



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

MARTIN JENSEN
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum

July 17, 2026

To: Planning Commission
From: Community Development Department
Subject: Indigo – Preliminary Subdivision and Special Exception Review
348 E. 8000 S.
Community #3, Sandy Woods

SUB07112025-006996
SPX08262025-007025
RM(12) Zone
2.4 Acres, 20 Lots

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

Request

The applicant, Damian Mora with Garbett Homes (representing the property owner Midvale Mill Investments, LC), is requesting a preliminary subdivision and special exception review for a property located at 348 E 8000 S. The proposal consists of assembling two (2) existing properties and then subdividing them into 20 residential lots. Additionally, the applicant is seeking special exceptions to only require a single point of ingress and egress onto 8000 S, a private road to access the proposed units, a reduced right of way width and private street improvements, and creating residential lots not facing a public street (see Exhibits “A” and “B” to review application materials).

Background

The subject parcels consist of approximately 2.4 acres within the RM(12) Zone. There are currently no existing structures on the property. The surrounding properties to the east and south are primarily zoned R-1-8 and PUD(4.75). The surrounding properties to the north and west are within Midvale City.

These parcels were rezoned from IC to RM(12) on June 7, 2022, originally entitled Sunrise Ridge.



Property Case History	
Case Number	Case Summary
REZ03082022-6278	Rezone from IC to RM(12), Approved June 2022

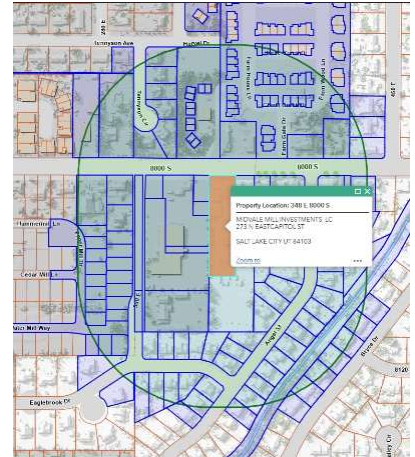
Public Notice and Outreach

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

Neighborhood Meeting

A neighborhood meeting was held on Thursday, July 9, 2026. A summary of the meeting minutes is attached. (see Exhibit “C”).

Four (4) individuals attended the neighborhood meeting. After a presentation from the applicant and staff, questions were asked about the water line, building placement, and fencing.



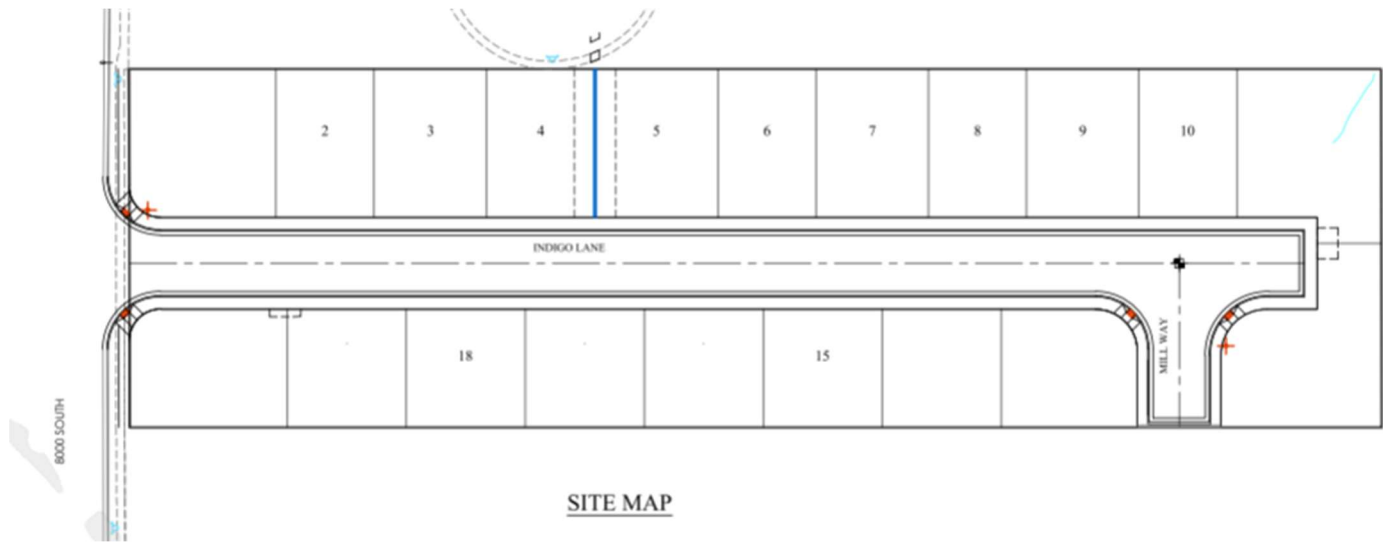
Analysis

Subdivision

The applicant is proposing to assemble two (2) existing parcels and then subdivide them into 20 single-family home lots with an average lot size of 3,759 sq/ft. At 2.4 acres within the RM(12) zone, they are permitted up to 12 units per acre, or 28 total units. As this property is zoned in an RM district, there are special standards and setbacks that apply. The director has determined that the prescribed setbacks of the zone are applied to the outer edges of the subdivision boundary. The front property line (north) shall have a minimum of 20'. The west side yard setback must be a minimum of eight feet (8'), and the east side yard must be setback a minimum of 15' as they are adjacent to existing residential. The rear setback (south property line) must have a 20' minimum setback. The Planning Commission may increase the minimum 8' side yard and 20' rear yard setback considering the surrounding area. The individual lot setbacks are governed by a 20' setback from the private street to the attached garage, and a five foot (5') minimum setback from the internal side yard property lines.

The RM zone also requires that screening is installed when the property borders areas that are single-family residential. A fence will be installed around the perimeter boundary of the subdivision.

The plat will address the required public street dedication along 8000 S. and further improve the public road per city standards. The internal street that provides access and frontage to the new single-family homes is proposed to be private, and have a hammerhead turnaround at the end of the road. This turn-around will be stubbed to the property to the west and the development will be limited to a single point of access unless the road is extended to 300 East with future development. An extensible private street easement will be provided to enable future development to the west to connect to this private street for both pedestrian and vehicular ingress and egress.



Special Exceptions

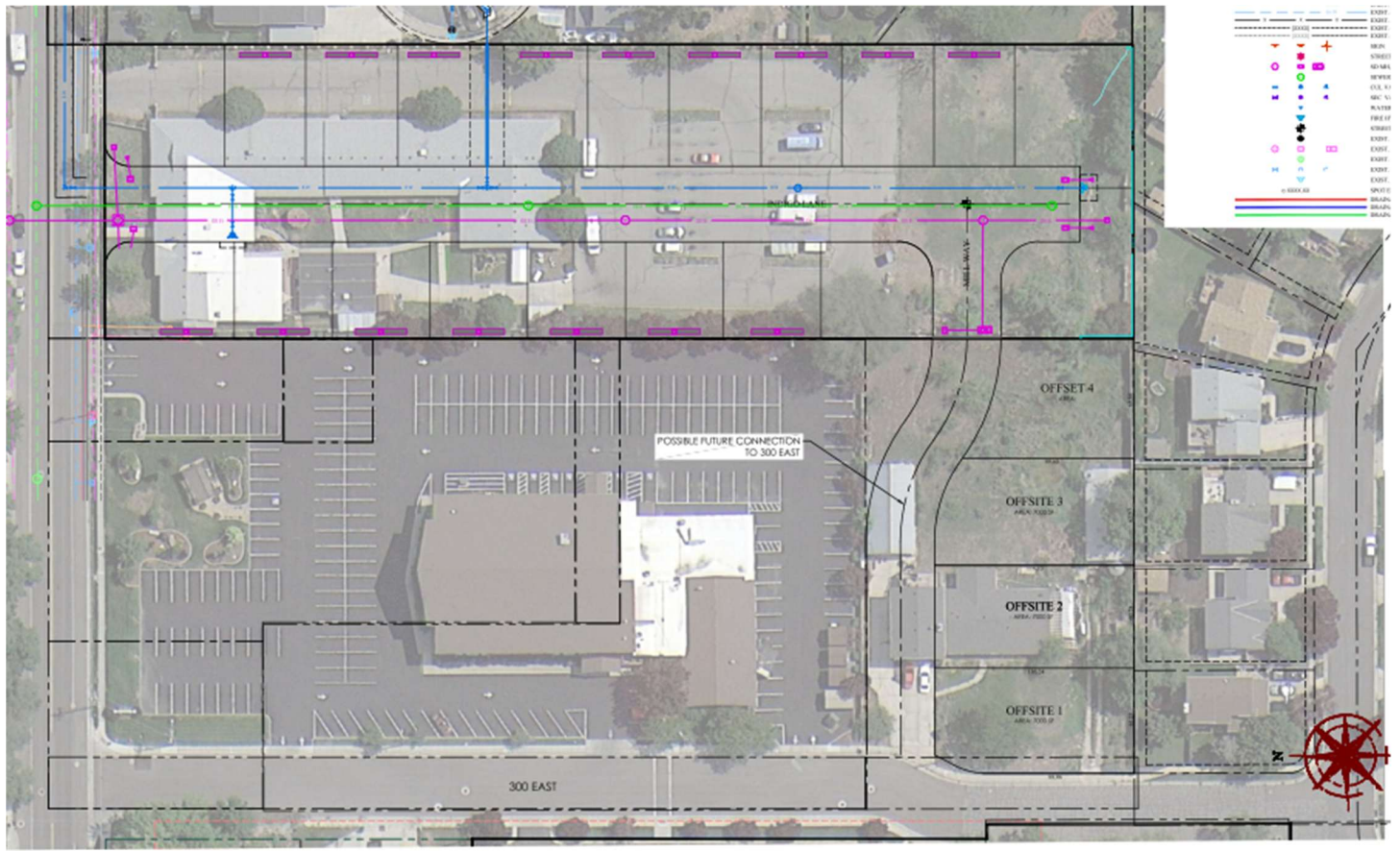
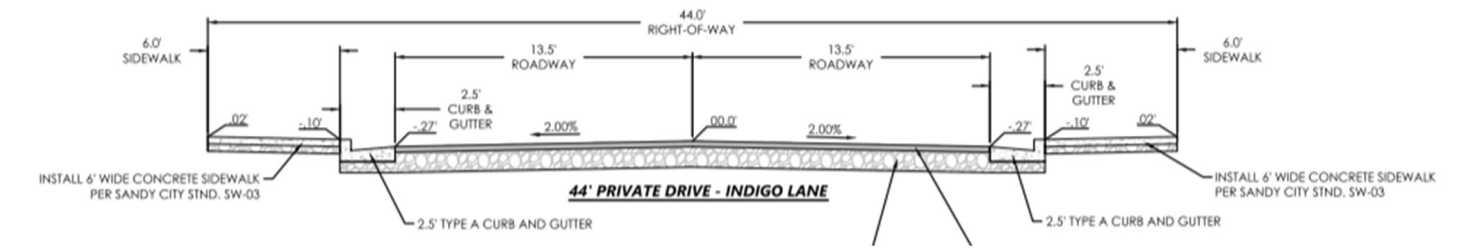
The development, as referenced in the applicant's letter (See Exhibit "B"), due to the narrowness of the lot and the existing development and infrastructure is requesting a special exception to allow for a private street, residential lots without fronting onto a public street, one point of access, and a reduced right-of-way width and improvements on a private street. The access point onto 8000 S. is being designed to consist of 27' of asphalt, a 2.5' curb and gutter on each side, and a 6' sidewalk on each side with no parkstrip. Each lot would front onto this private street with driveway access. The street consists of a hammerhead turn-around that is also stubbed to the western property line that would allow connection to future potential redevelopment. This potential connection would grant additional access to the subdivision from 300 E.

Sec. 21-21-10(n) of the Sandy City Land Development Code allows for a special exception for certain improvements to be waived by the Planning Commission. The code section states:

Curbs, gutters, park strips, and sidewalks shall be required on all existing and proposed public and private street frontage of any lot within a subdivision or legal buildable parcel in conformance with the Standard Specifications. The Planning Commission may grant a special exception to waive any of these improvements, after considering a recommendation from the Director and City Engineer. They shall consider and evaluate the following criteria:

1. The number of homes within the subdivision;
2. The length of a cul-de-sac;
3. The precedence of adjoining improvements;
4. The configuration of lots;
5. Where the only other alternative is a private road design;
6. Flood control and storm drainage;
7. Pedestrian safety and walkable element demands;
8. The proposal equitably balances the needs of the public and presents the most efficient use of land;
9. The potential negative impacts created by the waiver(s); and
10. The cumulative effect of all the waivers and any other exceptions requested for the development.

The Community Development Director and City Engineer have reviewed and support the requests (see Exhibit "D" for City Engineer Recommendation Letter).



Staff Concerns

Staff has no concerns with this proposed development.

Recommendation

Motion #1 Special Exception

Staff recommends that the Planning Commission approve the requested special exceptions described in the staff report for the Indigo Subdivision located at 348 E. 8000 S. based upon the following findings:

Findings:

1. That the proposed configuration equitably balances the needs of the public and presents the most efficient use of the land.
2. That the requests meet the criteria of the code as shown in the analysis of the staff report.
3. The precedence of adjoining improvements would be continued and maintained

Motion #2 Preliminary Subdivision Review

Staff recommends that the Planning Commission determine that preliminary subdivision review is substantially complete for the Indigo Subdivision at 348 E. 8000 S. based on the following findings and subject to the following conditions:

Findings:

1. That the proposed lot configuration is an efficient use of the land.
2. The proposed configuration equitably balances the needs of the public.
3. That the proposed unit count conforms to the requirements of the RM(12) zone
4. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.
5. That the associated Special Exception are congruent with the proposed subdivision.

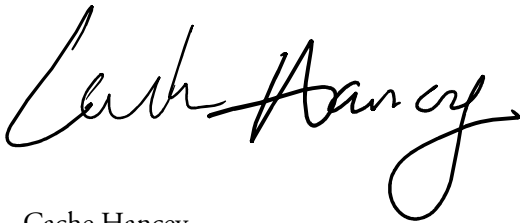
Conditions:

1. That all necessary road dedications of 8000 South be carried out through the plat.
2. That a Homeowners Association for the subdivision be established. A set of CC&R's be recorded with the plat to regulate and ensure maintenance of all common areas. Said documents shall include language that requires use of garages be such that they be used to park vehicles at all times and that garages will not be used for any long-term storage.
3. No on-street parking is permitted within the private road hammerhead terminus and signs restricting on-street parking must be erected along this private street as determined by the City Engineer.
4. 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.
5. That all City provisions, codes, and ordinances are adhered to during the review, construction, and operations process of this project.
6. That a reciprocal extensible private cross access easement be provided to the surrounding properties to the west to

allow for future pedestrian and vehicular access when/if they redevelop further to enable the future connectivity and secondary points of access in the future as shown in the Master Plan Road Exhibit.

7. That the setbacks for the subdivision be determined by the Planning Commission and that these setbacks be recorded as a note on the plat.

Planner:

A handwritten signature in black ink, appearing to read "Cache Hancey". The signature is fluid and cursive, with the first name "Cache" written in a larger, more prominent script than the last name "Hancey".

Cache Hancey
Senior Planner

File Name: S:\Users\PLN\STAFFRPT\2026\SUB07112025-006996 Indigo Subdivision

Exhibit "A" – See the attached file for full information

[illegible]

Exhibit “B” – Special Exception Letter

Indigo Subdivision Special Exceptions (SPX08262025-007025)**348st 8000 South, Sandy, UT**Special Exception: Residential Lots without frontage on a public street (21-21-21(b)(1))**21-21-21 Lots**

(b) Except as may be otherwise provided in this title, all lots shall have the required frontage upon a dedicated and improved street. Exceptions may include the following:

- (1) Residential building lots that do not have frontage upon a public street shall obtain a special exception from the Planning Commission as part of the preliminary review process.***

Response: Indigo is 171.42' wide along 8000 South and 599.47' deep. It is about 3.5x deeper than it is wide, making the site difficult to develop and impractical to develop with frontage along the existing public street, 8000 South. We are proposing 20 detached lots, 2 of which will have public street frontage on 8000 South and the remaining 18 will have frontage on an improved private street. The private street will function as a public street in that the public would be able to access the private street from 8000 South, but the street would be maintained by the HOA.

Special Exception: Creation of a private street for access to dwellings (21-21-11(a))**21-21-11 Additional Standards For Private Streets/Lanes/Alleys/Pedestrian Mews**

- a. Public street systems shall be required for access to all residential dwellings, unless it is demonstrated by the developer that a public street cannot be constructed due to the following issues: Property width, connectivity (or the inability to connect to the existing street patterns), topographical concerns, overall subdivision design, utility connections, and the ability to provide service, which includes, but is not limited to, snow plowing, street sweeping, trash collection and overall street maintenance.***

Response: A public street within the Indigo subdivision cannot be constructed due to property width and overall subdivision design. Indigo is surrounded by established neighborhoods. The property is only 171.42' wide, the public right-of-way width requirement of 52' would not leave sufficient area to develop the proposed subdivision. We are proposing 20 detached homes, 10 along the east property line and 10 along the west property line, with a private road running through the middle. With lot setback and a 20' garage setback requirements, we are asking for some additional room to both develop the

Exhibit “C” – Neighborhood Meeting Minutes



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

MARTIN JENSEN
CHIEF ADMINISTRATIVE OFFICER

Neighborhood Meeting Summary

Date: 7/9/2026

Location: Zoom Webinar

Project Name: Indigo Subdivision

Number of Attendees: 4

Applicant: Garbett Homes – Damian Mora

Number of Invitees: 128

Project Description:

The application proposes a new 20-lot single-family home subdivision with special exceptions. The project is approximately 2.4 acres within the RM (12) zone.

Summary of Attendee Comments:

Other than Planning staff and the applicant team, four people attended. Staff and the applicant presented the application. Two people commented. Comments were general in nature with no one speaking up in opposition to the proposal. Questions were asked about the removal of the existing fencing, building heights and location, and the proposed water line loop. The applicant informed the attendees that they would provide ample notice when the fence is being replaced.

Exhibit “D” – City Engineer Letter of Recommendation



DEPARTMENT OF PUBLIC WORKS

Monica Zoltanski
Mayor

Martin Jensen
Chief Administrative Officer

Ryan Kump, P.E.
Director

**CITY ENGINEERS RECOMMENDATION
MEMORANDUM**

Date: July 10, 2026
To: Cache Hancey, Senior Planner
From: Ryan Kump, P.E., Public Works Director/Acting City Engineer

Project Name: Indigo Subdivision
Plan Case Number: SUB07112025-006996, SPX08262025-007025
Project Address: 348 E 8000 S

The developer has requested the following five special exceptions: Residential Lots without public street frontage, creation of a private street (approx. 350 E), 44' wide cross section (less than the typical 52' local road standard), not providing all required street improvements along the proposed private street (Indigo Lane), and one point of ingress/egress. I have reviewed this request, understood the intent, and am recommending that these exceptions be approved.

Findings include the following:

1. The Residential Lots will have frontage to the private street instead of a public street.
2. A proposed private street at approx. 350 E to be named "Indigo Lane."
3. Sandy City's current local road cross section standard is 52'. This consists of 27' of asphalt, 2.5' curb and gutter, 5' park strip, and 5' sidewalk. Indigo Subdivision is proposing a private street which consists of 27' of asphalt, 2.5' curb, and 6' sidewalk.
4. Because the property is narrow, they are requesting an exception to the 5' park strip.
5. The developers are proposing that the private street end in a Hammerhead configuration (Alternate 1), with the West leg (also private, to be named "Mill Way") to be stubbed for future access to the adjoining property.

For these reasons, Public Works supports the approval of the proposed special exceptions.

Please feel free to contact me with any questions, requests for additional technical information, or wishes for further discussion at 801.568.2962 or rkump@sandy.utah.gov.

Thank you,

A handwritten signature in blue ink that reads "Ryan Kump".

Ryan Kump, P.E.
Public Works Director/Acting City Engineer

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