



Sandy City, Utah

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

Meeting Agenda

Planning Commission

Joe Baker
Dave Bromley
Monica Collard
Ron Mortimer
Cyndi Sharkey
Cory Shupe
Jamie Tsandes
Michael Christopherson (Alternate)
Jeff Lovell (Alternate)

Thursday, July 5, 2018

6:15 PM

Council Chambers

Meeting procedures are found at the end of this agenda.

Voting Roll Call

4:00 PM FIELD TRIP

1. [18-251](#) Field Trip for July 5, 2018

Attachments: [070518](#)

5:15 PM EXECUTIVE SESSION

Cairns Design Standards Review

6:15 PM REGULAR SESSION

Roll Call

Welcome

Pledge of Allegiance

Introductions

Public Hearings

2. [CUP-06-18-5436](#) Quantum Health and Fitness
8734 S. 700 E. STE 250
Historic Sandy, Community #4

Attachments: [Staff Report.pdf](#)
3. [CUP-06-18-5431](#) Simashov Accessory Structure
10911 S. Bowden St.
Crescent, Community #11

Attachments: [Staff Report.pdf](#)
4. [MISC-06-18-5430](#) Partial Street Vacation of 10080 South
2,902 Square Foot Street Vacation
South Town, Community #9

Attachments: [Staff Report II.pdf](#)
5. [SUB-06-18-5438](#) Pepperwood Creek Phase 5 Reconsideration of Conditions
3000 E. Hiddenwood Dr.
The Dell, Community #29

Attachments: [Staff Report signed](#)
[2016 PC minutes](#)
6. [SUB-05-18-5413](#) 700 East and Pioneer Subdivision (Preliminary Review)
8506 S. 700 E.
Sandy Woods, Community #3

Attachments: [Staff Report signed](#)
[Prelim Plat](#)
7. [SPR-01-18-5341](#) Synergy Canyons Industrial Flex Space Project
9150 S. 500 W. Street
Civic Center, Community #2

Attachments: [Staff Report .docx-pdf.pdf](#)
[Synergy Canyons Site Plan.pdf](#)
8. [SUB-01-18-5342](#) Synergy Canyons Commercial Subdivision (Preliminary Review)
9150 S. 500 W. Street
Civic Center, Community #2

Attachments: [Staff Report.pdf](#)
[Plat map.pdf](#)

Administrative Business

9. [18-252](#) Minutes of June 21, 2018 Planning Commission meeting

Attachments: [PC06-21-2018.pdf](#)

10. [18-242](#) Voting for Chair and Vice Chair

Sandy City Development Report

Director's Report

Adjournment

Meeting Procedure

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

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

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

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



Sandy City, Utah

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

Staff Report

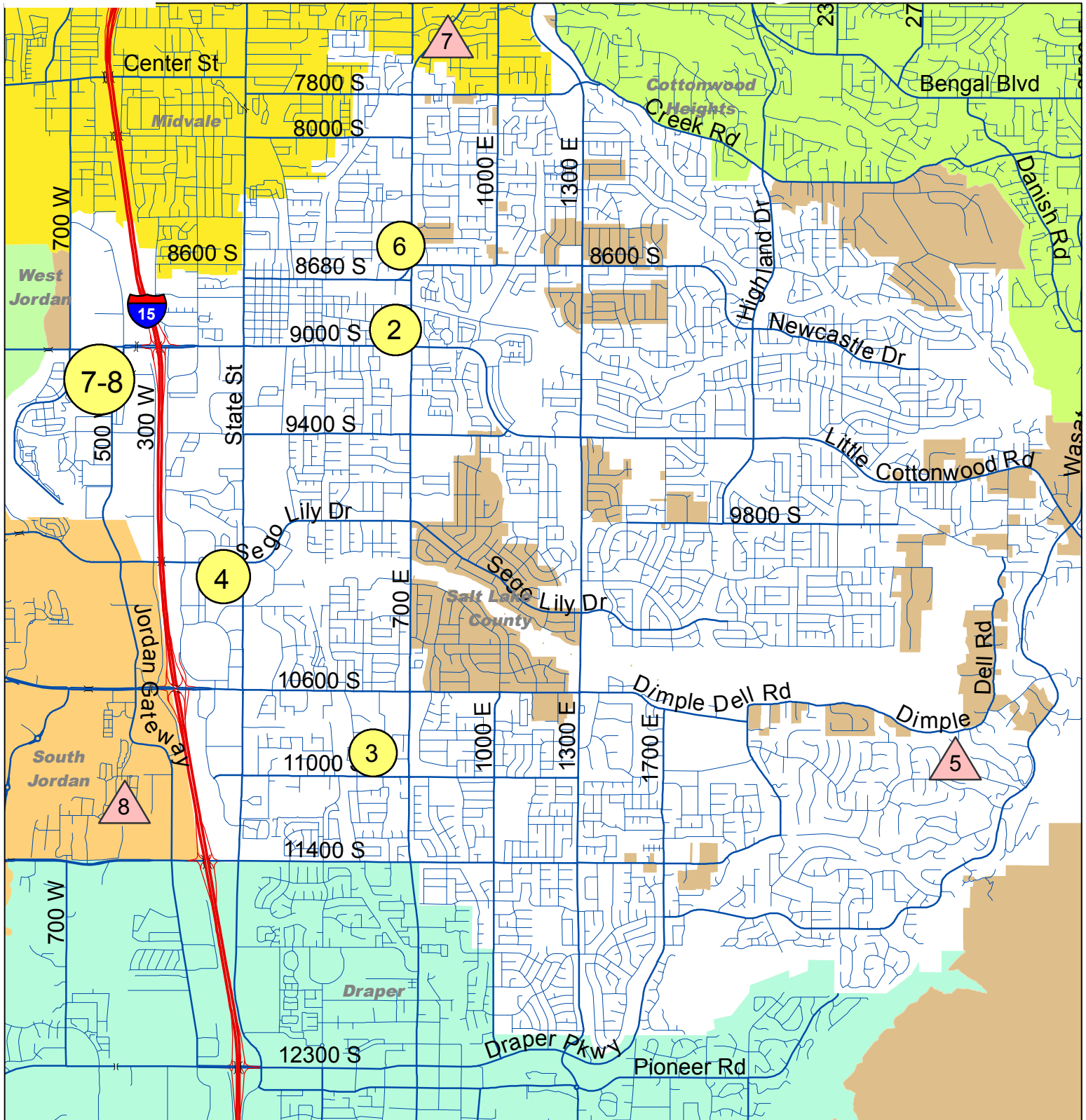
File #: 18-251, **Version:** 1

Date: 7/5/2018

Field Trip for July 5, 2018

Planning Commission Field Trip

July 5, 2018



Legend



Locations to visit individually,
with agenda item number



Locations to be visited on tour,
with agenda item number

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

0 0.5 1 5 of 108 2 Miles



PRODUCED BY THE
COMMUNITY DEVELOPMENT DEPARTMENT



Staff Report

File #: CUP-06-18-5436,
Version: 1

Date: 7/5/2018

Agenda Item Title:

Quantum Health and Fitness
8734 S. 700 E. STE 250
Historic Sandy, Community #4

Presenter:

Wade Sanner

Description/Background:

The applicant, Katherin Miner, is requesting a conditional use permit to operate a massage therapy business on the property located at 8734 South 700 East STE 250.

Fiscal Impact:

Further action to be taken:

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission approve a Conditional Use Permit for Katherin Miner of Quantum Health and Fitness to operate a massage therapy business on the property on the property located at 8734 South 700 East STE 250. This is based on the following findings and conditions:

Findings

1. The proposed use meets the intent of the BC zone district as outlined in Section 15A-04-11.I of the Sandy City Land Development Code
2. The applicant understands and is willing to comply with the Sandy City Land Development Code and conditions of approval.

Conditions

1. That the applicant complies with all Building & Safety, and Fire & Life Codes.
2. That the applicant be responsible for meeting all provisions of the Sandy City Land Development Code, and all conditions of approval imposed by the Planning Commission.
3. That the applicant obtain a Sandy City business license.
4. That this Conditional Use Permit be reviewed upon legitimate complaint.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

July 5, 2018

To: Planning Commission
From: Community Development Department
Subject: Quantum Health and Fitness
8734 S. 700 E. STE 250
(Historic Sandy, Community #4)

CUP-06-18-5436
Zoned BC

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

PROPERTY CASE HISTORY	
Case Number	Case Summary
CUP#87-5	A-1 Quality Glass, auto glass shop in SD(BC) zone. Approved by PC
SPR#91-20	McDonald Plumbing Supply site construction and exterior remodel. Approved by PC
CUP-12-14-4007	The Dog Zone. CUP to operate a dog store/kennel in BC Zone. Approved by PC

DESCRIPTION OF REQUEST

The applicant, Katherin Miner, is requesting a conditional use permit to operate a massage therapy business on the property located at 8734 South 700 East STE 250. The subject property is 2.26 acres (98,446 square feet) and is located in the Boulevard Commercial (BC) zone. Properties to the north and south along 700 East are commercial properties zoned BC. Properties to the west and southwest are single-family and multi-family homes zoned RM(12).

The applicant is a certified medical massage therapist, specializing in rehabilitation from sports injuries, post-surgical, and myofascial tissue re-alignment. The applicant is also a certified personal trainer who utilizes exercise in addition to massage therapy. The applicant's clients are referred to them by doctors and surgeons (*See Exhibit #1 – Application Material*).

ANALYSIS

Per section 15A-04-11.I of the Sandy City Land Development Code, the purpose of the BC zone district is to provide guidelines for the development of properties fronting on to 700 East north of 9000 South. The intent of the zone is to allow a selective variety of uses within a planned commercial center in a manner that will contribute to efficient traffic flow and architectural elements compatible with adjoining residential neighborhoods.

The proposed use would be classified as commercial retail sales and services. Per Section 15A-08-02.B of the Sandy City Land Development Code, commercial retail sales and services land uses require a conditional use in the BC zone district. The applicant's business primarily deals with sports related injuries and rehabilitation from accidents.

NOTICE

A neighborhood meeting was held on Tuesday, June 26, 2018. No neighbors attended the meeting. Notices were mailed to property owners within a 500-foot radius of the subject parcels in advance of the Planning Commission meeting.

STAFF CONCERNS

Staff has no concerns with the application.

COMPLIANCE WITH SECTION 15A-33-04

Staff response in *italics*.

Conditions. In order to achieve compliance with the standards set forth herein, the City may impose conditions, which address standards 15A-33-03 "A" to "O", as contained in the Sandy City Development Code. This proposed conditional use meets or satisfies all of Conditions "A" through "O", except the following conditions, which merit discussion or additional consideration by the Planning Commission:

B. Proposed site ingress and egress to existing and proposed roads and streets.
Access to the site will utilize the existing curb cut on to 700 East and utilize existing parking (See Exhibit #2 – Conditions Map).

I. Fencing, screening and landscape treatments, and other features designed to increase the attractiveness and safety of the site and protect adjoining property owners from noise, visual and other impacts.
The proposed tenant space is separated from adjacent residential properties to the west by 100 feet. In addition, there is a commercial building between the property and commercial space. This should provide ample separation from adjacent residential properties.

O. Such other conditions determined reasonable and necessary by the City to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this Code.
That the applicant complies with all Building & Safety, and Fire & Life Codes.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve a Conditional Use Permit for Katherin Miner of Quantum Health and Fitness to operate a massage therapy business on the property on the property located at 8734 South 700 East STE 250. This is based on the following findings and conditions:

Findings

1. The proposed use meets the intent of the BC zone district as outlined in Section 15A-04-11.I of the Sandy City Land Development Code
2. The applicant understands and is willing to comply with the Sandy City Land Development Code and conditions of approval.

Conditions

1. That the applicant complies with all Building & Safety, and Fire & Life Codes.
2. That the applicant be responsible for meeting all provisions of the Sandy City Land Development Code, and all conditions of approval imposed by the Planning Commission.
3. That the applicant obtain a Sandy City business license.
4. That this Conditional Use Permit be reviewed upon legitimate complaint.

Planner: _____



Reviewed by: _____



Wade Sanner, Planner

File Name: SA\USERS\PLN\STAFFRPT\2018\CUP-06-18-5428 Quantum Health and Fitness

Exhibit #1 – Application Materials

June 21st, 2018

To: Wade Sanner

From: Katherin Miner

Quantum Health & Fitness, LLC

8734 S. 700 E. Ste 250

Sandy, Utah 84070

801-529-6315

Wade,

This letter is to inform you of my business practice. I am currently the sole owner and practitioner for my business, I do not have employees or contractors working with me. I am a medical massage therapist, specializing in rehabilitation from sports injuries, post-surgical, and myofascial tissue re-alignment. I am also a certified personal trainer, where I utilize exercise as corrective treatment in addition to massage therapy. My work is not palliative care, rather, outcome based. I have doctors and surgeons who refer their patients to me for my corrective care techniques. I bill automobile insurance claims for patients who have been injured in accidents, and refer with Attorney's to protect the rights of the injured patients.

In addition, I previously had a business in sandy for 7 years, named Quantum Healing Arts, that was highly respected in the community, and I closed it in 2014 for my own health reasons. My business reputation in Sandy is held with high regards.

Sincerely,

Katherin Miner, LMT CPT

Exhibit #2 – Conditions Map

Building Separation

8680 S

620 E

E 700

Access to the site
will utilize the
existing curb
cuts on to 700 E.

There is a 100' separation
between the proposed
tenant space and adjacent
residential properties.

0 25 50 100 150 200 Feet





Staff Report

File #: CUP-06-18-5431,
Version: 1

Date: 7/5/2018

Agenda Item Title:

Simashov Accessory Strucrue
10911 S. Bowden St.
Crescent, Community #11

Presenter:

Wade Sanner

Description/Background:

The applicant, Vladimir Simashov, is requesting a setback waiver to allow for an accessory structure on the property located at 10911 South Bowden Street.

Fiscal Impact:

Further action to be taken:

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission approve a Conditional Use Permit for Vladimir Simashov to allow a 4-foot setback waiver in order to construct a detached garage 3 feet from the property line, on the property located at 10911 South Bowden Street. This is based on the following findings and conditions:

Findings

1. The proposed use meets the intent of the accessory structure section of the Sandy City Land Development Code.
2. The applicant understands and is willing to comply with the Sandy City Land Development Code and conditions of approval.

Conditions

1. That the applicant complies with all Building & Safety, and Fire & Life Codes.
2. That the applicant be responsible for meeting all provisions of the Sandy City Land Development Code, and all conditions of approval imposed by the Planning Commission.
3. That this Conditional Use Permit be reviewed upon legitimate complaint.
4. That if a Home Occupation business take place in the accessory structure, a separate Conditional Use Permit be acquired by the property owner.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

July 5, 2018

To: Planning Commission
From: Community Development Department
Subject: Simashov Accessory Structure
10911 S. Bowden St.
(Crescent, Community #11)

CUP-06-18-5431
Zoned R-1-20A

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

PROPERTY CASE HISTORY	
Case Number	Case Summary
	None

DESCRIPTION OF REQUEST

The applicant, Vladimir Simashov, is requesting a setback waiver to allow for an accessory structure on the property located at 10911 South Bowden Street. The property is 0.46 acres (20,038 square feet), and located in the R-1-20A zone district. Properties to the north, south, and west are single-family homes zoned R-1-20A. Properties to the east are single-family homes zoned SD(R-1-8) PUD.

The applicant is proposing to construct a detached garage on the southeast corner of the property (See Exhibit #1 – Application Materials). The proposed structure will be 1,500 square feet (50' x 30') and be 20 feet in height. The proposed garage will match the exterior of the home with brown stucco, decorative rocks, and brown garage door. The size and scale of the proposed structure does NOT require a conditional use permit. However, structures exceeding 15 feet in height require an additional setback of one foot, per every foot in height past the 2-foot setback minimum. Thus, a 20-foot high structure requires a 7-foot setback minimum from the rear and side yards. The applicant is requesting that the minimum setback of 7 feet be waived to a 3-foot setback on the side (south) property line and rear (east) property line. The detached garage will be used to park a camp trailer.

ANALYSIS

The property is zoned R-1-20A, and is 20,038 square feet. Per Section 15A-11-02.A.1 the minimum setbacks for a detached accessory structure is 2 feet from the rear and side property lines. Further, per Section 15A-11-02.A.3 (a) of the Sandy City Land Development Code, allows for properties that are zoned R-1-15 or larger are allowed a maximum height of 20 feet. In addition, per Section 15A-11-02.A.3 (b) of the Sandy City Land Development Code, detached garages exceeding 15 feet in height shall increase the minimum setback one foot for each one foot of additional height up to the minimum setback. The Planning Commission through a Conditional Use Permit process may waive this requirement.

The minimum setback for the detached garage is 7 feet from the property line: 2 feet minimum, plus an additional 5 feet for each foot over 15 feet. The applicant is requesting a 4-foot setback waiver to allow the detached garage to be 3 feet from the rear and side yards.

A ten-foot utility easement runs along the rear (east) property line. The proposed structure will be built within this easement. The applicant has obtained easement letters from the affected utility companies. No easement exists along the side (south) property line.

There is a 2 to 4 foot grade change from the home to the east to the proposed garage (*See Exhibit #2 – Topographic/Distance Map*). The proposed garage will sit lower than the adjacent property to the east. The proposed garage will be 23 feet from the existing home to the south allowing significant distance between the structure and the home on the adjacent property.

NOTICE

A neighborhood meeting was held on Wednesday, June 21, 2018. Two neighbors attended the meeting (*See Exhibit #3 – Neighborhood Meeting Summary*). Neighbors expressed support of the garage, but were concerned if a future home occupation would utilize the garage. Notices were mailed to property owners within a 500-foot radius of the subject parcels in advance of the Planning Commission meeting.

STAFF CONCERNS

Staff is concerned with the potential of the structure to be imposing to the adjacent neighbors due to the height of the structure. However, there is a 2 to 4 foot grade change to the properties to the east. The grade change will allow some buffer to the properties to the east. The home to the south is 23 feet from the applicant's property line allowing significant distance between the structure and the home on the adjacent property.

Neighbors have expressed concerns with the potential of a Home Occupation being located in the accessory structure. Per Section 15A-11-05.F.6 home occupations not conducted within a home must acquire a conditional use permit. Home occupations that take place in accessory structures are limited to 200 square feet of the garage, or in the alternative, no more than 50 percent of the total floor space, whichever is greater.

COMPLIANCE WITH SECTION 15A-33-04

Staff response in *italics*.

Conditions. In order to achieve compliance with the standards set forth herein, the City may impose conditions, which address standards 15A-33-03 “A” to “O”, as contained in the Sandy City Development Code. This proposed conditional use meets or satisfies all of Conditions “A” through “O”, except the following conditions, which merit discussion or additional consideration by the Planning Commission:

A. Size, configuration and location of the site and proposed site plan layout.

The location of the detached garage will be 3 feet from the property line and 20 feet in height. The proposed garage will be 23 feet from the home to the south. The garage will sit 2 to 4 feet below the grade of the property to the east.

B. Proposed site ingress and egress to existing and proposed roads and streets.

Access to the garage will utilize the existing curb cut to the west on to Bowden Street.

F. Mass, size, number, location, design, exterior features, materials, colors of buildings, structures and other facilities.

The proposed detached garage will match the existing home including: building materials, colors, roof pitch, and overall design of the home.

I. Fencing, screening and landscaping treatments and other features designed to increase the attractiveness and safety of the site and protect adjoining property owners from noise, visual, and other impacts.

To help screen the 20-foot tall-detached garage from the property to the east, there is a 2 to 4 foot grade change from the home to the east. The distance from the home to the south is 23 feet.

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

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve a Conditional Use Permit for Vladimir Simashov to allow a 4-foot setback waiver in order to construct a detached garage 3 feet from the property line, on the property located at 10911 South Bowden Street. This is based on the following findings and conditions:

Findings

1. The proposed use meets the intent of the accessory structure section of the Sandy City Land Development Code.
2. The applicant understands and is willing to comply with the Sandy City Land Development Code and conditions of approval.

Conditions

1. That the applicant complies with all Building & Safety, and Fire & Life Codes.
2. That the applicant be responsible for meeting all provisions of the Sandy City Land Development Code, and all conditions of approval imposed by the Planning Commission.
3. That this Conditional Use Permit be reviewed upon legitimate complaint.
4. That if a Home Occupation business take place in the accessory structure, a separate Conditional Use Permit be acquired by the property owner.

Planner: _____



Reviewed by: _____



Wade Sanner, Planner

File Name: SA\USERS\PLN\STAFF\PT\2018\CUP-06-18-5429 Simashov Accessory Structure

Exhibit #1 – Application Materials

Vladimir Simashov
10911 S Bowden Street
Sandy, UT 84070
simashovfamily@msn.com
Cell: 801-815-7455

Planning Commission
Community Development
10000 Centennial Parkway
Sandy, Utah 84070

6/6/2018

LETTER DESCRIBING THE PROPOSED CONDITIONAL USE

I want to build a detached garage on the East – South corner of my property. My property lot is not square, and the southern property line is across.

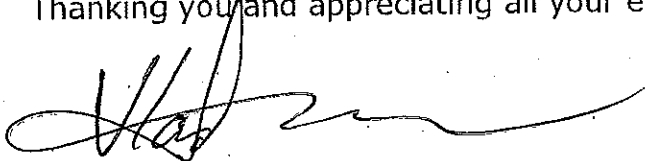
Based on the size of the future garage the setback should be 7'. Because of the angle of southern property line I can't meet 7' setback requirement. At the same time I can't shift my garage to the North because of existing landscaping, concrete driveway, sprinkler lines, etc..

The neighboring house on the South is 20' away from the property line. The neighboring two houses on the East (behind my backyard) elevation is 2-3' higher than my property elevation. So, my garage wouldn't be imposing to them.

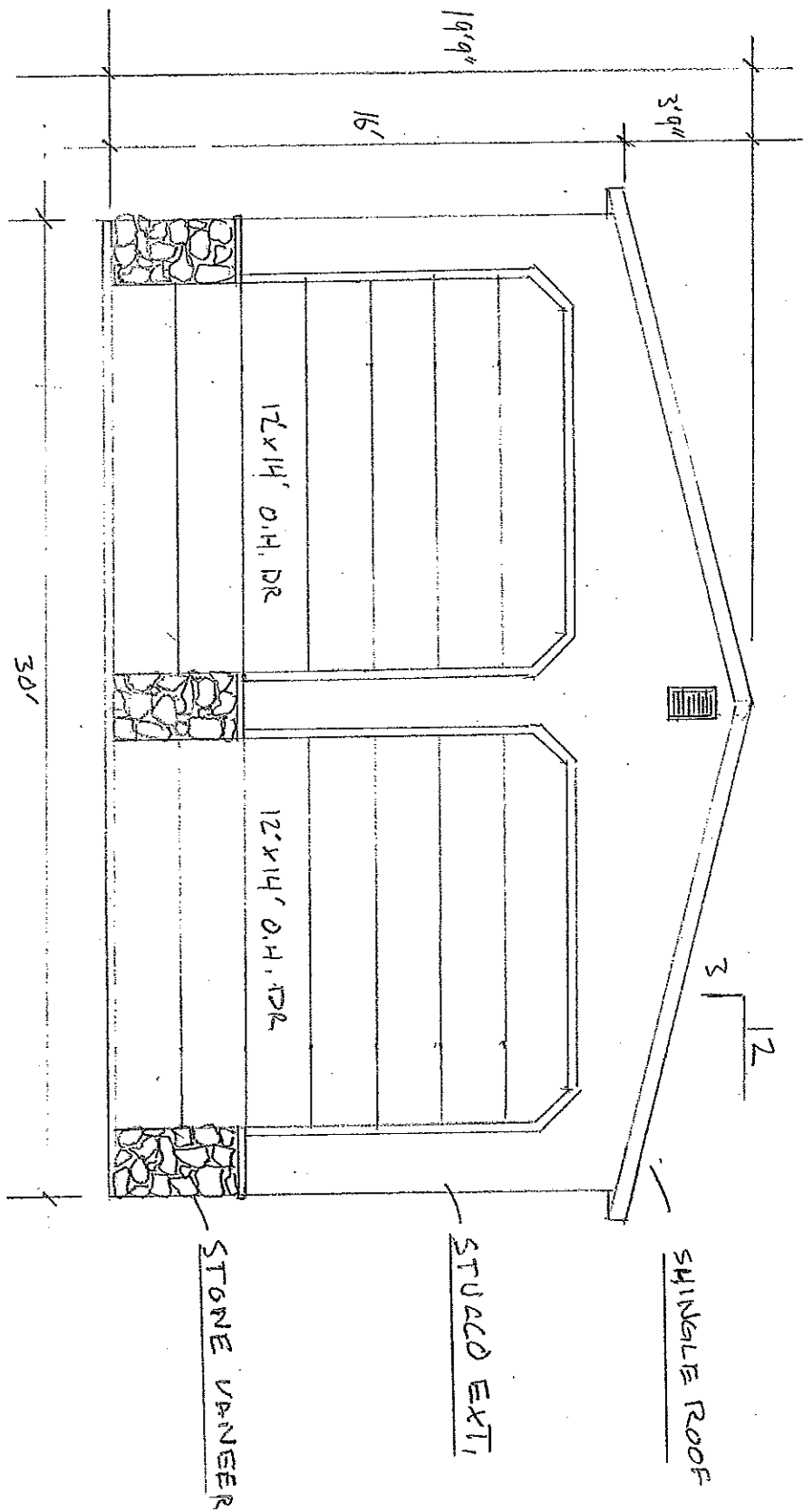
The garage will be 50' x 30', and 20' in height. It has to be that size to be able to fit the camper of 43' 10" in length. The color of exterior will match my existing house – the same mocha brown stucco and the same decorative rocks, and the same dark brown color garage doors.

Please approve my Conditional Use Permit Request to reduce allowed setback for my future garage.

Thanking you and appreciating all your effort,



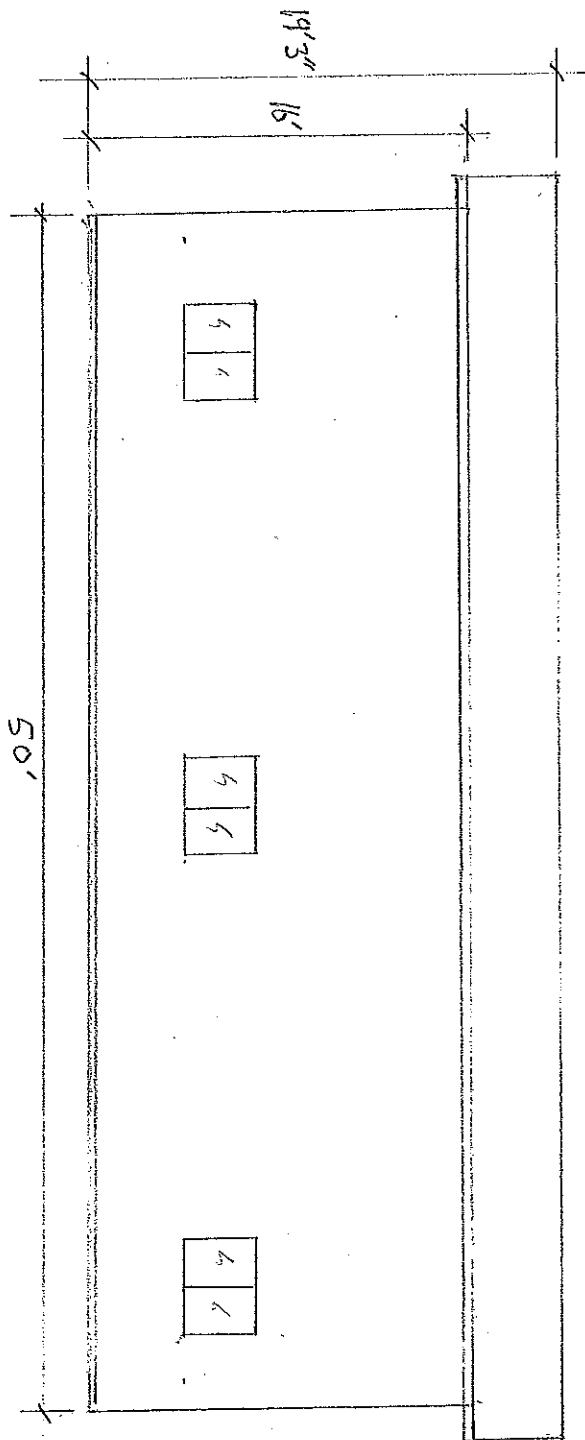
Vladimir Simashov

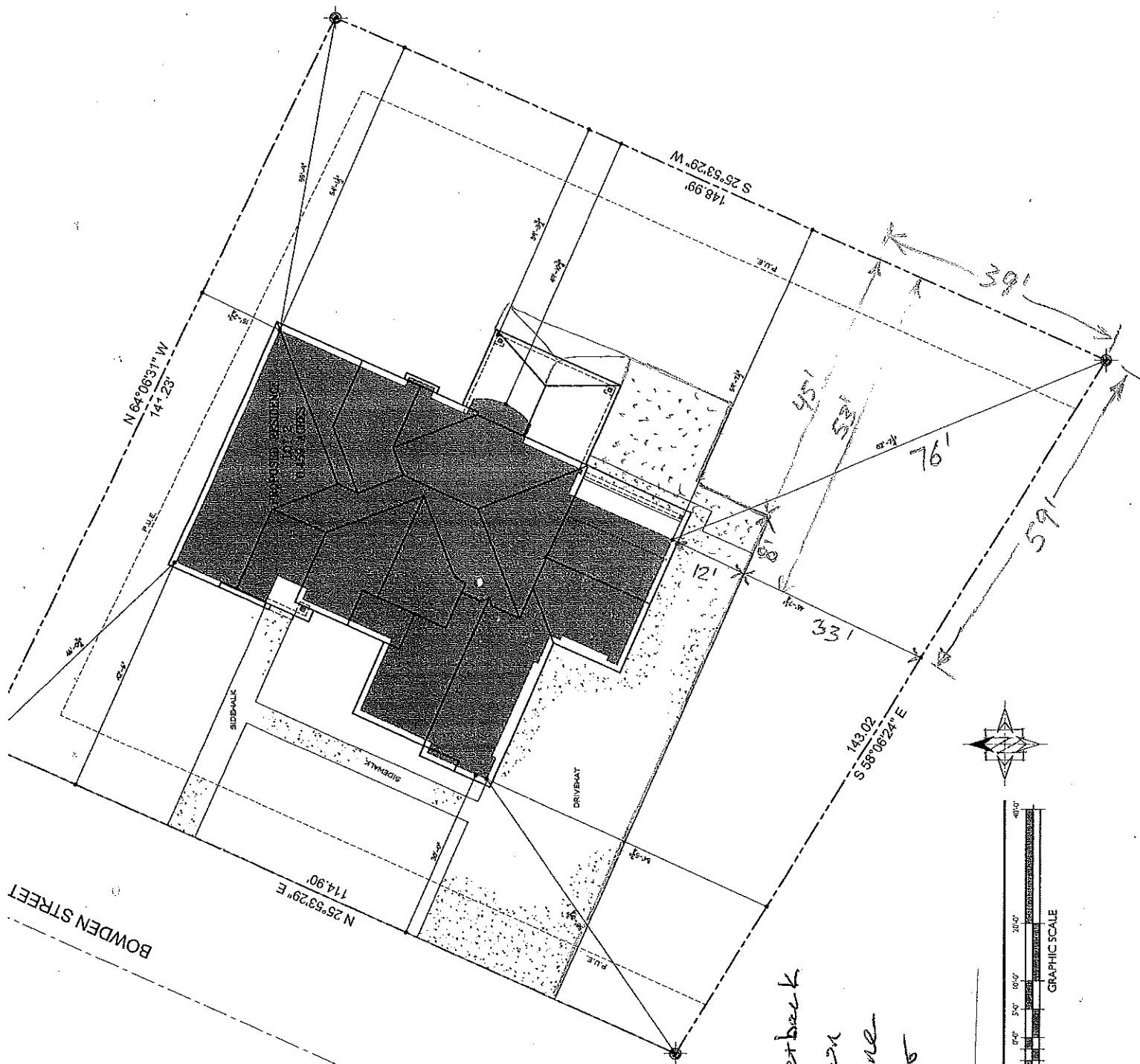


3/16" = 1'-0"

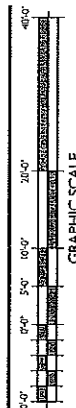
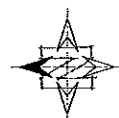
FRONT ELEVATION

1/8" = 1'-0"
 SIDE ELEVATION





-3' overall setback
 waives down
 property line
 -3' from rear



GRAPHIC SCALE

ITE PLAN

1/8" = 1'-0"

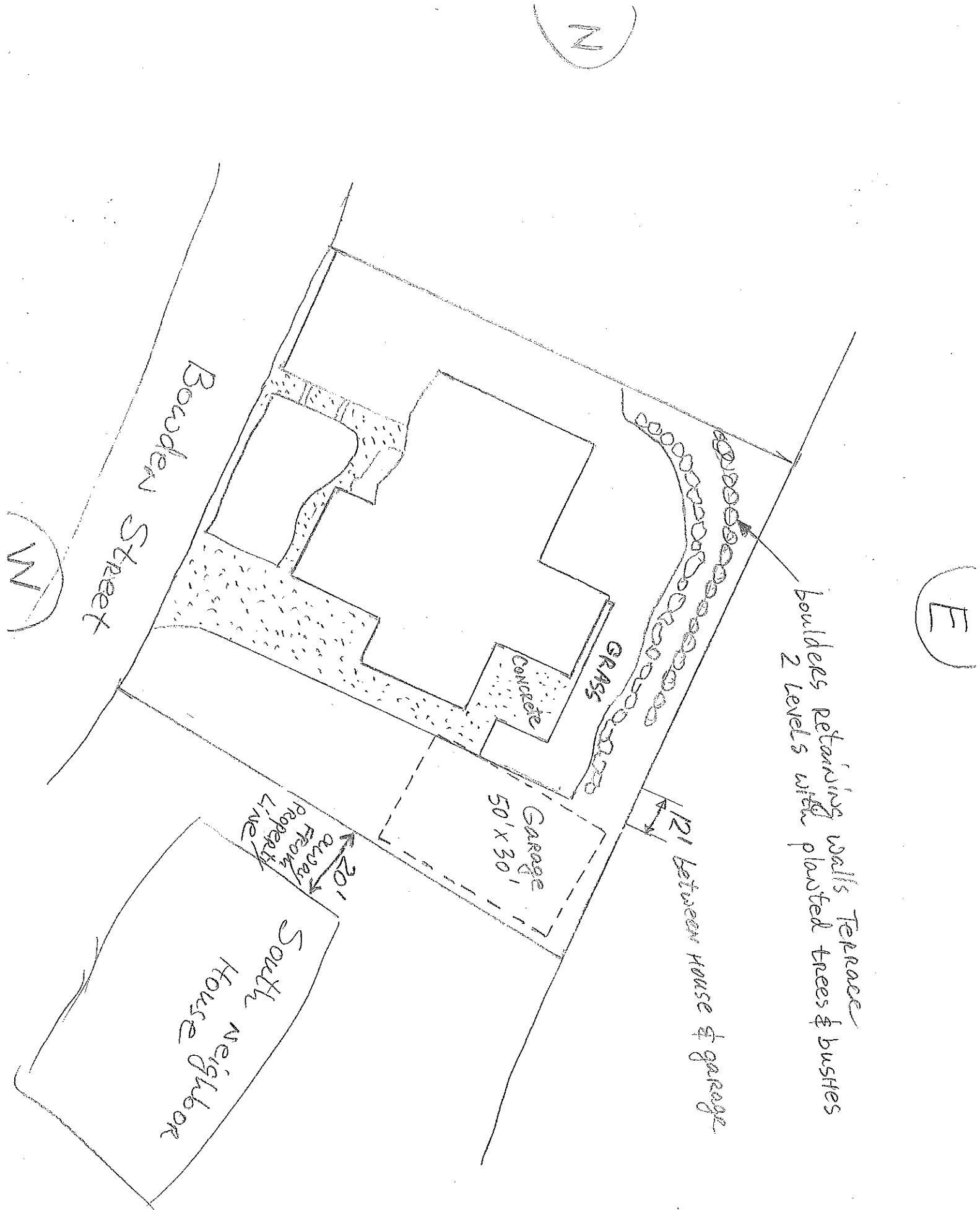


Exhibit #2 – Topographic/Distance Map

Topography/Distance Map



Exhibit #3 – Neighborhood Meeting Summary



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

Community #11 Meeting Summary

Date: Wednesday, 6/20/18

Location: Sandy City Hall

Community #/Name: 25, The Bluff

Community Coordinator: Brian Noel

Project Name: Simashov Accessory Structure

Number of Attendees: 2

Applicants: Vladimir Simashov

Number of Invitees: 68 Properties

Length of Meeting: 30 minutes

Notice Radius: 500 ft.

Project Description: Applicant's intent is to seek a setback waiver of 4 feet (total setback is proposed at 3 feet) from the rear and side yards for a future detached garage.

Community Comments:

1. What is the height of the structure? 19'9"
2. What is the reason for the request? The applicant responded that: The reason for request is to park motor home, storage, and increase value of home, and that he will do landscaping with the construction as well.
3. Are you using the detached garage for a home occupation business? The applicant responded: "No".
4. Are you planning to have lighting on the rear of structure, or any new lighting in to the neighbor's yard? The applicant responded: "No".
5. A neighbor requested to look over the renderings of the proposed garage, which staff provided.
6. Will it look like existing home? The applicant responded: That the detached garage will match the existing home in design and color.
7. Could the detached garage ever be used for a Home Occupation? Staff read Section 15A-11-05 of the Sandy City Land Development Code.
8. Question about retirement community vacant lot at the corner of 11000 S. and 700 E.
9. Neighbors expressed support of the project.



Staff Report

File #: MISC-06-18-5430,
Version: 1

Date: 7/5/2018

Agenda Item Title:

Partial Street Vacation of 10080 South
(2,902 square foot street vacation)
South Town, Community #9

Presenter:

Wade Sanner

Description/Background:

The applicant, Nick Duerksen Sandy City Economic Development Director, is requesting a partial street vacation of 10080 South. If vacated, a portion of 10080 South could then be transferred to the two adjacent properties to the south (Parcel #: 27-12-476-035-0000 and Parcel #: 27-13-226-010-0000)

Fiscal Impact:

Further action to be taken:

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the partial street right-of-way vacation of a portion of 100800 South Street as shown in the attached exhibits, based on the following findings and subject to the following conditions of approval:

FINDINGS

1. The partial street vacation action by the City will transfer the ownership of the subject property to the abutting property owners who will use the area in future development of the property, or agree to own and maintain the property. Therefore, good cause for the action exists.
2. That there is neither material injury to either the public interest nor any person by the requested vacation.
3. Staff has not received any objection from the abutting property owners.

CONDITIONS

1. That the approval is conditioned upon the City proceeding through the vacation process through action by the City Council.
2. That the recording of the street vacation ordinance be done with the Salt Lake County Recorder's Office.

File #: MISC-06-18-5430,
Version: 1

Date: 7/5/2018



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

July 5, 2018

To: City Council via Planning Commission
From: Community Development Department
Subject: Partial Street Vacation of 10080 South
(2,902 square foot Street Vacation)
[South Town, Community #9]

MISC-06-18-5430
Vacating 2,902 Square
Feet or 0.07 Acres

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

PROPERTY CASE HISTORY	
Case Number	Case Summary
SPR#95-01	South Town Marketplace Site Plan Approval. Approved by PC
SPR#97-08	South Town Marketplace Lot 5. Withdrawn by Applicant
SPR#06-28	Centennial Parkway Plaza. Withdrawn by Applicant

DESCRIPTION OF REQUESTS

The applicant, Nick Duerksen Sandy City Economic Development Director, is requesting a partial street vacation of 10080 South. If vacated, a portion of 10080 South could then be transferred to the two adjacent properties to the south (Parcel #: 27-12-476-035-0000 and Parcel #: 27-13-226-010-0000) (See Exhibit #1 – Application Material).

NOTICE

Notices were mailed to property owners within a 500-foot radius of the subject parcel to notify of the Planning Commission meeting. The property was also posted with a public notice sign and published in the newspaper. No neighborhood meeting was required by the Community Development Director.

ANALYSIS

The reason for the partial street vacation is because the right-of-way was dedicated to Sandy City in 2004. In 2016 Sandy City realigned 10080 South at Centennial Parkway, which created a remnant parcel of right-of-way which is not used for public use. The

adjacent property owner is interested in obtaining this remnant parcel for future development of parcel 27-12-476-035-0000. However, in effort to square up parcels 27-12-476-035-0000 and 27-13-226-010-0000, Sandy City would transfer portions of the remnant right-of-way to both properties.

The overall size of the parcel to be vacated is 2,902 square feet. The vacated parcel may be transferred to the two adjacent properties to the south. 2,874 square feet will be transferred to parcel 27-12-476-035-0000, and 28 square feet will be transferred to parcel 27-13-226-010-0000 (*See Exhibit #2 – Vacation Rendering*).

The impact associated with this vacation will be minimal, with additional land being transferred to the adjacent parcels. The vacation will remove excess right-of-way from 10080 South, and remove the requirement for Sandy City to maintain this area of right-of-way.

REQUIRED DETERMINATIONS AND FINDINGS

There are three determinations that need to be made by the Planning Commission and the City Council in considering a request for street vacation.

1. Consent of the abutters. Sandy City staff have agreed to this vacation. The City has received no objection from any property owner that abuts the existing road segment.
2. If good cause exists for the street vacation. The requested action will allow for future development on Parcel #: 27-12-476-035-0000. The Public Works Department has determined that the property is no longer needed for right-of-way or public use (*See Exhibit #3 – Staff Recommendation*).
3. That neither the public interest nor any person will be materially injured by the vacation. No injury to the public will occur due to this partial street vacation.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the partial street right-of-way vacation of a portion of 100800 South Street as shown in the attached exhibits, based on the following findings and subject to the following conditions of approval:

FINDINGS

1. The partial street vacation action by the City will transfer the ownership of the subject property to the abutting property owners who will use the area in future development of the property, or agree to own and maintain the property. Therefore, good cause for the action exists.
2. That there is neither material injury to either the public interest nor any person by the requested vacation.
3. Staff has not received any objection from the abutting property owners.

CONDITIONS

1. That the approval is conditioned upon the City proceeding through the vacation process through action by the City Council.
2. That the recording of the street vacation ordinance be done with the Salt Lake County Recorder's Office.

Planner:



Reviewed by:



Wade Sanner, Planner

File Name: S:\USERS\PLN\STAFFRPT\2018\MISC-06-18-5430 10080 Street Vacation

Exhibit #1 – Application Material




SANDY CITY ECONOMIC DEVELOPMENT

NICK DUERKSEN
ECONOMIC DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

TO: Wade Sanner
FROM: Nick Duerksen 
DATE: June 11, 2018
RE: Street Vacation - 10080 South and Centennial Parkway

This remnant parcel was part of the dedication of 10080 South to the City in 2004. In 2016 the City realigned 10080 at Centennial Parkway creating a remnant parcel of right-of-way that is not needed for public use. The adjacent owner (MAC Development) of the remnant parcel is interested in obtaining this property.

Public Works has determined that this property is not needed for right-of-way or public use, but is useful and better suited for the adjacent owner (MAC Development). This property will aid MAC Development in developing the property according to the Cairns Master Plan, specifically for access and parking.

DESCRIPTIONS OF A PORTION OF 10080 SOUTH STREET VACATED BY SANDY CITY

OVERALL DESCRIPTION OF A PORTION OF 10080 SOUTH STREET LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, TO BE VACATED BY SANDY CITY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point which lies North 89°50'56" East 41.33 feet to the westerly right-of-way line of State Street,
North 0°07'35" West 847.85 feet along said westerly right-of-way line,
North 89°59'01" West 280.57 feet,
South 86°50'50" West 266.48 feet,
North 89°57'20" West 519.88 feet and
South 0°00'36" West 53.33 feet from the Southeast Corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said Southeast Corner of Section 12 lies South 89°53'20" West 92.33 feet from a Salt Lake County brass witness monument on the centerline of State Street at 10200 South, (Basis of Bearing for this description is South 0°01'50" East along the monument line in State Street defined by said witness monument at 10200 South and a Salt Lake County monument on the centerline of State Street at 10600 South);
thence North 89°55'00" East 121.45 feet along the southerly edge of an existing concrete sidewalk to intersect the southerly right-of-way line of 10080 South Street as dedicated by that certain plat titled NEFF'S GROVE AND 10080 SOUTH STREET DEDICATION PLAT, recorded October 18, 2004 as Entry No. 9200501 in Book 2004P of plats at Page 304 in the office of the Salt Lake County Recorder; thence along said southerly right-of-way line the following four (4) courses:
(1) South 65°32'54" West 70.283 feet to a point of curvature;
(2) Southwesterly 30.925 feet along the arc of a 70.00 foot radius tangent curve to the right having a central angle of 25°18'45" and a chord bearing and length of South 78°12'16" West 30.674 feet to a point of tangency;
(3) North 89°08'21" West 11.58 feet to a point of curvature;
(4) Southwesterly 16.177 feet along the arc of a 45.00 foot radius tangent curve to the left having a central angle of 20°35'49" and a chord bearing and length of South 80°33'44" West 16.090 feet to the easterly right-of-way of Centennial Parkway;
thence along said easterly right-of-way line, North 0°00'36" East 37.65 feet to the Point of Beginning.

The above-described area contains approximately 2,902 square feet.

DESCRIPTION OF A PORTION OF 10080 SOUTH STREET LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, TO BE VACATED BY SANDY CITY, WHICH LIES IMMEDIATELY ADJACENT TO THAT CERTAIN PARCEL OF LAND CURRENTLY (JUNE 2018) IDENTIFIED BY THE SALT LAKE COUNTY ASSESSOR AS PARCEL NO. 27-12-476-035, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point which lies North 89°50'56" East 41.33 feet to the westerly right-of-way line of State Street,
North 0°07'35" West 847.85 feet along said westerly right-of-way line,
North 89°59'01" West 280.57 feet, South 86°50'50" West 266.48 feet,
North 89°57'20" West 519.88 feet and South 0°00'36" West 53.33 feet from the Southeast Corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said Southeast Corner of Section 12 lies South 89°53'20" West 92.33 feet from a Salt Lake County brass witness monument on the centerline of State Street at 10200 South, (Basis of Bearing for this description is South 0°01'50" East along the monument line in State Street defined by said witness monument at 10200 South and a Salt Lake County monument on the centerline of State Street at 10600 South);
thence North 89°55'00" East 110.278 feet along the southerly edge of an existing concrete sidewalk to intersect the northerly extension of the easterly boundary of that parcel of land described in that certain Special Warranty Deed recorded October 24, 2007 as Entry No. 10257422 in Book 9529 at Pages 6162-6163 in the office of the Salt Lake County Recorder;
thence along said northerly extension of said easterly boundary, South 5.064 feet to intersect the southerly right-of-way line of 10080 South Street as dedicated by that certain plat titled NEFF'S GROVE AND 10080 SOUTH STREET DEDICATION PLAT, recorded October 18, 2004 as Entry No. 9200501 in Book 2004P of plats at Page 304 in the office of the Salt Lake County Recorder; thence along said southerly right-of-way line the following four (4) courses:
(1) South 65°32'54" West 58.010 feet to a point of curvature;
(2) Southwesterly 30.925 feet along the arc of a 70.00 foot radius tangent curve to the right having a central angle of 25°18'45" and a chord bearing and length of South 78°12'16" West 30.674 feet to a point of tangency;
(3) North 89°08'21" West 11.58 feet;
(4) Southwesterly 16.177 feet along the arc of a 45.00 foot radius tangent curve to the left having a central angle of 20°35'49" and a chord bearing and length of South 80°33'44" West 16.090 feet to the easterly right-of-way of Centennial Parkway;
thence along said easterly right-of-way line, North 0°00'36" East 37.65 feet to the Point of Beginning.

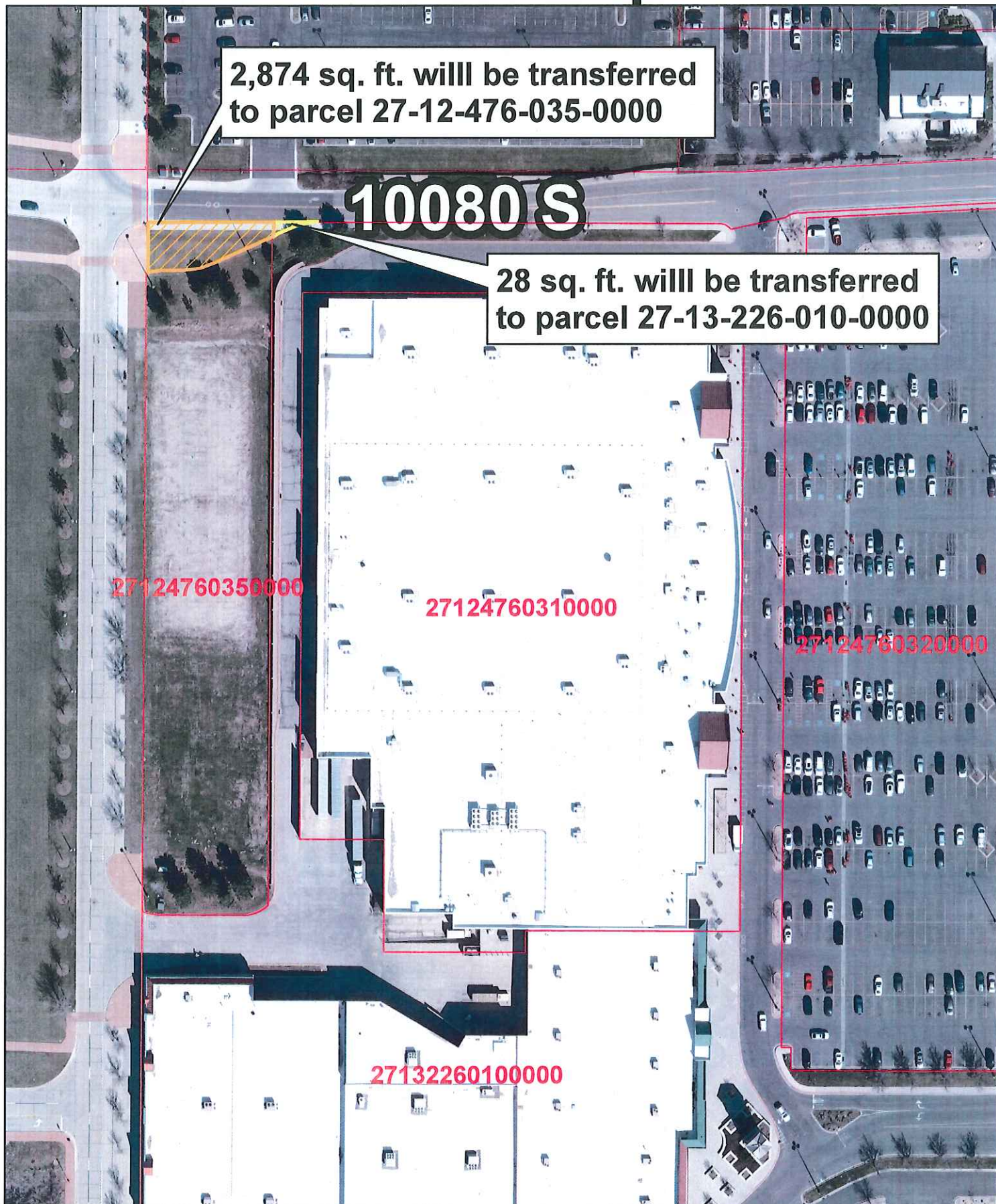
The above-described area contains approximately 2,874 square feet.

DESCRIPTION OF A PORTION OF 10080 SOUTH STREET LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, TO BE VACATED BY SANDY CITY, WHICH LIES IMMEDIATELY ADJACENT TO THAT CERTAIN PARCEL OF LAND CURRENTLY (JUNE 2018) IDENTIFIED BY THE SALT LAKE COUNTY ASSESSOR AS PARCEL NO. 27-13-226-010, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point which lies North 89°50'56" East 41.33 feet to the westerly right-of-way line of State Street,
North 0°07'35" West 847.85 feet along said westerly right-of-way line,
North 89°59'01" West 280.57 feet,
South 86°50'50" West 266.48 feet,
North 89°57'20" West 519.88 feet,
South 0°00'36" West 53.33 feet and
North 89°55'00" East 110.278 feet from the Southeast Corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said Southeast Corner of Section 12 lies South 89°53'20" West 92.33 feet from a Salt Lake County brass witness monument on the centerline of State Street at 10200 South, (Basis of Bearing for this description is South 0°01'50" East along the monument line in State Street defined by said witness monument at 10200 South and a Salt Lake County monument on the centerline of State Street at 10600 South);
thence North 89°55'00" East 11.172 feet along the southerly edge of an existing concrete sidewalk to intersect the southerly right-of-way line of 10080 South Street as dedicated by that certain plat titled NEFF'S GROVE AND 10080 SOUTH STREET DEDICATION PLAT, recorded October 18, 2004 as Entry No. 9200501 in Book 2004P of plats at Page 304 in the office of the Salt Lake County Recorder; thence along said southerly right-of-way line, South 65°32'54" West 12.273 feet to the northeast corner of that parcel of land described in that certain Special Warranty Deed recorded October 24, 2007 as Entry No. 10257422 in Book 9529 at Pages 6162-6163 in the office of the Salt Lake County Recorder;
thence North 5.064 feet along the northerly extension of the easterly boundary of said parcel of land to the Point of Beginning.

The above-described area contains approximately 28 square feet.

Parcel Map



0 30 60 120 180 240 Feet



Exhibit #2 – Vacation Rendering

Exhibit #3 – Staff Recommendation



DEPARTMENT OF PUBLIC WORKS

Tom Dolan
Mayor

Scott Bond
Chief Administrative Officer

Michael Gladbach, P.E.
Director

June 20, 2018

RECCOMENDATION FOR VACATION OF CITY RIGHT-OF-WAY

TO: Wade Sanner, Planner
FROM: Britney Ward, PE, Transportation Engineer
RE: 10080 South Street Vacation

MAC Development is currently under contract to purchase parcel #27-12-476-035-0000 from Centennial Park Partners, LLC for their proposed development on the south east corner of 10080 South Centennial Parkway.

Due to the realignment of 10080 South in 2016, an unused area of right-of-way was created. This area is no longer needed for public use. MAC Development is interested in the remnant right-of-way in order to meet access and parking requirements for their planned development.

Public Works has determined that this property is no longer needed for right-of-way or public use. It is my recommendation that Sandy City vacate the unused portion of the 10080 South right-of-way and deed the property to the adjacent property owner to be used as part of future development. It is my understanding after discussions with Planning and Economic Development that this is the preferred course of action for Sandy City.



Staff Report

File #: SUB-06-18-5438,
Version: 1

Date: 7/5/2018

Agenda Item Title:

Pepperwood Creek Phase 5 Reconsideration of Conditions
3000 E. Hiddenwood Dr.
The Dell, Community #29

Presenter:

Mitch Vance

Description/Background:

The applicant, Mr. Skylar Tolbert, is requesting that the Planning Commission re-evaluate one of the conditions of approval that was attached to the subdivision approval in 2016. Mr. Tolbert, representing Ivory Homes, has stated that the company has found it difficult to comply with condition #5 of the original approval which states:

“5. That garages be de-emphasized by being setback from the living area (including front porches) of the home by at least ten (10) feet.”

The requirement to recess garages ten (10) feet back behind the living space of the home has been problematic in dealing with the grade of some of the lots within the subdivision. The applicant is requesting that the Planning Commission amend the condition of approval to require that the garages be de-emphasized without having the ten (10) foot setback requirement included.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission amend condition #5 of the Pepperwood Creek Phase 5 subdivision to read:

“5. Covered porches, de-emphasized garages, columns, and varied window shapes/treatments will be required.”



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

July 5, 2018

To: Planning Commission
From: Community Development Department
Subject: Pepperwood Creek Phase 5 Reconsideration of Conditions SUB-06-18-5438
3000 E. Hiddenwood Dr. Zone: PUD (1.62)
[The Dell, Community #29] 4.45 Acres, 8 Lots

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

PROPERTY CASE HISTORY	
Case Number	Case Summary
S#06-23	Pepperwood Creek #5 – received final approval on September 18, 2007 for an 8-lot single-family subdivision.
SUB-09-16-5141	Application for preliminary review of the subdivision after original approval expired. Planning Commission reviewed the application on October 6, 2016 and voted unanimous in favor.
Pepperwood Creek – Various Phases	Phases 1, 2, 3, 4, 6, and 7 have all been approved and constructed.

DESCRIPTION OF REQUEST

The applicant, Mr. Skylar Tolbert, is requesting that the Planning Commission re-evaluate one of the conditions of approval that was attached to the subdivision approval in 2016. Mr. Tolbert, representing Ivory Homes, has stated that the company has found it difficult to comply with condition #5 of the original approval which states:

“5. That garages be de-emphasized by being setback from the living area (including front porches) of the home by at least ten (10) feet.”

The requirement to recess garages ten (10) feet back behind the living space of the home has been problematic in dealing with the grade of some of the lots within the subdivision. The applicant is requesting that the Planning Commission amend the condition of approval to require that the garages be de-emphasized without having the ten (10) foot setback requirement included.

BACKGROUND

The subdivision is part of a 7-phase master planned PUD on land between Wasatch Boulevard and Dimple Dell Road at about 10800 South. The master plan includes twin homes, estate lots, and pad lot units. This phase, along with phase 2 are comprised of large estate lots. All other phases of the master planned community have been approved and constructed. After the original approval for this phase in 2007, all of the improvements for the subdivision were installed and completed. However, the subdivision plat was never recorded and the approvals for this subdivision expired. The applicant re-applied for subdivision approval in 2016 with plans to develop the site exactly as it had previously been approved.

While the entire Pepperwood Creek area is located within the Sensitive Area Overlay Zone, phase 5 has comparably small amounts of 30% slope area, although all of the lots have significant changes in grades. The grade of the land, the irregular shape of some of the lots, and the desires of the owners of the lots in the subdivision have made it difficult to meet the ten foot setback requirement for garages in this development.

NOTICE

Notices were mailed to property owners within a 500 foot radius of the subject parcel to notify them of the Planning Commission meeting. The Community Development Director along with Planning Staff determined that a neighborhood meeting was not necessary for this application.

ANALYSIS

The PUD(1.62) zone is a zone specifically created for the Pepperwood area. Because it is a Planned Unit Development (PUD), the Planning Commission has some discretion in determining appropriate setbacks, architectural requirements, open space amenities, etc.

Lot Shape and Grade

Pepperwood Creek is located in an area with a great deal of grade change. The lots in the subdivision are all irregularly shaped as a result of the road configuration and surrounding development. These types of subdivisions require more flexibility than is generally afforded developments on flat ground and square lots. The condition to have a garage that is recessed ten (10) feet from the front of the house is a rigid and sometimes difficult requirement to meet on irregularly shaped lots with significant grade changes. Amending the condition of approval to provide flexibility would offer homeowners more options with regards to floor plans that could work on the lot while still meeting the intent to take the focus off of the garage.

Context of Surrounding Phases

Because the rest of the Pepperwood Creek master planned community is already built, it seems appropriate to consider this request based on the context of the other phases of Pepperwood Creek.

- **Phases 1 and 7B** consisted of townhome units on approved pad lots. The garages on these units are generally recessed by 3-4 feet.
- **Phases 3, 4, 6, and 7A** all consisted of single-family detached units on pad lots. These pad lots often had as little as a ten (10) foot front setback but, in order to accommodate off-street parking, full 18' minimum driveways were required. Many of the lots in these phases have courtyard garages (side entry) in order to meet this requirement.
- **Phase 2** is the most comparable phase to the one in question and is located adjacent to the subject property. Phase 2 consists of estate lots that have the similar setback requirements

as those in Phase 5. The conditions of approval for phase 2 state that *“covered porches, de-emphasized garages, columns, and varied window shapes/treatments will be required.”* All but one of the homes in phase 2 have courtyard garages that are nearly flush with the front setback. Only one house has a front entry garage, which is setback approximately two (2) feet from the living space.

Based on the existing context of the homes built in the phase 2 of Pepperwood Creek as well as the difficulties of development on the lots, it seems appropriate that the Planning Commission consider amending condition #5 of Pepperwood Creek Phase 5 to require de-emphasized garages without the requirement of a ten (10) foot setback from living space. Staff proposes that the condition be changed to match the condition given in phase 2 of the development.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **amend condition #5 of the Pepperwood Creek Phase 5 subdivision** to read:

“5. Covered porches, de-emphasized garages, columns, and varied window shapes/treatments will be required.”

Planner:



Mitch Vance
Planner

Reviewed by:



Brian McCuiston
Planning Director

File Name: S:\USERS\PLN\STAFFRPT\2018\SUB-06-18-5438 Pepperwood Creek 5 Reapplication\Pepperwood Creek 5 Reapplication

6. Pepperwood Creek Phase 5 - Re-Application for an expired approval of an 8 lot single-family subdivision

10741 South Hiddenwood Drive

SUB-9-16-5141

The applicant, Skylar Tolbert, requested that the Planning Commission determine the preliminary review is complete for an eight (8) lot single-family subdivision located on 4.45 acres. The property is also inside the Sensitive Area Overlay as defined by the Sensitive Area Overlay Map, and is required to adhere to all provisions of this overlay zone. All provisions of the base zone will be adhered too through the review and approval process.

The proposed subdivision is part of a 7-phase master planned PUD on land between Wasatch Boulevard and Dimple Dell Road at about 10800 South. The master plan includes twinhomes, estate lots and pad lot units. All other phases of this master planned community have been approved and constructed. Phase 5 was approved in 2007. All bonds have been reimbursed and improvements have been installed, including all utility laterals, curb, gutter and sidewalk and a private drive with a hammerhead. The subdivision plat, however, was never recorded and therefore all of the previous approvals granted for this phase have subsequently expired. As all the improvements have been installed, the developer plans to develop this site exactly as it was previously approved.

Findings:

1. This project does not negatively impact the health, safety and welfare of the residents of Sandy City; and
2. This project represents a reapplication for a subdivision that was previously approved by the Planning Commission and City Staff and is identical to the previously approved subdivision with minor exceptions that may be required in order to bring improvements up to current City standards; and
3. This project is consistent with the approved master plan for the Pepperwood Creek project; and
4. There have been no impacts discovered through the review process that cannot be mitigated.

Staff Recommendation:

Staff recommends that the Planning Commission determine the Preliminary Subdivision review is complete for the Pepperwood Creek Phase 5 Subdivision located at 10741 South Dimple Dell Road, subject to the following conditions:

1. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.
2. That all City provisions, codes and ordinances are adhered to during the review, construction and operations process of this project.

Planning Commission Minutes
October 6, 2016
Page 9

3. That homes be limited in height to 35 feet measured from the averaged finished grade of the home to the midpoint of the roof.
4. That each home minimally have a large 60 square foot covered porch.
5. That garages be de-emphasized by being setback from the living area (including front porches) of the home by at least ten (10) feet.
6. That each home utilize high quality materials for the exterior treatment of homes which minimally shall include the use of earth toned brick or stone materials on 30% of the elevation of each home.
7. That homes be placed in a manner that minimizes the removal of the scrub oak on each property. Where it must be removed to accommodate a house, areas with the least mature vegetation should be prioritized for home locations over areas with more mature vegetation.
8. That only natural looking earth tones be used for fencing material between properties and that fencing be placed in a way that minimizes the removal of existing vegetation.
9. That setbacks for homes in this subdivision be as follows and as dictated by the Sensitive Area Overlay zone:
 - a. Front – 20 feet
 - b. Front(corner) – 20 feet
 - c. Side – 10 feet
 - d. Rear – 25 feet

Brian McCuistion presented this item to the Planning Commission. He commented that a property owner that lives adjacent to the subdivision came into the office today and expressed concern about grading issues and building height. He commented on condition number 3 where it discusses that the homes be limited in height to 35 feet measured from the average finished grade of the homes to the mid-point of the roof. He commented that they used to measure home height that way, but in 2005 the Code was changed to be measured to the peak of the roof. To be consistent, he recommends that condition number 3 be eliminated or changed to peak.

Skyler Tolbert, 978 East Wood Oak Lane, Sandy, representative of Ivory Development, applicant, stated that they are seeking reapproval for this, as mentioned. He indicated that he has read the staff report and does not have any questions.

Commissioner Scott Sabey asked if there was infill or engineered lifts going on any of the lots.

Mr. Tolbert responded no.

Commissioner Nancy Day asked about the property owner who called regarding the grading issue and wanted to verify that the water would be kept on their property.

Mr. Tolbert responded that as they turn in individual permits, they will work with staff and will follow City Ordinance.

Planning Commission Minutes
October 6, 2016
Page 10

Commissioner Joe Baker confirmed with Mr. Tolbert that he was comfortable with the change in the measurement of the 35 maximum height.

Chairman Jared Clayton opened this item to public comment and there was none.

Monica Collard moved that the Planning Commission determine that preliminary subdivision review is complete for the Pepperwood Creek Phase 5 Subdivision, located at 10741 South Dimple Dell Road, subject to the nine conditions outlined in the staff report, with a change to condition number 3, that homes be limited to a height of 35 feet measured from the average finished grade of the home to the peak of the roof.

Lisa Hartman seconded the motion. The vote was as follows: Monica Collard, yes; Lisa Hartman, yes; Scott Sabey, yes; Ron Mortimer, yes; Nancy Day, yes; Joe Baker, yes; Jared Clayton, yes. The vote was unanimous in favor.

7. Aspen Funeral Home
CUP to install and operate a retort (crematorium) in the ID Zone
459 W. Universal Cir. [Community #2 – Civic Center] CUP-9-16-5136

Mark Chidester, for Aspen Funeral Home, requested a Conditional Use Permit for allow for the installation and operation of a retort (crematorium). The property is located at 459 W. Universal Cir. The property is 1.42 acres and is zoned ID.

The funeral home has been located at 459 W. Universal Cir. for over 6 years. The retort will be new, clean burning, and energy efficient. The efficiency of the retort will be such that there is no smoke or odor emitted from the stack. The retort will be used for the cremation of human remains.

In addition, emissions for the retort are regulated by the Utah State Division of Environmental Quality. The applicant will be required to obtain the necessary permits and licenses from the State of Utah.

Wade Sanner presented this item to the Planning Commission. He stated that Richard Conto, the manager of the Parkway Manufactured Housing Community, sent him a letter and raised a number of objections, including the potential emissions, as well as noticing to the property owners. His concern may have been regarding that we notice the property owners and some of the people in the manufactured housing community are renters, not owners of the property.

Mark Chidester, 459 W. Universal Circle, Sandy, applicant, stated that he has had a chance to read the staff report and does not have any questions. He responded that visually, there are no emissions. He explained that it is a two-phase burn system where fluids and smoke drop down into a lower chamber where they are burned off. At that time, there may be heat waves if the sun



Staff Report

File #: SUB-05-18-5413,
Version: 1

Date: 7/5/2018

Agenda Item Title:

700 East and Pioneer Subdivision (Preliminary Review)
8506 S. 700 E.
Sandy Woods, Community #3

Presenter:

Mitch Vance

Description/Background:

Mr. Spencer Llewelyn (applicant) and Charles Longley (owner) are requesting preliminary subdivision review for a two lot single-family subdivision located at 8506 S 700 E. The 0.48 acre property currently has two single-family homes and accessory structures located on one parcel. The property has been legally non-conforming because the homes existed prior to the zoning ordinance. The proposed subdivision would divide the property and create an individual parcel for each home and bring the structures into compliance with the zoning requirement to have only one single-family home on each lot. No new vacant lots will be created as a part of this subdivision.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission determine that preliminary review is complete for the 700 East and Pioneer Subdivision, located at 8506 South 700 East, subject to the following condition:

Condition:

1. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

July 5, 2018

To: Planning Commission
From: Community Development Department
Subject: 700 East and Pioneer Subdivision (Preliminary Review) SUB-05-18-5413
8506 S. 700 E. Zone: R-1-8
[Sandy Woods, Community #3] 0.48 Acres, 2 Lots

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

DESCRIPTION OF REQUEST

Mr. Spencer Llewelyn (applicant) and Charles Longley (owner) are requesting preliminary subdivision review for a two lot single-family subdivision located at 8506 S 700 E. The 0.48 acre property currently has two single-family homes and accessory structures located on one parcel. The property has been legally non-conforming because the homes existed prior to the zoning ordinance. The proposed subdivision would divide the property and create an individual parcel for each home and bring the structures into compliance with the zoning requirement to have only one single-family home on each lot. No new vacant lots will be created as a part of this subdivision.

NOTICE

Notices were mailed to property owners within a 500 foot radius of the subject parcel to notify them of the Planning Commission meeting. The Community Development Director along with Planning Staff determined that a neighborhood meeting was not necessary for this application.

ANALYSIS

The R-1-8 zone allows for single-family housing on lots with a minimum size of 8,000 square feet. The proposed lots meet the minimum size and frontage requirements for the zone. Both of the homes on the property are contributing structures to the Historic District of Sandy and both will be preserved. The house on Lot 1 has a front setback less than that required by the zone and the house on Lot 2 also has a non-conforming setback in the side yard. However, by dividing the parcel and creating a separate lot for each house, the property will be brought more into compliance than it currently is. The applicant is dedicating a small amount of his property (about one foot) as part of the application per the requirements from the Public Works Department. Because no new development will be happening as part of this application, no infrastructure improvements were required as part of the application.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that preliminary review is complete for the **700 East and Pioneer Subdivision**, located at 8506 South 700 East, subject to the following condition:

Condition:

1. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.

Planner:



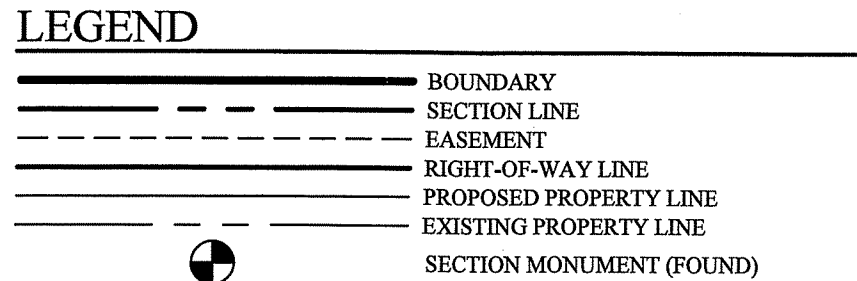
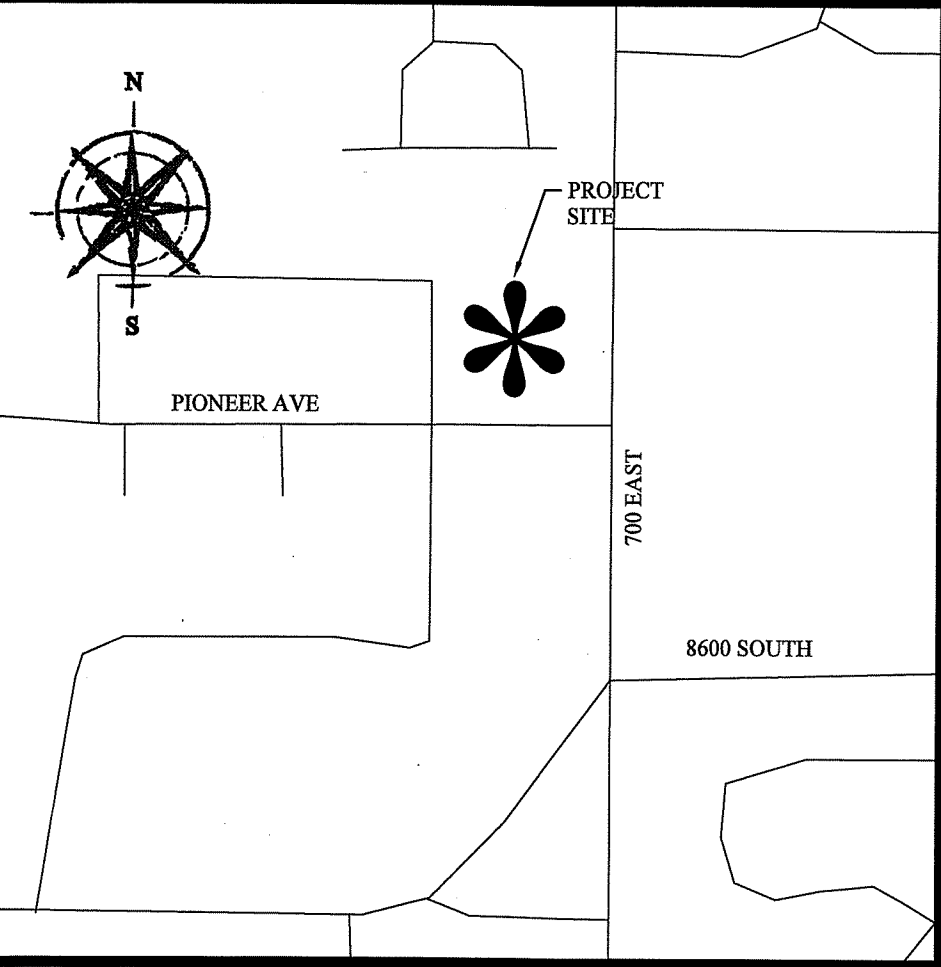
Mitch Vance
Planner

Reviewed by:



Brian McCuistion
Planning Director

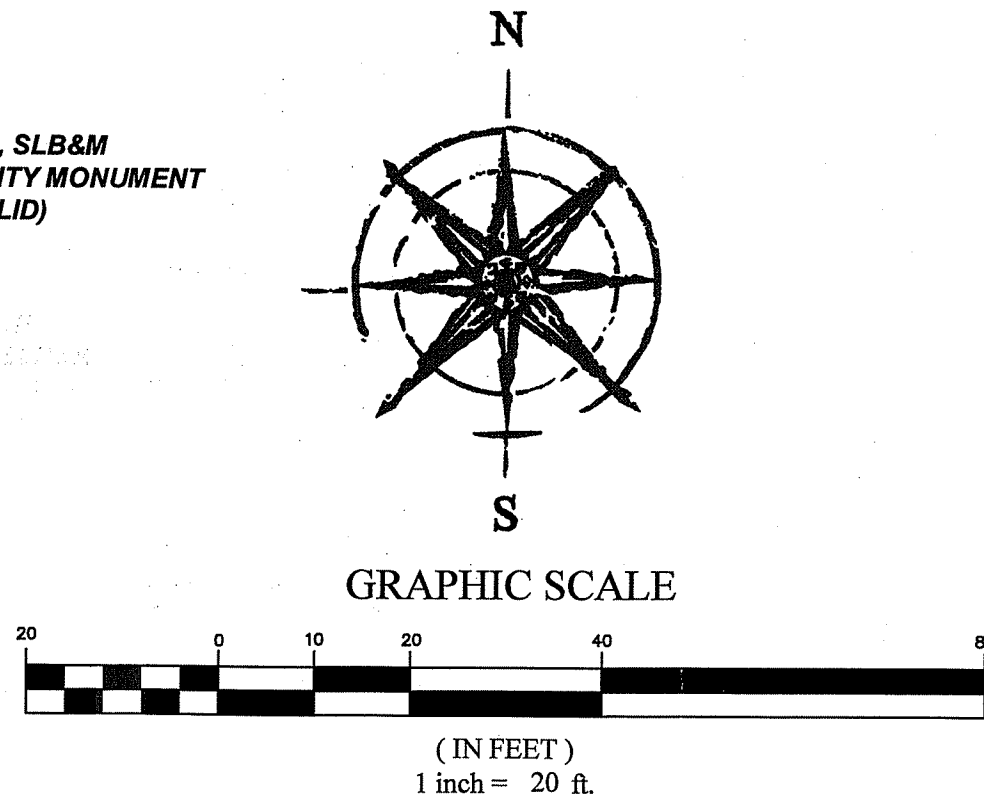
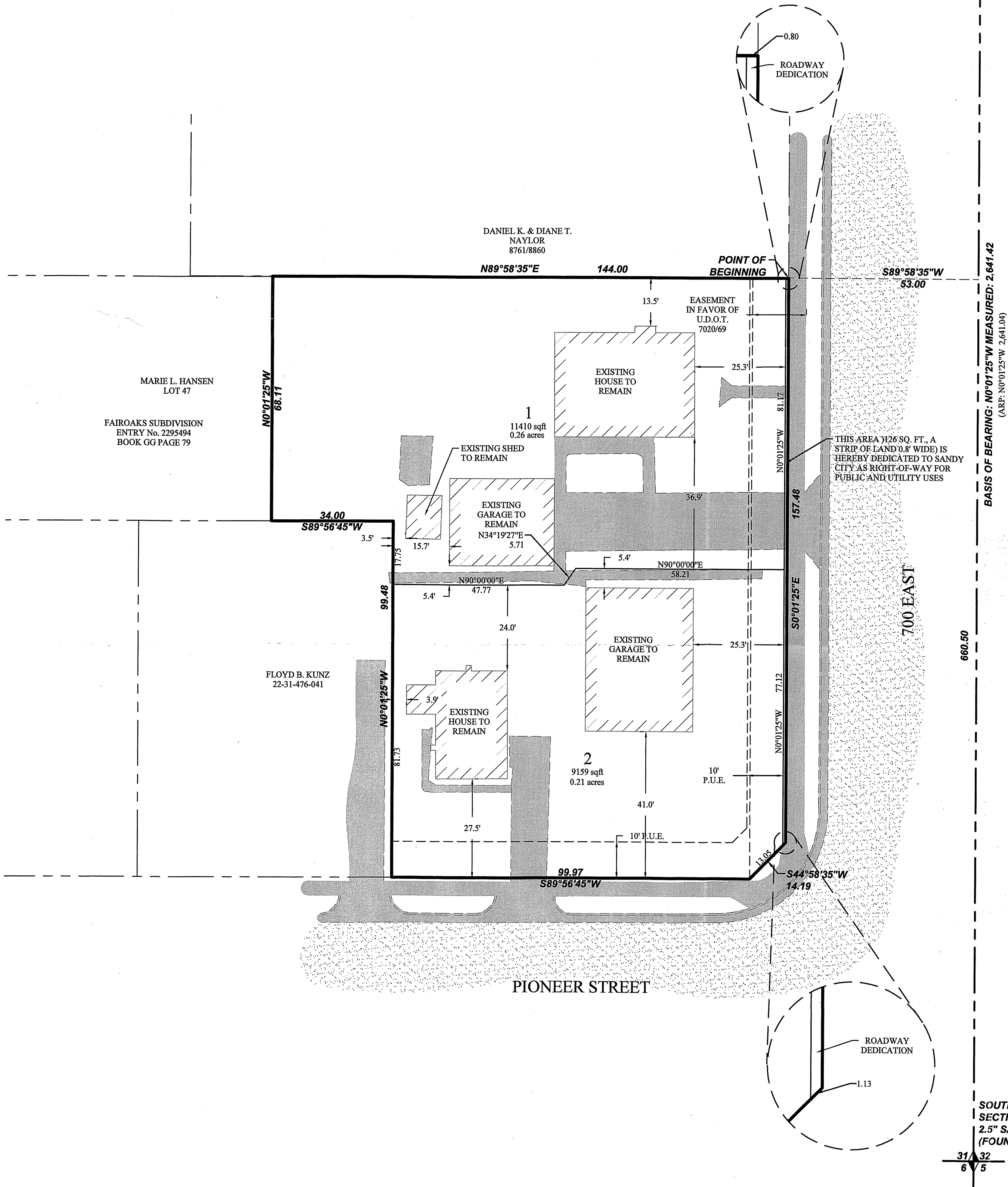
File Name: S:\USERS\PLN\STAFFRPT\2018\SUB-05-18-5413 700 East and Pioneer\700 East and Pioneer Staff Report



- NOTES
- EACH LOT IS REQUIRED TO RETAIN ALL STORM WATER ON SITE (EXCEPT FOR THE PORTION OF THE DRIVEWAY THAT DRAINS DIRECTLY TO THE STREET). THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION AREAS, BERMS, PLANTED BEDS, UNDERGROUND INFILTRATION, ETC.
 - #5 REBAR AND CAP (FOCUS ENGINEERING) TO BE SET AT ALL PROPERTY CORNERS.
 - NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURE, WITHOUT WRITTEN PERMISSION FROM THE SANDY CITY ENGINEER.
 - NO TREES SHALL BE PLANTED IN PUBLIC PARK STRIPS LESS THAN 8 FEET WIDE. THE CENTERLINE OF THE TREE(S) SHALL BE PLANTED A MINIMUM OF 4 FEET AWAY FROM THE BACK OF CURB AND EITHER SIDE OF THE SIDEWALK.
 - EVIDENCE THAT THE CONTRACTOR HAS A SANDY CITY PERMIT TO WORK IN THE PUBLIC WAY SHALL BE PRESENTED TO THE BUILDING DIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT MONICA PETERSON, AT THE PUBLIC WORKS DEPARTMENT (801) 568-2960 FOR INFORMATION. TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED.

700 EAST & PIONEER SUBDIVISION

LOCATED IN THE SE1/4 OF SECTION 31, T2S, R1E,
SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NUMBER 10516507, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

**700 EAST & PIONEER
SUBDIVISION**

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

[Signature]
Date: 6/21/18

BOUNDARY DESCRIPTION

BEGINNING at a point on the Westerly right-of-way line of 700 East Street, said point being North 00°01'25" West 660.50 feet along the Section line and South 89°58'35" West 53.00 feet from a found Brass Cap Monument marking the Southeast Corner of Section 31, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point being the real point of beginning; thence South 89°58'35" West 144.0 feet; thence South 00°01'25" East 68.11 feet; thence North 89°56'45" East 34.00 feet; thence South 00°01'25" East 99.48 feet; thence North 89°56'45" East 99.97 feet; thence North 44°58'35" East 14.19 feet; thence North 00°01'25" West 157.48 feet to the point of beginning.

Contains: 2 Lots

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, TO HEREAFTER BE KNOWN AS

**700 EAST & PIONEER
SUBDIVISION**

DO HEREBY DEDICATE, FOR THE PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND UTILITY USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS, AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN, FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____ A.D. 20__

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF ____

ON THE ____ DAY OF ____, 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF ____, IN SAID STATE OF UTAH, THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO, DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY, AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

MY COMMISSION EXPIRES: ____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN ____

COUNTY ____

MY COMMISSION No. ____ PRINTED FULL NAME OF NOTARY ____

**700 EAST & PIONEER
SUBDIVISION**

LOCATED IN THE SE1/4 OF SECTION 31, T2S, R1E,
SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: ____

DATE: ____ TIME: ____ BOOK: ____ PAGE: ____

FEE \$ ____ SALT LAKE COUNTY RECORDER

EASEMENT APPROVAL	SANDY CITY MAYOR
CENTURY LINK DATE	PRESENTED TO THE SANDY CITY MAYOR THIS DAY OF ____, A.D. 20__, AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.
ROCKY MOUNTAIN POWER DATE	
DOMINION ENERGY DATE	MAYOR
COMCAST DATE	ATTEST: SANDY CITY RECORDER

PLAT PREPARED BY FOCUS ENGINEERING AND SURVEYING, LLC 32 WEST CENTER STREET MIDVALE, UTAH 84047 P.O. BOX 930-0075 www.focusutah.com	PREPARED FOR: CHUCK LONGLEY 8506 S 700 E SANDY, UT 84070 (435) 994-9331	SANDY SUBURBAN IMPROVEMENT DISTRICT APPROVED THIS ____ DAY OF ____, A.D. 20__	SANDY CITY PARKS AND REC. APPROVED THIS ____ DAY OF ____, A.D. 20__	PUBLIC UTILITIES DEPARTMENT APPROVED THIS ____ DAY OF ____, A.D. 20__	SALT LAKE COUNTY HEALTH DEPT. APPROVED THIS ____ DAY OF ____, A.D. 20__	SANDY CITY ATTORNEY APPROVAL AS TO FORM THIS ____ DAY OF ____, A.D. 20__	PLANNING COMMISSION APPROVED THIS ____ DAY OF ____, A.D. 20__, BY THE SANDY CITY PLANNING COMMISSION.	SANDY CITY ENGINEER APPROVED THIS ____ DAY OF ____, A.D. 20__
DISTRICT MANAGER	DIRECTOR	SANDY CITY ENGINEERING MANAGER	DIRECTOR	CITY ATTORNEY	CHAIRMAN	CITY ENGINEER		



Staff Report

File #: SPR-01-18-5341,
Version: 1

Date: 7/5/2018

Agenda Item Title:

Synergy Canyons Industrial Flex Space Project
9150 S. 500 W. Street
Civic Center, Community #2

Presenter:

Douglas L. Wheelwright

Description/Background:

The applicant, Mr. Soren Urry, representing Synergy Development, is requesting that the Planning Commission review and approve a three-lot commercial subdivision, a phased master development plan and preliminary site plan review for the proposed Synergy Canyons Business Park development. The Planning Commission is the Land Use Authority for approval of these actions, as designated in the Sandy City Development Code.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission **approve:**

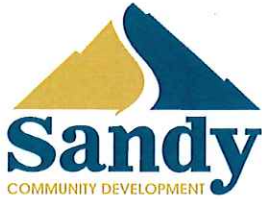
- The proposed master development and phasing plan;
- The preliminary site plan for phases one and two for the new development;
- The preliminary three lot commercial/business/industrial subdivision plat, for the proposed Synergy Canyons Business Park development, located at 9150 south 500 West Street, based on the staff report, and the **three findings listed below and subject to the following nine conditions:**

FINDINGS:

- A.** That the various City Departments and Divisions, including the City Engineer and the Transportation Engineer, have preliminarily approved the proposed site plan and subdivision plat.
- B.** That the proposed buildings design, materials and colors meet the Sandy City Architectural Design Requirements,
- C.** That the reasonably anticipated negative impacts of increased traffic and land use conflicts of the proposed development upon the area and the neighboring residential development have been considered and will be mitigated through sensitive site and building design, enforcement of City Codes and required improvements made to the site and the abutting streets.

CONDITIONS:

1. That the developer proceeds through the final site plan review process with staff prior to the start of any construction (including payment of development fees and posting of an appropriate bond to guarantee completion of all required improvements on and off the site), according to the Site Plan Review Procedures Handout. The final site plan shall be in compliance with all Development Code requirements and those modifications required by the Planning Commission.
2. That the development complies with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
3. All utility boxes (i.e. transformers, switch gear, telephone, cable TV, etc.) shall be shown on the site plan and shall be placed underground or moved behind the front setback (minimum of 30 feet from the front property line) and screened from view. Each box shall be shown in its exact location and shall be noted with its exact height, width and length and approved by staff.
4. That the architectural design, colors and materials proposed for this development and as approved by the Planning Commission as complying with the Sandy City Architectural Design Standards be finalized with staff prior to the issuance of a building permit.
5. That the developer be responsible for the placement of a temporary 6-foot-high chain link fence around the perimeter of the project during the construction phase of the project for security. Said fence shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.
6. That the applicant complies with the Sandy City Noise Ordinance, including working hours during construction.
7. That the applicant complies with all department requirements as noted in all Preliminary Review letters prior to submittal for final site plan review.
8. That the City Engineer determine compliance with the Sensitive Area Overlay District requirements and review of the geotechnical report and require incorporation of any mitigating requirements identified by these studies.
9. That the City staff work with the applicant to establish some form of "Open Space Preservation" Easement to protect the vegetation and final grade of the west facing steep slope area, acceptable to the City Administration.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

July 5, 2018

To:	Planning Commission	
From:	Community Development Department	
Subject:	Synergy Canyons Business Park Subdivision and Site Plan Review	Industrial (ID)
	9150 South Sandy Parkway (500 West)	SPR-01-18-5341
	[Civic Center, Community #2]	SUB-01-18-5342
		32.51 Acre

Public Notice: In addition to the posting of the meeting agenda, this project was noticed to property owners within 500 feet of the subject property, by U.S. Mail delivery.

PROPERTY CASE HISTORY	
Case Number	Case Summary
SPR-78-26	Site plan review for the Mountain Fuel Supply Company site in 1978.
SPR-79-45	Site plan review for the Beehive Machinery site in 1979.
SPR-82-31	Site plan review for Mountain Fuel Supply Company site extension in 1982.

DESCRIPTION OF REQUEST

The applicant, Mr. Soren Urry, representing Synergy Development, is requesting that the Planning Commission review and approve a three-lot commercial subdivision, a phased master development plan and preliminary site plan review for the proposed Synergy Canyons Business Park development. The Planning Commission is the Land Use Authority for approval of these actions, as designated in the Sandy City Development Code.

BACKGROUND

This approximately 32.5-acre site is owned by the Canyons School District and the southern 25 acres are under a sales contract with Synergy Development of Park City, Utah. The 25 acres being developed by Synergy Development will become lots #1 and #2 in the subdivision. The remaining 7.33 acres will become lot #3, and will be retained by the school district. Easements for the northwest access driveway across lot #3 will be provided to Synergy Development. The property has never been legally subdivided, and is composed of eight separate land parcels. The project case history table reveals that the existing buildings were developed in the late 1970's and early 1980's by a private business and Mountain Fuel Supply Company, the old name for the natural gas utility provider for Utah. At some time in the last decade or so, Canyons School District purchased seven of these property parcels and has used the various buildings for administrative offices and some school bus and vehicle maintenance activities, as well as for some leasing to other private businesses.

Along the western edge of the industrially zoned property are two long parcels of land that were once owned by the Galina Canal Company, which is now abandoned. The north parcel of the old canal land was also purchased by the school district. The south parcel of the old canal was recently purchased by Synergy Development. These two old canal parcels separate the residential development of the Jefferson Place Condominiums and the industrially used property on the bluff above. The actual canal was located about half-way down the steep slope, between the upper bluff and the lower land where the residential development is located. This steep slope area is located within the Sandy City designated "Sensitive Area Overlay Zone".

The Canyons School District has determined that the bulk of this property is surplus to its needs and intends to sell off property for development, in an effort to raise funds to construct additional administrative facilities at the main school district administrative office location on 9400 S. Street and 300 East Street.

All zoning in this area is existing and no zone changes are being requested. The proposed uses for the business park are permitted in the Industrial (ID) zoning district. Properties abutting the school property on the north are zoned Regional Commercial (RC). There is industrial zoning existing on the east, across 500 West Street. Industrial zoning exists to the south of the subject property. On the west is a large residential condominium project, built in the late 1980's and early 1990's and zoned Residential Planned Unit Development, 12 units per acre PUD(12). The two old canal parcels are also zoned PUD(12)

NEIGHBORHOOD MEETING

A neighborhood/community meeting is not required for this application, but it was determined by staff as being potentially beneficial and was therefore held for this project on June 7, 2018. Attached is the meeting summary, attendance log and the written correspondence received by staff before the meeting. The meeting was attended by 16 people, 10 were citizens and the other 9 were City staff or representatives of the developer.

This meeting was constantly disrupted by several residents of the Jefferson Place Condominium project, who were extremely upset with the proposed development of this property. The developer attempted to present visual information about the project, but was unable to continue, due to the disruption and the interruptions. City staff tried to take control of the meeting, and some essential information and feedback was eventually received from the other citizens in attendance.

ANALYSIS

PROPOSED SITE PLAN AND BUILDINGS.

City staff has been working with the developer on this project since last November. The project has been revised and refined, with many City staff suggested changes and additions being accepted by the developer. Some of the activity and changes that have transpired include:

- Two Transportation Impact Studies by transportation engineers.
- Two revisions as to the access driveway numbers and locations on 500 W. Street.
- Two revisions to the access driveway on the northwest corner of the site leading to 700 West for utility access and providing an alternative ingress/egress to the project.
- Two revisions to the internal site circulation and building locations and configurations.
- Two rounds of upgrades to the building architecture and building materials, colors and articulation.

- Expansion of the proposed subdivision to include all of the school district's property and all of the old canal property.
- Revisions to the proposed parking locations, reducing the proposed number of parking stalls along the west edge of the hill.
- Increasing the rear yard setback of the building away from the crest of the hill.
- Eliminating any of the previously proposed regrading of the west facing steep slope below the old canal channel.
- Minimizing the regrading of the west facing steep slope above the old canal channel.
- Moving the proposed fence/masonry wall from the bottom of the hill property line location to the middle of the slope, and finally to the top of the slope and making it solid, not see through.
- Many changes to the storm water management design.
- Improving the existing driveway intersecting 500 West Street on the curve, at the northeast corner of the project.

Master Development and Phasing Plan. The phasing plan for the new development consists of two phases, starting with proposed lot one on the south portion of the site, constructing building number one facing 500 West Street (29,283 square feet) and building number two to the west (88,463 square feet) and the west access driveway, storm water retention pond, buffer wall and slope regrading and revegetation. Phase two includes the balance of the new development site and the other four buildings, and the rest of the 500 West street improvements. Lot three will be retained by the school board for its future uses or possible future development.

Access. Traffic increases and traffic noise were a major concern of the area citizens that have given input so far about this project. As discussed above in this report, two new driveway intersections will be provided on 500 West Street, and this will provide approximately 75 percent of the ingress/egress to the site for both employee vehicles and large truck use. A traffic study has been submitted for the project and has been accepted by the City Transportation Engineer. (Please see the attached email from Britney Ward, the Sandy City Transportation Engineer, and the executive summary of the Transportation Impact Study). Access and egress will be sufficient for the intended use.

Building Siting and Massing. The proposed six building complex meets or exceeds the minimum zoning requirements for all building setbacks from the perimeter of the property. The rear (west) building setback adjacent to residential zoning is required to be at least 30 feet. The proposed building rear yard setback in this project varies between 145 feet to as much as 200 feet from the west property line at the base of the hill. Building height in the ID zone is allowed up to 80 feet. These buildings are typically 35 feet tall, with the building corner architectural features raising to approximately 39 feet.

Buffering the Residential Properties to the West. Whenever residential zoning abuts non-residential land uses, buffering is required to reduce use conflicts and to mitigate impacts. One common theme of the citizen comment was a concern about possible negative impacts of the commercial/business/industrial land uses in proximity to the existing residential uses. The following design elements and improvements are incorporated into the current project proposal as follows:

- Preserving the existing trees and vegetation on the lower portion of the old canal property.
- Not locating a fence or wall at the west property line.
- Minimizing the regrading of the steep hillside above the old canal channel.
- Locating the eight-foot-tall solid masonry wall at the top of the hill to screen the visual impact of the parking and the driveways, limit sound travel down the slope, and separate the non-residential land use activities from the residential land use.

- Intensively landscaping the ten-foot landscape buffer strip on the east side of the wall.
- Revegetating the disturbed portions of the old canal property above the old canal channel.
- Shifting the proposed building to the east, away from the crest of the hill to reduce visual impacts of the new buildings and to increase the distance between the two land uses and activities.
- A willingness to enter into some form of an “Open Space Easement” to protect the steep slope area below the new buffer wall.

Parking. This business park development proposes to construct 361,653 square feet of commercial/business and light industrial building in what is termed commercial business/industrial “Flex Space”, in six large single story, tilt-up concrete buildings, arranged on 25.01 acres of the site. Both truck parking and employee vehicle parking will be provided on site. All the parking will be shared between the various uses and overall will meet the City’s parking requirements for the mixing of the various uses. Approximately 746 vehicle parking stalls will be provided for the new construction. This does not include the proposed large truck parking. Parking will be adequate to accommodate the intended land uses and activities.

Landscaping. Approximately 200,000 square feet of new landscaping will be added to the new development area. In addition to the new landscaping around the new buildings, all of the existing vegetation on the steep west slope area below the old canal channel will remain untouched. Additionally, only limited portions of the existing vegetation on the steep slope will be disturbed by some minor slope grading above the old canal channel. Landscaping will meet City requirements.

Fencing. The Sandy City Development Code requires that where ever new commercial or industrial development occurs abutting any residential zoning, that the new development provide an eight-foot-high solid masonry wall and ten feet of buffer landscaping at the zone boundary. In this project, the zone boundary is at the top of the slope, along the east side of the old canal parcels. Doing this will provide both sight, sound and access buffering for the residential development below, as requested by the residents.

Architectural Design & Materials. The building architectural design, materials and colors meet the requirements of the City’s Architectural Design Requirements, (Please see the attached building elevation drawings and building renderings for details on the proposed new buildings).

SUBDIVISION

Proposed three lot commercial subdivision. Preliminary subdivision review by city staff has been completed and meets or will meet City requirements, including inclusion of all of the Canyons School District property. Through the subdivision plat, approximately 7,000 square feet of street dedication will occur to widen 500 West Street and to obtain proper curve radii and transitions. The plat will also dedicate drainage and utility and access easements. It is anticipated that the plat will also establish some form of “Open Space Preservation” easement to protect the west sloping hillside area.

Sensitive Lands Overlay District and Geotechnical Studies. As part of the finalization of the subdivision plat, the City Engineer will finalize his review of the required sensitive lands and geotechnical studies and reports. No issues with these requirements are anticipated.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **approve:**

- The proposed master development and phasing plan;
- The preliminary site plan for phases one and two for the new development;
- The preliminary three lot commercial/business/industrial subdivision plat, for the proposed Synergy Canyons Business Park development, located at 9150 south 500 West Street, based on the staff report, and the **three findings listed below and subject to the following nine conditions:**

FINDINGS:

- A. That the various City Departments and Divisions, including the City Engineer and the Transportation Engineer, have preliminarily approved the proposed site plan and subdivision plat.
- B. That the proposed buildings design, materials and colors meet the Sandy City Architectural Design Requirements,
- C. That the reasonably anticipated negative impacts of increased traffic and land use conflicts of the proposed development upon the area and the neighboring residential development have been considered and will be mitigated through sensitive site and building design, enforcement of City Codes and required improvements made to the site and the abutting streets.

CONDITIONS:

1. That the developer proceeds through the final site plan review process with staff prior to the start of any construction (including payment of development fees and posting of an appropriate bond to guarantee completion of all required improvements on and off the site), according to the Site Plan Review Procedures Handout. The final site plan shall be in compliance with all Development Code requirements and those modifications required by the Planning Commission.
2. That the development complies with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
3. All utility boxes (i.e. transformers, switch gear, telephone, cable TV, etc.) shall be shown on the site plan and shall be placed underground or moved behind the front setback (minimum of 30 feet from the front property line) and screened from view. Each box shall be shown in its exact location and shall be noted with its exact height, width and length and approved by staff.
4. That the architectural design, colors and materials proposed for this development and as approved by the Planning Commission as complying with the Sandy City Architectural Design Standards be finalized with staff prior to the issuance of a building permit.
5. That the developer be responsible for the placement of a temporary 6-foot-high chain link fence around the perimeter of the project during the construction phase of the project for security. Said fence shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.
6. That the applicant complies with the Sandy City Noise Ordinance, including working hours during construction.

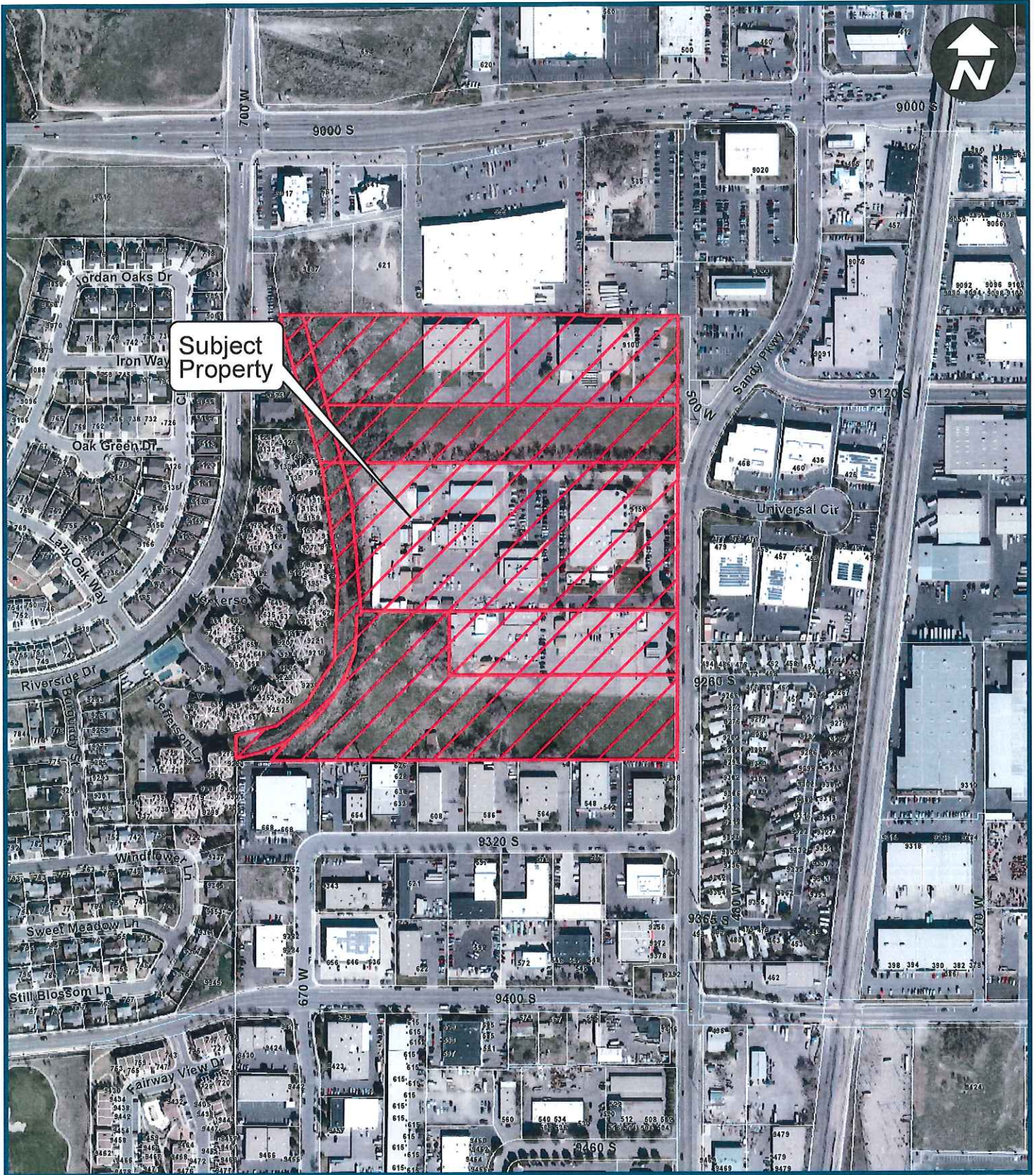
7. That the applicant complies with all department requirements as noted in all Preliminary Review letters prior to submittal for final site plan review.
8. That the City Engineer determine compliance with the Sensitive Area Overlay District requirements and review of the geotechnical report and require incorporation of any mitigating requirements identified by these studies.
9. That the City staff work with the applicant to establish some form of "Open Space Preservation" Easement to protect the vegetation and final grade of the west facing steep slope area, acceptable to the City Administration.

Planner:

Reviewed by:



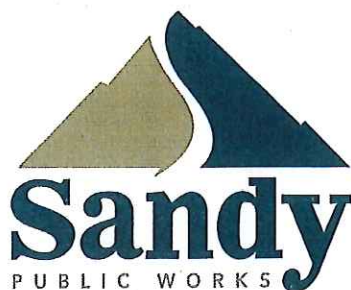
Douglas L. Wheelwright
Development Services Manager



SPR-01-18-5341 :: SUB-01-18-5342
Synergy Canyons
9150 S 500 W



PRODUCED BY OLIVIA CVETKO
 THE COMMUNITY DEVELOPMENT DEPARTMENT



DEPARTMENT OF PUBLIC WORKS

Kurt Bradburn
Mayor

Matthew Huish
Chief Administrative Officer

Michael Gladbach, P.E.
Director

READY-FOR-PLANNING-COMMISSION MEMORANDUM

DATE: January 22, 2018

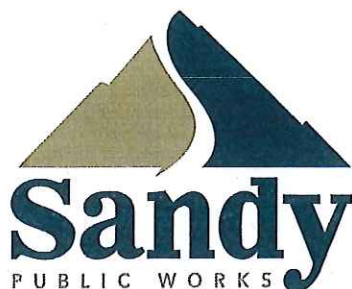
TO: Doug Wheelwright, Development Services Manager

FROM: Ryan C. Kump, P.E., City Engineer *R. Kump*
Britney Ward, P.E., City Transportation Engineer *Britney Ward*
David J. Poulsen, Development Engineering Coordinator *David J. Poulsen*

SUBJECT: **Project Name:** Sandy Canyons
Plan Case Number: SPR-01-18-005341
Project Address: 9150 South Sandy Parkway

A review of the above-mentioned project has been made. Following is a list of comments from the Public Works Department:

1. THE PRELIMINARY SITE PLAN AND OTHER DOCUMENTS SUBMITTED BY THE DEVELOPER ARE GENERALLY ADEQUATE at this stage of the project with regard to Public Works Department concerns. A number of items will be required prior to final approval, including items mentioned in the drawing redlines, the "Plan Case Comments," and the "City Engineer Requirements" letter, but these items are not required as part of this preliminary submittal.
2. THE PUBLIC WORKS DEPARTMENT RECOMMENDS THAT THE PLANNING COMMISSION DECLARE THAT PLANNING COMMISSION PRELIMINARY SITE PLAN REVIEW IS COMPLETE, and that final project documents be prepared by the developer for review by city staff members.
3. PRIOR TO FINAL APPROVAL BY THE PUBLIC WORKS DEPARTMENT, the developer is required to complete all items mentioned in the drawing redlines, the "Plan Case Comments," and the "City Engineer Requirements" letter.



DEPARTMENT OF PUBLIC WORKS

Kurt Bradburn
Mayor

Matthew Huish
Chief Administrative Officer

Michael Gladbach, P.E.
Director

READY-FOR-PLANNING-COMMISSION MEMORANDUM

DATE: January 22, 2018

TO: Doug Wheelwright, Development Services Manager

FROM: Ryan C. Kump, P.E., City Engineer
Britney Ward, P.E., City Transportation Engineer
David J. Poulsen, Development Engineering Coordinator

SUBJECT: **Project Name:** Synergy Canyons Subdivision Plat A
Plan Case Number: SUB-01-18-005342
Project Address: 9150 South Sandy Parkway

A review of the above-mentioned project has been made. Following is a list of comments from the Public Works Department:

1. THE PRELIMINARY SUBDIVISION PLAT AND OTHER DOCUMENTS SUBMITTED BY THE DEVELOPER ARE GENERALLY ADEQUATE at this stage of the project with regard to Public Works Department concerns. A number of items will be required prior to final approval, including items mentioned in the drawing redlines, the "Plan Case Comments," and the "City Engineer Requirements" letter, but these items are not required as part of this preliminary submittal.
2. THE PUBLIC WORKS DEPARTMENT RECOMMENDS THAT THE PLANNING COMMISSION DECLARE THAT PLANNING COMMISSION PRELIMINARY SUBDIVISION PLAT REVIEW IS COMPLETE, and that final project documents be prepared by the developer for review by city staff members.
3. PRIOR TO FINAL APPROVAL BY THE PUBLIC WORKS DEPARTMENT, the developer is required to complete all items mentioned in the drawing redlines, the "Plan Case Comments," and the "City Engineer Requirements" letter.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

NOTICE OF PUBLIC MEETING

City Council District #1—Civic Center, Community#2

Dear Property Owner,

On **Thursday, July 5, 2018, beginning at 6:15 P.M.**, the Sandy City Planning Commission will hear an application for an overall development master plan, preliminary Site Plan Review, and Subdivision Review for an approximately 30 acre property currently owned by the Canyons School District. The Planning Commission meeting will be held in the City Council Chamber, Suite 211 of the Sandy City Hall, 10000 South Centennial Parkway.

The proposed development, named Synergy Canyons, consists of the redevelopment of approximately 24 acres of the approximately 30 acres of property owned by the Canyons School District, located at 9150 S. 500 W. Street in Sandy City. Synergy Development, of Park City, Utah, is under contract to purchase the southern approximately 24 acres from the school district and develop the project. The new development will consist of clearing the site of existing buildings and uses, constructing six large flex space business/industrial buildings, arranged in a business park configuration, and subdividing the 30 acres of property into three large lots. The property is currently zoned Industrial (ID), and the proposed development and land uses are allowed in the zoning district as permitted uses. The Planning Commission is the land use authority governing site plan approval and subdivision consideration.

If you have questions or comments concerning this proposal, please attend this meeting. You may also contact **Doug Wheelwright**, Development Services Manager at **801-568-7255 or by email at dwheelwright@sandy.utah.gov** before 3:00 P.M. the day of the meeting, and he will answer questions. Written comments received in the office before the meeting will be read by staff during the meeting, and will also be forwarded to the members of the Planning Commission as part of the staff report to them.

We are sending this courtesy notice to known property owners within 500 feet of this proposal. Please pass this information on to others who you think may also be interested.

Thank you,

SANDY CITY PLANNING DIVISION

PLEASE SEE THE MAP LOCATED ON THE REVERSE SIDE OF THIS NOTICE.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

Neighborhood Meeting Summary – Community #2

Date: 6.7.18

Location: City Hall – Multipurpose Room

Community #/Name: Community #2

Community Coordinator: Pete Keers

Project Name: Synergy Canyons Industrial Flex Space

Number of Attendees: 16

Applicants: Synergy Development

Number of Invitees: 175 notices

Length of Meeting: 90 minutes

Notice Radius: 500 ft.

Project Description: Proposed redevelopment of vacant and existing buildings owned by the Canyons School District – 9150 S 500 W. Access will be from 2 new driveways on 500 W and a new secondary access private driveway connecting to 700 W. Six new buildings are proposed for the southern portion of the property. Existing zone is Industrial (ID).

Community Comments:

Concerns:

1. Noise
 - a. Residents asked what hours noise will be an issue – Sandy business hours are 7 AM -10 PM. The applicant could apply for extended hours or get a noise permit from the county to work on nights and weekends. If the noise becomes excessive, the residents can file a complaint.
2. Pollution and dust are big concerns
 - a. They are required to maintain dust levels with water trucks
3. Smells
4. Privacy
5. Height of buildings will knock out all the light and views
 - a. Proposed buildings are 35 feet high – 2 stories, existing building are 20 feet high
 - b. Parking lot will have landscaping to help soften the look
6. Chain link fence will be taken down and a wrought iron fence will be put in
 - a. Residents would like the fence line to be as far away from the homes as possible – they prefer it to not be at the canal line, they want it as far East as possible
 - b. Could sound proof wall could be built instead of the fence?
7. Vegetation being taken out – residents would like as much vegetation left as possible
8. Is there any way to pull the buildings closer to 500 W? – they will take this into consideration



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

9. No open-air garbage will exist – there will be dumpsters
10. Is the driveway near the property line necessary? – Fire department requires there to be fire access. So, they would either have to build the building closer to their homes or have the driveway there.
11. Traffic is a big concern – on 500 W, 700 W and Riverside Drive
 - a. There was a traffic study and they said the impact was net 0. Some residents are worried this is not accurate and does not account for new development in the area (proposed 3 new townhomes near property)
 - b. 700 W – issue with semi-trucks parking on the road for days – would like to see a restriction for size and no overnight parking on this road
12. Is it necessary to build the connection road that connects to private driveway (700 W)?
 - a. Concerns about 700 W exit and traffic and potential accidents at 9000 S and 700 W
 - i. They suggest more traffic speed monitoring/enforcing, maybe speed bumps
 - ii. There is a blind hill and pedestrian crossing
 - iii. Truck traffic coming in from the backway may cause accidents/traffic
13. Riverside parkway traffic and speed of drivers
 - a. Is there a way for the city to stipulate that trucks and vehicles over a certain size cannot access Riverside Drive? – The City can follow up
 - b. Potentially add a meter sign
14. Decreased property value, ruining homes and lives
15. Ensure the entire neighborhood is notified about the planning commission – complaints about the entire neighborhood not getting noticed for the neighborhood meeting.
16. Resident does not want any additional road that connects with Riverside Drive because it will create heavy traffic and her neighborhood will become loud and uncomfortable to live in, and it will also bring her property value down and this is unacceptable to her and if she needs to she will go to court. She is also worried about the large trucks that will drive on Riverside Drive that will cause a lot of noise and pollution and disrupt the peace of her neighborhood.
 - a. Another neighbor agrees completely.
17. One resident is worried about natural springs under the canal that caused flooding at Jefferson Place many years ago, and is worried this will happen again. She said they were told by the Health Department that the ground is toxic. She thinks Beehive Machinery had left all sorts of toxins. She also said the owner on plat map shows it was the Mumford Family not the School District. She tried to buy the property for back taxes but was refused – the City will look into this to verify

Support:

1. Another resident feels there will be very little noise from concrete tilt bit building and this is the best construction there is, he thinks this is a classy project. He has done hundreds of hours on Pheasant Hollow which is similar to this proposed project. His main concern is traffic on 500 W.

Neighborhood Meeting – Community #2 Sign-In Sheet

June 7, 2018

	Name	Email	Cell Phone Number
1	Glenn Foley	gffoley@xmission.com	(office) 801-265-2667
2	Pam Wharten	PWharten801@comcast.com	801-699-4506
3	Rodriguez		
4	Rafael Ratin		
5	Jill Coradri	1620summer@gmail.com	
6	Debbie Salvemich	debbysake@hotmail.com	
7	Christina Lopez	clopez1225@yahoo.com	801-231-8230
8			
9			
10			
11			
12			
13			



Neighborhood Meeting – Community #2 Sign-In Sheet

June 7, 2018

	Name	Email	Cell Phone Number
1	Olga Ekkeot	Olga 11/9752@gmail.com	
2	Red Burkholz	red@heliuscreative.com	
3	Jack Mayhew	MINATOR1579@GMAIL.COM	
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			



Doug Wheelwright

From: Pam Wharton <pwharton801@gmail.com>
Sent: Wednesday, June 20, 2018 4:55 PM
To: Jamie Jacobson
Cc: gpfoley@xmission.com; 1620summer@gmail.com; debrajake@hotmail.com; clopez1225@yahoo.com; rod@heliuscreative.com; minator1579@gmail.com; olga111975@gmail.com; Doug Wheelwright
Subject: Re: Sandy City Neighborhood Meeting

Hi Jamie;

Thanks for the information, Due to the delays during the meeting I was unable to stay the entire time. Here are a few things I would like to add.

1. Item #13. I do agree with this request, the traffic and neglect of speed limits are a big problem on this road, I think at least one of those meter signs would really help.

A. we do currently have a big problems on 700 west with Semi trucks parking on the road, at times this road will be lined with Semi truck parking there for days at a time, I think restriction for size or no over night parking on this road would really help.

2. # 16 100% agree, please NO connector on this road

Thanks for allowing additional input.

On Fri, Jun 15, 2018 at 9:51 AM, Jamie Jacobson <jjacobson@sandy.utah.gov> wrote:

Hi All,

Sorry for the delay in getting this to you. Please see attached the minutes from the neighborhood meeting last week.

Please let me know if I need to add anything.

Many thanks,
Jamie



Jamie Jacobson
Management Analyst – Admin

10000 S. Centennial Pkwy. | Sandy, UT 84070
o: 801.568.7114
jjacobson@sandy.utah.gov



Doug Wheelwright

From: bruce jessop <brucejessop@hotmail.com>
Sent: Saturday, May 26, 2018 10:03 PM
To: Doug Wheelwright
Subject: Synergy Canyons Concerns

Dear Doug and Members of the Planning Commission,

I am an owner/resident in Jefferson Place Condominiums and also a board member on the Jefferson Place HOA. I live with my wife and three small children directly west of the proposed property development so that our living room window and deck will directly face the proposed development. I do not know if I will be able to attend the Neighborhood Meeting, so I greatly appreciate the opportunity for my concerns to be forwarded to staff and considered at the meeting.

My first concern is about the proximity of industrial buildings to our units. Will there be a wall and/or tree barrier planted between the development and Jefferson place to protect us from industrial machinery sounds, traffic, and general noise pollution? We are already dealing with loud machinery sounds coming from one of the businesses on the hill just to the southwest of us, to the point that those of us with babies and napping children have to close the windows during the day and use white noise machines to drown it out. I am worried about the additional noise that some industrial businesses might bring. Also, will construction be limited to reasonable hours so that we will not have to deal with added noise pollution from heavy machinery and construction equipment in the early morning or at night?

Another concern is the potential decrease in property value for those of us facing the new development. I understand that I can't protect my beloved view of the mountains, but I am concerned about what might be facing us from our windows when this is finished, and how it could affect our ability to sell our property in the future, or if it will lower the value of our property. I know that my view was a major selling point when I bought my place. I sincerely hope that the right landscaping and barriers are carefully considered in this development to protect the value of Jefferson Condominiums property as much as possible.

Finally, my last major concern is how this will affect our privacy. Our condominiums are at the bottom of the hill just below the development. I am worried that businesses and customers might be able to look down the hill into our homes. I don't know the details of the proposed plans, so I am hoping that my concerns are unfounded because considerations have been made to beautify the barrier between us and protect the privacy of our neighborhood. I hope and believe this development can even be a good thing for us if it is done correctly.

Thank you for your time and service to our community!

Sincerely,

Bruce Jessop
9229 South Jefferson Place
(801)598-2207

Doug Wheelwright

From: Jill Larsen <jill.kimberly.larsen@gmail.com>
Sent: Sunday, May 27, 2018 7:02 PM
To: Doug Wheelwright
Subject: Synergy Canyons (9150 s 500 w)

Hello Doug,

I live close to this new development and I wanted to get the details of the proposed bldg and regulations. I also was wondering if I can ask for info on certain things regarding the new build. Like hours of operation, open dump sites, hight of the buildings, and how close they will be to my home at the Jefferson Place Condos.

Also can I request ideas for the site?

Thanks,
Jill

Doug Wheelwright

From: Christina Lopez <clopez1225@yahoo.com>
Sent: Thursday, June 07, 2018 10:42 AM
To: Doug Wheelwright
Subject: Questions re Proposed Development (Synergy Canyons) affecting 9100 S 700 W

Mr. Wheelwright,

I am a homeowner on the corner of Iron Way and 700 West (9071 S Club Oaks Drive) and have lived here since 2007. When I moved to this home, 700 West was quiet except for the traffic of the residents living in the area. When the Legends at River Oaks Apartment Homes were completed, traffic increased significantly. And the speed of the traffic also increased to 40 mph and sometimes 50 mph, rarely adhering to the posted 30 mph. I've heard many squealing brakes, sounding horns and cussing from cars moving northbound and southbound on 700 west because of someone slowing down to turn into the subdivisions or the Jefferson complex. Too many near accidents. I've also had close calls while maintaining my property of being hit by a car flying around the corner to get out of fast moving traffic. It is a dangerous situation.

Along with the apartment home traffic, traffic from the current industrial between 9300 South and 9800 South has increased on 700 West, including semi trucks, large box trucks, tow trucks, etc. Because they are business related they have no patience for the residential traffic. Again hazardous for us residents.

My questions are:

1. Why can't the traffic for this industrial project be routed to 500 west (the Parkway) where it makes more sense? Access to the businesses off of the parkway would be faster and easier. And safer for the residents along 700 West.
2. If 700 West is used, what kind of enforcement will be put in place to keep traffic from moving at the current 40 mph and sometimes 50 mph. What will be done to keep the older residents walking dogs and children riding bikes on the sidewalk on 700 west safe?
3. How much noise is anticipated from this project? Will the businesses be manufacturing type adding to our already noisy freeway and train levels?
4. Property values of the homes along 700 West is drastically reduced because of the increased traffic. Potential buyers want nothing to do with the noise of the traffic, and adding industrial noise to the area will kill the value of our homes. Do you have some plan in place to help us keep our values where they need to be? I am a real estate agent and have experienced the negative response while trying to sell a home in the neighborhood.

Very concerned,
Christina

Christina Lopez
Equity Real Estate - Advantage
1218 East 7800 South, #150
Sandy, Utah 84094
Cell: 801-231-8230

Doug Wheelwright

From: Britney Ward
Sent: Wednesday, June 27, 2018 4:11 PM
To: Doug Wheelwright
Subject: RE: 6.7.18 Neighborhood Meeting Summary.docx Synergy Canyons

Doug-

Here are my responses to the neighborhood traffic concerns that you can use for your staff report. You can disregard my last email, as this one is better suited to addressing their concerns.

Riverside Dr (700 W), 9400 S, and Sandy Pkwy (500 W) are all Major Collector roads. They can take about 20,000 trips per day. The traffic study explains that Riverside Dr currently sees near 2,000 trips a day, and 500 W sees 18,000. Synergy Canyons will generate just over 1,100 daily trips, including truck traffic. The trips generated by Synergy Canyons will be distributed through all of the driveways, one on 700 W, two on 500 W, and three future connections to neighboring properties. The Developments projected traffic will not significantly impact the performance of the existing and proposed driveways and adjacent roadways. Because these three collector roads provide the routing and access to the development, an increase in traffic should not be experienced within the surrounding neighborhoods and neighborhood streets.

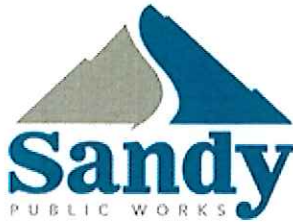
The 700 West private driveway is planned to be the main access for truck traffic. It is worth noting the proximity of this access to the 9000 South signal. Because of this, trucks accessing the development from 700 W should be making right in movements only. Because Canyons Synergy does not have direct access to 700 W (it is through a private driveway), Sandy City cannot require the development to reconstruct the private driveway to limit access/turn movements.

The high crash rate on 500 W between 9000 S and Universal Cir is an area Sandy City is aware of. Since about 2014, we have seen about 1 crash per month between 9000 S and 9070 S. This summer, the feasibility of extending the existing raised median to the south is being reviewed. It is likely that by preventing left turns in/out of driveways near the intersection, the number of conflict points and ultimately the crash rate will be reduced. The Canyons Synergy traffic study also addresses the crash rate at the 9120 S 500 W intersection. While none of the crashes in the study period were severe, the number of crashes placed the Crash Rate above the Critical Crash Rate. However, the Crash Rate should be reduced with the reduction and realignment of accesses to meet City standards. Extending the raised median at the intersection should also reduce the crash rate at 9120 S.

Sandy City does have a small budget to purchase a few driver feedback signs each year. These signs are installed on streets that see a higher severity of speed. Our first step is to take vehicle volume and speed count recordings over a 24 hour period. This data is then compared to all other recordings that have been taken to come up with the severity rating. If a resident feels that they are seeing excessive speed on a particular street, they are welcome to request a study be done. They might also be interested in calling police dispatch to request police enforcement. Both 700 W and 9400 S have a speed limit of 30mph, and 500 W is 35mph.

Sandy City does not limit truck traffic or vehicle weights on our roads outside of Utah Code. Axel loading limits on roads are used in order to prevent damage to roadways, and are not appropriate to use for limiting the number of truck trips. For more information, see section 204 of Sandy City Code and Utah Code 72-7-404.

Doug, let me know if there is something else you wanted me to address that I didn't. If you would like to include pages from the traffic study in the planning commissions packet, I would suggest Pages 4 (the executive summary), and page 13 (project trip distribution percentages).



Britney Ward
Transportation Engineer

8775 South 700 West | Sandy, UT 84070
o: 801.568.2991 | c: 801.376.3401
bward@sandy.utah.gov

sandy.utah.gov



From: Doug Wheelwright
Sent: Monday, June 25, 2018 3:43 PM
To: Britney Ward <BWard@sandy.utah.gov>
Subject: FW: 6.7.18 Neighborhood Meeting Summary.docx Synergy Canyons

From: Jamie Jacobson
Sent: Tuesday, June 12, 2018 4:28 PM
To: Doug Wheelwright <DWheelwright@sandy.utah.gov>
Subject: 6.7.18 Neighborhood Meeting Summary.docx

Hi Doug,

Attached are the minutes from Thursday's meeting. Do you mind looking them over and letting me know if I need to make any changes?

Many thanks,
Jamie



Canyons Synergy Project – 500 West Sandy, Utah

Traffic Impact Study (TIS)

Avenue Consultants

May 25, 2018



1 EXECUTIVE SUMMARY

A five-building office warehouse development is planned to be built at 9150 South 500 West in Sandy, Utah on the current site of the Canyons School District West Administration Building and a Questar natural gas filling station. Access to the property is provided via four existing driveways on 500 West. Two of these accesses will be removed and the remaining two accesses will be moved to meeting access spacing requirements and align with existing intersections. The accesses will be built to accommodate anticipated truck traffic. Two shared accesses with the adjacent property to the north will provide access for the adjacent property.

Avenue obtained existing AM and PM peak period traffic volumes along 500 West and 700 West and identified that the highest peak hour morning volumes occur from 7:30-8:30 AM and the highest peak hour evening volumes from 4:00–5:00 PM. The development is expected to generate 1,132 new daily trips (weekday) with 95 trips during the AM peak hour and 103 trips during the PM peak hour. Avenue distributed and assigned the trips to the surrounding street network and evaluated driveway/access operations with project traffic for the expected opening year of 2018 and for a future horizon year of 2023.

The additional project traffic will not significantly impact the performance of the existing and proposed driveways or adjacent roadways. All unsignalized intersections along 500 West and 700 West are expected to operate at LOS D or better 5 years after project completion, with the exception of the intersection of Driveway 5/Universal Circle & 500 West, which operates at a LOS E. Our transportation safety analysis discovered about half of the historic (2012 to 2014) crashes on 500 West between 9050 South to 9400 South occurred near 9120 South. Through this segment the roadway alignment transitions from 450 West to 500 West with an S-curve and sight distances at the existing and proposed accesses must be designed for the vertical and horizontal curves of this roadway, using standards from *AASHTO A Policy on Geometric Design of Highways and Streets*.

2 INTRODUCTION

Avenue Consultants (Avenue) prepared the following traffic impact study (TIS) to identify any traffic impact mitigation requirements for the proposed uses. This memo documents and details the estimated impacts the proposed development will have on traffic operations. This study includes a traffic operations evaluation of the new access points and nearby intersections. It includes an evaluation of existing (2017) traffic conditions as a baseline traffic level and future 2018 and 2023 traffic conditions with and without the project traffic.

3 STUDY AREA CONDITIONS

3.1 Site Location

The proposed development is planned to be built at 9150 South and 500 West in Sandy, Utah. The existing site is currently owned by Canyons School District and houses the school district's West Administration Building and a Questar natural gas fueling station. Figure 1 shows the site plan of the proposed project, access points, and the street network adjacent to the site.

for 9000 South and 700 West which is operating at a LOS E in the AM peak, largely due to delay on the minor streets. The LOS values for all driveways are operating at acceptable levels in existing conditions.

5.4 Transportation Safety Analysis

Avenue evaluated two segments of roadways in the study area. The first segment analysis on 700 West includes crashes from approximately 9050 South to 9400 South. This segment was approximately 0.63 miles in length. Three years of available crash data were included in the analysis (2012-2014). The Average Annual Daily Traffic (AADT) used for the analysis was derived from the 2012 to 2014 AADT data of north, east and west legs of the 9000 South and 700 West intersection. The commonly compared critical crash rate for a segment analysis is assumed to be 2.69 crashes per million vehicle miles traveled (MVMT). As shown in Table 3, the segment crash rate in this area is 1.28 MVMT, which is lower than the critical crash rate. On the 0.63-mile segment analyzed, 4 crashes occurred between 2012 – 2014, none of which were severe.

The second segment analysis on 500 West includes crashes that occurred from approximately 9050 South to 9400 South. This segment was approximately 0.45 miles in length. Three years of available crash data were included in the analysis (2012-2014). The Average Annual Daily Traffic (AADT) used for the analysis was derived from an average of the 2012 to 2014 AADT along the same corridor as the crash data. As shown in Table 3, the segment crash rate in this area is 4.96 MVMT, which is higher than the critical crash rate. On the 0.45-mile segment analyzed, 44 crashes occurred between 2012 – 2014, none of which were severe.

Since the crash rate on the 500 West segment evaluation was so high, crash locations were analyzed more closely. From 9120 South to Universal Circle on 500 W, 20 crashes occurred between 2012-2014. Only three occurred at Universal Circle while the other 17 occurred at the T-intersections of 9120 South and Driveway 1. Many of these crashes are front to rear crashes and angle crashes which may be attributed to sudden stops or vehicles turning onto 500 West without a sufficient gap or time to accelerate or decelerate. Through this segment, the roadway alignment transitions from 450 West to 500 West with an S-curve that presents sight distance concerns at the existing and proposed accesses that must be designed in accordance with standards defined in *AASHTO A Policy on Geometric Design of Highways and Streets*. The northbound right turning movement from 9000 South also regularly backs up through this location, which in conjunction with the sight distance, might be a contributing factor to the high crash rate.

Table 3: Segment Crash Analysis

Location	Crashes	EVDT/AADT	# Years	Crash Rate	Critical Crash Rate
700 West between 9050 South to 9400 South	4	4,500	3	1.28	2.69 ¹
500 West between 9050 South to 9400 South	44	18,000	3	4.96	2.69 ¹
1. Segment crash rate units are crashes/MVMT					
CONFIDENTIAL: Crash data in this report is protected under 23USC409					

6 PROJECT TRAFFIC

This section details the trip generation, distribution, and assignment of project trips to the surrounding roadway network.

6.1 Trip Generation

Avenue estimated vehicle trips generated by the proposed development based on the characteristics of the intended land use and the intensity of development. The project trip generation was derived from trip rates

developed by the Institute of Transportation Engineer's (ITE) *Trip Generation Handbook, 10th Edition*. This handbook provides vehicle trip generation standards and recommendations for various land uses based upon nationwide studies of existing developments in comparable settings. Avenue selected land use types which most accurately reflect the planned use of the project site. The ITE Land Use that was chosen for this development was warehousing (Land use code 150).

The proposed development includes five buildings of office warehouse totaling 317,919 ft². Table 4 reports the trip generation estimates for the proposed development and splits the trips into number of entering (in) and existing trips (out).

Table 4: Development Trip Generation

ITE Land Use	ITE Code	Number of Units	Unit Type	Weekday Daily	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
Warehousing	150	317,919	ft ²	1,132	95	75	20	103	26	77

6.2 Trip Adjustments

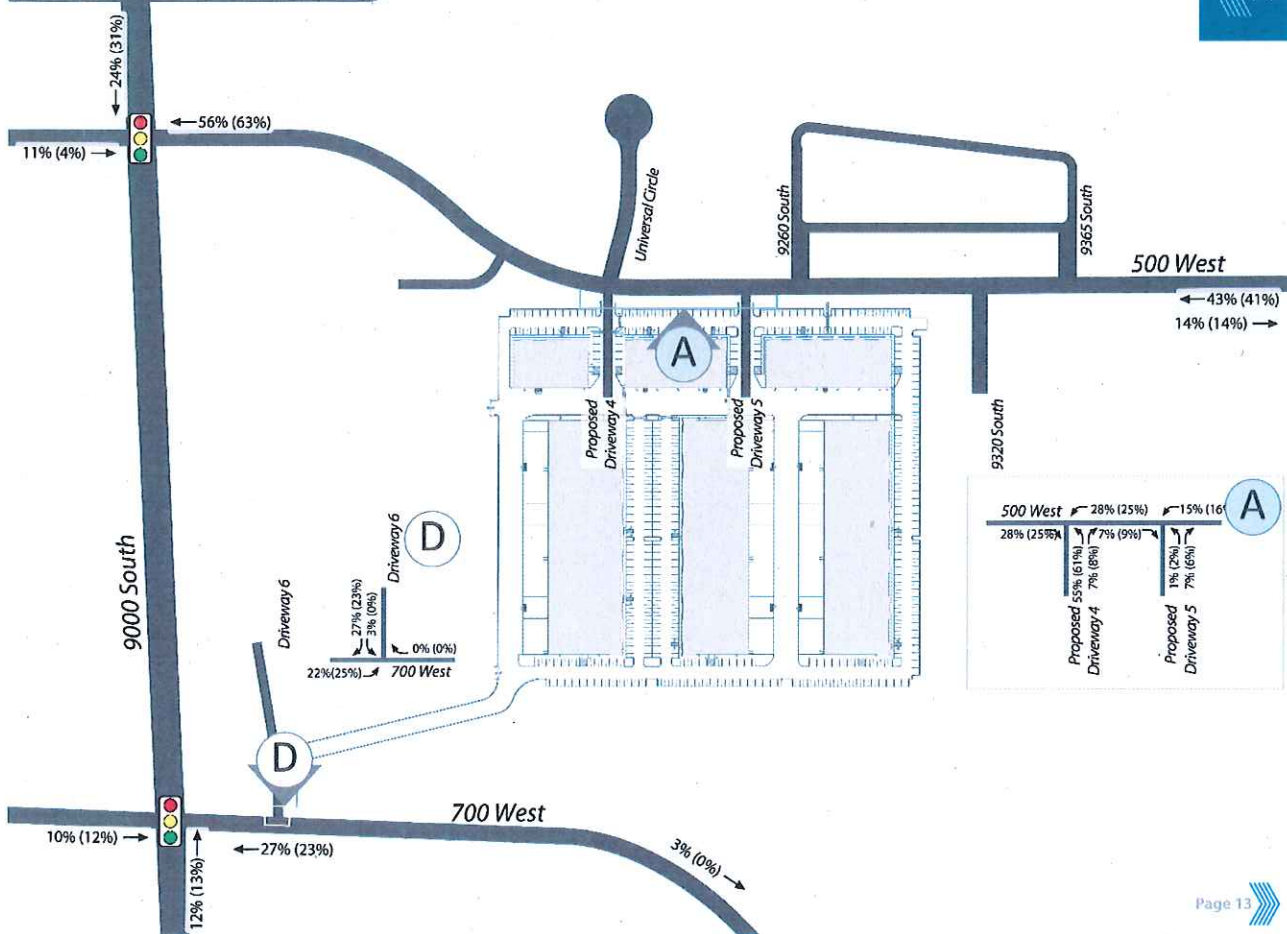
The base trip generation was not adjusted for internal capture or pass-by trips.

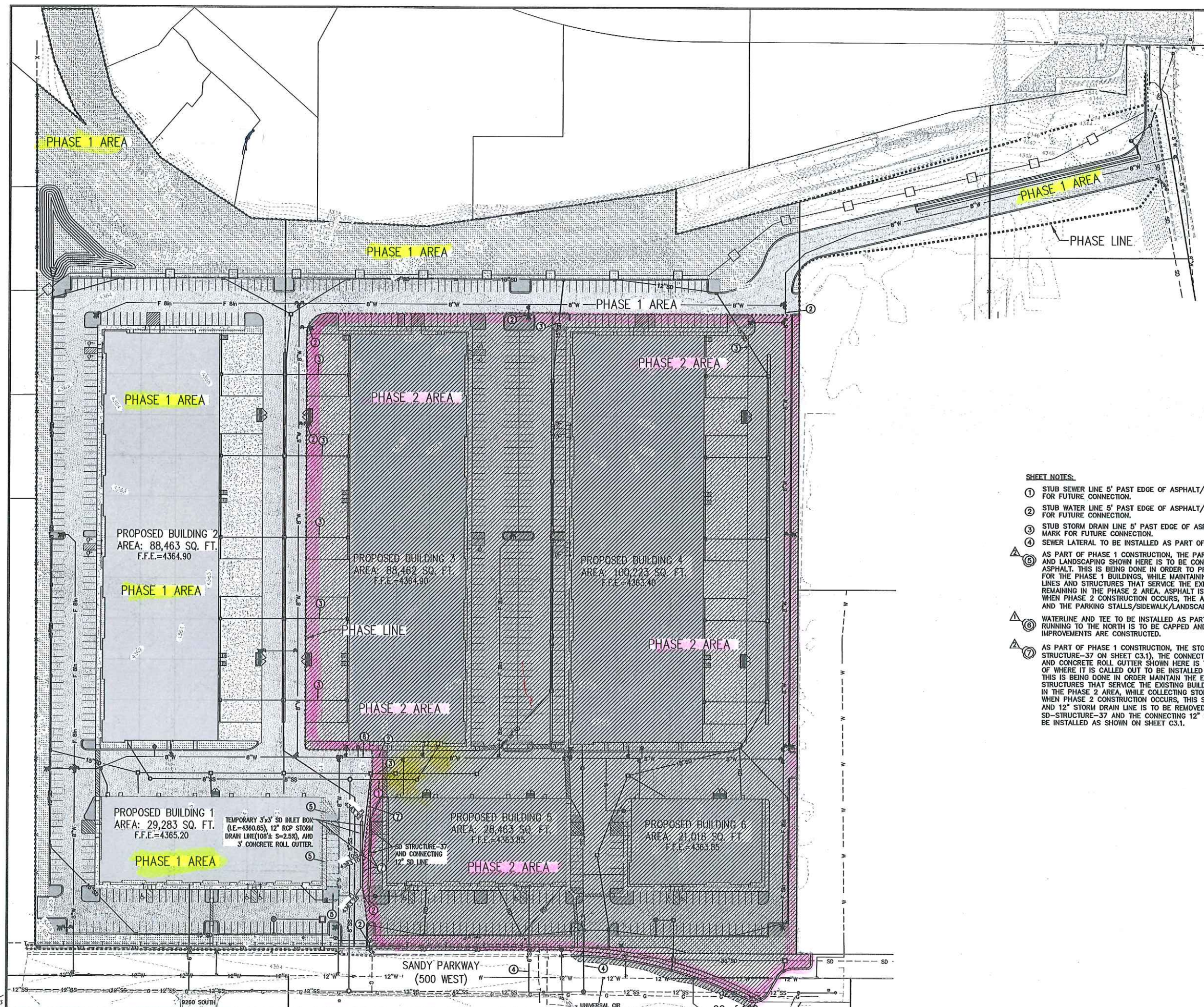
6.3 Trip Distribution and Assignment

The total estimated traffic entering and exiting the site was distributed and assigned to the surrounding roadway network. Trip distribution is the process of determining the general direction that site traffic is coming from or going to a site. Trip distribution is dependent upon the land use characteristics of the project and upon the general location of other land uses where project trips would originate or terminate. Avenue developed the project trip distribution based on the exiting traffic patterns at the counted locations. Figure 5 shows the detailed project trip assignment percentages for traffic entering and exiting the site at the existing and proposed driveways. Project traffic was assigned to the adjacent roadways based on these distributions.

Figure 5: Project Trip Distribution Percentages

Figure 5: Project Trip Distribution Percentages
Schematic Drawing Not To Scale





Scale in Feet
0 60 120 180

SEE COVER SHEET FOR PROJECT LEGEND

SHEET LEGEND

- PHASE LINE
- PHASE 1 AREA
- PHASE 2 AREA
- TEMPORARY ASPHALT DRIVE

UTILITY PHASING NOTE:
ALL UTILITIES TO BE INSTALLED AS PART OF THIS PHASE OF IMPROVEMENTS UNLESS THERE IS A NOTE INDICATING TO STUB THE UTILITY 5' PAST THE PHASE LINE. SEE CALLOUTS, THIS SHEET.

GENERAL PHASING NOTE:
THE INTENT IS TO NOT HAVE TO CUT INTO ANY ASPHALT THAT IS INSTALLED TO PUT IN ANY UNDERGROUND UTILITIES AS PART OF FUTURE PHASES. ANY UTILITIES THAT NEED TO BE STUBBED FOR FUTURE PHASES ARE TO BE STUBBED 5' PAST EDGE OF ASPHALT/CONCRETE AND MARKED FOR FUTURE USE.

- SHEET NOTES:**
- STUB SEWER LINE 5' PAST EDGE OF ASPHALT/CONCRETE. CAP AND MARK FOR FUTURE CONNECTION.
 - STUB WATER LINE 5' PAST EDGE OF ASPHALT/CONCRETE. CAP AND MARK FOR FUTURE CONNECTION.
 - STUB STORM DRAIN LINE 6' PAST EDGE OF ASPHALT/CONCRETE. CAP AND MARK FOR FUTURE CONNECTION.
 - SEWER LATERAL TO BE INSTALLED AS PART OF FUTURE PHASES.
 - AS PART OF PHASE 1 CONSTRUCTION, THE PARKING STALLS, SIDEWALK, AND LANDSCAPING SHOWN HERE IS TO BE CONSTRUCTED AS DRIVABLE ASPHALT. THIS IS BEING DONE IN ORDER TO PROVIDE A DRIVEABLE AREA FOR THE PHASE 1 BUILDINGS, WHILE MAINTAINING THE EXISTING POWER LINES AND STRUCTURES THAT SERVICE THE EXISTING BUILDINGS THAT ARE REMAINING IN THE PHASE 2 AREA. ASPHALT IS TO BE PLACED SUCH THAT WHEN PHASE 2 CONSTRUCTION OCCURS, THE ASPHALT CAN BE REMOVED AND THE PARKING STALLS/SIDEWALK/LANDSCAPING CAN BE INSTALLED.
 - WATERLINE AND TEE TO BE INSTALLED AS PART OF PHASE 1. THE LEG RUNNING TO THE NORTH IS TO BE CAPPED AND MARKED UNTIL FUTURE IMPROVEMENTS ARE CONSTRUCTED.
 - AS PART OF PHASE 1 CONSTRUCTION, THE STORM DRAIN INLET BOX (SD STRUCTURE-37 ON SHEET C3.1), THE CONNECTING 12" STORM DRAIN LINE, AND CONCRETE ROLL GUTTER SHOWN HERE IS TO BE CONSTRUCTED SOUTH OF WHERE IT IS CALLED OUT TO BE INSTALLED AS SHOWN ON SHEET C3.1. THIS IS BEING DONE IN ORDER MAINTAIN THE EXISTING POWER LINES AND STRUCTURES THAT SERVICE THE EXISTING BUILDINGS THAT ARE REMAINING IN THE PHASE 2 AREA, WHILE COLLECTING STORM WATER IN THIS AREA. WHEN PHASE 2 CONSTRUCTION OCCURS, THIS STORM DRAIN INLET BOX AND 12" STORM DRAIN LINE IS TO BE REMOVED/RELOCATED AND SD-STRUCTURE-37 AND THE CONNECTING 12" STORM DRAIN LINE IS TO BE INSTALLED AS SHOWN ON SHEET C3.1.

1 COMMENTS

2 COMMENTS

NO.

REVISIONS

BY

DATE

DESIGNER: SDT

PROJECT ENGINEER: SDT

CIR

ENGINEERING, L.L.C.

3032 SOUTH 1030 WEST, SUITE 202

SIC, Utah 84119 - 801-949-6295

SYNERGY CANYONS

9150 SOUTH 500 WEST, SANDY, UT 84070

PHASING PLAN

BEFORE YOU DIG

CALL 800 485 4848

STATE OF UTAH

SCOTT D. THORSEN

No. 354291

SHEET NO.

C0.2

PROJECT ID

S1026-03

DATE

01/08/18

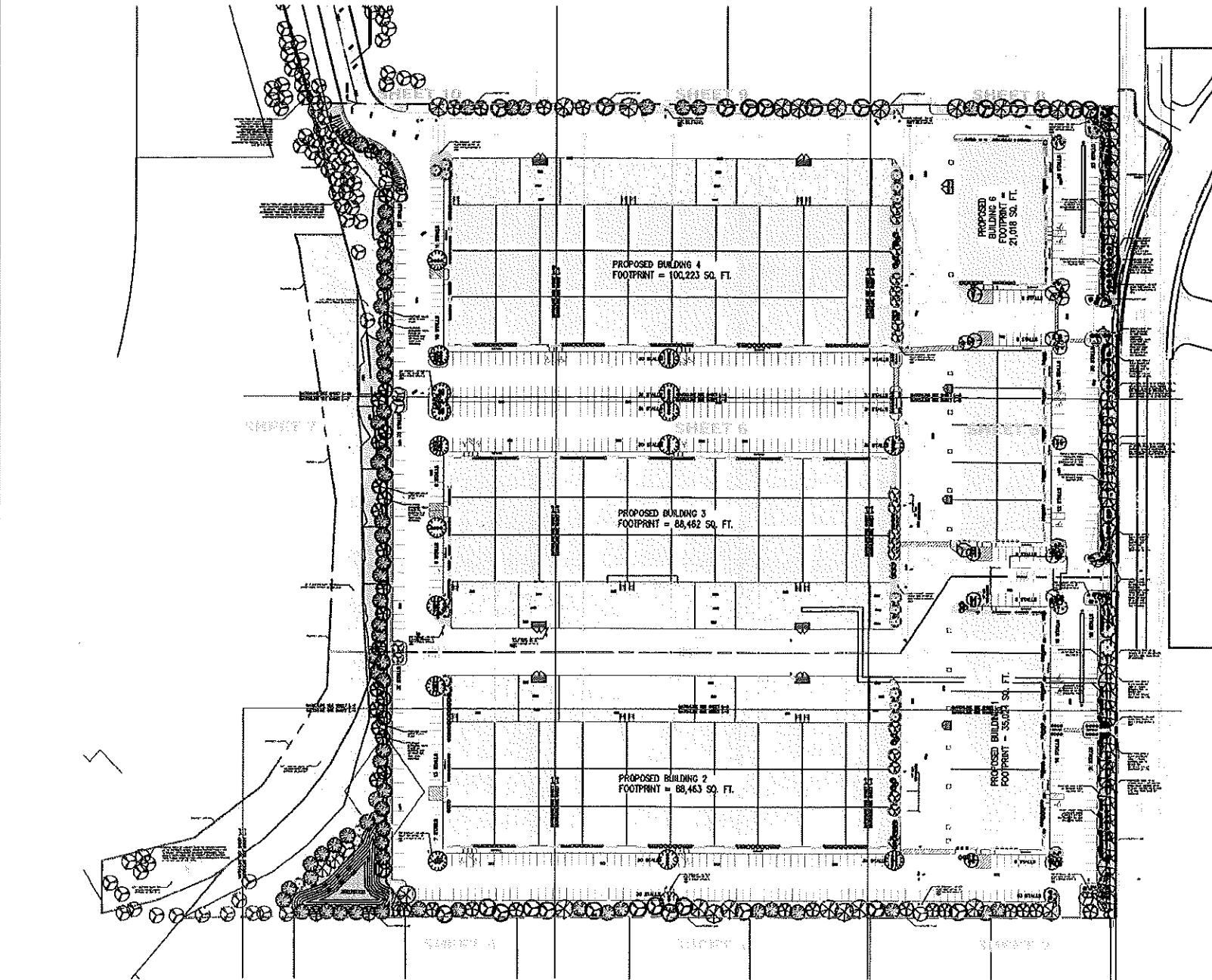
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SCALE

1"=60'

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LOT 1 SUMMARY

LANDSCAPE AREA 4 WATER CONSERVING LANDSCAPING CALCULATIONS SUMMARY
ON SITE LANDSCAPE PROVIDED (REFER TO ARCHITECTURAL PLANS - FOR REQUIRED)
101,027 S.F. 25.34% OF LOT AREA
PERCENT OF LANDSCAPE AREA OF LOT PLANT COVERAGE (INCLUDING P.D. R.O.W. & STRIP)
135.33% WITH TREES CALCULATED
87.60% WITHOUT TREES CALCULATED
TOTAL LANDSCAPE AREA IN WATER-WISE TURF GRASS (INCLUDING P.D. R.O.W.)
0 S.F. 0.00% OF LANDSCAPE
PERCENT OF WATER CONSERVING PLANTS (EXCLUDING TREES & TURF GRASS)
100.00% BASED ON CITY WATER CONSERVING PLANT LIST
PERCENT OF WATER CONSERVING TREES (EXCLUDING TURF GRASS)
100.00% BASED ON CITY WATER CONSERVING PLANT LIST
TOTAL IRRIGATED LANDSCAPE AREA (INCLUDING P.D. R.O.W.)
26,900 S.F. 25.86% OF LANDSCAPE
REQUIRED INTERIOR PARKING LOT LANDSCAPE AREA (REFER TO ARCH PLANS)
4,616 S.F. 26.35% OF PARKING AREA AS US
PROVIDED INTERIOR PARKING LOT LANDSCAPE AREA (REFER TO ARCH PLANS)
4,933 S.F. 5.12% PROVIDED
REQUIRED OVERALL TREES (40% MINIMUM HEIGHT TO BE EVERGREEN TREES)
203.7 TREES 101,027 S.F. / BY 500
PROVIDED OVERALL TREES
150.0 TREES 4
500 WEST PARK STRIP AREAS 1 LANDSCAPING
2,118 S.F. 4
50.17% PLANT COVER (EXCLUDING TREES) 50% REQUIRED
1.00% TURF GRASS
100.00% WATER CONSERVING PLANTS
500 WEST FRONTAGE YARD 1
6,338 S.F. 4
50.43% GROUND COVER
REQUIRED 500 WEST STRIP TREES
17.5 TREES
PROVIDED 500 WEST STRIP TREES
17 TREES

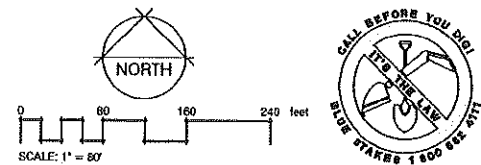
LOT 2 SUMMARY

LANDSCAPE AREA 4 WATER CONSERVING LANDSCAPING CALCULATIONS SUMMARY
ON SITE LANDSCAPE PROVIDED (REFER TO ARCHITECTURAL PLANS - FOR REQUIRED)
98,519 S.F. 14.34% OF LOT AREA
PERCENT OF LANDSCAPE AREA OF LOT PLANT COVERAGE (INCLUDING P.D. R.O.W. & STRIP)
111.70% WITH TREES CALCULATED
52.00% WITHOUT TREES CALCULATED
TOTAL LANDSCAPE AREA IN WATER-WISE TURF GRASS (INCLUDING P.D. R.O.W.)
0 S.F. 0.00% OF LANDSCAPE
PERCENT OF WATER CONSERVING PLANTS (EXCLUDING TREES & TURF GRASS)
100.00% BASED ON CITY WATER CONSERVING PLANT LIST
PERCENT OF WATER CONSERVING TREES (EXCLUDING TURF GRASS)
100.00% BASED ON CITY WATER CONSERVING PLANT LIST
TOTAL IRRIGATED LANDSCAPE AREA (INCLUDING P.D. R.O.W.)
38,456 S.F. 36.21% OF LANDSCAPE
REQUIRED INTERIOR PARKING LOT LANDSCAPE AREA (REFER TO ARCH PLANS)
7,292 S.F. 13.92% OF PARKING AREA AS US
PROVIDED INTERIOR PARKING LOT LANDSCAPE AREA (REFER TO ARCH PLANS)
9,540 S.F. 5.97% PROVIDED
REQUIRED OVERALL TREES (40% MINIMUM HEIGHT TO BE EVERGREEN TREES)
107.0 TREES 98,519 S.F. / BY 500
PROVIDED OVERALL TREES
125.0 TREES 4
79 EVERGREEN TREES PROVIDED - 40.00% OF REQ.
500 WEST PARK STRIP AREAS 2 LANDSCAPING
1,442 S.F. 4
50.00% PLANT COVER (EXCLUDING TREES) 50% REQUIRED
0.00% TURF GRASS
100.00% WATER CONSERVING PLANTS
500 WEST PARK STRIP AREAS 3 LANDSCAPING
702 S.F. 4
53.42% PLANT COVER (EXCLUDING TREES) 50% REQUIRED
0.00% TURF GRASS
100.00% WATER CONSERVING PLANTS
500 WEST FRONT YARD 2
4,467 S.F. 4
51.70% PLANT COVER (EXCLUDING TREES) 50% REQUIRED
500 WEST FRONT YARD 3
5,085 S.F. 4
50.42% PLANT COVER (EXCLUDING TREES) 50% REQUIRED
REQUIRED 500 WEST STRIP TREES
24.2 TREES
PROVIDED 500 WEST STRIP TREES
24 TREES

- NOTES:
- SEE SHEET L-1 FOR LANDSCAPE QUANTITIES FOR EACH LOT & SHEET L-2 FOR NOTES AND DETAILS.
 - LANDSCAPE MATERIAL SQUARE FOOTAGES INCLUDE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY.
 - CLEAR VIEW AREA AT STREET INTERSECTIONS IS TO BE MEASURED AS NOTED ON PLAN.
 - TREE REMOVAL OR TREE PLANTING IN THE PUBLIC RIGHT-OF-WAY REQUIRES APPROVAL FROM SANDY CITY URBAN FORESTRY OR SUBMIT PLANS CONTAINING AN URBAN FORESTRY APPROVAL SIGNATURE.
 - ALL WORK DONE WITHIN THE PUBLIC WAY SHALL BE DONE BY A LICENSED, BONDED AND INSURED CONTRACTOR WHO SHALL FIRST OBTAIN A PUBLIC WAY PERMIT.
 - IRRIGATION SYSTEM IS EQUIPPED WITH A SMART CT BASED CONTROLLER AND RAIN SENSOR AS PART OF THE SPRINKLER SYSTEM.
 - PLANS ARE DIAGRAMMATIC DUE TO SCALE, THEREFORE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY QUANTITIES.
 - SPRINKLER AUDITS ARE TO BE CONDUCTED AND REPORTS SUBMITTED TO THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - BACKFLOW PREVENTION DEVICE NEEDS TO BE TESTED AND SUBMITTED TO THE CITY.
 - ROCK MULCHES AND BOULDERS TO COMPLEMENT A BLEND WITH ARCHITECTURAL MATERIALS AND COLORS. CONTRACTOR TO SUBMIT SAMPLES TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DELIVERY.
 - CONTRACTOR TO REFER TO THE CIVIL GRADING PLAN AND NOTIFY LANDSCAPE ARCHITECT IF ANY LANDSCAPE AREAS CONSIST OF GRADES STEEPER THAN 2H:1V SLOPE. MAXIMUM SLOPE IN ALL LANDSCAPE AREAS IS 2H:1V (H-HORIZONTAL & V-VERTICAL).
 - TREE CALIPER SIZE TO BE MEASURED 10 INCHES ABOVE GRADE PER CITY REQUIREMENT.
 - EVERGREEN TREES TO BE 6 FOOT MINIMUM HEIGHT ABOVE GRADE PER CITY REQUIREMENT.
 - NO TREES SHALL BE PLANTED IN PUBLIC PARK STRIPS LESS THAN 6 FEET WIDE. CENTERLINE OF TREES SHALL BE PLANTED MINIMUM OF 4 FEET AWAY FROM BACK OF CURB AND EITHER SIDE OF SIDEWALK.
 - REFER TO SHEET L-1 FOR ADDITIONAL SANDY CITY LANDSCAPE AND IRRIGATION REQUIREMENTS.

PLANT SCHEDULE ENTIRE PROJECT

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAI	SIZE	QTY
	Acer campestre / Hedge Maple Hydro Zone 1	B & B	1.5"		27
	Acer grandidentatum / Bigtooth Maple Hydro Zone 1	B & B	1.5"		35
	Acer rubrum 'Autumn Blaze' / Autumn Blaze Red Maple Hydro Zone 2	B & B	2"		12
	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry Hydro Zone 1	B & B	1.5"		21
	Ginkgo biloba / Maidenhair Tree Hydro Zone 1	B & B	1.5"		22
	Pinus Resinosa / Limber Pine Hydro Zone 1	B & B		6" - 8" Height	60
	Pinus Resinosa 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine Hydro Zone 1	B & B		6" - 8" Height	20
	Pinus nigra / Austrian Black Pine Hydro Zone 1	B & B		6" - 8" Height	46
	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Black Pine Hydro Zone 1	B & B		6" - 8" Height	27
	Tilia tomentosa / Silver Linden Hydro Zone 2	B & B	2"		29
	Zelkova serrata / Sawal Zelkova Hydro Zone 1	B & B	1.5"		18
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT			QTY
	Berberis thunbergii 'Bagatelle' / Bagatelle Red Barberry Hydro Zone 2	2 gal			60
	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry Hydro Zone 2	5 gal			72
	Calamagrostis x canadensis 'Karl Foerster' / Feather Reed Grass Hydro Zone 2	2 gal			312
	Caryopteris x clandonensis 'Dark Knight' / Blue Mist Shrub Hydro Zone 2	5 gal			40
	Euconymus alatus 'Compactus' / Compact Burning Bush Hydro Zone 2	5 gal			13
	Hedychium coccineum / Blue Cat Grass Hydro Zone 1	2 gal			16
	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper Hydro Zone 1 - Evergreen	5 gal			127
	Muhlenbergia aquifolium 'Compacta' / Compact Oregon Grape Hydro Zone 1 - Evergreen	5 gal			60
	Miscanthus sinensis 'Gracillimus' / Maiden Grass Hydro Zone 2	5 gal			40
	Miscanthus sinensis 'Morning Light' / Edella Grass Hydro Zone 2	5 gal			38
	Miscanthus sinensis 'Purpureus' / Flame Grass Hydro Zone 2	5 gal			61
	Penstemon alpestris 'Little Bunny' / Little Bunny Fountain Grass Hydro Zone 2	2 gal			231
	Perovskia atriplicifolia 'Blue Spires' / Russian Sage Hydro Zone 1	2 gal			81
	Rhus aromatica 'Autumn Amber' / Autumn Amber Sumac Hydro Zone 1	5 gal			93
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac Hydro Zone 1	5 gal			90
	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant Hydro Zone 2	5 Gal			18
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT			QTY
	Rocky Mountain Wildflower Mix by Granite Seed Hydro Zone 0 - Apply Per Manufacturer's Specifications. Refer to Sheet L-2	seed			24,279 sf
MULCHES / ROCK					TOTAL
	4" MINIMUM DEPTH OF 3/4" TO 1-1/2" OF COLORED CRUSHED ROCK (BROWNS, REDS & GRAYS) OVER DEWITT PRO 5 WEED BARRIER				28,209 S.F.
	4" MINIMUM DEPTH OF 1" TO 2-1/2" OF COLORED CRUSHED ROCK (GRAYS, WHITES & BLACKS) OVER DEWITT PRO 5 WEED BARRIER				43,070 S.F.
	4" MINIMUM DEPTH OF 2" TO 4" OF COLORED CRUSHED ROCK (GRAYS, WHITES & BLACKS) OVER DEWITT PRO 5 WEED BARRIER				6,911 S.F.
	5" MINIMUM DEPTH OF 3" TO 6" OF COLORED CRUSHED ROCK (GRAYS, WHITES & BLACKS) OVER DEWITT PRO 5 WEED BARRIER				10,169 S.F.
	CONCRETE MOW STRIP TO SEPARATE ROCK MULCHES - REFER TO SHEET L-12				33 EACH
	6-18 CT LANDSCAPE BOULDER				



SYNERGY CANYONS
OVERALL LANDSCAPE PLAN
9150 SOUTH 500 WEST SANDY, UTAH 84070

PLANNING, LANDSCAPE
ARCHITECTURE &
DESIGN
FORESITE
DESIGN GROUP, LLC
106248
4/15/18
PHONE: 801.541.7464
WWW.FORESITEDSG.COM

DESIGNER: DCM
PROJECT PROFESSIONAL: DCM

SHEET:
L-1

FILE NAME: SCALE:
FDG-157 1"=80'













Staff Report

File #: SUB-01-18-5342,
Version: 1

Date: 7/5/2018

Agenda Item Title:

Synergy Canyons Commercial Subdivision (Preliminary Review)
9150 S. 500 W. Street
Civic Center, Community #2

Presenter:

Douglas L. Wheelwright

Description/Background:

The applicant, Mr. Soren Urry, representing Synergy Development, is requesting that the Planning Commission review and approve a three-lot commercial subdivision, a phased master development plan and preliminary site plan review for the proposed Synergy Canyons Business Park development. The Planning Commission is the Land Use Authority for approval of these actions, as designated in the Sandy City Development Code.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission **approve:**

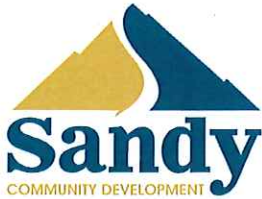
- ☐ The proposed master development and phasing plan;
- ☐ The preliminary site plan for phases one and two for the new development;
- ☐ The preliminary three lot commercial/business/industrial subdivision plat, for the proposed Synergy Canyons Business Park development, located at 9150 south 500 West Street, based on the staff report, and the **three findings listed below and subject to the following nine conditions:**

FINDINGS:

- A.** That the various City Departments and Divisions, including the City Engineer and the Transportation Engineer, have preliminarily approved the proposed site plan and subdivision plat.
- B.** That the proposed buildings design, materials and colors meet the Sandy City Architectural Design Requirements,
- C.** That the reasonably anticipated negative impacts of increased traffic and land use conflicts of the proposed development upon the area and the neighboring residential development have been considered and will be mitigated through sensitive site and building design, enforcement of City Codes and required improvements made to the site and the abutting streets.

CONDITIONS:

1. That the developer proceeds through the final site plan review process with staff prior to the start of any construction (including payment of development fees and posting of an appropriate bond to guarantee completion of all required improvements on and off the site), according to the Site Plan Review Procedures Handout. The final site plan shall be in compliance with all Development Code requirements and those modifications required by the Planning Commission.
2. That the development complies with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
3. All utility boxes (i.e. transformers, switch gear, telephone, cable TV, etc.) shall be shown on the site plan and shall be placed underground or moved behind the front setback (minimum of 30 feet from the front property line) and screened from view. Each box shall be shown in its exact location and shall be noted with its exact height, width and length and approved by staff.
4. That the architectural design, colors and materials proposed for this development and as approved by the Planning Commission as complying with the Sandy City Architectural Design Standards be finalized with staff prior to the issuance of a building permit.
5. That the developer be responsible for the placement of a temporary 6-foot-high chain link fence around the perimeter of the project during the construction phase of the project for security. Said fence shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.
6. That the applicant complies with the Sandy City Noise Ordinance, including working hours during construction.
7. That the applicant complies with all department requirements as noted in all Preliminary Review letters prior to submittal for final site plan review.
8. That the City Engineer determine compliance with the Sensitive Area Overlay District requirements and review of the geotechnical report and require incorporation of any mitigating requirements identified by these studies.
9. That the City staff work with the applicant to establish some form of "Open Space Preservation" Easement to protect the vegetation and final grade of the west facing steep slope area, acceptable to the City Administration.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

July 5, 2018

To:	Planning Commission	
From:	Community Development Department	
Subject:	Synergy Canyons Business Park Subdivision and Site Plan Review	Industrial (ID)
	9150 South Sandy Parkway (500 West)	SPR-01-18-5341
	[Civic Center, Community #2]	SUB-01-18-5342
		32.51 Acre

Public Notice: In addition to the posting of the meeting agenda, this project was noticed to property owners within 500 feet of the subject property, by U.S. Mail delivery.

PROPERTY CASE HISTORY	
Case Number	Case Summary
SPR-78-26	Site plan review for the Mountain Fuel Supply Company site in 1978.
SPR-79-45	Site plan review for the Beehive Machinery site in 1979.
SPR-82-31	Site plan review for Mountain Fuel Supply Company site extension in 1982.

DESCRIPTION OF REQUEST

The applicant, Mr. Soren Urry, representing Synergy Development, is requesting that the Planning Commission review and approve a three-lot commercial subdivision, a phased master development plan and preliminary site plan review for the proposed Synergy Canyons Business Park development. The Planning Commission is the Land Use Authority for approval of these actions, as designated in the Sandy City Development Code.

BACKGROUND

This approximately 32.5-acre site is owned by the Canyons School District and the southern 25 acres are under a sales contract with Synergy Development of Park City, Utah. The 25 acres being developed by Synergy Development will become lots #1 and #2 in the subdivision. The remaining 7.33 acres will become lot #3, and will be retained by the school district. Easements for the northwest access driveway across lot #3 will be provided to Synergy Development. The property has never been legally subdivided, and is composed of eight separate land parcels. The project case history table reveals that the existing buildings were developed in the late 1970's and early 1980's by a private business and Mountain Fuel Supply Company, the old name for the natural gas utility provider for Utah. At some time in the last decade or so, Canyons School District purchased seven of these property parcels and has used the various buildings for administrative offices and some school bus and vehicle maintenance activities, as well as for some leasing to other private businesses.

Along the western edge of the industrially zoned property are two long parcels of land that were once owned by the Galina Canal Company, which is now abandoned. The north parcel of the old canal land was also purchased by the school district. The south parcel of the old canal was recently purchased by Synergy Development. These two old canal parcels separate the residential development of the Jefferson Place Condominiums and the industrially used property on the bluff above. The actual canal was located about half-way down the steep slope, between the upper bluff and the lower land where the residential development is located. This steep slope area is located within the Sandy City designated "Sensitive Area Overlay Zone".

The Canyons School District has determined that the bulk of this property is surplus to its needs and intends to sell off property for development, in an effort to raise funds to construct additional administrative facilities at the main school district administrative office location on 9400 S. Street and 300 East Street.

All zoning in this area is existing and no zone changes are being requested. The proposed uses for the business park are permitted in the Industrial (ID) zoning district. Properties abutting the school property on the north are zoned Regional Commercial (RC). There is industrial zoning existing on the east, across 500 West Street. Industrial zoning exists to the south of the subject property. On the west is a large residential condominium project, built in the late 1980's and early 1990's and zoned Residential Planned Unit Development, 12 units per acre PUD(12). The two old canal parcels are also zoned PUD(12)

NEIGHBORHOOD MEETING

A neighborhood/community meeting is not required for this application, but it was determined by staff as being potentially beneficial and was therefore held for this project on June 7, 2018. Attached is the meeting summary, attendance log and the written correspondence received by staff before the meeting. The meeting was attended by 16 people, 10 were citizens and the other 9 were City staff or representatives of the developer.

This meeting was constantly disrupted by several residents of the Jefferson Place Condominium project, who were extremely upset with the proposed development of this property. The developer attempted to present visual information about the project, but was unable to continue, due to the disruption and the interruptions. City staff tried to take control of the meeting, and some essential information and feedback was eventually received from the other citizens in attendance.

ANALYSIS

PROPOSED SITE PLAN AND BUILDINGS.

City staff has been working with the developer on this project since last November. The project has been revised and refined, with many City staff suggested changes and additions being accepted by the developer. Some of the activity and changes that have transpired include:

- Two Transportation Impact Studies by transportation engineers.
- Two revisions as to the access driveway numbers and locations on 500 W. Street.
- Two revisions to the access driveway on the northwest corner of the site leading to 700 West for utility access and providing an alternative ingress/egress to the project.
- Two revisions to the internal site circulation and building locations and configurations.
- Two rounds of upgrades to the building architecture and building materials, colors and articulation.

- Expansion of the proposed subdivision to include all of the school district's property and all of the old canal property.
- Revisions to the proposed parking locations, reducing the proposed number of parking stalls along the west edge of the hill.
- Increasing the rear yard setback of the building away from the crest of the hill.
- Eliminating any of the previously proposed regrading of the west facing steep slope below the old canal channel.
- Minimizing the regrading of the west facing steep slope above the old canal channel.
- Moving the proposed fence/masonry wall from the bottom of the hill property line location to the middle of the slope, and finally to the top of the slope and making it solid, not see through.
- Many changes to the storm water management design.
- Improving the existing driveway intersecting 500 West Street on the curve, at the northeast corner of the project.

Master Development and Phasing Plan. The phasing plan for the new development consists of two phases, starting with proposed lot one on the south portion of the site, constructing building number one facing 500 West Street (29,283 square feet) and building number two to the west (88,463 square feet) and the west access driveway, storm water retention pond, buffer wall and slope regrading and revegetation. Phase two includes the balance of the new development site and the other four buildings, and the rest of the 500 West street improvements. Lot three will be retained by the school board for its future uses or possible future development.

Access. Traffic increases and traffic noise were a major concern of the area citizens that have given input so far about this project. As discussed above in this report, two new driveway intersections will be provided on 500 West Street, and this will provide approximately 75 percent of the ingress/egress to the site for both employee vehicles and large truck use. A traffic study has been submitted for the project and has been accepted by the City Transportation Engineer. (Please see the attached email from Britney Ward, the Sandy City Transportation Engineer, and the executive summary of the Transportation Impact Study). Access and egress will be sufficient for the intended use.

Building Siting and Massing. The proposed six building complex meets or exceeds the minimum zoning requirements for all building setbacks from the perimeter of the property. The rear (west) building setback adjacent to residential zoning is required to be at least 30 feet. The proposed building rear yard setback in this project varies between 145 feet to as much as 200 feet from the west property line at the base of the hill. Building height in the ID zone is allowed up to 80 feet. These buildings are typically 35 feet tall, with the building corner architectural features raising to approximately 39 feet.

Buffering the Residential Properties to the West. Whenever residential zoning abuts non-residential land uses, buffering is required to reduce use conflicts and to mitigate impacts. One common theme of the citizen comment was a concern about possible negative impacts of the commercial/business/industrial land uses in proximity to the existing residential uses. The following design elements and improvements are incorporated into the current project proposal as follows:

- Preserving the existing trees and vegetation on the lower portion of the old canal property.
- Not locating a fence or wall at the west property line.
- Minimizing the regrading of the steep hillside above the old canal channel.
- Locating the eight-foot-tall solid masonry wall at the top of the hill to screen the visual impact of the parking and the driveways, limit sound travel down the slope, and separate the non-residential land use activities from the residential land use.

- Intensively landscaping the ten-foot landscape buffer strip on the east side of the wall.
- Revegetating the disturbed portions of the old canal property above the old canal channel.
- Shifting the proposed building to the east, away from the crest of the hill to reduce visual impacts of the new buildings and to increase the distance between the two land uses and activities.
- A willingness to enter into some form of an “Open Space Easement” to protect the steep slope area below the new buffer wall.

Parking. This business park development proposes to construct 361,653 square feet of commercial/business and light industrial building in what is termed commercial business/industrial “Flex Space”, in six large single story, tilt-up concrete buildings, arranged on 25.01 acres of the site. Both truck parking and employee vehicle parking will be provided on site. All the parking will be shared between the various uses and overall will meet the City’s parking requirements for the mixing of the various uses. Approximately 746 vehicle parking stalls will be provided for the new construction. This does not include the proposed large truck parking. Parking will be adequate to accommodate the intended land uses and activities.

Landscaping. Approximately 200,000 square feet of new landscaping will be added to the new development area. In addition to the new landscaping around the new buildings, all of the existing vegetation on the steep west slope area below the old canal channel will remain untouched. Additionally, only limited portions of the existing vegetation on the steep slope will be disturbed by some minor slope grading above the old canal channel. Landscaping will meet City requirements.

Fencing. The Sandy City Development Code requires that where ever new commercial or industrial development occurs abutting any residential zoning, that the new development provide an eight-foot-high solid masonry wall and ten feet of buffer landscaping at the zone boundary. In this project, the zone boundary is at the top of the slope, along the east side of the old canal parcels. Doing this will provide both sight, sound and access buffering for the residential development below, as requested by the residents.

Architectural Design & Materials. The building architectural design, materials and colors meet the requirements of the City’s Architectural Design Requirements, (Please see the attached building elevation drawings and building renderings for details on the proposed new buildings).

SUBDIVISION

Proposed three-lot commercial subdivision. Preliminary subdivision review by city staff has been completed and meets or will meet City requirements, including inclusion of all of the Canyons School District property. Through the subdivision plat, approximately 7,000 square feet of street dedication will occur to widen 500 West Street and to obtain proper curve radii and transitions. The plat will also dedicate drainage and utility and access easements. It is anticipated that the plat will also establish some form of “Open Space Preservation” easement to protect the west sloping hillside area.

Sensitive Lands Overlay District and Geotechnical Studies. As part of the finalization of the subdivision plat, the City Engineer will finalize his review of the required sensitive lands and geotechnical studies and reports. No issues with these requirements are anticipated.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **approve:**

- The proposed master development and phasing plan;
- The preliminary site plan for phases one and two for the new development;
- The preliminary three lot commercial/business/industrial subdivision plat, for the proposed Synergy Canyons Business Park development, located at 9150 south 500 West Street, based on the staff report, and the **three findings listed below and subject to the following nine conditions:**

FINDINGS:

- A. That the various City Departments and Divisions, including the City Engineer and the Transportation Engineer, have preliminarily approved the proposed site plan and subdivision plat.
- B. That the proposed buildings design, materials and colors meet the Sandy City Architectural Design Requirements,
- C. That the reasonably anticipated negative impacts of increased traffic and land use conflicts of the proposed development upon the area and the neighboring residential development have been considered and will be mitigated through sensitive site and building design, enforcement of City Codes and required improvements made to the site and the abutting streets.

CONDITIONS:

1. That the developer proceeds through the final site plan review process with staff prior to the start of any construction (including payment of development fees and posting of an appropriate bond to guarantee completion of all required improvements on and off the site), according to the Site Plan Review Procedures Handout. The final site plan shall be in compliance with all Development Code requirements and those modifications required by the Planning Commission.
2. That the development complies with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
3. All utility boxes (i.e. transformers, switch gear, telephone, cable TV, etc.) shall be shown on the site plan and shall be placed underground or moved behind the front setback (minimum of 30 feet from the front property line) and screened from view. Each box shall be shown in its exact location and shall be noted with its exact height, width and length and approved by staff.
4. That the architectural design, colors and materials proposed for this development and as approved by the Planning Commission as complying with the Sandy City Architectural Design Standards be finalized with staff prior to the issuance of a building permit.
5. That the developer be responsible for the placement of a temporary 6-foot-high chain link fence around the perimeter of the project during the construction phase of the project for security. Said fence shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.
6. That the applicant complies with the Sandy City Noise Ordinance, including working hours during construction.

7. That the applicant complies with all department requirements as noted in all Preliminary Review letters prior to submittal for final site plan review.
8. That the City Engineer determine compliance with the Sensitive Area Overlay District requirements and review of the geotechnical report and require incorporation of any mitigating requirements identified by these studies.
9. That the City staff work with the applicant to establish some form of "Open Space Preservation" Easement to protect the vegetation and final grade of the west facing steep slope area, acceptable to the City Administration.

Planner:

Reviewed by:



Douglas L. Wheelwright
Development Services Manager



VICINITY MAP

N.T.S.

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	569.50	9°36'53"	95.57	54°47'45"W
C2	601.00	4°51'57"	51.04	S17°29'12"W
C3	569.50	7°58'48"	79.32	S55°46'47"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N40°13'27"E	86.66
L2	S54°00'00"W	25.05
L3	S67°30'00"W	75.00
L4	S76°30'00"W	72.08
L5	N0°09'50"E	67.57
L6	N76°15'14"E	121.12
L7	N52°36'57"E	109.18
L8	N33°27'54"E	151.04
L9	N15°58'21"W	17.11
L10	N89°59'19"E	62.84
L11	N9°37'03"W	56.05
L12	S0°00'41"E	3.12
L13	S89°59'19"W	17.66
L14	S0°41'00"E	14.70
L15	S89°59'19"W	5.97
L16	S89°59'19"W	11.69

cliv solutions group inc.

CACHE VALLEY (P) 435.213.3762
SALT LAKE (P) 401.216.2182
UTAH VALLEY (P) 401.874.1432
401.874.1432
www.clivolutionsgroup.com

SANDY CITY MAYOR

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

MAYOR

ATTEST: SANDY CITY RECORDER

EASEMENT APPROVAL

CENTURY LINK _____ DATE _____

ROCKY MOUNTAIN POWER _____ DATE _____

DOMINION ENERGY _____ DATE _____

COMCAST _____ DATE _____

OWNER/DEVELOPER

SYNERGY CANYONS, LLC
1492 PARK AVENUE
PARK CITY, UTAH 84060

SANDY SUBURBAN IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____, 20____

DISTRICT MANAGER

SANDY CITY PARKS AND REC.

APPROVED THIS _____ DAY OF _____, 20____

DIRECTOR

PUBLIC UTILITIES DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20____

PUBLIC UTILITIES ENGINEERING MANAGER

SALT LAKE COUNTY HEALTH DEPT.

APPROVED THIS _____ DAY OF _____, 20____

DIRECTOR

SANDY CITY ATTORNEY

APPROVAL AS TO FORM THIS _____ DAY OF _____, 20____

CITY ATTORNEY

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____

CHAIRMAN

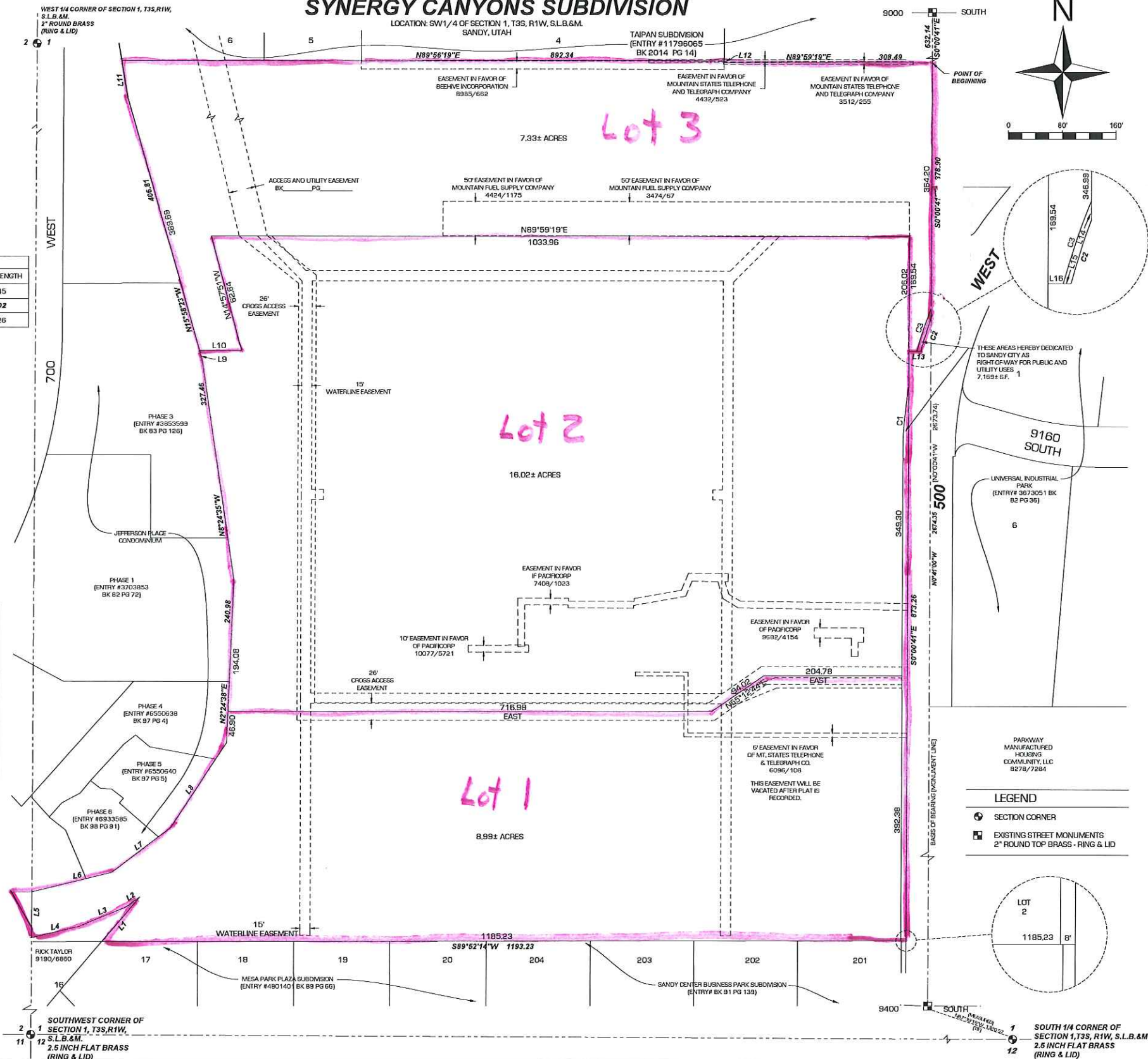
SANDY CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20____

CITY ENGINEER

SYNERGY CANYONS SUBDIVISION

LOCATION: SW1/4 OF SECTION 1, T3S, R1W, S.L.B.&M.
SANDY, UTAH



SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DENNIS P. CARLISLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE No. 172675

DATE

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 1, Township 3 South, Range 1 West, Salt Lake Base & Meridian, located in Sandy, Utah, more particularly described as follows:

Beginning at a point on the southerly line of Lot 1, Plat "B", SANDY PARKWAY Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder, at the centerline of a vacated portion of 500 West Street located S0°00'41"E along the monument line 632.14 feet from a Salt Lake County monument marking the former intersection of 9000 South and said 500 West Street; thence S0°00'41"E along said monument line 378.90 feet to the intersection of the westerly line of Sandy Parkway; thence along said Parkway the following 3 (three) courses and distances: Southwesterly along the arc of a 601.00 foot radius non-tangent curve (radius bears: S70°04'49"E) to the left 51.04 feet through a central angle of 4°51'57" (chord: S17°29'12"W 51.02 feet); thence S89°59'19"W 17.66 feet; thence S0°00'41"E parallel with, and 33.00 feet westerly of said monument line 873.26 feet to the northeast corner of SANDY CENTER BUSINESS PARK Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence S89°52'14"W 1,193.23 feet along said Plat and along the northerly line of MESA PARK PLAZA Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder to the easterly line of that Real Property described in Deed Book 9190 Page 6160 of the Official Records of Salt Lake County; thence N40°13'27"E along said deed 86.66 feet to the easterly line of the Galena Canal; thence along the easterly line of said canal the following 3 (three) courses and distances: S54°00'00"W 25.05 feet; thence S67°30'00"W 75.00 feet; thence S76°30'00"W 72.08 feet to the west line of the SW1/4 of said Section 1 and the easterly line of JEFFERSON PLACE CONDOMINIUM, PHASE 13, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence along various Phases of said Condominiums the following 7 (seven) courses and distances: N0°09'50"E along the Section line 67.57 feet; thence N76°15'14"E 121.12 feet; thence N52°36'57"E 109.18 feet; thence N33°27'54"E 151.04 feet; thence N2°24'38"E 240.98 feet; thence N8°24'35"W 327.46 feet; thence N15°58'23"W 406.81 feet; thence N9°37'03"W 56.05 feet to the southwest corner of Lot 6, TAI-PAN Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence N89°50'19"E (plat: S89°59'19"E) 892.34 (plat: 892.92) feet to the westerly line of said Lot 1, Plat "B", SANDY PARKWAY Subdivision, thence along said Plat the following 2 (two) courses and distances: S0°00'41"E 3.12 feet; thence N89°59'19"E 308.49 feet to the point of beginning.

Contains: 32.51±/- acres

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND DESCRIBED ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS TO HEREAFTER BE KNOWN AS:

SYNERGY CANYONS SUBDIVISION

DO HEREBY DEDICATE, FOR THE PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS, AND DO FURTHER DEDICATE TO SANDY CITY THE EASEMENTS AS SHOWN, FOR THE USE BY ALL SUPPLIERS OF UTILITY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

LIMITED LIABILITY ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF THE BOARD OF EDUCATION OF CANYONS SCHOOL DISTRICT AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN _____ COUNTY

MY COMMISSION No. _____

PRINTED FULL NAME OF NOTARY

SYNERGY CANYONS SUBDIVISION

LOCATED IN THE SW1/4 OF SECTION 1, T3S, R1W, S.L.B.&M.
SANDY, UTAH

RECORDED

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

FEE \$

SALT LAKE COUNTY RECORDER



Sandy City, Utah

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

Staff Report

File #: 18-252, **Version:** 1

Date: 7/5/2018

Minutes of June 21, 2018 Planning Commission meeting



Sandy City, Utah

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

Meeting Minutes

Planning Commission

Joe Baker
Dave Bromley
Monica Collard
Ron Mortimer
Cyndi Sharkey
Cory Shupe
Jamie Tsandes
Michael Christopherson (Alternate)
Jeff Lovell (Alternate)

Thursday, June 21, 2018

6:15 PM

Council Chambers

4:00 PM FIELD TRIP

1. [18-232](#) Field Trip Map for June 21, 2018

5:15 PM EXECUTIVE SESSION

Review and Discussion of Cairns Design Standards

6:15 PM REGULAR SESSION

Roll Call

Staff: James Sorensen, Community Development Director; Brian McCuistion, Planning Director; Wade Sanner, Planner; Olivia Cvetko, Planning; Doug Wheelwright, Development Services Manager; Darien Alcorn, Sr. City Attorney; Britney Ward, Transportation Engineer; Ryan Kump, City Engineer; Matt Huish, CAO; Raima Fleming, Planning Secretary

- Present** 6 - Commissioner Joe Baker
Commissioner Monica Collard
Commissioner Cyndi Sharkey
Commissioner Jamie Tsandes
Commissioner Michael Christopherson
Commissioner Ron Mortimer
- Absent** 3 - Commissioner Dave Bromley
Commissioner Cory Shupe
Commissioner Jeff Lovell

Welcome

Pledge of Allegiance

Introductions

Public Hearings

2. [CUP-06-18-5](#) Barbara Harrington Category II Home Occupation
[423](#)

228 E. 9000 S.
Historic Sandy, Community #4

Wade Sanner introduced this item to the Planning Commission.

Barbara Harrington, Applicant, stated she's had a limit of 16 children in her daycare for the last 15 years. She stated she didn't know there was a problem until this year. She is here to rectify the problem.

The Chair opened this item to public comment and there was none.

A motion was made by Joe Baker, seconded by Jamie Tsandes that the Planning Commission approve a Conditional Use permit for Barbara Harrington Category II Home Occupation, located at 228 E. 9000 S. based on the four findings and seven conditions listed in the staff report. The motion carried by the following vote:

Yes: 6 - Joe Baker
Monica Collard
Cyndi Sharkey
Jamie Tsandes
Michael Christopherson
Ron Mortimer

Absent: 3 - Dave Bromley
Cory Shupe
Jeff Lovell

3. [CUP-06-18-5](#) Randall Johnson Accessory Apartment
[424](#)

12189 Nicklaus Rd.
The Bluff, Community #25

Wade Sanner introduced this item to the Planning Commission.

Randall Johnson, Applicant gave an overview of the proposed item. He would like to have a larger accessory apartment than what was recommended by staff (1200 sq. ft. versus 800 sq. ft.)

Commissioner Monica Collard stated the city supports accessory apartments. We want to ensure that accessory apartments are subservient to the home.

Commissioner Cyndi Sharkey asked the applicant about parking.

Randall Johnson stated there is enough room in his garage for two cars to park and space in the driveway for at least five cars.

The Chair opened this item to public comment and there was none.

The Planning Commissioners had discussion about the size of the home.

Commissioner Cyndi Sharkey asked if the food storage area would be for the homeowner or the tenant.

Randall Johnson replied it would be for the tenant to use.

A motion was made by Ron Mortimer, seconded by Michael Christopherson, that the Planning Commission approve a Conditional Use Permit for Randall Johnson to allow a basement apartment, on the property located at 12189 Nicklaus Road for 1200 square feet. This is based on the findings numbers one and two with the removal of numbers three and four and the four conditions listed in the staff report with a modification to condition (3) to read: That the applicant submit for a building permit showing a maximum 1200 square foot configuration of the basement. The motion carried by the following vote:

Yes: 6 - Joe Baker
Monica Collard
Cyndi Sharkey
Jamie Tsandes
Michael Christopherson
Ron Mortimer

Absent: 3 - Dave Bromley
Cory Shupe
Jeff Lovell

**4. [SIGN-06-18-5422](#) South Town Marketplace Sign Theme
10210 S. State St.**

South Towne, Community #9

Wade Sanner introduced this item to the Planning Commission.

Justin Grubb, Yesco, Applicant, gave an overview of the proposed project.

Commissioner Monica Collard asked the applicant to explain the recent failures of the materials used on the previous signs and to describe the proposed.

Staff and the applicant had discussion on the present sign theme at South Town Marketplace. The applicant also gave a brief overview of the proposed materials.

The Chair opened this item to public comment and there were none.

A motion was made by Jamie Tsandes, seconded by Joe Baker, that the Planning Commission approve the sign theme update for 10210 South State Street to allow the installation of the proposed signs as shown in the applicant's attached plans, based on the two findings and three conditions listed in the staff report. The motion carried by the following vote:

Yes: 6 - Joe Baker
Monica Collard
Cyndi Sharkey
Jamie Tsandes
Michael Christopherson
Ron Mortimer

Absent: 3 - Dave Bromley
Cory Shupe
Jeff Lovell

5. [SPR-02-18-5](#) Autozone Retail Store Site Plan Review
[366](#)

8672 S. State Street
Northwest Exposure, Community #1

Doug Wheelwright introduced this item to the Planning Commission.

John Owens, Applicant, gave an overview of the proposed project.

The Chair opened this item to public comment.

Tyler Rowland stated he leases a home from Mr. Jensen who's owned water shares with an irrigation right that pertains to this project for over 50 years. He would like to be assured that the irrigation right would remain the same.

John Owens stated what is being proposed has nothing to do with irrigation rights.

Doug Wheelwright stated the city's Public Utilities department is well aware of this process. He gave a brief overview of the plans for the ditch located on Durant Ave.

Tyler Rowland stated he would like to know the schedule for this project.

John Owens stated the project, if approved, would begin around the end of August.

The Chair closed this item to public comment.

A motion was made by Cyndi Sharkey, seconded by Jamie Tsandes, that the Planning Commission approve the preliminary site plan for the AutoZone retail store, located at 8672 S. State Street, and determine that the front yard building setback is to be 21 feet as proposed, based on the five findings and seven conditions listed in the staff report. The motion carried by the following vote:

Yes: 6 - Joe Baker
Monica Collard
Cyndi Sharkey
Jamie Tsandes
Michael Christopherson
Ron Mortimer

Absent: 3 - Dave Bromley
Cory Shupe
Jeff Lovell

6. [SPR-05-18-5](#) Towne Ridge Office Tower #3, American Express Headquarters
[411](#)
115 W. Towne Ridge Parkway
Civic Center, Community #2

Doug Wheelwright introduced this item to the Planning Commission.

Kenny Nicholas, Project Architect, Applicant, stated he is excited to bring American Express to Sandy City. He gave an overview of the proposed project. He asked that the landscape buffer be reduced in the northwest corner of the proposed project.

Commissioner Monica Collard asked staff if the Planning Commission had discretion on the landscape buffer.

James Sorensen stated he would have to look at the code.

The Chair opened this item to public comment.

Kyle Barker stated he wanted to thank American Express for coming to the city and bringing new jobs to the city. He is concerned about the traffic flow and parking. He is also concerned about encroachment.

Commissioner Jamie Tsandes asked Kyle Barker about the traffic flow in his neighborhood.

Britney Ward stated there are two accesses to the parking garage. A traffic study was completed on this project. Both roads can handle the additional traffic volume and a very light level of service.

Commissioner Monica Collard asked if there is a right out only at Albion Village.

Britney Ward stated yes.

The Chair closed this item to public comment.

James Sorenson stated the Planning Commission does not have any discretion on the landscape buffer.

The Planning Commissioners had discussion with the applicant concerning parking stalls and the access.

A motion was made by Ron Mortimer, seconded by Michael Christopherson, that the Planning Commission:

- **approve the preliminary site plan for the proposed Towne Ridge Office Tower #3-American Express project as proposed;**
- **and approve the building architectural design, building materials and colors as proposed;**
- **and modify the master development plan to change the use of this site from a hotel to an office building;**
- **and to grant the special provision for excess parking on site of 6 parking stalls per 1,000 square feet of office space, based upon the four findings and eight conditions listed in the staff report. The motion carried by the following vote:**

Yes: 6 - Joe Baker
Monica Collard
Cyndi Sharkey
Jamie Tsandes
Michael Christopherson
Ron Mortimer

Absent: 3 - Dave Bromley
Cory Shupe
Jeff Lovell

7. [SUB-05-18-5](#) [401](#) Overlook at Union Point: First Amendment (Preliminary Review)
7455 S. Union Park Ave
High Point, Community #6

Olivia Cvetko introduced this item to the Planning Commission.

Marlon Hill, Applicant, stated in order to be approved for financing, he has to subdivide the lot.

The Chair opened this item to the public and there was none.

A motion was made by Joe Baker, seconded by Cyndi Sharkey, that the Planning Commission determine that preliminary review is complete for a 2 lot commercial subdivision at 7455 S. Union Park Ave. based on the three findings and three conditions listed in the staff report. The motion carried by the following vote:

Yes: 6 - Joe Baker
Monica Collard
Cyndi Sharkey
Jamie Tsandes
Michael Christopherson
Ron Mortimer

Absent: 3 - Dave Bromley
Cory Shupe
Jeff Lovell

8. [SUB-05-18-5](#) Oneeleven Commercial Subdivision (Preliminary Review)
[404](#) 11114 S. State Street
South Towne, Community #9

Olivia Cvetko introduced this item to the Planning Commission.

Robert Arrington, Applicant, stated the lots would not be sold, they would be leased. He also stated he read the staff report and does not have any questions.

The Chair opened this item to the public comment and there was none.

A motion was made by Cyndi Sharkey, seconded by Jamie Tsandes, that the Planning Commission determine that preliminary review is complete for the Oneeleven Subdivision at 11114 S. State St. based on the three findings the two conditions listed in the staff report. The motion carried by the following vote:

Yes: 6 - Joe Baker
Monica Collard
Cyndi Sharkey
Jamie Tsandes
Michael Christopherson
Ron Mortimer

Absent: 3 - Dave Bromley
Cory Shupe
Jeff Lovell

Administrative Business

9. [18-230](#) Minutes of June 7, 2018

A motion was made by Ron Mortimer, seconded by Cyndi Sharkey, that the Planning Commission approve the meeting minutes for June 7, 2018. The motion carried by the following vote:

Yes: 6 - Joe Baker
Monica Collard
Cyndi Sharkey
Jamie Tsandes
Michael Christopherson
Ron Mortimer

Absent: 3 - Dave Bromley
Cory Shupe
Jeff Lovell

Sandy City Development Report

Director's Report

James Sorensen gave the Directors report.

Adjournment

Meeting Procedure

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

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

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

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



Sandy City, Utah

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

Staff Report

File #: 18-242, **Version:** 1

Date: 7/5/2018

Voting for Chair and Vice Chair