Sandy City, Utah

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

Meeting Agenda

Planning Commission

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

Thursday, August 15, 2019 | **6:15 PM** | **Council Chambers**

Meeting procedures are found at the end of this agenda.

Voting Roll Call

4:00 PM FIELD TRIP

1. 19-264 Field Trip for August 15, 2019

Attachments: 8-15-19.pdf

5:15 PM EXECUTIVE SESSION

2. SPR-07-19-5689 Princeton Terrace - Conceptual Discussion
8377 South Durham Street (115 East)
[Community #3, Sandy Woods]

Attachments: PC Conceptual Plan Submittal.pdf

6:15 PM REGULAR SESSION

Roll Call

Welcome

Pledge of Allegiance

Introductions

Public Hearings

3. CUP-07-19-5684
Olsen Massage Therapy
11075 S. State St.
[Community #11, Crescent]

Attachments: Staff Report.pdf
master_vicinity_map_2018.pdf

4. CUP-06-19-5682
St. Anna Greek Orthodox Church
9201 S. 1300 E.
[Community #16, Falcon Park]

Attachments: Staff Report.pdf
master_vicinity_map_2018.pdf

5. SUB-06-19-5681
Cottages on 80th
620 East 8000 South
[Community #3, Sandy Woods]

Attachments: Staff Report
Plat
Site Plan
Grading Plan

SPEX-08-19-5702
Cottages on 80th Special Exceptions
620 East 8000 South
[Community #3, Sandy Woods]

Attachments: Staff Report
Site Plan
Grading Plan

6. SPR-06-19-5679
Panera Bread Restaurant and Drive-up Window
10200 S. State Street
[Community #9, South Towne]

Attachments: Staff Report
Exhibits

CUP-06-19-5680
Panera Bread Restaurant Drive-Thru Window
10200 South State Street
[Community #9, South Towne]

Attachments: Staff Report
Panera Bread Restaurant CUP SCANNED P.C. staff report EXHIBITS 8-15-201

Administrative Business

1. Minutes

19-265 Minutes from August 1, 2019

Attachments: 8.1.2019 PC Meeting Minutes

2. Sandy City Development Report

3. Director's Report

Adjournment

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

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

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

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

Sandy City, Utah

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

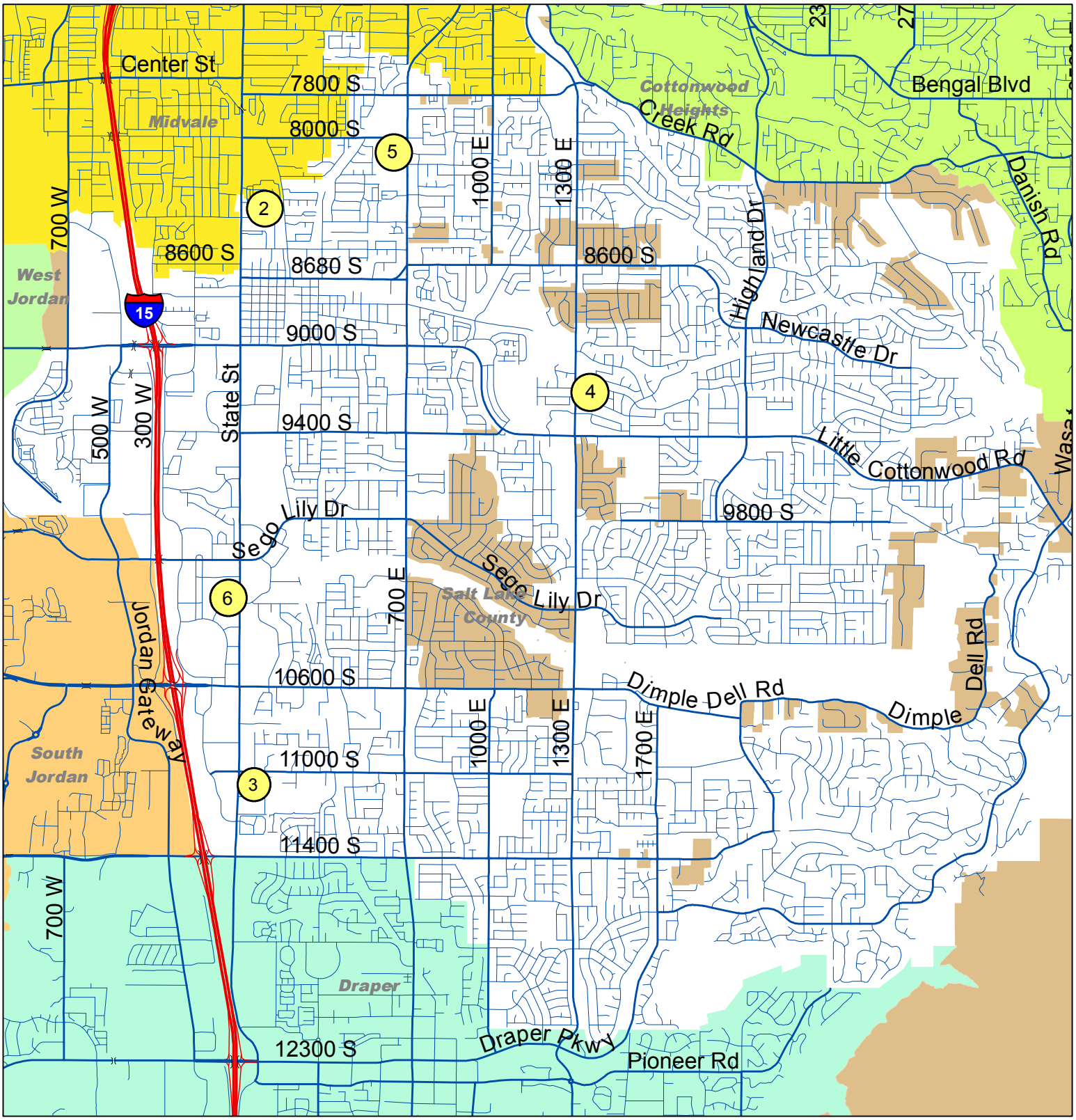
Staff Report

File #: 19-264, **Version:** 1 **Date:** 8/15/2019

Field Trip for August 15, 2019

Planning Commission Field Trip

August 15, 2019



Legend

4 — Locations to visit individually, with agenda item number

3 — 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 2 Miles

PRODUCED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

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

Sandy City, Utah

Staff Report

File #: SPR-07-19-5689,
Version: 1

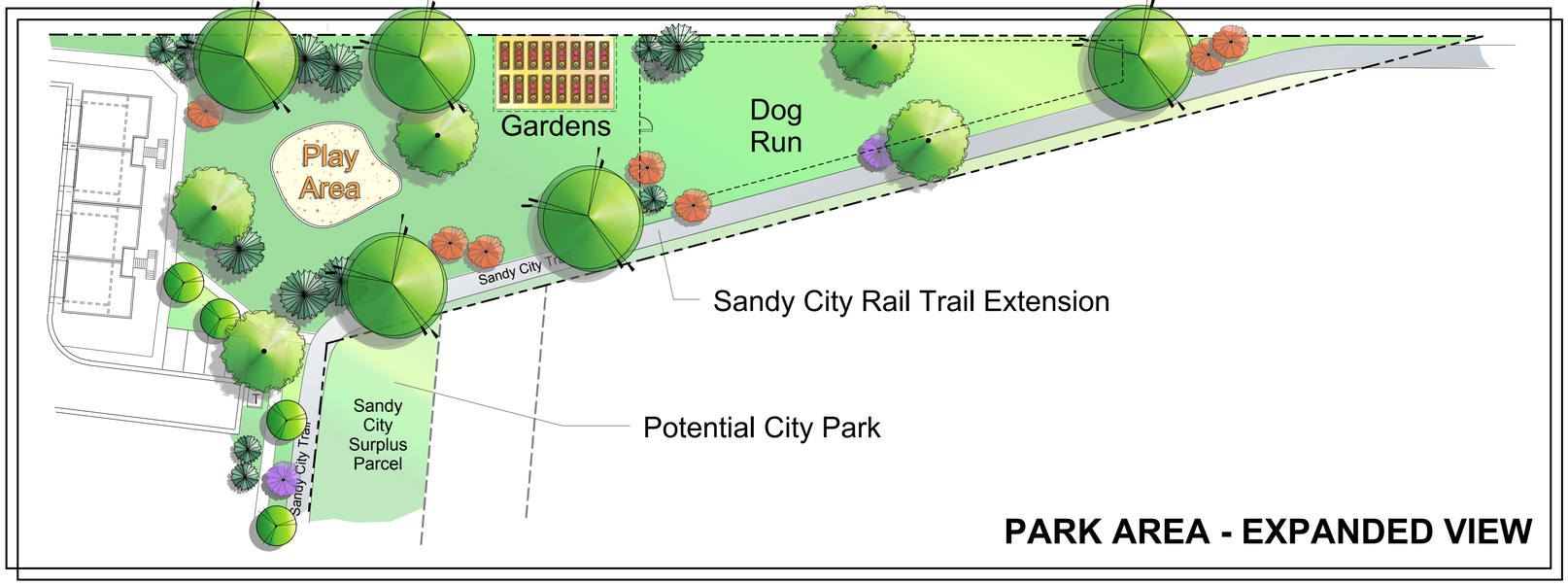
Date: 8/15/2019

Agenda Item Title:
Princeton Terrace - Conceptual Discussion
8377 South Durham Street (115 East)
[Community #3, Sandy Woods]

Presenter:
Mike Wilcox

Description/Background:
The applicants, ETV Holdings, LLC and Hortino, LP, are requesting a Mixed Use Conceptual Site Plan discussion with the Planning Commission for their next phase of development within the East Towne Village Master Plan. They are calling this phase Princeton Terrace. This plan involves the remaining undeveloped land on the east side of Durham Street (115 East), up to the Trax Corridor. The Applicants are planning sixty-one (61) townhome units on just over five (5) acres, which represents a density of twelve (12) units/acre.This phase also includes the development of open space and an extension of the Porter Rockwell Trail. The Planning Commission is being asked to provide intial feedback on their conceptual site plan content and layout, as well as the proposed architectural design, style, and materials.

Further action to be taken:
This item will come back to the Planning Commission for Preliminary Review once they have completed Preliminary Review with Staff.



DEVELOPMENT SUMMARY

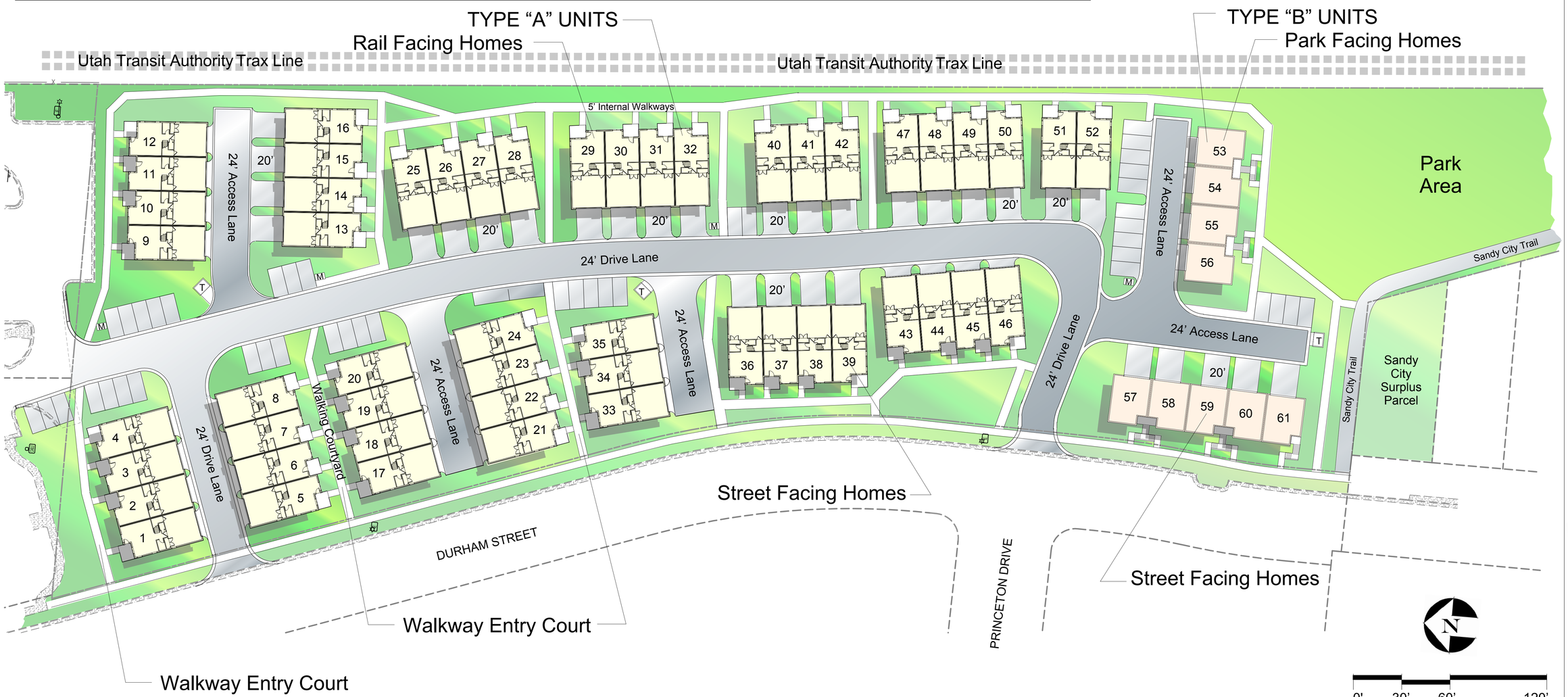
Lots 1, 2, & 3 Totals

61 T0TAL HOMES

52 Townhomes - Type 'A'
9 Townhomes - Type 'B'

227 ON-SITE PARKING

122 Garage Spaces
60 Driveway Spaces
45 Guest Spaces



August 7,2019©

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Landscape Architecture
Community Design
Land Planning
Salt Lake City, Utah
(801) 550-8991

Zenith Development

CLIENT: Zenith Development LLC
2040 Murray Holladay Road,
Suite 204
Salt Lake City, Utah 84117
(801) 428-3755

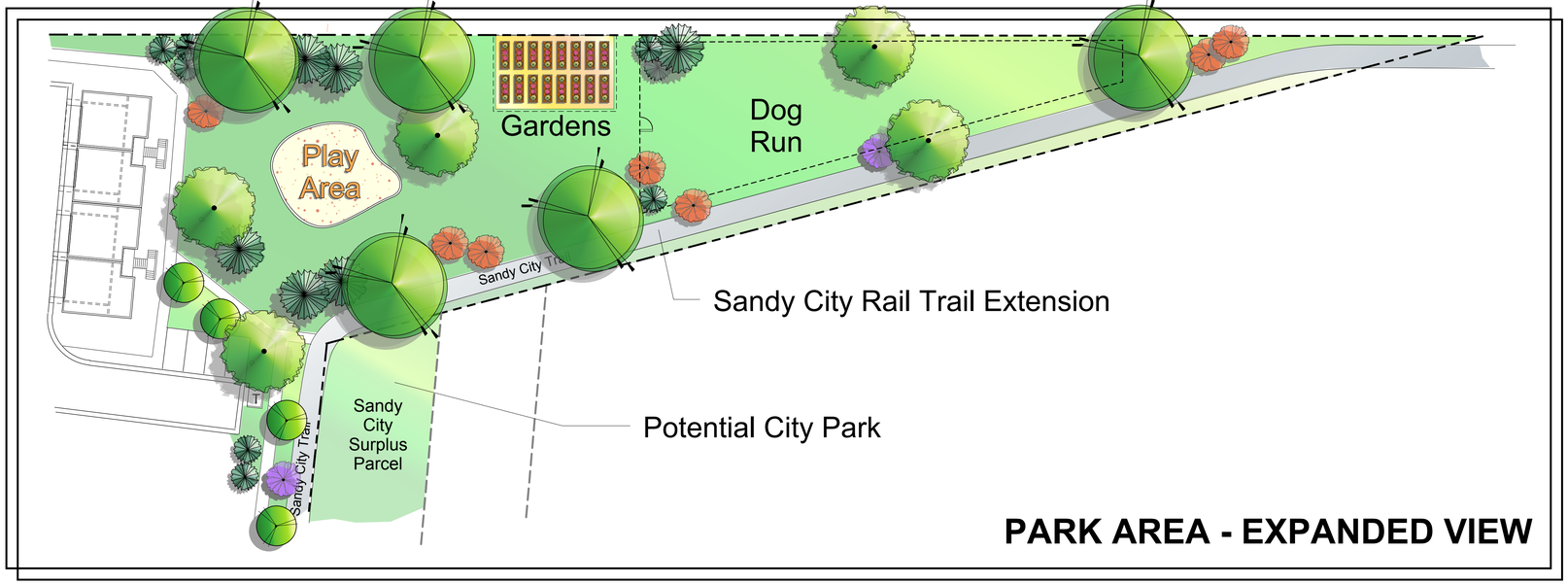
REVISIONS:

PRINCETON TERRACE

8377 SOUTH DURHAM STREET SANDY, UTAH

LICENSED LANDSCAPE ARCHITECT
104267-5301
GERARD TULLY
STATE OF UTAH

Preliminary Site Plan



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Salt Lake City, Utah 84117
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REVISIONS:

PRINCETON TERRACE

8377 SOUTH DURHAM STREET SANDY, UTAH

LICENSED LANDSCAPE ARCHITECT
104267-5301
GERARD TULLY
STATE OF UTAH
July 11, 20

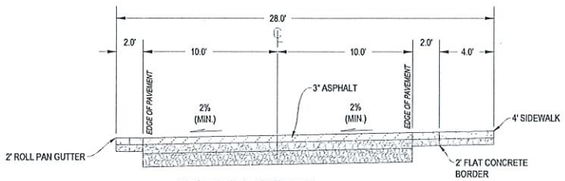
Preliminary Site Plan

BENCHMARK

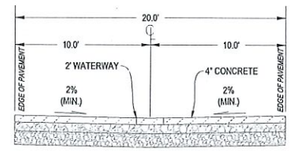
SALT LAKE COUNTY WITNESS CORNER
LOCATED S 89°15'05" E 121.06' FROM WEST
QUARTER CORNER, OF SECTION 31, T2S, R1E,
SALT LAKE BASE AND MERIDIAN.
FOUND BRASS CAP.

ELEVATION = 4403.82

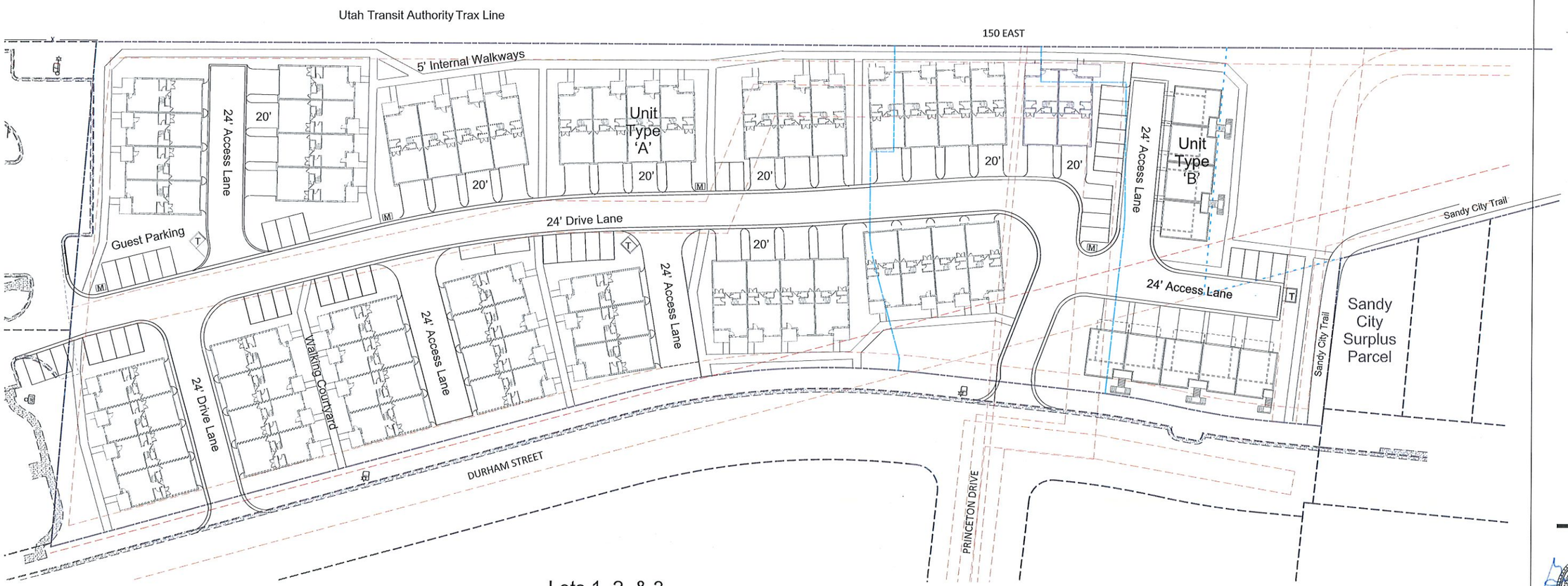
CALL BLUESTAKES @ 811 AT LEAST 48
HOURS PRIOR TO THE COMMENCEMENT
OF ANY CONSTRUCTION



A VAR — *28' DRIVE WIDTH*
STA: x+xx - XXX -- xxx WEST
SCALE: 1" = 5'



B VAR — *20' CONCRETE LANE*
STA: x+xx - XXX -- xxx WEST
SCALE: 1" = 5'



Lots 1, 2, & 3
52 Townhomes - Type 'A'
9 Townhomes - Type 'B'
104 Garage Spaces
60 Driveway Spaces
45 Guest Spaces

N

0 30 60
DRAWING SCALE 1 in = 30 ft

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Land Planning
Salt Lake City, Utah
(801) 550-8491

Zenith Development

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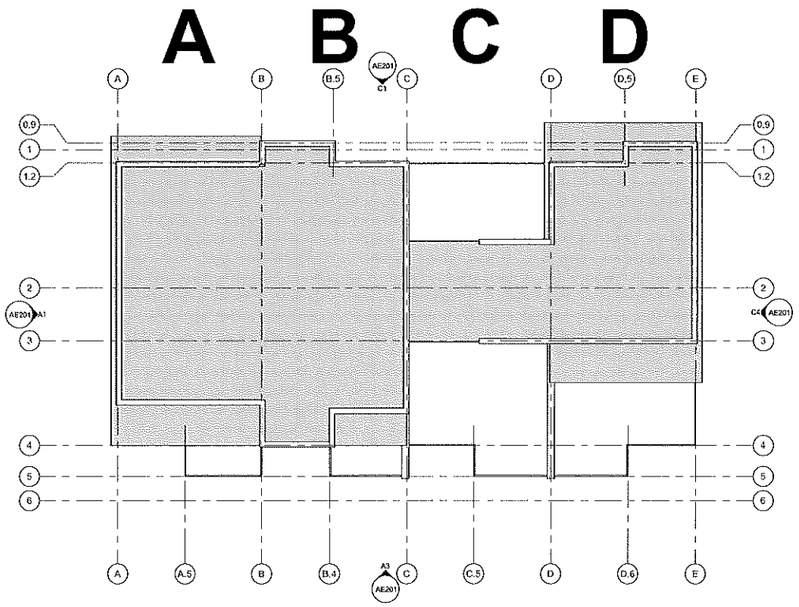
(801) 428-3755

REVISIONS:

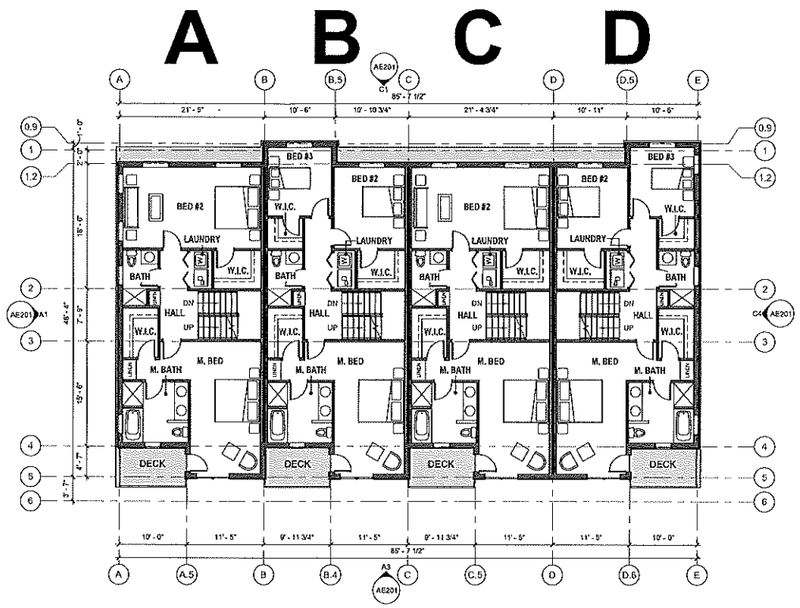
PRINCETON TERRACE
8377 SOUTH DURHAM STREET SANDY, UTAH

LICENSED LANDSCAPE ARCHITECT
104267-5301
GERARD TULLY
STATE OF UTAH
May 01, 2018

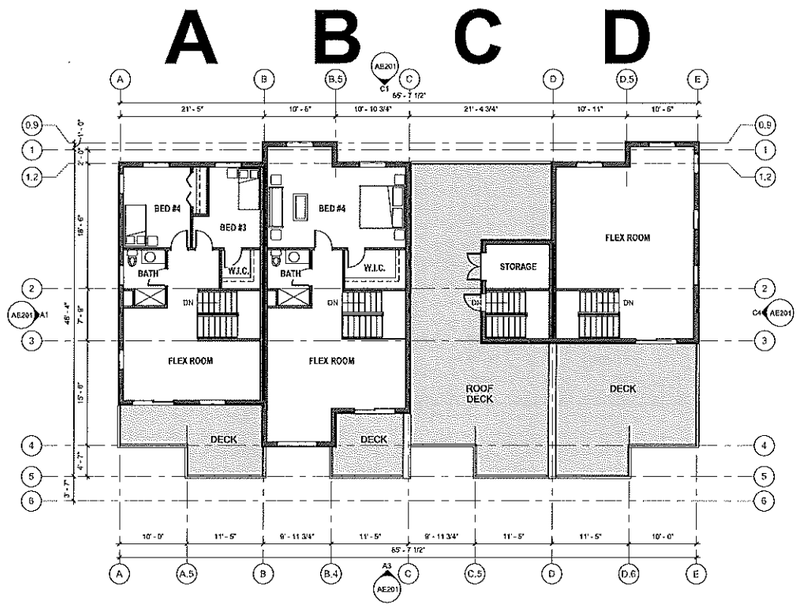
Preliminary Site Plan



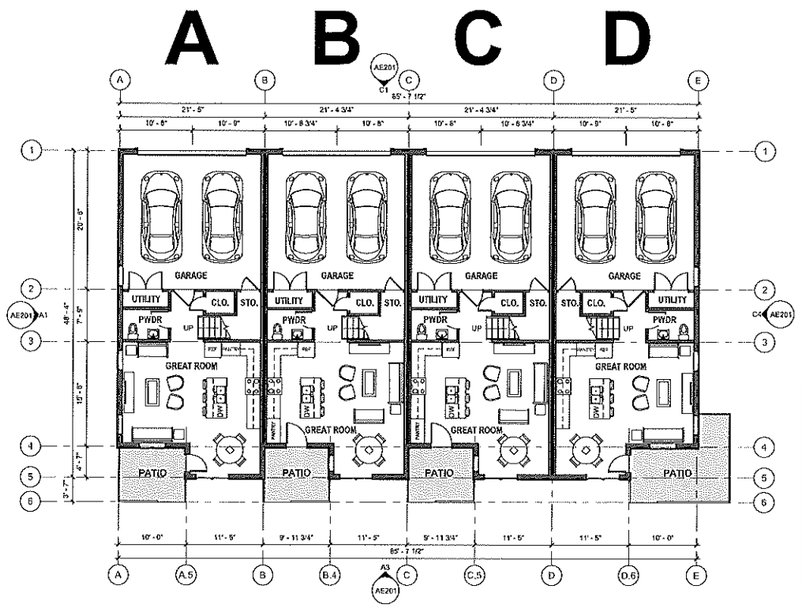
C1 ROOF PLAN
1/8" = 1'-0"



C3 SECOND LEVEL FLOOR PLAN
1/8" = 1'-0"



A1 THIRD LEVEL FLOOR PLAN
1/8" = 1'-0"



A3 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

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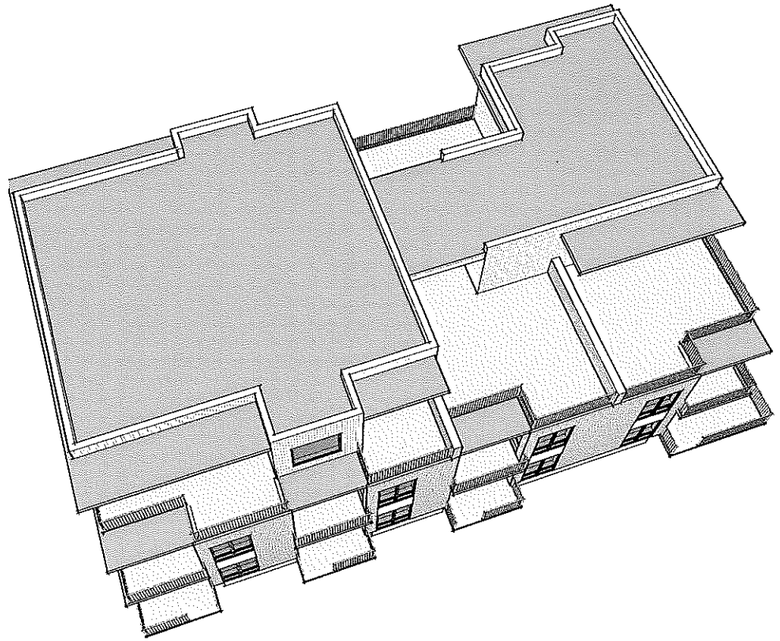
date: 07.01.2019

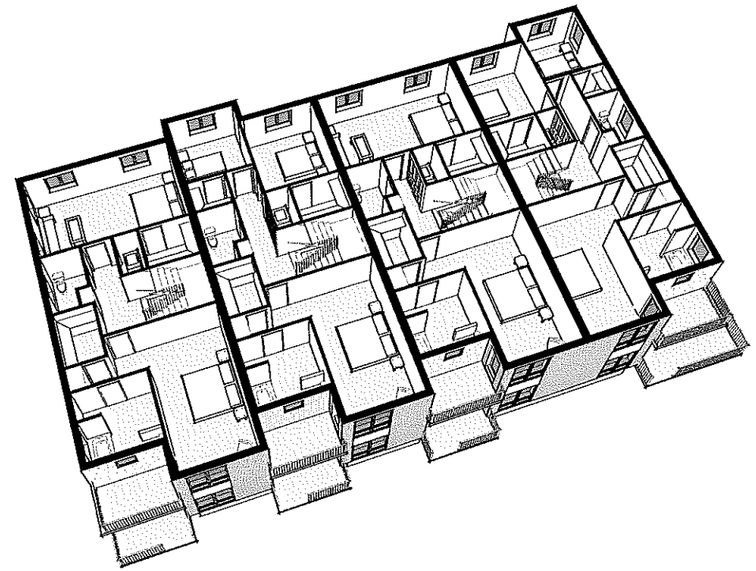
revisions:

title:
4-Plex Floor Plans

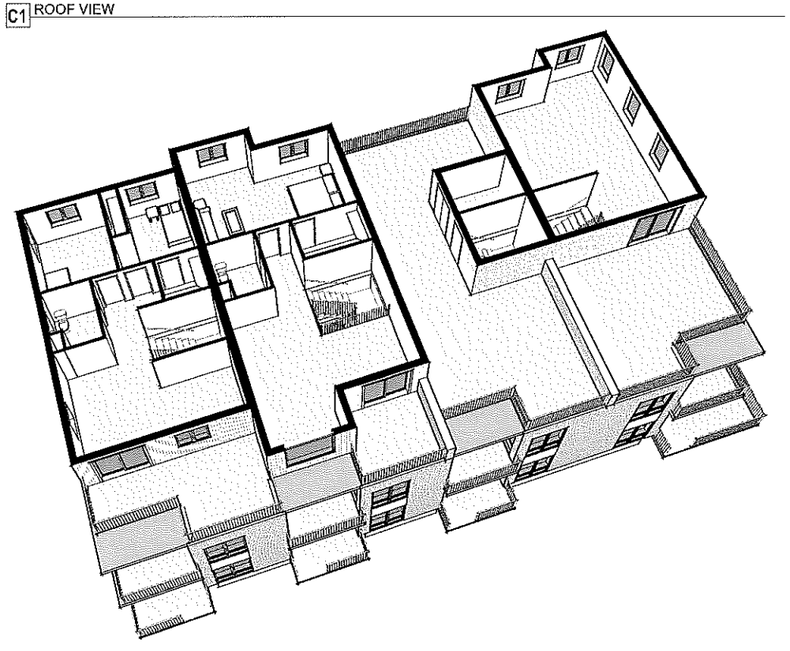
sheet:
AE101



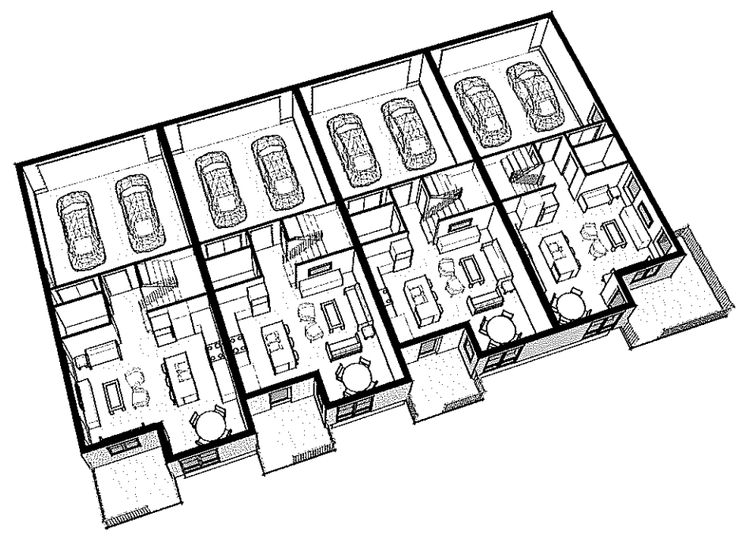
C1 ROOF VIEW



C3 SECOND LEVEL CUTAWAY VIEW



A1 THIRD LEVEL CUTAWAY VIEW



A3 MAIN LEVEL CUTAWAY VIEW

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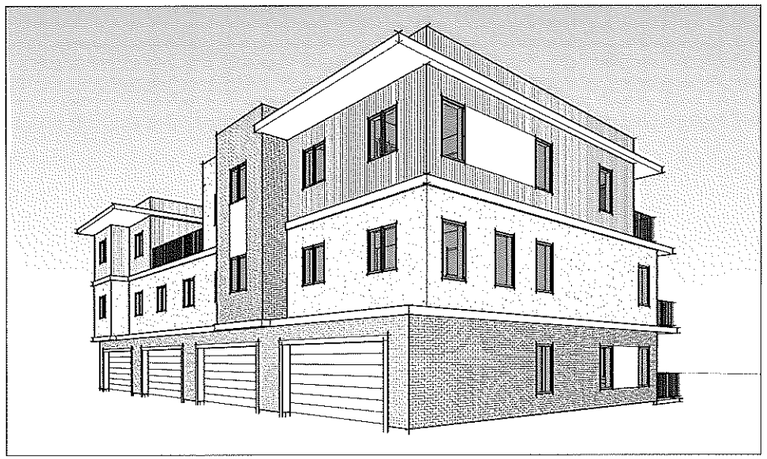
date: 07.01.2019

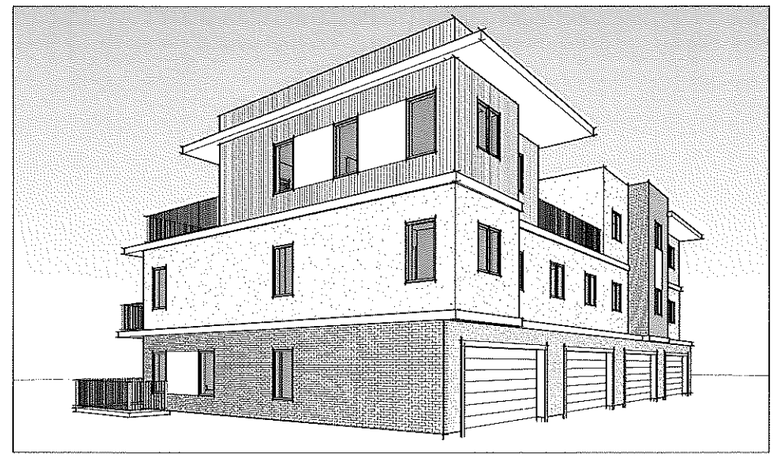
revisions:

title:
4-Plex Interior Views

sheet:
AE102



C1 NORTHWEST CORNER VIEW



C3 NORTHEAST CORNER VIEW

A1 SOUTHWEST CORNER VIEW

A3 SOUTHEAST CORNER VIEW

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date: 07.01.2019

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title:

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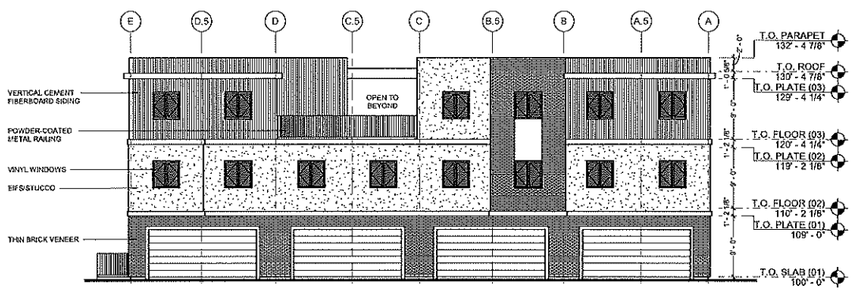
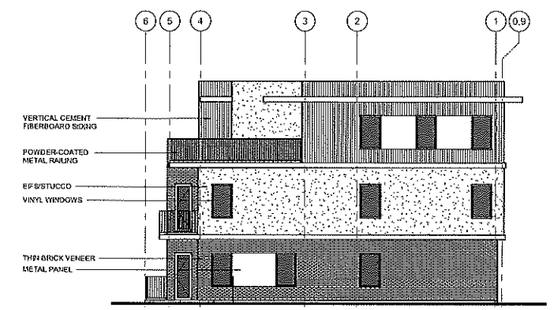
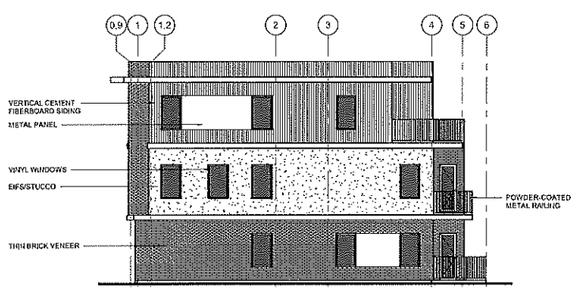


C1 REAR (GARAGE) ELEVATION
1/8" = 1'-0"



C4 RIGHT (SIDE) ELEVATION
1/8" = 1'-0"



A1 LEFT (SIDE) ELEVATION
1/8" = 1'-0"

A3 FRONT (PATIO) ELEVATION
1/8" = 1'-0"

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project:
PRINCETON TERRACE

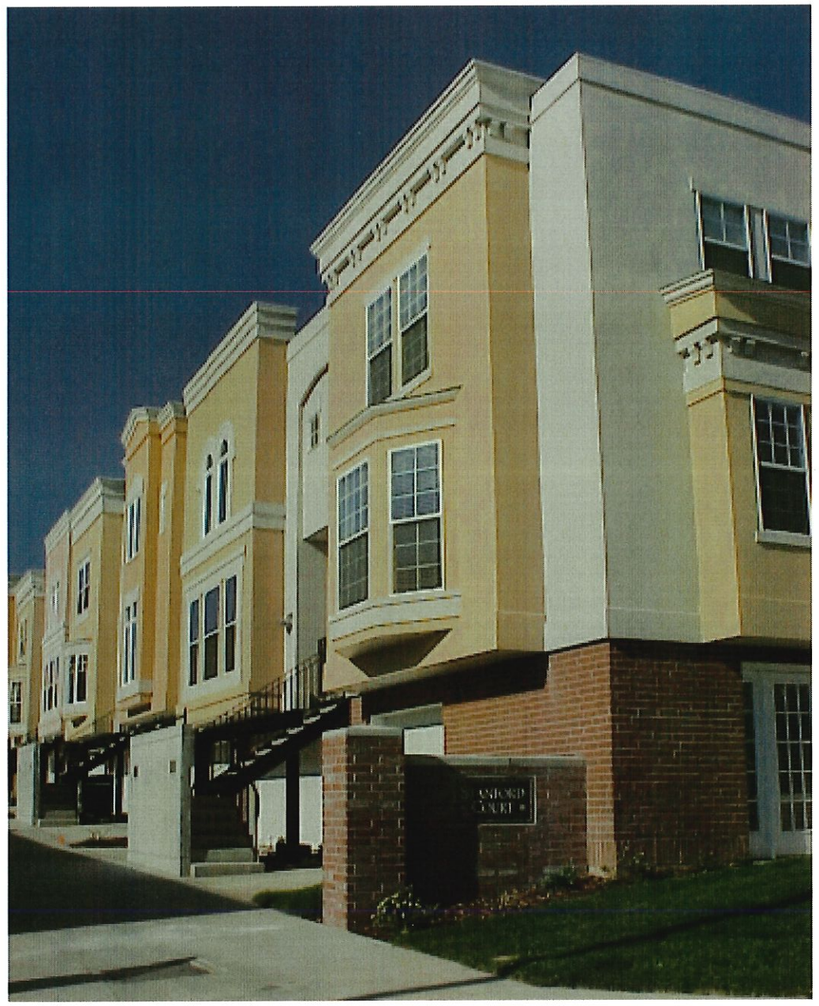
project#: 18.068b
date: 07.03.2019

revisions:

title:
4-Plex Exterior Elevations

sheet:
AE201

Stanford Court Condominiums
Building Photos



Stanford Court architecture is based on the elevation of an historic brownstone located in the neighborhood on 900 East at 500 South.

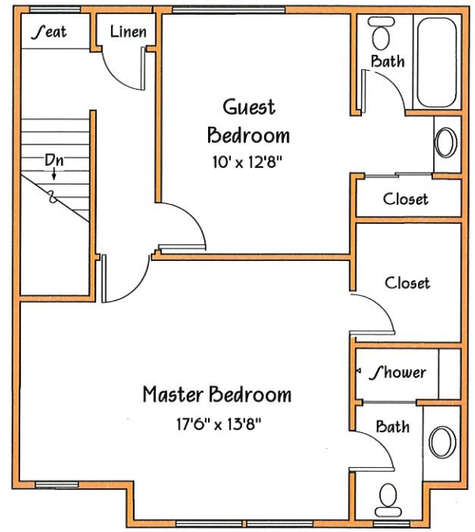
Stanford Court Condominiums
Building Photos

Stanford Court Condominiums at substantial completion phase. Light Railconstruction is proceeding along 400 South in front of the development parcel.

Stanford Court Condominiums
Building Photos

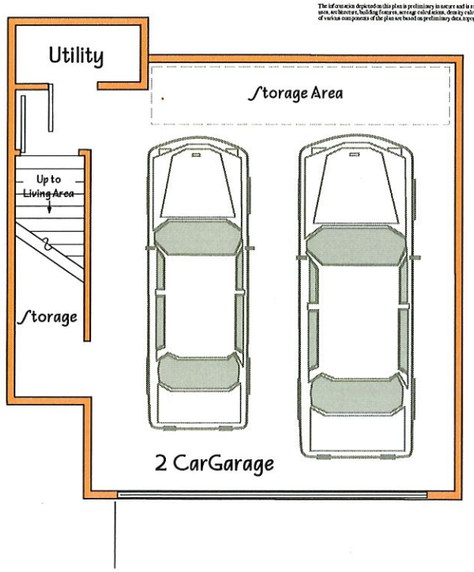
Interior Photos of the Townhomes

Stanford Court Condominiums • Floorplan • 2Bedroom Townhome

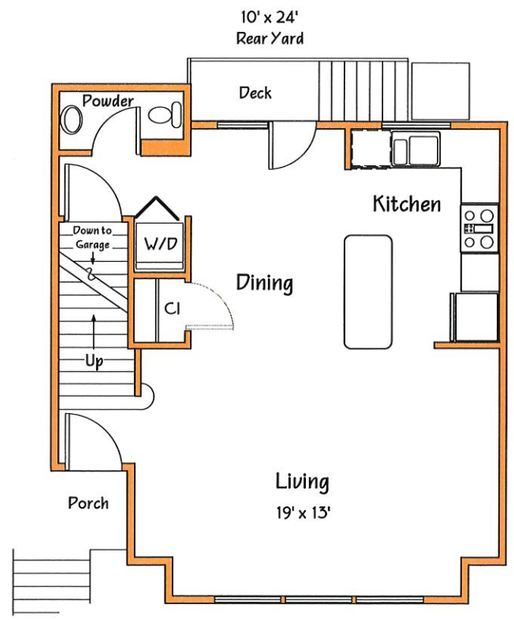


Upper Floor
2 Bedroom Townhome
Stanford Court

The information depicted on this plan is preliminary in nature and is subject to modification and revision. All land uses, architecture, building footprints, acreage calculations, dwelling calculations, lot sizes, road widths and locations of various components of the plan are based on preliminary data, topography, boundaries and design parameters.



Ground Level
2 Bedroom Townhome
Stanford Court



Main Level
2 Bedroom Townhome
Stanford Court

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

Sandy City, Utah

Staff Report

File #: CUP-07-19-5684,
Version: 1

Date: 8/15/2019

Agenda Item Title:
Olsen Massage Therapy
11075 S. State St.
[Community #11, Crescent]

Presenter: Wade Sanner

Description/Background:
The applicant, Nancy Olsen, is requesting a Conditional Use Permit for independent massage therapists to operate on the property located at 11075 South State.

Fiscal Impact:

Further action to be taken:

Recommended Action and/or Suggested Motion:
Findings

1. The proposed use meets the intent of the LC Zone.

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 Development Code, and all conditions of approval imposed by the Planning Commission.
3. That this Conditional Use Permit be reviewed upon legitimate complaint.

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

August 15, 2019

To: Planning Commission
From: Community Development Department
Subject: Olsen Massage Therapy — CUP-07-19-5684
11075 S. State St. — Zoned LC
(Community #11 – Crescent)

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

PROPERTY CASE HISTORY	
Case Number	**Case Summary**
SPR-97-33	*Perry Olsen Office Park Master Plan (Crescent Office Park). Approved by PC 04/14/97.*

DESCRIPTION OF REQUEST

The applicant, Nancy Olsen, is requesting a Conditional Use Permit for independent massage therapists to operate on the property located at 11075 South State Street *(See Exhibit #1: Application Material)*.

The subject property is 4.74 acres. The property is part of the Crescent Office Park Subdivision. Thirteen office buildings are located on the property. The applicant is the owner of the building at 11075 South State Street, in the north section of the office park.

Properties to the north are large lot single-family homes zoned LC and R-1-40A. Properties to the east are large lot single-family homes zoned R-1-40A. The property to the south is the Crescent Cemetery zoned R-1-40A

The applicant would like to lease a suite in the building to three independent licensed massage therapists, with the potential to expand the massage therapy use to other suites in the building. The massage therapists will operate full-time with clientele being scheduled on a case-by-case basis between the hours of 8:00 a.m. to 7:00 p.m. Monday through Saturday. The massage

therapists are licensed and specialized in the following areas: deep tissue, sports injury, Swedish massage, therapeutic massage, Thai Massage, Prenatal/Postnatal Massage, Tui Na, and Shiatsu Massage. Clients come to the massage therapists through a number of means, including: referrals by chiropractors, physical therapists and doctors, classified ads, and other forms of advertising.

NOTICE
A neighborhood meeting was held on July 23, 2019. Notices were mailed to property owners within 500 feet of the subject property. No neighbors attended the meeting. At the time of writing this report, staff has not received any comments for this application.

ANALYSIS
Under Section 15A-08-02(B) of the Sandy City Land Development Code the proposed massage therapy business is classified as "Commercial Retail Sales and Services" and requires a conditional use in the LC Zone. There is sufficient parking for the site.

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:
>
> 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.*

CONCERNS
Staff has no concerns.

STAFF RECOMMENDATION
Staff recommends that the Planning Commission approve a Conditional Use Permit for Nancy Olsen for the property located at 11075 State Street to allow for independent massage therapists to operate as described in the staff report subject to the following finding and subject to the following conditions:

Findings

1. The proposed use meets the intent of the LC Zone.

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 Development Code, and all conditions of approval imposed by the Planning Commission.

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

Planner: Reviewed by:

Wade Sanner, *Planner*
File Name: S:\USERS\PLN\STAFFRPT\2019\CUP-07-19-5684 Olsen Massage Therapy

Exhibit #1 – Application Materials

To Whom it May Concern
My name is Britta Main I am a practicing licensed Massage Therapist. I have been actively practicing for the last 10 plus years in the same location in Sandy at 11075 S State St suite 31. My business name is Body Balance Massage. I deal and practice most with head, neck and back pain as a result from accident or injury. I have also work with a chiropractor and his patients for the last 7 years. I obtained my license from Myotherapy back in 2008.
My business hours are 8:00-7:00 Monday through Saturday
My clients are typically through word of mouth and referrals from chiropractors and my business website.
I have also advertised through Ksl deals and Groupon and have received great reviews.
Britta Main
Body Balance Massage

Sent from my iPhone

April 1, 2019

To whom it may concern,

My name is Linnea Tullis and I am a licensed massage therapist in the state of Utah. I have been practicing for 15 ½ years, and I specialize/focus on the following modalities/areas of massage and bodywork:

- Deep Tissue/Sports injury
- Swedish/therapeutic massage
- Thai Massage
- Prenatal/Postnatal Massage
- Tui Na/Shiatsu

I have had experience in day spas, chiropractors offices, chair massage at sporting events, and am looking forward to adding more clients to an office in sandy. I am also a certified personal trainer, yoga instructor, group fitness instructor, and working my way towards becoming a holistic health coach within the next year.

I have a passion for all things health and wellness related. I graduated from Myotherapy College of Utah in 2003 with a certificate in massage therapy. I am also State and Nationally Licensed. I am a first time mother with a 9 month old baby boy and very much am grateful for my knowledge of the human body and holistic healing with my family.

I sincerely appreciate your consideration in granting the "conditional use" permit so that I may continue to offer my passion for massage therapy to additional clients.

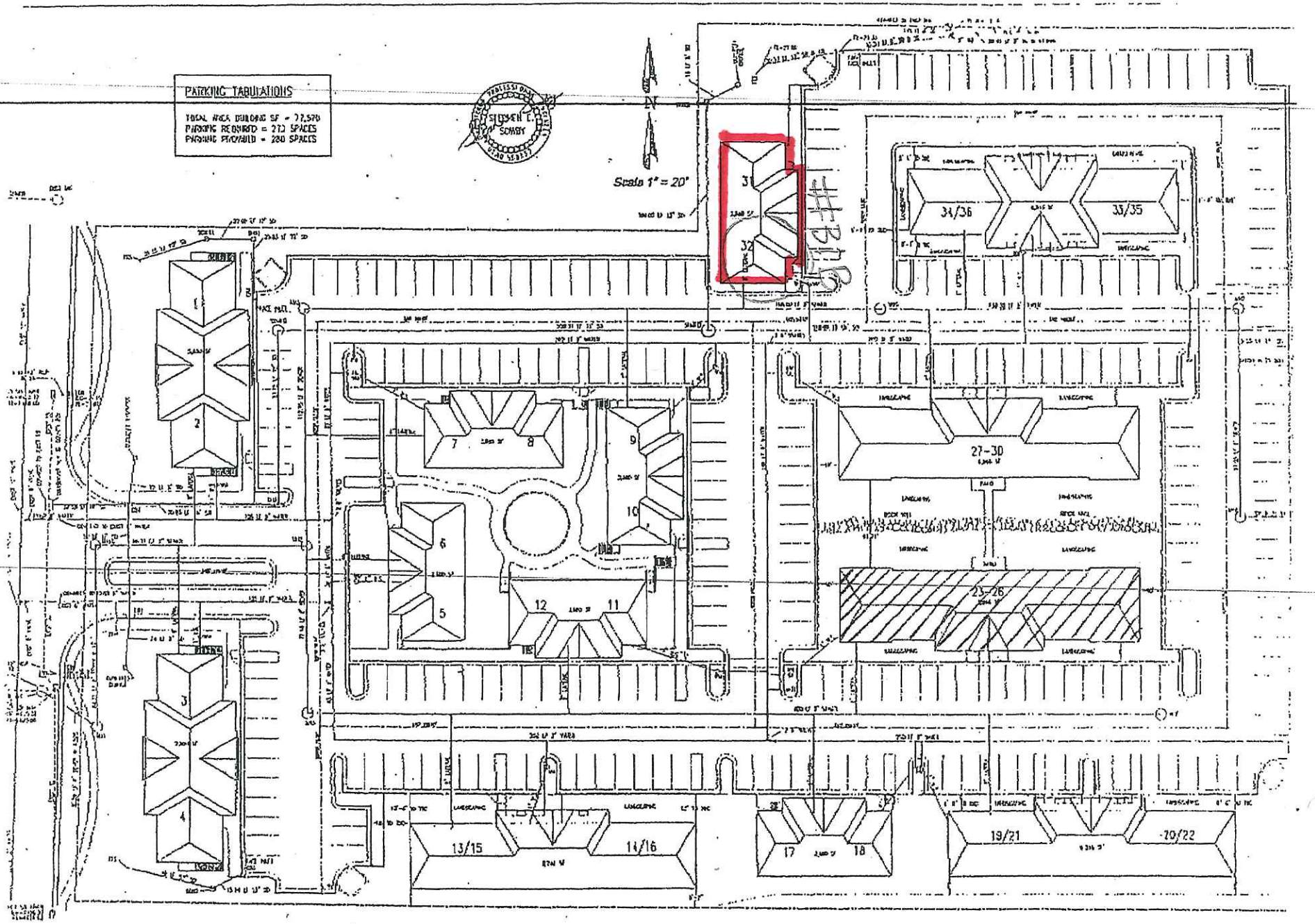
Sincerely,

Linnea Tullis, LMT, CPT, RYT
Youandmefit2gether
DOPL #541392-4701

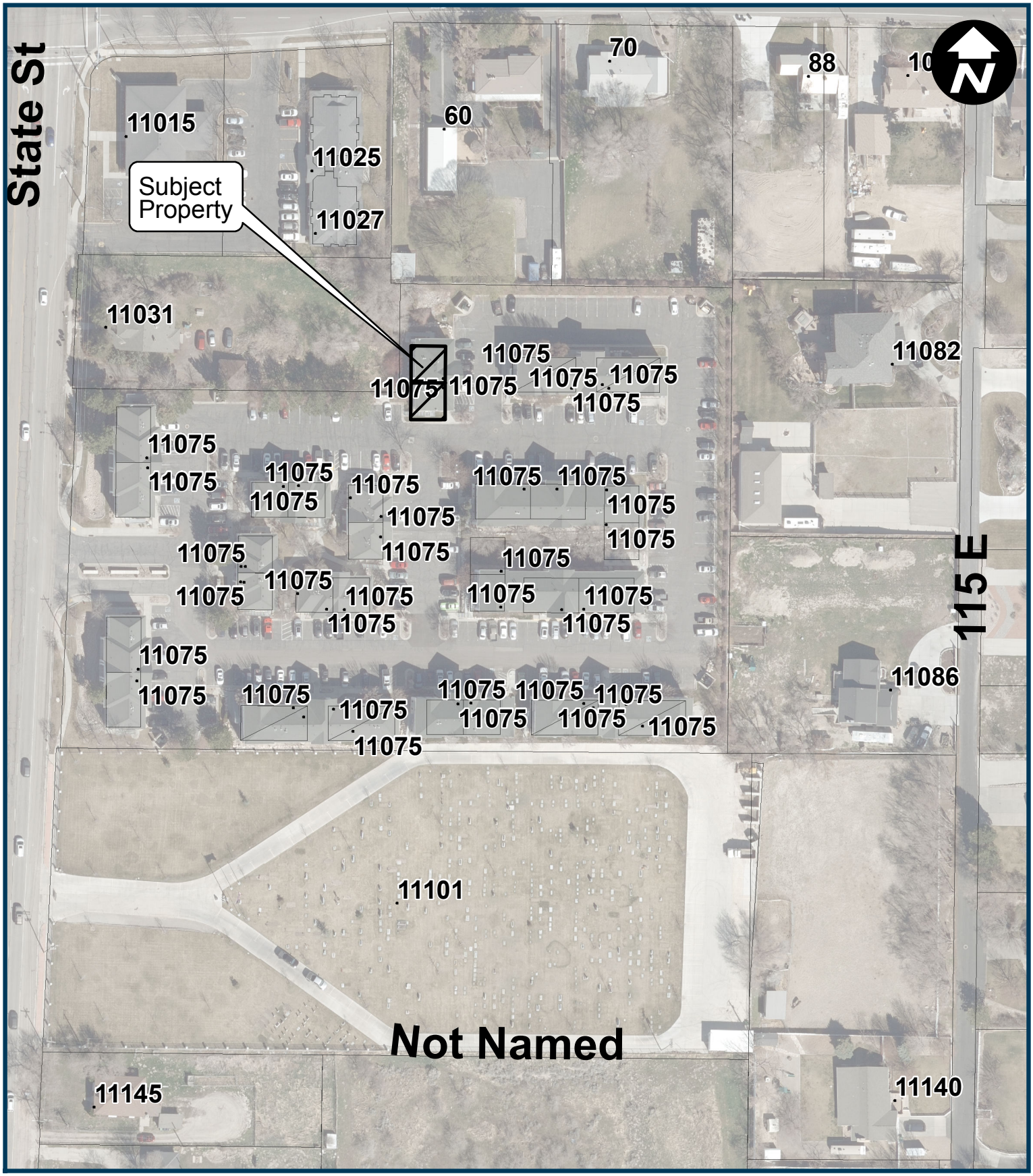
To Whom it may concern:

My name is Alayna Malae, and I have been a licensed massage therapist since 2012. I graduated from the Utah College of Massage Therapy, Salt lake campus.
I began my career interning with ReaL Salt Lake soccer team for 3 seasons, and decided to branch out on my own during my last season with them in 2014. I started working for myself in West Jordan at the Studio Salons and stayed there for about 4 years, until moving to this new location in Sandy.
I specialize in Deep Tissue and Rehabilitation, and work with several different Chiropractors and Physical therapists who send me a steady clientele.
My home life entails of me and my husband of 2 years who is the band teacher at Jordan High School. No children... yet! Just hoping to maintain doing a career I love while being my own boss. Thank you so much.

-Alayna Malae, LMT
License number: 8555927-4701



TY, UTAH	CRESCENT OFFICE PARK, L.C. 1015 SOUTH STATE, SANDY, UT	CRESCENT OFFICE PARK - REVISED FINAL STIE PLAN	SORENSEN & BERG CONSULTANTS 500 W RIVER BIRCH CIRCLE SUITE 100 SALT LAKE CITY, UTAH 84123	SCALE 1"=20'	DESIGN BY GBJ DRAWN BY DEP	DATE 11 JULY 2001 JULY 17 2001	0



CUP-07-19-5684
Olsen Massage Therapy
11075 S. State St.

Sandy
COMMUNITY DEVELOPMENT

0 25 50 100 150 200 250 Feet

PRODUCED BY WADE SANNER
THE COMMUNITY DEVELOPMENT DEPARTMENT

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

Sandy City, Utah

Staff Report

File #: CUP-06-19-5682,
Version: 1

Date: 8/15/2019

Agenda Item Title:
St. Anna Greek Orthodox Church
9201 S. 1300 E.
[Community #16, Falcon Park]

Presenter: Wade Sanner

Description/Background:
The applicant, Michael Petrogeorge, is requesting a Conditional Use Permit to allow a church to operate on the property located at 9201 South 1300 East.

Recommended Action and/or Suggested Motion:
Findings

1. The proposed use meets the intent of the CN Zone.

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 Development Code, and all conditions of approval imposed by the Planning Commission.
3. That this Conditional Use Permit be reviewed upon legitimate complaint.

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

August 15, 2019

To: Planning Commission
From: Community Development Department
Subject: St. Anna Greek Orthodox Church — CUP-06-19-5682
9201 S. 1300 E. — Zoned CN
(Community #16 – Falcon Park)

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

PROPERTY CASE HISTORY	
Case Number	**Case Summary**
SPR-79-01	*Western Gardens Nursery. Approved by PC*

DESCRIPTION OF REQUEST

The applicant, Michael Petrogeorge, is requesting a Conditional Use Permit to allow a church to operate on the property located at 9201 South 1300 East *(See Exhibit #1: Application Material)*.

The subject property is 3 acres and is zoned Neighborhood Commercial (CN). The property is a lot of record and has never been platted. Properties to the east are single-family homes zoned R-1-8. Properties to the north, west and south are commercial properties along 1300 East zoned CN. The property was initially used as a nursery, but is currently being used as a reception center. Access to the property is via a single access on to 1300 East.

The applicant is proposing to utilize the space for a church use. The St. Anna Greek Orthodox Church is a five-year old parish within the Greek Orthodox Archdiocese of America, with an estimated membership of 50 to 200 families. The church is currently operating in a rented space in Cottonwood Heights. Due to the increased growth in membership, the church has entered a purchase agreement to purchase the property at 9201 South 1300 East. The applicant is proposing to use the property for worship services on Sunday from 9:00 a.m. until 1:30 p.m. with weekday morning and evening church services. The use would also include wedding services and receptions, funeral services, and any other church-related functions.

The applicant is envisioning over time that the building would also be used for public, private and non-profit agencies to identify and address community needs. The applicant is looking to expand the facility at a future date to include the installation of a church steeple and façade treatments, as well as renovations of the interior of the building and property.

NOTICE

A neighborhood meeting was held on July 31, 2019. Notices were mailed to property owners within 500 feet of the subject property. Eleven neighbors attended the meeting *(See Exhibit #2: Neighborhood Meeting Summary)*. The following issues were raised by the adjacent property owners:

1. Plans for the garden area on the south side of the property.
2. Retaining wall and fence along the east property line.
3. Noise from events.
4. Issues with the access drive along the east side of the property.
5. Noise from the heating a/c unit.
6. Lighting on the east side of the property.
7. Replacing the fence on the east side of the property.
8. Concerns about the exact location of the east property line.
9. Not allowing the building to encroach further in to the setback on the east side of the property.
10. Replacing the fence along the east side of the property.

ANALYSIS

Under Section 15A-08-02(B) of the Sandy City Land Development Code the proposed church is classified as a "Religious or Cultural Activity" and requires a conditional use in the CN zone.

Per Section 15A-11-18 of the Sandy City Land Development Code, church development must meet the following development standards for all zone district.

A. **Development Standards**

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

The proposed church property lies on the east side of 1300 East, which has an 85-foot right-of-way. Church membership will come from the southern portion of the Salt Lake Valley.

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

The proposed church property lies on the east side of 1300 East and is accessed via a single access point on to the property.

3. **Parcel Size.** No minimum parcel size is required, however, the parcel chosen for a church must be adequate to meet all of the development standards to be listed below that

include but are not limited to setbacks, landscaping, parking, improvements, and dedications.

The subject property is 3 acres. The property has adequate parking, landscaping and improvements for the intended use.

4. **Building Setbacks (except as may be approved with the Storefront Conservation Ordinance).**
    a. Commercial Zone
        i. Front – 30 feet from property line. (If project fronts on more than one street, setback applies to all street frontages.)
        ii. Side and Rear – Minimum 10 feet unless located adjacent to a residential zone. In this case the minimum setback to buildings must be 30 feet.
    b. Residential Zone
        i. Front – 30 feet from front property line. (If project is on a corner lot, setbacks are 30 feet on one street and 20 feet on the other.)
        ii. Side and Rear – Follow setbacks required according to zone property is in. A greater setback may be needed as may be deemed necessary by the Planning Commission by larger structures.

The property abuts residential homes on the east side. The building has a setback of 17 feet from the residential properties to the east, 13 feet less than the required 30 feet. However, staff feels that this is sufficient separation since the change of use from a commercial to a church use is a less intense use. The distance between the proposed church building and nearest home is 55 feet.

The existing building was initially constructed as a plant nursery. At the time of construction, the building was setback 17 feet from the property line. Per Section 15A-23-03(D) of the Sandy City Land Development Code, when a commercial use abuts a residential district the setback for the commercial use is 30 feet. The nursery site plan was approved in 1979 by the Planning Commission with its current setback. In addition, a Certification of Zoning was issued by the Zoning Administrator in 2019 certifying the existing setback and granting compliance with the Sandy City Land Development Code *(See Exhibit #3: Certification of Zoning)*.

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

The existing building meets height requirements. The applicant is proposing to construct a steeple with a bell tower at a future date that would be 40 feet in height. The proposed steeple is exempt from the building height requirement.

6. **Landscaping Setbacks**
    a. Front – 30 feet minimum from property line. (If on a corner lot in a residential zone, 20 feet on shorter setback side.)
    b. Side and Rear – 5 feet minimum

c. Landscaping in the front areas shall also include the parkstrip adjacent to the curb including grass and street trees (minimum 2-inch caliper and spaced 30 feet on center).
d. Landscaping shall also be required within the parking lot itself where large expanses of asphalt occur. There shall be a minimum of on 10-foot wide planter within the parking lot area where over 125 linear feet of asphalt occurs.

The property was once a nursery and has adequate landscaping. The property contains a 15-foot parkstrip with trees and landscaping. In addition, on the south side of the building is a landscaped open space adjacent to the building.

7. **Fencing**
   a. Generally, fencing shall follow that of the surrounding area. However, chain link fencing is not acceptable unless prior Planning Commission approval is granted. In cases where chain link fencing is approved, vinyl coated chain link mesh will be required.
   b. Acceptable fence types shall include vinyl, pre-cast concrete, decorative iron, architecturally designed brick or block, or structural wood fences with square tube metal posts with tongue-in-groove redwood siding and redwood for all other wood members.

A 6-foot high chain link fence exists along the east and south property line, a 6-foot high vinyl fence and cinderblock wall exists along the north property line. If adjacent residents would like additional screening, the Planning Commission may consider the removal of the chain link fence and installation of a vinyl or opaque fence. Staff is not requiring the removal of the chain link fence along the east and southern property lines, as they feel the fence provides adequate separation and screening for the property.

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

All parking for the church facility is on site. There are 115 parking stalls and 3 handicap stalls existing on site. No parking will occur within the front landscape setback.

9. **Trash Enclosures and Accessory (maintenance or storage) Buildings**
   a. All trash bins shall be surrounded with 6-foot high masonry (or pre-cast) enclosures to match the main building with solid metal gates. Trash enclosures may be combined with accessory (maintenance or storage) buildings. The setback of such structures shall be at least the same as the minimum required front landscape setback, but in no case shall trash enclosures be located any closer than 10 feet to a residential district lot line or 5 feet to a commercial district lot line.
   b. Accessory (maintenance or storage) building shall be built of the same materials as the main building (siding or roofing) to blend in with the entire project. Minimum setbacks to the front property line(s) shall be the same as the main building. Buildings adjacent to a side or rear property line (other than a street side

of the property), which are built of one hour fire rated construction, can be considered an accessory structure and may be setback as close as three feet to a side or rear property line.

The existing trash bins are stored on the south side of the building, screened from 1300 East.

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

The applicant is not proposing any new lighting than what exists on the site.

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

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

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:

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.

CONCERNS
Staff has no concerns.

STAFF RECOMMENDATION
Staff recommends that the Planning Commission approve a Conditional Use Permit for Michael Petrogeorge for the property located at 9201 South 1300 East to allow a church

to operate as described in the staff report subject due to the following finding and subject to the following conditions:

Findings

1. The proposed use meets the intent of the CN Zone.

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 Development Code, and all conditions of approval imposed by the Planning Commission.

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

Planner: Reviewed by:

Wade Sanner, *Planner*
File Name: S:\USERS\PLN\STAFFRPT\2019\CUP-06-19-5682 St Anna Greek Orthodox Church

Exhibit #1 – Application Materials

ST. ANNA GREEK ORTHODOX CHURCH

METROPOLIS
OF DENVER

June 24, 2019

Sandy City
Planning Commission
10000 Centennial Parkway
Sandy, Utah 84070

To The Honorable Members of the Sandy City Planning Commission:

This letter is provided to Sandy City for a conditional use application and describes our intended use for the land and building located at 9201 South 1300 East, Sandy, Utah 84094.

St. Anna Greek Orthodox Church is a five-year old parish within the Greek Orthodox Archdiocese of America. Since its inception, our membership has increased four-fold from 50 to 200 families and growing. Having begun our church services at a reception center in Murray, our parish has for the past four years rented space from St. Thomas More Catholic parish in Cottonwood Heights.

Due to our measured and appreciated growth, St. Anna has entered into a purchase agreement for the current Atrium property, which can accommodate our expanding congregation and enhance our ability to serve as a civic partner in the greater Sandy community. The purchase includes approximately three acres of ground and an existing 15,248 square foot building that will be utilized to house our worship services, sacraments, ministries and community outreach efforts.

We intend to use the property for our weekly Sunday worship services from 9:00 am until 12:00 noon and our Sunday School classes from 12:00 noon until 1:30 pm. There would also be some weekday morning and evening church services and also evening ministry committee meetings. Our use would also include wedding services and receptions, funeral services and funeral lunches and any and all other religious and church-related functions. Weather permitting, we would utilize the covered patio areas on the south side of the building for church picnics, fellowship and social gatherings.

We intend to expand the use of our facility to encompass both church and community needs. Our building will be a natural extension of our Parish mission and vision. We envision that over time, our building will be utilized beyond church hours, in partnership with Sandy City and other public, private and non-profit agencies, to identify and address community needs.

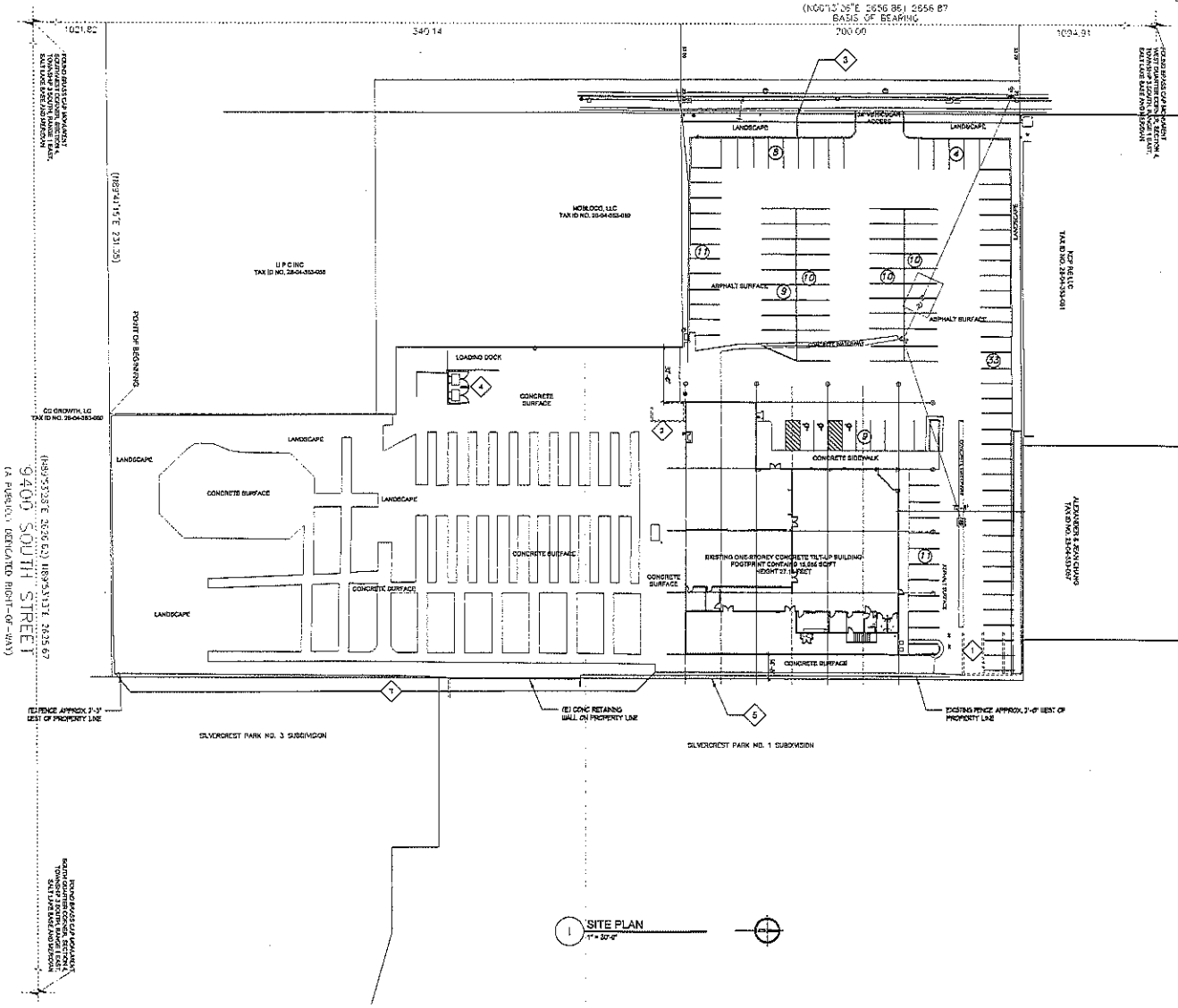
We anticipate that there would be little or no adverse traffic impact in the area because during most of the week the building would have very light usage. We also believe that the use and impact will not be in contrast to the public interest and fully anticipate that the St. Anna Greek Orthodox Church would be a positive addition to the neighborhood and community of Sandy. We would be well within the current commercial zoning and would have much less impact on the neighborhood, noise levels and traffic than the previous retail commercial use.

Thank you for your consideration of our conditional use request. We look forward to a long and mutually beneficial relationship with Sandy City. We look forward to establishing our spiritual home in this lovely part of the Valley.

Respectfully,

Rev. Fr. Anthony Savas,
Pastor

Rev. Anthony Savas, Pastor
Mailing Address: PO Box 171224 • Salt Lake City • Utah 84117 Physical Address: 3015 East Creek Road • Cottonwood Heights • Utah 84093
Telephone : 385-313-9358 • Web: www.stannagocutah.org • Email:info@stannagocutah.org



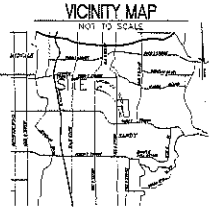
1 SITE PLAN
1" = 30'-0"

LEGAL DESCRIPTION

BEGINNING NORTH 0°13'26"EAST 1021.82 FEET AND NORTH 89°41'15" EAST 231.35 FEET FROM THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 0°13'26" EAST 169.56 FEET; THENCE SOUTH 89°56'25" WEST 40 FEET; THENCE NORTH 0°13'26" EAST 168.56 FEET; THENCE SOUTH 89°56'25" WEST, 158.34 FEET; THENCE NORTH 0°13'26" EAST 200 FEET; THENCE NORTH 89°56'25" EAST 355 FEET; THENCE SOUTH 0°13'26" WEST 538.43 FEET; THENCE SOUTH 89°41'15" WEST 156.65 FEET TO THE POINT OF BEGINNING.

VICINITY MAP

NOT TO SCALE



REFERENCE NOTES

1. REMOVE (E) CONCRETE SOIL BINS AND CONCRETE RETAINING WALL. PROVIDE (N) PARKING STRIPING
2. REMOVE (E) COMPACTOR ENCLOSURE. REMOVE AND SALVAGE (E) COMPACTOR
3. (E) MONUMENT SIGN. REMOVE CURRENT SIGNAGE AND REPLACE WITH (N)
4. (N) DUMPSTER ENCLOSURE
5. REMOVE (E) FENCE AND PROVIDE (N) 6' HIGH SIGHT PROOF FENCE AND RETAINING WALL ENTIRE EAST PROPERTY LINE.
6. NOT USED
7. (E) 5' WIDE MINIMUM LANDSCAPE

SITE DATA

ZONING: C - N

SITE AREA:	3 ACRES	130,503 SF
BUILDING AREA:	9,538 GROSS SF	7%

SET BACKS:

FRONT YARD SETBACK:	25 FEET
SIDE YARD SETBACK:	10 FEET
REAR YARD SETBACK:	20 FEET

BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT:	45 FEET
ACTUAL BUILDING HEIGHT:	27.5 FEET

PARKING REQUIREMENTS

CHURCH SANCTUARY SEATING: 350 SEATS: 1 STALL PER 3 SEATS 117 CARS

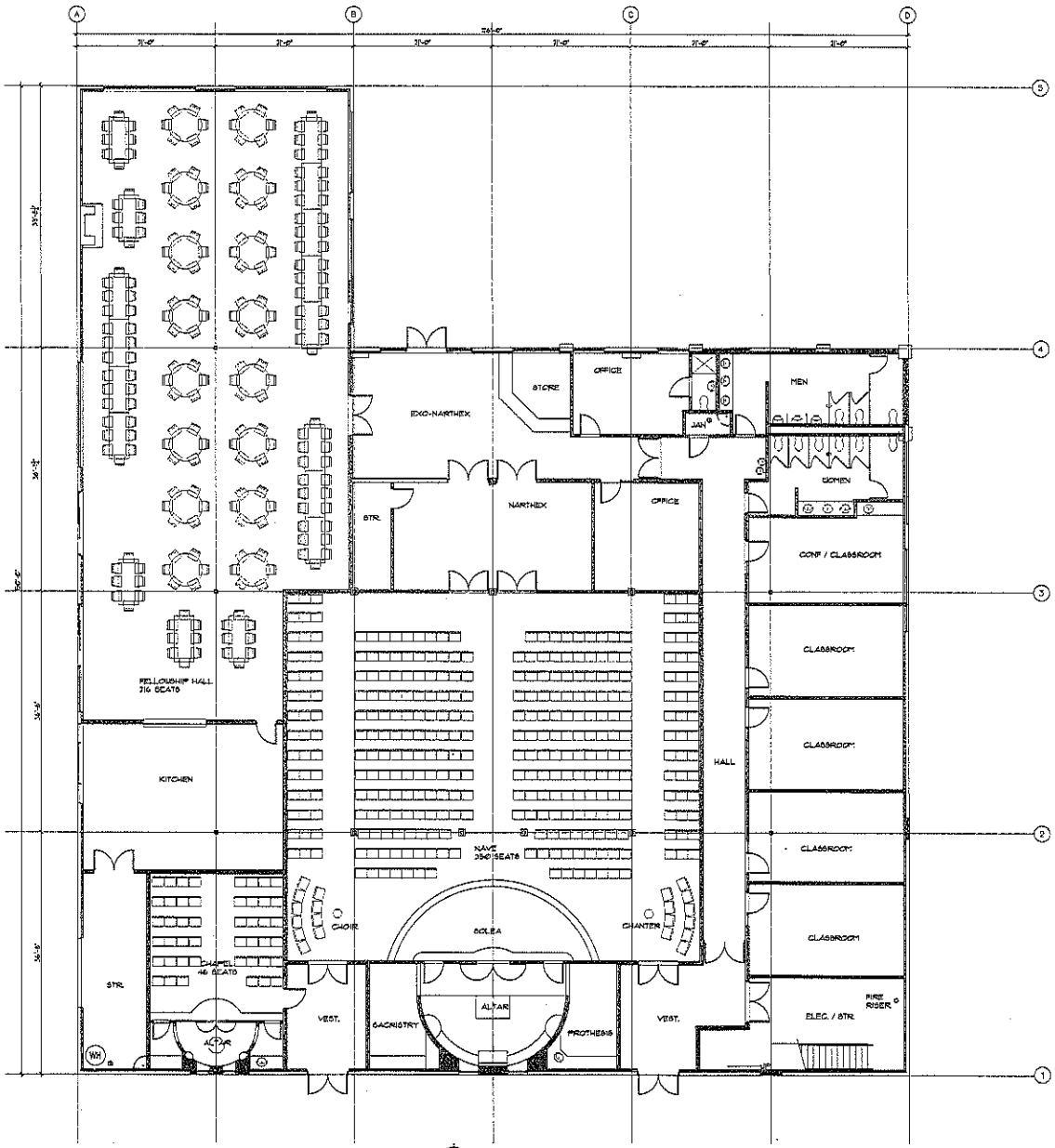
ACTUAL PARKING = 78 CARS

ST. ANNA GREEK ORTHODOX CHURCH REMODEL
9201 SOUTH 1300 EAST SANDY CITY, UTAH

STATE OF UTAH
JAMES DERBY
13255-2202
LICENSED ARCHITECT

JDA
JAMES DERBY ARCHITECTS PC
AIA, NCARB
JAMES DERBY
9246 S. STATE STREET
SANDY, UTAH 84070
PH (801) 255-1141

JOB NO.	ABOT 13
DATE:	06-28-2018
DRAWN:	JD
CHECKED:	JD
SHEET TITLE:	SITE PLAN
SHEET NO.	A1.1



1 FLOOR PLAN
1/8" = 1'-0"

REFERENCE NOTES

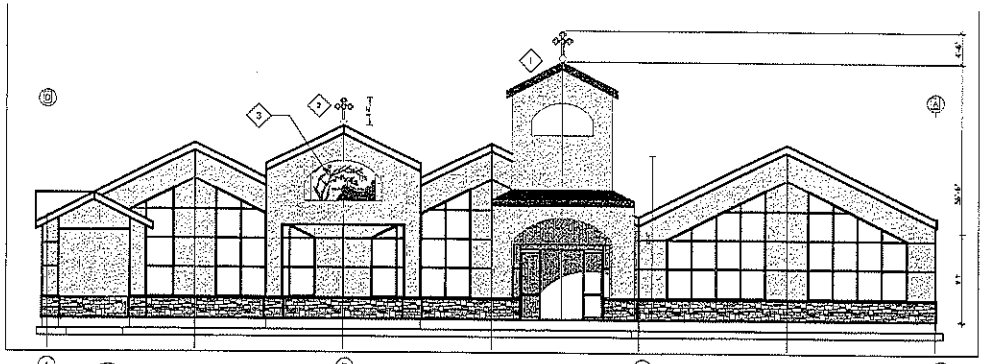
1 XXX
2

STATE OF UTAH
JAMES DERBY
JAMES DERBY ARCHITECT PC

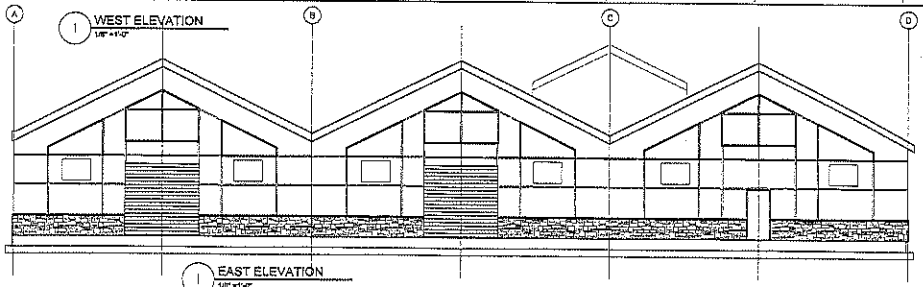
ST. ANNA GREEK ORTHODOX CHURCH REMODEL
9701 SOUTH 1300 EAST SANDY CITY, UTAH

JDA
9041 E 7200 SOUTH
SANDY, UTAH 84093-5301
PH (801) 565-1344
JAMES DERBY ARCHITECT PC AIA, NCARB

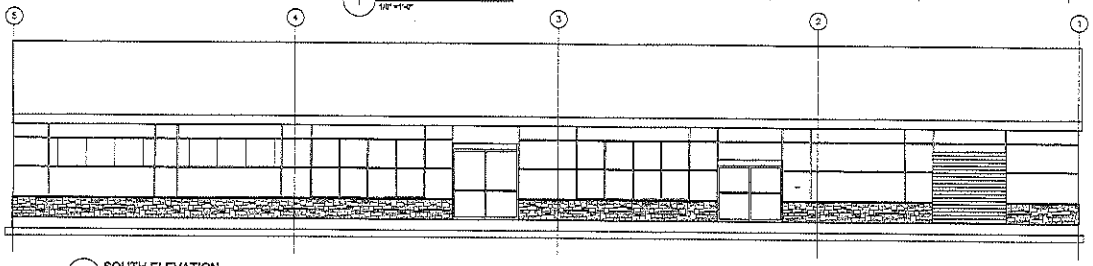
JOB NO.	A2017.13
DATE:	08.30.2019
DRAWN:	JD
CHECKED:	JD
SHEET TITLE:	FLOOR PLAN
SHEET NO.	A24



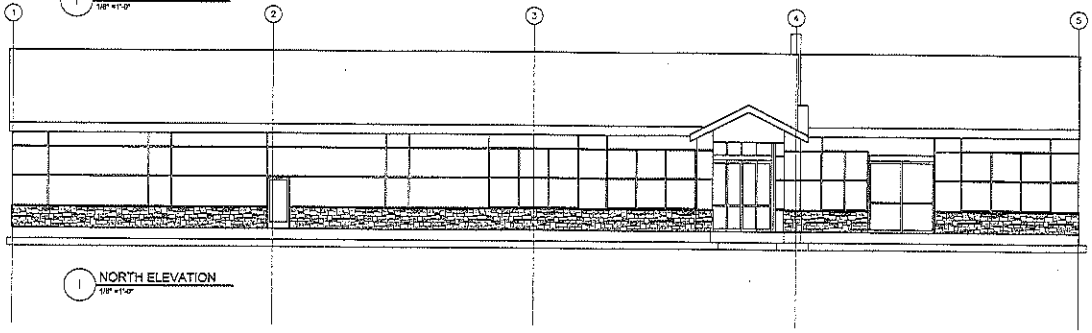
1 WEST ELEVATION
1/8" = 1'-0"



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



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



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

REFERENCE NOTES

1. FUTURE BELL TOWER AND COVERED ENTRY
2. (N) CROSS
3. PROPOSED ICONOGRAPHY

STATE OF UTAH
JAMES DERBY
12627214-4301
ARCHITECT

ST. ANNA GREEK ORTHODOX CHURCH REMODEL
9201 SOUTH 1300 EAST SANDY CITY, UTAH

JDA
JAMES DERBY ARCHITECT PC AIA 1-CA/RB

JOB NO.	A0817-13
DATE.	06-26-2018
DRAWN:	JD
CHECKED:	JD
SHEET TITLE	EXTERIOR ELEVATIONS
SHEET NO:	A3.1

Exhibit #2 – Neighborhood Meeting Summary

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

Neighborhood Meeting Summary – Community #16 (Falcon Park)

Date: July 31, 2019

Location: 9201 S. 1300 E.

Community #/Name: Community #16 (Falcon Park)

Community Coordinator: Susie Austin

Project Name: St. Anna Greek Orthodox Church

Number of Attendees: 11

Applicants: Michael Petrogeorge

Number of Invitees: 113

Length of Meeting: 1 Hr.

Notice Radius: 500 ft.

Project Description: The applicant is proposing to a church use in the CN zone.

Community Comments:

What are the plans for the Garden area? No plans to change the landscape, which the applicant will maintain. Will use as part of the fellow ship hall.

Would you consider installing a retaining wall or fence (along east property line)? Open to anything, looking at cost, but do not know if the fence is encroaching on the property.

Concern: Noise on the east side (residential) with current use including weddings and events. Applicant: will be sensitive to noise. City Staff: Explanation of the noise ordinance.

Will they have a Greek Festival? May in the future, but probably not. Already have Greek Festival in downtown SLC.

Concern: Concern with retaining wall and access drive along east side of building, a lot of traffic along this drive in the past. Applicant: The use along the road would be less than what the neighbors experienced in the past. This road could be used for construction.

Could you straighten the property line along the east side of property? Applicant did a survey of property showing the property lines.

Will the loud heating and a/c units be removed? Applicant did not know they made noise from the outside. Will replace in the future when funds are available.

Lights on the side of the building shines in to neighbors bedroom window. Applicant: will cover the window in the long term and will look in to this issue.

Issues: Neighbors do not want the building to move further in to the setback on east side of property.

Issue: Neighbor felt the fence along the east side of the building should have to replace the fence.

Exhibit #3 – Certification of Zoning

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

January 15, 2019

CERTIFICATION OF ZONING

RE: Land Use and Improvements located in Sandy City, Utah at:
Atrium at Western Garden Center
9201 South 1300 East
Sandy, Utah 84093
Parcel(s) # 28-04-353-004

Dear Sir or Madam:

I am the Zoning Administrator for Sandy City, Utah, and responsible for the review and enforcement of the Land Development Code (zoning ordinance) within our jurisdictional boundaries, and otherwise have knowledge of the facts required to give this certification.

Based upon my review of the Land Development Code and all other resolutions, variances, conditions and records applicable to the Property as maintained by Sandy City, I hereby certify the following:

1. **Zoning District.** The Property is zoned CN (Neighborhood Commercial), which zoning is the proper zoning for the improvements located on the Property. The Property is in compliance with all of the requirements of this zone.

2. **Use Restrictions.** Use of the Property as a Reception Center and/or Commercial Retail Sales and Services is a permitted use under the Land Development Code in this zone. The Property is not a non-conforming use. No additional special use permits, conditional use permits or exceptions are required to use the Property for the current use thereof. The Property is not located in any special district such as historical districts. This property is within 250' of a residential zone and all commercial uses are restricted from any operations during the hours of 10 PM to 6 AM without receipt of a Conditional Use Permit for Extended Hours.

3. **Dimensional Requirements.** The Property is in compliance with all dimensional requirements of the Land Development Code in effect at the time of original construction, including, but not limited to, minimum lot area, maximum building height, maximum floor area ratio and setback or buffer requirements.

4. **Parking Requirements**. The Property is in compliance with all parking and loading requirements, including the number of parking spaces, and dimensional requirements for parking spaces that were in effect at the time of original construction.

5. **Screening and Landscaping Requirements**. The Property is in compliance with all screening and landscaping requirements.

6. **Sign Requirements**. The Property is in compliance with all sign requirements, including height of signs, size of signage, signage setback requirements and any other sign restrictions.

7. **Access**. Access to the Property is from a publicly dedicated and accepted right-of-way and all driveways from the Property onto such right-of-way are in compliance with all applicable driveway ordinances and regulations.

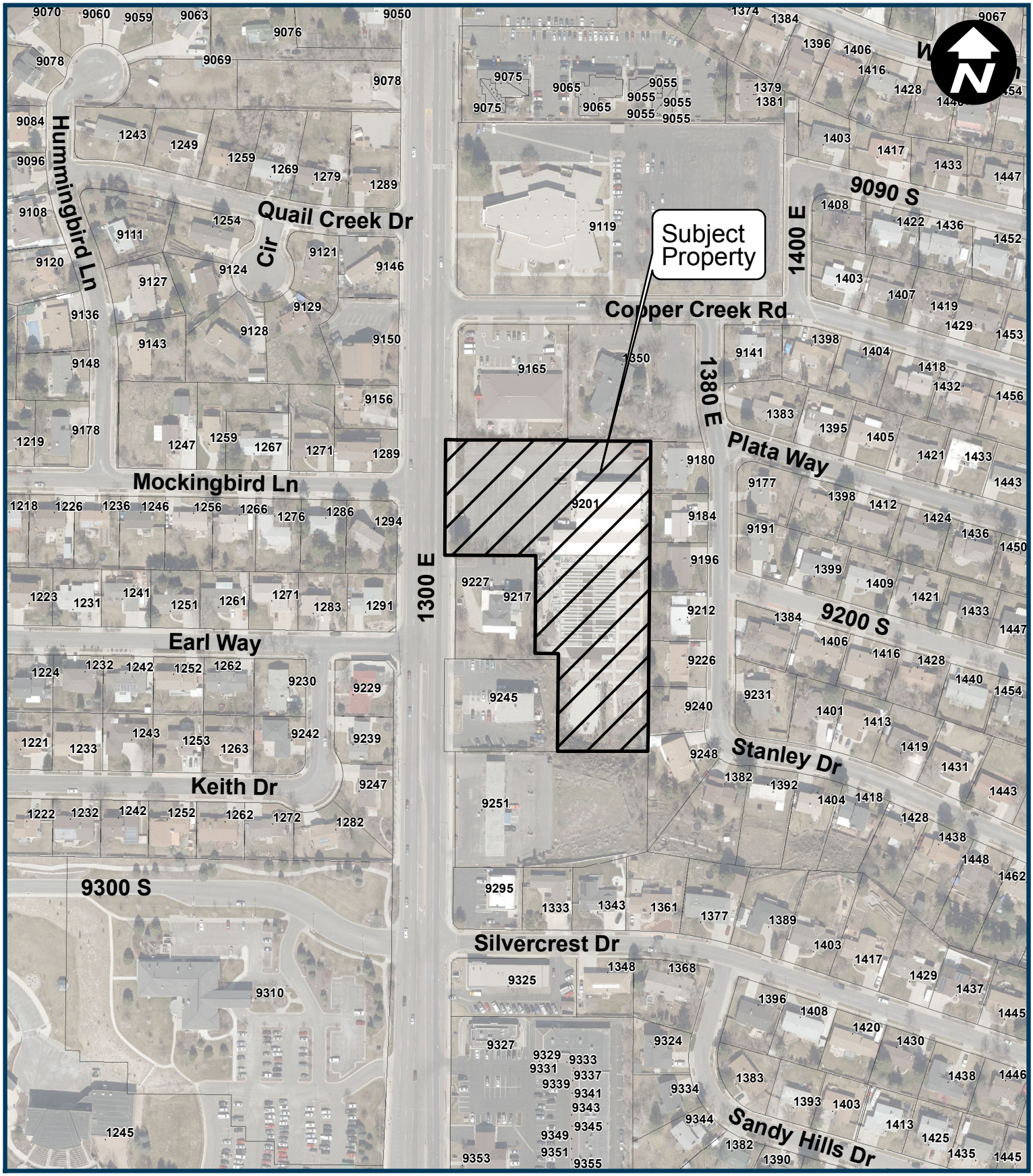
8. **Certificate of Occupancy**. A final, permanent and unconditional Certificate of Occupancy was duly issued for the Property. Sandy City does not keep a copy of said certificate on file.

9. **Violations**. There are no known existing violations with respect to the Property of the Land Development Code of Sandy City. Also there are no pending rezoning applications, hearings, cases, appeals or other proceedings which could affect the zoning classification of the Property. This letter is not a clearance letter for any possible building codes or fire codes. You will need to contact the Sandy City Building & Safety Division at (801) 568-7251 to arrange for a building inspection and report. A fee is required. For a Fire Inspection, contact the Sandy City Fire Marshall at (801) 568-2938. A fee may be required.

If you should have any questions regarding this property in greater detail, please contact Mike Wilcox at the address at the bottom of the letterhead, by telephone at (801) 568-7261, or by email at: mwilcox@sandy.utah.gov.

Sincerely,

Mike Wilcox
Zoning Administrator



CUP-06-19-5682
St. Anna Greek Orthodox Church
9201 S. 1300 E.

Sandy
COMMUNITY DEVELOPMENT

0 55 110 220 330 440 550 Feet

PRODUCED BY WADE SANNER
THE COMMUNITY DEVELOPMENT DEPARTMENT

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

Sandy City, Utah

Staff Report

File #: SUB-06-19-5681,
Version: 1

Date: 8/15/2019

Agenda Item Title:
Cottages on 80th
620 East 8000 South
[Community #3, Sandy Woods]

Presenter:
Darryll Wolnik

Description/Background:

Mr. Troy Ferran of Ferran Construction has submitted an application for preliminary subdivision review for the property located at 620 E. 8000 S. The proposal includes two current lots of record, totalling 1 acre, and calls for the construction of 10 townhome units on pad sites, accessed from 615 E. via private street. These townhome units are 2 and 3 story units.

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission determine that the preliminary subdivision review is complete for the **Cottages on 80th Subdivision**, located at 620 E. 8000 S., subject to the following conditions:

Conditions:

1. That the applicant complies with each department's comments and redlines throughout the preliminary and final review process and that all issues be resolved before final site plan approval.

2. That all City provisions, codes and ordinances are adhered to during the review, construction and operations process of this building.

3. That the developer submit CC&Rs covering private street access and maintenance, snow removal, trash removal, and common area stewardship.

4. All structures and improvements for individual homes are to be restricted to the pad site, including but not limited to pop-outs, chimneys, porches, patios, decks, stairways, etc., and may not be built in public common area.

5. That the private street be signed "no parking" and displayed in accordance with applicable laws so as not to inhibit access by emergency vehicles.

6. That during all construction activities, the applicant coordinate with Public Works to ensure there is minimal impact to traffic on 615 East and 8000 South.

7. That the private attached garages be used for the storage of vehicles only to ensure there is adequate off-street parking.

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

August 15, 2019

To:	Planning Commission	
From:	Community Development Department	
Subject:	Cottages on 80th – (Preliminary Subdivision Review)	SUB-06-19-5681
	620 E. 8000 S.	SPEX-08-19-5702
	[Community #3, Sandy Woods]	1 Acre
		10 Units – RM(12)

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

PROPERTY CASE HISTORY	
Case Number	**Case Summary**
EE-61	Annexed as part of the EE-67 Annexation in March 1967

REQUEST

Mr. Troy Ferran of Ferran Construction has submitted an application for preliminary subdivision review for the property located at 620 East 8000 South The proposal includes two current lots of record, totalling one (1) acre, and calls for the construction of ten (10) residential units on pad sites, accessed from 615 East via private street. The applicant is additionally seeking **special exceptions** for a private road with pavement width of less than 27', lots without public frontage, and a subdivision with only one point of access.

BACKGROUND

The subject properties currently front onto 8000 South and are lots of record with single family homes. They were annexed into Sandy City as part of the EE-61 Annexiation in March of 1967. The properties were zoned R-3 at the time of annexation. A Rezone was done some time between 1975 and 1996 that resulted in the current RM(12) zone.

The property is surrounded by a number of uses and zones with varying intensities. While the property is bounded on the north and west by the R-1-8 residential district, it contains a variety of uses. Union Middle School is located directly across 8000 South to the north of the subject

properties. There is a church to the southwest across 615 East. The remaining R-1-8 uses in the vicinity are single-family homes. Properties to the east, which border 700 East, are zoned Boulevard Commercial (BC). Those properties to the south and southeast are zoned RM(12), and include a townhome project, as well as some single family homes, that will eventually connect to this proposed project.

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 applicant also held a neighborhood meeting on July 9, 2019. Some questions and concerns raised during the meeting. A full report from the meeting is attached to this report.

ANALYSIS

The applicant is proposing a multifamily residential subdivision that will create ten (10) residential units on approximately one (1) acre utilizing the Residential Multifamily (RM-12) zone. The units will be configured as three (3) twinhomes, a stand-alone home, and a triplex, totalling five (5) buildings in all.

The proposed plat would be done as a PUD plat that would designate different portions of the land area as common (front yard areas, open spaces, and common driveways), limited common (fenced yard, unit walkways, and driveways), and private (building pad area). A set of covenants, conditions, and restrictions will need to be recorded to enforce rules that govern different areas and set up a maintenance plan for all common areas and private streets.

The main access to the site will be provided from 615 East by way of a private street. This private street has a proposed width of twenty-four feet (24'), which will require a special exception from the Planning Commission. This street width has been approved by the City Engineer to match the existing improvements in the Lindquist Townhome development to the southeast. Three of the units within the subdivision front onto this private street. This will require an additional special exception from the Planning Commission for lots wthout public frontage.

Parking requirements will be met through attached garages and driveways. Each unit has a two-car garage to provide parking for tenants. Those units that front onto 615 East and 8000 South have twenty foot (20') double driveways to provide guest parking on the site. Only those 3 units that front onto the private street lack a driveway. The applicant has provided 1 guest parking spot to satisfy the code requirement of .25 guest parking spots per unit.

The applicant will be required to dedicate one foot (1') of right-of-way along the east side of 615 East to Sandy City to bring the half-width of the road to the required twenty-six feet (26'). In addition the applicant will be required to construct a five foot (5') sidewalk, five foot (5') parkstrip, and two-and-a-half foot (2.5') curb and gutter along the east side of 615 East.

On the north side of the project, along 8000 South, the applicant will be required ot dedicate 29.4' of right-of-way to Sandy City to bring 8000 South to the width required by the City Engineer. The applicant will also be required to construct right-of-way improvements, to include five foot (5') sidewalk, five foot (5') parkstrip, and two-and-a-half foot (2.5') curb and gutter on the south side of 8000 South. These improvements must match those already constructed two (2) properties over to the east.

Building setbacks in the RM Zone call for the Community Development Director to determine which lines are considered as front, side, and rear property lines. Because it is a corner lot, there are two front property lines, determined to be the frontages along 8000 South and 615 East, with the rear to be the south property line and the side to be the east property line. The code requires a front setback of twenty feet (20') and rear setback of fifteen feet (15'). Side setbacks are required to be at least eight feet (8') from the east side property line, and the south rear setback is fifteen feet (15') to the property line.

Tha applicant has submitted architectural designs for the proposed project. There are four (4) different floor plans offered across the five buidings on the site. The twinhomes and stand alone home, which are two stories tall, have 3-bedrooms and 2.5-bathrooms and contain roughly 2,500 square feet above grade including the 2-car garage. The three story units are only two (2) bedroom homes.

A landscaping plan has been submitted, showing the planting of a variety of shrubs and trees as required by code.

SPECIAL EXCEPTIONS

15A-21-10(D) Streets of the Sandy City Development Code requires at least two points of ingress/egress for each subdivision, PUD, of multi-family project. The requirement may be waived upon granting of a special exception by the Planning Commission, and with recommendation from the City Engineer and Fire Marshal, and under the following circumstances:

1. 30 or fewer lots are accessed from the single ingress/egress; and

2. The City Engineer and Fire Marshal have reviewed the potential for impairment of such single access resulting from vehicle congestion, condition of the terrain, climatic conditions or other factors that could limit access and have made either a positive or negative recommendation to the Planning Commission with regards to a single point of ingress/egress; and

3. The proposed development project has one or more of the following, as determined and recommended for approval or denial by the City Engineer and Fire Marshal to the Planning Commission:

    a. One or more cul-de-sac(s), hammerhead(s), or other approved turn-around(s) approved by the Fire Marshal and City Engineer that comply with all development standards herein.

    b. An emergency access (a point of ingress/egress that provides access for emergency vehicles to respond to a building, or facility, in the event the main access is compromised. The design of this access must meet the International Fire Code).

    c. The future extension of a stub street that will provide additional access, including a temporary turn-around.

d. All buildings are equipped throughout with automatic sprinkler systems approved by the Fire Marshal and Chief Building Official.

Response to 1: The private street will only access three lots, well under the thirty-lot threshold.

Response to 2: The City Engineer and Fire Marshal have made a positive recommendation for this access.

Response to 3: The subdivision meets two criteria as required, section *a*, is met with the proposed hammerhead turnaround which meets development standards. It also meets *c* as a stub street, which is a street, built with the future intention of connecting to another street and creating a thru street.

15A-21-21(B1) - Lots Without Public Frontage Sandy City Development Code requires that all residential lots have frontage onto a dedicated and improved public street unless a special exception is granted from the Planning Commission as part of the preliminary review process.

This special exception allows for the establishment of lots that front onto private streets or private lanes. Lots 6, 7, and 8 of the proposed subdivision front onto a private street, which requires the approval of a Special Exception.

15A-21-11(A1) – Private Streets Pavement Width of Less Than 27' Sandy City Development Code requires all private streets to have a minimum pavement width of 27'. This requirement may be modified with a recommendation from the City Engineer and Fire Marshal. The pavement width as proposed is twenty-four feet (24').

This pavement width roughly matches that of the Linquist Townhomes to the southeast, which will eventually connect to this proposed development. The City Engineer and Fire Marshal have forwarded positive recommendations for this exception.

CONCERNS

Staff has the following concerns regarding this proposal as submitted by the applicant:

1. Staff recommends that the developer establish a private association to administer the maintenance of all amenities/open space/landscaping improvements, walkways and driveway areas. A road maintenance fund, which is required by the Public Works Department, shall be established as part of the CC&R's. A copy of the CC&R's shall be given to staff prior to final site plan approval or recordation of the plat. The Deputy City Attorney will also review and approve this document prior to final approval.
2. Staff is concerned with emergency access via the private street. This street, if approved by Planning Commission at 24' as shown, will need to be marked "No Parking" as required by code and kept completely clear of obstructions at all times. The applicant will need to make sure proper checks are in place to ensure this happens, as it is a life-safety issue. The applicant will need to call out "no parking" signs on the final site plan.
3. Staff is concerned with trash pickup, specifically the trash enclosure. The location has not been shown on the site plan as submitted. The enclosure will need to be properly screened and be accessible for the garbage truck at all times. The applicant will need to show this on final submission. Alternatively, the development may utilize private can collection.

4. Staff is concerned with area connectivity and master planning. This development is being built with a private street and stubbed at the southeast corner in hope of connect it to Lindquist Townhomes to the southeast. Right now, this creates a dead end street with no future plans for development of properties to the east. The applicant has however provided a street master plan showing future connectivity of roads.
5. Staff is concerned with the footprint of the buildings. The floorplan for the triplex shows a staircase with landing on the rear. This staircase and landing appears to encroach upon the setback area, however it is not clear based upon the submitted floorplans. The applicant must work with staff to ensure all building improvements are limited to the actual pad lot and does not encroach upon common areas. The applicant must work with staff to ensure all buildings fit within the envelope and all site improvements are confined to private common area (e.g. fenced rear yard areas).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **grant a special exception** for a subdivision with only one point of access, three lots without frontage on a public road, and a private street with a pavement width of less than 27' based upon the following findings:

1. That the proposed subdivision is a redevelopment of previously-developed property.

2. That the proposed configuration is an efficient use of the land.

3. The City Engineer and Fire Marshal, as well as other reviewing departments, have recommended approval of this particular layout.

4. That the exceptions as requested will aid in the future connectivity of roads in the immediate area and matches preceding development improvements.

Staff recommends that the Planning Commission determine that the preliminary subdivision review is complete for the **Cottages on 80th Subdivision**, located at 620 E. 8000 S., subject to the following conditions:

Conditions:

1. That the applicant complies with each department's comments and redlines throughout the preliminary and final review process and that all issues be resolved before final site plan approval.

2. That all City provisions, codes and ordinances are adhered to during the review, construction and operations process of this building.

3. That the developer submit CC&Rs covering private street access and maintenance, snow removal, trash removal, and common area stewardship.

4. All structures and improvements for individual homes are to be restricted to the pad site, including but not limited to pop-outs, chimneys, porches, patios, decks, stairways, etc., and may not be built in public common area.

5. That the private street be signed "no parking" and displayed in accordance with applicable laws so as not to inhibit access by emergency vehicles.

6. That during all construction activities, the applicant coordinate with Public Works to ensure there is minimal impact to traffic on 615 East and 8000 South.

7. That the private attached garages be used for the storage of vehicles only to ensure there is adequate off-street parking.

Planner:

Darryll Wolnik
Planner

Reviewed by:

Mike Wilcox
Zoning Administrator

File Name: S:\USERS\PLN\STAFFRPT\2019\SUB-06-19-5681 COTTAGES ON 80TH\STAFF REPORT.DOCX

COTTAGES on 80TH

A SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

Sandy City General Plat Notes:

1. Requirements have been imposed relating to the development of this subdivision and development on each of the lots.
2. Building Permits/Certificates of Occupancy may not be issued until certain improvements have been installed.
3. Certain measures are required to control blowing soil and sand during construction on a lot.
4. No trees shall be planted in the public park strip less than 8 feet wide. Centerline of tree(s) shall be planted a minimum of 4 feet away from back of. curb and edge of sidewalk.
5. No driveways shall be constructed as to slope toward any structure without written permission from Sandy City Engineer.
6. 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 the Public Works Department for more information.
7. All roadways that are not private roads (if any) are dedicated to Sandy City as right of way (R.O.W.) for public use.

The requirements and conditions set forth in notes 1–7 above are detailed in the Sandy City Community Development and Engineering files (known as SUB-06-19-5681) as such files exist as of the date of the recording of the plat, the Conditions of Approval imposed by the Sandy City Planning Commission, the Sandy City Standard Specifications for Municipal Improvements , the Streets and Public Improvements chapters of the Revised Ordinances of Sandy City, the Sandy City Building Code, and the Sandy City Land Development Code. Requirements may be imposed as required by the applicable Sandy City Ordinances at the time of additional development applications and approvals relating to the subject property.

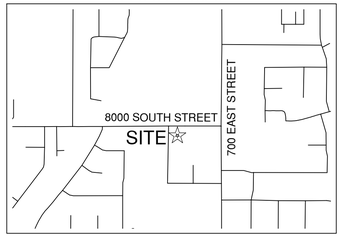
LINE TABLE	
#	BEARING & DIST.
L1	N89°58'35"E 59.31'
L2	N00°01'24"W 95.67'
L3	N89°51'33"E 33.00'
L4	S00°01'24"E 92.05'
L5	S00°01'24"E 5.00'
L6	S00°03'01"W 3.71'
L7	N00°01'25"W 5.00'
L8	N89°58'35"E 16.62'
L9	S00°01'25"E 42.98'
L10	S00°01'25"E 159.53'
L11	N00°01'25"W 38.00'

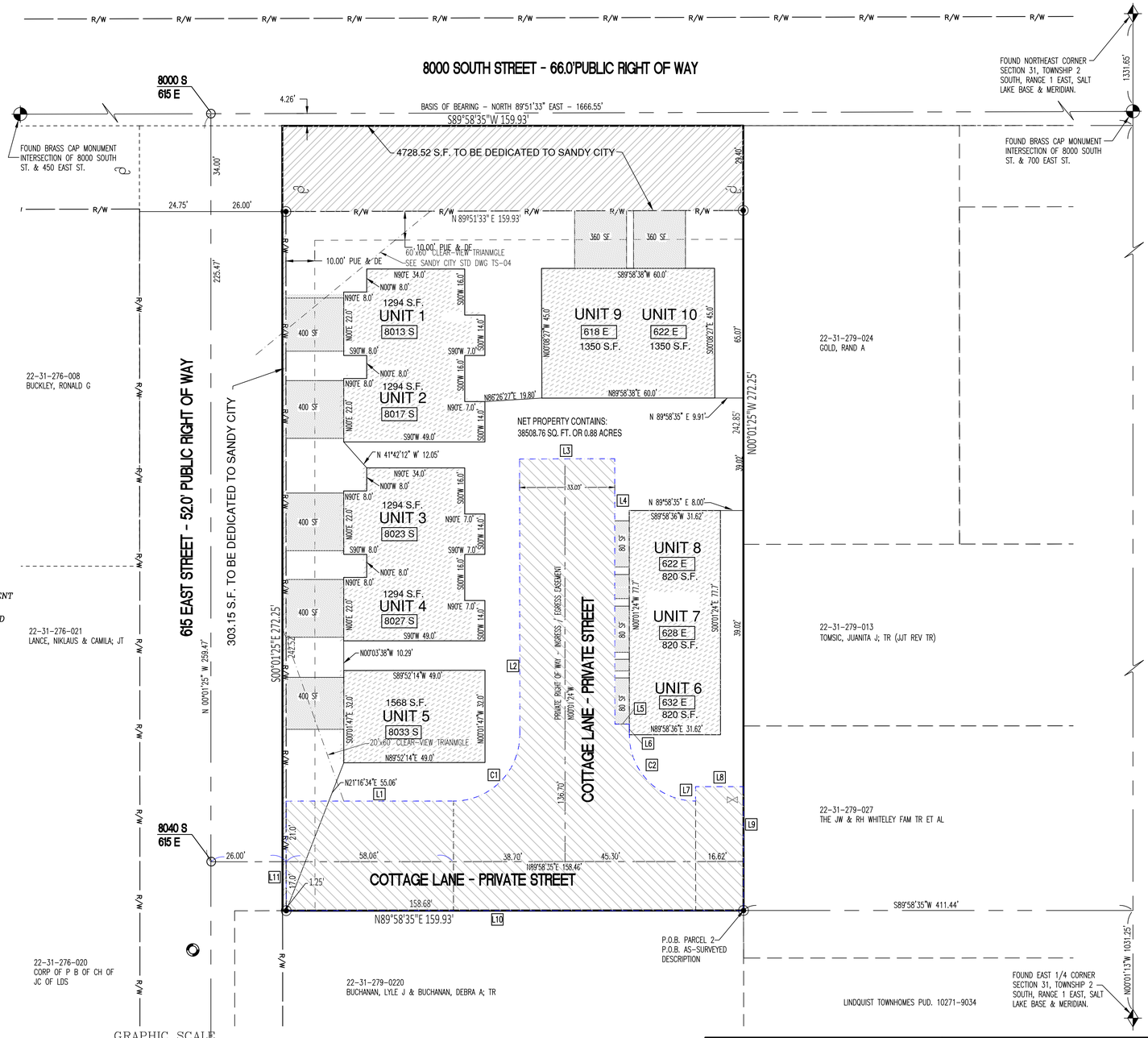
CURVE TABLE			
#	RADIUS	LENGTH	CHORD
C1	23.00'	36.13'	N44°58'35"E 32.53'
C2	22.97'	36.14'	S45°01'34"E 32.52'

LEGEND

- DENOTES STREET LIGHTS TO BE INSTALLED
- DENOTES FIRE HYDRANTS TO BE INSTALLED
- SET 5/8" x 24" REBAR W/ PLASTIC CAP STAMPED "LS 295720"
- DENOTES SECTION CORNERS
- DENOTES PRIVATE OWNERSHIP
- LIMITED COMMON ALL AREAS CONTAINED OUTSIDE PUBLIC RIGHT OF WAY AND PRIVATE AREAS.
- COMMON ALL AREAS CONTAINED OUTSIDE PUBLIC RIGHT OF WAY AND NOT HATCHED AS PRIVATE OR LIMITED COMMON.
- PRIVATE RIGHT OF WAY, SEWER EASEMENT, WATERLINE EASEMENT
- DEDICATED AS RIGHT OF WAY TO SANDY CITY FOR PUBLIC AND UTILITY USE.
- P.U.E. & DRAINAGE EASEMENTS
- PROPERTY LINES OR PRIVATE R.O.W. LINES
- INTERIOR LOT LINE
- SUBDIVISION BOUNDARY LINE

VICINITY MAP





GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED BY DOMINION ENERGY _____
Date:_____

ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRICAL UTILITIES SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ROCKY MOUNTAIN POWER AT 1-800-469-3981

APPROVED BY ROCKY MTN POWER_____ Date:_____

SURVEYOR'S CERTIFICATE

I, DAVID D. PETERSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 295720, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY 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 MARLIN SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET THE FRONTAGE, WIDTH, AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE

DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 00°01'13" WEST 1031.25 FEET, AND SOUTH 89°58'35" WEST 411.44 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; RUNNING THENCE NORTH 00°01'25" WEST 272.25 FEET; THENCE S89°58'35"W 159.93 FEET; THENCE SOUTH 00°01'25" EAST 272.25 FEET; THENCE N89°58'35"E 159.93 FEET TO THE POINT OF BEGINNING.

CONTAINS: 43,540.94 SQ. FT. OR 0.999 ACRES OR 10 UNITS

REGISTERED LAND SURVEYOR
DAVID D. PETERSON
08/21/2019
295720
STATE OF UTAH

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE ABOVE-DESCRIBED TRACT OF LAND AND DO HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS, AS SET FORTH, TO BE HEREAFTER KNOWN AS

COTTAGES on 80TH

AND DO HEREBY DEDICATE TO SANDY CITY, FOR PERPETUAL USE, ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND UTILITY USES. THE UNDERSIGNED OWNERS ALSO HEREBY DEDICATE TO THE OWNERS OF LOTS 2 AND 3, FOR PERPETUAL USE, ALL PRIVATELY-OWNED ROADS, STREETS, LANES, ALLEYS, AND DRIVEWAYS AS NON-EXCLUSIVE WATER, SANITARY SEWER, STORM SEWER, PUBLIC UTILITY, STREETLIGHT, AND DRAINAGE EASE, EASEMENTS, AS WELL AS VEHICULAR AND PEDESTRIAN ACCESS EASEMENTS FOR THE USE OF THE LOT OWNERS AND THEIR GUESTS AND INVITEES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HERON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 2019

FERRAN CONSTRUCTION, LLC
TROY FERRAN MANAGING MEMBER

CREO EQUITY, LLC
XX AS MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
County of Salt Lake)

On the _____ day of _____, 2019, personally appeared before me, the undersigned notary public, in and for said County of Salt Lake, _____, who, being by me duly sworn, did say that he/she is _____ of _____, a limited liability company, and that the foregoing Owner's Dedication was signed for, and in behalf of, said limited liability company, by authority of its organizational documents, and he/she acknowledged to me that said limited liability company executed the same.

Commission Number _____ Print Name* _____

My Commission Expires _____ Notary Public Signature:_____
Residing in Salt Lake County, Utah

STATE OF UTAH)
: ss.
County of Salt Lake)

On the _____ day of _____, 2019, personally appeared before me, the undersigned notary public, in and for said County of Salt Lake, _____, who, being by me duly sworn, did say that he/she is _____ of _____, a limited liability company, and that the foregoing Owner's Dedication was signed for, and in behalf of, said limited liability company, by authority of its organizational documents, and he/she acknowledged to me that said limited liability company executed the same.

Commission Number _____ Print Name* _____

My Commission Expires _____ Notary Public Signature:_____
Residing in Salt Lake County, Utah

COTTAGES on 80TH

A SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

PLAT PREPARED BY:

PETERSON ENGINEERING
400 WEST 7107 SOUTH
SUITE No. 1
MIDVALE, UTAH 84047
(801) 255-3503

SANDY CITY PARKS & REC
APPROVED THIS _____ DAY OF _____, A.D. 2019.
SANDY CITY PARKS & REC

DEVELOPER
FERRAN CONSTRUCTION

SANDY CITY MAYOR
PRESENTED TO THE SANDY CITY MAYOR THIS _____ DAY OF _____,A.D. 2019. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
SANDY CITY MAYOR
SANDY CITY RECORDER
ATTEST:
SEAL

APPROVED BY MIDVALLEY IMPROVEMENT DISTRICT _____ Date

APPROVED BY CENTURY LINK _____ Date

APPROVED BY COMCAST _____ Date

PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____, A.D. 2019 BY THE SANDY CITY PLANNING COMMISSION.
CHAIRMAN, SANDY CITY PLANNING COMMISSION

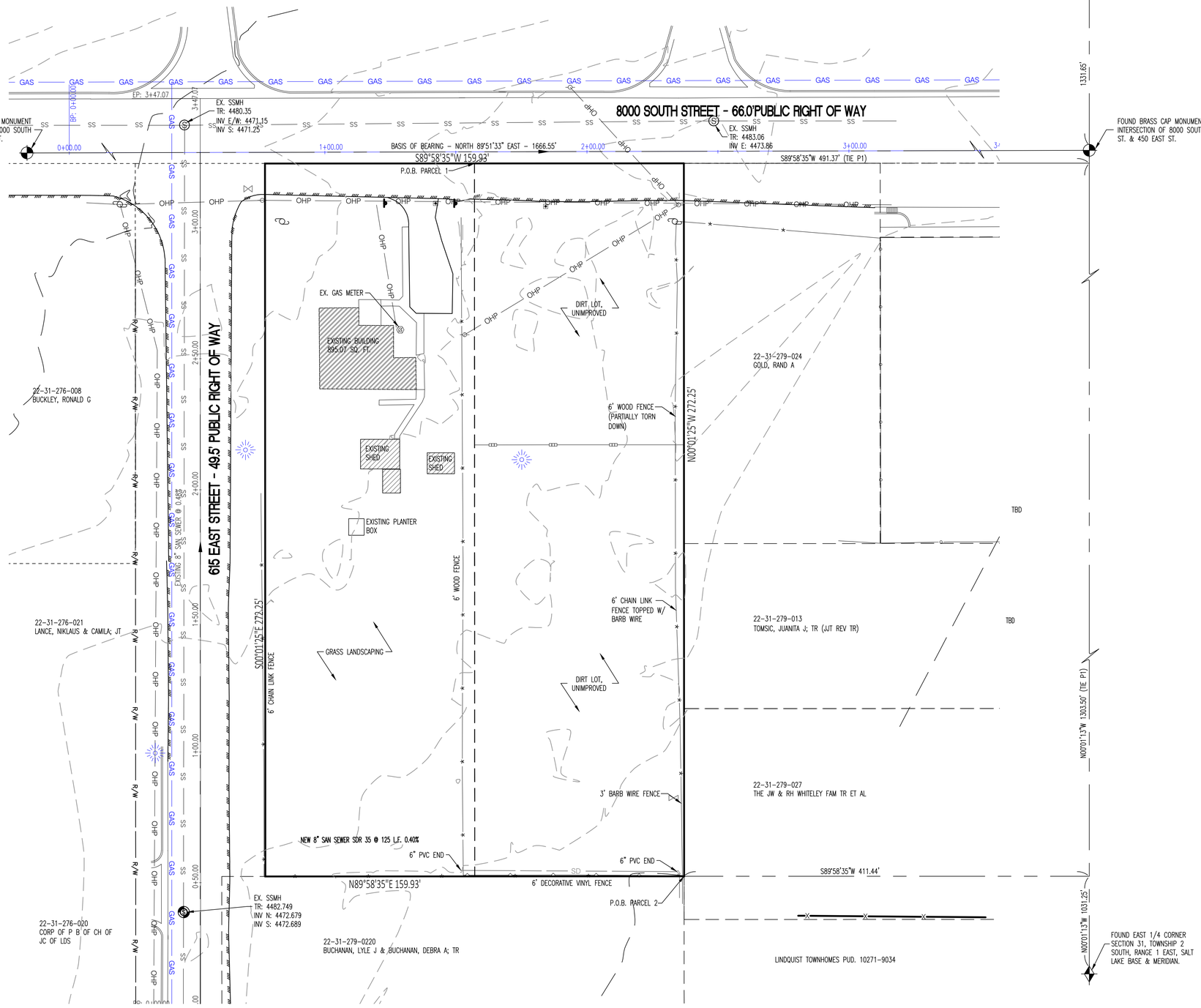
SALT LAKE COUNTY HEALTH DEPT.
APPROVED THIS _____ DAY OF _____, A.D. 2019.
SALT LAKE CO. HEALTH DEPARTMENT

SANDY CITY PUBLIC UTILITIES DEPT.
APPROVED THIS _____ DAY OF _____, A.D. 2019.
ENGINEERING MANAGER

CITY ENGINEER
APPROVED THIS _____ DAY OF _____, A.D. 2019.
SANDY CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 2019.
SANDY CITY ATTORNEY

RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF_____
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE $
SALT LAKE COUNTY RECORDER



LEGEND

- SECTION CORNER
- MONUMENT
- FENCE
- EDGE OF ASPHALT
- EX WATER LINE
- PROPOSED WATER LINE
- OVERHEAD UTILITY LINES
- EXISTING IRRIGATION LINE
- NEW IRRIGATION LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM DRAIN LINE
- NEW STORM DRAIN LINE
- NEW WATER CONNECTION
- EX. FIRE HYDRANT
- NEW FIRE HYDRANT
- WATER VALVE
- WATER METER
- SEWER MAN HOLE
- STORM DRAIN CLEAN OUT
- CURB INLET BOX
- STORM DRAIN INLET BOX
- UTILITY POLE
- GAS METER
- AIR CONDITIONING UNIT
- PHONE SERVICE
- ELECTRICAL BOX OR TRANSFORMER

SURVEYOR'S CERTIFICATION:

I, David D. Peterson, do hereby certify that I am a registered land surveyor, licensed by the laws of the State of Utah, and that I have made a survey on the ground of the following tracts of land. This survey was made in conformity with generally accepted local surveying practices. It does not guarantee title to the lines set nor purport to show all easements of record; nor is it proof of ownership.

BY: _____
REGISTERED LAND SURVEYOR

DATE: _____

REGISTERED LAND SURVEYOR
DAVID D. PETERSON
295720
STATE OF UTAH

RECORD DESCRIPTIONS

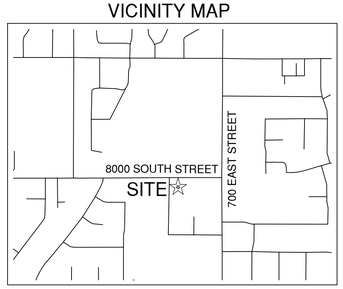
PARCEL 1
COMMENCING AT A POINT IN STREET 79 RODS NORTH AND 29.78 RODS WEST OF THE SOUTHEAST CONER OF THE NORTHEAST QUARTER OF SECTION 31,TOWNSHIP 2 SOUTH, RANGE 1 EAST. SALT LAKE MERIDIAN, AND RUNNING THENCE WEST 80 FEET; THENCE SOUTH 16.5 RODS; THENCE EAST 80 FEET; THENCE NORTH 16.5 RODS, TO THE PLACE OF BEGINNING.

PARCEL 2
BEGINNING 62.5 RODS NORTH AND 24.936 RODS WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH 272.25 FEET; THENCE WEST 80 FEET; THENCE SOUTH 272.25 FEET; THENCE EAST 80 FEET TO THE POINT OF BEGINNING.

AS-SURVEYED DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 00°01'13" WEST 1031.25 FEET, AND SOUTH 89°58'35" WEST 411.44 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; RUNNING THENCE NORTH 00°01'25" WEST 272.25 FEET; THENCE S89°58'35"W 159.93 FEET; THENCE SOUTH 00°01'25" EAST 272.25 FEET; THENCE N89°58'35"E 159.93 FEET TO THE POINT OF BEGINNING.
AREA: 43,540.94

VICINITY MAP



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Date: December 21, 2019
Job No.: F-18-121
Drawn: D. PETERSON
Drawn: K. OGILVIE
SRV: K. OGILVIE
Checked: D. PETERSON

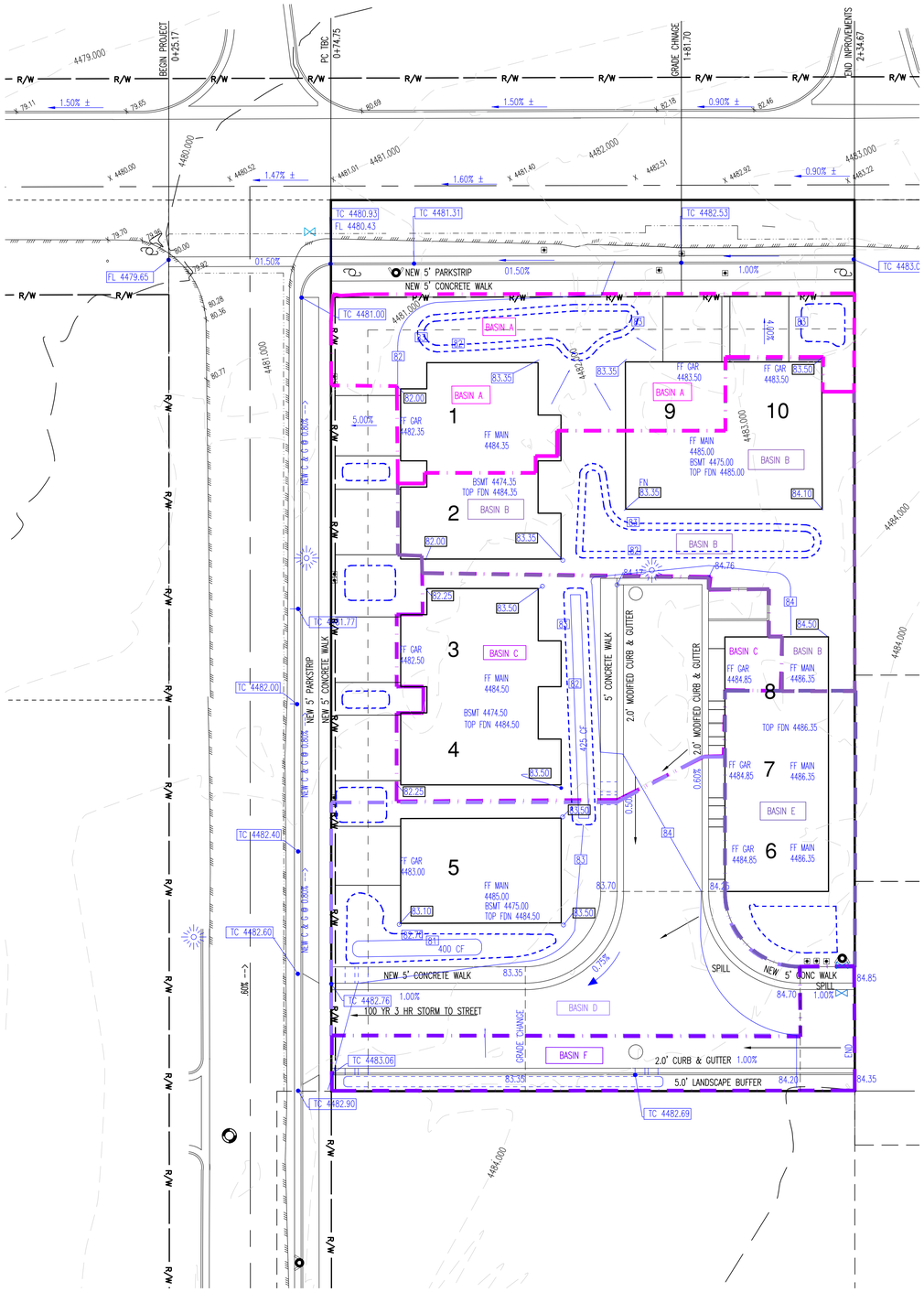
PETERSON ENGINEERING, P.C.
CONSULTING ENGINEERS & LAND SURVEYORS
7107 SOUTH 400 WEST #1 MIDVALE UTAH 84047 801-255-3503

COTTAGES ON 80TH
615 E 8000 S, SANDY UTAH

BOUNDARY SURVEY

SHEET
S 1.0

CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



BASIN A
TOTAL BASIN AREA: 6238.0 SF
BUILDING AREA: 2126.28 SF
LANDSCAPE AREA: 4112.0 SF
HARD SURFACE AREA: 0 SF

BASIN B
TOTAL BASIN AREA: 7201.20 SF
BUILDING AREA: 4808.18 SF
LANDSCAPE AREA: 2393.02 SF
HARD SURFACE AREA: 0 SF

BASIN C
TOTAL BASIN AREA: 6922.52 SF
BUILDING AREA: 2869.41 SF
LANDSCAPE AREA: 1571.24 SF
HARD SURFACE AREA: 2481.87 SF

BASIN D
TOTAL BASIN AREA: 9437.65 SF
BUILDING AREA: 1566.80 SF
LANDSCAPE AREA: 2506.41 SF
HARD SURFACE AREA: 5364.44 SF

BASIN E
TOTAL BASIN AREA: 3242.07 SF
BUILDING AREA: 1939.17 SF
LANDSCAPE AREA: 1295.61 SF
HARD SURFACE AREA: 0 SF

BASIN F
TOTAL BASIN AREA: 3020.21 SF
BUILDING AREA: 0 SF
LANDSCAPE AREA: 1900.71 SF
HARD SURFACE AREA: 1119.50 SF

GRADING NOTES:

PROVIDE SLOPE AWAY FROM BUILDINGS THAT COMPLIES WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (2% MINIMUM / 12% MAXIMUM ON HARD SURFACES; 5% MINIMUM / 2:1 MAXIMUM IN LANDSCAPE AREAS - FOR A MINIMUM 10 FEET IN ANY CASE). CONTRACTOR TO OBTAIN APPROVAL FROM THE BUILDING DIVISION (801)-568-7251 FOR GRADING ADJACING TO BUILDINGS.

FLOOD NOTE:

By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 49035C 0432G, which bears an effective date of 09/25/2009 and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

HYDROLOGY:

SANDY 80 TOWNHOMES
1/2/2019 **CALCULATIONS FOR STORM RUNOFF DETENTION VOLUME REQUIREMENTS**
10-Year,3-Hour Storm
SANDY CITY UTAH

Calculate CA and allowable discharge:	Runoff				"h"	"h"	
	Acres	Coefficient	CA		S.F.	Acres	
Pavement	0.22	0.90	0.20		9,450	0.22	24 %
Roof	0.27	0.85	0.23		11,580	0.27	30 %
Landscaped	0.41	0.15	0.06		17941	0.41	46 %
	0.00	0.00	0.00		0	0.00	0 %
Total	0.90	0.54	0.487	Total	38971	0.89	100 %
CA			0.487				
Allowable discharge at 0.2 cfs/acre		0.18		Discharge to Use:		0.20 (input cfs)	

60.0000 (input) minutes/ inch of permeability		0.0167 (output) inches/minute of permeability	
1.0000 (output) hours/inch of permeability		1.0000 (output) inches/hour of permeabiltiy	
(Input) Permeability Ra	1 in/hr	17941 (input) sf (perc. surf. area	0.415 (output) cfs (perc. outfall)

Notes:
Miscellaneous flow inputs:
Inflow from other areas: (cfs) Outflow to other areas: 0 (cfs)

Calculate detention volume required:

Time (minutes)	CA	Average Intensity (in./hr.)	Time (sec.)	Cum. Runnoff (cu.ft.)	Inflow from other areas (cu.ft.)	Total all contributing areas (cu.ft.)	Orifice Discharge (cu.ft.)	Outflow to other areas (cu.ft.)	Percolation outfall (cu. ft.)	Storage (cu. ft.)
5	0.49	3.72	300	543	0	543	60	0	125	359
15	0.49	2.28	900	999	0	999	180	0	374	445
30	0.49	1.44	1800	1262	0	1262	360	0	748	155
60	0.49	0.93	3600	1630	0	1630	720	0	1495	-585
120	0.49	0.55	7200	1928	0	1928	1440	0	2990	-2502
180	0.49	0.40	10800	2104	0	2104	2160	0	4485	-4542
360	0.49	0.25	21600	2630	0	2630	4320	0	8971	-10661
720	0.49	0.15	43200	3155	0	3155	8640	0	17941	-23426
1440	0.49	0.09	86400	3787	0	3787	17280	0	35882	-49375

Summary: Bonding for 1500 cu. ft. required.

DAVID D. PETERSON 295720 STATE OF UTAH
Date: 8/02/2019

LEGEND

- Power Pole
- Comm. Man Hole
- Electric Meter
- Cable Box
- Water Meter
- Indicates Handicapped Parking
- Sight Light
- Schedule B Exception
- Water Valve
- Fire Hydrant
- Water Manhole
- Water Meter Pit
- Gas Meter
- Section Corner
- Irrigation Box
- Distance to Nearest Intersection
- Storm Manhole
- Storm Inlet
- Curb Storm Inlet
- Sanitary Sewer
- Gas Manhole
- Parking Row Count
- Monument

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PETERSON ENGINEERING, P.C.
CONSULTING ENGINEERS & LAND SURVEYORS
7107 SOUTH 400 WEST #1 MIDVALE UTAH 84047 801-255-3503

Date: December 21, 2019
Job No.: F-18-121
Drawn: D. PETERSON
Drawn: K. COILVIE
SNY: K. COILVIE
Checked: D. PETERSON

COTTAGES ON 80TH
615 E 8000 S, SANDY UTAH

GRADING & DRAINAGE

SHEET
C 3.0

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

Sandy City, Utah

Staff Report

File #: SPEX-08-19-5702,
Version: 1

Date: 8/15/2019

Agenda Item Title:
Cottages on 80th Special Exceptions
620 East 8000 South
[Community #3, Sandy Woods]

Presenter:
Darryll Wolnik

Description/Background:
The applicant, Mr. Troy Ferran, is seeking **special exceptions** for SUB-06-19-5681 for a private road with pavement width of less than 27', lots without public frontage, and a subdivision with only one point of access.

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission **grant a special exception** for a subdivision with only one point of access, three lots without frontage on a public road, and a private street with a pavement width of less than 27' based upon the following findings:

1. That the proposed subdivision is a redevelopment of previously-developed property.
2. That the proposed configuration is an efficient use of the land.
3. The City Engineer and Fire Marshal, as well as other reviewing departments, have recommended approval of this particular layout.
4. That the exceptions as requested will aid in the future connectivity of roads in the immediate area and matches preceding development improvements.

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

August 15, 2019

To:	Planning Commission	
From:	Community Development Department	
Subject:	Cottages on 80th – (Preliminary Subdivision Review)	SUB-06-19-5681
	620 E. 8000 S.	SPEX-08-19-5702
	[Community #3, Sandy Woods]	1 Acre
		10 Units – RM(12)

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

PROPERTY CASE HISTORY	
Case Number	**Case Summary**
EE-61	Annexed as part of the EE-67 Annexation in March 1967

REQUEST

Mr. Troy Ferran of Ferran Construction has submitted an application for preliminary subdivision review for the property located at 620 East 8000 South The proposal includes two current lots of record, totalling one (1) acre, and calls for the construction of ten (10) residential units on pad sites, accessed from 615 East via private street. The applicant is additionally seeking **special exceptions** for a private road with pavement width of less than 27', lots without public frontage, and a subdivision with only one point of access.

BACKGROUND

The subject properties currently front onto 8000 South and are lots of record with single family homes. They were annexed into Sandy City as part of the EE-61 Annexiation in March of 1967. The properties were zoned R-3 at the time of annexation. A Rezone was done some time between 1975 and 1996 that resulted in the current RM(12) zone.

The property is surrounded by a number of uses and zones with varying intensities. While the property is bounded on the north and west by the R-1-8 residential district, it contains a variety of uses. Union Middle School is located directly across 8000 South to the north of the subject

properties. There is a church to the southwest across 615 East. The remaining R-1-8 uses in the vicinity are single-family homes. Properties to the east, which border 700 East, are zoned Boulevard Commercial (BC). Those properties to the south and southeast are zoned RM(12), and include a townhome project, as well as some single family homes, that will eventually connect to this proposed project.

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 applicant also held a neighborhood meeting on July 9, 2019. Some questions and concerns raised during the meeting. A full report from the meeting is attached to this report.

ANALYSIS

The applicant is proposing a multifamily residential subdivision that will create ten (10) residential units on approximately one (1) acre utilizing the Residential Multifamily (RM-12) zone. The units will be configured as three (3) twinhomes, a stand-alone home, and a triplex, totalling five (5) buildings in all.

The proposed plat would be done as a PUD plat that would designate different portions of the land area as common (front yard areas, open spaces, and common driveways), limited common (fenced yard, unit walkways, and driveways), and private (building pad area). A set of covenants, conditions, and restrictions will need to be recorded to enforce rules that govern different areas and set up a maintenance plan for all common areas and private streets.

The main access to the site will be provided from 615 East by way of a private street. This private street has a proposed width of twenty-four feet (24'), which will require a special exception from the Planning Commission. This street width has been approved by the City Engineer to match the existing improvements in the Lindquist Townhome development to the southeast. Three of the units within the subdivision front onto this private street. This will require an additional special exception from the Planning Commission for lots wthout public frontage.

Parking requirements will be met through attached garages and driveways. Each unit has a two-car garage to provide parking for tenants. Those units that front onto 615 East and 8000 South have twenty foot (20') double driveways to provide guest parking on the site. Only those 3 units that front onto the private street lack a driveway. The applicant has provided 1 guest parking spot to satisfy the code requirement of .25 guest parking spots per unit.

The applicant will be required to dedicate one foot (1') of right-of-way along the east side of 615 East to Sandy City to bring the half-width of the road to the required twenty-six feet (26'). In addition the applicant will be required to construct a five foot (5') sidewalk, five foot (5') parkstrip, and two-and-a-half foot (2.5') curb and gutter along the east side of 615 East.

On the north side of the project, along 8000 South, the applicant will be required ot dedicate 29.4' of right-of-way to Sandy City to bring 8000 South to the width required by the City Engineer. The applicant will also be required to construct right-of-way improvements, to include five foot (5') sidewalk, five foot (5') parkstrip, and two-and-a-half foot (2.5') curb and gutter on the south side of 8000 South. These improvements must match those already constructed two (2) properties over to the east.

Building setbacks in the RM Zone call for the Community Development Director to determine which lines are considered as front, side, and rear property lines. Because it is a corner lot, there are two front property lines, determined to be the frontages along 8000 South and 615 East, with the rear to be the south property line and the side to be the east property line. The code requires a front setback of twenty feet (20') and rear setback of fifteen feet (15'). Side setbacks are required to be at least eight feet (8') from the east side property line, and the south rear setback is fifteen feet (15') to the property line.

Tha applicant has submitted architectural designs for the proposed project. There are four (4) different floor plans offered across the five buidings on the site. The twinhomes and stand alone home, which are two stories tall, have 3-bedrooms and 2.5-bathrooms and contain roughly 2,500 square feet above grade including the 2-car garage. The three story units are only two (2) bedroom homes.

A landscaping plan has been submitted, showing the planting of a variety of shrubs and trees as required by code.

SPECIAL EXCEPTIONS

15A-21-10(D) Streets of the Sandy City Development Code requires at least two points of ingress/egress for each subdivision, PUD, of multi-family project. The requirement may be waived upon granting of a special exception by the Planning Commission, and with recommendation from the City Engineer and Fire Marshal, and under the following circumstances:

1. 30 or fewer lots are accessed from the single ingress/egress; and

2. The City Engineer and Fire Marshal have reviewed the potential for impairment of such single access resulting from vehicle congestion, condition of the terrain, climatic conditions or other factors that could limit access and have made either a positive or negative recommendation to the Planning Commission with regards to a single point of ingress/egress; and

3. The proposed development project has one or more of the following, as determined and recommended for approval or denial by the City Engineer and Fire Marshal to the Planning Commission:

    a. One or more cul-de-sac(s), hammerhead(s), or other approved turn-around(s) approved by the Fire Marshal and City Engineer that comply with all development standards herein.

    b. An emergency access (a point of ingress/egress that provides access for emergency vehicles to respond to a building, or facility, in the event the main access is compromised. The design of this access must meet the International Fire Code).

    c. The future extension of a stub street that will provide additional access, including a temporary turn-around.

d. All buildings are equipped throughout with automatic sprinkler systems approved by the Fire Marshal and Chief Building Official.

Response to 1: The private street will only access three lots, well under the thirty-lot threshold.

Response to 2: The City Engineer and Fire Marshal have made a positive recommendation for this access.

Response to 3: The subdivision meets two criteria as required, section *a*, is met with the proposed hammerhead turnaround which meets development standards. It also meets *c* as a stub street, which is a street, built with the future intention of connecting to another street and creating a thru street.

15A-21-21(B1) - Lots Without Public Frontage Sandy City Development Code requires that all residential lots have frontage onto a dedicated and improved public street unless a special exception is granted from the Planning Commission as part of the preliminary review process.

This special exception allows for the establishment of lots that front onto private streets or private lanes. Lots 6, 7, and 8 of the proposed subdivision front onto a private street, which requires the approval of a Special Exception.

15A-21-11(A1) – Private Streets Pavement Width of Less Than 27' Sandy City Development Code requires all private streets to have a minimum pavement width of 27'. This requirement may be modified with a recommendation from the City Engineer and Fire Marshal. The pavement width as proposed is twenty-four feet (24').

This pavement width roughly matches that of the Linquist Townhomes to the southeast, which will eventually connect to this proposed development. The City Engineer and Fire Marshal have forwarded positive recommendations for this exception.

CONCERNS

Staff has the following concerns regarding this proposal as submitted by the applicant:

1. Staff recommends that the developer establish a private association to administer the maintenance of all amenities/open space/landscaping improvements, walkways and driveway areas. A road maintenance fund, which is required by the Public Works Department, shall be established as part of the CC&R's. A copy of the CC&R's shall be given to staff prior to final site plan approval or recordation of the plat. The Deputy City Attorney will also review and approve this document prior to final approval.
2. Staff is concerned with emergency access via the private street. This street, if approved by Planning Commission at 24' as shown, will need to be marked "No Parking" as required by code and kept completely clear of obstructions at all times. The applicant will need to make sure proper checks are in place to ensure this happens, as it is a life-safety issue. The applicant will need to call out "no parking" signs on the final site plan.
3. Staff is concerned with trash pickup, specifically the trash enclosure. The location has not been shown on the site plan as submitted. The enclosure will need to be properly screened and be accessible for the garbage truck at all times. The applicant will need to show this on final submission. Alternatively, the development may utilize private can collection.

4. Staff is concerned with area connectivity and master planning. This development is being built with a private street and stubbed at the southeast corner in hope of connect it to Lindquist Townhomes to the southeast. Right now, this creates a dead end street with no future plans for development of properties to the east. The applicant has however provided a street master plan showing future connectivity of roads.
5. Staff is concerned with the footprint of the buildings. The floorplan for the triplex shows a staircase with landing on the rear. This staircase and landing appears to encroach upon the setback area, however it is not clear based upon the submitted floorplans. The applicant must work with staff to ensure all building improvements are limited to the actual pad lot and does not encroach upon common areas. The applicant must work with staff to ensure all buildings fit within the envelope and all site improvements are confined to private common area (e.g. fenced rear yard areas).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **grant a special exception** for a subdivision with only one point of access, three lots without frontage on a public road, and a private street with a pavement width of less than 27' based upon the following findings:

1. That the proposed subdivision is a redevelopment of previously-developed property.

2. That the proposed configuration is an efficient use of the land.

3. The City Engineer and Fire Marshal, as well as other reviewing departments, have recommended approval of this particular layout.

4. That the exceptions as requested will aid in the future connectivity of roads in the immediate area and matches preceding development improvements.

Staff recommends that the Planning Commission determine that the preliminary subdivision review is complete for the **Cottages on 80th Subdivision**, located at 620 E. 8000 S., subject to the following conditions:

Conditions:

1. That the applicant complies with each department's comments and redlines throughout the preliminary and final review process and that all issues be resolved before final site plan approval.

2. That all City provisions, codes and ordinances are adhered to during the review, construction and operations process of this building.

3. That the developer submit CC&Rs covering private street access and maintenance, snow removal, trash removal, and common area stewardship.

4. All structures and improvements for individual homes are to be restricted to the pad site, including but not limited to pop-outs, chimneys, porches, patios, decks, stairways, etc., and may not be built in public common area.

5. That the private street be signed "no parking" and displayed in accordance with applicable laws so as not to inhibit access by emergency vehicles.

6. That during all construction activities, the applicant coordinate with Public Works to ensure there is minimal impact to traffic on 615 East and 8000 South.

7. That the private attached garages be used for the storage of vehicles only to ensure there is adequate off-street parking.

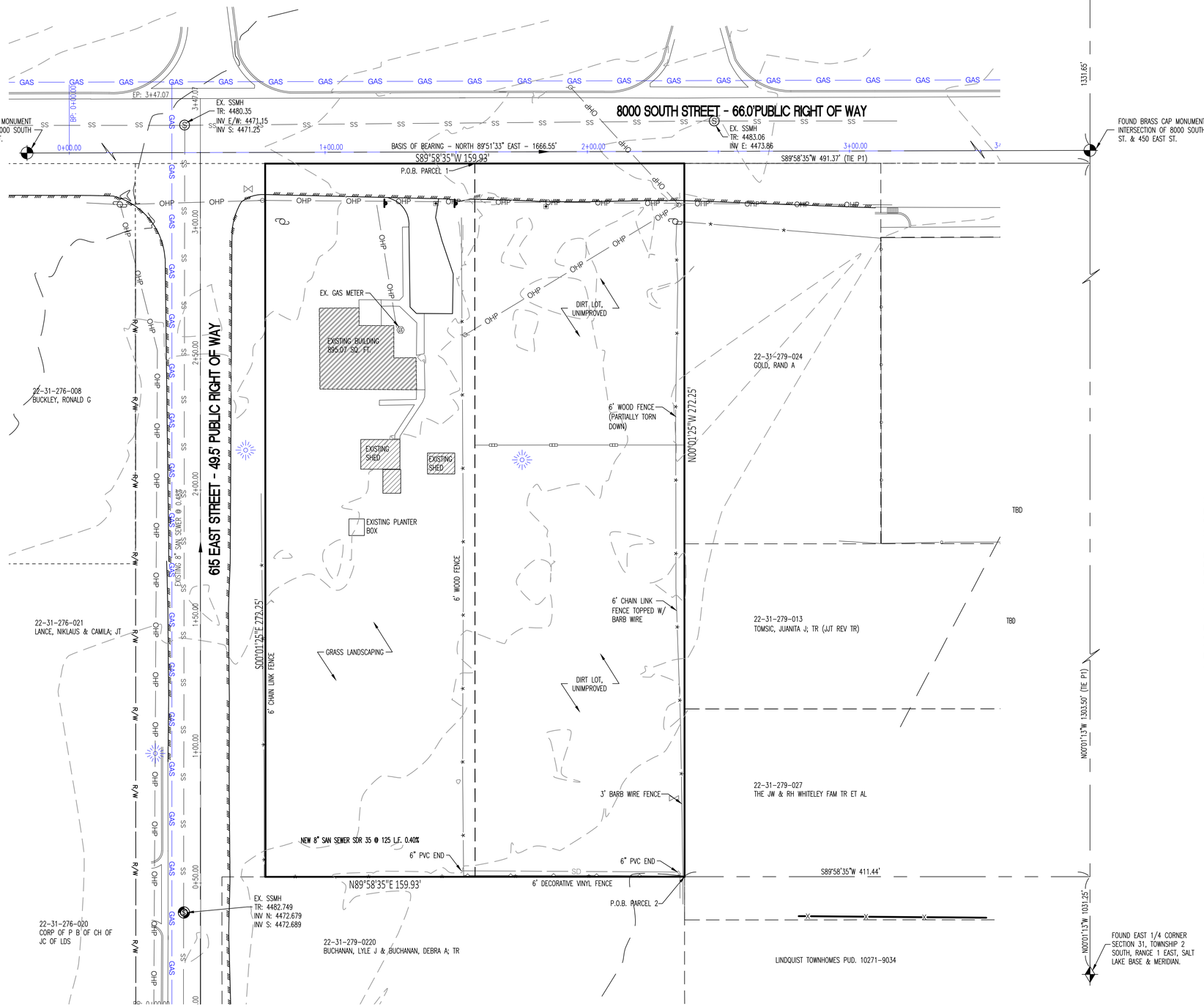
Planner:

Darryll Wolnik
Planner

Reviewed by:

Mike Wilcox
Zoning Administrator

File Name: S:\USERS\PLN\STAFFRPT\2019\SUB-06-19-5681 COTTAGES ON 80TH\STAFF REPORT.DOCX



LEGEND

- SECTION CORNER
- MONUMENT
- FENCE
- EDGE OF ASPHALT
- EX WATER LINE
- PROPOSED WATER LINE
- OVERHEAD UTILITY LINES
- EXISTING IRRIGATION LINE
- NEW IRRIGATION LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM DRAIN LINE
- NEW STORM DRAIN LINE
- NEW WATER CONNECTION
- EX. FIRE HYDRANT
- NEW FIRE HYDRANT
- WATER VALVE
- WATER METER
- SEWER MAN HOLE
- STORM DRAIN CLEAN OUT
- CURB INLET BOX
- STORM DRAIN INLET BOX
- UTILITY POLE
- GAS METER
- AIR CONDITIONING UNIT
- PHONE SERVICE
- ELECTRICAL BOX OR TRANSFORMER

SURVEYOR'S CERTIFICATION:

I, David D. Peterson, do hereby certify that I am a registered land surveyor, licensed by the laws of the State of Utah, and that I have made a survey on the ground of the following tracts of land. This survey was made in conformity with generally accepted local surveying practices. It does not guarantee title to the lines set nor purport to show all easements of record; nor is it proof of ownership.

BY: _____
REGISTERED LAND SURVEYOR

DATE: _____

REGISTERED LAND SURVEYOR DAVID D. PETERSON 295720 STATE OF UTAH

RECORD DESCRIPTIONS

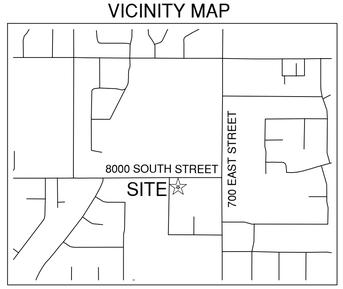
PARCEL 1
COMMENCING AT A POINT IN STREET 79 RODS NORTH AND 29.78 RODS WEST OF THE SOUTHEAST CONER OF THE NORTHEAST QUARTER OF SECTION 31,TOWNSHIP 2 SOUTH, RANGE 1 EAST. SALT LAKE MERIDIAN, AND RUNNING THENCE WEST 80 FEET; THENCE SOUTH 16.5 RODS; THENCE EAST 80 FEET; THENCE NORTH 16.5 RODS, TO THE PLACE OF BEGINNING.

PARCEL 2
BEGINNING 62.5 RODS NORTH AND 24.936 RODS WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH 272.25 FEET; THENCE WEST 80 FEET; THENCE SOUTH 272.25 FEET; THENCE EAST 80 FEET TO THE POINT OF BEGINNING.

AS-SURVEYED DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 00°01'13" WEST 1031.25 FEET, AND SOUTH 89°58'35" WEST 411.44 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; RUNNING THENCE NORTH 00°01'25" WEST 272.25 FEET; THENCE S89°58'35"W 159.93 FEET; THENCE SOUTH 00°01'25" EAST 272.25 FEET; THENCE N89°58'35"E 159.93 FEET TO THE POINT OF BEGINNING.
AREA: 43,540.94

VICINITY MAP



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Date: December 21, 2019
Job No.: F-18-121
Drawn: D. PETERSON
Drawn: K. OGILVIE
SRV: K. OGILVIE
Checked: D. PETERSON

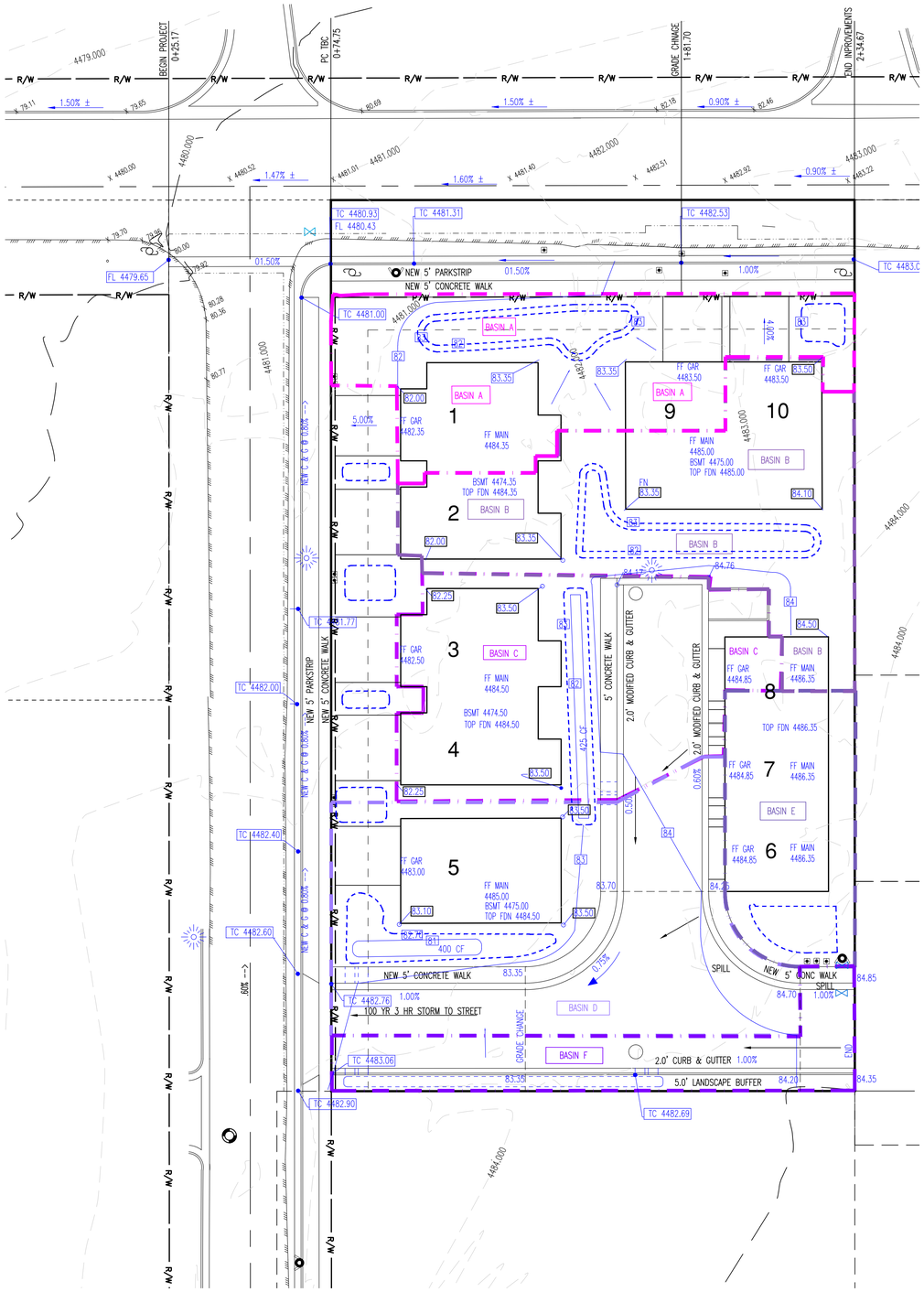
PETERSON ENGINEERING, P.C.
CONSULTING ENGINEERS & LAND SURVEYORS
7107 SOUTH 400 WEST #1 MIDVALE UTAH 84047 801-255-3503

COTTAGES ON 80TH
615 E 8000 S, SANDY UTAH

BOUNDARY SURVEY

SHEET
S 1.0

CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



BASIN A
TOTAL BASIN AREA: 6238.0 SF
BUILDING AREA: 2126.28 SF
LANDSCAPE AREA: 4112.0 SF
HARD SURFACE AREA: 0 SF

BASIN B
TOTAL BASIN AREA: 7201.20 SF
BUILDING AREA: 4808.18 SF
LANDSCAPE AREA: 2393.02 SF
HARD SURFACE AREA: 0 SF

BASIN C
TOTAL BASIN AREA: 6922.52 SF
BUILDING AREA: 2869.41 SF
LANDSCAPE AREA: 1571.24 SF
HARD SURFACE AREA: 2481.87 SF

BASIN D
TOTAL BASIN AREA: 9437.65 SF
BUILDING AREA: 1566.80 SF
LANDSCAPE AREA: 2506.41 SF
HARD SURFACE AREA: 5364.44 SF

BASIN E
TOTAL BASIN AREA: 3242.07 SF
BUILDING AREA: 1939.17 SF
LANDSCAPE AREA: 1295.61 SF
HARD SURFACE AREA: 0 SF

BASIN F
TOTAL BASIN AREA: 3020.21 SF
BUILDING AREA: 0 SF
LANDSCAPE AREA: 1900.71 SF
HARD SURFACE AREA: 1119.50 SF

GRADING NOTES:

PROVIDE SLOPE AWAY FROM BUILDINGS THAT COMPLIES WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (2% MINIMUM / 12% MAXIMUM ON HARD SURFACES; 5% MINIMUM / 2:1 MAXIMUM IN LANDSCAPE AREAS - FOR A MINIMUM 10 FEET IN ANY CASE). CONTRACTOR TO OBTAIN APPROVAL FROM THE BUILDING DIVISION (801)-568-7251 FOR GRADING ADJACING TO BUILDINGS.

FLOOD NOTE:

By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 49035C 0432G, which bears an effective date of 09/25/2009 and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

HYDROLOGY:

SANDY 80 TOWNHOMES
1/2/2019 **CALCULATIONS FOR STORM RUNOFF DETENTION VOLUME REQUIREMENTS**
10-Year,3-Hour Storm
SANDY CITY UTAH

Calculate CA and allowable discharge:	Runoff				"h"	"h"	
	Acres	Coefficient	CA		S.F.	Acres	
Pavement	0.22	0.90	0.20		9,450	0.22	24 %
Roof	0.27	0.85	0.23		11,580	0.27	30 %
Landscaped	0.41	0.15	0.06		17941	0.41	46 %
	0.00	0.00	0.00		0	0.00	0 %
Total	0.90	0.54	0.487	Total	38971	0.89	100 %
CA			0.487				
Allowable discharge at 0.2 cfs/acre		0.18		Discharge to Use:		0.20 (input cfs)	

60.0000 (input) minutes/ inch of permeability		0.0167 (output) inches/minute of permeability	
1.0000 (output) hours/inch of permeability		1.0000 (output) inches/hour of permeabiltiy	
(Input) Permeability Ra	1 in/hr	17941 (input) sf (perc. surf. area	0.415 (output) cfs (perc. outfall)

Notes:
Miscellaneous flow inputs:
Inflow from other areas: (cfs) Outflow to other areas: 0 (cfs)

Calculate detention volume required:

Time (minutes)	CA	Average Intensity (in./hr.)	Time (sec.)	Cum. Runnoff (cu.ft.)	Inflow from other areas (cu.ft.)	Total all contributing areas (cu.ft.)	Orifice Discharge (cu.ft.)	Outflow to other areas (cu.ft.)	Percolation outfall (cu. ft.)	Storage (cu. ft.)
5	0.49	3.72	300	543	0	543	60	0	125	359
15	0.49	2.28	900	999	0	999	180	0	374	445
30	0.49	1.44	1800	1262	0	1262	360	0	748	155
60	0.49	0.93	3600	1630	0	1630	720	0	1495	-585
120	0.49	0.55	7200	1928	0	1928	1440	0	2990	-2502
180	0.49	0.40	10800	2104	0	2104	2160	0	4485	-4542
360	0.49	0.25	21600	2630	0	2630	4320	0	8971	-10661
720	0.49	0.15	43200	3155	0	3155	8640	0	17941	-23426
1440	0.49	0.09	86400	3787	0	3787	17280	0	35882	-49375

Summary: Bonding for 1500 cu. ft. required.

DAVID D. PETERSON 295720 STATE OF UTAH
Date: 8/02/2019

LEGEND

- Power Pole
- Comm. Man Hole
- Electric Meter
- Cable Box
- Water Meter
- Indicates Handicapped Parking
- Sight Light
- Schedule B Exception
- Water Valve
- Fire Hydrant
- Water Manhole
- Water Meter Pit
- Gas Meter
- Section Corner
- Irrigation Box
- Distance to Nearest Intersection
- Storm Manhole
- Storm Inlet
- Curb Storm Inlet
- Sanitary Sewer
- Gas Manhole
- Parking Row Count
- Monument

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PETERSON ENGINEERING, P.C.
CONSULTING ENGINEERS & LAND SURVEYORS
7107 SOUTH 400 WEST #1 MIDVALE UTAH 84047 801-255-3503

Date: December 21, 2019
Job No.: F-18-121
Drawn: D. PETERSON
Drawn: K. COILIVE
SNY: K. COILIVE
Checked: D. PETERSON

COTTAGES ON 80TH
615 E 8000 S, SANDY UTAH

GRADING & DRAINAGE

SHEET
C 3.0

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

Sandy City, Utah

Staff Report

File #: SPR-06-19-5679,
Version: 1

Date: 8/15/2019

Agenda Item Title:
Panera Bread Restaurant and Drive-up Window
10200 S. State Street
[Community #9, South Towne]

Presenter:
Douglas L. Wheelwright

Description/Background:
The applicant, Mr. John Lee, representing ST Mall Owners, LLC and Panera Bread, is requesting that the Planning Commission review and approve a commercial site plan for a new Panera Bread Restaurant with a Drive-up Window, which also requires Conditional Use review. An associated staff report addresses the Conditional Use application for the drive-up window. The Planning Commission is the land use approval body for this action, as designated in the Sandy City Development Code.

BACKGROUND
The property is currently part of a large property parcel that contains most of the parking spaces for the shopping center anchor tenant Target store and the other commercial shops to the south, including Barnes and Noble. The property owner, ST Mall Owners, LLC, is proposing to create a one -half acre “Pad Site” in the southeast corner of the existing parking lot as the site for this new restaurant. The existing parking lot improvements in this area will be modified and the access driveway that currently connects to the main entrance road for the shopping center (10200 South) will be shifted to the west and reconstructed to accommodate the pad site layout. Because the property is zoned CBD, the site plan must be approved by the Planning Commission. The CBD zone also triggers a requirement that the proposed building be reviewed by the Sandy City Architectural Design Review Committee. The entire area around this site is zoned CBD. The Jordan and Salt Lake Canal property abuts the site on the east, which abuts State Street in this area.

See the attached report for additional information.

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission determine that preliminary site plan review is complete, based on this staff report, and the four findings listed below and subject to the following eight conditions:

FINDINGS:

A. That the various City Departments and Divisions, including the City Engineer, Transportation Engineer, Fire Marshal, and the Public Utilities Department Chief Engineer have all preliminarily

approved the proposed site plan.
B. That the proposed driveway access, internal site circulation and off-street vehicle parking is adequate for the existing and proposed uses of the building and the site.
C. That the proposed building setbacks are appropriate for the site.
D. That adding this “pad site” to the overall South Town Marketplace shopping center will improve the aesthetics of the site and the State Street corridor and will help break up the existing large expanse of asphalt parking area. Placing buildings closer to the street will help in the gradual transition of this area from suburban style development to more urban style development over time.

CONDITIONS:

1. That the developer proceed 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 determined by the Planning Commission.

2. That the development comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.

3. All utility boxes shall be screened from view to the extent possible (i.e. transformers, switch gear, telephone, cable TV, etc.) and 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 comply with the Sandy City Architectural Design Standards and shall 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 comply with the Sandy City Noise Ordinance, including working hours during construction.

7. That the applicant comply with all department requirements as noted in all Preliminary Review letters prior to submittal for final site plan review.

8. That all building and site signage must be reviewed separately and meet the Sandy City Development Code provisions for signage.

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

August 15, 2019

To:	Planning Commission	
From:	Community Development Department	
Subject:	Panera Bread Restaurant-- Site Plan Review	CBD Zone
	Approximately 10200 South and State Street	SPR-06-19-5679
	[South Towne, *Community #9*]	0.50 Acres

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

PROPERTY CASE HISTORY	
Case Number	**Case Summary**
SPR-95-01	Site Plan Review for the original shopping center project for the Target Store and other shops totally 28.6 acres and 316,000 square feet of building. Approved in March 1995.

DESCRIPTION OF REQUEST

The applicant, Mr. John Lee, representing ST Mall Owners, LLC and Panera Bread, is requesting that the Planning Commission review and approve a commercial site plan for a new Panera Bread Restaurant with a Drive-up Window, which also requires Conditional Use review. An associated staff report addresses the Conditional Use application for the drive-up window. The Planning Commission is the land use approval body for this action, as designated in the Sandy City Development Code.

BACKGROUND

The property is currently part of a large property parcel that contains most of the parking spaces for the shopping center anchor tenant Target store and the other commercial shops to the south, including Barnes and Noble. The property owner, ST Mall Owners, LLC, is proposing to create a one-half acre "Pad Site" in the southeast corner of the existing parking lot as the site for this new restaurant. The existing parking lot improvements in this area will be modified and the access driveway that currently connects to the main entrance road for the shopping center (10200 South) will be shifted to the west and reconstructed to accommodate the pad site layout. Because the property is zoned CBD, the site plan must be approved by the Planning Commission. The CBD zone also triggers a requirement that the proposed building be reviewed by the Sandy City Architectural Design Review Committee. The entire area around this site is zoned CBD. The Jordan and Salt Lake Canal property abuts the site on the east, which abuts State Street in this area.

NEIGHBORHOOD MEETING

A Neighborhood meeting was not held for the Conditional Use on this project, because there is no residential development or population in this immediate area, and no community coordinator has been appointed for this community.

ANALYSIS

Access and Parking. Vehicle access to the proposed pad site will be from the existing parking lot on the north and west and from a relocated driveway intersection with 10200 South Street from the south. No direct driveway access is possible from State Street, due to the presence of the Jordan and Salt Lake Canal between the site and State Street. Staff has worked with the developers to prevent the queuing for the drive-up window from being located between the building and State Street for aesthetic reasons. Instead, the drive-up window vehicle queuing will be on the north and west sides of the building, thereby effectively screening the view of the vehicles waiting in the queue from State Street and the sidewalk.

A transportation impact analysis has been performed on the site for the intended use, and the recommendations and findings have been accepted by the City Transportation Engineer.

Creating the new pad site within the existing parking lot removes approximately 154 parking stalls from the existing massive parking lot for the center, which is subject to shared parking arrangements for all the center's tenants. The new site plan replaces 68 of those stalls, arranged around the proposed new building. Of these new stalls, 53 will be located on the actual pad site property. Sandy City's parking requirements for the size of this building would be 49 parking stalls, but since the entire shopping center is subject to shared parking, these numbers really do not have any relevance here. The bottom line on available parking stalls is that this proposed development will decrease the number of existing parking stalls by 86 stalls. Since this center has never had an inadequate parking situation observed by the City staff, this is probably an improvement over the existing situation. Vehicle access and parking will be adequate for the existing and proposed uses.

Building Siting and Massing. Setbacks for the new building meets or exceed the zone-required minimums. The layout of the building floor plan places the drive-up window and its queuing on the west and north sides of the building. Windows and entrances will be on the south and east sides, accessed from the parking lot across large patios with room for outside dining when the seasons permit. Pedestrian access and the accessible route is from the sidewalk on 10200 South Street. The siting of the building is suitable for the use.

The new building will be approximately 4,872 square feet in gross building area. The building is a single story high, with the highest portion being approximately 24 feet above the finished grade. Staff has no concerns about the building siting or massing as proposed.

Landscaping. Landscaping will be added to the site as per the attached landscaping plan. Landscaping will meet the City requirements and help buffer the building from the streets and the parking lot. (Please see the attached vicinity map, site plan and landscaping plan.)

Architectural Design & Materials. The building architectural design, materials and colors meet the provisions of the City's Architectural Design Requirements. This design has been upgraded in form and materials to better blend the "branded" building with the City's Architectural Design Standards. The final design was also presented to the Sandy City Architectural Design Review Committee on June 26, 2019 and received favorable comments about the design and building material elements. (Please see the attached building elevation drawings and building renderings for details on the proposed new buildings. Also, please see the attached minutes from the June 26, meeting of the Architectural Design Review Committee.)

Land Use. The proposed use of the new building is classified by the Sandy City Development Code as "Restaurant, Drive-up Window" which is a Conditional Use in the CBD zoning district. The Conditional Use is addressed in a separate staff report for an additional action by the Planning Commission. (Also on this agenda.)

City and Agency Reviews. All of the regular reviewing agencies and City Departments have reviewed and approved, subject to their normal conditions, the site plan and site civil design drawings.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that preliminary site plan review is complete, based on this staff report, and the **four findings listed below and subject to the following eight conditions:**

FINDINGS:

A. That the various City Departments and Divisions, including the City Engineer, Transportation Engineer, Fire Marshal, and the Public Utilities Department Chief Engineer have all preliminarily approved the proposed site plan.

B. That the proposed driveway access, internal site circulation and off-street vehicle parking is adequate for the existing and proposed uses of the building and the site.

C. That the proposed building setbacks are appropriate for the site.

D. That adding this "pad site" to the overall South Town Marketplace shopping center will improve the aesthetics of the site and the State Street corridor and will help break up the existing large expanse of asphalt parking area. Placing buildings closer to the street will help in the gradual transition of this area from suburban style development to more urban style development over time.

CONDITIONS:

1. That the developer proceed 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 determined by the Planning Commission.

2. That the development comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.

3. All utility boxes shall be screened from view to the extent possible (i.e. transformers, switch gear, telephone, cable TV, etc.) and 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 comply with the Sandy City Architectural Design Standards and shall 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 comply with the Sandy City Noise Ordinance, including working hours during construction.

7. That the applicant comply with all department requirements as noted in all Preliminary Review letters prior to submittal for final site plan review.

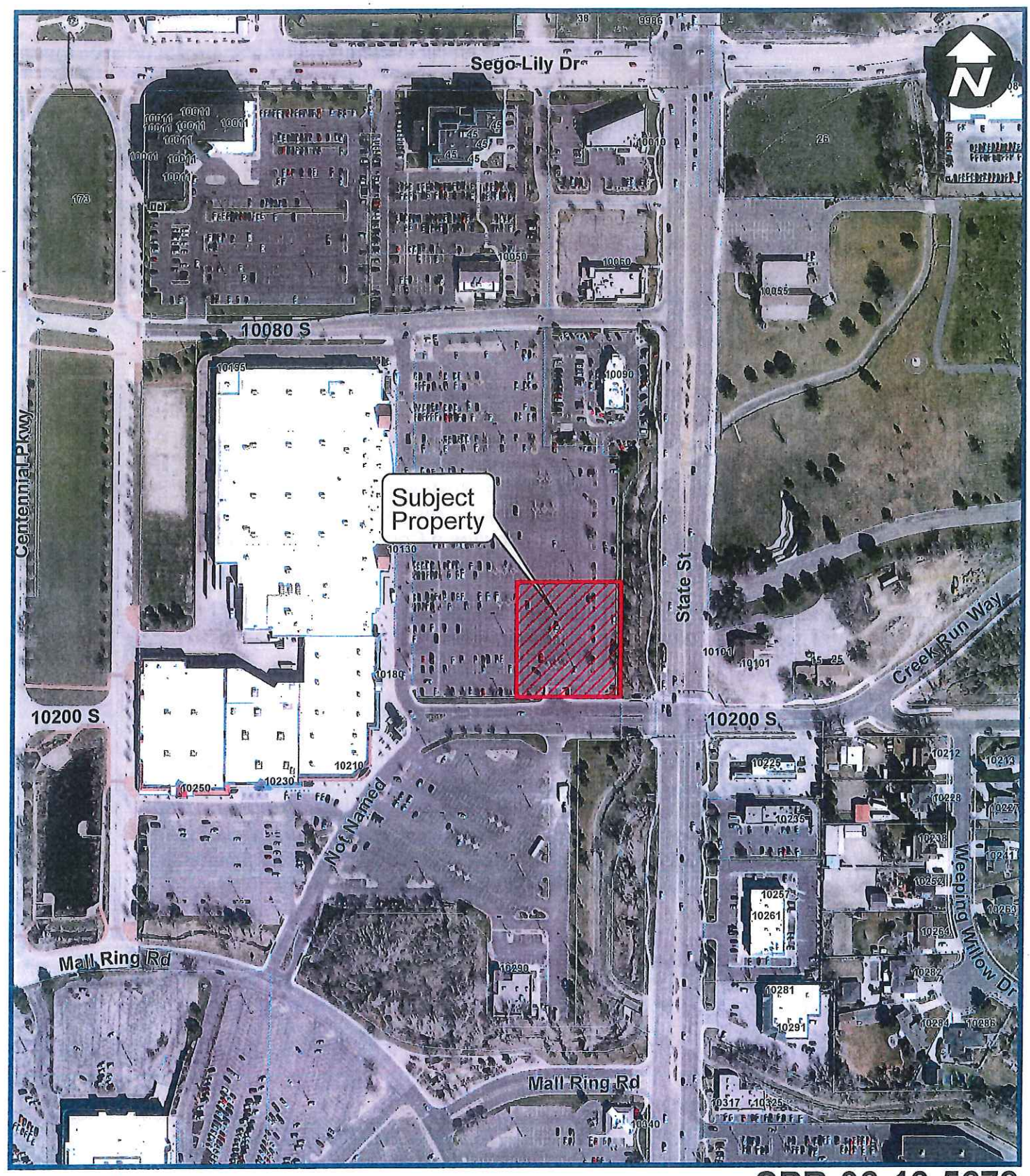
8. That all building and site signage must be reviewed separately and meet the Sandy City Development Code provisions for signage.

Planner:

Douglas L. Wheelwright

Douglas L. Wheelwright
Development Services Manager

Reviewed by:



SPR-06-19-5679
Panera Bread
10200 S. and State St.

Sandy
COMMUNITY DEVELOPMENT

0 65 130 260 390 520 650 Feet

PRODUCED BY CLAIRE HAGUE
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: July 5, 2019

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

Project Name: **Panera Bread**
Plan Case Number: **SPR-06-19-005679**
Project Address: **10180 South 40 West**

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.

8775 SOUTH 700 WEST • SANDY, UTAH 84070 • PHONE (801) 568-2999 • www.sandy.utah.gov

Architectural Review Committee Meeting
June 26, 2019

Those Present:
Jared Gerber
Brian McCuistion
Doug Wheelwright
Steve Burt
Cheryl Bottorff
Scott Westra
Kris Nichol
Cyndi Sharkey
Jennifer Gillen
Fred Cox
John Lee

Panera Bread Proposed Development

Steve started the meeting regarding a pad site for Panera Bread. Steve recused himself from voting on this project. He is a consultant for South Town Mall and said that would be a conflict of interest. Standard of procedure – introduce everyone and then we will let applicant explain and then take a vote. This committee is not a deciding group, but a recommending body. Steve turned over to Scott, who then turned it over to applicant.

John Lee is the Tenant Coordinator and Operational Manager for South Town Mall. John will be submitting plans, and he will be the contact for this project which is located East of Barnes & Noble off 10200 South (new pad site). Architecture firm is Smart Design and Peter Stang is the Project Manager.

Site plan and landscape plans passed out to everyone.

John highlighted materials and talked about the different color of bricks. Tried to design the site so the pedestrians are not in conflict with autos. The main entrance is on the south side. The drive-thru is located on the northwest side of the building. This plan involves moving the existing driveway farther to the west along 10200 South Street.

Cyndi asked for clarification on pedestrians and drive-thru.

John said the occupancy is 100 people. The outdoor seating will hold approximately 15-30 seats (seasonal).

Cheryl asked about the ADA ramp on the east side. Are there multiple ramps?

John identified the other ramps on the site plan.

Scott asked if 2 ADA stalls were enough?

Fred said 2 ADA stalls per 50 regular stalls.

John talked about the materials. The siding product that looks like wood has a 10 year warranty but should last 40-50 years. This resin product is not a natural wood product.

Cheryl asked what is it a composite of?

John said it was made up of layers of wood base fibers, set in resin.

Scott asked if this is the same as the wood the mall has used.

John said it is not the same.

Kris was leary of that same material.

Doug said that Krispy Kreme and El Pollo Locco used this same material.

Scott asked if aluminum is part of window mullions and awnings? John said yes. Scott asked what was the life of this material?

Doug said we have a lot of this in Sandy and it seems to hold up.

Scott asked about the trellis.

John said he does not have specs on this yet. It is typical to have vines growing up the structure.

Kris asked what material the trellis is made of?

Doug said it was made of metal.

Fred said staff asked us to add this element to break up the elevation.

Doug highlighted the utility screening.

John said this will be similar to Starbucks. It will still allow access to meters, and hide them as well.

John indicated that the trash enclosures will match the buildings bricks with metal gates.

Doug said staff has made a number of suggestions. One of the latest suggestions was to use metal screens. The staff likes the mix of brick versus stucco and awnings. This is a much better look than the stock building.

Scott asked about exterior lighting.

Doug said this will be reviewed during site plan review.

Scott asked if this project includes removing the triangle planters in the parking lot?

John confirmed that they will be removed.

Cyndi said that the site plans shows landscape islands. Is this part of your plan?

Fred said the mall owns the parking lot and that there will be landscape islands.

Cyndi asked what kind of landscaping in these islands?

Scott said it looks like trees and scrubs. He has full confidence that the city will make sure it is installed correctly.

Doug said he talked to Lyle who gave his comments. Lyle liked the building, and the metal screens help a lot. He asked about live vegetation. Has heard same concerns based upon the location and sunlight. Staff wanted a screen, not overly, concerned about vegetation - it could be a more dense mesh.

Scott asked staff if there is a concern with rodents?

Doug had not heard anything. It would have similar screens that have been used at the Farmington Station.

Scott asked about the parapet wall.

John said it will have a 4-foot parapet wall screening the mechanical units.

Doug said that the parapet must cover the highest roof top unit.

Cyndi said that the Planning Commission entertained Panera at a different location, where a drive-thru was not allowed. Cyndi raise the issue of the Cairns District and encouraging active transportation in this area. This project seems so "car oriented". Is there any way to encourage walking and to enjoy the area more? We want to encourage people to get out of the car!

Scott feels there is not a lot of pedestrian traffic in this area. It would be nice to see a pedestrian connection from Panera to Barnes & Noble.

Cyndi believes outdoor seating is more than seasonal. There are places in Salt Lake City that have outdoor seating, and it is used during three seasons. Cyndi wished this site was more attractive to people.

Cheryl said it would be easier if we had active uses along State Street.

Cyndi feels that is what we keep saying. When do we turn the corner and do something different?

Scott said if this were going by Old Navy, it would be a different conversation. This is planted in a sea of parking.

Cyndi wanted to hear from Steve.

Fred said he put in a connection from the building to 10200 S. (cross walk). This will have easy access from State Street. Pedestrian connection from Barnes & Noble by a sidewalk. Staff suggested a sidewalk and landscaping. We did add that. Regarding the outdoor seating – we could locate on the west side as well. We also tried to arrange the parking so you don't have to walk through them to get to the building.

Cyndi asked if you could draw more people to the east side? Is it a nicer setting?

Fred felt like the south is the best location. He also had to consider Barnes & Noble and their concerns.

Cyndi said this restaurant may generate a lot of fanfare. It would be cool if there was something else to it. How would this be on a beach setting?

John reminded everyone that Panera wanted a drive-thru.

Scott said this is not Newport Beach, California.

Steve said Newport has a mild climate. Utah is either hot or cold and is not conducive for certain materials and outdoor use, especially since it is located next to an eight lane street.

Kris agreed. Too loud next to State Street.

John said to look at Gateway and City Creek. They put roofs over the gathering areas.

Scott believes people will drive here. He has seen pedestrians cross the street at Nordstrom Rack.

Fred said this project will break up the parking lot.

Kris asked if there could be a connection to State Street?

Doug said Dry Creek trail will come to 10200 South. There have been discussions about an underpass or overpass, which hasn't been decided yet. Doug continued with saying this is clearly a transitional area. State Street is built out and is auto oriented. The city will see some new mixed use buildings near the mall, and we will see the transition to the Cairns area.

Kris feels there is room for change.

Scott does not agree with the climate argument. Georgetown (D.C.) has outdoor seating with hot weather.

Steve feels that cities are very dense back east and have a lot of pedestrian traffic. We don't have this here. This area needs restaurants.

Cyndi said this area is not far from multi-story office developments. It is possible for people to walk from some of those developments. Cyndi feels this is not creating an environment for people to walk here.

Fred said staff wants bike racks and scooters.

Cyndi asked what are we going to do when the population doubles and we can't expand State Street? Isn't this the time to push the new Cairns Design Standards?

Steve said the market is not landing a lot of restaurants. Fast casual drive-thrus are the hot item right now.

Scott said that his In Contact company worked very hard for seven years to get a nice sit down restaurant in front of Nice – In Contact, but there have been no takers, even with them offering a number of incentives.

Steve feels that density drives these uses. Panera itself will not drive the pedestrians. The opportunity is not that great on State Street compared to down in the Civic Center area.

Scott told Cyndi that we appreciate your concerns.

Cyndi said we need to be thinking about this. This project is a nice project in a sea of parking.

Any other comments?

Cheryl likes the building and design. Good job staff!

John indicated this deal has been signed and are ready to go. We are excited about this deal.

Scott asked about the dumpster location.

John said Barnes & Noble didn't want to look at it, so it was moved from the west to the north.

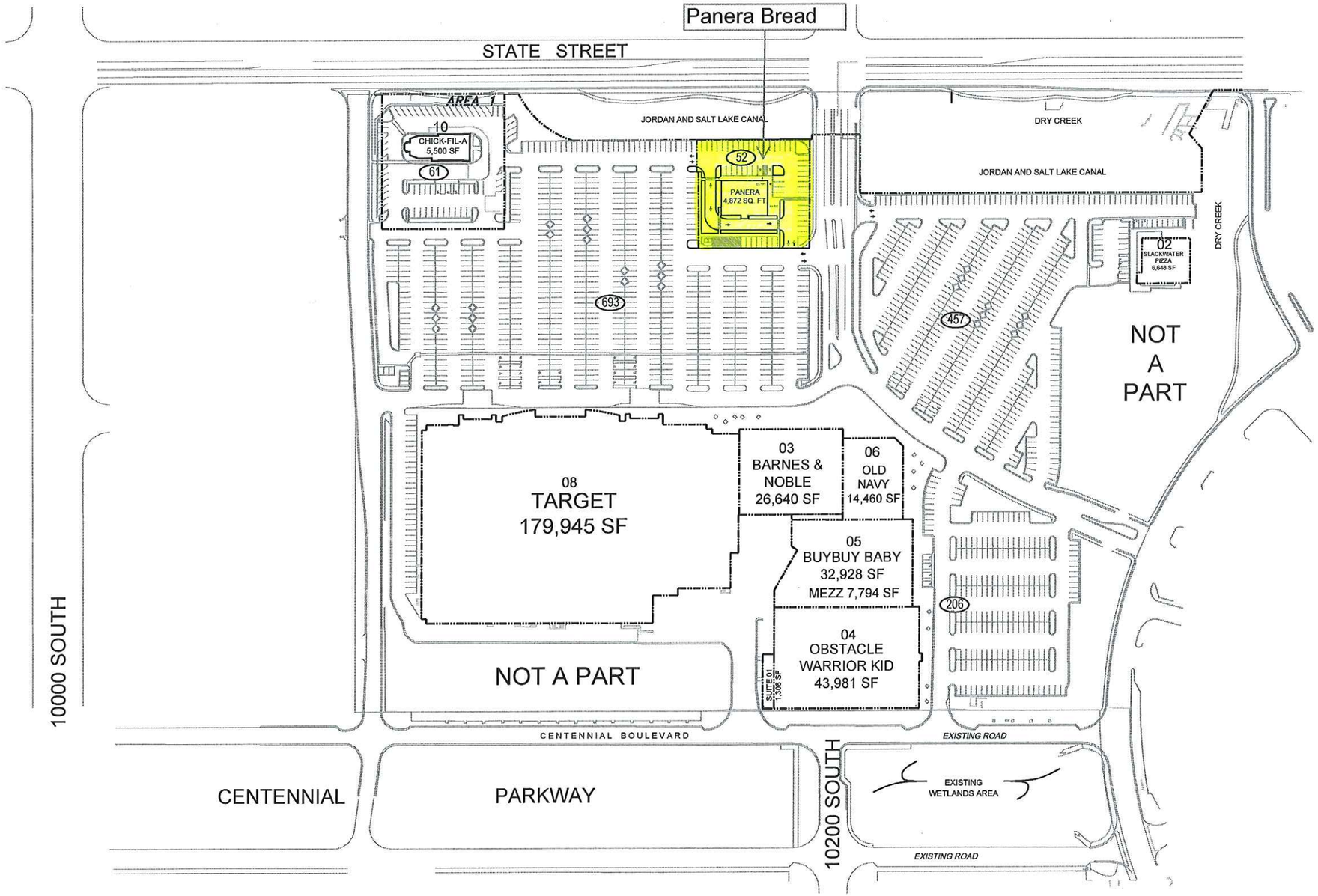
Entertain a motion to approve with no corrections, and to move to forward the Planning Commission for architecture and drive-thru.

Cheryl made a motion

Cyndi 2nd the motion

Steve abstained from voting.

All in favor – Yes.



The Shops at South Town Marketplace

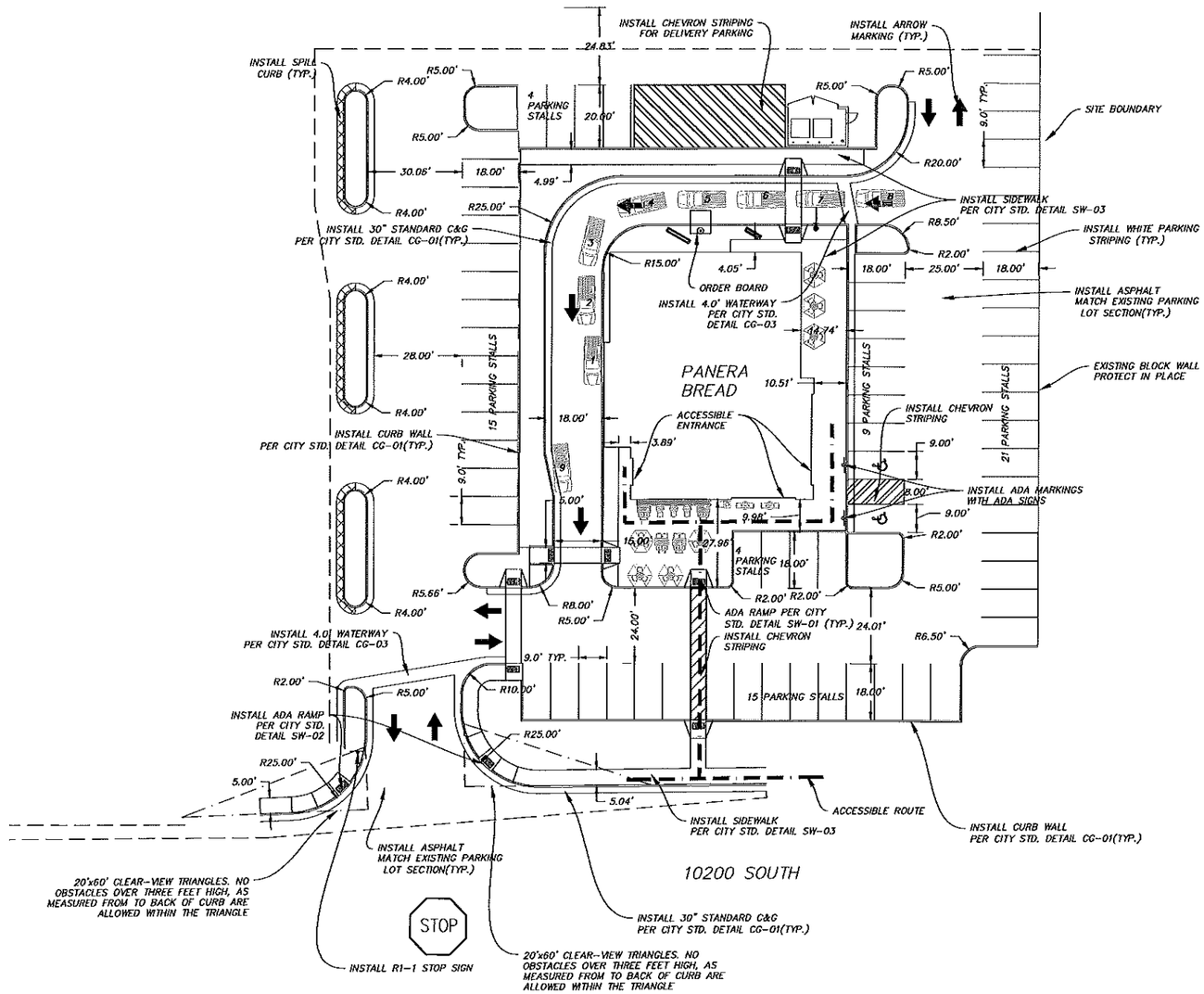
Sandy, Utah

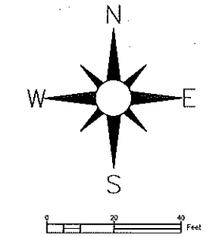
2/13/2019

ENTELEN
Design - Build LLC

GRADING NOTES:

1. ALL PARKING STALL AND DRIVE LANE DIMENSIONS ARE TO FACE THE CURB WHERE APPLICABLE.





SITE AREA TABLE (SQ. FT.)	
SITE	36,472
HARD SURFACE AREA	26,564
LANDSCAPED AREA	5,036
BUILDING AREA	4,872

PARKING ANALYSIS TABLE	
GROSS BUILDING	4,872 SQ. FT.
PARKING RATIO	10 STALLS PER 1,000 SQ. FT. GROSS
PARKING REQUIRED	48.72 = 49 STALLS
DRIVE-THRU QUEING	9 SPACES (4 BEFORE ORDER BOARD, 4 BEFORE PICK-UP WINDOW. 1 STALL AFTER PICKUP FOR CUSTOMER WAITING FOR FOOD TO BE BROUGHT OUT TO WAITING CUSTOMER.)

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY
8558 SOUTH 1300 WEST, SUITE 100
PLEASANT GROVE, UTAH 84062
WEST JORDAN, UT 84088
WWW.PERIGEECO.COM

REGISTERED PROFESSIONAL ENGINEER
JED T. ATHERLEY
No. 5047290
8/6/2019
STATE OF UTAH

SANDY CITY

CITY ENGINEER	DATE

MARK	DESCRIPTION	DATE	APPR.

DESIGNED BY: RN	DATE: JULY 2019	REV:	
DWN BY: RN	CKD BY: JTA	SUBDIVISION NO:	
SUBMITTED BY:		CONTRACT NO: 00537	
FILENAME: P:\Projects\ Panera Bread Sandy\Dwgs\SP.dwg		PLOT DATE: 8/2/2019 1:33:45 PM	
SCALE: ANSI D	PLOTTED BY:		

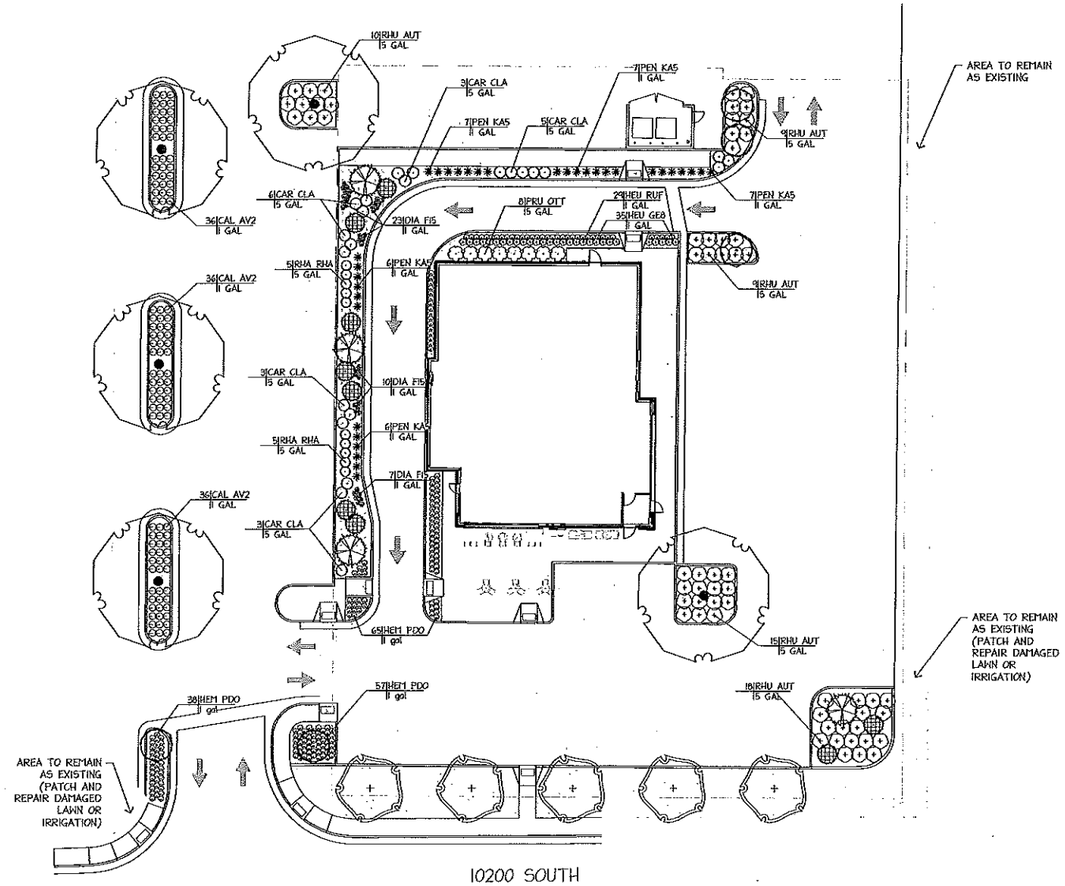
SANDY CITY
PANERA BREAD
SITE PLAN

SHEET NUMBER
04

DRAWING NAME
SP01

CALL BEFORE YOU DIG!
BLUE STAKES 1 800 662 4111

8/2/2019 1:33:45 PM



10200 SOUTH

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CAL	QTY
	CED FAS	CEDRUS ATLANTICA 'FASTIGIATA'	COLUMNAR BLUE ATLAS CEDAR	8'-12' TALL	4
	KOE PAN	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2" CAL	5
	MAL ADI	MALUS X 'ADIRONDACK'	ADIRONDACK CRABAPPLE	2" CAL	5
	PIC GRE	PICEA ORIENTALIS 'WELLS GREEN KNIGHT'	ORIENTAL GREEN KNIGHT SPRUCE	7-8' TALL	9
	ZEL VIL	ZELKOVA SERRATA 'VILLAGE GREEN'	SAWLEAF ZELKOVA	2" CAL	5

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	CAL AV2	CALAMAGROSTIS X ACUTIFLORA 'HELLO SPRING'	HELLO SPRING FEATHER REED GRASS	1 GAL	108
	CAR CLA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SHRUB	5 GAL	23
	DIA FIS	DIANTHUS X 'FIRENITCH'	FIRENITCH PINK	1 GAL	40
	HEM PDO	HEMEROCALLIS X 'PURPLE D'ORO'	PURPLE D'ORO DAYLILY	1 GAL	176
	HEU RUF	HEUCHERA X 'CHOCOLATE RUFFLES' TM	HYBRID CORAL BELLS	1 GAL	29
	HEU GEO	HEUCHERA X 'GEORGIA PEACH'	CORAL BELLS	1 GAL	35
	PEN KAS	PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	1 GAL	33
	PRU OTT	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	LUYKENS LAUREL	5 GAL	8
	RHA RHA	RHAMNUS FRANGULA 'FINE LINE'	FINE LINE BUCKTHORN	5 GAL	10
	RHU AUT	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	5 GAL	61

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	POA PRA	POA PRATENSIS	KENTUCKY BLUEGRASS	SOD		2,928 SF
	STO MUL	STONE MULCH MATCH EXISTING SURROUNDING ROCK	STONE MULCH	STONE MULCH		4,670 SF

PLANTING NOTES

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK AND IMMEDIATELY NOTIFYING THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH AT 811 OR 1-800-662-4111, AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THE CONTRACTOR BEGINS CONSTRUCTION WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
3. REFER TO LEGENDS, NOTES, AND DETAILS FOR FURTHER INFORMATION.
4. ANY ALTERATIONS TO THESE ACTUAL PLANTING PLANS DURING CONSTRUCTION SHALL BE RECORDED ON "AS BUILT" DRAWINGS PER THE SPECIFICATIONS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC..
6. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
7. QUANTITIES INDICATED IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES AND SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING DESIGN SHOWN ON THE PLANS REGARDLESS OF QUANTITIES INDICATED IN THE PLANT SCHEDULE.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE.
9. TURF AREAS SHALL RECEIVE 6" OF PLANTING SOIL MIX AND ALL PLANT BEDS SHALL RECEIVE 12" OF PLANTING SOIL MIX. BACKFILL ALL PLANTING PITS WITH PLANTING SOIL MIX.
10. ALL PLANT BED AREAS TO RECEIVE 3" MINIMUM DEPTH OF ROCK MULCH TO MATCH EXISTING PARKING ISLANDS. INSTALL ON TOP OF DEWITT PRO-5 WEED-BARRIER FABRIC.

ALL EXISTING TREES TO REMAIN SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION.

11. PRUNE TREES IN ACCORDANCE WITH SPECIFICATIONS.
12. LAWN AREAS TO BE REHABILITATED SHALL HAVE EXISTING TURF SURFACE REMOVED AND GRUBBED OUT, AND EXISTING TOPSOIL PRESERVED AND AMENDED.
13. APPLY TREFLAN (OR OWNER APPROVED EQUAL) PRE-EMERGENT HERBICIDE FOR USE IN PLANTER BEDS FOR WEED CONTROL. APPLY ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. THE PRE-EMERGENT APPLICATION MUST BE FOLLOWED WITHIN 8 HOURS WITH OVERHEAD WATERING OR RAINFALL EQUIVALENT TO 1/2".

0 10 20 40
SCALE: 1" = 20'

G.B:D
G.BROWN:DESIGN INC
SITE AND LANDSCAPE ARCHITECTS
610 East South Temple, Ste 50
Salt Lake City, Utah 84102
p 801.575.6060 f 801.575.6166
www.gbrowndesign.com

■ PREPARED FOR:

■ CONSULTANTS:

Panera Bread

Sandy Utah

■ REVISIONS:

■ STAMP

STATE OF UTAH
MICHAEL WONENBURG
NO. 7456909-5301
LICENSED LANDSCAPE ARCHITECT
06.21.2019

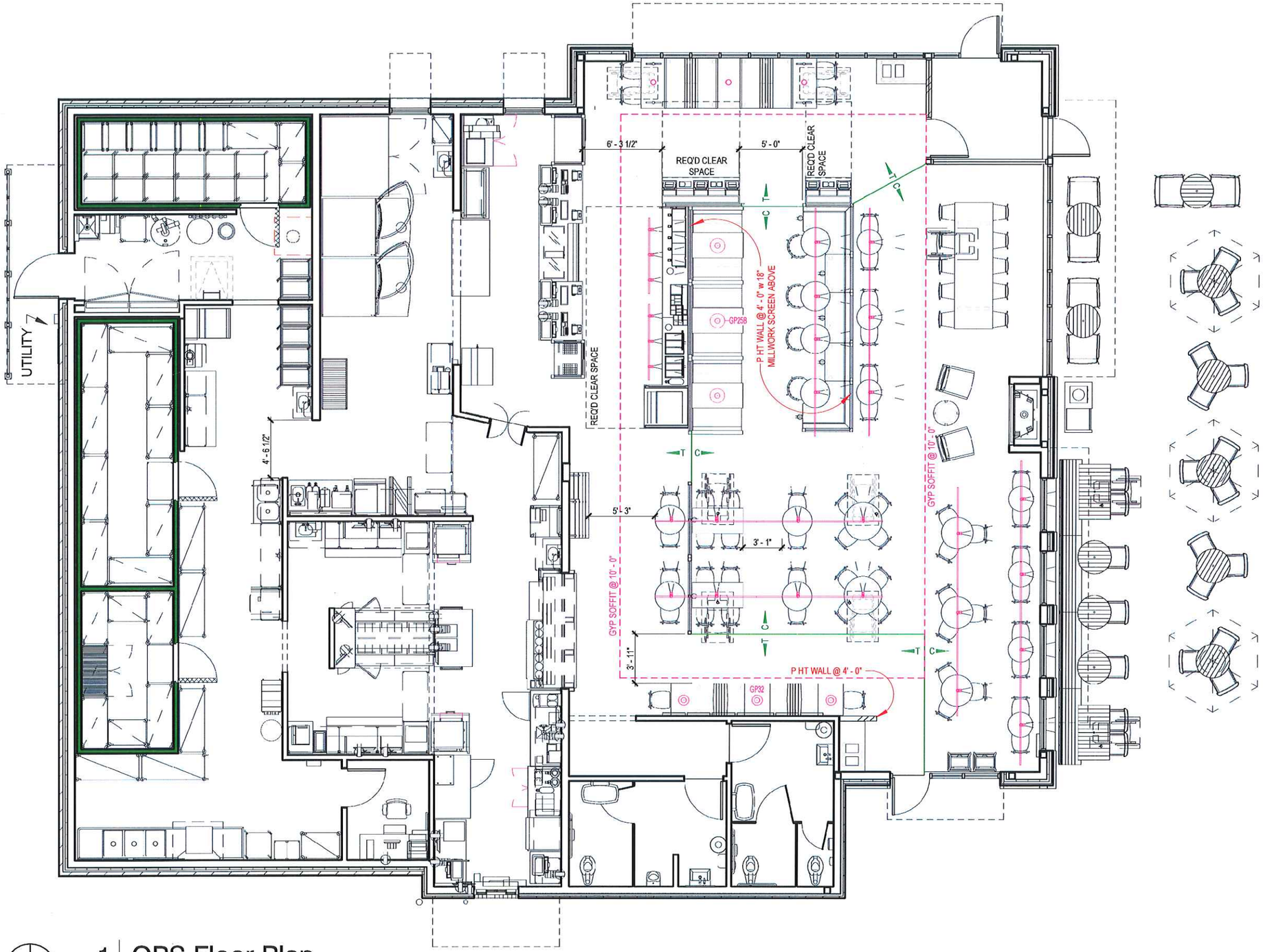
■ SHEET TITLE:
PLANTING PLAN

■ DATE: 06-21-19
■ DRAWN BY: ECB
■ CHECKED BY: MKW
■ JOB NO.: U19-011

■ SHEET NO:
LP-101

PERMIT REVIEW SET

5/30/2019 1:27:27 PM



1 OPS Floor Plan
1/8" = 1'-0"

#2921 SANDY, UT

CAFE INFORMATION

CBD LIVE

SEATING AND SQUARE FOOTAGE BREAKDOWN

TOTAL SQUARE FEET:
5,591 GROSS SQ.FT.

FRONT OF HOUSE: 2,113 SQ. FT.
BACK OF HOUSE: 2,635 SQ. FT.
PATIO: 843 SQ. FT.

SEATING BREAKDOWN

INTERIOR SEAT COUNT: 99
INTERIOR TABLE COUNT: 32

2 TOPS: 16
3 TOPS: 5
4+ TOPS: 11

EXTERIOR SEATING

EXTERIOR SEAT COUNT: 35
EXTERIOR TABLE COUNT: 13

Bakery-Cafe:

#2921

OPs Package
Bakery Cafe #2921
2921
SANDY, UT

Panera BREAD®

Consultant Copyright Placeholder

No.	Description	Date

OPS PLAN

Project Number:
Sheet Number:

Drawn By:
OCULUS

O103

Issue Date:
05/30/2019

DPM: -
DM: DAN S.
CPM: -

PB 2016.01

6/19/2019 12:54:09 PM

1 OPS Elevation 1

1/8" = 1'-0"

2 OPS Elevation 2

1/8" = 1'-0"

EXTERIOR MATERIALS:

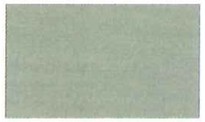
BX1 SIOUX BRICK
COLOR: REVERE PEWTER

LS1 TRESPA - PURA
COLOR: ROMANTIC WALNUT

BX2 SIOUX BRICK
COLOR: EBONITE

G1 ALUM. STOREFRONT, COLOR: DARK BRONZE

F1 FABRIC AWNING - SUNBRELLA
COLOR: TBD



CPX COPING: PRE-FINISHED, COLOR: DARK BRONZE

Bakery-Cafe:

#2921

OPs Package

Bakery Cafe #2921

2921
SANDY, UT

Panera BREAD®

Consultant Copyright Placeholder

No.	Description	Date

ELEVATIONS

Project Number:

Sheet Number: O106

Drawn By: Oculus

Issue Date: 06/19/2019

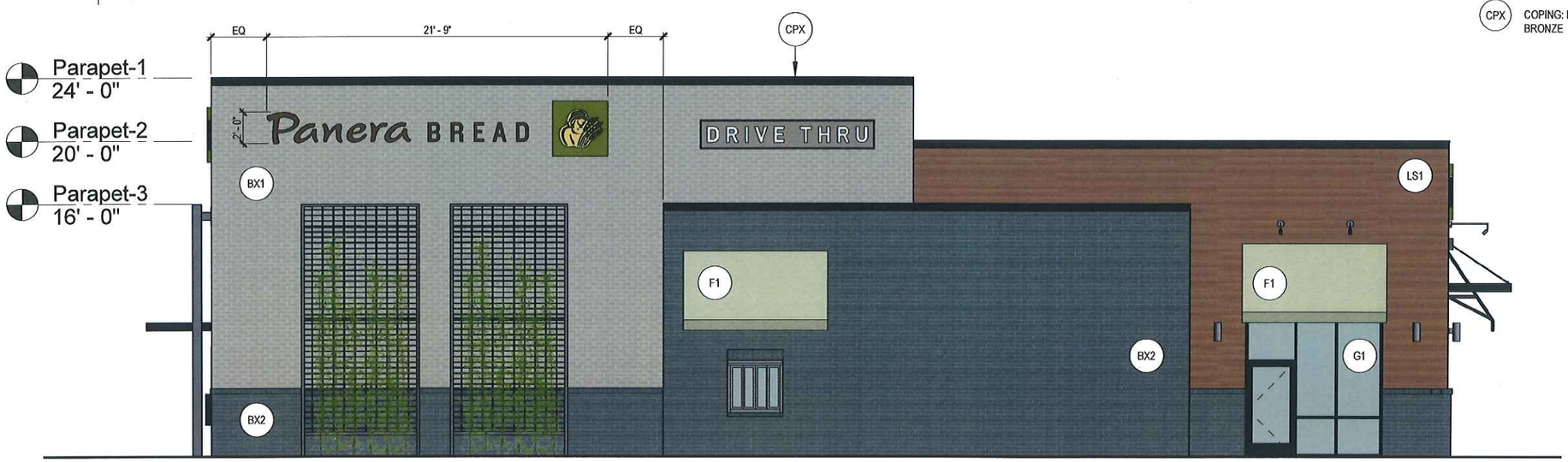
DPM:	DM:	CPM:
-	DAN S.	-

PB 2016.01

6/19/2019 12:54:18 PM

3 | OPS Elevation 3

1/8" = 1'-0"



4 | OPS Elevation 4

1/8" = 1'-0"

EXTERIOR MATERIALS:

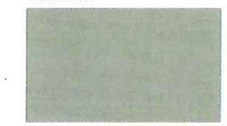
BX1 SIOUX BRICK
COLOR: REVERE PEWTER

LS1 TRESPA - PURA
COLOR: ROMANTIC WALNUT

BX2 SIOUX BRICK
COLOR: EBONITE

G1 ALUM. STOREFRONT, COLOR: DARK BRONZE

F1 FABRIC AWNING - SUNBRELLA
COLOR: TBD



CPX COPING: PRE-FINISHED, COLOR: DARK BRONZE

Bakery-Cafe:

#2921

OPs Package

Bakery Cafe #2921

2921
SANDY, UT

Consultant Copyright Placeholder

No.	Description	Date

ELEVATIONS, CONTINUED

Project Number:

Sheet Number:

Drawn By:
Oculus

O107

Issue Date:
06/19/2019

DPM:	DM:	CPM:
-	DAN S.	-

PB 2016.01

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1 | EXTERIOR PERSPECTIVE 1

2 | EXTERIOR PERSPECTIVE 2

Bakery-Cafe:

#2921

OPs Package

Bakery Cafe #2921

2921
SANDY, UT

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No.	Description	Date

EXTERIOR PERSPECTIVES

Project Number:

Sheet Number:

Drawn By: Oculus

O108

Issue Date: **06/19/2019**

DPM:	DM:	CPM:
-	DAN S.	-

PB 2016.01

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1 EXTERIOR PERSPECTIVE 3

2 EXTERIOR PERSPECTIVE 4

Bakery-Cafe:

#2921

OPs Package

Bakery Cafe #2921

2921
SANDY, UT

Panera BREAD®

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No.	Description	Date

EXTERIOR PERSPECTIVES (CONTINUED)

Project Number:

Sheet Number:

Drawn By:
Oculus

O109

Issue Date:
06/19/2019

DPM:	DM:	CPM:
-	DAN S.	-

PB 2016.01

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

Sandy City, Utah

Staff Report

File #: CUP-06-19-5680,
Version: 1

Date: 8/15/2019

Agenda Item Title:
Panera Bread Restaurant Drive-Thru Window
10200 South State Street
[Community #9, South Towne]

Presenter:
Douglas L. Wheelwright

Description/Background:
The applicant, Mr. John Lee, representing ST Mall Owners, LLC and Panera Bread, is requesting that the Planning Commission review and approve a commercial site plan for a new Panera Bread Restaurant with a Drive-up Window, which also requires Conditional Use review. An associated staff report addresses the Site Plan Review application for the restaurant site. The Planning Commission is the land use approval body for this action, as designated in the Sandy City Development Code.

BACKGROUND
The property is currently part of a large property parcel that contains most of the parking spaces for the shopping center anchor tenant Target store and the other commercial shops to the south, including Barnes and Noble. The property owner, ST Mall Owners, LLC, is proposing to create a one -half acre “Pad Site” in the southeast corner of the existing parking lot as the site for this new restaurant. The existing parking lot improvements in this area will be modified and the access driveway that currently connects to the main entrance road for the shopping center (10200 South) will be shifted to the west and reconstructed to accommodate the pad site layout. Because the property is zoned CBD, the site plan must be approved by the Planning Commission. The CBD zone also triggers a requirement that the proposed building be reviewed by the Sandy City Architectural Design Review Committee. The entire area around this site is zoned CBD. The Jordan and Salt Lake Canal property abuts the site on the east, which abuts State Street in this area.

See the attached staff report for additional information.

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission grant the Conditional Use requests to allow “Restaurant, Drive-up Window” land use, based on the staff report, the staff findings 1 to 15 in the above analysis of the Conditional Use Standards and the three additional findings listed below and subject to the following three conditions:

FINDINGS:

A. That the various City Departments and Divisions, including the City Engineer and the

Transportation Engineer, have preliminarily approved the proposed related site plan.

B. That the proposed site planning and infrastructure improvements, building design, will provide substantial mitigation of reasonably anticipated detrimental impacts of the drive-up window and its related vehicle queuing development upon the surrounding businesses. Placing the drive-up window on the west side of the building, facing the existing large parking lot, and wrapping the drive-up window queuing isle around the north and west sides of the building, and away from State Street will help mitigate the detrimental impacts of the drive-up window for the restaurant.

C. That the proposed “Restaurant, Drive-up Window” land use request has been reviewed by staff considering the 15 standards contained in the Sandy City Development Code, 15A-33-04, Conditional Use Process, and appropriate and adequate mitigation measures will be implemented or will be imposed as deemed necessary to minimize impacts to the surrounding business community, subject to the following conditions.

CONDITIONS OF APPROVAL:

1. That the applicant proceed through final site plan approval with staff as required by the Sandy City Development Code.

2. That the Conditional Use Permit for “Restaurant, Drive-up Window” be reviewed upon future legitimate citizen complaint or staff observation of non-compliance with conditions.

3. That the applicant be responsible to meet all provisions of the Sandy City Development Code and all conditions of approval that are included in this report and as may be imposed by the Planning Commission to mitigate the reasonably anticipated detrimental effects of the proposed use.

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

August 15, 2019

To:	Planning Commission	
From:	Community Development Department	
Subject:	Panera Bread Restaurant Conditional Use for "Restaurant, Drive-up Window." Approximately 10200 South and State Street [South Towne, Community #9]	CUP-06-19-5580 CBD Zone 0.50 Acres

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

PROPERTY CASE HISTORY	
Case Number	**Case Summary**
SPR-95-01	Site Plan Review for the original shopping center project for the Target Store and other shops totally 28.6 acres and 316,000 square feet of building. Approved in March 1995.

DESCRIPTION OF REQUEST

The applicant, Mr. John Lee, representing ST Mall Owners, LLC and Panera Bread, is requesting that the Planning Commission review and approve a commercial site plan for a new Panera Bread Restaurant with a Drive-up Window, which also requires Conditional Use review. An associated staff report addresses the Site Plan Review application for the restaurant site. The Planning Commission is the land use approval body for this action, as designated in the Sandy City Development Code.

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zoned CBD. The Jordan and Salt Lake Canal property abuts the site on the east, which abuts State Street in this area.

NEIGHBORHOOD MEETING

A Neighborhood meeting was not held for the Conditional Use on this project, because there is no residential development or population in this immediate area, and no community coordinator has been appointed for this community.

CONDITIONAL USE ANALYSIS

Conditional Use consideration for Restaurant, Drive-up Window in the CBD Zoning District.

Under the Sandy City Development Code, the Planning Commission, through the Conditional Use process, can: **approve** Conditional Uses if no mitigation of reasonably anticipated detrimental impacts is necessary; **approve** Conditional Uses, subject to reasonable conditions designed to mitigate or eliminate reasonably anticipated detrimental impacts; or **deny** Conditional Uses, if it is determined that reasonably anticipated detrimental impacts cannot be adequately mitigated. The burden of mitigating these impacts or effects is the responsibility of the applicant and not of the municipality or adjacent property owners (Section 15A-33-04).

Compliance with Section 15A-33-04 Conditional Use Permit:

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

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

The layout is properly designed and located. The site is adequately sized for the proposed new building.

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

The ingress and egress to and from the site will be adequate for use by this facility.

3. The adequacy, provision, relocation or protection of public facilities and amenities, including roads and street, culinary water, secondary water, sanitary sewer, storm drainage, public safety and fire protections, and other utilities.

All of these public facilities either presently exist at the site and are functioning, or are proposed to be improved and expanded by the proposed site improvements. These public facilities will not be detrimentally impacted by the proposed Conditional Use of the property.

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

Adequate vehicle parking will be provided by the replacement parking on the pad site and the fact that the entire shopping center is covered by a shared parking agreement, and as per the Sandy City Development Code.

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

Site circulation will be sufficient for the use as designed on the site plan.

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

The building design, materials, and colors meet the zoning requirements and the Sandy City Architectural Design regulations, and the Sandy City Architectural Design Review Committee has reviewed the design and has recommended approval by the Planning Commission.

7. The location and design of all site features, including proposed signage, lighting, and refuse collection.

This standard will be met. Site signage is not included in this review, but must be by separate application.

8. The provision of useable open space, public features, and recreational amenities.

This standard is not applicable.

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

The site landscaping will be installed as part of this site plan approval as shown on the attached plans. This standard will be met.

10. Measures directed at minimizing or eliminating possible nuisance factors including, but not limited to noise, vibrations, smoke, dust, dirt, debris, plant materials, odors, gases, noxious matter, heat, glare, electromagnetic disturbances, and radiation.

This facility will be subject to the noise limits imposed by the County Health Department. There will not be any unusual vibration, smoke, dust, and debris or plant materials nuisance factors after development of the building and site.

11. Measures designed to protect the natural features of the site, including wetlands and drainage ways, ground water protection, soils, wildlife and plant life.

This standard is not generally applicable.

12. The regulation of operating hours for activities affecting normal schedules and functions;

The applicants are not requesting any extended business hours.

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

The conditional use will be reviewable upon legitimate complaint, and any new impacts arising can then be addressed by the Planning Commission, through the imposition of additional mitigating measures

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

Measures to ensure compliance will be enforced by the Sandy City staff upon citizen complaint or staff observance and will be adequate to mitigate potential violations of approval conditions.

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

To mitigate any potential negative impacts to the City and the neighborhood, staff suggest the conditions listed at the bottom of this report, 1 to 3.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **grant** the Conditional Use requests to allow "Restaurant, Drive-up Window" land use, based on the staff report, the **staff findings 1 to 15** in the above analysis of the Conditional Use Standards and the **three additional findings listed below and subject to the following three conditions:**

FINDINGS:

A. That the various City Departments and Divisions, including the City Engineer and the Transportation Engineer, have preliminarily approved the proposed related site plan.

B. That the proposed site planning and infrastructure improvements, building design, will provide substantial mitigation of reasonably anticipated detrimental impacts of the drive-up window and its related vehicle queuing development upon the surrounding businesses. Placing the drive-up window on the west side of the building, facing the existing large parking lot, and wrapping the drive-up window queuing isle around the north and west sides of the building, and away from State Street will help mitigate the detrimental impacts of the drive-up window for the restaurant.

C. That the proposed "Restaurant, Drive-up Window" land use request has been reviewed by staff considering the 15 standards contained in the Sandy City Development Code, 15A-33-04, Conditional Use Process, and appropriate and adequate mitigation measures will be

implemented or will be imposed as deemed necessary to minimize impacts to the surrounding business community, subject to the following conditions.

CONDITIONS OF APPROVAL:

1. That the applicant proceed through final site plan approval with staff as required by the Sandy City Development Code.

2. That the Conditional Use Permit for "Restaurant, Drive-up Window" be reviewed upon future legitimate citizen complaint or staff observation of non-compliance with conditions.

3. That the applicant be responsible to meet all provisions of the Sandy City Development Code and all conditions of approval that are included in this report and as may be imposed by the Planning Commission to mitigate the reasonably anticipated detrimental effects of the proposed use.

Planner:

Douglas L. Wheelwright

Douglas L. Wheelwright
Development Services Manager

Reviewed by:

THE SHOPS AT
SOUTH
TOWN

June 25, 2019
Doug Wheelwright

Sandy City Corporation
Community Development Department
10000 Centennial Parkway
Sandy, UT 84070

Re: South Town Marketplace / Panera Bread Conditional Use Permit

Dear Mr. Wheelwright,

Please find this request for a conditional use permit for the drive thru at the proposed Panera Bread, located at 10200 South State Street at the South Town Marketplace.

- The business model of the bakery-cafe includes a drive-up window.
- The proposed store hours are:

  6:30am to 10pm M-Sat

  7am-9pm Sunday

- The zone is CBD. Chapter 15-08 lists a restaurant drive-up window as a conditional use.
- 15A-23-17 specifies that the queuing lanes should not be between the building and the street. This section has been used for the design of the building.

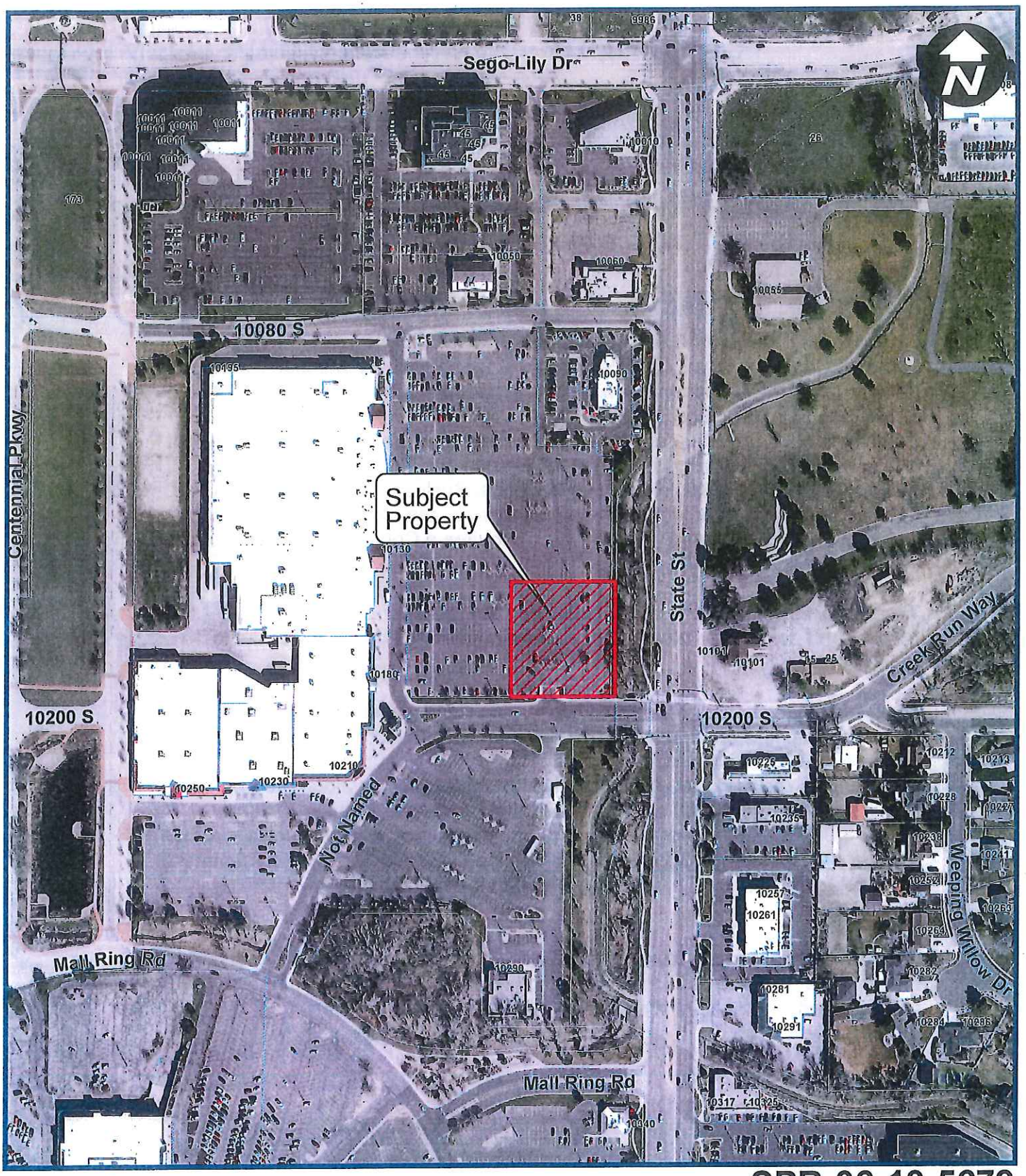
Other similar buildings in the zone have been approved. The closest restaurant, the Chick-fil-a to the north, also has a drive-up window, which has been a key component to their success.

Please feel free to contact me with any questions regarding our application.

Sincerely,

John Lee
Operations Manager
The Shops At South Town
ST Mall Owners, LLC

- General Development Application

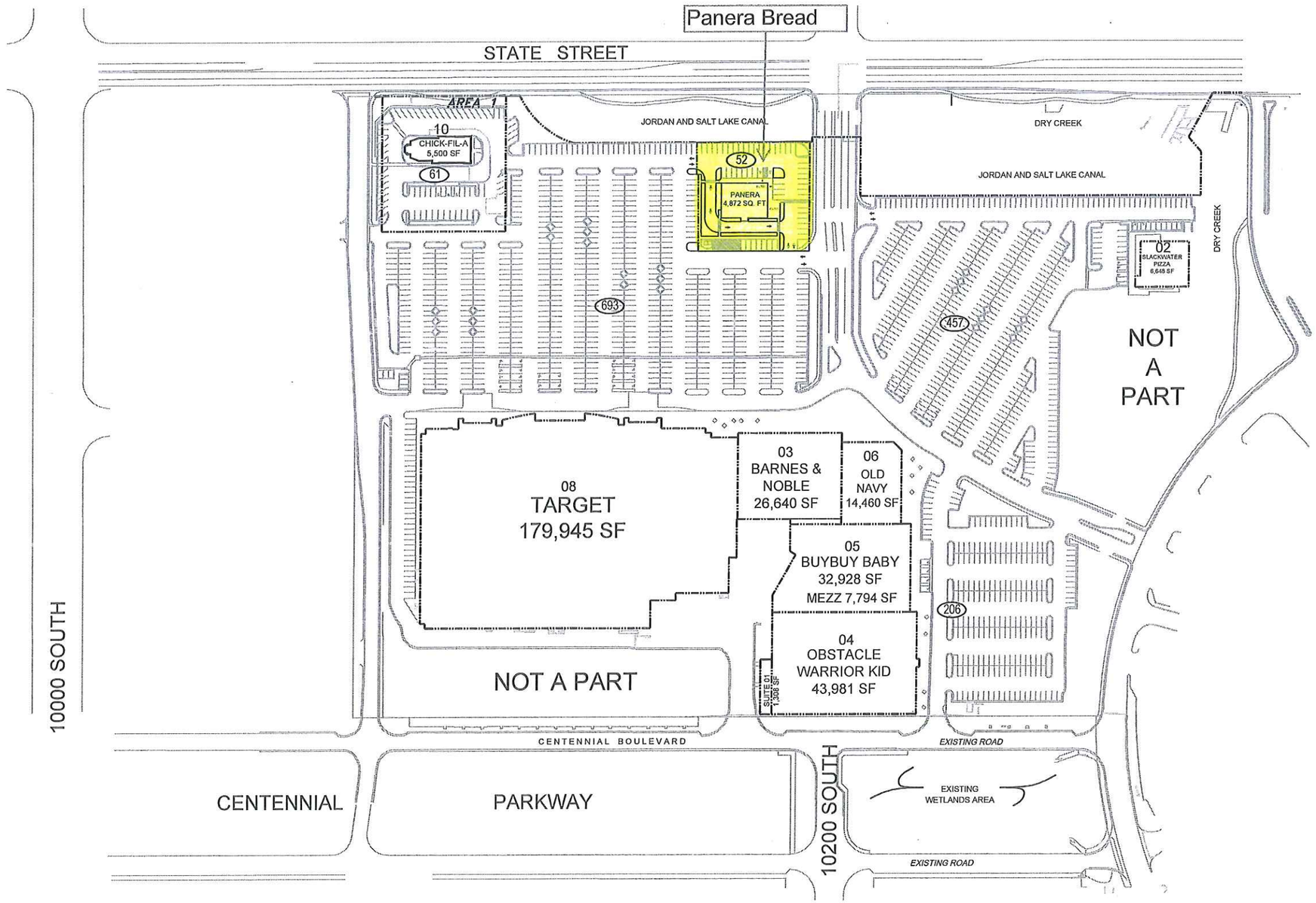


SPR-06-19-5679
Panera Bread
10200 S. and State St.

Sandy
COMMUNITY DEVELOPMENT

0 65 130 260 390 520 650 Feet

PRODUCED BY CLAIRE HAGUE
THE COMMUNITY DEVELOPMENT DEPARTMENT



The Shops at South Town Marketplace

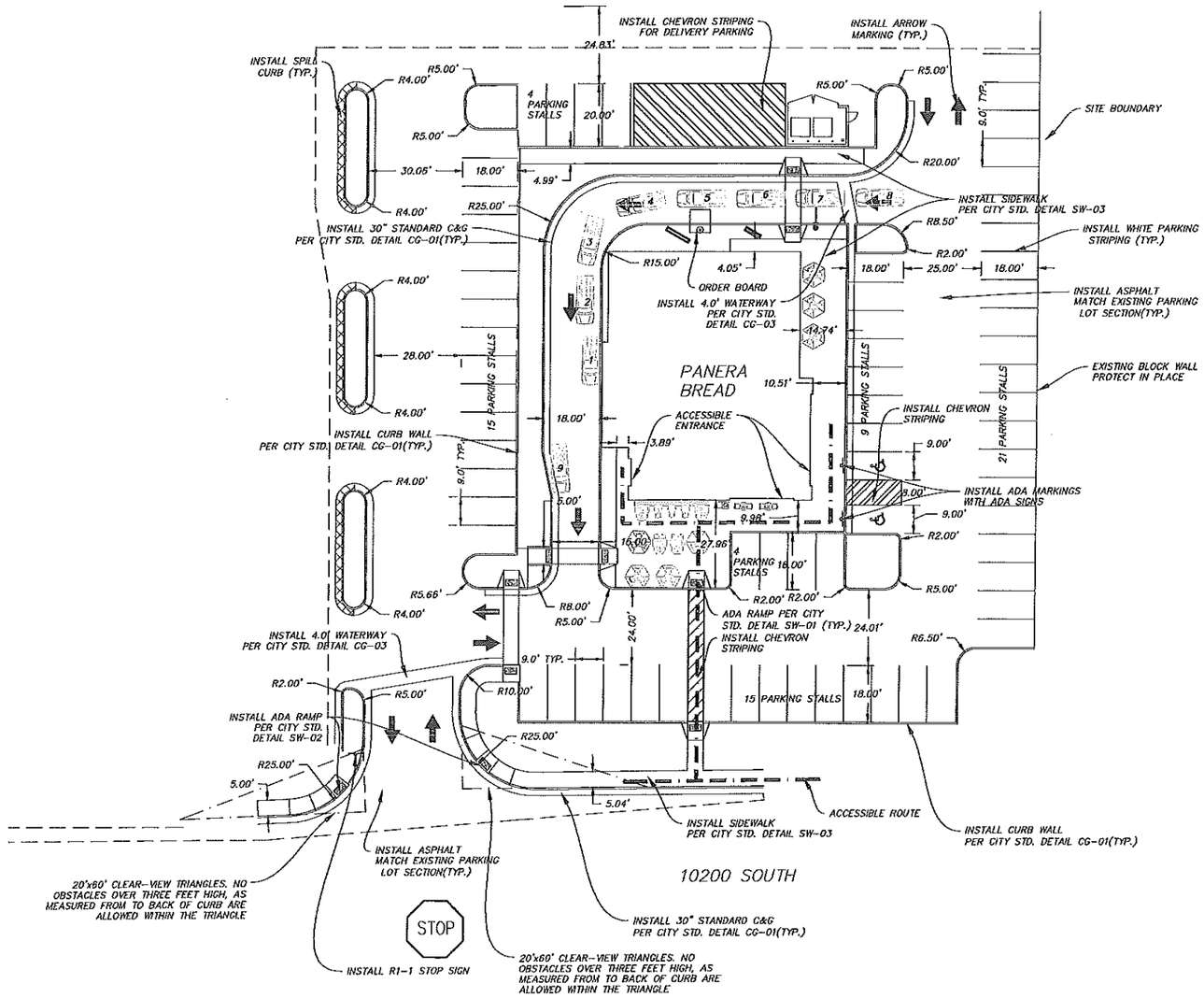
Sandy, Utah

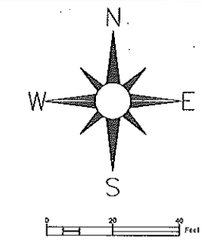
2/13/2019

ENTELEN
Design - Build LLC

GRADING NOTES:

1. ALL PARKING STALL AND DRIVE LANE DIMENSIONS ARE TO FACE THE CURB WHERE APPLICABLE





SITE AREA TABLE (SQ. FT.)	
SITE	36,472
HARD SURFACE AREA	26,564
LANDSCAPED AREA	5,036
BUILDING AREA	4,872

PARKING ANALYSIS TABLE	
GROSS BUILDING	4,872 SQ. FT.
PARKING RATIO	10 STALLS PER 1,000 SQ. FT. GROSS
PARKING REQUIRED	48.72 = 49 STALLS
DRIVE-THRU QUEING	9 SPACES (4 BEFORE ORDER BOARD, 4 BEFORE PICK-UP WINDOW. 1 STALL AFTER PICKUP FOR CUSTOMER WAITING FOR FOOD TO BE BROUGHT OUT TO WAITING CUSTOMER.)

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY
8989 SOUTH 1300 WEST, SUITE 160
801.352.0064 TEL 801.352.0511 FAX
WEST JORDAN, UT 84088
WWW.PERIGEECIVIL.COM
REGISTERED PROFESSIONAL ENGINEER
JED T. ATHERLEY
No. 5047290
STATE OF UTAH

SANDY CITY

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

DESIGNED BY: RN
DRAWN BY: RN
CHECKED BY: JTA
SUBMITTED BY:
DATE: JULY 2019
SUBDIVISION:
CONTRACT NO: 00837
FILENAME: N:\00837 Panera Bread Sandy\Dwg\SP.DWG
PLOTTED BY:
PLOT DATE: 8/2/2019 1:32:45 PM
SIZE: ANSI D
REV:

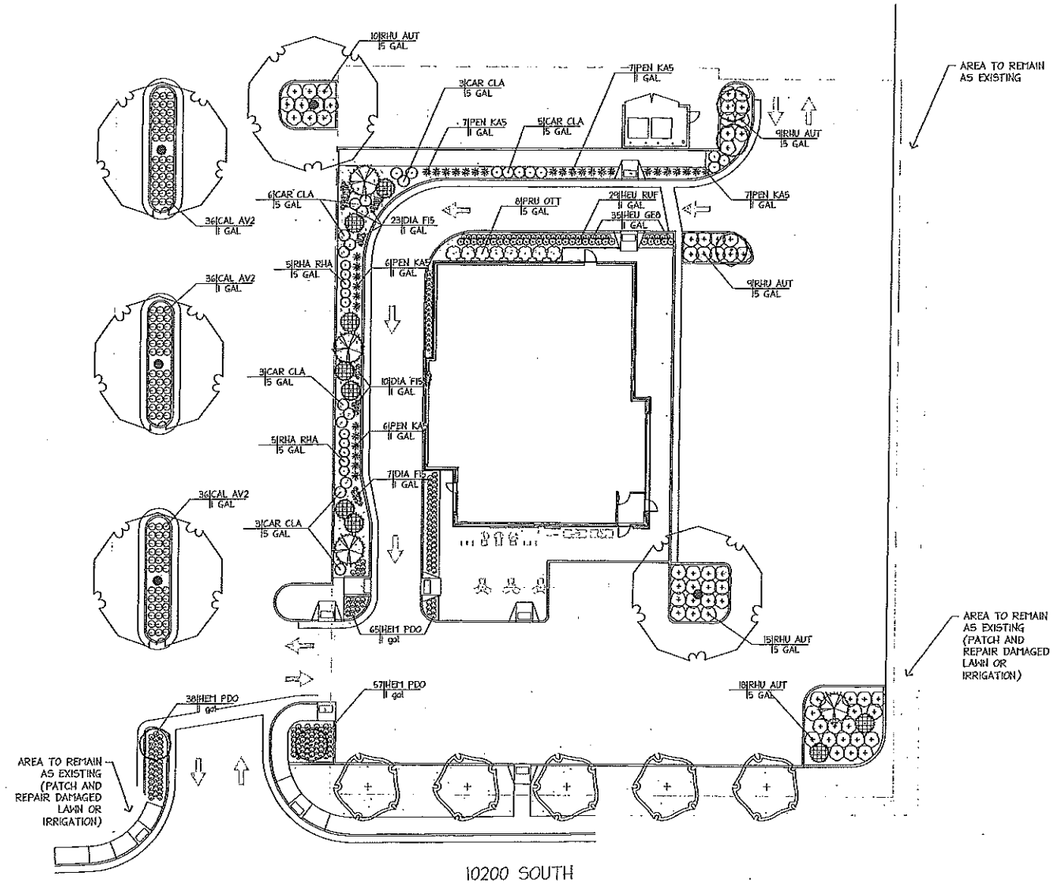
SANDY CITY
PANERA BREAD
SITE PLAN

SHEET NUMBER
04

DRAWING NAME
SP01

CALL BEFORE YOU DIG!
BLUE STAKES 1 800 662 4111

8/2/2019 1:32:45 PM



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CAL	QTY
	CED FAS	CEDRUS ATLANTICA 'FASTIGIATA'	COLUMNAR BLUE ATLAS CEDAR	8'-12' TALL	4
	KOE PAN	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2" CAL	5
	MAL ADI	MALUS X 'ADIRONDACK'	ADIRONDACK CRABAPPLE	2" CAL	5
	PIC GRE	PICEA ORIENTALIS 'WELLS GREEN KNIGHT'	ORIENTAL GREEN KNIGHT SPRUCE	7-8' TALL	9
	ZEL VIL	ZELKOVA SERRATA 'VILLAGE GREEN'	SAWLEAF ZELKOVA	2" CAL	5

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	CAL AV2	CALAMAGROSTIS X ACUTIFLORA 'HELLO SPRING'	HELLO SPRING FEATHER REED GRASS	1 GAL	108
	CAR CLA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SHRUB	5 GAL	23
	DIA FIS	DIANTHUS X 'FIRENITCH'	FIRENITCH PINK	1 GAL	40
	HEM PDO	HEMEROCALLIS X 'PURPLE D'ORO'	PURPLE D'ORO DAYLILY	1 GAL	176
	HEU RUF	HEUCHERA X 'CHOCOLATE RUFFLES' TM	HYBRID CORAL BELLS	1 GAL	29
	HEU GEO	HEUCHERA X 'GEORGIA PEACH'	CORAL BELLS	1 GAL	35
	PEN KAS	PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	1 GAL	33
	PRU OTT	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	LUYKENS LAUREL	5 GAL	8
	RHA RHA	RHAMNUS FRANGULA 'FINE LINE'	FINE LINE BUCKTHORN	5 GAL	10
	RHU AUT	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	5 GAL	61

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	POA PRA	POA PRATENSIS	KENTUCKY BLUEGRASS	SOD		2,928 SF
	STO MUL	STONE MULCH MATCH EXISTING SURROUNDING ROCK	STONE MULCH	STONE MULCH		4,670 SF

PLANTING NOTES

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK AND IMMEDIATELY NOTIFYING THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH AT 811 OR 1-800-662-4111, AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THE CONTRACTOR BEGINS CONSTRUCTION WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
3. REFER TO LEGENDS, NOTES, AND DETAILS FOR FURTHER INFORMATION.
4. ANY ALTERATIONS TO THESE ACTUAL PLANTING PLANS DURING CONSTRUCTION SHALL BE RECORDED ON "AS BUILT" DRAWINGS PER THE SPECIFICATIONS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC..
6. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
7. QUANTITIES INDICATED IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES AND SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING DESIGN SHOWN ON THE PLANS REGARDLESS OF QUANTITIES INDICATED IN THE PLANT SCHEDULE.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE.
9. TURF AREAS SHALL RECEIVE 6" OF PLANTING SOIL MIX AND ALL PLANT BEDS SHALL RECEIVE 12" OF PLANTING SOIL MIX. BACKFILL ALL PLANTING PITS WITH PLANTING SOIL MIX.
10. ALL PLANT BED AREAS TO RECEIVE 3" MINIMUM DEPTH OF ROCK MULCH TO MATCH EXISTING PARKING ISLANDS. INSTALL ON TOP OF DEWITT PRO-5 WEED-BARRIER FABRIC.

ALL EXISTING TREES TO REMAIN SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION.

11. PRUNE TREES IN ACCORDANCE WITH SPECIFICATIONS.
12. LAWN AREAS TO BE REHABILITATED SHALL HAVE EXISTING TURF SURFACE REMOVED AND GRUBBED OUT, AND EXISTING TOPSOIL PRESERVED AND AMENDED.
13. APPLY TREFLAN (OR OWNER APPROVED EQUAL) PRE-EMERGENT HERBICIDE FOR USE IN PLANTER BEDS FOR WEED CONTROL. APPLY ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. THE PRE-EMERGENT APPLICATION MUST BE FOLLOWED WITHIN 8 HOURS WITH OVERHEAD WATERING OR RAINFALL EQUIVALENT TO 1/2".

0 10 20 40
SCALE: 1"= 20'

G.B.D
G.BROWN:DESIGN INC
SITE AND LANDSCAPE ARCHITECTS
610 East South Temple, Ste 50
Salt Lake City, Utah 84102
p 801.575.0600 f 801.575.6100
www.gbrowndesign.com

PREPARED FOR:

CONSULTANTS:

Panera Bread

Sandy Utah

REVISIONS:

STAMP

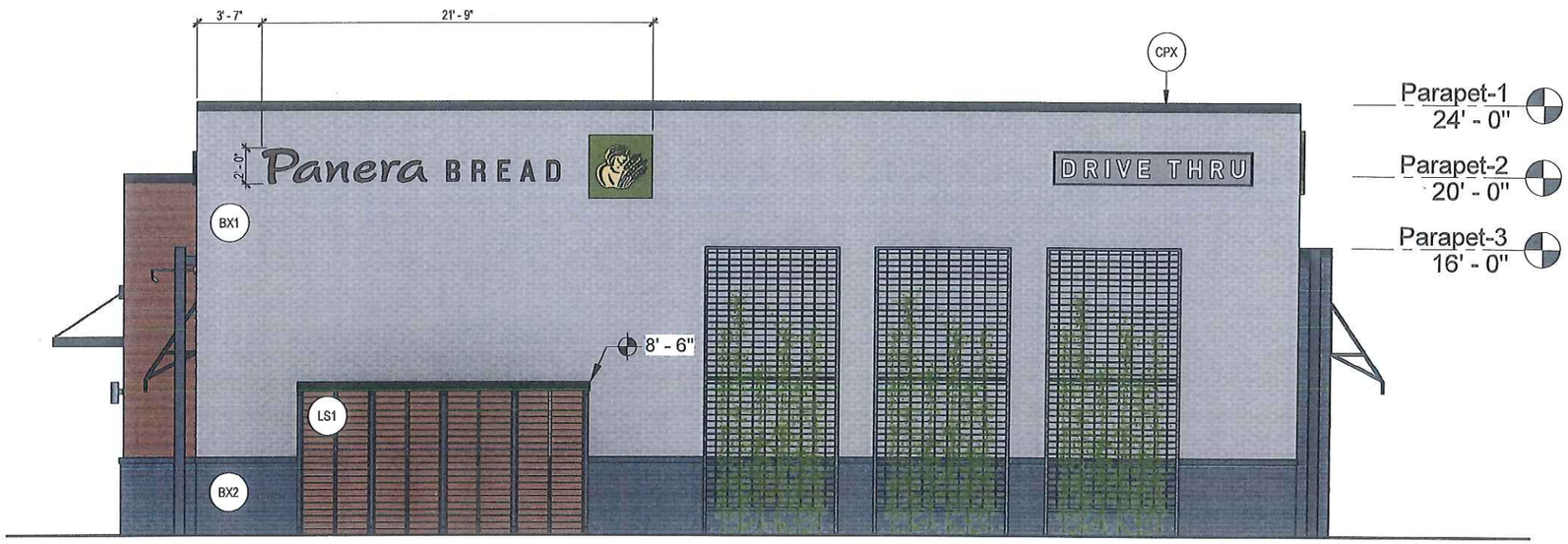
STATE OF UTAH
MICHAEL
WOENEBERG
NO.
5456909-5301
LICENSED LANDSCAPE ARCHITECT
06.21.2019

SHEET TITLE:
PLANTING PLAN

DATE:	06-21-19
DRAWN BY:	ECB
CHECKED BY:	MKW
JOB NO.:	U19-011

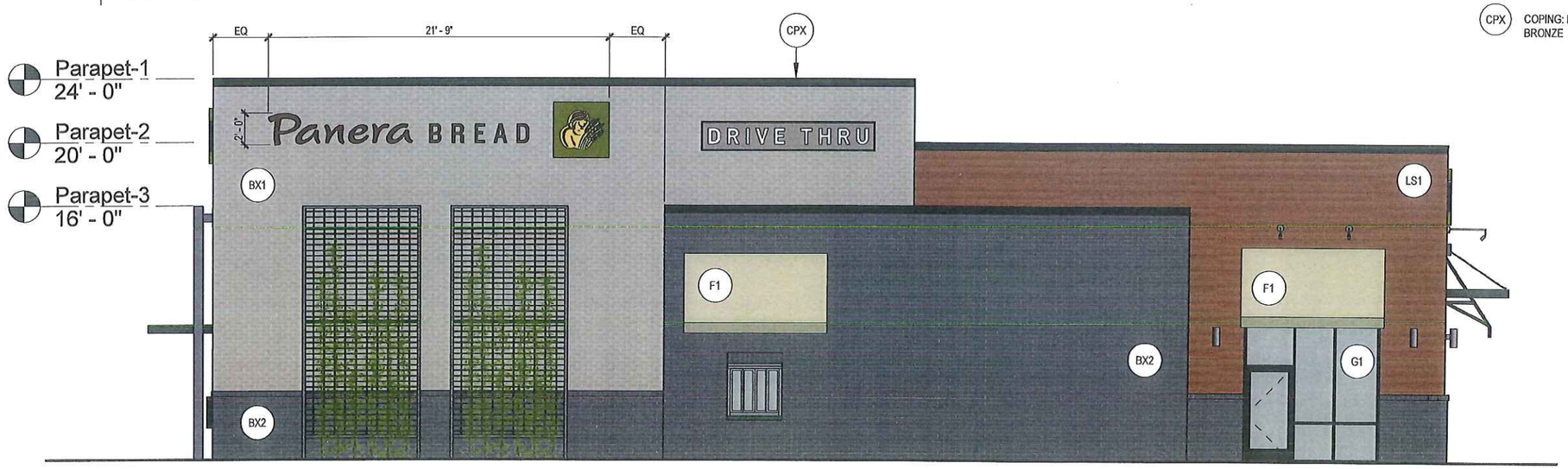
SHEET NO:
LP-101

PERMIT REVIEW SET



3 | OPS Elevation 3

1/8" = 1'-0"



4 | OPS Elevation 4

1/8" = 1'-0"

EXTERIOR MATERIALS:

BX1 SIOUX BRICK
COLOR: REVERE PEWTER

LS1 TRESPA - PURA
COLOR: ROMANTIC WALNUT

BX2 SIOUX BRICK
COLOR: EBONITE

G1 ALUM. STOREFRONT, COLOR: DARK BRONZE

F1 FABRIC AWNING - SUNBRELLA
COLOR: TBD

CPX COPING: PRE-FINISHED, COLOR: DARK BRONZE

Bakery-Cafe:

#2921

OPs Package
Bakery Cafe #2921
2921
SANDY, UT

Consultant Copyright Placeholder

No.	Description	Date

ELEVATIONS, CONTINUED

Project Number:
Sheet Number: O107

Drawn By: Oculus
Issue Date: 06/19/2019

DPM:	DM:	CPM:
-	DAN S.	-

PB 2016.01

Sandy City, Utah

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

Staff Report

File #: 19-265, **Version:** 1 **Date:** 8/15/2019

Minutes from August 1, 2019

Sandy City, Utah

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

Minutes Summary

Planning Commission

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

Thursday, August 1, 2019 | **6:15 PM** | **Council Chambers**

Meeting procedures are found at the end of this agenda.

Voting Roll Call

Present 6 - Commissioner Cyndi Sharkey
Commissioner Jamie Tsandes
Commissioner Michael Christopherson
Commissioner Cory Shupe
Commissioner Ron Mortimer
Commissioner Cameron Duncan

Absent 3 - Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Jeff Lovell

4:30 PM FIELD TRIP

1. 19-235 Field Trip for August 1, 2019

6:15 PM REGULAR SESSION

Roll Call

Welcome

Pledge of Allegiance

Introductions

Public Hearings

72. ZONE-06-19-5665(PC) Bell Canyon Cove Rezone
1785 E. and 1815 E. 11400 S. from R-1-40A to R-1-10

[Community #26]

Jake Warner, Long Range Planning Manager, presented item to the Planning Commission.

Jake Warner distributed citizen emails to Planning Commission members.

Cory Shupe recused himself for this item.

Cory Shupe, representing the applicant, gave information on this property to the Planning Commission.

Cyndi Sharkey asked for clarification on the egress and ingress for future development in regards to traffic.

Ron Mortimer opened item for public comment.

Steve Van Maren was in favor of the rezone.

Laine Fluekiger is in favor of this proposal and the improvements.

Landon Moyers is in favor of this proposal

Ron Mortimer closed this item for public comment.

Ryan Hales, Hales Engineering, gave information to Planning Commission in regards to the traffic study.

Michael Christopherson and Cyndi Sharkey discussed comments made by residents who submitted emails regarding the potential loss of animal rights.

Planning Commission members discussed item.

A motion was made by Michael Christopherson, seconded by Cameron Duncan. that the Planning Commission recommend that the City Council approve the zone change from the R-1-40A Zone to the R-1-10 Zone.

Yes: 4 - Cyndi Sharkey
Michael Christopherson
Ron Mortimer
Cameron Duncan

No: 1 - Jamie Tsandes

Absent: 3 - Dave Bromley
Monica Collard
Jeff Lovell

Recused: 1 - Cory Shupe

3. CUP-07-19-5683 Cerny Half Pipe
11120 S. 465 E.
[Community #11 - Crescent]

Wade Sanner, planner, presented item to the Planning Commission.

Kirk Cerny, applicant, presented item in regards to the half pipe he is requesting for his

property.

Cory Shupe opened this item to public comment.

Sam Milner is in favor of the applicants proposal.

Scott Brubaker is opposed to the applicants proposal.

Item closed to public comment.

A motion was made by Ron Mortimer, seconded by Cyndi Sharkey that the Planning Commission approve a Conditional Use Permit for Kirk Cerny for the property located at 11120 South 465 East for a half-pipe ramp as described in the staff report based on the two findings and the five conditions:

Yes: 6 - Cyndi Sharkey
Jamie Tsandes
Michael Christopherson
Cory Shupe
Ron Mortimer
Cameron Duncan

Absent: 3 - Dave Bromley
Monica Collard
Jeff Lovell

4. SUB-05-19-5650 Harvard Park Church Preliminary Review
8735 S. Harvard Park Dr.
[Community #7]

Wade Sanner presented item to Planning Commission.

Alison Albert, speaking for the applicant, Benchmark Engineering, gave information regarding this item.

Cory Shupe opened the item to public comment.

Ferdinand Greenalch spoke in favor of this item

Item closed to public comment.

A motion was made by Michael Chrisopherson, seconded by Jamie Tsandes that the Planning Commission determine that preliminary review is complete for the Harvard Park Church Subdivision, located at approximately 8735 Harvard Park Drive based on the findings and conditions set forth in the staff report.

Yes: 6 - Cyndi Sharkey
Jamie Tsandes
Michael Christopherson
Cory Shupe
Ron Mortimer
Cameron Duncan

Absent: 3 - Dave Bromley
Monica Collard
Jeff Lovell

5. SUB-05-19-5663 Brandon Canyon #1 Lot 9 Amended Subdivision
11387 S. Gracey Ln.
Community #25 - The Bluff

Darryll Wolnik, Planner, presented item to Planning Commission.

Jamie Tsandes asked for clarification on the land ownership on the plat

Vince Cordoza, property owner, stated that he is just wanting to make things right.

Cory Shupe closed item for public comment.

A motion was made by Jamie Tsandes, seconded by Michael Christopherson, that the Planning Commission determine that the preliminary subdivision review is complete for the Brandon Canyon #1 - Lot 9 Amended Subdivision, located at 11387 S. Gracey Ln., subject to the following two findings and two conditions:

Yes: 6 - Cyndi Sharkey
Jamie Tsandes
Michael Christopherson
Cory Shupe
Ron Mortimer
Cameron Duncan

Absent: 3 - Dave Bromley
Monica Collard
Jeff Lovell

Administrative Business

6. 19-218 Election of Chair and Vice Chair for next 6 months.

By secret ballot Mike Christopherson is voted as chairperson for Planning Commission.

By secret ballot Jamie Tsandes has been voted for vice chairperson.

1. Minutes

A motion was made to approve the minutes from previous Planning Commission

Yes: 6 - Cyndi Sharkey
Jamie Tsandes
Michael Christopherson
Cory Shupe
Ron Mortimer
Cameron Duncan

Absent: 3 - Dave Bromley
Monica Collard
Jeff Lovell

7. 19-238 Planning Commision minutes July 18, 2019

Planning Commission voted unanimously to approve previous minutes.

2. Sandy City Development Report

3. Director's Report

Adjournment

Planning Commission voted unanimously to adjourn.

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

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

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

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