



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum March 5, 2026

To: Planning Commission
From: Community Development Department
Subject: Monroe Street Center Commercial Condominium
(Preliminary Subdivision Review)
111 W. 9000 S.
[Community #2, Civic Center]

SUB07182025-007000
RC Zone
2 Lots
9,880 Sq Ft Bldg

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

Request

The applicant, Mark Sudbury, with Echo Ridge LLC (property owner), is requesting preliminary subdivision review to create a commercial condominium plat that would split one commercial lot into two commercial condominium units for the property located at 111 W 9000 S. The request consists of subdividing the existing building into two separately owned units along with associated common space. No new development is proposed with this request. See Exhibit "A" and Exhibit "B" for the Application Materials.

Background

The subject property consists of an approximately 9,880 square foot commercial building which consists of two restaurants, Ichiban Sushi and Athena VII. The subject property is Lot 1 of the Monroe Street Commercial Center P.U.D. and is surrounded by common area of that plat that included parking and access to the lot. This property as well as all of those surrounding it are zoned RC, Regional Commercial.

Adjoining uses within the development are a mix of commercial uses. The property to the east is a commercial parking lot for the stadium located further south while those across 9000 S are residential mobile homes within the Sandy Mobile Home Park.

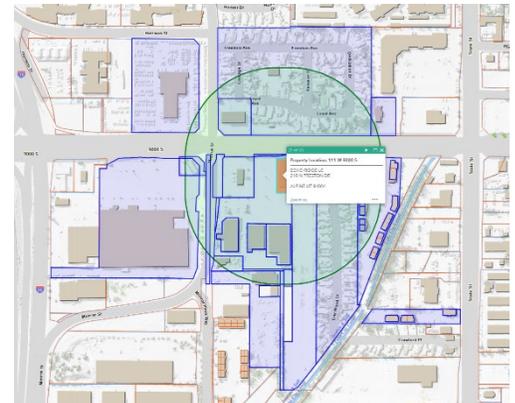


SUB07182025-007000
Plat Amendment
111 W 9000 S
Community Development Department
Sandy City, UT

Property Case History	
Case Number	Case Summary
SPR#79-29	Stangl Shopping Center
SPR#80-10	Western Sizzlin Steak
SPR#95-34	F.C. Stangl (Master Development Plan)
SPR-03-17-5234	Athena Beans Restaurant Expansion and Drive-Up Window
SUB-6-14-3693	Monroe Street Commercial Center PUD

Public Notice and Outreach

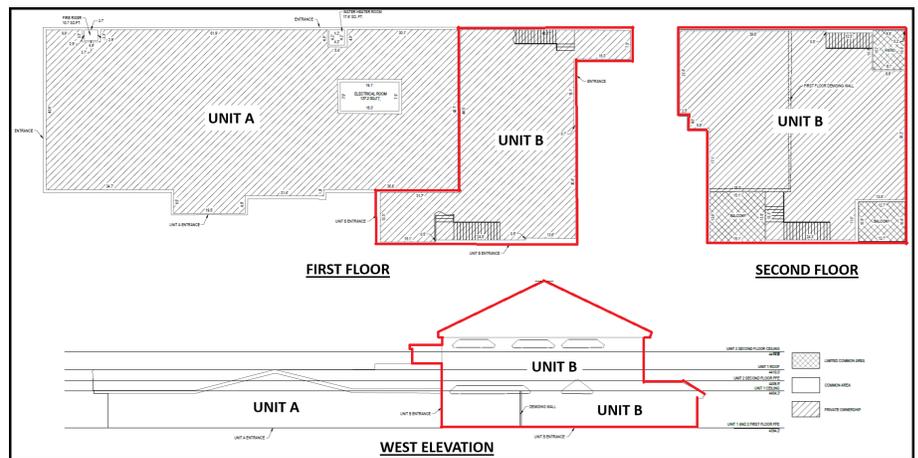
Notices were mailed to property owners within 500 feet of the subject property and affected entities. The notice was posted to the Utah Public Notice website and the city website. A physical copy of the notice was posted at City Hall, and a public notice sign was placed on the subject property. No neighborhood meeting was deemed necessary.



Analysis

The applicant is proposing to divide the interior space of the existing building into two individually owned units. The first unit is primarily located to the north while the second unit is to the south. A portion of the south unit’s second floor extends over the north one (Units A and B respectively).

Both proposed units have direct egress to the exterior. The shared utility systems necessary for the proper operation of the facility are shown as commonly owned spaces. The parking lot and site improvements will also be jointly owned for the use of all owners and their customers.



Sandy City’s ordinance allows for the conversion of existing occupied commercial buildings into privately owned condominium spaces by complying with various conditions intended to ensure the structure meets life/safety requirements and provides for the needs of future owners.

Report of Property Condition and Reserve Study.

State law requires that a reserve study be conducted and money be set aside for future capital improvements needed to maintain the overall building. In order to determine the amount of funding needed, a report of the condition of the existing building is needed that estimates the future needs of the building based upon its current condition.

The applicant has provided both the property report and reserve study. These have been reviewed by staff and found to adequately address the future needs of the property (see Exhibit “B”).

Report of the Building Official

Prior to approving an existing building to be subdivided into individual units, the Chief Building Official is required to inspect the project in order to determine compliance with the life safety provisions of the International Building Code and the

International Fire Code. This inspection has been completed, and the Building Official finds the structure to adequately meet basic life/safety requirements (see Exhibit “C”).

Staff Recommendations

Staff recommends that the Planning Commission determine that preliminary review is substantially complete for the Monroe Street Center Commercial Condominium located at 111 W. 9000 S. based on the following findings and subject to the following conditions:

Findings:

1. That a Capitol Reserve Study has been provided that sufficiently ensures for the funding of the ongoing maintenance of the building and site improvements.
2. That the Chief Building Official has inspected the site and found it to be in compliance with the life safety provisions of the International Building Code and the International Fire Code.
3. That the various City Departments and Divisions have preliminarily approved the proposed condominium conversion subdivision plat.

Conditions:

1. That any previous conditions of approval from previous Site Plan applications on the subject property remain in full effect and fully enforceable.
2. That prior to recording the final condominium plat, all requirements of the plat pertaining to condominium conversion be satisfied.
3. That all units comply with all requirements of the International Building Code regarding condominium conversions.
4. That prior to plat recordation, Staff review and approve the declaration of condominium, project bylaws, and the condominium plat. That these documents include all information required according to State Statute.
5. That any required utility easements for this site be dedicated with the plat in accordance with the department review requirements.
6. That the applicant complies with each department’s comments and redlines throughout the final review process and that all issues be resolved before the condominium subdivision plat can be recorded.

Planner:



Thomas Irvin
Senior Planner

File Name: S:\Users\PLN\STAFFRPT\2025\SUB07182025-007000 – MONROSE STREET CENTER COMMERCIAL CONDO\PLANNING COMMISSION\STAFF REPORT

Exhibit "B"
(See the attached file for full details)

Property Report – Reserve Analysis

Echo Ridge Condominium Association

1. Purpose and Regulatory Basis

This **Property Report – Reserve Analysis** is submitted to Sandy City in support of a condominium conversion application for the **Echo Ridge Condominium** pursuant to **Sandy City Code §21-31-10(b)(1)**.

The purpose of this report is to:

- Document the **existing condition** of the building and its major systems
 - Identify **shared and unit-specific responsibilities** for maintenance, repair, and replacement
 - Demonstrate that **adequate provisions exist** for the ongoing maintenance of any shared systems
 - Confirm that the proposed condominium conversion does **not result in deferred maintenance or increased risk** to occupants or the City
-

2. Property and Association Overview

2.1 Property Description

- Property Name: Echo Ridge Condominium
- Location: 109 / 111 West (Lot 1 of the Monroe Commercial PUD)
- Configuration: Two commercial condominium units
 - **Unit A** (109 West)
 - **Unit B** (111 West)

The building has been previously remodeled and approved by Sandy City, including:

- Significant interior remodel (approximately 80%)
- Addition of an upper level
- Structural review and approval by a licensed structural engineer

Exhibit "C"

1-21-26

Monroe Street Commercial Center

111 W 9000 S

Sandy Building Department has reviewed the plans for the amended plat and existing condition for the building.

The building went through a renovation and upgrades in 2016 and remains in same condition at this time.

There are no concerns or need for repairs based on these conditions and amending of plat.

Jim McClintic

Sandy City Chief Building Official