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OFFICER

Staff Report Memorandum March 5, 2026

To:	Planning Commission	
From:	Community Development Department	
Subject:	Mark Ray Medical/Dental Office (Prelim. Site Plan Review)	SPR04172025-006955
	7865 S. 700 E. [Community #6, High Point]	BC Zoning District 0.30 Acre, 2,755 Sq. Ft. Building

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, Robert Money, Architect, representing Mark Ray, owner of subject property, is requesting review of a preliminary commercial site plan review, for a property located at 7865 S. 700 E. in the BC zone. The site plan review will consider exterior building design, parking and landscaping.



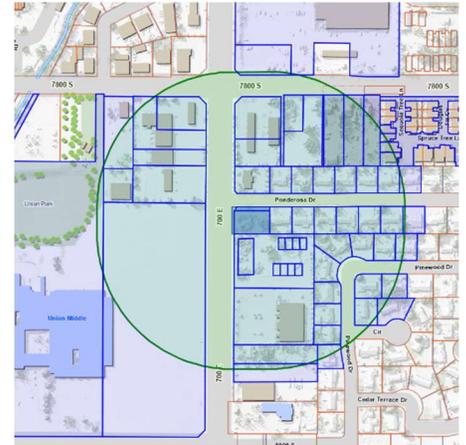
Background

This property previously had a single-family home until early 2022 when the home was demolished. At that same time the eight (8) foot masonry fence was installed along the south and east property lines. The property has been zoned BC for several years (since 1996) and is bordered on the east by a single-family residential neighborhood zoned R-1-8, to the south by another similar office use zoned BC, 700 East Street to the west and a massage business zoned BC to the north.

Property Case History	
Case Number	Case Summary
R#96-15	Property rezoned from R-1-8 to BC zone.
Unknown	Single family home demolished early 2022; several Code Enforcement cases were on record for this property up to demolition.

Public Notice and Outreach

Fifty-seven (57) notices were mailed to property owners located within 500 feet of the subject property for the March 5, 2026, Planning Commission meeting. The notices and the agenda for the Planning Commission meeting were posted in required public places and on the various public notice websites. Also, a public meeting notice sign was posted on the property on February 23, 2026.



Neighborhood Meeting

A neighborhood meeting was held for the commercial site plan on January 20, 2026. No one from the public attended, nor has staff received any written or other verbal communications regarding the proposal.

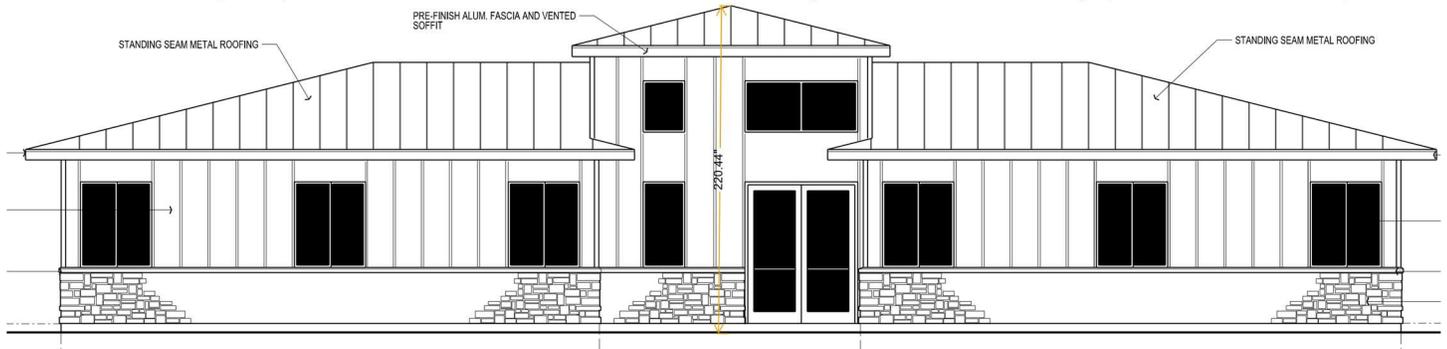
Analysis

The proposed site has been vacant for a few years and zoned as BC for several more. The use of a small office building on this site addresses the lot vacancy and provides an appropriately scaled buffer between 700 East Street and the adjacent residential neighborhood while also complying with the BC zoning of thirty (30) years. The site plan has several elements to be considered by the Commission, as follows:

Site Plan Analysis

Building/ Use

The proposal is for a 2,577 square-foot medical/dental office building on subject property. ‘Medical and health care services’ is a permitted use in the BC zone. As proposed, the finish materials and elevations comply with Sandy City Architectural Design Standards, as well as standards in the BC zone, specifically residential appearance and character. The building is single story with a pitched roof and basement level for storage. It is approximately eighteen (18) feet tall and is finished with stone, cement board cladding (board and batten appearance), and a standing seam metal roof. Several windows occur on all sides of the building as well. The main access into the building is located on the east side facing the proposed parking lot. Larger, centrally located windows are provided facing the street frontage. Color swatches for the materials have been provided which include ‘Lazy Gray’ for the board and batten area and ‘Black Magic’ for the metal roofing. (See Attachment “A”)

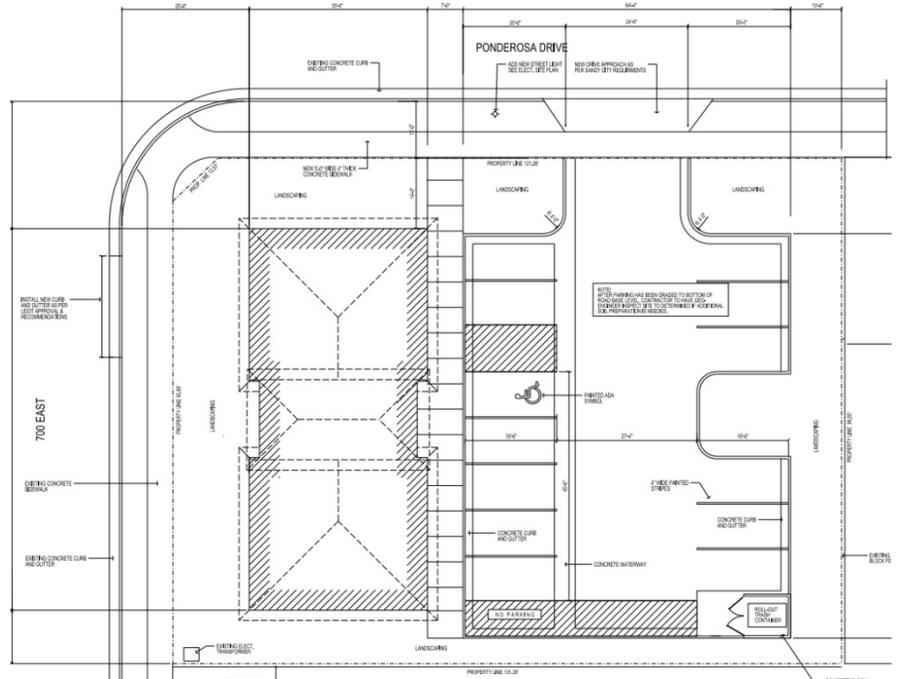


Parking

There are thirteen (13) stalls proposed for the office building. Parking requirements for the proposed use, and the proposed layout dimensions for stalls, access, and aisles comply with parking standards.

Landscaping

Landscaping for the project is provided throughout the project with a required ten (10) foot buffer with several trees (both deciduous and evergreen) along the East property line adjacent to the residential lot. As part of the proposal the existing sidewalk and park strip will be moved one foot to the south. All landscaped areas appear to include thirty (30) percent live growth coverage. A total of seventeen (17) trees are proposed for the site. A landscaping island is also provided to break up stalls on the East side of the lot, adjacent to the residential lot. Staff recommends that additional street trees and required plantings be provided in the detention area along 700 East and Ponderosa Drive which do not encroach into the clear vision area. The proposed site plan and landscape plan currently do not match in terms of the detention area, and landscaped parking island. This issue will need to be resolved at final to ensure that all plans match. These are minor changes and can be completed during final approval and that additional street trees and landscaping be provided in that detention area. (See Attachment “B” – Landscaping & Attachment “C” – Erosion Control Plan)



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Screening

A masonry fence exists on the property along the south and east property lines, and is eight (8) feet tall in most areas, except along the east property line where the wall steps down to about five (5) feet tall as it approaches Ponderosa Drive. Per City ordinance, the adjacent residential neighbor may request the fence be lowered below the required eight (8) feet. Staff recommends the applicant work with the adjacent residential neighbor to determine if the height along the east property line needs to meet the eight (8) foot requirement or be kept at its current height (5-6 feet). Also, the applicant has provided a dumpster enclosure on the south side of the property which includes a roll-out dumpster. The enclosure is six (6) foot masonry with a metal gate.



The applicant does not show where utilities will connect into the building. As required, mechanical units and utilities shall be screened with walls, or landscaping and placed on the side or rear of the building such that they do not face the street.

Access – Pedestrian & Vehicle

There are two (2) existing driveway accesses into the property; one along each frontage of 700 East and Ponderosa Drive. Each of the existing driveways are proposed to be removed and replaced with landscaping in the park strip. The Ponderosa Drive access will be moved slightly to the west to provide access to the site, and pedestrian access is provided from a connecting sidewalk to the public sidewalk along Ponderosa Drive. The driveway removal along 700 East will require coordination with UDOT. The existing four (4) foot wide sidewalk along Ponderosa Drive will be widened to five (5) feet wide.

Parcel Analysis

There are currently two (2) parcels for the proposed site plan which will be combined into one parcel through a simple boundary adjustment application. Additionally, a one (1) foot dedication for public right of way along Ponderosa Drive will be required to allow for the sidewalk widening.

Staff Concerns

The architectural elevations do not reflect any roof drain system. The architectural design standards require that all roof drainage be internal to the building and not allowed to have exterior downspouts. The plans submitted at final will need to reflect how they intend to address roof drainage.

Recommendation

Staff recommends that the Planning Commission determine preliminary site plan review is substantially complete for the proposed Mark Ray Medical Office building at 7865 S. 700 E. in the BC zone based on the following findings and subject to the following conditions:

Findings:

1. That the proposed project, with the required conditions listed below, will meet all the applicable requirements of the Sandy City Development Code and the Sandy City Architectural Design Standards as to site and building architectural design, materials and colors.
2. That the proposed structure will help buffer the residential neighborhood from 700 East.
3. The proposed project will provide a financial benefit in terms of property tax to the City where it currently is vacant.

Conditions:

1. That the developer proceeds through the final site plan review process with staff. The Final Site Plan shall follow all Development Code requirements, staff redlines, and those modifications as required by the Planning Commission.
2. That the development comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
3. The applicant complete the required lot consolidation through a simple boundary adjustment process before final approval for the site plan.
4. That street improvements be carried out according to site plan approved by the Sandy City Engineer and specifically:
 - a. That Ponderosa Drive be further improved and dedicated to include an 11-foot-wide streetscape behind the existing curb and gutter (additional one (1) foot dedication) to allow for the installation of the proposed five (5) foot wide sidewalk and six (6) foot wide parkstrip.
5. The existing driveway access on Ponderosa Drive is removed, and the applicant work with UDOT on the removal of the driveway access on 700 East. The timing of the driveway on 700 East shall not hold up final approval, but evidence of cooperation with UDOT for future removal is required.
6. The proposed site plan and landscaping plans be brought into conformance, specifically that the retention/detention area, and all landscaping areas be shown the same in both plans, and that required street trees and other plantings be

provided to meet minimum standards.

7. Any lighting on the site comply with 21-13-11, specifically that no light spill or intrusions are allowed into the adjacent residential lots.
8. 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 of the buildings and screened from view. Each box shall be shown in its exact location and shall be noted with its exact height, width and length. Building utility meters shall be mounted to the side or rear elevation or screened with a wing wall if fronting a public street.
9. The final architectural elevations submitted at final review must address the roof drainage and not utilize exterior mounted down spouts.
10. 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 and safety. 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.

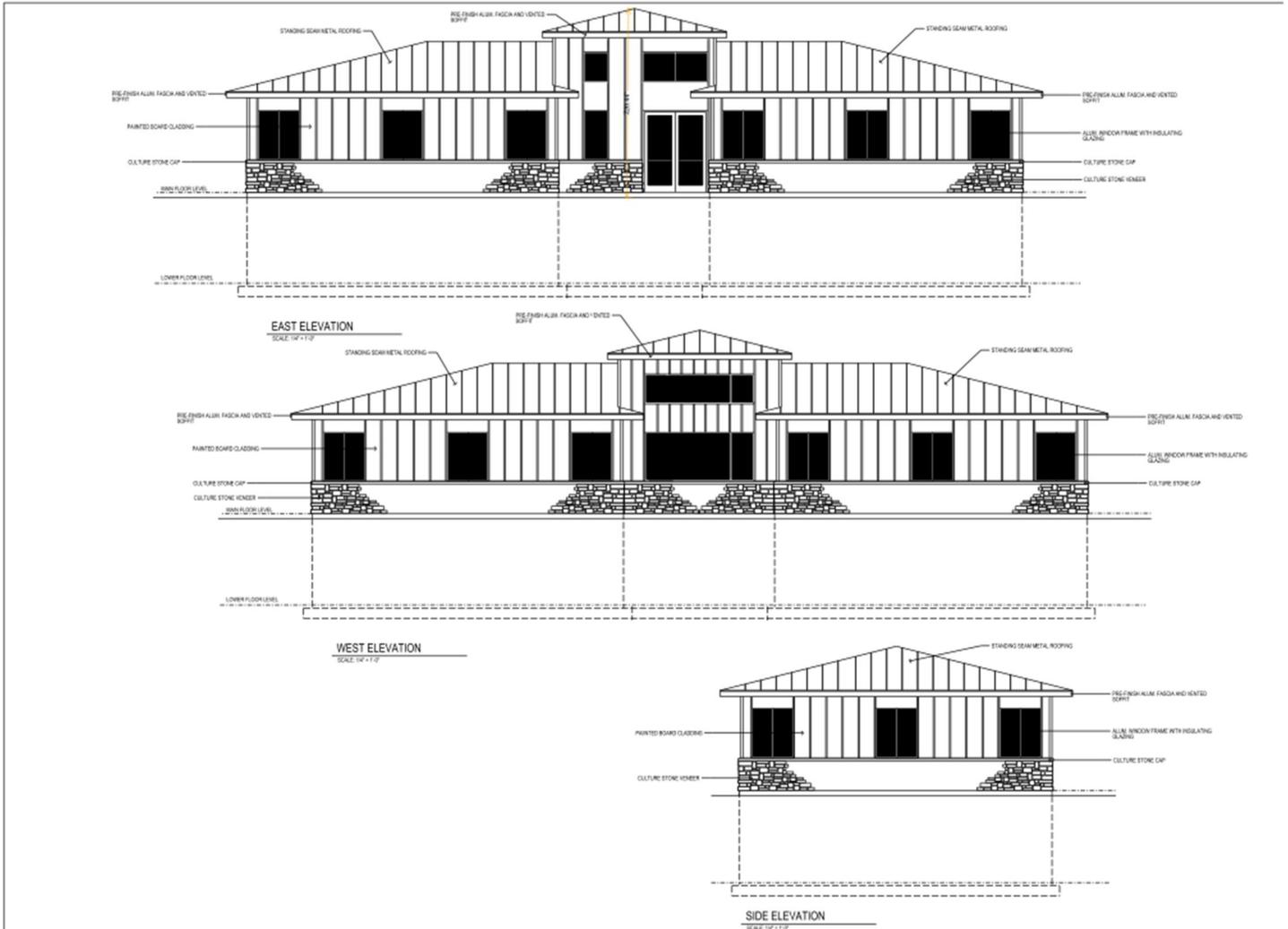
Planner:



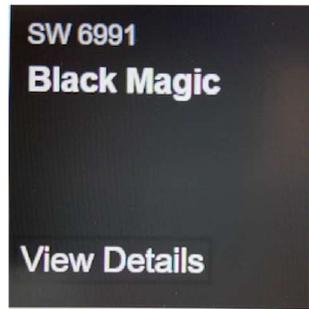
Clinton Spencer, AICP
Development Services Manager

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Exhibit "A"
See the attached file for full information



Board & Batten Color

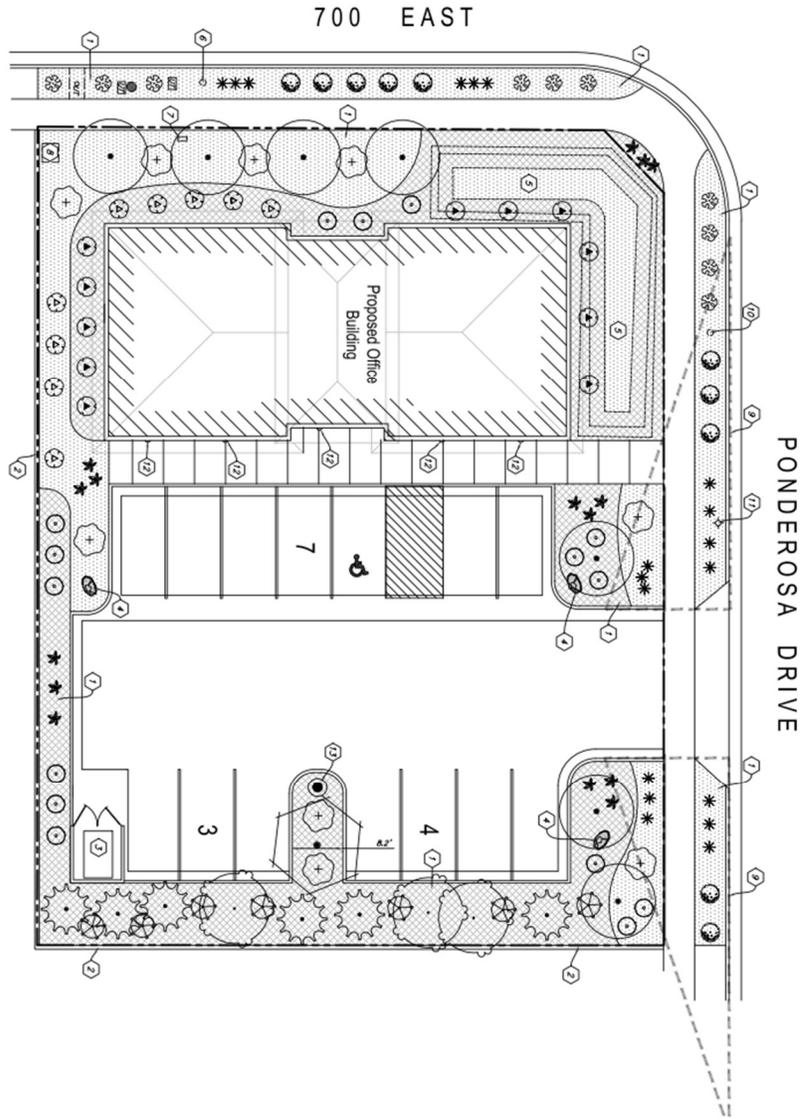


Roofing Color



Stone

Exhibit "B"
See the attached file for full information



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
SITE TREES			
6	1	Juniperus scopulorum 'Sage Green' / Sky Green Juniper	6" dia. ht
1	1	Quercus robur 'Fastigiata' / Pyramidal English Oak	2" Caliper
3	3	Syringa reticulata 'Voyager' / Voyager Syringa	2" Caliper
STREET TREES			
7	7	Acer rubrum 'Specter' / Red Maple	2" Caliper
SHRUBS			
7	7	Physocarpus opulifolius 'Diana' / Diana Meadows	5 gal
9	9	Physocarpus opulifolius 'Diana' / Diana Meadows	5 gal
10	10	Physocarpus opulifolius 'Diana' / Diana Meadows	5 gal
9	9	Rosa 'New Dawn' / New Dawn Rose	5 gal
11	11	Rosa 'New Dawn' / New Dawn Rose	5 gal
10	10	Rosa 'New Dawn' / New Dawn Rose	5 gal
15	15	Spiraea japonica 'Gold Mound' / Gold Mound Spiraea	5 gal
ORNAMENTAL GRASSES			
15	15	Panicum deweyanum 'Little Bunny' / Little Bunny Fountain Grass	1 gal
PERENNIALS			
19	19	Hebe x Exoniifolia 'Dorset' / Dorset	1 gal

MATERIAL SCHEDULE

- Concrete Slab #1 - 4" thick, 2" thick, 1" thick, 1/2" thick, 1/4" thick, 1/8" thick, 1/16" thick, 1/32" thick, 1/64" thick, 1/128" thick, 1/256" thick, 1/512" thick, 1/1024" thick, 1/2048" thick, 1/4096" thick, 1/8192" thick, 1/16384" thick, 1/32768" thick, 1/65536" thick, 1/131072" thick, 1/262144" thick, 1/524288" thick, 1/1048576" thick, 1/2097152" thick, 1/4194304" thick, 1/8388608" thick, 1/16777216" thick, 1/33554432" thick, 1/67108864" thick, 1/134217728" thick, 1/268435456" thick, 1/536870912" thick, 1/1073741824" thick, 1/2147483648" thick, 1/4294967296" thick, 1/8589934592" thick, 1/17179869184" thick, 1/34359738368" thick, 1/68719476736" thick, 1/137438953472" thick, 1/274877906944" thick, 1/549755813888" thick, 1/1099511627776" thick, 1/2199023255552" thick, 1/4398046511104" thick, 1/8796093022208" thick, 1/17592186044416" thick, 1/35184372088832" thick, 1/70368744177664" thick, 1/140737488355328" thick, 1/281474976710656" thick, 1/562949953421312" thick, 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Exhibit "C"
See the attached file for full information

