



SANDY CITY COMMUNITY DEVELOPMENT

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Staff Report Memorandum August 6, 2026

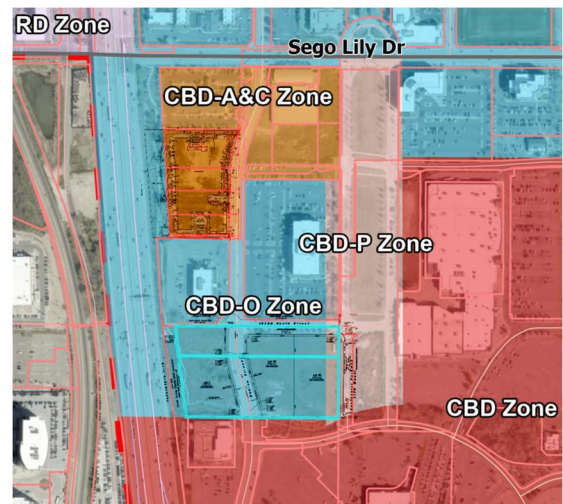
To: Planning Commission
From: Community Development Department
Subject: Raddon Summit Subdivision (Preliminary Subdivision Review)
10250 S. Monroe St.
[Community #9, Commercial Area]

SUB06302026-007236
CBD-O & P Zones
3 Lots, 8.47 Acres

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

Request

The applicant, Ron Raddon with Raddon Development (representing the property owner Sandy City), is requesting preliminary subdivision review for the property located at 10250 S. Monroe St. This proposal reconfigures two (2) existing parcels into three (3) lots to enable future commercial or mixed use development. Access to these lots is provided directly from Monroe Street, 10200 South Street, and Centennial Parkway, which are all existing public streets. (See Exhibit A to review application materials).



Background

The subject properties included in the subdivision total 8.47 acres. Both existing parcels have not been part of a formal subdivision process. The proposed subdivision is part of the South Village of the Cairns Master Plan and is subject to the Cairns Design Standards. The land is vacant despite a recent site plan approval from 2021 that was never constructed. The

property is bordered by the Del Sol and Cementation buildings to the north, the Centennial Parkway corridor to the east, the Mall/Jazz/Mammoth facility to the south in the CBD zone, and I-15 corridor to the west. With these surrounding developments, this vacant parcel has full site improvements for streets and most utilities. As part of a contractual agreement with the City, the applicant has one (1) year from plat approval to obtain site plan approval as well, which submittal we anticipate soon.

Property Case History	
Case Number	Case Summary
SPR# 85-05	South Towne Mall Master Plan, a portion of the site. 1985
SPR# 92-16	South Towne Mall Expansion, Phase II, a portion of the site. 1992
SPR# 05-19	Sandy Promenade Wetland Center. 2005. Sandy City Parks Department's plan for the physical development of a 1.77 acre portion of the Centennial Parkway Promenade.
SPRSPR08032021-006124	Summit II @ the Cairns, Mixed Use Development. Site Plan Review, Sept. 16, 2021, approved with conditions. Project approvals expired.
SPR03292022-006291 & CUP09072021-006145	Mixed use project including a 14 story hotel. Project approvals expired.

Public Notice and Outreach

This item was noticed to all property owners within 500 feet of the proposal. A notice was posted to the Utah Public Notice website and the city website. A physical copy of the notice was posted at City Hall.

Analysis

Subdivision

The property has been part of several master plans for the Mall and Cairns Development area. This proposal will create three (3) commercial/mixed use lots for future development: Lot 1 has 2.63 acres, Lot 2 has 1.97 acres, and Lot 3 has 2.18 acres. With the proposed subdivision, the applicant has provided right of way dedication that will comply with the requirements of the Cairns Design Standards for Monroe Street, 10200 South Street, and Centennial Parkway. This additional dedication will allow for further public improvements to be added when the lots develop. The proposed plat will also dedicate an easement for the existing Dry Creek public trail along the south and west sides of Lot 1 and an easement over the Dry Creek drainage area that runs through the lot.

***Staff Finding:** Zoning ordinances only require lots to be of sufficient size as to be able to accommodate the required setbacks. The proposed lot is located within the CBD-O & P Zones. Setbacks for the zone are designed to allow flexibility in the construction of the site, especially in the Cairns Development area. Standards within the Cairns Development area require a minimum front setback of eight (8) feet, and a maximum of sixteen (16) feet. As stated above, the forthcoming site plan will need to fit within the proposed subdivided lots. In speaking with the applicant they agree that this can be accomplished.*

Final dimensions of proposed utility easements on the plat will need to be determined during the final review process for the plat. These easements will need to be of sufficient size to accommodate the proposed construction of the building, as well as the utility services required by the City through this area. Staff recommends the applicant continue working with City staff on the final dimensions of the easements to be shown on the plat. If necessary, the plat may be amended during the site plan review process to accommodate any necessary easement adjustment.

Staff Concerns

As proposed, there are still some corrections that need to be resolved with the plat which corrections can be handled by staff during the final subdivision review process. During the final review staff will work with the applicant to ensure

compliance with required utility easements, dedication and building setbacks to facilitate the construction of the future site plan.

Staff Recommendations

Staff recommends that the Planning Commission determine that preliminary subdivision review is substantially complete for the Raddon Summit Subdivision at 10250 S. Monroe St. based on the following findings and subject to the following conditions:

Findings:

1. The subject property is configured as a standard lot and the proposed new lot will have frontage onto a public street.
2. That the proposed lot configuration equitably balances the needs of the public and presents the most efficient use of the land.
3. That the proposed lot complies with the requirements of the CBD-O & P zones and Cairns Design Standards.
4. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.

Conditions:

1. The applicant continue working with staff during Final Review on the details and dimensions for the PUE's, Dry Creek trail and Dry Creek drainage easements.
2. That additional public right of way dedication of sixteen (16) feet behind back of curb be provided for Monroe Street (both sides), 10200 South Street (south side), and Centennial Parkway (west side).
3. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.

Planner:



Clinton Spencer, AICP
Development Services Manager

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Exhibit "A"

See the attached file for full information

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