



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum June 4, 2026

To: Planning Commission
From: Community Development Department
Subject: Canyon Gate General Plan Amendment
825 E. 9085 S.
[Community #7, Quarry Bend]

GPA04222026-7196
IN to MN
7.2 Acres

Public Hearing 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.

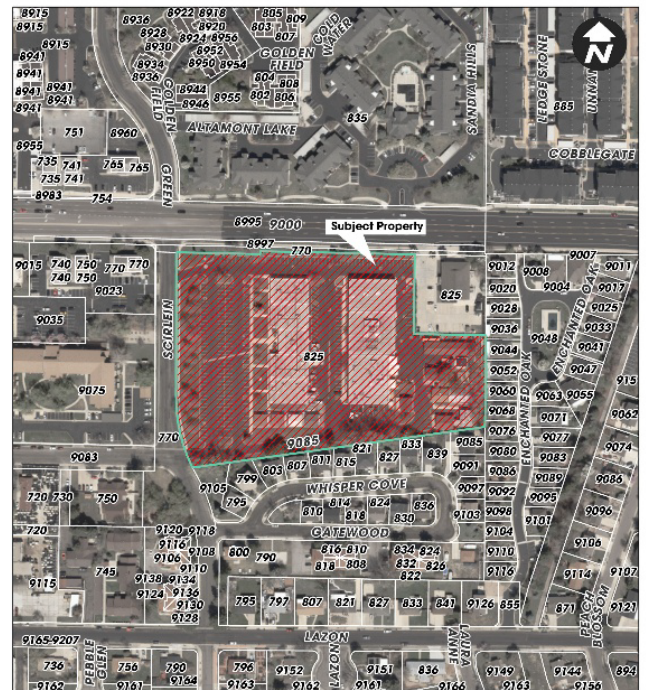
Request

Nathan Boyer, with The Boyer Company (applicant), is requesting a change of the future land use designation for property located at 825 E. 9085 S. The property is currently owned by Canyons School District, and they have authorized The Boyer Company to submit this application. The request is to change the designation of the property from the Institutional (IN) designation to the Medium Density Neighborhood (MN) designation (see Exhibit "A" for Application Materials).

Background

The subject property, one parcel addressed as 825 E. 9085 S., is approximately 7.2 acres in area. The property is currently the location of the Canyons School District's Canyons Technical Education Center (C-Tech). The School District has purchased a new site for the C-Tech facilities and is selling the subject property. The property is designated as Institutional on the future land use map of the Sandy City General Plan, with an overlay designation of Transition Corridor (TC) along 9000 S. The property is zoned R-1-8.

The application is requesting a change of the future land use designation from the Institutional designation to the Medium Density Neighborhood designation. According to a concept plan provided with the application, the applicant proposes to redevelop the property as a townhome development with 86 units. A rezone application is being processed concurrently with this general plan amendment application. The rezone application is requesting a zone change from the R-1-8 Zone to the PUD(12) Zone.



REZ04222026-007195
Property Rezone
825 E 9085 S

Community Development Department
Sandy City, UT

Property Case History	
Case Number	Case Summary
A #81-4	Vocational School (6/23/1981)
SPR #81-3	Vocational Center – Jordan School Dist.
CUP #87-10	Jordan School District-Greenhouse

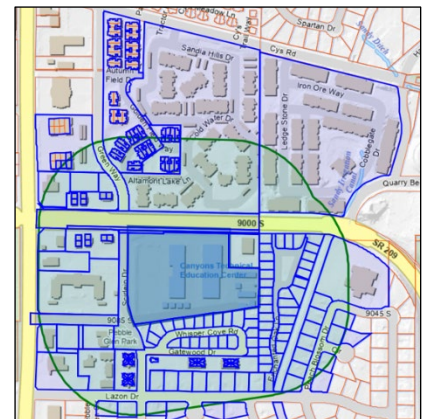
The future land use designations (and existing land use) of the surrounding properties are as follows (see also Exhibit “C” for an area future land use map):

- North: Medium Density Neighborhood
- East: Medium Density Neighborhood
- South: Medium Density Neighborhood
- West: Medium Density Neighborhood and Light Commerce

Public Notice and Outreach

This item was noticed to all property owners within 500 feet of the proposal (see Exhibit “B”) and posted to the property (see Exhibit “E”). The city also issued notice of the public hearing for the proposed rezone on public websites, mailed notice to affected entities and posted in three public locations at least 10 days prior to the Planning Commission public hearing in accordance with the Land Development Code Sec. 21-36-1 and the Utah State Code § 10-9a-205.

Staff held a virtual neighborhood meeting via Zoom on May 18, 2026. Residents within 500 feet of the proposed site were notified by mail. Other than staff and the applicant team, 10 people attended the meeting. Three people commented and asked questions. Those that spoke were generally supportive of the proposal. A summary of the meeting is attached (see Exhibit “D”).



Facts and Findings

- According to the future land use map of the Sandy City General Plan, the future land use designation of the property is currently Institutional (IN), with a Transition Corridor overlay designation along 9000 S. The IN land use designation is intended to provide for land uses “by educational, governmental, healthcare, and other public or semi-public institutions.” (Chapter 7.1, page T26), which is consistent with the current use of the property. The TC designation proposes missing middle housing along the frontage of major corridors as a way to “increase housing diversity and supply” while transitioning from “commercial and high-volume traffic” to existing neighborhoods. (Chapter 7.1, page T28)
- The application is requesting change of the future land use designation to Medium Density Neighborhood (MN). The MN designation aims to provide “missing middle housing options” at up to 12 dwelling units per acre. The existing TC overlay designation would remain in affect.
- The property is surrounded on three sides with properties designated as Medium Density Neighborhood. The fourth side (west) is split between the Light Commerce and Medium Density Neighborhood designations.
- The applicant is proposing to redevelop the site for 86 townhomes with an internal road network and amenities. The proposed density would be approximately 12 units per acre.
- The property is currently zoned R-1-8. The applicant has submitted an accompanying rezone application for the property that requests a zone change from the R-1-8 Zone to the PUD(12) Zone. The rezone application is being processed concurrently with this general plan amendment application.
- Applicable goals, objectives, policies, and recommendations of the Sandy City General Plan:
 - Livability: Neighborhoods and Housing

- Policy: Sidewalks and trails form complete pedestrian networks and are comfortable for users
- Goal: Sandy's neighborhoods in transition take advantage of opportunities and minimize negative impacts
- Policy: Infill development will be consistent with the surrounding area based on average lot size, average setbacks, average heights, and average lot coverage
- Goal: Newly developed housing for all households is in vibrant, attainable, and livable neighborhoods
- Land Use
 - Objective: Sandy's Future Land Use Map includes opportunities for the development of diverse housing types
 - Objective: Ensure that all planning applications are consistent with the General Plan and Future Land Use Map

Conclusions

- The requested land use designation is consistent with General Plan goals, objectives, and policies and the accompanying rezone application.
- A general plan amendment is a legislative item that requires the Planning Commission to make a recommendation to the City Council, after having held a public hearing, with the City Council making the final decision.
- If this general plan application is approved, the rezone application would also need to be approved and additional permits and applications, such as a subdivision, site plan, and building permits, would need to be submitted and approved prior to development of the proposed project.

Planner:



Jake Warner
Long Range Planning Manager

File Name: S:\USERS\PLN\STAFFRPT\2026\GPA04222026-007196\Planning Commission\PC Report-Canyon Gate GPA (5.28.26).PDF

Exhibit "A"
Application Materials



SANDY CITY COMMUNITY DEVELOPMENT

GENERAL DEVELOPMENT APPLICATION

Revised April 2022

Project Information

Name of Proposed Project: Canyons Tech Center Date Submitted: 4/16/2026
Parcel Tax I.D. Number(s): 28053010460000 Address: 825 E 9085 S

Type of Request *(mark all that apply)*

<input type="checkbox"/>	Annexation
<input type="checkbox"/>	Code Amendment
<input type="checkbox"/>	Conditional Use Permit
<input checked="" type="checkbox"/>	General Plan Amendment
<input checked="" type="checkbox"/>	Rezoning of Property
<input type="checkbox"/>	Sign Review
<input type="checkbox"/>	Site Plan Review

<input type="checkbox"/>	Special Exception
<input type="checkbox"/>	Special Use Permit
<input type="checkbox"/>	Street Vacation / Closure / Street Renaming
<input type="checkbox"/>	Subdivision
<input type="checkbox"/>	Telecommunications
<input type="checkbox"/>	Temporary Use
<input type="checkbox"/>	Other (Please Specify)

Provide a brief summary of the proposed action/request:
Rezone of parcel from R-1-8 to PUD (12) and amend the future land use from Institutional (IN) to Medium Density Neighborhood (MN)

Applicant/Project Contact

By signing this application, you certify that you own the subject property or are authorized to act on behalf of the property owner to make the above referenced land use application(s). You also certify that the application information provided and submitted through the [Cityworks Portal](#) constitutes a complete submittal in compliance with Sandy City Code and Administrative Procedures to the best of your knowledge. You do also acknowledge that you have read and consent to the [disclosure](#) shown at the bottom of the page.

Signature: Nathan R. Boyer Date: April 16, 2026
Name: NATHAN R. BOYER Company: The Boyer Company, L.C.

Property Owner *(if property owner is different than applicant)*

By signing this application, you certify that the applicant listed above is authorized to act in your behalf regarding the above referenced land use application.

Signature: Loan Wilcox Date: April 23, 2026
Name: Loan Wilcox, Business Administrator Company: Canyon School District

Disclosure: The Planning Commission typically meets on the first and third Thursdays of the month. Applicants will be notified of changes in meetings and meetings times. The Planning Division will not officially accept a submittal until the conditions and necessary parts of each application procedure are completed.

Records provided to Sandy City are subject to the Utah Government Records Access and Management Act, Utah Code Ann. §63G-2-101 et seq., which may require Sandy City to produce a copy, including in its original form, to any person upon that person's request. Please consult legal counsel prior to submitting or presenting any record (book, letter, document, paper, map, plan, photograph, film, card, tape, recording, electronic data, or other documentary material regardless of physical form or characteristics) to any officer, official, employee, volunteer or agent of Sandy City for any reason including without limitation, in support of an application or for presentation or display in a meeting. Information that is not provided to Sandy City will not be considered when making decisions.

By signing this application, the property owner is allowing Sandy City staff access over and through the property close to the right-of-way to post legal notice requirements and to take photographs and/or drone footage.

Exhibit "A"
Application Materials (cont.)

City of Sandy
Community Development Department
10000 Centennial Parkway
Sandy, UT 84070

Dear Planning Staff, Planning Commission, and City Council,

We respectfully submit requests for a General Plan Amendment and Zone Change for the property currently occupied by the Canyons Technical Education Center, which is anticipated to relocate. Specifically, we are requesting a General Plan Amendment to change the future land use designation from Institutional to Medium Density Neighborhood, along with a corresponding zone change from R-1-8 (Single-Family Residential) to Planned Unit Development (PUD).

With the anticipated relocation of the existing educational facility, the current Institutional designation is no longer reflective of the site's long-term use. The proposed Medium Density Neighborhood designation establishes a more appropriate framework for future redevelopment, allowing the site to transition into a residential use that aligns with surrounding development patterns.

The subject property is located within a transitional area between the higher-intensity corridor along 9000 South and adjacent residential neighborhoods. Nearby development includes a mix of planned unit developments, multifamily housing, and apartment communities. Together, the proposed land use designation and PUD zoning create a cohesive transition between these varying intensities.

The proposed PUD would facilitate a townhome community with 40% open space, amenities, pedestrian connections to 9000 South and Scirlein Drive, and appropriate buffering through setbacks adjacent to neighboring uses. These design elements help ensure compatibility with surrounding properties while creating a connected and walkable residential environment.

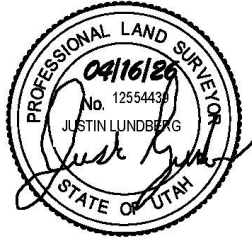
This combined request is consistent with Sandy City's General Plan goals of encouraging well-designed infill development, supporting a range of housing options, and promoting efficient use of existing infrastructure. The flexibility of the PUD zone allows for a site-specific design approach that cannot be achieved under conventional R-1-8 standards, while remaining consistent with the intent of the proposed Medium Density Neighborhood designation.

We appreciate your consideration of this request and look forward to working with staff throughout the review process.

Sincerely,

Boyer Project Company LC

Exhibit "A"
Application Materials (cont.)



LEGAL DESCRIPTION
PREPARED FOR
BOYER 90th SOUTH & SCIRLEIN DR
SANDY CITY, UTAH
(04/16/26)
25-0265
(EC)

BOUNDARY DESCRIPTION

Located in the Southwest Quarter of Section 5, Township 3 South, Range 1 East, Salt Lake Base and Meridian, located in Sandy City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point S00°07'00"W 3124.01 feet along the Section line and S89°53'00"E 623.20 feet from the Northwest Corner of Section 5, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence along the arc of a curve to the right with a radius of 375.00 feet a distance of 177.31 feet through a central angle of 27°05'26" Chord: N13°25'42"W 175.66 feet; thence N00°07'00"E 344.56 feet; thence S89°03'00"E 199.18 feet; thence N00°07'00"E 7.00 feet; thence S89°03'00"E 370.11 feet; thence S00°07'00"W 190.22 feet; thence S89°03'00"E 171.89 feet to the westerly boundary of Enchanted Cove P.U.D. Subdivision according to the official plat thereof recorded as Entry # 6538304 in Book 96-12P Page 431 in the Salt Lake County Recorder's office; thence along said Subdivision S00°07'00"W 221.03 feet to the northerly boundary of Whisper Cove Subdivision P.U.D. according to the official plat thereof recorded as Entry # 8654698 in Book 2003P Page 121 in the Salt Lake County Recorder's office; thence along said subdivision S81°57'42"W 707.11 feet to the point of beginning.

Containing 7.15 acres +/-

Exhibit "B" Planning Commission Notice



SANDY CITY COMMUNITY DEVELOPMENT

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DIRECTOR

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MAYOR

SHANE E. PACE
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OFFICER

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that on **June 4, 2026** at approximately **6:15 p.m.**, the **Sandy City Planning Commission** will hold a public hearing regarding applications submitted by The Boyer Company (Nathan Boyer) for a general plan amendment (File #GPA04222026-007196) and a rezone (File #REZ04222026-007195) regarding property (approximately 7.2 acres) located at 825 E. 9085 S. The request is to change the future land use designation from Institutional (IN) to Medium Density Neighborhood (MN) and to rezone the property from the R-1-8 Zone (Single-Family Residential District) to the PUD(12) Zone (Planned Unit Development District). A concept plan (see reverse side) submitted with the application shows a townhome project. All application materials and a full staff report for this item can be found at <https://sandyutah.legistar.com> when the agenda is published (typically the Friday preceding the meeting date).

This Planning Commission meeting will be conducted both in-person (in the Sandy City Council Chambers at City Hall, 10000 S. Centennial Pkwy.), and via Zoom Webinar (see details below). Interested parties may attend and participate in the meeting either in-person or by accessing the meeting using the Zoom webinar link below. Attendees wishing to comment who are participating virtually must have a microphone connected to their device (smartphone, laptop, desktop, etc.), otherwise you'll only be able to view the proceedings. A listen-only option is also available by telephone using the phone numbers provided below.

This notice is being sent to known property owners within 500 feet of this proposal. Please forward this information on to others who may be interested. Interested parties may provide comments prior to the meeting (no later than 3 p.m.) to Jake Warner, **Long Range Planning Manager**, at 801-568-7262 or by email at: jwarner@sandy.utah.gov.

How to join Zoom Webinar General Instructions:

- Join on via laptop, desktop or mobile device
- Go to www.zoom.us
- Click 'join a meeting', in the top right-hand corner
- Enter Meeting ID: 850 7521 0493 and click "Join."
- Enter Meeting Password: 407115
- A download should start automatically in a few seconds. If not, click "download here."
- Open download, meeting should begin at 6:15 p.m.
- To make a comment: Select "Participants" in the lower center of the screen. In the Participant Window, select "Raise A Hand" at the lower left to indicate that you would like to make a comment.

You can also join directly through this URL:

<https://us02web.zoom.us/j/85075210493>

Or join by phone (choose based on your current location):

US: +1 669 444 9171 or +1 719 359 4580 or +1 253 205 0468

Webinar ID: 850 7521 0493

Or find your local number: <https://us02web.zoom.us/j/kc4RQBjvOq>



REZ04222026-007195
Property Rezone
825 E 9085 S
Community Development Department
Sandy City, UT

10000 Centennial Parkway | Sandy, Utah 84070 | p: 801.568.7250 | f: 801.568.7278 | sandy.utah.gov

Exhibit "B"
 Planning Commission Notice (cont.)

LEGEND

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

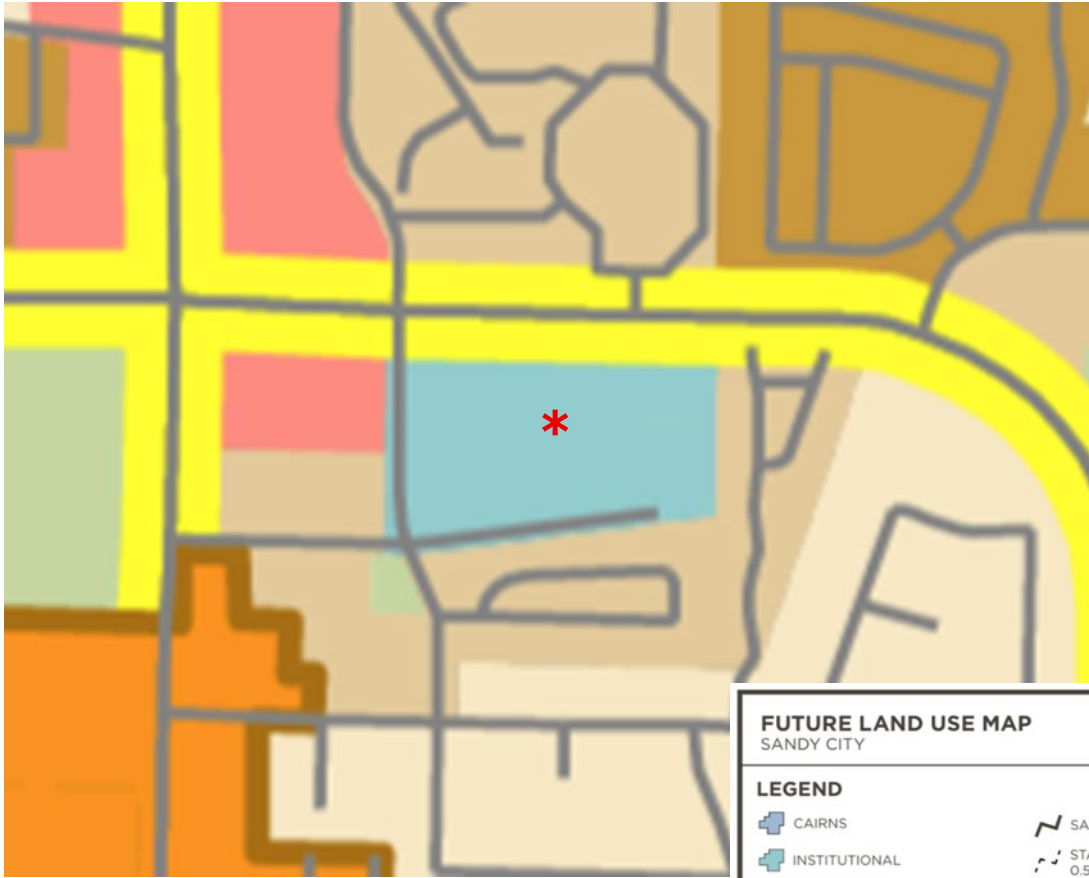
CONCEPT TABULATIONS

TOTAL ACREAGE	2,777 ACRES
CURRENT ZONING	R-1-14
PROPOSED ZONING	RFD
LOT/UNIT COUNT	86
UNITS/LAND	18
2-STORY REAR-LOAD	17
3-STORY REAR-LOAD	71
TOTAL DENSITY	18 UNITS/ACRE
PROPOSED FINANCIALS PER P.U.D.	
FRONT	11'
REAR	12'
SIDE	5'
STEP-APPLICANT (S.S.A.)	20'
OPEN SPACE	12.88 AC (46%)
NET DEVELOPABLE	11,570 S.F.
ALLEY	24' MINIMUM

CANYON GATE concept plan
 SANDY, SALT LAKE COUNTY
 4/22/2026
 ZF 0325

10000 Centennial Parkway | Sandy, Utah 84070 | p: 801.568.7250 | f: 801.568.7278 | sandy.utah.gov

Exhibit "C"
Future Land Use Map



FUTURE LAND USE MAP
SANDY CITY

LEGEND

CAIRNS	SANDY BOUNDARY
INSTITUTIONAL	STATION BOUNDARY 0.5 MILE
NEIGHBORHOOD ACTIVITY CENTERS	I-15
NEIGHBORHOOD ACTIVITY CENTERS FUTURE BUFFER	NEIGHBORHOOD TRANSITION CORRIDORS
HEAVY COMMERCE	MAJOR ROADS
REGIONAL COMMERCE	LOCAL ROADS
LIGHT COMMERCE	RAIL LINES
OPEN SPACE	TRANSIT STATIONS
HIGH NEIGHBORHOOD	
MEDIUM NEIGHBORHOOD	
LOW NEIGHBORHOOD	
RURAL/VERY LOW NEIGHBORHOOD	

0' 0.5' 1'
MILES

Exhibit "D"
Neighborhood Meeting-Summary



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI MAYOR

SHANE E. PACE CHIEF ADMINISTRATIVE OFFICER

Neighborhood Meeting Summary

Date: 5/18/2026

Project Name: Canyon Gate Rezone

Applicant: The Boyer Company, Nathan Boyer

Location: Zoom Webinar

Number of Attendees: 10

Number of Invitees: 170

Project Description:

The application proposes a rezone and general plan amendment of one parcel (approximately 7.2 acres), the existing Canyons Technical Center for redevelopment as a townhome community.

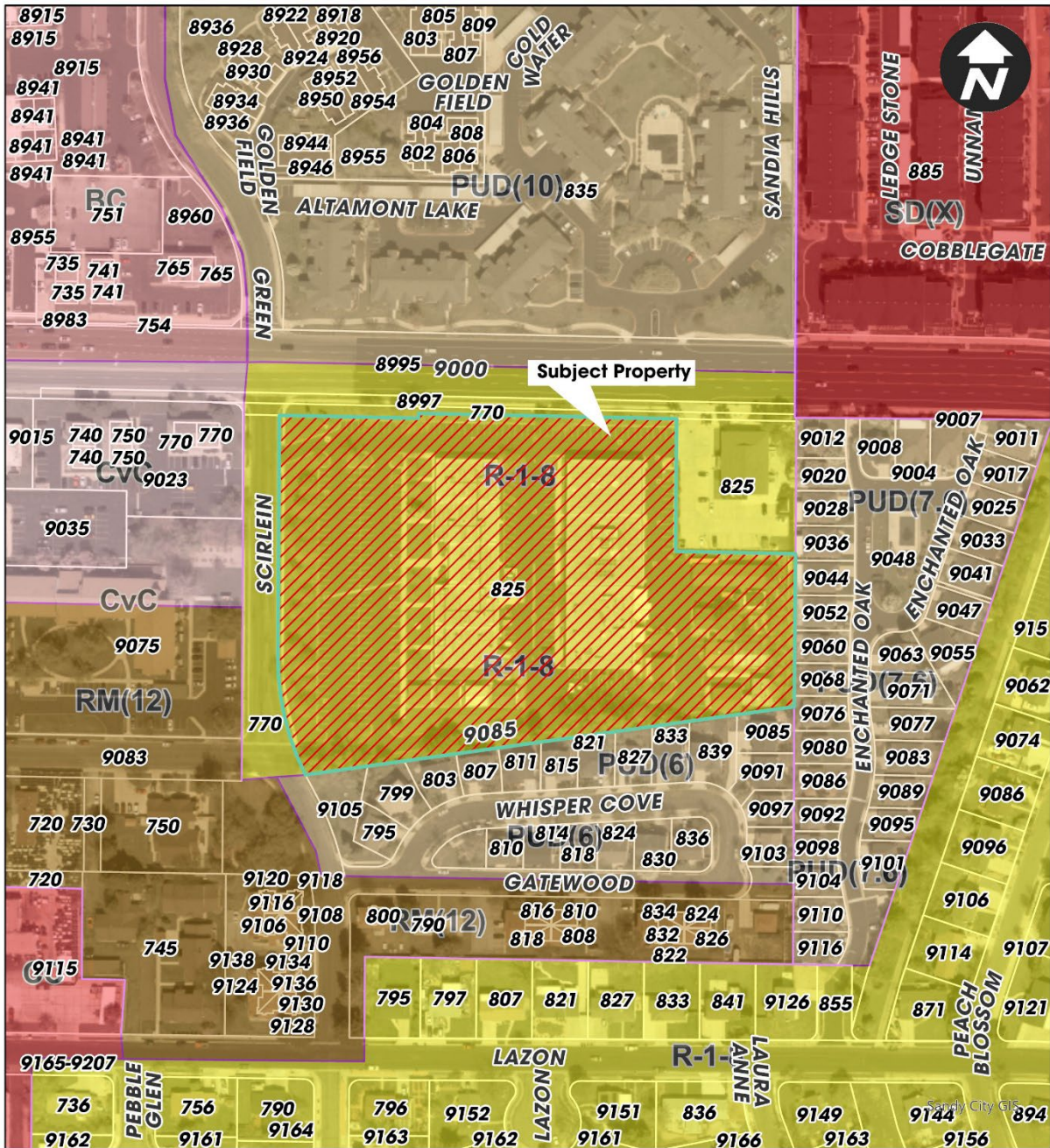
Summary of Attendee Comments:

Other than Planning staff and the applicant team, ten people attended. Staff and the applicant presented the application. Three people commented. Comments were generally supportive. Questions were asked about parking, garages, HOA, landscaping, and fencing. One attendee claimed to be the HOA president of the community to the south. The applicant team committed follow up with her to have additional conversations.

Exhibit "E"
Posted Sign Picture



Exhibit "F"
Zoning Map



REZ04222026-007195
 Property Rezone
 825 E 9085 S

Community Development Department
 Sandy City, UT