

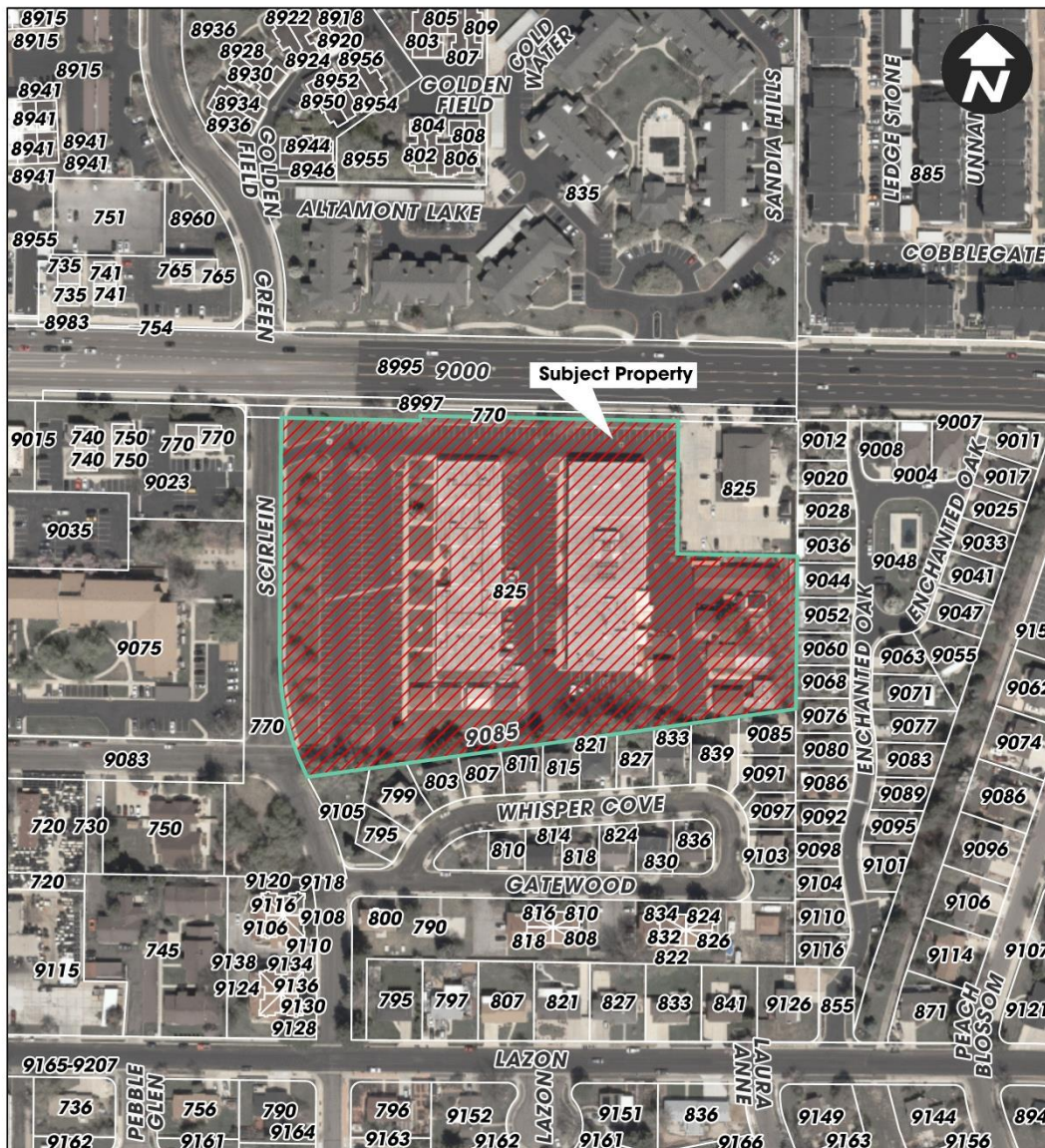
# Canyon Gate Applications

## Property

- 825 E. 9085 S.
- 7.2 acres

## Applications

- File #GPA04222026-007196
  - Institutional to Medium Density Neighborhood
- File #REZ04222026-007195
  - R-1-8 to PUD(12)



0 45 90 180 270 360 450 Feet

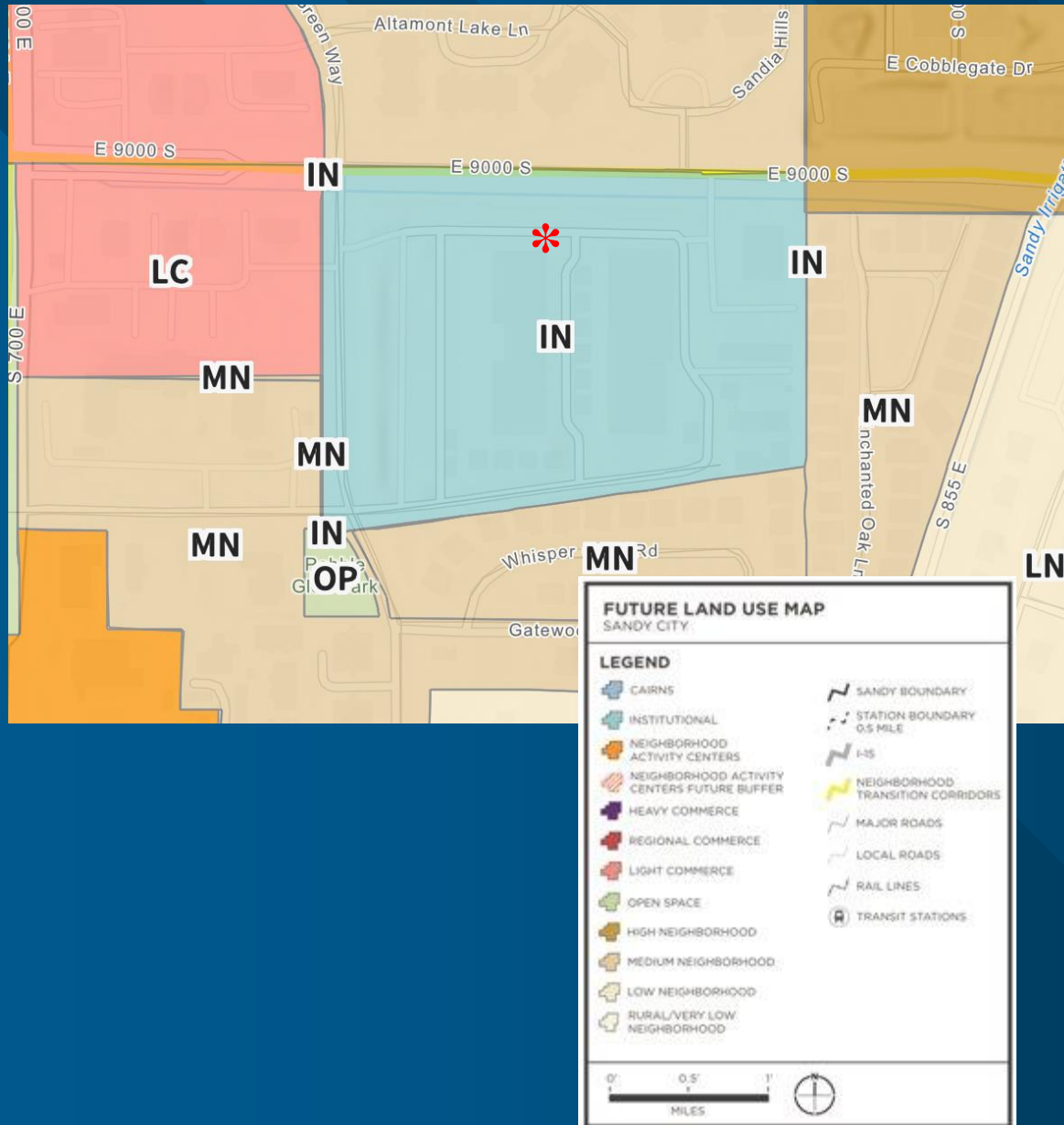
REZ04222026-007195  
Property Rezone  
825 E 9085 S

Community Development Department  
Sandy City, UT

City Council Presentation



# Future Land Use



**Request: Medium  
Density Neighborhood**

**Current: Institutional**

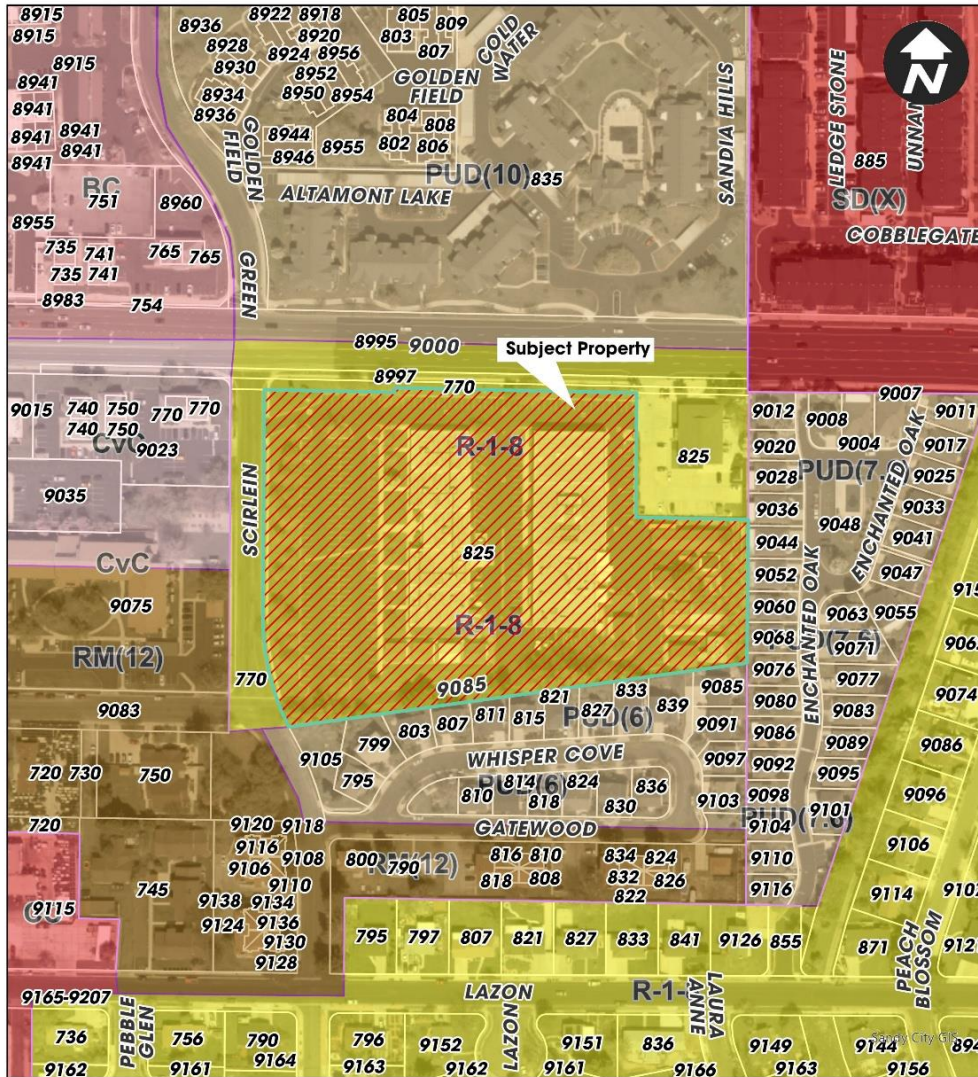
- North: Medium Density
- East: Medium Density
- South: Medium Density
- West: Light Commerce, Medium Density

# Zoning

Request: PUD(12)

Current: R-1-8

- North: PUD(10)
- East: PUD(7)
- South: PUD(6)
- West: CVC, RM(12)



0 45 90 180 270 360 450 Feet

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# Concept Plan



**LEGEND**

- FRONT-LOAD TOWNHOMES
- 2-STORY REAR-LOAD TOWNHOMES
- 3-STORY REAR-LOAD TOWNHOMES
- OPEN SPACE
- PRIVATE OPEN SPACE

**CONCEPT TABULATIONS**

TOTAL ACRES	47.17 ACRES
CURRENT ZONE	R-1-B
PROPOSED ZONE	MUD
<b>LOT/UNIT COUNT</b>	<b>86</b>
FRONT-LOAD	18
3-STORY REAR-LOAD	21
2-STORY REAR-LOAD	47
TOTAL DENSITY	1.99 UNITS/ACRE
<b>PROPOSED STANDARDS: R12 PUD</b>	
FRONT	0'
CORNER	15'
SIDE	8'
SIDE, ADJACENT TO S.F.	15'
REAR	20'
OPEN SPACE	12.88 AC (40%)
GUEST PARKING	31 STALLS
PRIVATE ROW	44'
ALLEY	24' MINIMUM



## CANYON GATE concept plan

SANDY, SALT LAKE COUNTY  
4/22/2026  
25-0265

Note: This plan is for illustrative purposes. Boundaries may be based on information obtained through public data and we can't confirm it's accuracy. It is recommended that a boundary survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

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