to publish and send notice of such hearing in accordance with Utah Code.

ADOPTED by the Sandy City Council this 8th day of October, 2024.

DocuSigned by:



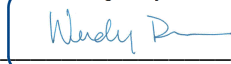
2BD9B8A417C845C...

Zach Robinson

Sandy City Council Chair

ATTEST:

DocuSigned by:



688E7E8272014B1...

City Recorder

RECORDED this 9th day of October, 2024.



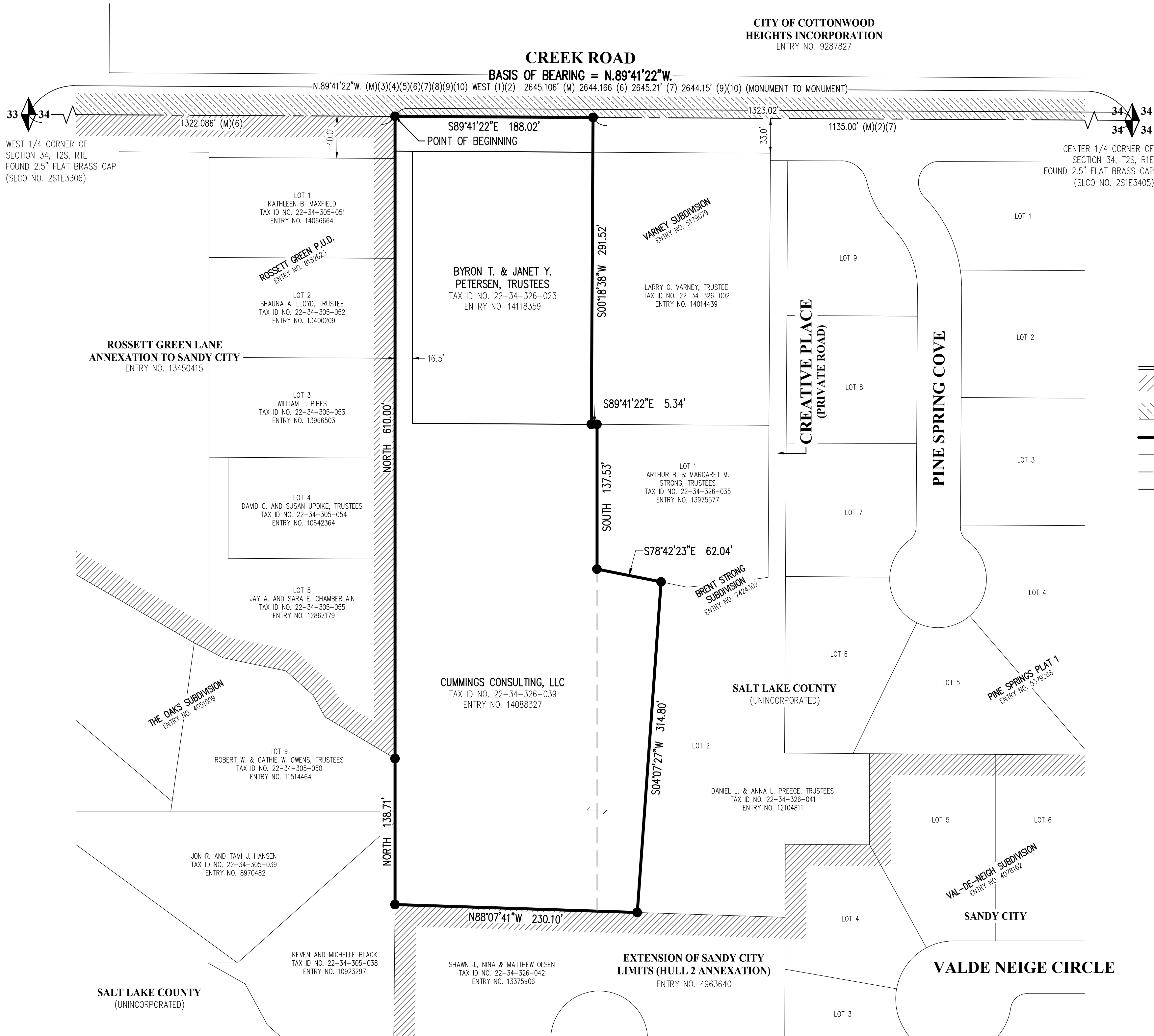


## **Appendix “A”**

### LEGAL DESCRIPTION



FINAL LOCAL ENTITY PLAT  
CUMMINGS ANNEXATION TO SANDY CITY  
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 34,  
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,  
SALT LAKE COUNTY, STATE OF UTAH  
OCTOBER, 2024



PRELIMINARY - NOT TO BE RECORDED

SURVEYOR'S CERTIFICATE

I, TRAVIS R. WILLIAMS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING LICENSE NUMBER 13941945, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYOR'S ACT; DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20 OF UTAH STATE CODE, HAS BEEN PREPARED UNDER MY DIRECTION AND IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF SALT LAKE COUNTY AND SANDY CITY, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF ANNEXING PROPERTY INTO THE BOUNDARIES OF SANDY CITY AND TO BE HEREAFTER KNOWN AS "CUMMINGS ANNEXATION TO SANDY CITY".



TRAVIS R. WILLIAMS  
PLS NO. 13941945  
DATE: OCTOBER 31, 2024

ANNEXATION DESCRIPTION

A PARCEL OF LAND TO BE ANNEXED FROM SALT LAKE COUNTY TO SANDY CITY, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY ROSSETT GREEN LANE ANNEXATION TO SANDY CITY, RECORDED NOVEMBER 4, 2020 AS ENTRY NO. 13450415 IN BOOK 2020P AT PAGE 274 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO IN THE CURRENT COTTONWOOD HEIGHTS BOUNDARY LINE ESTABLISHED BY CITY OF COTTONWOOD HEIGHTS INCORPORATION, RECORDED FEBRUARY 1, 2005 AS ENTRY NO. 9287827 IN BOOK 2005P AT PAGE 22 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS 1323.02 FEET N.89°41'22"W ALONG THE SECTION LINE FROM THE CENTER QUARTER CORNER OF SAID SECTION 34 (BASIS OF BEARING IS N.89°41'22"W ALONG THE SECTION LINE BETWEEN THE MONUMENTS REPRESENTING THE CENTER QUARTER CORNER AND WEST QUARTER CORNER OF SAID SECTION 34); AND RUNNING THENCE ALONG SAID CURRENT COTTONWOOD HEIGHTS BOUNDARY LINE AND SAID SECTION LINE S.89°41'22"E 188.02 FEET TO THE NORTHEAST CORNER OF PROPERTY DESCRIBED IN QUIT CLAIM DEED IN FAVOR OF BYRON THAD PETERSEN AND JANET YOSHIKO PETERSEN, TRUSTEES OF THE PETERSEN FAMILY TRUST U/A/D/ MAY 15, 2002 RECORDED AS ENTRY NO. 14118359 IN BOOK 11426 AT PAGE 1245 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO THE INTERSECTION OF SAID SECTION LINE AND THE EXTENSION OF THE WESTERLY BOUNDARY LINE OF VARNEY SUBDIVISION RECORDED AS ENTRY NO. 5179079 IN BOOK 92-1 AT PAGE 1 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID DESCRIBED PROPERTY AND SAID WESTERLY BOUNDARY LINE AND ITS EXTENSION S.00°18'38"W (SOUTH BY RECORD) 291.516 FEET TO A POINT IN THE NORTHERLY BOUNDARY LINE OF PROPERTY DESCRIBED IN WARRANTY DEED IN FAVOR CUMMINGS CONSULTING, LLC RECORDED AS ENTRY NO. 14088327 IN BOOK 11409 AT PAGE 8076 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; AND RUNNING THENCE ALONG SAID NORTHERLY BOUNDARY LINE S.89°41'22"E 5.34 FEET TO THE NORTHWEST CORNER OF LOT 1 OF BRENT STRONG SUBDIVISION RECORDED AS ENTRY NO. 7424302 IN BOOK 99-7P AT PAGE 206 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG THE WESTERLY LOT LINE OF SAID LOT 1 SOUTH 137.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTHERLY LOT LINE OF SAID LOT 1 S.78°42'23"E 62.04 FEET TO A POINT IN THE EASTERLY BOUNDARY LINE OF SAID DESCRIBED PROPERTY IN FAVOR OF CUMMINGS CONSULTING, LLC; THENCE ALONG SAID EASTERLY BOUNDARY LINE S.04°07'27"W 314.80 FEET TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY EXTENSION OF SANDY CITY LIMITS (HULL 2 ANNEXATION), RECORDED SEPTEMBER 10, 1990 AS ENTRY NO. 4963640 IN BOOK 90-9 AT PAGE 110 AND THE SOUTHERLY BOUNDARY LINE OF SAID DESCRIBED PROPERTY, SAID POINT IS S.88°07'41"E 38.22 FEET FROM THE SOUTHWEST CORNER OF SAID BRENT STRONG SUBDIVISION; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE AND SAID SOUTHERLY BOUNDARY LINE N.88°07'41"W 230.10 FEET TO THE SOUTHWEST CORNER OF SAID DESCRIBED PROPERTY; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID DESCRIBED PROPERTY NORTH (N.00°09'15"E BY RECORD) 138.71 FEET TO A POINT IN CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY SAID ROSSETT GREEN LANE ANNEXATION TO SANDY CITY, SAID POINT IS ALSO THE SOUTHEAST CORNER OF ROSSETT GREEN P.U.D. RECORDED AS ENTRY NO. 8182623 IN BOOK 2002P AT PAGE 75 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE AND THE EASTERLY BOUNDARY LINE OF SAID ROSSETT GREEN P.U.D., NORTH 610.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 158,655 SQUARE FEET OR 3.64 ACRES IN AREA, MORE OR LESS.

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE ADJUSTMENT OF THE CITY BOUNDARY LINE BETWEEN SANDY CITY & UNINCORPORATED SALT LAKE COUNTY AS DESCRIBED HEREON AS REQUESTED BY SANDY CITY. THE BASIS OF BEARING FOR THIS SURVEY IS S.89°41'22"E. ALONG THE SECTION LINE BETWEEN THE POINT MONUMENTS REPRESENTING THE WEST WEST QUARTER CORNER AND THE CENTER CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

AS PART OF THIS SURVEY, MERIDIAN HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY ARE NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD AFFECT THIS SURVEY. NEW EVIDENCE, MONUMENTATION OR DOCUMENTS THAT MAY ALTER THE CONCLUSIONS OF THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

- (1) WARRANTY DEED IN FAVOR OF CUMMINGS CONSULTING, LLC; ENTRY NO. 9287827 IN BOOK 2005P AT PAGE 22.
- (2) QUIT CLAIM DEED IN FAVOR OF BYRON T. & JANET Y. PETERSEN, TRUSTEES; ENTRY NO. 14118359 IN BOOK 11426 AT PAGE 1245.
- (3) EXTENSION OF SANDY CITY LIMITS (HULL 2 ANNEXATION); ENTRY NO. 4963640 IN BOOK 90-9 AT PAGE 110.
- (4) ROSSETT GREEN LANE ANNEXATION TO SANDY CITY; ENTRY NO. 13450415 IN BOOK 2020P AT PAGE 274.
- (5) CITY OF COTTONWOOD HEIGHTS INCORPORATION; ENTRY NO. 9287827 IN BOOK 2005P AT PAGE 22.
- (6) ROSSETT GREEN P.U.D.; ENTRY NO. 8182623 IN BOOK 2002P AT PAGE 75.
- (7) VARNEY SUBDIVISION; ENTRY NO. 5179079 IN BOOK 91-1 AT PAGE 1.
- (8) BRENT STRONG SUBDIVISION; ENTRY NO. 7424302 IN BOOK 99-7P AT PAGE 206.
- (9) THE OAKS SUBDIVISION; ENTRY NO. 4051009 IN BOOK 85-2 AT PAGE 25.
- (10) SALT LAKE COUNTY SURVEYOR'S AREA REFERENCE PLAT FOR SECTION 34, T2S, R1E, SLB&M.
- (11) RECORD DESCRIPTION OF ADJOINING PARCELS SHOWN HEREON AS RESEARCHED WITHIN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

NOTE: ABOVE REFERENCED DOCUMENTS ARE SHOWN HEREON AS (#) ON THE FACE OF THE PLAT.

- (M) BEARING AND/OR DISTANCE DATA TAKEN FROM SURVEYED MEASUREMENTS.  
(C) BEARING AND/OR DISTANCE DATA TAKEN FROM ACTUAL SURVEYED MEASUREMENTS COUPLED WITH RECORD INFORMATION.

FINAL LOCAL ENTITY PLAT  
CUMMINGS ANNEXATION TO SANDY CITY  
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 34,  
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,  
SALT LAKE COUNTY, STATE OF UTAH  
OCTOBER, 2024

LOCAL ENTITIES:

ANNEXATION FROM: SALT LAKE COUNTY

ANNEXATION INTO: SANDY CITY

SANDY CITY APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2024  
BY THE SANDY CITY COUNCIL.

MAYOR

COUNCIL CHAIR

ATTORNEY

CITY RECORDER

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT MAP OF THAT AREA TO BE ANNEXED TO THE CORPORATE LIMITS OF SANDY CITY, UTAH.

SANDY CITY ENGINEER

PREPARED BY:



SALT LAKE COUNTY SURVEYOR

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2024 BY  
THE SALT LAKE COUNTY SURVEYOR AS A FINAL LOCAL ENTITY PLAT,  
PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.

SALT LAKE COUNTY SURVEYOR

SALT LAKE COUNTY RECORDER

RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
RECORDED AS ENTRY NUMBER \_\_\_\_\_

DATE:

TIME:

BOOK:

FEE \$

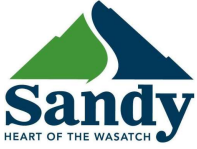
DEPUTY SALT LAKE COUNTY RECORDER

COMP. FILE  
24225-15  
FINAL ENTITY PLAT

PROJECT NO.  
24225

SHEET NO.  
1 OF 1





## Staff Report

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**File #:**

CUP10102024-006866,

**Version: 1**

**Date: 11/7/2024**

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**Agenda Item Title:**

Alta Canyon Baptist Church (Conditional Use Permit)  
9710 S. 700 E.  
[Community #5]

**Presenter:**

Sarah Stringham

**Description/Background:**

The applicant, Adam Anderson, on behalf of Gerald Anderson, is requesting approval of a conditional use permit for church and cultural activities for a property located at 9710 S. 700 E. The request is for Alta Canyon Baptist Church to use space at the Candlelight Office Plaza in the CN zone. See staff report for full details.

**Recommended Action and/or Suggested Motion:**

Staff recommends that the Planning Commission approve a Conditional Use Permit to allow for a church to operate as described in the staff report for the property located at 9710 S. 700 E. based on the following findings and subject to the following conditions:

**Findings:**

1. The proposed use meets the intent of the CN zone.
2. The proposed use should have minimal to no impact on the surrounding uses.

**Conditions:**

1. That the applicant complies with all Building & Safety, and Fire & Life Codes.
2. That this conditional use permit be reviewed up legitimate complaint.





# SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

MONICA ZOLTANSKI  
MAYOR

SHANE E. PACE  
CHIEF ADMINISTRATIVE  
OFFICER

## Staff Report Memorandum November 7, 2024

To: Planning Commission  
From: Community Development Department  
Subject: Alta Canyon Baptist Church (Conditional Use Permit)  
9710 S 700 E  
[Community #5]

CUP10102024-006866  
CN Zone  
1.5 acres

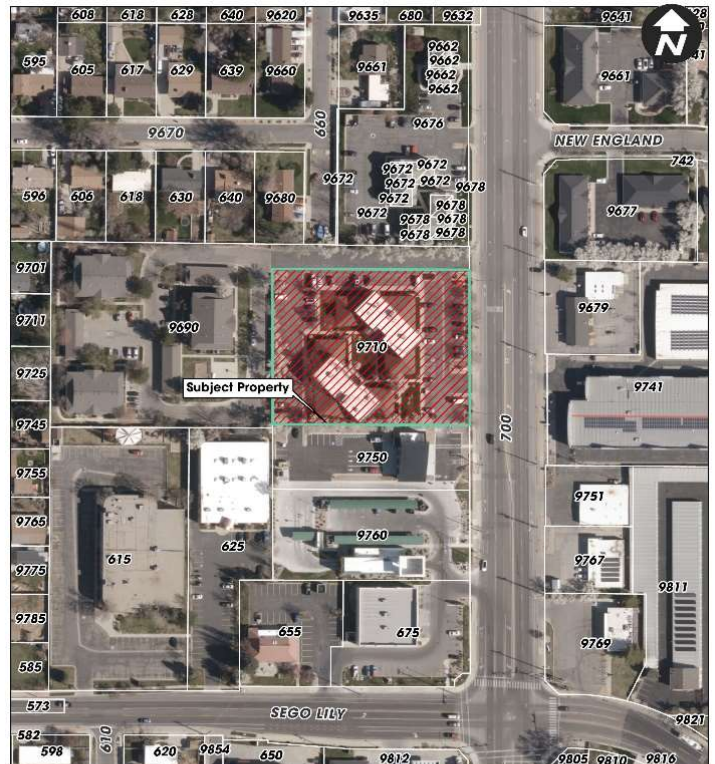
**Public Meeting Notice:** This item has been noticed to property owners within 500 feet of the subject area, on public websites, and at public locations.

### Request

The applicant, Adam Anderson, on behalf of Gerald Anderson, is requesting approval of a conditional use permit for church and cultural activities for a property located at 9710 S. 700 E. The request is for Alta Canyon Baptist Church to use space at the Candlelight Office Plaza in the CN zone. See application materials (Exhibit A) for information on the request.

### Background

The subject property is approximately 1.5 acres (63,340 square feet). It is in the Planned Center – Neighborhood District (CN) zone and was developed in 1984. The property consists of two buildings that are each approximately 9,710 square feet. The office plaza currently has 18 tenants and 88 parking spaces. Properties to the north are zoned Professional Office (PO) and R-1-8 with office and single-family homes respectively. Properties to the west are zoned SD(C)(MF) with townhomes connected by a shared access easement with the office plaza. Properties to the south and east are commercial businesses zoned CN.



CUP10102024-006866  
Conditional Use Permits  
9710 S 700 E

Sandy City, UT  
Community Development Department



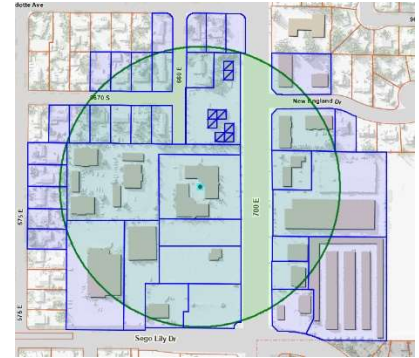
Property Case History	
Case Number	Case Summary
SPR 84-07	Candlelight Plaza
CUP 12-19-5780	Exercise Coach

### **Public Notice and Outreach**

Notices were mailed to property owners within 500 feet of the subject property to notify them of the Planning Commission meeting. A neighborhood meeting was not held. Staff have received no phone calls or emails regarding the project.

### **Analysis**

Religious or cultural activities are a conditional use in all zones as outlined in Sec. 21-11-18 of the Sandy City Land Development Code (See Exhibit B). The applicant is proposing to have the Alta Canyon Baptist Church lease 3,000 square feet of office space in the Candlelight Office Plaza to use for church services and other church related activities. The property is located in the CN commercial zone. The property has two buildings that are approximately 9,710 square feet. Church services will be held on Sunday and small group meetings will be held on Wednesday evenings. The church has 32 members and anticipates having up to 50 members. The Candlelight Office Plaza currently has 18 tenants. The proposed church meeting times are outside of the regular business hours of all other building tenants. The property has two access points. The southern driveway is a right only in and out access point. The northern driveway is a shared access easement with the multifamily homes located to the west of the property. The multifamily development is separated from the office building with a masonry wall and landscaping. The applicant is not proposing any exterior changes to parking, lighting, landscaping, or fencing.



### **Parking**

The Candlelight Office Plaza has 88 parking spaces. Parking for religious or cultural activities requires one spot for every four seats. The commercial remodel site plan for the church space shows 50 seats. The projected attendance is 50 members, which would require 13 parking spaces. The current attendance of the church is 32 members which requires eight parking spaces.

### **Conditional Use Standards**

The City may impose conditions on a conditional use based on certain standards of review found in section 21-33-04 of Sandy City Land Development Code. The following items from that list are applicable to this particular request and merit discussion or additional consideration by the Planning Commission (staff analysis is found below in *italics*):

### **Sec. 21-33-4. Conditions.**

In order to achieve compliance with the standards set forth herein, the City may impose conditions that address:

- (2) Proposed site ingress and egress to existing and proposed roads and streets.

*The site has two access points. One access point is a shared access easement with the multi family development to the west of the office building.*

- (4) Design, location and amount of off-street parking, loading areas and solid waste disposal and collection areas.

*There are 88 parking spots on site and the applicant is proposing that the church would use up to 13 parking spaces.*

- (12) The regulation of operating hours for activities affecting normal schedules and functions.

*The applicant is proposing that the church would have services on Sundays and other meetings held Wednesday evenings.*



- (14) Measures to assure 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, and 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 title.

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

### **Staff Concerns**

Staff has no concerns with the intended use of church activities for the property.

### **Recommendation**

Staff recommends that the Planning Commission approve a Conditional Use Permit to allow for a church to operate as described in the staff report for the property located at 9710 S. 700 E. based on the following findings and subject to the following conditions:

### **Findings:**

1. The proposed use meets the intent of the CN zone.
2. The proposed use should have minimal to no impact on the surrounding uses.

### **Conditions:**

1. That the applicant complies with all Building & Safety, and Fire & Life Codes.
2. That this conditional use permit be reviewed up legitimate complaint.

Planner:



Sarah Stringham  
Planner

File Name: S:\USERS\PLN\STAFFRPT\2024\CUP10102024-006866 - ALTA CANYON BAPTIST CHURCH\STAFF REPORT ALTA BAPTIST.DOCX



## Exhibit "A"

Candlelight Office Plaza  
9730 South 700 East, Suite 200  
Sandy, Utah 84070  
385-222-0839  
adam@and-dev.com

October 8, 2024

Sandy City Planning Commission  
10000 Centennial Parkway  
Sandy, Utah 84070

Re: Request for Conditional Use Approval for Alta Canyon Baptist Church to Operate at  
Candlelight Office Plaza, 9710 South 700 East

Dear Members of the Planning Commission,

I am writing on behalf of Candlelight Office Plaza to formally request approval for a conditional use permit for Alta Canyon Baptist Church to occupy a suite at the Candlelight Office Plaza, located at 9710 South 700 East, Sandy, Utah. The intended use of this suite is for church services and activities, as allowed as a conditional use under the Neighborhood Commercial (CN) zoning district, and the specifics of our request are outlined below.

The church plans to hold full congregation services on Sundays during the day. Candlelight Office Plaza currently has 18 tenants, none of which conduct normal operations on Sundays, ensuring no interference with other businesses during this time. Additionally, the church will host small group meetings on Wednesday evenings. This timing, again, is outside normal business hours for other tenants, ensuring there will be no disruption to regular office operations at the Plaza or surrounding uses.

Parking has been carefully considered in this request. Alta Canyon Baptist Church currently has 32 members and anticipates growth to a congregation of 50 members. At a rate of one parking space per four members, the church will require between 8 to 13 parking spaces for both Sunday services and Wednesday evening meetings. As a matter of reference, Candlelight Office Plaza has 4.5 parking spaces per 1,000 square feet of leasable space, and with Alta Canyon Baptist Church occupying 3,000 square feet, the church would be allocated 13.5 parking spaces under the normal office use conditions. Therefore, the church will not encumber more parking than any other tenant occupying the same amount of space. With a total of 88 parking spaces available at the Plaza, there will be ample parking for the church's needs, even during full congregation services at peak office demand.

Regarding neighborhood impact, it is important to note that the Candlelight Office Plaza is separated from nearby single-family detached homes by a block wall, mitigating any direct connection via roads or sidewalks. There are 22 detached homes within 500 feet of the proposed site, but the physical separation ensures there will be minimal impact on vehicle or foot traffic in the single-family neighborhood. Directly to the west of the site, there are 12 townhomes that



## Exhibit "A" continued

share an access easement, but as the church's proposed operating hours are outside normal business hours, the traffic impact is expected to be minimal, in fact less than normal operations. Additionally, there are no egress points through the Sandy Heights Townhomes, further ensuring that there will be no internal interference within that community.

Having a church presence in the office plaza could also provide a security benefit, as the congregation's regular use of the facility will help deter petty crime that might otherwise occur during non-operating hours at the Plaza.

Finally, it is worth mentioning that there are already two churches within the same zoning area: the MSBN Church and the Sego Lily Church, both located just south of the Sandy Heights Townhomes and in close proximity to the proposed site for Alta Canyon Baptist Church. This precedent supports the idea that a church use in this zone is compatible with the community and business environment.

We believe that the proposed church use within Candlelight Office Plaza will not only benefit Alta Canyon Baptist Church but will also contribute to the surrounding community by filling vacant office space with a responsible and community-focused tenant. The inclusion of a church in this office setting offers a unique blend of religious and professional uses that enhances the vibrancy and safety of the area.

Our team has also prepared and submitted an aerial map exhibit that delineates the site and neighboring properties for your reference. This exhibit will provide a clear visual context of the site in relation to surrounding homes and businesses, aiding in the consideration of this request.

We respectfully ask for your consideration and approval of this conditional use request. If you have any further questions or require additional information, please do not hesitate to contact our team.

Thank you for your time and attention to this matter.

Sincerely,



Gerald D. Anderson  
Owner  
Candlelight Office Plaza



## Exhibit "B"

**Sec. 21-11-18. - Standards for Church Development for All Zones.****(a) Development Standards.**

(1) *Location of Sites.* All church sites should be located adjacent to streets which are a minimum of 60 feet wide. No church should be located where access is less than the above, except for churches which can show that members will come from the local neighborhoods so that traffic impacts are lessened.

(2) *Access.* It is preferred that churches be located where there is access to two streets (corner lots) unless otherwise approved by the Planning Commission.

(3) *Parcel Size.* No minimum parcel size is required; however, the parcel chosen for a church must be adequate to meet all of the development standards to be listed below that include, but are not limited to, setbacks, landscaping, parking, improvements, and dedications.

(4) *Building Setbacks (Except as May be Approved in [Chapter 21-14](#)).*

a. *Commercial Zone.*

1. Front: 30 feet from property line. (If project fronts on more than one street, setback applies to all street frontages.)

2. Side and rear: minimum ten feet, unless located adjacent to a residential zone. In this case, the minimum setback to buildings must be 30 feet.

b. *Residential Zone.*

1. Front: 30 feet from front property line. (If project is on a corner lot, setbacks are 30 feet on one street and 20 feet on the other.)

2. Side and rear: follow setbacks required according to the zone the property is in. A greater setback may be needed as may be deemed necessary by the Planning Commission by larger structures.

(5) *Building Height.* Maximum building height shall follow zoning that the project is in. Thirty-five feet is the maximum height in a residential zone or in any zone adjacent to a residential zone (not including chimneys, steeples and the like).

(6) *Landscaping Setbacks.*

a. Front: 30 feet minimum from property line. (If on a corner lot in a residential zone, 20 feet on shorter setback side.)

b. Sides and rear: five feet minimum.

c. Landscaping in the front areas shall also include the parkstrip adjacent to the curb, including grass and street trees (minimum two-inch caliper and spaced 30 feet on center).

d. Landscaping shall also be required within the parking lot itself where large expanses of asphalt occur. There shall be a minimum of one ten-foot-wide planter within the parking lot area where over 125 linear feet of asphalt occurs.

(7) *Fencing.*

a. As a general rule, fencing shall follow that of the surrounding area. However, chainlink fencing is not acceptable unless prior Planning Commission approval is granted. In cases where chainlink fencing is approved, vinyl coated chainlink mesh will be required.

b. Acceptable fence types shall include vinyl, pre-cast concrete, decorative iron, architecturally designed brick or block, or structural wood fences with square tube metal posts with tongue-in-groove redwood siding and redwood for all other wood members.



(8) *Parking.*

- a. All parking for church facilities shall be on-site. No parking is allowed on the street.
- b. No parking is permitted within the front landscape setback.

(9) *Trash Enclosures and Accessory (Maintenance or Storage) Buildings.*

- a. All trash bins shall be surrounded with six-foot-high masonry (or pre-cast) enclosures to match the main building with solid metal gates. Trash enclosures may be combined with accessory (maintenance or storage) buildings. The setback of such structures shall be at least the same as the minimum required front landscape setback, but in no case shall trash enclosures be located any closer than ten feet to a residential district lot line or five feet to a commercial district lot line.
- b. Accessory (maintenance or storage) buildings shall be built of the same materials as the main building (siding and roofing) so as to blend in with the entire project. Minimum setbacks to the front property lines shall be the same as the main building. Buildings adjacent to a side or rear property line (other than a street side of the property), which are built of one-hour fire rated construction, can be considered an accessory structure and may be set back as close as three feet to a side or rear property line.

(10) *Lighting.* All lighting for church buildings, parking lots, and accessory uses, if applicable, shall be downlit and minimize any adverse impact on adjacent residential areas.

(b) *Ancillary Uses.*

- (1) Ancillary uses such as parks, ball diamonds, pavilions, etc., shall not count towards landscaping on the church site but shall stand alone and be considered as a separate site and subject to separate conditional use approval. Any such ancillary uses are subject to, but not limited to, the standards of this section (if applicable).
- (2) An on-site, church-operated day care will be considered a permitted ancillary use provided there is enough parking on-site to accommodate the number of children enrolled in the day care. The amount of parking is one space per instructor, plus drop-off space.

(c) *Procedure for Approval.*

- (1) Church facilities are conditional uses in all zones and as such require Planning Commission approval.
- (2) Upon receiving a conditional use approval from the Planning Commission, all church projects will proceed through the site plan review process with staff.





## Staff Report

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**File #:**

CUP09122024-006851,

**Version: 1**

**Date: 11/7/2024**

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**Agenda Item Title:**

Hidden Gem Healing (Conditional Use Permit)  
10657 S. Whirlaway Ln.  
[Community #22]

**Presenter:**

Sarah Stringham, Planner

**Description/Background:**

The applicant, Elena Bradway, is requesting approval of a conditional use permit to allow for a category II home occupation for outdoor use and group child activities for a property located at 10657 S. Whirlaway Lane. The request is to utilize outdoor space for equine assisted therapy sessions. Some sessions will be for groups of children. A category II home occupation for group child activities allows for up to 12 children per session or a maximum of 24 children per day. See full staff report for details.

**Recommended Action and/or Suggested Motion:**

Staff recommends that the Planning Commission approve a Conditional Use Permit for a category II home occupation for use of outdoor space and group child activities as described in the staff report for the property located at 10657 S. Whirlaway Lane based on the following findings and subject to the following conditions:

**Findings:**

1. The proposed use meets the intent of a category II home occupation for outdoor use and group child activities in the Sandy City Land Development Code.
2. The applicant has one horse boarder as allowed in the Sandy City Land Development Code.

**Conditions:**

1. That the applicant ensures that carpooling, walking, biking, or other alternative methods of transportation are used by patrons such that the maximum number of 24 vehicular trips is not exceeded.
2. That employee and client parking is located off street in the driveway.
3. That the applicant complies with all Building & Safety, and Fire & Life Codes applicable to a category II home occupation for child group activities.



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**File #:**  
CUP09122024-006851,  
**Version:** 1

---

**Date:** 11/7/2024

4. That this Conditional Use Permit be reviewed upon legitimate complaint.





# SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

MONICA ZOLTANSKI  
MAYOR

SHANE E. PACE  
CHIEF ADMINISTRATIVE  
OFFICER

## Staff Report Memorandum November 7, 2024

To: Planning Commission  
From: Community Development Department  
Subject: Hidden Gem Healing (Conditional Use Permit)  
10657 S. Whirlaway Ln  
[Community #22]

CUP09122024-006851  
R-1-30A  
.99 Acres

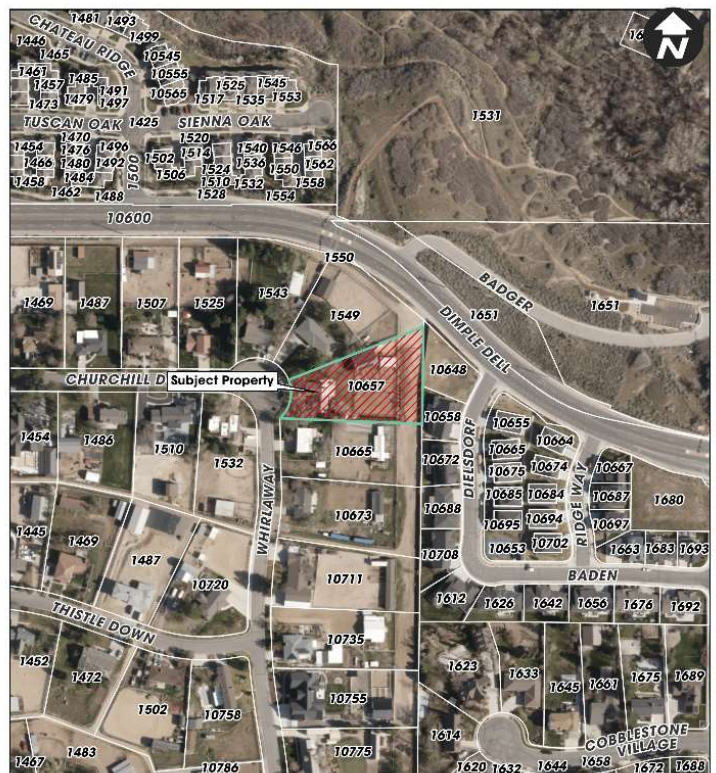
**Public Meeting Notice:** This item has been noticed to property owners within 500 feet of the subject area, on public websites, and at public locations.

### Request

The applicant, Elena Bradway, is requesting approval of a conditional use permit to allow for a category II home occupation for outdoor use and group child activities for a property located at 10657 S. Whirlaway Lane. The request is to utilize outdoor space for equine assisted therapy sessions. Some sessions will be for groups of children. A category II home occupation for group child activities allows for up to 12 children per session or a maximum of 24 children per day. See Exhibit A and B for application materials.

### Background

The subject property is located in the R-1-30A zone and is .99 acres (43,124 square feet). The subject property is lot 115 of the Bell Canyon Acres 1 subdivision. Properties to the north, south, and west are single family residential zoned R-1-30(A). Property to the east is single family residential zoned PUD 4.56.



CUP09122024-006851  
Conditional Use Permit  
10657 WHIRLAWAY LN

Sandy City, UT  
Community Development Department



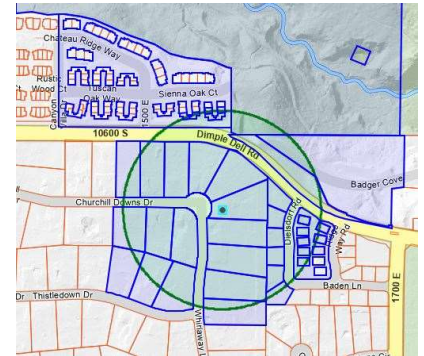
Property Case History	
Case Number	Case Summary
CUP-9-12-2551	Accessory building built up to 2,000 square feet and 30 feet in height with waived setbacks along north property line.

### Public Notice and Outreach

This item has been noticed to property owners within 500 feet of the subject area by mail. A neighborhood meeting was held on October 10<sup>th</sup> and seven neighbors attended. The following comment was made:

1. Thinks that horse therapy is a good service to provide. Doesn't think it will impose on other properties.

In addition, ten emails and three phone calls have been received (Exhibit C).



### Analysis

The applicant is proposing to use outdoor space including the barn and paddock area to hold equine assisted therapy sessions as outlined below. There is one other employee, her business partner, Sarah Jones, that will assist with the sessions. Proposed hours are from 8:00 am to 5:00 pm Monday through Friday with evening appointments one day a week from 5:00 pm to 8:00 pm. They will also operate on Saturday from 9:00 am to 6:00 pm. They are proposing to hold adult sessions with a maximum of two people, parent child sessions, and group child sessions as outlined below. The applicant is currently boarding one horse. The owner comes a couple of times a week to visit the horse. Horse boarding in the Bell Canyon Acres Subdivision is allowed under Sec. 21-19-34 of the Sandy City Land Development Code.

Any type of business using space outside the main home requires a conditional use permit as outlined in Section 21-11-5-(f)(7) of the Sandy City Development Code. The following standards shall be used to determine the maximum impacts permitted:

### Sec. 21-11-5. Home Occupations.

#### (7) *Business Not Conducted Within a Home.*

...

- a. The applicant for a home occupation business license shall designate the areas of the home, attached/detached garage or accessory structure that will be used for the home occupation. If approved, the home occupation may be conducted only in the designated area.
- b. No more than a maximum of 200 square feet, or, in the alternative, no more than 50 percent of the total floor space (whichever is the greater) of any accessory structure or attached or detached garage may be used for a home occupation unless an exception is granted by the Planning Commission through the conditional use permit, and they find that:
  1. The total floor space used for the home occupation in a detached accessory structure does not exceed the maximum size of an accessory structure that is permitted by-right within the zone, as regulated in this title (for example, the size of the accessory structure does not require a conditional use permit); and
  2. The use does not adversely impact the residential character of the neighborhood.

Group child activities require a conditional use permit as outlined in **Section 21-11-5(f)(4)** of the Sandy City Development Code. It states the following provisions indicate a maximum limit that may be granted by the Planning Commission for other group child group activities which are expected to generate or exceed eight children/students at any one time other



than child day care:

## **Sec. 21-11-5. Home Occupations.**

### **(4) *Group Child Activities.***

...

- a. The following guidelines shall be used to determine the maximum number of students/children permitted:
  1. A Traffic Plan that has been reviewed and approved by the City Transportation Engineer which includes acceptable traffic flow, drop off, and turn-around areas.
  2. The existing residential street is of sufficient width to accommodate additional vehicular traffic.
- b. A maximum of 12 students/children per session and a maximum of 24 students/children per day shall be permitted.
- c. A maximum of four sessions per day may be permitted.
- d. All sessions combined shall not generate more than 24 vehicular stops per day.
- e. The total number of students/children shall include the licensee's and any employees' children if they are under six years of age and are under the care of the licensee at the time the home occupation is conducted.
- f. No group child activities falling under a Category II home occupation may be established within 300 feet as measured from property line to property line of another group child activity, Category II home occupation use.

A proposed traffic plan has been reviewed and approved by the Sandy City Engineer, Britney Ward (see Exhibit B). All drop-off and pick-ups are to occur on the passenger side of the vehicle in the front of the home. No on-street parking is allowed at any time, including employee parking. The employee and one on one clients would need to park in the driveway and any group child lessons would be drop off/pick up only.

### **Conditional Use Standards**

The City may impose conditions on a conditional use based on certain standards of review found in section 21-33-04 of Sandy City Land Development Code. The following items from that list are applicable to this particular request and merit discussion or additional consideration by the Planning Commission (staff analysis is found below in *italics*):

## **Sec. 21-33-4. Conditions.**

In order to achieve compliance with the standards set forth herein, the City may impose conditions that address:

- (1) Size, configuration and location of the site and the proposed site plan layout.

*The applicant is proposing to use outdoor space including the barn and paddock area for the equine assisted therapy.*

- (5) Site circulation patterns for vehicular, pedestrian and other traffic.

*The applicant is proposing to use the driveway for employee and one on one clients and have child groups dropped off and picked up in front of their property on Whirlaway Ln.*

- (12) The regulation of operating hours for activities affecting normal schedules and functions.

*The applicant is proposing to operate Monday through Friday from 8:00 am to 5:00 pm with evening appointments one day a week from 5:00 pm to 8:00 pm. They will also operate on Saturday from 9:00 am to 6:00 pm*

- (14) Measures to assure 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, and 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 title.

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

**Staff Concerns**

Staff is concerned about parking availability and insufficient space in the driveway. Expanding the parking area alongside the driveway would provide extra parking options.

**Recommendation**

Staff recommends that the Planning Commission approve a Conditional Use Permit for a category II home occupation for use of outdoor space and group child activities as described in the staff report for the property located at 10657 S. Whirlaway Lane based on the following findings and subject to the following conditions:

**Findings:**

1. The proposed use meets the intent of a category II home occupation for outdoor use and group child activities in the Sandy City Land Development Code.
2. The applicant has one horse boarder as allowed in the Sandy City Land Development Code.

**Conditions:**

1. That the applicant ensures that carpooling, walking, biking, or other alternative methods of transportation are used by patrons such that the maximum number of 24 vehicular trips is not exceeded.
2. That employee and client parking is located off street in the driveway.
3. That the applicant complies with all Building & Safety, and Fire & Life Codes applicable to a category II home occupation for child group activities.
4. That this Conditional Use Permit be reviewed upon legitimate complaint.

Planner:



Sarah Stringham  
Planner

File Name: S:\USERS\PLN\STAFFRPT\2024\CUP09122024-006851 - HIDDEN GEM HEALING\STAFF REPORT HIDDEN GEM.DOCX



## Exhibit "A"

Elena Bradway  
10657 S Whirlaway Lane, Sandy, UT 84092  
302-562-8105; [hghealinginfo@gmail.com](mailto:hghealinginfo@gmail.com)

9/13/2024

Planning and Zoning Department  
City of Sandy  
10000 Centennial Parkway  
Sandy, UT 84070

Dear Planning and Zoning Department,

I am writing to formally request a conditional use permit to operate my equine-assisted therapy practice, Hidden Gem Healing, LLC, from my residence located at 10657 S Whirlaway Lane in Sandy. I am joined in this venture by my business partner, Sara Jones, a licensed mental health nurse practitioner who resides in Utah and will be present during most client sessions. The business is registered with the State of Utah, and as part of our services will be conducted in the paddock and barn area (site plan attached), we are applying for a Category II Home Occupation permit.

Equine-assisted therapy plays a vital role in addressing today's mental health needs by offering a unique approach to treating issues such as anxiety, depression, trauma, and behavioral challenges. Providing therapy in a natural, equine-focused setting greatly enhances the therapeutic experience and contributes positively to clients' well-being. Both Sara and I grew up with horses and have personally experienced their healing abilities. We are passionate about sharing this powerful experience with others, especially those who may not otherwise have the opportunity to interact with horses. I am confident that my home-based practice will be a valuable asset to the community.

My property is located in Bell Canyon Acres, an equestrian neighborhood established in the 1970s, specifically designed to accommodate horse owners. The facilities at my residence are well-suited for this type of business, and the equestrian character of the neighborhood aligns perfectly with the services offered at Hidden Gem Healing. Our therapeutic sessions will be held both indoors and outdoors, ensuring a safe and private environment for clients.

Hidden Gem Healing will offer one-on-one counseling and small group sessions. Group sessions will be structured as follows:

- Adult Group: 2 adults max
- Parent/Child Group: 2 family max
- Child Group: 12 children max

Our regular business hours will be from 8:00 a.m. to 5:00 p.m., Monday through Friday. We will also provide limited evening appointments, 1 day per week between the hours of 5:00pm and 8:00pm, as well as on Saturdays from 9:00 a.m. to 6:00 p.m. Total combination of daily individual appointments and group appointments will not generate more than 24 traffic stops or visits per day. All services are by appointment only which will control the traffic impact on the neighborhood. The attached site plan details available off-street parking and designated drop-off areas to further reduce any neighborhood disruption.

At Hidden Gem Healing, we are deeply committed to maintaining the peaceful nature of Bell Canyon Acres. Our business is rooted in providing quiet, private, and serene spaces where clients can focus on their mental health. Given the nature of our work, we do not anticipate any noise or environmental disturbances that would affect the surrounding community. Our goal is for our operations to blend seamlessly into the neighborhood, without drawing any attention from passersby.

Thank you for considering my application for a conditional use permit. I look forward to collaborating with the city to ensure that Hidden Gem Healing operates as a positive addition to the community. If you require any further information or documentation, please feel free to contact me.

Sincerely,



Elena Bradway



## Exhibit "B"

Hidden Gem Healing, LLC  
10657 S Whirlaway Lane  
Sandy, UT 84092

Conditional Use Permit Application - Site Plan and Traffic Plan

The below site plan details the proposed areas of use for the home based business:

1. BARN: Indoor covered structure that will be used for client work.
2. OUTDOOR PADDOCK: Outdoor open space that will be used for client work.
3. INHOME OFFICE: Indoor office space in primary dwelling that will be used for client work.

Traffic Plan:

Our home has a driveway that can accommodate up to 4 cars at a time. Clients and the one employee can park here, this is completely off-street. The home is located in a semi cul de sac so that there is ample space for a car to pull over and drop off/pick up a client without hindering any oncoming regular traffic.



Cul de sac for drop-off:  
10657 S Whirlaway Ln

Driveway

Barn & Paddock





## Exhibit "C"

**From:** Jillian Zitting <jillbzitting@gmail.com>  
**Sent:** Friday, October 11, 2024 9:04 AM  
**To:** Sarah Stringham <sstringham@sandy.utah.gov>  
**Subject:** [EXTERNAL] Support for Hidden Gem Healing

Ms. Stringham,

I would like to express my support for Hidden Gem Healing equine therapy as a part of our community in Sandy. Elena Bradway, one of the owners, is a deeply passionate, experienced and committed person, who will create a meaningful and impactful experience for her clients. As someone who works in addictions myself, I have seen the positive impacts that equine therapy can have for those that are struggling with their mental health. I have no doubt that Elena will run this business smoothly and with the upmost care and consideration for the neighborhood. Thank you for your consideration.

Jillian Bruhn Zitting

**From:** Larsen, Larry <larry.larsen@cbrealty.com>  
**Sent:** Thursday, October 10, 2024 10:09 AM  
**To:** Sarah Stringham <sstringham@sandy.utah.gov>  
**Subject:** [EXTERNAL] Elena Bradford Conditional Use Request

To Whom it may concern,

Our property abuts 10657 South Whirlaway Lane, which is the proposed "Elena Bradway conditional use request" for a commercial enterprise running a horse therapy business from their residentially zoned property.

We have lived in our property since 1988 (36 years) located at 1549 East Churchill Downs Drive. It has been a quiet and peaceful neighborhood.

An equestrian therapy business has no place in a residential zone. A better solution might be for Ms. Bradway to find a commercially zoned property and conduct her business there.

We are strongly opposed to any conditional use permit being issued. The current horse boarding business, run by the Bradway's, has created an on-street parking nightmare. They do not have adequate off-street parking to accommodate that business, let alone adding to the situation by the creation of another business enterprise in a residential zone.

The current on-street parking issue blocks my mailbox access for post office deliveries, hampers snow removal efforts of Sandy City, hampers garbage collection efforts, restricts the available turning radius for emergency vehicle apparatus and creates an eyesore. We feel if this were a commercial zone the zoning guidelines would require ample off-street parking for their clients and customers. Yet, it seems that issue is not addressed in the residential zone here.

I have attached photos for your review of the current parking problems.  
Please be advised that we request any continuance of this request be denied.

Regards,

Larry and Carolina Larsen







**From:** Elena Kessi <elena@aquafin.net>  
**Sent:** Monday, October 14, 2024 10:28 PM  
**To:** Sarah Stringham <sstringham@sandy.utah.gov>  
**Subject:** RE: [EXTERNAL] Elena Bradford Conditional Use Request

Hi Sarah, thanks for sharing Larry's email and for your time on the phone today. I appreciate the city taking all comments under consideration and allowing me the opportunity to address concerns. I would like to provide the following insight to Larry's comments (and pictures):

- The pictures Larry shared appear to be from the same day, taken at different angles, which may unintentionally create a misleading impression.
- To date I have not received any complaints from:
  - o the USPS regarding their ability to deliver mail,
  - o Sandy City regarding snow removal,
  - o Waste Management Services regarding garbage pickup.
- When we purchased our home, the previous owner suggested we ask friends to park perpendicular rather than parallel, as it allows more cars to fit in front of the house. Apparently, this is how they always had visitors park. We were unaware this wasn't allowed until January 9, 2024, when the police informed us. Since then, all friends and visitors have been parking parallel. The pictures Larry sent are from before this date.
- Regarding claims that my boarding business is creating excessive traffic, I disagree. I have one boarder, who typically visits 2-3 days per week. We also have family and friends who visit regularly, which is within city code for personal visitors.
- We have off street parking in our driveway, as detailed in the business application, and this is where clients of Hidden Gem Healing will park.

If you have any questions or receive additional inquiries about the proposed application, please don't hesitate to reach out. I am committed to working closely with the city to ensure that Hidden Gem Healing provides a beneficial and positive addition to the local community.

Elena Bradway

**From:** Molly Fredrickson <mfred14@gmail.com>  
**Sent:** Friday, October 11, 2024 11:07 AM  
**To:** Sarah Stringham <sstringham@sandy.utah.gov>  
**Subject:** [EXTERNAL] Hidden Gem Healing LLC

Hi Sarah,

I'm sending this email in support of Elena Bradway's proposal to start a residential business in equine-assisted therapy, Hidden Gem Healing LLC. This is a wonderful opportunity for those seeking out specialized therapies, and would greatly benefit these individuals throughout our community. Please consider her proposal for a home occupation permit in order to get her business started and available to those in need of these services. Thank you for your consideration,  
Molly Fredrickson



**From:** Armin Wagman <ajwagman@sbcglobal.net>  
**Sent:** Friday, October 11, 2024 1:39 PM  
**To:** Sarah Stringham <sstringham@sandy.utah.gov>  
**Subject:** [EXTERNAL] Support for Hidden Gem Therapy

Dear Ms. Stringham:

I am writing this email to support you giving a permit to Hidden Gem Therapy. I feel this will be a good business for Sandy and potential customers. I feel the company has expertise and experience that qualifies them for this type of business.

Thanks,  
Armin

Armin J Wagman, M.D.  
[ajwagman@sbcglobal.net](mailto:ajwagman@sbcglobal.net)  
417-300-1901

**From:** MADDY FACCIPONTIWARNER <facciponti@aol.com>  
**Sent:** Friday, October 11, 2024 1:51 PM  
**To:** Sarah Stringham <sstringham@sandy.utah.gov>  
**Subject:** [EXTERNAL] Hidden Gem Healing

This email shall serve to strongly support the approval of granting Hidden Gem Healing a permit to run their business from their barn and paddock in Sandy.

We are a resident of Sandy as well as a friend and neighbor and understand the importance and benefits of equine assisted therapy, which has proven to be very valuable, especially in these times when anxiety, depression and other challenges have increased tremendously.

Thank you for your consideration,

Maddy and Skip Warner  
Sandy



**From:** Merilynn Kessi <mkessi@aquafin.net>  
**Sent:** Friday, October 11, 2024 1:34 PM  
**To:** Sarah Stringham <sstringham@sandy.utah.gov>  
**Subject:** [EXTERNAL] Application from Hidden Gem Healing

Hello Sarah,

I am writing to express my support for the conditional use permit application from Hidden Gem Healing submitted by Elena Bradway. I think that it will provide a much need service to local residents and fits well with the neighborhood where it is located.

Sincerely,  
Merilynn Kessi  
2002 Ashley Ridge Rd  
Sandy UT 84092

**From:** Barbara Young <barbaray724@msn.com>  
**Sent:** Friday, October 11, 2024 2:43 PM  
**To:** Sarah Stringham <sstringham@sandy.utah.gov>  
**Subject:** [EXTERNAL] Equine therapy

I have heard there is an application for an equine therapy business. I support Elena and Sara in their request to establish Hidden Gem Healing.. Barbara and Stuart Young, long time residents.

**From:** HENRY MERRILL <merriha@comcast.net>  
**Sent:** Monday, October 14, 2024 12:46 PM  
**To:** Sarah Stringham <sstringham@sandy.utah.gov>  
**Subject:** [EXTERNAL] Hidden Gem Healing

Wanted you to know that I am a resident of Sandy, and I support the application of Hidden Gem Healing.

Henry Merrill  
11050 Trailwood Cove  
Sandy



**From:** Jason Levin <slevin50@me.com>  
**Sent:** Monday, October 14, 2024 1:42 PM  
**To:** Sarah Stringham <sstringham@sandy.utah.gov>  
**Subject:** [EXTERNAL] Hidden Gem Healing LLC

Hello,

I am writing to request you approve the permit for Hidden Gem Healing LLC.

My daughter suffered from severe anxiety as a child and her therapist recommended equine therapy. Bonding with these gentle giants was so beneficial for her.

I also know Elena Bradway personally and have a lot of faith in her ability to run a successful equine therapy business. She is a competent business person and a lifelong animal activist and horse enthusiast. This business would be a great asset to the city of Sandy.

Thank you for your time.

Susan Levin  
1867 E Ashley Valley Lane, Sandy  
954-263-3978

-----Original Message-----

**From:** Marilyn Bevis <mmbevis10@gmail.com>  
**Sent:** Wednesday, October 23, 2024 7:30 PM  
**To:** Sarah Stringham <sstringham@sandy.utah.gov>  
**Subject:** [EXTERNAL] Hidden Gem Healing

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

Hi Sandy, I have been a Sandy resident since 1979, and I support the application from Hidden Gem Healing. Thank you for your hard work.





# Sandy City, Utah

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

## Staff Report

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**File #:** 24-395, **Version:** 1

**Date:** 11/7/2024

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Minutes





# Sandy City, Utah

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

## Meeting Minutes

### Planning Commission

*Dave Bromley*  
*Cameron Duncan*  
*David Hart*  
*Ron Mortimer*  
*Daniel Schoenfeld*  
*Steven Wrigley*  
*LaNiece Davenport*  
*Craig Kitterman (Alternate)*  
*Jennifer George (Alternate)*

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**Thursday, October 17, 2024**

**6:15 PM**

**Council Chambers and Online**

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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\\_DflgF4WcRZ-p\\_vqmR1fNZQ](https://us02web.zoom.us/webinar/register/WN_DflgF4WcRZ-p_vqmR1fNZQ)

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/83944605062>

Or join via phone by dialing:

US: +1 669 900 6833 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799

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

International numbers available: <https://us02web.zoom.us/j/83944605062>

Webinar ID: 839 4460 5062

Passcode: 929247

### **5:15 PM EXECUTIVE SESSION**

### **6:15 PM REGULAR SESSION**

Welcome

Pledge of Allegiance

Introductions



**Present** 8 - Commissioner Dave Bromley  
Commissioner Cameron Duncan  
Commissioner David Hart  
Commissioner Ron Mortimer  
Commissioner Daniel Schoenfeld  
Commissioner Steven Wrigley  
Commissioner Craig Kitterman  
Commissioner LaNiece Davenport

**Absent** 1 - Commissioner Jennifer George

## Public Hearings

DRAFT



[CA08222024](#) Amendments to Title 21 of the Land Development Code related to Short  
[-0006816](#) Term Rentals  
[\(PC\)](#)

**Attachments:** [Staff Report with Exhibits](#)

Melissa Anderson introduced this item to the Planning Commission.

David Hart asked if the management certification currently exists.

Melissa Anderson said yes there are trainings online offered by the private sector.

Ron Mortimer said he isn't comfortable with using an outside management company.

Melissa Anderson said his comment could be added to the recommendation to the City Council.

Dave Bromley asked about the number of days available to rent, since the code requires one night vacancy between renters.

Melissa Anderson said she will revise the language in the code to address the inconsistency.

Steve Wrigley asked if the permit is renewed every year.

Melissa Anderson explained the renewal process for business licenses.

David Hart opened this item for public comment.

Steve Van Maren, wanted to point out some typos.

David Hart closed this item to public comment.

David Hart suggested to have consistent management training.

LaNiece Davenport asked if there's a way to track unlicensed short term rentals.

James Sorensen said that we're asking City Council to help with funding to provide software to track this.

**A motion was made by Daniel Schoenfeld, seconded by Cameron Duncan that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, of the Sandy Municipal Code, relating to Short Term Rentals based on the four findings detailed in the staff report with a recommendation. That one certification management software program be used for consistency. This motion carried by the following roll call vote.**



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

**Nonvoting:** 1 - Craig Kitterman

**Absent:** 1 - Jennifer George

[GPA0828202](#)

[4-006830\(PC](#)

[Hearing\)](#)

General Plan Amendment - Pace of Progress: Sandy General Plan 2050  
Comprehensive update of the City's General Plan and including five station  
area plans and six neighborhood activity center plans

**Attachments:** [Staff Report-Pace of Progress: Sandy General Plan 2050](#)

Jake Warner introduced this item to the Planning Commission.

David Hart gave a recommendation regarding the secretary of interior standards.

David Hart opened this item for public comment.

James Longstaff, 22855 E 10955 S, spoke about affordable housing.

David Hart closed this item to public comment.

Steven Wrigley said there's information regarding median housing in the general plan.

**A motion was made by Dave Bromley, seconded by Daniel Schoenfeld, that the Planning Commission forward a positive recommendation to the City Council to adopt the Pace of Progress: Sandy General Plan 2050, (8/29/2024 draft) with revisions listed in the staff report (Exhibits D through I) and including revised language regarding non-residential uses in Bell Canyon NAC area A and adding the TC designation to the future land use map along 11400 South. The motion carried by the following roll call vote.**

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

**Nonvoting:** 1 -Craig Kitterman

**Absent:** 1 - Jennifer George

## Administrative Business

### 1. Minutes

**An all in favor motion was made by Daniel Schoenfeld to approve the meeting minutes from 10.03.2024.**



[24-359](#)

Minutes from Oct 3rd Meeting

**Attachments:** [10.03.2024 Minutes \(DRAFT\)](#)

## 2. Director's Report

**Adjournment**

**An all in favor motion was made to adjourn.**

## Meeting Procedure

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

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

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

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





# Sandy City, Utah

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

## Staff Report

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**File #:** 24-396, **Version:** 1

**Date:** 11/7/2024

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Development Report



PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
Pending										
Bicentennial Park Localscapes Conversion	552 E 8680 S	SPR01242024-006702	03/12/2024			OS	Ben Rodes	2088607297	sstringham	Pending
Storm Mountain Park Localscapes Conversio	11426 S 1000 E	SPR01242024-006703	03/08/2024			OS	Ben Rodes	2088607297	sstringham	Pending
EOS Fitness Sandy	10291 S 1300 E	SPR02162024-006713			2.99	CC	Art Babcock		dwheelwright	Open
Compass Apartments	179 West 9270 South	SPR02212024-006719	09/27/2024			RC	David Denison	801-836-6235	mwilcox	Pending
The Orchards at Dimple Dell	10216 S DIMPLE DELL RD	SPR03262024-006738	05/01/2024		5.80	R-1-10	Brett Lovell	8017064693	tirvin	Pending
MACU Event Cenenter/ SLCO	9575 S STATE ST	SPR09062024-006841			0.24	CBD	Jordan Gray	3582145760	dwheelwright	Pending
Stage Office Storage Building	8238 700 E, 84070	SPR09212022-006407	12/07/2023			BC	Ross Drummond	8015737620	dwheelwright	Open
Under Review										
WM Fuel #5235 Sandy, UT	9081 S QUARRY BEND DR	SPR03112022-006282	01/03/2023			SD(X)	Ryan Alvarez		dwheelwright	Under Review
Latin Grill	1289 E 8600 S	SPR04182024-006756			1.23	CN	Robert Dance		dwheelwright	Final Review
Rasht Development Project	8475 S STATE ST	SPR04242024-006758			0.99	RC	Ramin Nasrabadi		dwheelwright	Preliminary Review
Thackeray Towns Site Plan	10760 S 700 E	SPR06242021-006083	06/24/2021		4.00	PUD(10)	John Sawyer		tirvin	Under Review
JVWCD 700 East Well House	7618 S 700 E	SPR08212023-006589			0.49	PUD(12)	Kevin Rubow	8015654377	dwheelwright	Final Review
Utah HPC - Phase 2	10450 S STATE ST	SPR09062024-006844	09/19/2024		1.34	CBD	Larry Oldham	8015311144	dwheelwright	Final Review
Meadows at Cy Road Site Plan	8777 S 700 E	SPR10162024-006872			4.32	PUD(10)	Brad Reynolds		tirvin	Preliminary Review
Mountain America Credit Union	9446 S HIGHLAND DR	SPR10222024-006875			0.70	SD(Magna)	Michael Shane Sanders		dwheelwright	Preliminary Review
Red Sky Apartments	10145 S CENTENNIAL PKWY	SPR12062022-006452	05/08/2023		1.45	CBD	Corey Solum		mwilcox	Under Review
Centennial Village	235 W SEGO LILY DR	SPR12282021-006237	07/28/2022		0.49	CBD-A&C	Dan Simons	(801) 230-1339	mwilcox	Under Review
Resubmit										
Sandy Shulsen Mixed Use	10116 S MONROE ST, 84070	SPR02082023-006482	12/14/2023			CBD-A&C	Howard Cooke	801-664-8132	mwilcox	Resubmit
Quick Quack Car Wash	7708-7720 S 700 E	SPR05142024-006769				CN	Hailey Peterson		tirvin	Resubmit
Willow Creek Country Club - Maintenance A	8505 S WILLOW CREEK DR	SPR05172024-006771			11.09	OS	James B Glascock		dwheelwright	Resubmit
Creek Rd Office Condos - 5th AMD	7410 CREEK RD 301 84093	SPR07072021-006096	09/23/2021			PO	Marcus Green		tirvin	Resubmit
Sandy City Public Utilities Vac Truck Water C	9140 S 150 E	SPR07252024-006802			6.23	ID	Tyler Shelley	8019151082	dwheelwright	Resubmit
ECLAIR FRENCH PASTRY	7948 S 1300 E	SPR08092024-006809				SD(Smart)	KARRAR ALJEWARI	3852295300	dwheelwright	Resubmit
Medically Vulnerable Peoples Program (MVI	8955 S HARRISON ST	SPR08282024-006825			1.50	RC	Shasta Galyon	9079038553	manderson	Resubmit
Office Building at 11000 South	65 E 11000 S	SPR09202023-006624			0.18	LC	Alta Construction		dwheelwright	Resubmit
MedVet Urgent Care - Modified Site Plan Rev	10291 S STATE ST	SPR10022024-006862				CBD	Michelle Martin		sstringham	Resubmit
Wasatch Pain Solutions	1420 E SEGO LILY DR	SPR10072024-006865			0.66	CC	Robert Howell		dwheelwright	Resubmit
Kuwahara Wholesale	8575 STATE ST, 84070	SPR10162023-006639				SD(FM-HS)	Alex Kuwahara	8016916592	tirvin	Resubmit
OneTen Apartments	109 W 11000 S	SPR10242022-006427	08/18/2023		1.28	CBD	Corey Solum		mwilcox	Resubmit
On Hold										
Band Fire Warehouse	9618 S 500 W	SPR01272023-006477			0.51	ID	Jesse Reynolds		dwheelwright	On Hold
Summit Two - Phase 1	10250 MONROE ST, 84070	SPR03292022-006291				CBD-O	Raddon Summit Hotel,		dwheelwright	On Hold
Sandy Park Center retail pad	9835 S MONROE ST	SPR04152022-006306			0.73	CBD-O	LeeAnn Miller	3852996262	dwheelwright	On Hold
Master Muffler	9235 S 700 E	SPR06292022-006355			0.44	CC	Brandy Donecker	2103716751	dwheelwright	On Hold
Smith's Altaview Fuel Center	10315 S 1300 E	SPR07202021-006107			0.46	CC	Anderson Wahlen & As	801-913-8406	dwheelwright	On Hold
Harmons Landscape Improvements	7755 S 700 E	SPR07262022-006365			7.12	CN	Frank Lunquist		dwheelwright	On Hold
Summit Two at the Cairns	10250 S CENTENNIAL PKWY	SPR08032021-006124			5.07	CBD-O	Anthony Lyman	8012304582	dwheelwright	On Hold
Under Construction										
Cyprus Credit Union	8955 S 700 E	SPR01032022-006241	08/17/2022		0.78	BC	Cyprus Credit Union		dwheelwright	Under Construction
Woodhaven Estates	7613 S 300 E	SPR01102023-006464	12/18/2023		0.98	PUD (12)	Brandon Fry		tirvin	Under Construction
Sandy Urban Fishery Wetlands	850 W SHIELDS LN	SPR01182022-006255	02/22/2022		61.17	OS	DAN MEDINA		dwheelwright	Under Construction
The Rio at 94th	115 W 9400 S	SPR01242023-006473			0.38	RM(12)	Jacob Toombs	8017879344	tirvin	Under Construction
St. Anna Greek Orthodox Church	9201 S 1300 E	SPR01262022-006258	03/25/2022		3.00	CN	James Derby	8016801385	dwheelwright	Under Construction
MACU Event Cenenter/ SLCO	9575 S STATE ST	SPR01292024-006706			0.24	CBD	Jordan Gray	3582145760	dwheelwright	Under Construction
Sandy City Fire Station #31	9295 S MONROE ST	SPR02132024-006711	04/19/2024		9.44	RC	Ryan McConaghie		mwilcox	Under Construction



PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
Sandy Public Works Phase II	8775 S 700 W	SPR02152023-006485			16.92	ID	Taylor Smith	8016368327	dwheelwright	Under Construction
UTA Civic Center Station - Site Modification	10015 S BEETDIGGER BLVD	SPR02172023-006487				MU	Nick Duerksen	8012012050	mwilcox	Under Construction
Garden of Resurrection Larkin Sunset Garder	1950 E DIMPLE DELL RD	SPR04172024-006752	07/23/2024		69.19	R-1-20A	Rob Larkin	8015414184	dwheelwright	Under Construction
Sandy Amphitheater Plaza Expansion	1245 E 9400 S	SPR04242023-006523	07/21/2023		7.13	SD(MU)	Mearle Marsh		mwilcox	Under Construction
Dimple Dell Park - 300 East Trailhead	321 E 10195 S	SPR05132022-006318	07/12/2022		5.00	OS	Dan Sonntag	8012058201	tirvin	Under Construction
Dimple Dell Park - Badger Cove Trailhead	1651 E BADGER CV	SPR05132022-006320	08/25/2022		4.63	OS	Dan Sonntag		tirvin	Under Construction
Dimple Dell Park - Wrangler Trailhead	10305 S 1300 E	SPR05132022-006324	08/25/2022		10.38	CC	Dan Sonntag		tirvin	Under Construction
South Towne II	10150 S CENTENNIAL PKWY	SPR05302024-006777			7.63	CBD-O	Logan Prete		dwheelwright	Under Construction
SLCo Household Hazardous Waste Facility	8775 S 700 W	SPR06042021-006065	01/05/2022		16.92	ID	Jordan Gray	3852146750	dwheelwright	Under Construction
AFCU Sandy Landscape Remodel	2104 E 9400 S	SPR07262022-006364	08/16/2022		2.23	PO	Brad Illingsworth		dwheelwright	Under Construction
Bicentennial Park Improvements	530 E 8680 S	SPR07272023-006575	10/17/2023			OS	Jeremy Garcia		sstringham	Under Construction
Standard Plumbing	9150 S 300 W	SPR08012022-006374			3.31	ID	Chad Spencer	8014505113	dwheelwright	Under Construction
The Ridges at Dimple Dell	1405 E 10600 S	SPR08032021-006125	11/19/2021		0.02	MU	Brad Reynolds Constru	8015980246	mwilcox	Under Construction
Utah HPC - Phase 1 Pad Prep	10450 S STATE ST 1234	SPR08052024-006806				CBD	Larry Oldham	8018243351	dwheelwright	Under Construction
AFCU Sandy ADA Site Improvements	2104 E 9400 S	SPR08112023-006586			2.23	PO	Brad Illingsworth		dwheelwright	Under Construction
Hansen Dental Office	9872 S 700 E	SPR08162023-006587			0.32	CN	Pete Meuzelaar		dwheelwright	Under Construction
Veterinary Emergency Group (VEG)	11084 S STATE ST	SPR08262022-006388	08/23/2023		1.20	CBD	Tahesha Silva		dwheelwright	Under Construction
Hale Centre Beehive Academy	9900 S MONROE ST	SPR10112023-006636				CBD-O	Bradley Beecher	8015974589	dwheelwright	Under Construction
WHW Engineering New Office Building	733 W 9000 S	SPR10172022-006421	05/08/2023		0.82	CvC	Win Packer	8015803301	dwheelwright	Under Construction
Cedarwood at Sandy - Expansion	575 E 11000 S	SPR11172022-006447	02/21/2023		3.87	SD(EH)	Ryan Griffiths	8019102756	tirvin	Under Construction
Trans-Jordan Waste Facility	8815 S 700 W	SPR11232022-006449				ID	Trans-Jordan Cities		dwheelwright	Under Construction
Main Street Park	70 E 8760 S	SPR12032021-006220	01/28/2022		0.92	R-1-7.5(HS	DAN MEDINA	801-201-2202	mwilcox	Under Construction
Goodwill	8550 S 1300 E	SPR12202023-006675			4.39	CN	Jeffery Jensen		dwheelwright	Under Construction
Complete										
Betos Mexican Restaurant	255 W 9000 S	SPR01042022-006242				RC	Brennan Alldredge	8013054869	dwheelwright	Complete
Waterford School Science Center	1480 E 9400 S	SPR01112022-006245	03/10/2022		7.28	PO	Greg Miles		dwheelwright	Complete
Waterford School Sports Field and Parking A	9502 1700 E, 84092	SPR03022023-006493	05/26/2023			PO	Greg Miles		dwheelwright	Complete
Dimple Dell Park - Lone Peak Trailhead	10042 S 700 E	SPR05132022-006322	08/25/2022		4.05	OS	Dan Sonntag		tirvin	Complete
East Sandy State Liquor and Wine Store	1880 E 9400 S	SPR05242022-006333	08/15/2022			SD(Magna)	DABC		dwheelwright	Complete
TrenzOil	9750 S 700 E	SPR05272022-006335	10/27/2022		0.65	CN	Jonathan Flores		dwheelwright	Complete
The Orchard at Farnsworth Farms	11237 S FARNSWORTH	SPR06282021-006089	10/12/2021			PUD(10)	Joe Salisbury		tirvin	Complete
Zions Bank Sandy/Southtowne	125 W 10600 S	SPR07272022-006367	05/08/2023		1.14	AM	Angelica Fierro		dwheelwright	Complete
RT & CL Investment Properties	9580 S 500 W	SPR07282022-006370	10/27/2022		1.00	ID	Chris Liddell	8018705841	dwheelwright	Complete
Alta Canyon Pickleball Courts	9565 S HIGHLAND DR	SPR07302021-006118	07/30/2021		1.51	OS	Dan Medina		tirvin	Complete
Dimple Dell Commercial	1373 E 10600 S	SPR08012022-006375	10/27/2022		0.28	CC	Josh Gera		dwheelwright	Complete
Shelter The Homeless	8955 S HARRISON ST	SPR11212023-006659			1.50	RC	Laurie Hopkins		manderson	Complete
Parkland Industrial Building/Greenlaw Partne	565 W PARKLAND DR	SPR11292021-006217	06/28/2022		6.70	ID	Niko Hardman		dwheelwright	Complete
Parkland Waterline Loop to 700 W	565 W PARKLAND DR	SPR11292022-006450			6.70	ID	Niko Hardman		dwheelwright	Complete
Waterford School Student Commons	1590 E 9400 S	SPR12022022-006451	06/22/2023		8.83	PO	Greg Miles	8018162289	dwheelwright	Complete
Others										
Sandy East Village Ph 3 & Dry Creek Apartm	166 E MIDVILLAGE BLVD	SPR11142022-006445				MU	IBI Group		mwilcox	Approved



PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
Pending										
Woodhaven Estates Subdivision	7613 S 300 E	SUB01182023-006471	12/18/2023	24.00	0.98	PUD (12)	Brandon Fry		tirvin	Pending
Dimple Dell Ridge Consolidation	1727 DIMPLE DELL RD 84092	SUB03192024-006733				R-1-20A	Efren Lopez		tirvin	Received
Alta Park Subdivision	11190 S 1000 E	SUB05072024-006766	07/02/2024	4.00	1.14	R-1-8	Hayley Pratt, Castlewo	407-617-0698	tirvin	Pending
Sierra Estates 2-3	3677 E LITTLE COTTONWOOD RD	SUB05232024-006773				R-1-10	S. SCOTT CARLSON	8014503511	tirvin	Received
The Rio at 94th Subdivision	115 W 9400 S	SUB05312024-006779		3.00	0.38	RM(12)	Jacob Toombs		tirvin	Open
East Town Village Condo Plat	8327 STATE ST 84070	SUB06132023-006550		1.00		MU	Charles Akerlow		tirvin	Fees Due
Quick Quack Sandy Harmons	7708 700 E	SUB06252024-006790		3.00		CN	Russ Nelson		tirvin	Fees Paid
Myers/Long property line adjustment	3035 E HIDDENWOOD DR	SUB07022024-006793			0.71	PUD(1.62)	David Myers	5102195349	tirvin	Open
Sandy City Centre Plat Second Amended and	215 W 10000 S, 84070	SUB08152022-006383		4.00		CBD-A&C	David A Jenkins	8016312999	mwilcox	Open
9272 Office Condominiums	9272 S 700 E	SUB08212024-006814			3.03	CC	Brook Hintze	8018601515	tirvin	Pending
Cole 825 E 8600 S Consolidation	825 E 8600 S	SUB08232024-006817			0.71	R-1-8	Tyler Cole	8019139315	tirvin	Open
JVWCD 700 East Well House	7618 S 700 E	SUB09062024-006840			0.49	PUD(12)	Kevin Rubow		tirvin	Received
Brandon Park 3 Amended Plat	1960 E BRANDON PARK WAY	SUB09242024-006855				R-1-12	Scott Hancock	8015974833	tirvin	Open
Fox Hollow Plat Amendment	9476 S FOX CIR	SUB10142024-006868		1.00	0.22	R-1-8	Craig Lawrence	8015732516	tirvin	Fees Due
Classic Fun Center	9151 S MONROE ST	SUB10262024-006878		2.00	5.12	RC	David Henderson	8016084007	tirvin	Open
Wendy Davis Lot Line Adj	9066 S JASON K CIR	SUB12062023-006668			0.28	R-1-8	Wendy Davis		tirvin	Fees Due
Under Review										
Crescent Wood Estates	543 E 10735 S	SUB02032022-006262	02/03/2022		0.50	R-1-20A	Arthur J. (A.J.) Kim	8019133400	tirvin	Under Review
Aspen Plaza Condo Amendment	849 E 9400 S	SUB03262024-006735				SD(CC)-Ti	SCOTT A DILLEY	8017067384	tirvin	Under Review
Lambert - Magleby construction	11489 S OBERLAND RD	SUB06052023-006543	08/04/2023	1.00	2.10	PUD(2)	Laura Bunker	8014928087	manderson	Under Review
GEORGE LAKE SUBDIVISION AMENDE	8644 S HARVARD PARK DR	SUB06132024-006782		2.00	0.50	R-1-8	Brent Lake	8015189776	tirvin	Under Review
Sierra Estates III	3677 E LITTLE COTTONWOOD RD	SUB06172024-006786		2.00		R-1-10	Robert Grow		tirvin	Under Review
Stadium Block Fire Station Subdivision	9295 S MONROE ST	SUB06272023-006554	04/22/2024		9.44	RC	RYAN KUMP		tirvin	Under Review
Sandy East Village Lot 2, Second Amended	10020 S BEETDIGGER BLVD	SUB09102021-006149	11/19/2021	2.00		MU	Ken Shields		tirvin	Under Review
Sandy Station Block 59 Subdivision	8810 S 90 E	SUB09232022-006408	09/15/2023	2.00	0.23	R-1-7.5(HS	Mark stephenson	8015148797	tirvin	Under Review
Brand Estates Subdivision	285 E 11000 S	SUB10112022-006417	08/31/2023	12.00	4.46	R-1-15	Kyle Denos	8017937660	tirvin	Under Review
The Meadows at Cy Road	8777 S 700 E	SUB10162024-006871		33.00	4.32	PUD(10)	Brad Reynolds Constru		tirvin	Preliminary Review
School Yard Subdivision	11020 S STATE ST	SUB10232024-006877			3.07	CBD	X Development, LLC /		tirvin	Preliminary Review
Pepperwood Phase 10C Amended	3 S COBBLEWOOD CV	SUB11012021-006197	11/19/2021	2.00	0.71	PUD(1.62)	David Jenkins	8016312999	mwilcox	Under Review
South Towne Market Place Subdivision	10130 S STATE ST	SUB12182023-006671	04/03/2024	2.00	4.89	CBD	Jason Boal		mwilcox	Under Review
Jiffy Lube	2039 E 9400 S	SUB12192022-006457	04/02/2024	2.00	5.60	CN	Daniel Canning		dwheelwright	Under Review
Resubmit										
Alana Meadows (aka Sheep Ranch) Subdivisi	3170 E LITTLE COTTONWOOD RD	SUB01042023-006461	06/15/2023	12.00		R-1-15	Skylar Tolbert		tirvin	Resubmit
Corner Bend Subdivision	2186 E POWDERKEG DR	SUB01142022-006249	06/21/2022		0.18	R-1-8	Dan Moore	801-554-8920	tirvin	Resubmit
Dimple Dell Ridge Lot 1 Amended Plat	1703 E DIMPLE DELL RD	SUB01182022-006256	07/05/2022	1.00	0.69	R-1-20A	Mark Goodsell	801-361-0909	tirvin	Resubmit
GSL Electric New Production Facility	595 W SANDY PKWY	SUB01252024-006704		1.00	1.70	CR-PUD	Carl Greene	8016413894	dwheelwright	Resubmit
Southeast Industrial Park Amended Condomi	8496 S HARRISON ST	SUB02222022-006272	04/08/2022	16.00	1.95	RC	David McKinney		tirvin	Resubmit
Meek Subdivision	3761 E LITTLE COTTONWOOD LN	SUB02282024-006722	04/23/2024	2.00		R-1-8	Robert Meek	3854810189	tirvin	Resubmit
OneTen Apartments	109 W 11000 S	SUB03292023-006511	08/18/2023	1.00	1.28	CBD	Corey Solum		mwilcox	Resubmit
Dimple Dell Ridge Consolidation	1727 E DIMPLE DELL RD	SUB04012024-006741			0.81	R-1-20A	Efren Lopez		tirvin	Resubmit
Red Sky Apartments	10140 S CENTENNIAL PKWY	SUB04102023-006516	05/08/2023	1.00		CBD-P	Corey Solum		mwilcox	Resubmit
Lot 4 Jason K Circle	182 E 9000 S	SUB04102024-006745		2.00	0.85	R-1-8	Jill Kinder	8017184622	tirvin	Resubmit
Sandy Park Center Lot 3 Amended	9835 S MONROE ST	SUB04152022-006305	06/07/2022	2.00	0.73	CBD-O	LeeAnn Miller	3852996262	tirvin	Resubmit
Myers-Long Lot Line Adjustment	3035 E HIDDENWOOD DR	SUB05192024-006772			0.71	PUD(1.62)	David Myers	5102195349	tirvin	Resubmit
KV Larson Subdivision	963 E 8600 S	SUB06132023-006549	02/02/2024	8.00	2.50	SD(R-1-7)	Ronald K. Larson	2067137789	tirvin	Resubmit
Crabtree Subdivision	2845 E LITTLE COTTONWOOD RD	SUB06142022-006347		2.00		R-1-15	Tami Crabtree	8012314484	tirvin	Resubmit
Thackeray Towns Subdivision	10760 S 700 E	SUB06242021-006082	06/24/2021	41.00	4.00	PUD(10)	John Sawyer		tirvin	Resubmit



PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
Oberland Road Subdivision	2900 E OBERLAND RD	SUB06282022-006352		3.00		R-1-40A	Dustin Freckleton	5127796368	tirvin	Resubmit
Tagg N Go Express Car Wash	7750 S 700 E	SUB06282023-006557		1.00	0.42	CN	Thomas Hunt	8016644724	dwheelwright	Resubmit
Alta Canyon 2 Subdivision	9855 S 3100 E	SUB07132023-006568	07/12/2024	4.00	1.79	R-1-15	Dana Conway	8018914880	tirvin	Resubmit
Edgemont Elementary Subdivision	1085 E GALENA DR	SUB08232021-006136		1.00	6.68	R-1-8	Leon Wilcox	8015415372	tirvin	Resubmit
Transwest Estates No. 1 Amended Subdivisio	1479 E LONGDALE DR	SUB08232024-006818			0.24	R-1-10	Carson Fairbourn	3853549995	tirvin	Resubmit
Oneelevensandy Subdivision No 2	11114 S STATE ST	SUB09062024-006845			2.37	CBD	David Mortensen	8017556891	tirvin	Resubmit
Badger Cove	1651 E BADGER COVE	SUB09132023-006609				OS	Dustin Wiberg	8018287865	tirvin	Resubmit
Sandy Station Block 20 Subdivision	240 E 8960 S	SUB09282022-006410	09/15/2023	2.00	0.24	R-1-7.5(HS	Mark stephenson	8015148797	tirvin	Resubmit
Kuwahara Wholesale	8575 STATE ST, 84070	SUB10162023-006638		1.00		SD(FM-HS	Alex Kuwahara	8016916592	tirvin	Resubmit
On Hold										
Raddon Summit Subdivision	10250 MONROE ST, 84070	SUB08312022-006390		3.00		CBD-O	Raddon Summit Hotel,		dwheelwright	On Hold
Under Construction										
Cyprus Credit Union Subdivision	8955 S 700 E	SUB01122022-006248	07/05/2023	2.00	0.78	BC	Cyprus Credit Union		dwheelwright	Under Construction
Somerset Villas	625 E 8100 S	SUB04042022-006297	07/27/2022	6.00		RM(12)	Clayton Homes, Inc.	8018599995	tirvin	Under Construction
Monte Cristo at LaCaille	9701 S 3775 E	SUB04262021-006034	11/29/2021	13.00		R-1-15	Chris McCandless	8015974575	mwilcox	Under Construction
Crescent View Peaks	137 E 11000 S	SUB04272021-006035	06/18/2021			R-1-40A	Kyle Simons	8013814687	tirvin	Under Construction
Hagan Road Subdivision	11523 S HAGAN	SUB05072021-006045	06/02/2021			R-1-20A	Blair Johnson	8013011078	tirvin	Under Construction
Park Lane Amended	1775 E 11400 S	SUB07082022-006359	09/21/2022	2.00	0.35	SD(R-2-A)	Laine Fluekiger	8015715541	tirvin	Under Construction
Longpath Subdivision	11510 S HAGAN RD	SUB08292022-006389	11/21/2022	1.00	0.56	R-1-20A	Kyle Simons	8013814687	tirvin	Under Construction
Sandy Oaks Subdivision Phase 5	8449 S 300 E	SUB11222022-006448	02/22/2023	2.00		R-1-7.5(HS	Greg Larsen	8016081600	tirvin	Under Construction
Complete										
Derricott Subdivision	8566 S JOHNSONWAY	SUB05172021-006052	07/16/2021	2.00		R-1-8	Daniel Derricott	8019712114	tirvin	Complete
Pebble Hills	1165 E 8600 S	SUB05182021-006053	05/19/2021	14.00		R-1-8	Duaine Rasmussen	8015567632	tirvin	Complete
Windflower Townhomes	9349 S WINDFLOWER	SUB06142021-006075	06/14/2021	3.00		PUD(12)	Randy Moore		tirvin	Complete
The Orchard at Farnsworth Farms	11237 S FARNSWORTH	SUB06282021-006091	10/12/2021	96.00		PUD(10)	Joe Salisbury		tirvin	Complete