



## Legislation Details (With Text)

**File #:** SUB-01-18-5342 **Version:** 1 **Name:**  
**Type:** Planning Item **Status:** Agenda Ready  
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**On agenda:** 7/5/2018 **Final action:**  
**Title:** Synergy Canyons Commercial Subdivision (Preliminary Review)  
9150 S. 500 W. Street  
Civic Center, Community #2

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report.pdf, 2. Plat map.pdf

Date	Ver.	Action By	Action	Result
7/5/2018	1	Planning Commission	approved	Pass

### Agenda Item Title:

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

### Presenter:

Douglas L. Wheelwright

### Description/Background:

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

### Recommended Action and/or Suggested Motion:

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

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

### FINDINGS:

- A.** That the various City Departments and Divisions, including the City Engineer and the Transportation Engineer, have preliminarily approved the proposed site plan and subdivision plat.

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

**CONDITIONS:**

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