

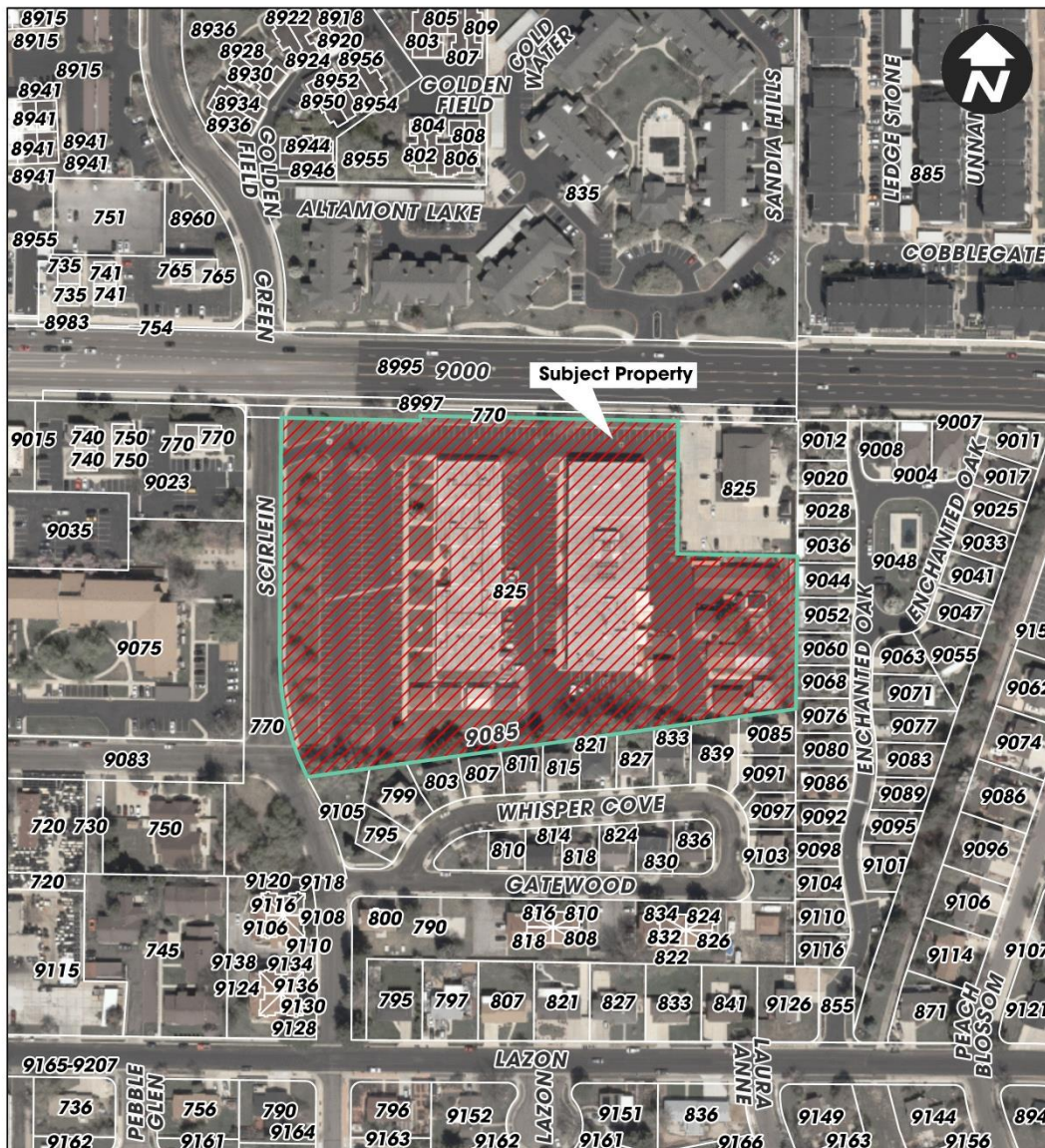
Canyon Gate Applications

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)



REZ04222026-007195
Property Rezone
825 E 9085 S

Community Development Department
Sandy City, UT

City Council Presentation

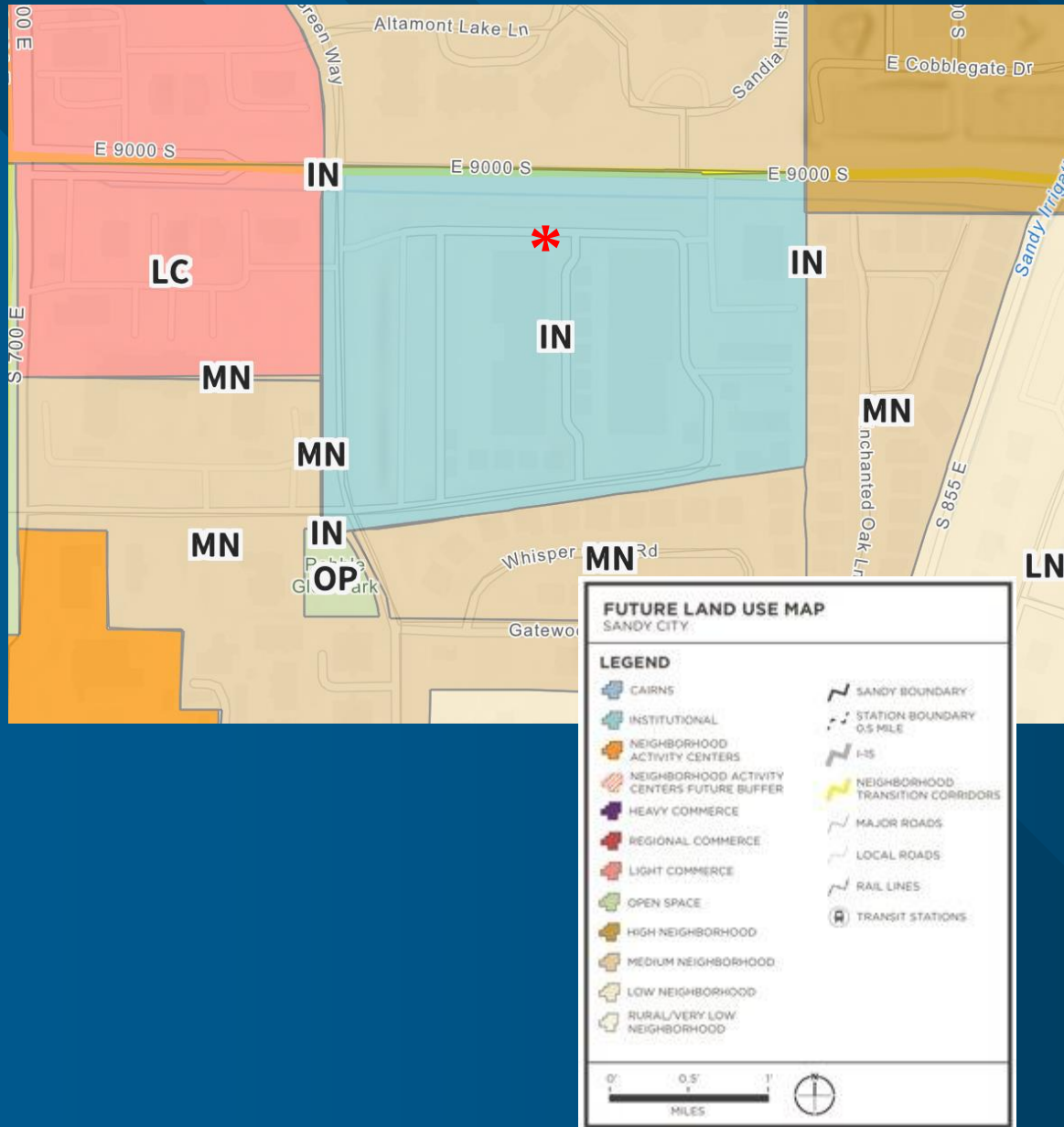


Future Land Use

Request: Medium Density Neighborhood

Current: Institutional

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

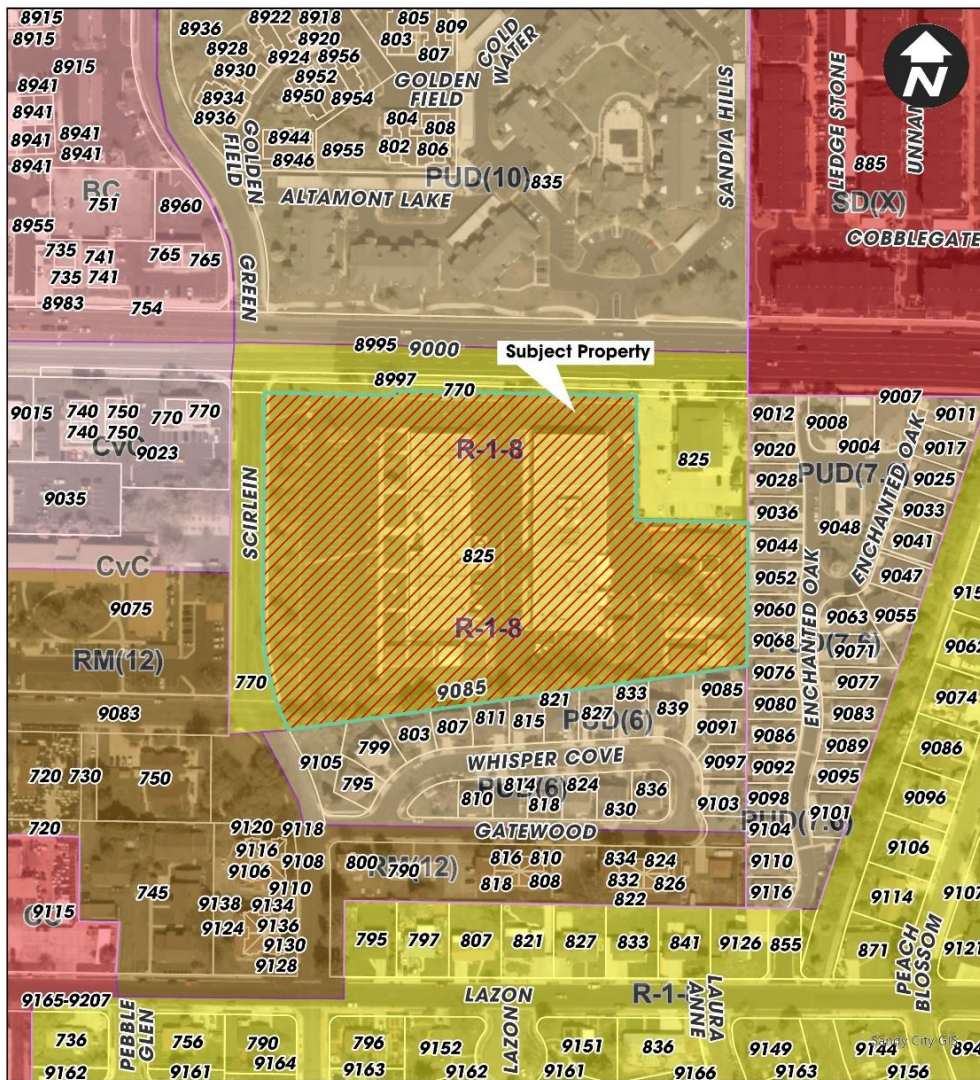


Zoning

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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9000 SOUTH

SCRIPPS DR.

24' ALLEY

24' ALLEY

44' PRIVATE ROW

20' PATH

9085 SOUTH

PARKING & PLAYGROUND

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

TOTAL ACREAGE	±7.17 ACRES
CURRENT ZONE	R-1-B
PROPOSED ZONE	PUD

FRONT-LOAD	18
3-STORY REAR-LOAD	21
2-STORY REAR-LOAD	47
TOTAL DENSITY	11.99 UNITS/ACRE

FRONT	0'
CORNER	15'
SIDE	8'
SIDE, ADJACENT TO S.F.	15'
REAR	20'

GUEST PARKING	31 STALLS
PRIVATE ROW	44'
ALLEY	24' MINIMUM



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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.