



Sandy City, Utah

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

Meeting Agenda

Planning Commission

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

Thursday, January 16, 2025

6:15 PM

Council Chambers and Online

Meeting procedures are found at the end of this agenda.

This Planning Commission meeting will be conducted both in-person, in the Sandy City Council Chambers at City Hall, and via Zoom Webinar. Residents may attend and participate in the meeting either in-person or via the webinar link below. Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_9ng9txgjRQGn0Q8cyLE8Dg

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/85732613070>

Or join via phone by dialing:

US: 253 215 8782 or 346 248 7799 or 669 900 6833 or 301 715 8592 or 312 626 6799 or 929 436 2866

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

International numbers available: <https://us02web.zoom.us/j/85732613070>

Webinar ID: 857 3261 3070

Passcode: 399928

4:00 PM FIELD TRIP

1. [25-013](#) Map

Attachments: [011625.pdf](#)

5:15 PM EXECUTIVE SESSION

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Public Hearings

2. [ANX1211202](#) FBAC Development II Annexation (ID Zone)
[4-006899\(PC\)](#) 8700 S. 700 W.
[Community #1, Northwest Exposure]

Attachments: [Vicinity Map](#)
[24-67c ANNEXATION RESOLUTION](#)
[Staff Report](#)
[Recorded Deed](#)

3. [REZ10042023](#) Sandy Towns Rezone
[-006631 \(PC\)](#) 1260 E. 8600 S.
[Community #7, Quarry Bend]

Attachments: [Planning Commission Staff Report](#)

4. [REZ11272023](#) Riverside Park Rezone (reconsideration)
[-006661](#) 9016 S. Riverside Drive
[\(PC3\)](#) [Community #2, Civic Center]

Attachments: [Planning Commission Staff Report](#)
[Access Relocation Comments](#)
[05.16.2024 PC Minutes.pdf](#)

Administrative Business

1. Minutes

[25-014](#) Minutes

Attachments: [12.19.2024 Minutes \(DRAFT\)](#)

2. Sandy City Development Report

[25-015](#) Development Report

Attachments: [01.01.2025 DEV REPORT](#)

3. Director's Report

Adjournment

Meeting Procedure

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

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

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

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



Sandy City, Utah

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

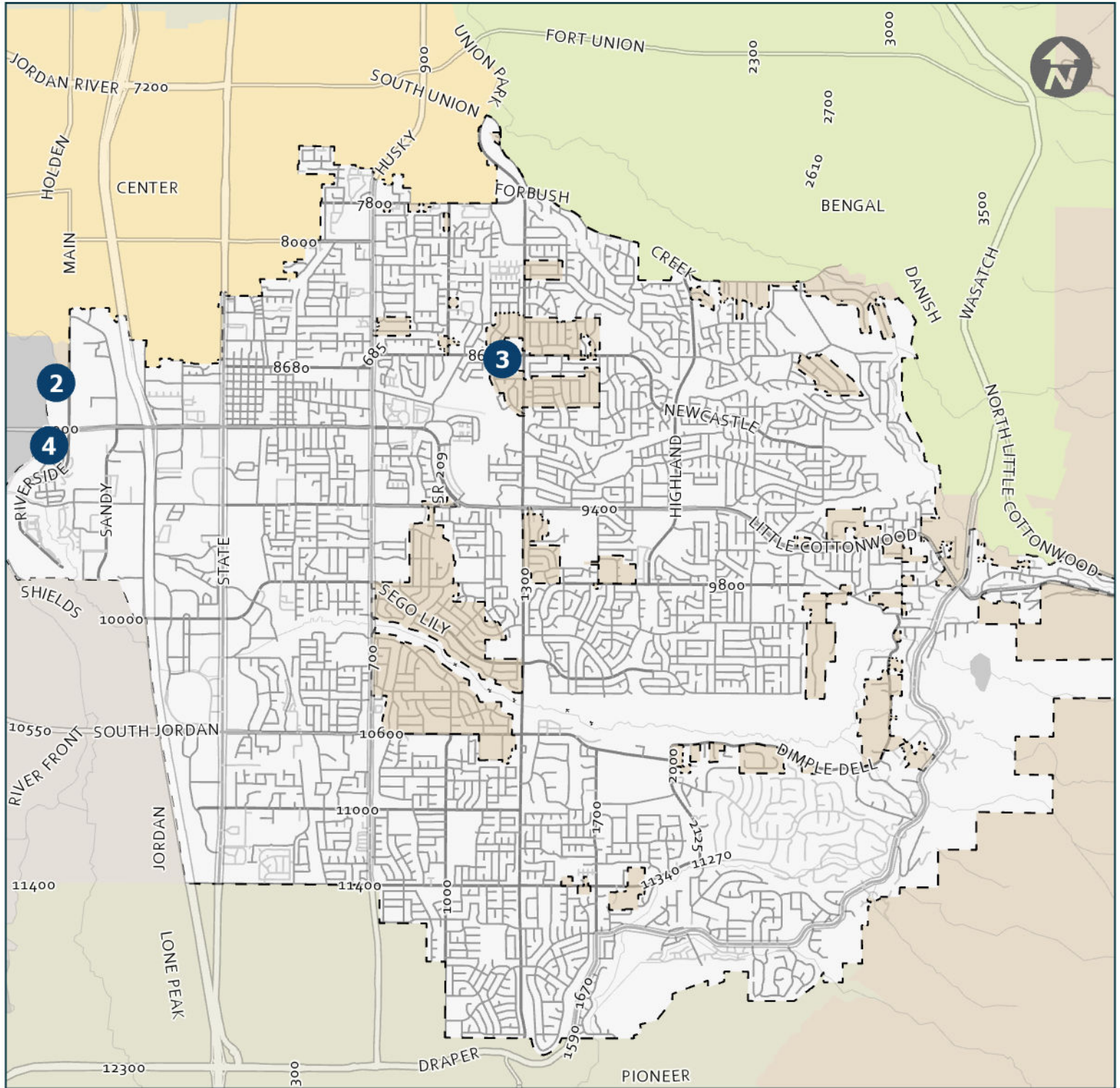
Staff Report

File #: 25-013, **Version:** 1

Date: 1/16/2025

Map

Planning Commission Field Trip January 16, 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

File #:

ANX12112024-006899(PC),

Version: 1

Date: 1/16/2025

Agenda Item Title:

FBAC Development II Annexation (ID Zone)

8700 S. 700 W.

[Community #1, Northwest Exposure]

Presenter:

Brian McCuiston, Assistant Community Development Director

Description/Background:

Mike Cordova, representing the Fur Breeders Agricultural Cooperative (FBAC), is requesting to annex a certain contiguous unincorporated area, totaling approximately 5.03 acres, located at approximately 8700 S. 700 W. in Salt Lake County, Utah. The subject property under consideration for annexation contains a portion of property that was one parcel. The property owner does not want to annex the entire parcel (northern portion) at this time. The subject property currently has one building on site which is used for administrative offices and a place where semi-trucks deliver products and are stored inside the bays. Once this area is annexed, the owners will do a parcel adjustment with the existing parcel in Sandy City in order to further develop the southern parcel. This southern parcel was annexed into Sandy City in May 2024 (FBAC Development Annexation).

Staff does have the property owner consent from the current property owner.

Sandy City borders the subject area to the east and south. The current uses in this area include the existing Fur Breeders operation to the north. The adjacent uses to the east include the Sandy City Public Works facility, a new Household Hazardous Waste facility and a new transfer station that are currently being built, and the Sandy Suburban Improvement District office building. All of these properties and uses are currently zoned Industrial (ID).

The existing Salt Lake County zoning district for this unincorporated property has two zones: A-2 and M-1. The A-2 zone, similar to our R-1-40 zone, has a minimum lot size of one acre. The M-1 zone, similar to our Industrial (ID) zone, is a Manufacturing Zone for light industrial uses. Staff is proposing to annex the subject property into the City with the Industrial zone based on this being one of the existing zones and upon current land uses and zoning within the area.

Please see the attached staff report for a detailed analysis.

Recommended Action and/or Suggested Motion:

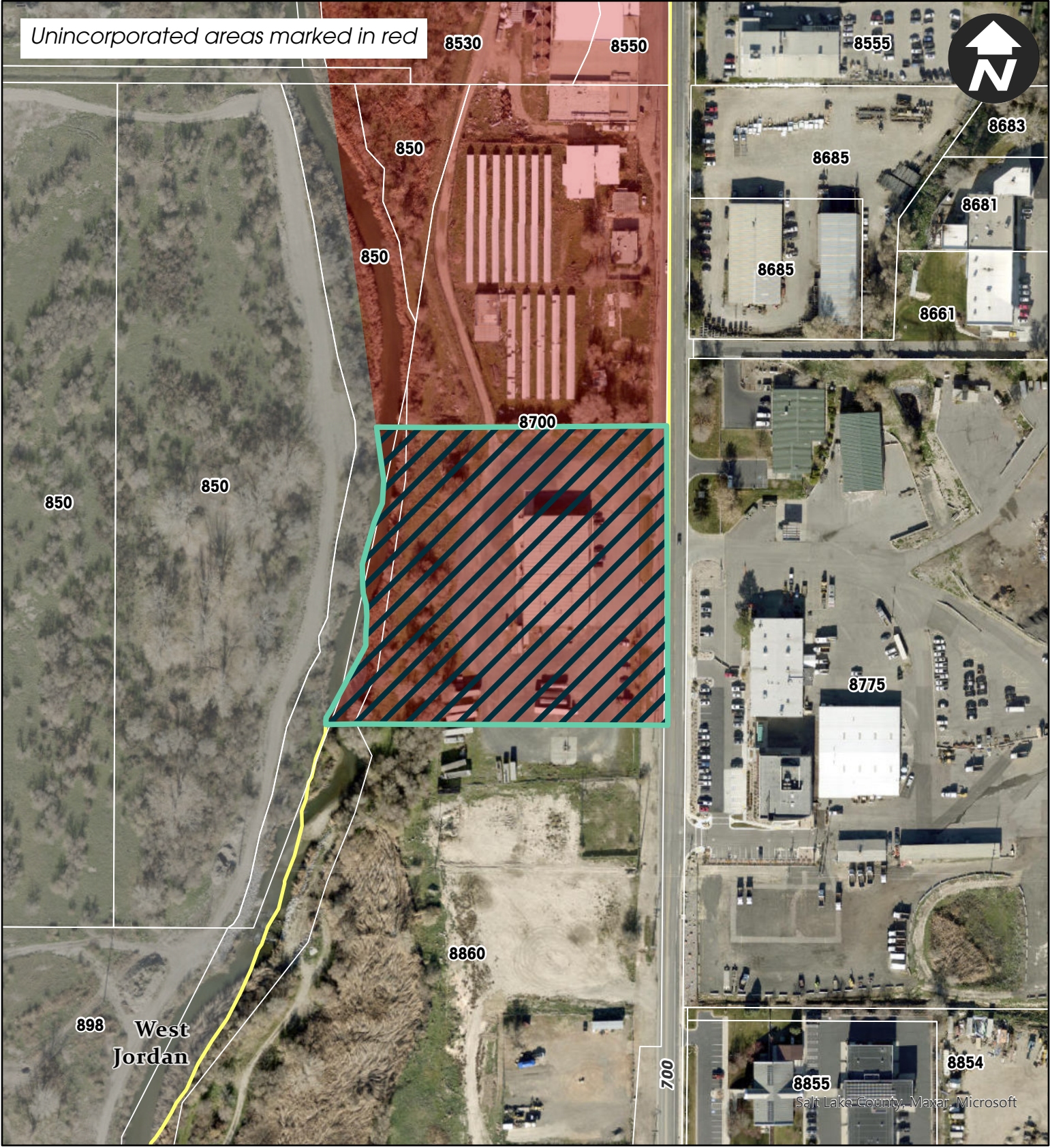
It is recommended that the Planning Commission send a positive recommendation to the City

File #:
ANX12112024-006899(PC),
Version: 1

Date: 1/16/2025

Council that the FBAC Development II Annexation be approved and zoned ID based upon the following findings:

1. The area is contiguous to the Sandy City boundary (east and south sides).
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 ID is appropriate for this property based upon current land uses within the area.



FBAC II
Approx. 8700 S 700 W



Subject Property

RESOLUTION #24-67C

FBAC II 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 an area of contiguous unincorporated area, totaling approximately 5 acres, located at 8700 S. 700 W. The area 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 January 21, 2025, 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 ____ day of _____, 2024.

Zach Robinson
Sandy City Council Chair

ATTEST:

City Recorder

RECORDED this ____ day of _____, 2024.

Appendix “A”

Sandy City Public Works facility, a new Household Hazardous Waste facility and a new transfer station that are currently being built, and the Sandy Suburban Improvement District office building. All of these properties and uses are currently zoned Industrial (ID).

Sandy City does provide water service to an existing hydrant on this property.

Public Notice and Outreach

The City Council approved Resolution 24-67C on December 17, 2024 which set a public hearing for January 21, 2025, 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 (east 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.*

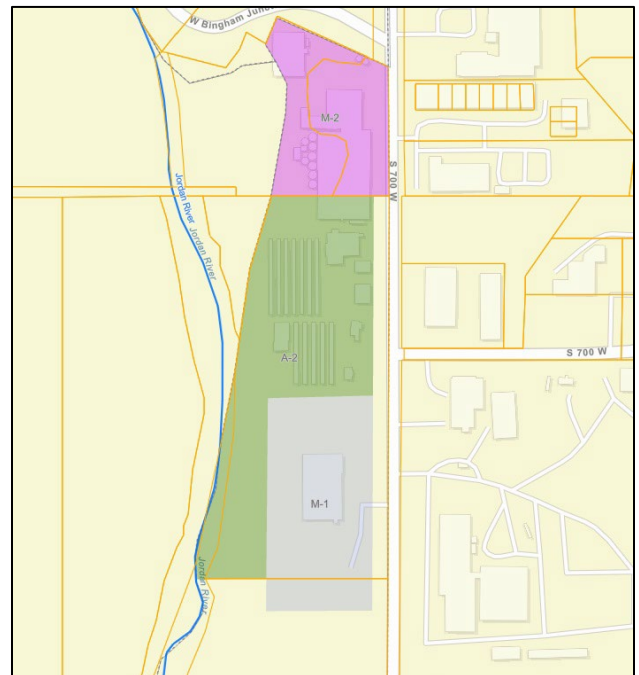
p.44 *Require proposed zoning changes to be in harmony with established neighborhoods.*

Zoning

The existing Salt Lake County zoning district for this unincorporated property has two zones: A-2 and M-1. The A-2 zone, similar to our R-1-40 zone, has a minimum lot size of one acre. The M-1 zone, similar to our Industrial (ID) zone, is a Manufacturing Zone for light industrial uses.

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 Industrial zone based on this being one of the existing zones and upon current land uses and zoning within the area.



Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the FBAC Development II Annexation be approved and zoned ID based upon the following findings:

1. The area is contiguous to the Sandy City boundary (east and south sides).

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 ID is appropriate for this property based upon current land uses within the area.

Planner:

A handwritten signature in blue ink, appearing to read "E. McLaughlin", is written over a light blue rectangular background.

File Name: S:\USERS\PLN\STAFFRPT\2024\ANX12112024-006899 FBAC DEV II\STAFF REPORT\STAFF REPORT.DOCX

14332968 B: 11543 P: 3562 Total Pages: 2
01/07/2025 09:00 AM By: aallen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

WHEN RECORDED RETURN TO:
Fur Breeders Agricultural Cooperative
8700 South 700 West
Sandy, Utah 84070

Parcel No. 27-02-200-030

WARRANTY DEED

For the sum of Ten and No/100 Dollars (\$10.00), FUR BREEDERS AGRICULTURAL COOPERATIVE, a Utah corporation ("**Grantor**"), hereby conveys and warrants to FUR BREEDERS AGRICULTURAL COOPERATIVE, a Utah corporation ("**Grantee**"), whose address is 8700 South 700 West, Sandy, Utah 84070, the following described real property which is located in Salt Lake County, Utah and is more particularly described as follows:

PARCEL 1:

A parcel of land situate in the Northeast Quarter of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian. Said parcel of land being more particularly described as follows:

Beginning at the East Quarter Corner of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running; thence South 0°14'04" West 526.41 feet along the section line; thence South 89°22'02" West 402.11 feet; thence North 0°37'48" East 76.50 feet; thence North 8°17'07" East 269.77 feet; thence North 16°30'40" East 195.42 feet to the quarter section line; thence North 89°59'36" East 308.99 feet along said quarter section line to the point of beginning.

PARCEL 2:

A parcel of land situate in the Northeast Quarter of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian. Said parcel of land being more particularly described as follows:

Beginning at a point being South 0°14'04" West 526.41 feet along the section line from the East Quarter Corner of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running; thence South 0°14'04" West 464.47 feet along said section line; thence South 89°58'47" West 475.55 feet; thence North 26°24'40" West 4.05 feet; thence North 23°38'30" East 84.44 feet; thence North 8°04'49" East 301.76 feet; thence North 0°37'48" East 80.45 feet; thence North 89°22'02" East 402.11 feet to the point of beginning.

The purpose of this Warranty Deed is to establish two separate parcels consisting of the Property as described herein, which are both a portion of existing Parcel 27-02-200-030 owned by Grantor. This conveyance constitutes a bona fide division of land by deed in accordance with Utah Code §10-9a-103(65)(c)(v), and (i) is made in anticipation of future land use approvals on the Property, and (ii) does not confer any land use approvals, and (iii) has not been approved by the applicable land use authority.

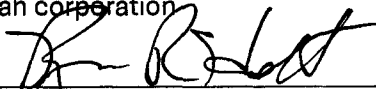
[SIGNATURE PAGE FOLLOWS]

COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

Dated as of the 6 day of January, 2025.

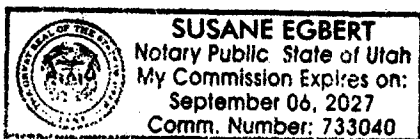
FUR BREEDERS AGRICULTURAL COOPERATIVE,
a Utah corporation

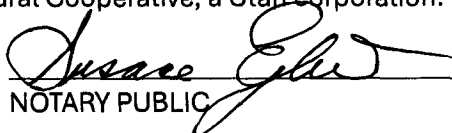
By: 
Ryan Holt
President

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 6 day of January, 2025 by
Ryan Holt, President of Fur Breeders Agricultural Cooperative, a Utah corporation.




NOTARY PUBLIC



Staff Report

File #: REZ10042023-006631
(PC), Version: 1

Date: 1/16/2025

Agenda Item Title:

Sandy Towns Rezone
1260 E. 8600 S.
[Community #7, Quarry Bend]

Presenter:

Jake Warner, Long Range Planning Manager

Description/Background:

Riley Streit (applicant), on behalf of Miguel Ramos (property owner), is requesting a change of zone district on property located at 1270 E. 8600 S. from the CN Zone ("Planned Center-Neighborhood District") to the RM(12) Zone ("Residential Multi-family District"). A concept plan depicts the applicant's intent to develop two duplexes (four housing units).

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

Fiscal Impact:

It is Staff's opinion that, based on the concept plan, the fiscal impact of the proposed project to the City would be minimal.

Further action to be taken:

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

Recommended Action and/or Suggested Motion:

Alternatives:

1. Forward a positive recommendation, recommending that the City Council approve the application for a zone change from the CN Zone to the RM(12) Zone.
2. Forward a negative recommendation, recommending that the City Council not approve the zone change from the CN Zone to RM(12) Zone.
3. Table the decision for a future meeting.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum January 16, 2025

To: Planning Commission
From: Community Development Department
Subject: Sandy Towns Rezone
1270 E. 8600 S.
[Community #7, Quarry Bend]

REZ10042023-006631
RM(12)
0.43 Acre

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

Request

Riley Streit (applicant), on behalf of Miguel Ramos (property owner), is requesting a change of zone district on vacant property located at 1270 E. 8600 S. The request is to rezone the property from the CN (Planned Center-Neighborhood) Zone to the RM(12) (Residential Multi-Family) Zone (see Exhibit "A" for Application Materials).

Background

The subject property includes one parcel, addressed as 1270 E. 8600 S., that is approximately 0.43 acre in area. The property is currently vacant. According to a concept plan submitted by the applicant, the property owner intends to build two duplexes (four units). If this rezone application is approved, subsequent applications (subdivision, site plan, building permit, etc.) would be required to be submitted, reviewed, and approved prior to any improvements.

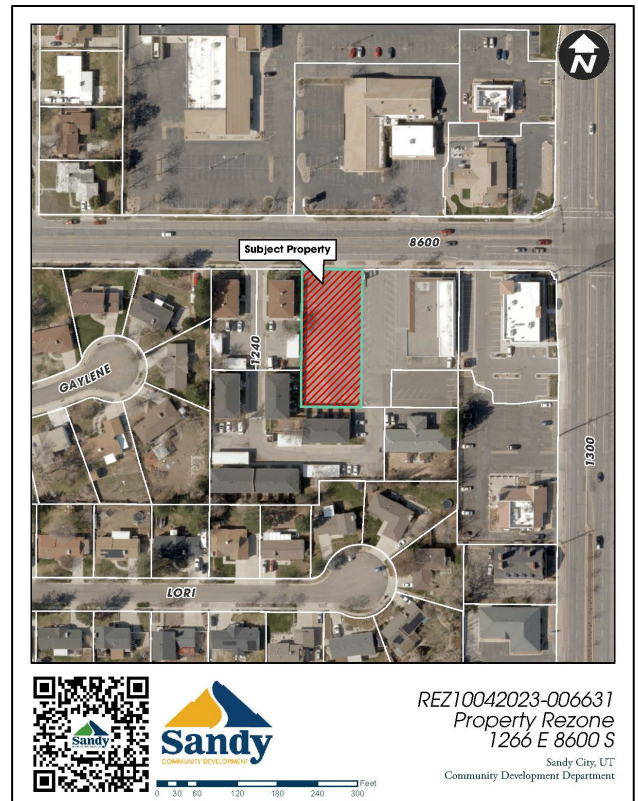
The application is requesting the RM(12) Zone (Residential Multi-Family District). The zoning designation (and existing land use) of the surrounding properties are as follows (see also Exhibit "C" for an area zoning map):

North: CN (8600 S., commercial)

East: CN (commercial)

South: RM(12) (townhomes)

West: RM(12) (townhomes)

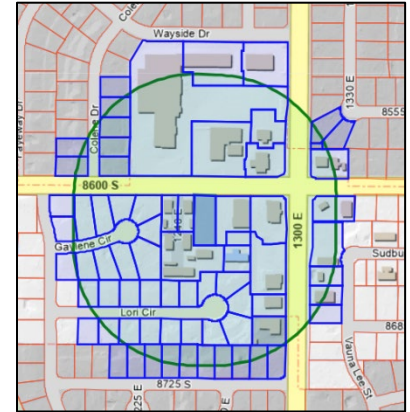


Property Case History	
Case Number	Case Summary
N/A	GG-41 Annexation (3/27/1969)

Public Notice and Outreach

This item was noticed to all property owners within 500 feet of the proposal (see Exhibit “B”) and posted to the property (see Exhibit “D”). The city also issued notice of the public hearing for the proposed rezone on public websites, mailed notice to affected entities and posted in three public locations at least 10 days prior to the Planning Commission public hearing in accordance with the Land Development Code Sec. 21-36-1 and the Utah State Code § 10-9a-205.

In addition, staff held a virtual neighborhood meeting via Zoom on December 12, 2024. Residents within 500 feet of the proposed site were notified by mail. Other than staff, the owner, and the applicant, one person attended the meeting.



Facts and Findings

- The Applicant is requesting that the zoning designation be changed to the RM(12) Zone, which is a multi-family residential zone that would allow for up to 12 units per acre. With 0.43 acre, up to 5 units may be allowed.
- The subject property, which is currently vacant, is located between commercial development to the east and residential multi-family development to the west.
- The property owner also owns the commercial properties to the east.
- The Sandy City General Plan contains applicable goals and policies. An ordinance (Ordinance #25-01) adopting a comprehensive update to the City’s General Plan was approved during the preparation of this report. However, the ordinance is not effective until published, which has not yet occurred. The goals and policies included here are sourced from the General Plan in place prior to Ordinance #25-01 taking effect.

LAND USE

- *Goal 1.0 – Provide for orderly and efficient development which will be compatible with the natural and built environment.*
- *Goal 1.1 – Encourage new growth where vacant land already is served by public utilities.*

HOUSING ELEMENT

- *Goal 1.1 – Develop infill options that complement existing housing stock and neighborhood characteristics.*
- *Goal 1.4 – Ensure a range of housing options to accommodate an aging population and growth trends.*

GROWTH PRINCIPLES

- *Policy 1.1 – Promote redevelopment to better utilize existing infrastructure.*

Conclusions

- A zone change is a legislative item that requires the Planning Commission to make a recommendation to the City Council, after having held a public hearing, with the City Council making the final decision.
- If the zone change application were to be approved, final approval of the proposed development, would be subject to compliance with the Development Code, including access to the street network, upon a full review of a subdivision and/or site plan application.

Planner:

A handwritten signature in black ink, appearing to read 'Jake Warner', written in a cursive style.

Jake Warner
Long Range Planning Manager

File Name: S:\USERS\PLN\STAFFRPT\2024\REZ10042023-6631 SANDY TOWNS REZONE\PLANNING COMMISSION\PC
REPORT-SANDY TOWNS REZONE (1.9.25).PDF

Exhibit "A"
Application Materials



SANDY CITY COMMUNITY DEVELOPMENT

GENERAL DEVELOPMENT APPLICATION

Revised April 2022

Project Information

Name of Proposed Project: Sandy Townhomes Date Submitted: 23.06.20
Parcel Tax I.D. Number(s): 28052280540000 Address: 1266 E. 8600 S. Sandy, UT 84094

Type of Request (mark all that apply)

<input type="checkbox"/> Annexation	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Code Amendment	<input type="checkbox"/> Special Use Permit
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Street Vacation / Closure / Street Renaming
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision
<input checked="" type="checkbox"/> Rezoning of Property	<input type="checkbox"/> Telecommunications
<input type="checkbox"/> Sign Review	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Other (Please Specify)

Provide a brief summary of the proposed action/request: Request to change zone from current C-N to RM-12.

Applicant/Project Contact

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

Signature: Riley Streit Date: 23.06.20
Name: Riley Streit Company: LMnt Architecture

Property Owner (if property owner is different than applicant)

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

Signature: Miguel Ramos Date: 6/20/23
Name: MIGUEL RAMOS Company: R+R RENTALS

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

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

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

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

Exhibit "A"
Application Materials (cont.)



9672 South 700 East, Suite 203
Sandy Utah, 84070
www.lmntarch.com
801-987-3911

June 20, 2023

Dear Planning Commission & City Council,

We are requesting a zone change from CN to RM-12 at 1266 E. 8600 S. Sandy, UT 84094. A design for a commercial project was attempted on this site & submitted to the city for DRT review, but determined by ownership to be unviable based on it's size & zoning code restrictions. Two sides of this property (West & South) are currently bordering RM-12 zoned parcels & a townhome project fits well on this site as illustrated via the provided documents.

The parcels legal description can be found below.

Legal Description: BEG N 89°59'20" W 345 FT & S 00°13'25" W 40 FT FR NE COR SEC5, T3S, R1E, SLM; S 00°13'25" W 206 FT; N 89°59'20" W 90 FT; N 00°13'25" E 206 FT; S 89°59'20" E 90 FT TO BEG. 0.43 AC M OR L. 5542-1643 8521-8716 10263-1071 10263-1781

Sincerely,

Riley Streit

ARCHITECTURE LANDSCAPE ARCHITECTURE INTERIOR DESIGN LAND PLANNING CONSTRUCTION MANAGEMENT

Exhibit "A"
Application Materials (cont.)

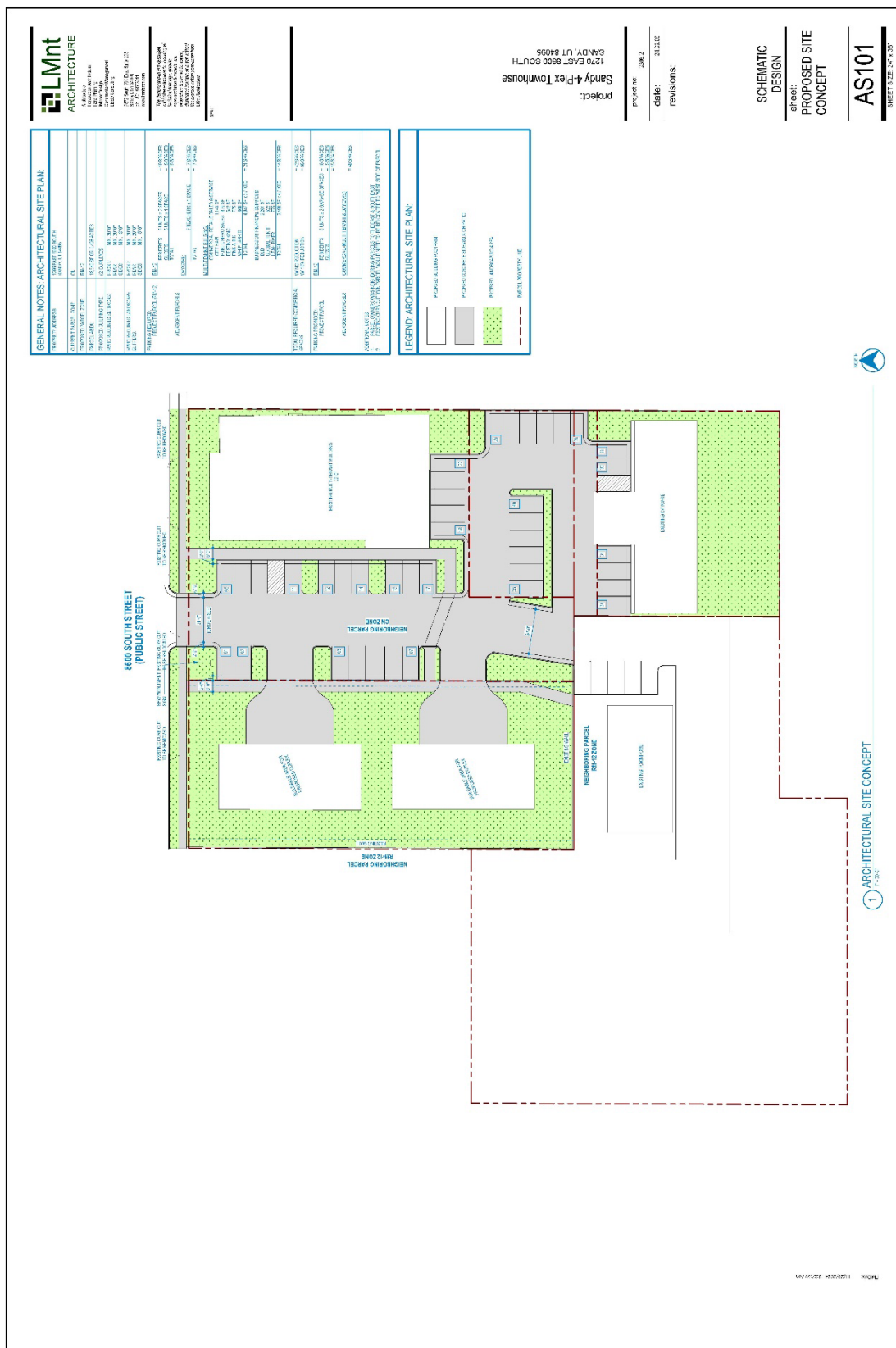


Exhibit "B"

Planning Commission Notice



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that on **January 16, 2025** at approximately **6:15 p.m.**, the **Sandy City Planning Commission** will hold a public hearing regarding a rezone application submitted by Riley Streit for property located at approximately 1266 E 8600 S. The request is to rezone approximately 0.43 acre from the CN Zone to the RM (12) Zone. A concept plan shows two duplexes (four units). All application materials and a full staff report for this item can be found at <https://sandyutah.legistar.com> when the agenda is published (typically the Friday preceding the meeting date).

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

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

How to join Zoom Webinar General Instructions:

- Join on via laptop, desktop or mobile device
- Go to www.zoom.us
- Click 'join a meeting', in the top right-hand corner
- Enter Meeting ID: 857 3261 3070 and click "Join."
- Enter Meeting Password: 399928
- A download should start automatically in a few seconds. If not, click "download here."
- Open download, meeting should begin at 6:15 p.m.
- To make a comment: Select "Participants" in the lower center of the screen. In the Participant Window, select "Raise A Hand" at the lower left to indicate that you would like to make a comment.

You can also join directly through this URL:

<https://us02web.zoom.us/j/85732613070>

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

US: +1 669 900 6833 or +1 719 359 4580 or +1 253 205 0468

Webinar ID: 857 3261 3070

Or find your local number:

<https://us02web.zoom.us/j/85732613070>



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

Exhibit "C"
Zoning Map

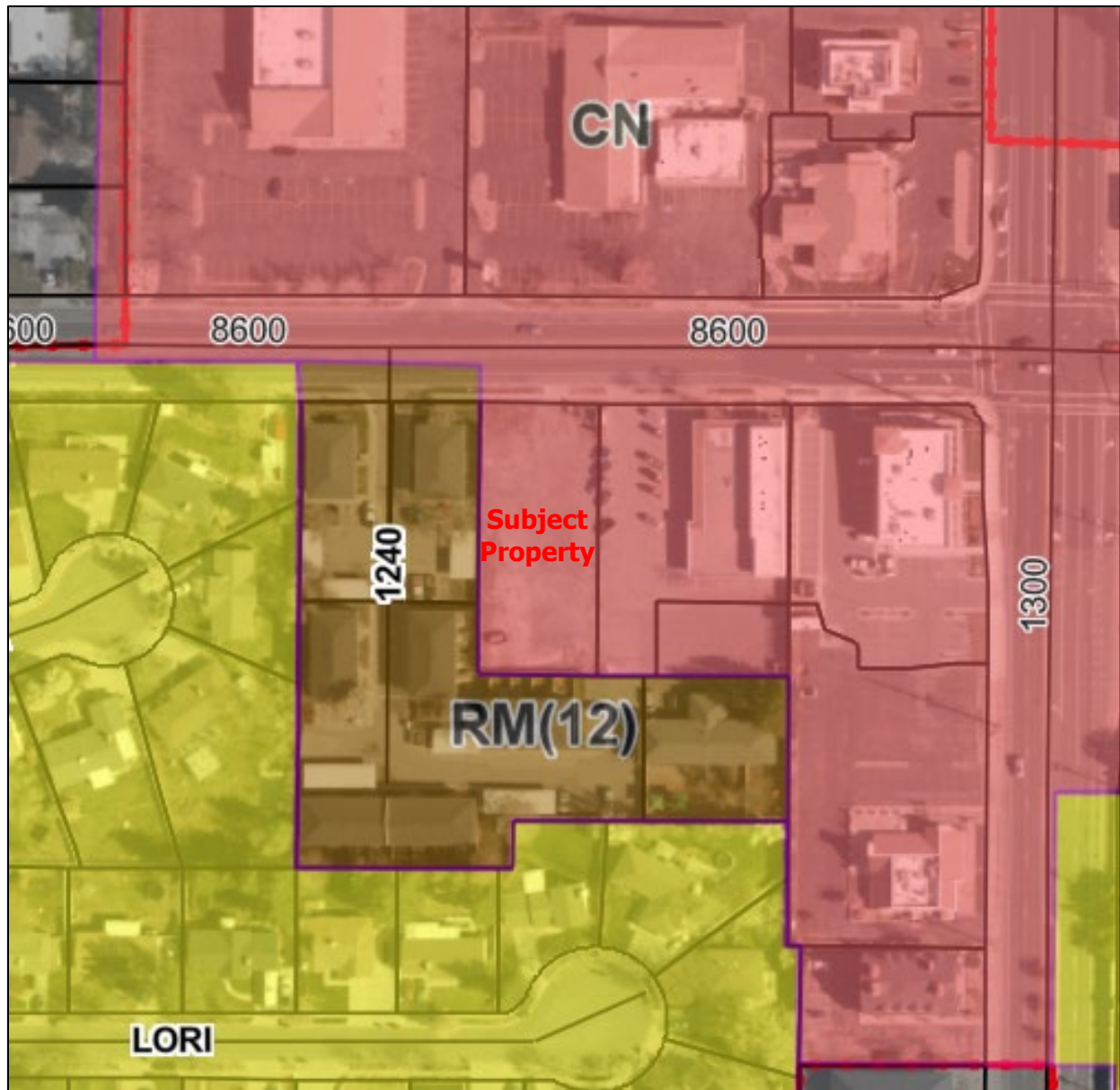


Exhibit "D"
Neighborhood Meeting Summary



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY
DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Neighborhood Meeting Summary

Date: 12/12/2024

Project Name: Sandy Towns Rezone

Applicants: Keith James

Location: Zoom Webinar

Number of Attendees: 1

Number of Invitees: 71

Project Description:

The application proposes to rezone one parcel, approximately 0.43 acre, located at approximately 1270 E. 8600 S. from the CN Zone to the RM(12) Zone. A concept plan shows two duplexes (four units).

Summary of Attendee Comments:

Attendee expressed concerns with dumping on the site and traffic in the area.

Exhibit "E"
Posted Sign Picture





Staff Report

File #: REZ11272023-006661
(PC3), **Version:** 1

Date: 1/16/2025

Agenda Item Title:

Riverside Park Rezone (reconsideration)
9016 S. Riverside Drive
[Community #2, Civic Center]

Presenter:

Jake Warner, Long Range Planning Manager

Description/Background:

Adam Nash of Land Development, LLC. (applicant) is requesting a change of zone district on property located at 9016 S. Riverside Drive from the CvC Zone ("Convenience Commercial District") to the PUD(12) Zone ("Planned Unit Development District"). The application was presented to the Planning Commission on May 16, 2024. The Planning Commission forwarded a recommendation to the City Council to deny the application. At the request of the applicant, the application has not been presented to the City Council. The applicant has made changes to the concept plan, and is asking the Planning Commission to reconsider their recommendation. The original concept plan showed 19 townhome units. The revised concept plan still shows 19 units, but has altered the way that access is provided to the site.

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

Fiscal Impact:

It is Staff's opinion that, based on the concept plan, the fiscal impact of the proposed project to the City would be minimal.

Further action to be taken:

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

Recommended Action and/or Suggested Motion:

Alternatives:

1. Forward a positive recommendation, recommending that the City Council approve the application for a zone change from the CvC Zone to the PUD(12) Zone.
2. Forward a negative recommendation, recommending that the City Council not approve the zone change from the CvC Zone to PUD(12) Zone.
3. Table the decision for a future meeting.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum January 16, 2025

To: Planning Commission
From: Community Development Department
Subject: Riverside Park Rezone (reconsideration)
9016 S. Riverside Drive
[Community #2, Civic Center]

REZ11272023-006661
PUD(12)
1.78 Acres

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

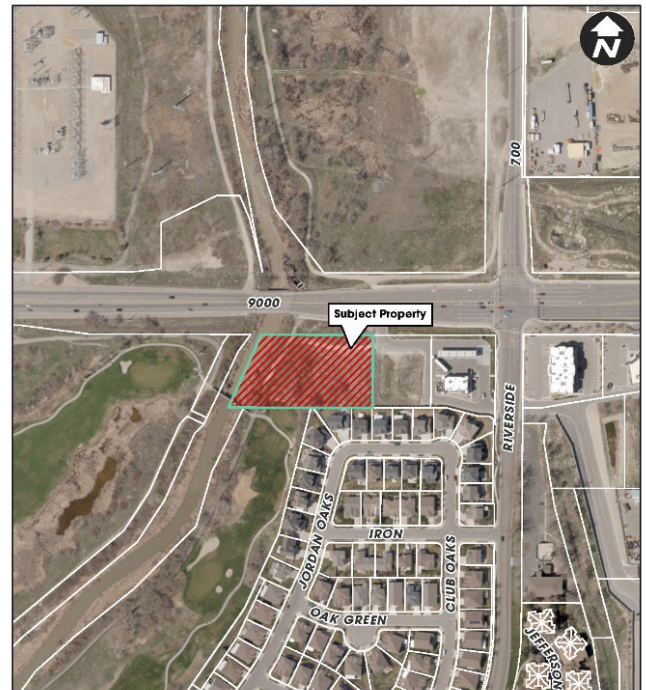
Request

Adam Nash, on behalf of Land Development, LLC (applicant), is requesting that the Planning Commission reconsider their previous recommendation to deny a change of zone district on property located at 9016 S. Riverside Drive (approximately 784 W. 9000 S.) following revisions to the original concept plan. The request is to rezone the property from the CvC Zone to the PUD(12) Zone (see Exhibit "A" for Application Materials).

Background

The subject property is near the southwest corner of the intersection of 9000 S. and Riverside Drive. A 7-Eleven was recently built on that immediate corner and an engineering office building is currently being built on the lot between the subject property and the 7-Eleven. The Jordan River is located to the west of the property. The current zone is the CvC Zone (Convenience Commercial District).

The application is requesting the PUD(12) Zone (Planned Unit Development District). The zoning designation (and existing land use) of the surrounding properties are as follows (see also Exhibit "D" for an area zoning map):



REZ11272023-006661
Property Rezone
784 W 9000 S
Sandy City, UT
Community Development Department

Property Case History	
Case Number	Case Summary
KK-21	KK-21 Annexation (10/27/1971)
CU 91-15	Riverwoods Golf Course
CU 93-23	Sandy City-golf course
SPR 94-57	Riverside Oaks PUD (not built)

North: ID (9000 S., vacant)

East: CvC (professional office)

South: OS (golf course) & PUD(8.6) (single-family residential)

West: P-C (West Jordan City, golf course)

The application was presented to the Planning Commission on May 16, 2024. The original concept plan (Exhibit “A”) was presented, which demonstrated the applicant’s intent to develop 19 townhomes on the property under the proposed zone. The concept plan proposed that access to the site would be provided by way of existing cross-access easements through parking lot drive isles on adjacent commercial properties to the east (Exhibit “E”). Staff had expressed concerns with the feasibility of developing a residential project on the property as Section 21-21-11 of the Sandy City Land Development Code requires that street access be provided to all residential dwellings. The Planning Commission passed a motion that recommended that the City Council not approve the application. The application, at the request of the applicant, was never presented to the City Council for a final decision.

The applicant has recently provided a revised concept plan (Exhibit “F”) and is formally asking the Planning Commission to reconsider their recommendation before proceeding to the City Council for a decision. The revised concept plan shows 19 townhome units and a new street on the property that accesses 9000 S.

Public Notice and Outreach

This item was noticed to all property owners within 500 feet of the proposal (see Exhibit “B”) and posted to the property (see Exhibit “C”). The city also issued notice of the public hearing for the proposed rezone on public websites, mailed notice to affected entities and posted in three public locations at least 10 days prior to the Planning Commission public hearing in accordance with the Land Development Code Sec. 21-36-1 and the Utah State Code § 10-9a-205.

In addition, staff held a virtual neighborhood meeting via Zoom on January 17, 2024. Residents within 500 feet of the proposed site were notified by mail. Four people attended the meeting. Concern was expressed for traffic, parking, light, and noise from the proposed project on surrounding properties.

Facts and Findings

- The subject property is one of three properties in the CvC Zone district (Convenience Commercial District) on the corner of 9000 S. and Riverside Drive, with the other two commercial properties (733 W. 9000 S. & 711 W. 9000 S.) located to the east. The property is adjacent to the Jordan River and the city boundary of West Jordan on the west and a residential subdivision to the south.
- The commercial property directly adjacent to the east is currently being improved and a building is under construction as an office building (WHW Engineering).
- The Applicant’s concept plan expresses an intent to develop 19 townhomes on the subject property. Residential uses are not permitted in the CvC Zone.

- The Applicant is requesting that the zoning designation be changed to the PUD(12) Zone. The PUD(12) Zone is a residential multi-family zone that would allow for a maximum density of 12 units per acre. The concept plan would have a density of approximately 10.7 units per acre.
- The subject property fronts a public street (9000 S.) but does not currently have direct vehicular street access. Cross-access easements, as depicted on the Riverside Commons Subdivision plat and recorded with the Salt Lake County Recorder's Office (Exhibit "E"), provides access to the subject property through commercial drive-aisles of the other two commercial properties. Street access to 9000 S. is located on the property at 733 S. 9000 S. and access to Riverside Drive is located on the property at 711 W. 9000 S.
- The Land Development Code requires that residential dwelling units be accessed from a street network (see Sec. 21-21-11) and front onto streets (see Sec. 21-21-21(b)). The commercial drive aisles are not considered part of a street network.
- The Sandy City General Plan contains applicable goals and policies. An ordinance (Ordinance #25-01) adopting a comprehensive update to the City's General Plan was approved during the preparation of this report. However, the ordinance is not effective until published, which has not yet occurred. The goals and policies included here are sourced from the General Plan in place prior to Ordinance #25-01 taking effect.

LAND USE

- *Goal 1.0 – Provide for orderly and efficient development which will be compatible with the natural and built environment.*
- *Goal 1.1 – Encourage new growth where vacant land already is served by public utilities.*

HOUSING ELEMENT

- *Goal 1.1 – Develop infill options that complement existing housing stock and neighborhood characteristics.*
- *Goal 1.4 – Ensure a range of housing options to accommodate an aging population and growth trends.*

GROWTH PRINCIPLES

- *Policy 1.3 – Promote compact development consistent with market demand.*

Commercial Zoning & Development

- *Goal 1.0 – Provide adequate and accessible commercial service, to maximize the compatibility of commercial and residential uses, and to increase the employment opportunities within Sandy City.*
- *Policy 1.1 – Allow neighborhood -oriented shopping within the various communities of Sandy in locations of greatest accessibility and least impact on residential neighborhoods.*

Conclusions

- A zone change is a legislative item that requires the Planning Commission to make a recommendation to the City Council, after having held a public hearing, with the City Council making the final decision.
- If the zone change application were to be approved, final approval of the proposed development, would be subject to compliance with the Development Code, including access to the street network, upon a full review of a subdivision and/or site plan application.

Planner:

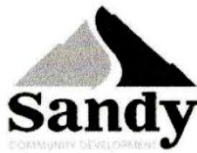


Jake Warner

Long Range Planning Manager

File Name: S:\USERS\PLN\STAFFRPT\2023\REZ11272023-6661 RIVERSIDE PARK REZONE\RECONSIDERATION\PC REPORT-RIVERSIDE PARK REZONE-2 (1.9.25).PDF

Exhibit "A"
Application Materials



SANDY CITY COMMUNITY DEVELOPMENT

GENERAL DEVELOPMENT APPLICATION

Revised April 2022

Project Information

Name of Proposed Project: Riverside Park PUD Date Submitted: 4/25/2024
Parcel Tax I.D. Number(s): 27024000700000 Address: 9016 S RIVERSIDE DR

Type of Request (mark all that apply)

<input type="checkbox"/> Annexation	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Code Amendment	<input type="checkbox"/> Special Use Permit
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Street Vacation / Closure / Street Renaming
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision
<input checked="" type="checkbox"/> Rezoning of Property	<input type="checkbox"/> Telecommunications
<input type="checkbox"/> Sign Review	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Other (Please Specify)

Provide a brief summary of the proposed action/request: We are
requesting a zone change to PUD (12) to allow for a townhouse
community to be built.

Applicant/Project Contact

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

Adam Nash 04/25/2024

Signature: _____ Date: _____
Name: _____ Company: _____

Property Owner (if property owner is different than applicant)

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

Signature: Nupateo Associates, LLC Date: April 29, 2024
Name: by Wayne B. Petty, Manager Company: _____

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

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

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

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

Exhibit "A"
Application Materials (cont.)

From: [Adam NASH](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Riverside Park PUD
Date: Wednesday, April 24, 2024 8:40:26 AM

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

Jake,
Please accept the email to change the Application from RM (12) to PUD (12).
As a result the name of the project will be Riverside Park PUD.
I will post this email into the online portal.
Thank you,
Adam

Adam NASH
Land Development LLC
adamnash2022@gmail.com
(801) 580-1428

Exhibit "A"
Application Materials (cont.)

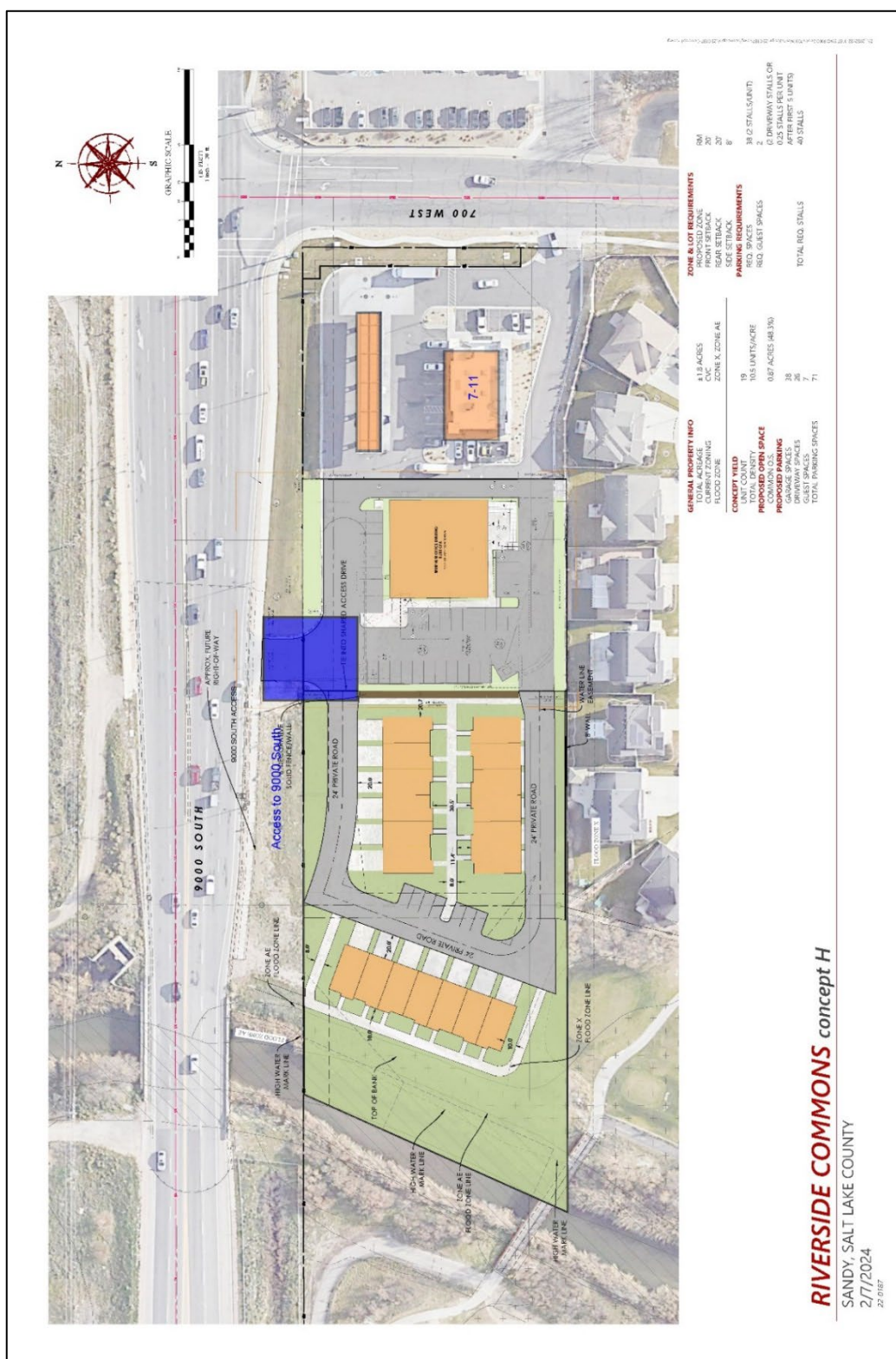


Exhibit "B"

Planning Commission Notice



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that on **January 16, 2025** at approximately **6:15 p.m.**, the **Sandy City Planning Commission** will hold a public hearing to reconsider a rezone application submitted by Adam Nash, on behalf of Land Development LLC., on the property located at 9016 S. Riverside Drive, approximately 784 W. 9000 S. The request is to rezone approximately 1.78 acres from the CvC Zone to the PUD (12) Zone. The proposed project, as shown on the concept plan (see reverse side of this page), includes 19 townhomes. The Applicant has submitted a revised concept plan with altered access to the property from 9000 S. All application materials and a full staff report for this item can be found at <https://sandyutah.legistar.com> when the agenda is published (typically the Friday preceding the meeting date).

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

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

How to join Zoom Webinar General Instructions:

- Join on via laptop, desktop or mobile device
- Go to www.zoom.us
- Click 'join a meeting', in the top right-hand corner
- Enter Meeting ID: 857 3261 3070 and click "Join."
- Enter Meeting Password: 399928
- A download should start automatically in a few seconds. If not, click "download here."
- Open download, meeting should begin at 6:15 p.m.
- To make a comment: Select "Participants" in the lower center of the screen. In the Participant Window, select "Raise A Hand" at the lower left to indicate that you would like to make a comment.

You can also join directly through this URL:

<https://us02web.zoom.us/j/85732613070>

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

US: +1 669 900 6833 or +1 719 359 4580 or +1 253 205 0468

Webinar ID: 857 3261 3070

Or find your local number: <https://us02web.zoom.us/j/85732613070>



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Exhibit "C"
Posted Sign Picture



Exhibit "D"
Zoning Map

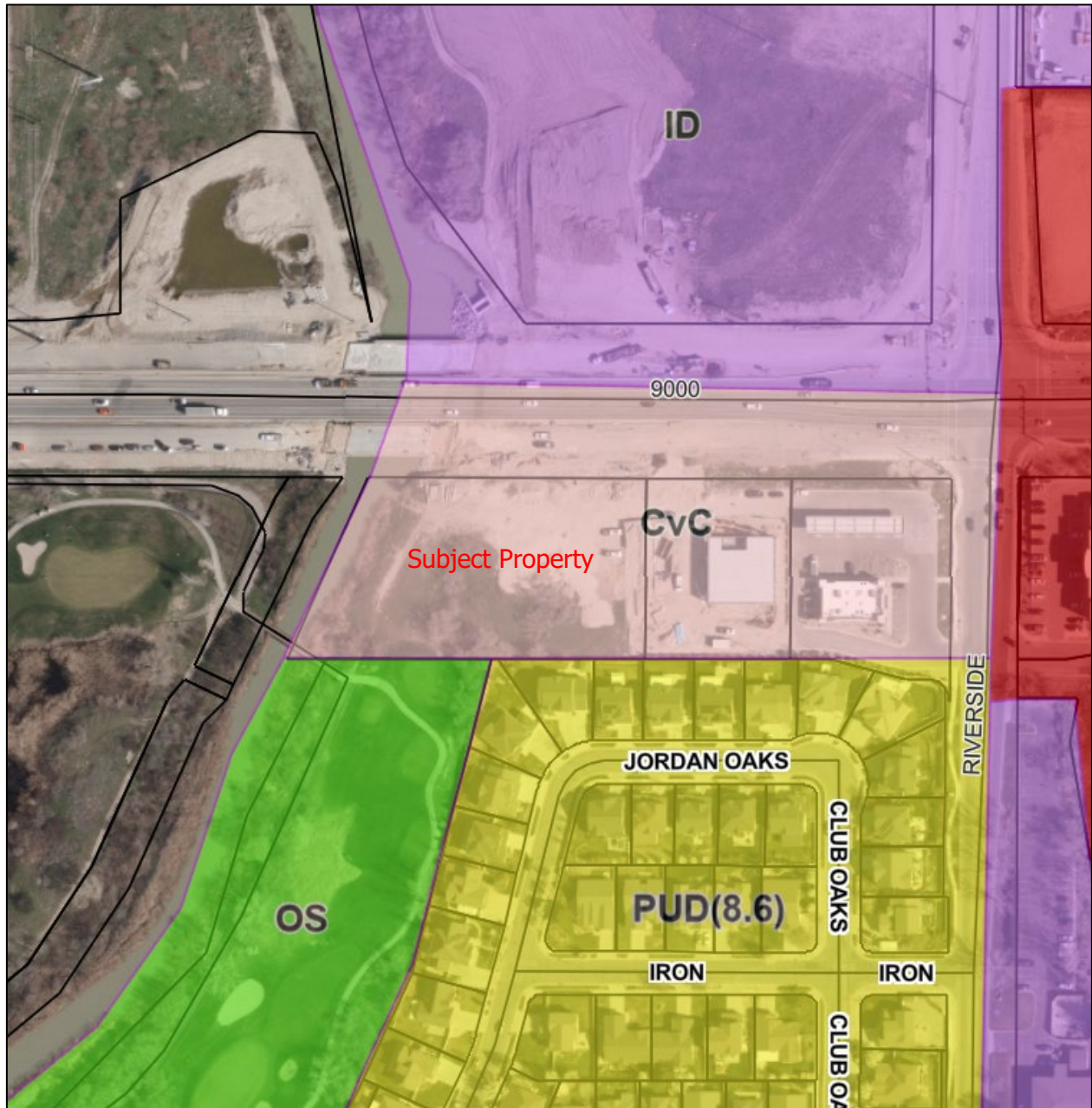
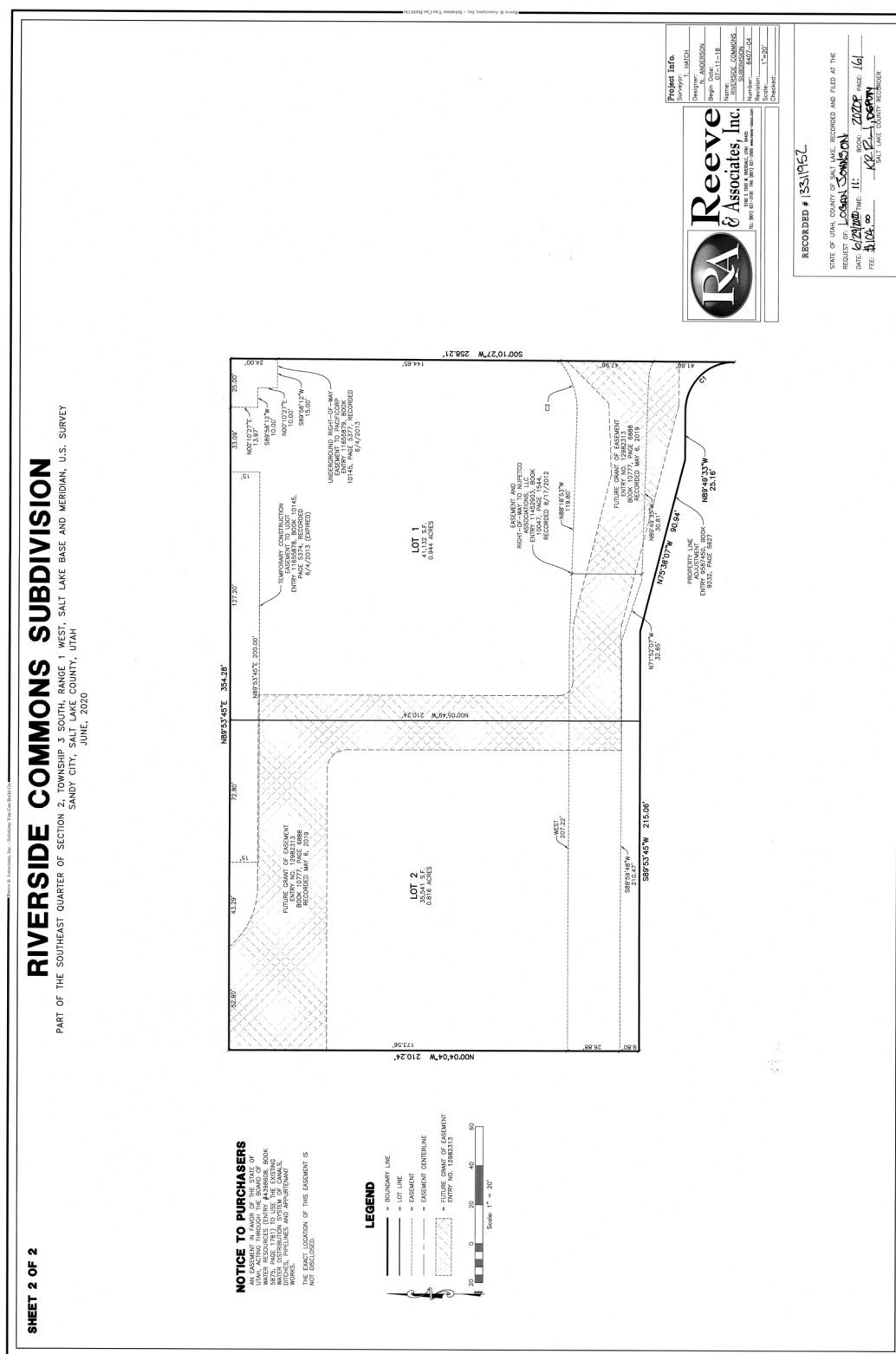



Exhibit "E"
Riverside Commons Subdivision Plat (cont.)



From: Adam NASH adamnash2022@gmail.com 
Subject: 7-ELEVEN Approval
Date: December 10, 2024 at 11:28 AM
To: Jason Watson jwatson@focus-es.com
Cc: Chad Garner cgarner@focus-es.com



From: "Diaz, Maryla" <Maryla.Diaz@7-11.com>
Subject: RE: 7-11 SWC 700 West 9000 South, Sandy City, Utah
Date: December 10, 2024 at 9:33:43 AM MST
To: Adam NASH <adamnash2022@gmail.com>
Cc: "Alemayehu, Beza" <Beza.Alemayehu@7-11.com>

I spoke to the team and they said that they do not have any objections with the move.

"Colt and the FZ met with the contractor and looked at the proposed plan and don't think it would have a negative impact on the business. "

Sincerely,

Mary Diaz | **7-Eleven, Inc.**
Area Facility Manager
c 972-482-4880 | e maryla.diaz@7-11.com



From: Adam NASH <adamnash2022@gmail.com>
Sent: Monday, December 9, 2024 6:51 PM
To: Diaz, Maryla <Maryla.Diaz@7-11.com>
Cc: Alemayehu, Beza <Beza.Alemayehu@7-11.com>
Subject: Re: 7-11 SWC 700 West 9000 South, Sandy City, Utah

****External - Potential security risk - Exercise caution****

Hi I didn't hear back from anyone today.

Can we set up a call or meet on site?

Adam NASH
Land Development LLC
adamnash2022@gmail.com
(801) 580-1428

On Dec 9, 2024, at 8:43 AM, Adam NASH <adamnash2022@gmail.com> wrote:

Good morning,
Is there anything I can provide to you to help us get a letter saying we can move the entrance?
I may be able to get a new sign location for you at the new entrance.

I thank you,
Adam

Adam NASH
Land Development LLC
adamnash2022@gmail.com
(801) 580-1428

Begin forwarded message:

From: "Diaz, Maryla" <Maryla.Diaz@7-11.com>
Subject: RE: 7-11 SWC 700 West 9000 South, Sandy City, Utah
Date: October 28, 2024 at 9:05:57 AM MDT
To: Adam NASH <adamnash2022@gmail.com>
Cc: Mike Wilcox <mwilcox@sandy.utah.gov>, Wayne Petty <wayne@pettylegal.com>, Win Packer <winp@whw-engineering.com>, "gagancorporation@yahoo.com" <gagancorporation@yahoo.com>

Good Morning Adam,

I will need to take this up to our legal department as they have the final say on what can be done with the property. You should be hearing from them in the next few days.

Sincerely,

Mary Diaz | **7-Eleven, Inc.**
Area Facility Manager
c 972-482-4880 | e maryla.diaz@7-11.com



From: Adam NASH <adamnash2022@gmail.com>
Sent: Monday, October 28, 2024 8:52 AM
To: Diaz, Maryla <Maryla.Diaz@7-11.com>
Cc: Mike Wilcox <mwilcox@sandy.utah.gov>; Wayne Petty <wayne@pettylegal.com>; Win Packer <winp@whw-engineering.com>; gagancorporation@yahoo.com
Subject: 7-11 SWC 700 West 9000 South, Sandy City, Utah

****External - Potential security risk - Exercise caution****

Mary Diaz,

I represent the owners of the west end of the property that Money operates. Sandy City wants us to move the entrance from 9000 South 30'-40' west. This will tie in the driveways and various cross easement agreements we have with the 3 parcels.

The existing access to 9000 South will not be removed until the new access driveway is

The existing access to 5000 South will not be removed until the new access driveway is built. This will provide minimal disruption for Money and 7-11. I know the UDOT road construction must be very bad for business and I hope it will be done soon.

Our plans are to develop 19 Owner Occupied Townhouses with Covenants, operated by an HOA. These will be nice townhouses, likely to be priced in the \$600,000's.

I've met with WIN Packard, the owner of the engineering firm that owns the office building, and Money. Neither have any issues and both would like the whole project to be completed.

I'm happy to meet onsite if you would like. I'm looking for an email reply that 7-11 doesn't have objections to this.

Attached is a site plan showing the entire site.

Thank you,

Adam

Adam NASH
Land Development LLC
adamnash2022@gmail.com
(801) 580-1428

From: Win Packer winp@whw-engineering.com

Subject: RE: Riverside Park Access to 9000 South

Date: October 28, 2024 at 8:31 AM

To: Adam NASH adamnash2022@gmail.com, gangancorporation@yahoo.com

Cc: Mike Wilcox mwilcox@sandy.utah.gov, Wayne Petty wayne@pettylegal.com, Jake Warner jwarner@sandy.utah.gov

WP

We don't have any objections to relocating the main entrance from 90th South to the west as shown in the sketch.

Thanks – Win



Win Packer, P.E., LEED AP

President – Principal Engineer

WHW Engineering, LLC.

8619 South Sandy Parkway #101

Sandy, UT 84070

Office: 801-466-4021

Mobile: 801-580-3301

Email: winp@whw-engineering.com

From: Adam NASH <adamnash2022@gmail.com>

Sent: Monday, October 21, 2024 10:23 AM

To: Win Packer <winp@whw-engineering.com>; gangancorporation@yahoo.com

Cc: Mike Wilcox <mwilcox@sandy.utah.gov>; Wayne Petty <wayne@pettylegal.com>; Jake Warner <jwarner@sandy.utah.gov>

Subject: Riverside Park Access to 9000 South

Win and Money,

Please acknowledge your approval for us to move the entrance located at approximately 800 West 9000 South as shown on the attached map

Thank you,

Adam

Adam NASH

Land Development LLC

adamnash2022@gmail.com

(801) 580-1428

From: Jason Watson jwatson@focus-es.com
Subject: RE: Riverside Park
Date: September 10, 2024 at 1:54 PM
To: Chad Garner cgarner@focus-es.com, Adam NASH adamnash2022@gmail.com
Cc: Wayne Petty wayne@pettylegal.com, Mike Wilcox mwilcox@sandy.utah.gov

JW

Adam,

Wanted to give you an update on this access onto 9000 S. We met with UDOT today. They are all in favor of moving the access to the location we have on the concept plans. They like the idea of moving it further away from 700 W. As you know, UDOT is currently widening 9000 S and it should have three lanes across this projects frontage with a center raised curb median. This will prevent any left turns in or out at this access (same as it is today). UDOT is requesting a few items to get this access approved:

1. A letter from 7-11 and the adjacent office building stating that they are ok with the existing access moving. If that is something you can get us, we can get that over to UDOT. They mentioned it would be wise to get this first to make sure these property owners are ok with this.
2. When you are ready to move forward with the project, UDOT will need engineered construction drawings meeting their standards for this access. Depending on what the current widening of 9000 S is doing, the center raised curb median does need to extend 150' to the west of this access. Just something to keep in mind if the current project does not extend the existing median.
3. Once the plans for this access are approved by UDOT, the access must be constructed within 1 year, or the permit will expire and will need to go back through the process.

Please let us know if you have any questions that we can clarify. Overall, UDOT is good with this adjustment. If you would like us to get started on the design of this access, I can send you a proposal and we can get started right away. While the 9000 S project is under construction, it might be good to get out and build this so you don't have to take-out brand-new curb, if it hasn't already been poured.



JASON WATSON
TRANSPORTATION
DEPARTMENT MANAGER

O: 801-352-0075

M: 480-540-0010

JWATSON@FOCUS-ES.COM

FOCUS-ES.COM

6949 S. HIGH TECH DRIVE

SUITE 200

MIDVALE, UT 84047



From: Jason Watson


Sent: Friday, September 6, 2024 8:46 AM

To: Chad Garner <cgarner@focus-es.com>; Adam NASH <adamnash2022@gmail.com>

Cc: Wayne Petty <wayne@pettylegal.com>; Mike Wilcox <mwilcox@sandy.utah.gov>



Subject: RE: Riverside Park

We have a meeting with UDOT on Tuesday, Sept. 10th at 1:30 to discuss the access with them. I sent out the meeting invite from UDOT. Let me know if you didn't receive it.



JASON WATSON
TRANSPORTATION
DEPARTMENT MANAGER

O: 801-352-0075
M: 480-540-0010
[JWATSON@FOCUS-ES.COM](mailto:jwatson@focus-es.com)
[FOCUS-ES.COM](http://focus-es.com)
6949 S. HIGH TECH DRIVE
SUITE 200
MIDVALE, UT 84047



From: Chad Garner <cgarner@focus-es.com>

Sent: Friday, September 6, 2024 8:43 AM

To: Adam NASH <adamnash2022@gmail.com>; Jason Watson <jwatson@focus-es.com>

Cc: Wayne Petty <wayne@pettylegal.com>; Mike Wilcox <mwilcox@sandy.utah.gov>

Subject: Re: Riverside Park

Looping in Jason. Do we have an update on the status of the UDOT permit?

Chad



CHAD GARNER
LAND PLANNING
DESIGNER 3

O: 801-352-0075

CGARNER@FOCUS-ES.COM
[FOCUS-ES.COM](http://focus-es.com)
6949 S. HIGH TECH DRIVE
SUITE 200
MIDVALE, UT 84047



From: Adam NASH <adamnash2022@gmail.com>

Sent: Friday, September 6, 2024 8:41 AM

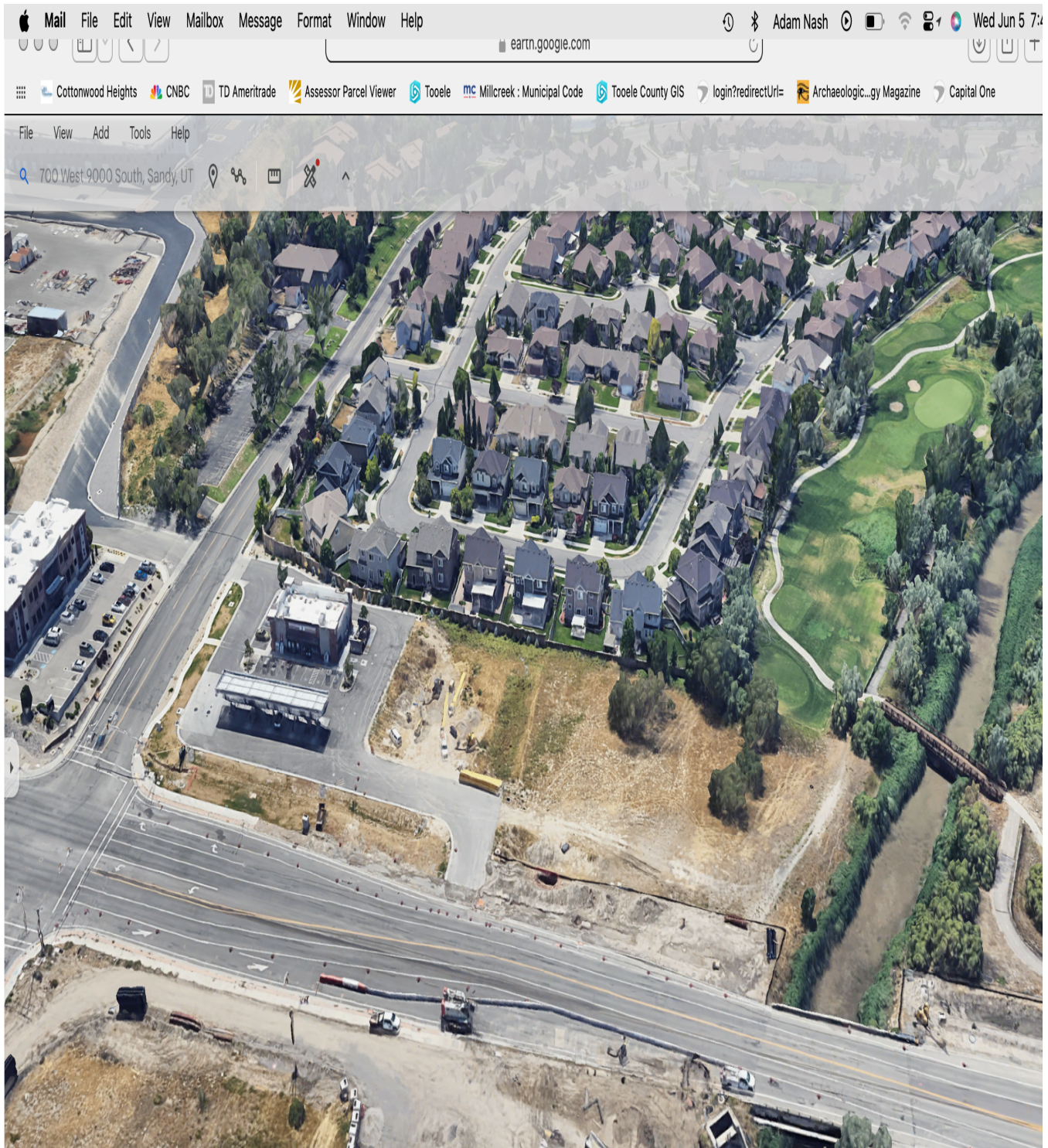
To: Chad Garner <cgarner@focus-es.com>

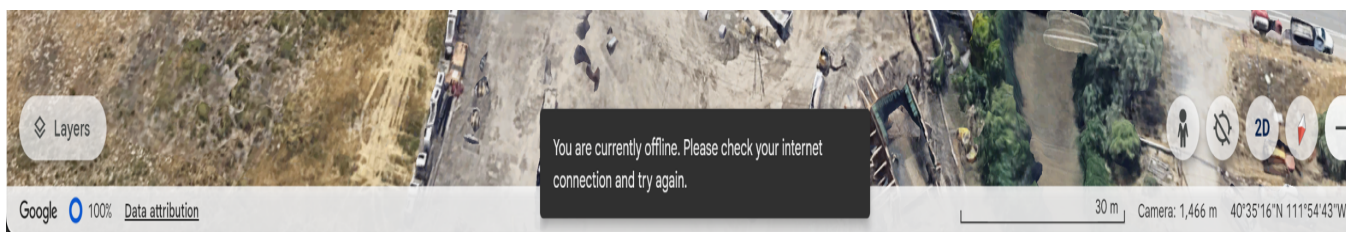
Cc: Wayne Petty <wayne@pettylegal.com>; Mike Wilcox <mwilcox@sandy.utah.gov>

Subject: Riverside Park

Caution: This email originated from outside of FOCUS. Do not click links or open attachments unless you are positive of the sender's identity and have verified the content is safe.

Chad,
Please get an update for us on the status of the UDOT permit.
Thank you,
Adam





Adam NASH
Land Development LLC
adamnash2022@gmail.com
(801) 580-1428



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
Jamie Tsandes
Steven Wrigley
Craig Kitterman (Alternate)
Jennifer George (Alternate)

Thursday, May 16, 2024

6:15 PM

Council Chambers and Online

Meeting procedures are found at the end of this agenda.

This Planning Commission meeting will be conducted both in-person, in the Sandy City Council Chambers at City Hall, and via Zoom Webinar. Residents may attend and participate in the meeting either in-person or via the webinar link below. Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_VcFULwwATVaEhVWh6SSebw

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/89223306296>

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/89223306296>

Webinar ID: 892 2330 6296

Passcode: 302655

4:00 PM FIELD TRIP

1. [24-182](#)

Field Trip Info

In addition to the tour of Agenda Items, there will be a tour of missing middle housing in Daybreak. See the attached maps and itinerary for details.

Attachments: [Agenda Items Field Trip Map](#)

[Missing Middle PC Tour Itinerary](#)

[Daybreak Field Trip Map](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

- Present** 6 - Commissioner Dave Bromley
Commissioner Cameron Duncan
Commissioner Daniel Schoenfeld
Commissioner Steven Wrigley
Commissioner Craig Kitterman
Commissioner Jennifer George
- Absent** 3 - Commissioner David Hart
Commissioner Ron Mortimer
Commissioner Jamie Tsandes

Public Hearings

2. [REZ1127202](#) Riverside Park Rezone
[3-006661](#) 9016 S. Riverside Drive from CvC to PUD(12)
[\(2nd PC\)](#) [Community #2, Civic Center]

Attachments: [PC Report-Riverside Park Rezone \(5.7.24\).pdf](#)

Jake Warner introduced this item to the Planning Commission.

Adam Nash, spoke about the two adjacent properties and resident concerns with one of the properties. He spoke about staff's interpretation of the ordinance relating to the access point which he doesn't agree with and said that he has direct access to 9000 S and 700 W. He spoke about amenities on the property and that they've considered other zones but doesn't feel that the change in zoning should be an issue.

Steven Wrigley asked Adam Nash if he's done a commercial feasibility study.

Adam Nash said yes.

Steven Wrigley said that the only way to access this development is going eastbound on 9000 S or from 700 W. There is no access from 9000 S going west.

Adam Nash said that he has a profile of the road that he should have submitted but this isn't going to be a limited right in right out but turning left from 90th won't be an issue if UDOT allows and if it is then 7th West is available.

Steven Wrigley said that turning left out of this development would be an issue due to the traffic on 90th unless a turn lane is there and that the only access to the development would then be off of 7th West.

Adam Nash said that this development wouldn't create a lot of traffic.

Cameron Duncan asked if there's an access agreement that would give him access across the front and back.

Adam Nash said yes.

Cameron Duncan said no matter what the use is, they'd have to access from 7th west. He also asked if the Jordan River Trail will remain on his side or if they'll reroute it.

Adam Nash said it's already built as you go along the golf course.

Cameron Duncan asked what's the most productive amount of units he could have with constraints of the sewer lines.

Adam Nash said 21.

Cameron Duncan asked if they would rent or sell the units.

Adam Nash said they'd be owner occupied units.

Daniel Schoenfeld opened this item for public comment.

Raju Pusapati, 746 W Jordan Oaks Drive, Sandy, asked if there will be a road that would come in between the office building and the homes behind and shared concern with

lighting from cars entering the property and disturbing his home.

Daniel Schoenfeld closed this item to public comment.

Jake Warner replied to the resident concern regarding road access. Jake said there is one access point onto 9000 S but it's entirely on the adjoining property and access points are not roads. He mentioned that Adam Nash has a concept plan to widen the existing access point and unsure if that's allowed.

Dave Bromley asked what would be difference if there was a titled access to the easement.

Jake Warner said there's a residential project on 9400 S and 700 E on the north east corner where you need to access the units by going through the commercial area. They've improved the access to a standard street cross section.

Dave Bromley replied that there is a physical differences between what is there versus what would be.

Jake Warner said it's a designated street built to an approved cross section.

Mike Wilcox said what's currently at the site is a commercial drive aisle which is built at a 24' width with no sidewalk and no park strip. Mike said that this was not developed for residential in a commercial zone.

Dave Bromley asked if staff's determination would be different if it were physically improved for a residential street cross section entrance.

Jake Warner said yes.

Cameron Duncan asked if both accesses would need to meet the residential standard or just the primary one in the front.

Jake Warner said the code does require two access points.

Dave Bromley asked if the easement on 9000 S is large and wide enough for the improvements.

Mike Wilcox said no, not without modifying the existing commercial development that's currently under construction.

Steven Wrigley asked if the road behind on 700 W should be 50' wide instead of 20'.

Jake Warner said per city code it's not recognized as a road.

Steven Wrigley asked if there's any guidelines with residential roads that close to major intersections.

Brittney Ward, Sandy City Transportation Engineer, said 9400 S is a UDOT road with their own set of standards and reviewed the different dimensions of roads within the city.

Steven Wrigley asked if the road on 700 W is long enough.

Brittney Ward said it's a drive aisle and not a road.

Craig Kitterman said that it seems they're being pressured to change the zone and they need to do what is right.

Steven Wrigley asked if a wall is common to separate residential from commercial.

Jake Warner said there is a code that requires a masonry wall to separate residential from commercial.

Craig Kitterman spoke about a resident's concern regarding after hours traffic which is concerning to him and disturbing resident's privacy.

Mike Wilcox mentioned the resident's concern regarding lighting and said that's related to the site plan.

Cameron Duncan said he feels different from Craig Kitterman relating to residents privacy.

Dave Bromley said he's still uncertain with the access.

Jennifer George asked if the project was downsized would the road be allowed.

Brittney Ward said that if a road is put in, it would need to be designed and submitted.

Mike Wilcox said they'd most likely be limited to one point of access being that 9000 S is a UDOT road.

Brittney Ward said access spacing requirements will not allow for another access on 700 W. There will be a raised median down 9000 S and this project will only allow for right in and right out.

Cameron Duncan said the applicant would need to come up with a solution.

Steven Wrigley asked if permission is needed to use the road as a residential access.

Jake Warner said it would include physical improvements to provide street access.

Steven Wrigley asked if they need permission for that.

Jake Warner said there's legal access across both properties.

Steven Wrigley said it's commercial access not residential.

Jake Warner said it's not the appropriate type of access which would require a subdivision amendment in order to resolve that.

Steven Wrigley said if one road is allowed for access.

Jake Warner said code requires two but the Planning Commission can make an exception.

Craig Kitterman asked if the only legal reason to not make the zone change is road access.

Jake Warner said as a legislative item, so the City Council is given broad discretion in

making the final decision.

Craig Kitterman said it's their responsibility to consider the residents who would be affected by the zone change.

A motion was made by Cameron Duncan, seconded by Steven Wrigley, that the Planning Commission forward a negative recommendation, recommending that the City Council not approve the zone change from the CvC Zone to PUD(12) Zone. The motion carried by the following role call vote:

Yes: 6 - Dave Bromley
Cameron Duncan
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George

Absent: 3 - David Hart
Ron Mortimer
Jamie Tsandes

3. [CA04262024](#) Amendments to Title 21 of the Land Development Code related to Rear
[-0006760](#) Setback Exceptions
[\(PC\)](#)

Attachments: [Staff Report and Exhibits](#)

Melissa Anderson introduced this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

Steven Wrigley asked if they're approving this item because it's a law that legislature passed.

Melissa Anderson said yes.

Steven Wrigley asked staff if they agree with this.

Melissa Anderson said yes.

A motion was made by Dave Bromley, 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 rear setback exceptions as shown in Exhibit "A", based on the findings detailed in the staff report. The motion carried by the following role call vote:

Yes: 6 - Dave Bromley
Cameron Duncan
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George

Absent: 3 - David Hart
Ron Mortimer
Jamie Tsandes

4. [CA04262024](#) Amendments to Title 21 of the Land Development Code related to
[-0006759](#) Improvement Completion Assurances for Public Sidewalks
[\(PC\)](#)

Attachments: [Staff Report and Exhibits](#)

Melissa Anderson introduced this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

Dave Bromley asked if the bond can be extended at any point or does it need to be done up front.

Melissa Anderson said we cannot pull the bond any sooner than 18 months and if an applicant needs to extend the bond then it would be allowed under certain circumstances.

Dave Bromley said that he understands the ordinance means that if the developer requests an extension, the request has to be made before the 12 months.

Ryan Kump, Sandy City Engineer, said if the sidewalks aren't done by month 12, they would grant the extension for that.

Dave Bromley asked if the code should be changed to reflect that because he understands it to say that the developer needs to request the extension.

Ryan Kump said yes.

Cameron Duncan said the developer needs to request the extension in writing and it needs to be approved by the director and engineer.

Dave Bromley said he thinks it needs to be called out that the public sidewalk is an 18 month bond.

Darien Alcorn, Sandy City Attorney, said that it was supposed to say that they have to request if they want a separate bond because state law allows for a separate bond for sidewalks and the city does not want to do a separate bond every time there's a sidewalk.

Dave Bromley asked if they're meeting state law.

Darien Alcorn said no because they don't have to make the demand if the work isn't done by month 12.

Mike Wilcox said it's consistent with how the state code reads.

Ryan Kump said he agrees with Mike Wilcox.

Cameron Duncan said if they file for a second bond that will be 18 months.

Dave Bromley asked if that's done in the beginning or end.

Ryan Kump said the reality is he takes the requests at anytime. Generally towards the end of the project.

A motion was made by Jennifer George, seconded by Dave Bromley, that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, of the Sandy Municipal Code. related to improvement completion assurances for public sidewalks as shown in Exhibit "A" based on the findings detailed in the staff report. The motion carried by the following role call vote:

Yes: 6 - Dave Bromley
Cameron Duncan
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George

Absent: 3 - David Hart
Ron Mortimer
Jamie Tsandes

5. [CA04182024](#) Amendments to Title 21 of the Land Development Code related to
[-0006755](#) Accessory Apartments (aka Internal Accessory Dwelling Units (IADUs))
[\(PC\)](#)

Attachments: [Final Staff Report and Exhibits](#)

Brynn Bohlender introduced this item to the Planning Commission.

Steven Wrigley asked where would the additional parking be.

Brynn Bohlender said they could park on the street.

Mike Wilcox said Utah Code prevents the city from requiring additional parking beyond the four off street, which is two in the garage and two in the driveway.

Craig Kitterman asked if the main home needs to be owner occupied.

Brynn Bohlender said that's already required.

Craig Kitterman asked that if a home is out of compliance if the owner is renting to a tenant upstairs and downstairs.

Brynn Bohlender said yes.

Craig Kitterman asked if that's enforced.

Brynn Bohlender said yes.

James Sorensen said that's a common complaint that is enforced.

Cameron Duncan asked if the owner can live in the basement and rent out the upstairs.

Brynn Bohlender said yes.

Dave Bromley asked if there's a more comprehensive ADU code amendment and if so will it address this issue by not requiring the internal access to be a common wall and feels it needs to be much more comprehensive.

Melissa Anderson said that this proposal is to align with state law.

Dave Bromley said he's in favor of detached as well as expanding internal to be more comprehensive than just a common wall.

James Sorensen said that staff has to separate them and welcomed Dave Bromley's opinion going on record with how he feels.

Melissa Anderson asked Dave Bromley for clarity on what he would be looking for and spoke about options for ADU's.

Dave Bromley said his concern is the common wall between living quarters.

Mike Wilcox said if the only connection is through a garage or non habitable space then it could not be an internal dwelling unit.

Dave Bromley said that's what his concern is and wanted further discussion on this amongst the Planning Commission.

Cameron Duncan said they saw really creative options while on the tour.

Dave Bromley said there are other issues in the ordinance that relate to where a door is to make sure things look like a single family and feels there needs to be more latitude.

James Sorensen said there are ordinances that are being worked on that address ADU's.

Daniel Schoenfeld opened this item for public comment.

Steve Van Maren, 11039 S Lexington Circle, agrees with the modification.

Daniel Schoenfeld closed this item to public comment.

A motion was made by Cameron Duncan, seconded by Steven Wrigley, that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, of the Sandy Municipal Code, related to accessory apartments as shown in Exhibit "A", based on the findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
Cameron Duncan
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George

Absent: 3 - David Hart
Ron Mortimer
Jamie Tsandes

Administrative Business

1. Minutes

[24-183](#)

Minutes from May 2, 2024

Attachments: [05.02.2024 Minutes \(DRAFT\)](#)

An all in favor motion was made by Dave Bromley to approve the meeting minutes for 05.02.2024.

Yes: 6 - Dave Bromley
Cameron Duncan
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George

Absent: 3 - David Hart
Ron Mortimer
Jamie Tsandes

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

File #: 25-014, **Version:** 1

Date: 1/16/2025

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)

Thursday, December 19, 2024

6:15 PM

Council Chambers and Online

Meeting procedures are found at the end of this agenda.

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US: +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 669 444 9171 or +1 669 900 6833
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International numbers available: <https://us02web.zoom.us/j/84242560740>

Webinar ID: 842 4256 0740

Passcode: 295681

4:00 PM FIELD TRIP

[24-450](#)

Map

Attachments: [121924.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

- Present** 6 - Commissioner Dave Bromley
Commissioner Cameron Duncan
Commissioner David Hart
Commissioner Daniel Schoenfeld
Commissioner Steven Wrigley
Commissioner LaNiece Davenport
- Absent** 3 - Commissioner Ron Mortimer
Commissioner Craig Kitterman
Commissioner Jennifer George

Public Hearings

1. [ANX1121202](#) Varney Annexation (R-1-40 Zone)
[4-006891\(PC](#) 2182 E. Creek Road
[\)](#) [Community #18]

Attachments: [Vicinity Map](#)
[Staff Report](#)
[24-55c ANNEXATION RESOLUTION-Varney](#)
[Varney notice signs](#)

Brian McCuiston introduced this item to the Planning Commission and recommended approval for annexation.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

Steven Wrigley asked for clarification on the zoning, if it's R-1-40 or R-1-40A.

Brian McCuiston said R-1-40A.

A motion was made by Cameron Duncan, seconded by Steven Wrigley, that the Planning Commission send a positive recommendation to the City Council that the Varney Annexation be approved and be zoned R-1-40A based on the four findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport

- Absent:** 3 - Ron Mortimer
Craig Kitterman
Jennifer George

Nonvoting: 0

2. [ANX1121202](#) Orgill Annexation (R-1-10 Zone)
[4-006892\(PC](#) 10191 S. Dimple Dell Road
[\)](#) [Community #29]

Attachments: [Vicinity Map](#)
[Staff Report](#)
[24-56c ANNEXATION RESOLUTION-Orgill](#)
[Orgill notice sign](#)

Brian McCuiston introduced this item to the Planning Commission and recommended approval for annexation.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

A motion was made by LaNiece Davenport, seconded by Dave Bromley, that the Planning Commission send a positive recommendation to the City Council that the Orgill Annexation be approved and be zoned R-1-10 based on the four findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport

Absent: 3 - Ron Mortimer
Craig Kitterman
Jennifer George

Nonvoting: 0

3. [ANX1203202](#) Oak Haven Annexation (R-1-20 Zone)
[4-006896\(PC](#) 2068 E. - 2131 E. Oak Haven Place and 2106 E. - 2136 E. Willow Park
[\)](#) Lane
[Community #18]

Attachments: [Vicinity Map](#)
[Staff Report](#)
[24-58c ANNEXATION RESOLUTION-Oak Heaven](#)
[Oak Haven Annexation notice signs posted 12.11.24](#)

Brian McCuiston introduced this item to the Planning Commission and recommended approval for the annexation.

Reed Fisher, 2069 E Oak Haven Place, said that he and his neighbors decided to annex into Sandy City.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

A motion was made by Steven Wrigley, seconded by Cameron Duncan, that the Planning Commission send a positive recommendation to the City Council that the Oak Haven Annexation be approved and be zoned R-1-20 based on the four findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport

Absent: 3 - Ron Mortimer
Craig Kitterman
Jennifer George

Nonvoting: 0

4. [REZ0930202](#) Moretto Rezone
[4-006857](#) 65 E. 11000 S. from LC to R-1-6
[\(PC\)](#) [Community #11, Crescent]

Attachments: [PC Report-Moretto Rezone \(12.10.24\).pdf](#)

Jake Warner introduced this item to the Planning Commission.

Cameron Duncan asked if there's enough room to have a buildable lot given the side yard and front yard setbacks.

Jake Warner said yes.

Keith James said the neighbors are in support of the rezone.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission forward a positive recommendation, recommending that the City Council approve the application for a zone change from the LC Zone to the R-1-6 Zone with an amendment to include the address of 65 E 11000 S. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport

Absent: 3 - Ron Mortimer
Craig Kitterman
Jennifer George

Nonvoting: 0

Public Meeting Items

5. [CUP1120202](#) Harrington Accessory Structure (Conditional Use Permit)
[4-006890](#) 9622 S. Annalyn Dr.
[Community #5]

Attachments: [Staff Report](#)

Sarah Stringham introduced this item to the Planning Commission.

Greg Harrington, 9622 S Annalyn Drive, said he'd like to build an accessory structure to fit his cars.

Steven Wrigley asked Greg Harrington if the accessory structure will house his trailers and cars that are parked on the street.

Greg Harrington replied yes.

David Hart asked about the height of the structure.

Greg Harrington said he's asking for 16' 3".

David Hart said it appears that he's over a little on the back setback and asked for clarification.

Greg Harrington replied that he's not and he's at seven feet.

LaNiece Davenport asked Mr. Harrington if he's read through the conditions and findings of the staff report and willing to comply.

Greg Harrington said yes.

Sarah Stringham brought up concerns relating to business vehicles and landscaping requirements.

David Hart opened this item for public comment.

Phil Bocchino, 9613 S 285 E, said he's the spokesperson for the neighbors, and shared several concerns.

David Hart closed this item for public comment.

David Hart asked staff about landscaping in the front.

Sarah Stringham said that the requirement is to have 33% landscaping coverage.

Cameron Duncan explained the difference between zero and xeriscape and his concerns with gravel in the front. He also explained that per the ordinance, the applicant is entitled to a 750 sq ft shed, and what the code allows for. He asked staff what's the recourse of action if the applicant were to misuse the shed.

Mike Wilcox said if the Conditional Use Permit is violated it would then go through the code enforcement process and spoke about the administrative law judge process to help improve enforcement.

Steven Wrigley asked about the city ordinance with trailers.

Sarah Stringham said that building the accessory structure and parking the trailers inside will help rectify the issue.

David Hart asked the applicant if he understands that he cannot park the trailers alongside the fence and that he needs to park his vehicles inside the accessory structure.

Greg Harrington said yes.

Mike Wilcox spoke about recreational vehicle provisions that are allowed on the property.

Dave Bromley said he understands the residents concerns regarding the size of the structure but feels that the 25% is feasible given the setback.

A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission approve a Conditional Use Permit for an accessory structure with additional height and size as described in the staff report for the property located at 9622 S. Annalyn Dr based on the three findings and subject to the eight conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport

Absent: 3 - Ron Mortimer
Craig Kitterman
Jennifer George

Nonvoting: 0

6. [SPX1211202](#) Wasatch Pain Solutions Clinic
[4-006897](#) 1420 Sego Lily Dr.
[Community #17, Willow Canyon]

A motion was made by Daniel Schoenfeld, seconded by Dave Bromley, that the Planning Commission grant the requested Special Exception to allow development of existing slopes which are 30 percent or greater, based upon the staff report analysis and the seven findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport

Absent: 3 - Ron Mortimer
Craig Kitterman
Jennifer George

Nonvoting: 0

DRAFT

7. [SPR1007202](#) Wasatch Pain Solutions Clinic
[4-006865](#) 1420 Sego Lily Dr.
[Community #17, Willow Canyon]

Attachments: [Staff Report](#)

[Exhibit A](#)

[Exhibit B](#)

Doug Wheelwright introduced this item to the Planning Commission.

Robert Howell, said the project will be a pain clinic opened only weekdays and closed weekends and feels that it will fit well on the site.

Steven Wrigley asked about the height of the building.

Robert Howell said they fall in the legal restriction of 35 feet.

Steven Wrigley asked about the three homes that will be behind the building and asked if there will be trees.

Robert Howell said they're open to discussion.

Steven Wrigley said the road is very busy and asked if there's mitigation to prevent additional traffic.

Robert Howell said they'll do everything they can to keep the construction traffic and equipment off of Sego Lily and remain on the site.

Dave Bromley asked Brittney Ward if a construction parking plan will be required.

Brittney Ward, Assistant Public Works Director & City Engineer, said that when the applicant pulls their building permit they'll be required to do their own staging on the site and not in the public right of way. They will need to get a road cut permit and submit a SWPP as well.

Steven Wrigley asked Brittney Ward if a traffic study was done for this project and if so what were the findings.

Brittney Ward replied that traffic is a concern of hers on Sego Lily Drive. A trip generation rate study was done and she's asked that the applicant do a full traffic analysis as part of plan finalization.

David Hart asked about parking stalls on the main floor.

Robert Howell said there are 10 on the main floor.

David Hart asked Mr. Howell if he could screen the east side of the building for noise and the exhaust from vehicles.

Cameron Duncan said he feels differently because there's a driveway, retaining wall, plantings and 30 foot building setback from the east property line.

Robert Howell said there's also going to be an eight foot masonry wall along the east side

between the commercial and residential zone boundary.

Dave Bromley asked if the existing fence is going to change.

Robert Howell said he's not in favor of double fences but irregardless they will have the masonry wall.

LaNiece Davenport asked if the fence could go higher than 8'.

Doug Wheelwright said 8' is the highest the fence can go and spoke in depth about the slope. He also spoke about staff concerns relating to the proposed pavement in the front of the building where it is not necessary for traffic access.

Mike Wilcox spoke about foundational landscaping and an excess of hardscape as shown.

Steven Wrigley asked if the curbs could be painted red to prevent street parking on Sego Lily.

Brittney Ward replied that the city doesn't paint curbs red because its unenforceable and it means "fire lane" not "no parking." On street parking is allowed if there is enough width in the shoulder to do that within state and local traffic laws. If there are issues with violations then the city can look into placing permanent no parking zones along the roadway.

David Hart opened this item for public comment.

Paul Godot, 10359 Eagle Cliff Way, shared his concerns regarding sound pollution. He requested that the city require a sound study to establish a baseline and then limit sound from the proposed building to the Salt Lake county limits.

Steven Van Maren, Riverton resident, feels that parking should be eliminated in front of the building on Sego Lily Drive.

David Hart closed this item to public comment.

LaNiece Davenport asked if they could require the applicant to do a sound study.

Mike Wilcox said the sound ordinance is a county ordinance and not something the Planning Commission would condition.

A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission determine that Preliminary Commercial Site Plan Review is complete based upon the two findings and subject to the four conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport

Absent: 3 - Ron Mortimer
Craig Kitterman
Jennifer George

Nonvoting: 0

8. [SUB1023202](#) School Yard Subdivision Amendment (Preliminary Subdivision Review)
[4-006877](#) 11020 S. State
[Community #9, Commercial Area]

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

Thomas Irvin introduced this item to the Planning Commission and discussed the need for cross access easements between this development and the one to the south.

Applicant said they don't have an issue with cross access and believes it will be of benefit for both developments.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

A motion was made by Cameron Duncan, seconded by Daniel Schoenfeld, that the Planning Commission determine preliminary subdivision review is complete for the School Yard Subdivision Amended plat based on the three findings and subject to the four conditions detailed in the staff report with a 5th condition added - That the applicant work with the adjacent property owner to the south to work out cross access easements. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport

Absent: 3 - Ron Mortimer
Craig Kitterman
Jennifer George

Nonvoting: 0

9. [SPX0905202](#) Jason K Circle Special Exceptions
[4-006838](#) 182 E. 9000 S.
[Community #4, Historic Sandy]

A motion was made by Cameron Duncan, seconded by Steven Wrigley, that the Planning Commission approve two special exceptions to create a flag lot off Jason K Circle and allow for the continued existence of a non-complying undersized lot within the R-1-8 zoning district based on the three findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport

Absent: 3 - Ron Mortimer
Craig Kitterman
Jennifer George

Nonvoting: 0

DRAFT

10. [SUB0410202](#) Jason K Circle Subdivision Amendment
[4-006745](#) 182 E. 9000 S.
[Community #4, Historic Sandy]

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

Thomas Irvin introduced this item to the Planning Commission.

Jill Kinder, 182 E 9000 S, said she wants to fix the lot lines so it can be a buildable lot.

Thomas Irvin spoke about the UTA right of way on the west side of the property.

David Hart opened this item for public comment.

Wendy Davis, 9066 S Jason K Circle, shared her concerns regarding accessing the flag lot, garbage can placement, parking, snow removal and traffic.

Kimberley Cage, 9054 S Jason K Circle, shared concerns regarding street parking and placement of utilities and asked for restrictions to be put in place.

Leland McAdams Christiansen, 192 E 9000 S, asked if the applicant is going to subdivide her property and if this is going to affect her property line.

Kevin Harper, 9067 S Jason K Circle, asked how his property lines are going to be affected by widening the driveway.

David Hart closed this item to public comment.

David Hart replied to Leland Christiansen saying that this item is not addressing her property lines.

Thomas Irvin replied to public comment and said that snow removal will be up to the person who decides to handle that and is not part of this consideration, accessing the flag lot will be a 20 foot wide hard surface drive approach, and that the lot will meet parking requirements of two covered parking and two guest stalls. He also addressed the concern relating to utility placement and said that there is an existing storm drain in the 20 foot neck which has been abandoned and will be removed. Thomas said the intent of the subdivision was to create the buildable lot on the south.

Dave Bromley asked staff to talk about the building process and considerations to accommodate parking, garbage pick up, mail box, etc.

Thomas Irvin replied that once the lot is built it will meet all the requirements of the R-1-8000 zone, the setbacks are similar to the adjacent homes on the block and will be required to maintain their trash cans on their property until pick up day.

Mike Wilcox added that there is no sidewalk in the cul de sac and the dedication goes beyond the back edge of curb to allow for future sidewalks and things of that nature so the mailbox and meters would be within that public right of way. He also said it's not illegal to place your trash can in front of a neighbor's property.

Steven Wrigley asked if the smaller lots will have to have homes versus condos.

Thomas Irvin replied that the zoning will remain unchanged as single family residential. He also answered resident Kevin Harper's question in saying that his legal property lines are not being addressed and will not change.

A motion was made by Cameron Duncan, seconded by LaNiece Davenport, that the Planning Commission determine that preliminary subdivision review for the Jason K Circle Subdivision Amended & Extended located at 182 E 9000 S is substantially complete based on the three findings and subject to the four conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport

Absent: 3 - Ron Mortimer
Craig Kitterman
Jennifer George

Nonvoting: 0

Administrative Business

1. Minutes

[24-452](#) Minutes from November 21, 2024 Meeting

Attachments: [11.21.2024 Minutes \(DRAFT\)](#)

An all in favor motion was made to approve the meeting minutes from 11.21.2024.

2. Sandy City Development Report

[24-451](#) Development Report

Attachments: [12.01.2024 DEV REPORT](#)

3. Director's Report

4. Election of Chair and Vice Chair

David Hart was voted in as Chair and Dave Bromley was voted in as Vice Chair.

Adjournment

An all in favor motion was made by Daniel Schoenfeld 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

File #: 25-015, **Version:** 1

Date: 1/16/2025

Development Report

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
Pending										
90th South Mixed Use Master Plan Amendm	8925 S HARRISON ST	SPR01022025-006902			1.36	RC	David Kelly	3852835285	mwilcox	Fees Due
SWIG - Sandy, UT	10101 S STATE ST	SPR01062025-006903			0.67	CBD	Pranavi Koka - Bowma		mwilcox	Fees Due
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
Band Fire Warehouse	9618 S 500 W	SPR01272023-006477			0.51	ID	Jesse Reynolds		dwheelwright	Open
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
Classic Fun Center	9151 S MONROE ST	SPR06142024-006783			5.12	RC	David Henderson		dwheelwright	Pending
Smith's Altaview Fuel Center	10315 S 1300 E	SPR07202021-006107			0.46	CC	Anderson Wahlen & As	801-913-8406	dwheelwright	Open
MACU Event Cenenter/ SLCO	9575 S STATE ST	SPR09062024-006841			0.24	CBD	Jordan Gray	3582145760	dwheelwright	Pending
Utah HPC - Phase 2	10450 S STATE ST	SPR09062024-006844	09/19/2024		1.34	CBD	Larry Oldham	8015311144	dwheelwright	Pending
Stage Office Storage Building	8238 700 E, 84070	SPR09212022-006407	12/07/2023			BC	Ross Drummond	8015737620	dwheelwright	Open
MedVet Urgent Care - Modified Site Plan Rev	10291 S STATE ST	SPR10022024-006862				CBD	Michelle Martin		sstringham	Pending
Under Review										
WM Fuel #5235 Sandy, UT	9081 S QUARRY BEND DR	SPR03112022-006282	01/03/2023			SD(X)	Ryan Alvarez		dwheelwright	Under Review
The Orchards at Dimple Dell	10216 S DIMPLE DELL RD	SPR03262024-006738	05/01/2024		5.80	R-1-10	Brett Lovell	8017064693	tirvin	Final 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
Willow Creek Country Club - Maintenance A	8505 S WILLOW CREEK DR	SPR05172024-006771	12/19/2024		11.09	OS	James B Glascock		dwheelwright	Final 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
Wasatch Pain Solutions	1420 E SEGO LILY DR	SPR10072024-006865			0.66	CC	Robert Howell		dwheelwright	Preliminary Review
Kuwahara Wholesale	8575 STATE ST, 84070	SPR10162023-006639				SD(FM-HS)	Alex Kuwahara	8016916592	tirvin	Preliminary 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
OneTen Apartments	109 W 11000 S	SPR10242022-006427	08/18/2023		2.84	CBD	Corey Solum		mwilcox	Final Review
Intermountain South Sandy Clinic Expansion	955 E 11400 S	SPR11132024-006886			2.40	PO	Gerrit Timmerman	8015586015	dwheelwright	Final Review
90th South C-Store	694 W 9000 S	SPR12172024-006901			3.38	RC	Thomas Hunt	8016644724	dwheelwright	Preliminary 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
Sandy City Fire Station #31	9295 S MONROE ST	SPR02132024-006711	04/19/2024			RC	Ryan McConaghie		mwilcox	Resubmit
Quick Quack Car Wash	7708-7720 S 700 E	SPR05142024-006769				CN	Hailey Peterson		tirvin	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
Office Building at 11000 South	65 E 11000 S	SPR09202023-006624			0.18	LC	Alta Construction		dwheelwright	Resubmit
Casa Brazil Market	8671 S STATE ST	SPR11112024-006884			0.22	CN(HSN)	Patricia Jacobs	8017358513	dwheelwright	Resubmit
Smith's 153 Fuel Center	10305 S 1300 E	SPR11112024-006885			10.38	CC	AWA - Jalaine Gibson	8018970849	dwheelwright	Resubmit
Hansen Warehouse Modified	9127 S 255 W	SPR11142024-006887			1.31	RC	Reid Wintersteen	6083862723	dwheelwright	Resubmit
Red Sky Apartments	10145 S CENTENNIAL PKWY	SPR12062022-006452	05/08/2023		1.45	CBD	Corey Solum		mwilcox	Resubmit
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
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

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
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 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
Medically Vulnerable Peoples Program (MVP)	8955 S HARRISON ST	SPR08282024-006825			1.50	RC	Shasta Galyon	9079038553	manderson	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		8.07	PO	Greg Miles		dwheelwright	Complete
Waterford School Sports Field and Parking Area	9502 1700 E, 84092	SPR03022023-006493	05/26/2023			PO	Greg Miles		dwheelwright	Complete
School Yard Phase 3	11020 S STATE ST	SPR04222021-006032	09/20/2021		3.07	CBD	Jake Tate	801-910-5340	dwheelwright	Complete
Camp Bow Wow Sandy	9495 S 700 E	SPR05112021-006049	04/13/2022			CC	JarNel, Inc. DBA: Can	801-860-2085	dwheelwright	Complete
Kelly Lund Mechanical Addition	415 W 9800 S	SPR05122021-006050	06/17/2021		0.47	RD	Kelly Lund	801-300-3906	dwheelwright	Complete
Dimple Dell Park - Lone Peak Trailhead	10042 S 700 E	SPR05132022-006322	08/25/2022		4.05	OS	Dan Sonntag		tirvin	Complete
TrenzOil	9750 S 700 E	SPR05272022-006335	10/27/2022		0.65	CN	Jonathan Flores		dwheelwright	Complete
Sandy Lease Building	9492 S HIGHLAND	SPR06112021-006073	09/02/2021			SD(Magna)	Brandon Lundeen	801-347-2369	dwheelwright	Complete
GSL Production Facility	8626 S SANDY	SPR06112021-006074	02/02/2022			CR-PUD	Carl Greene	801-641-3894	dwheelwright	Complete
Jacksons C Store 191	1295 E 10600 S	SPR06162021-006076	09/20/2021		0.59	CC	Michael Sroufe	8017693013	dwheelwright	Complete
Bout Time Pub & Grub Patio Addition	31 W 10600 S	SPR06162021-006077	09/07/2021			AM	Russ Naylor	8012432727	dwheelwright	Complete
Ken Garff Hyundai Southtowne Remodel	10770 S AUTO MALL	SPR06182021-006078	07/09/2021			AM	Kirk Randall	8014036847	dwheelwright	Complete
Raising Cane's	10986 S STATE	SPR06182021-006079	09/22/2021			AM	LuAron Foster		dwheelwright	Complete
Sandy City - Gold Star Family Monument	10000 S CENTENNIAL PKWY	SPR06212022-006350			7.04	CBD-O	Chris McCandless		bbohlander	Complete
Challenger School Site Plan	10670 S 700 E	SPR06242021-006084	06/24/2021		5.45	CN	Matt Cooper	8019107439	dwheelwright	Complete
The Orchard at Farnsworth Farms	11237 S FARNSWORTH	SPR06282021-006089	10/12/2021			PUD(10)	Joe Salisbury		tirvin	Complete

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
Prime Insurance Storage Bldg/Site	8722 S HARRISON	SPR07092021-006099	12/02/2021			RC	Sean Bujold		dwheelwright	Complete
Comcast Sandy Utah	9602 S 300 W	SPR07122021-006101	07/26/2021		5.49	RD	Ed Pugsley	801-815-7363	dwheelwright	Complete
Zions Bank Sandy/Southtowne	125 W 10600 S	SPR07272022-006367	05/08/2023		1.14	AM	Angelica Fierro		dwheelwright	Complete
Sandy Public Works Fuel Island	8775 S 700 W	SPR07272022-006369	08/25/2022		16.92	ID	Paul Browning		dwheelwright	Complete
RT & CL Investment Properties	9580 S 500 W	SPR07282022-006370	10/27/2022		1.00	ID	Chris Liddell	8018705841	dwheelwright	Complete
Sage Vet Clinic	8590 S 1300 E	SPR07292021-006115	01/20/2022		0.48	CN	Frederick Halupka	801-244-7908	dwheelwright	Complete
Maverik	10640 S HOLIDAY PARK	SPR07292021-006116	08/05/2021			AM	Robert Poirier	801-450-0189	dwheelwright	Complete
Alta Canyon Pickleball Courts	9565 S HIGHLAND DR	SPR07302021-006118	07/30/2021		1.51	OS	Dan Medina		tirvin	Complete
Beehive Academy - Shopko Site	2165 E 9400 S	SPR08312021-006140	12/16/2021		9.18	CN	PACE CM - Tyler Bodt	801-725-7337	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
McDonald's	9346 S 700 E	SPR12162021-006226	03/25/2022		0.79	CC	Darrin Perkes	8018154227	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
Myers-Long Lot Line Adjustment	3035 E HIDDENWOOD DR	SUB05192024-006772			0.71	PUD(1.62)	David Myers	5102195349	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
Smith's Altaview SUB	10315 S 1300 E	SUB07202021-006108	09/23/2021	4.00	0.46	CC	Anderson Wahlen & As		dwheelwright	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
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
8600 S. 700 E. Consolidation	8600 S 700 E	SUB11022024-006882			0.18	BC	Myron McDonald		tirvin	Received
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
OneTen Apartments	109 W 11000 S	SUB03292023-006511	08/18/2023	1.00	2.84	CBD	Corey Solum		mwilcox	Final 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 AMENDED	8644 S HARVARD PARK DR	SUB06132024-006782	11/05/2024	2.00		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
Alta Canyon 2 Subdivision	9855 S 3100 E	SUB07132023-006568	07/12/2024	4.00	1.79	R-1-15	Dana Conway	8018914880	tirvin	Final 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
Kuwahara Wholesale	8575 STATE ST, 84070	SUB10162023-006638		1.00		SD(FM-HS	Alex Kuwahara	8016916592	tirvin	Under Review
The Meadows at Cy Road	8777 S 700 E	SUB10162024-006871		33.00	4.32	PUD(10)	Brad Reynolds Constr		tirvin	Preliminary Review
School Yard Subdivision Amended	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										
Little Cottonwood Estates (aka Alana Meadow	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 Condomin	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
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	12/20/2024	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
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
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
9272 Office Condominiums	9272 S 700 E	SUB08212024-006814			3.03	CC	Brook Hintze	8018601515	tirvin	Resubmit

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
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				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
Fox Hollow Plat Amendment	9476 S FOX CIR	SUB10142024-006868		1.00	0.22	R-1-8	Craig Lawrence	8015732516	tirvin	Resubmit
Classic Fun Center	9151 S MONROE ST	SUB10262024-006878		2.00	5.12	RC	David Henderson	8016084007	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
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
Alta Park Subdivision	11190 S 1000 E	SUB05072024-006766	07/02/2024	4.00		R-1-8	Hayley Pratt, Castlewo	407-617-0698	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
Brand Estates Subdivision	285 E 11000 S	SUB10112022-006417	08/31/2023	12.00	4.46	R-1-15	Kyle Denos	8017937660	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										
Somerset Villas	625 E 8100 S	SUB04042022-006297	07/27/2022	6.00		RM(12)	Clayton Homes, Inc.	8018599995	tirvin	Complete
Wild Goose Estates	2570 E 10000 S	SUB05112021-006048	05/11/2021	7.00		R-1-20A	Josh Kasteler	8016942322	tirvin	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
Lot 206 Pepperwood Creek Phase 2	10909 SECRET VIEW RD, 84092	SUB07162021-006105	11/19/2021	1.00		PUD(1.62)	Logan Locke		tirvin	Complete
Pepperwood 11E	2 S BENTWOOD LN	SUB08022021-006119	08/02/2021		0.32	PUD(1.62)	Dave Bromley	801-230-3842	tirvin	Complete