

Applicant: Ryan and Davina Brand
Property: Lot 11 – Brand Estates (.527 acres)
Subdivision: Brand Estates (formerly part of the Mertlich Subdivision)
Request: Approval for garage access from the 26' private lane extension

To the Sandy City Planning Commission,

I respectfully submit this request for a Special Exception to allow garage access for Lot 11 (.527 acres) of the Brand Estates subdivision from the 26-foot private lane extension, which connects directly to the long-established private lane serving the original Mertlich subdivision.

For more than 21 years, the residents which includes us currently living in lot 15 (which was lot 1 of the original Mertlich subdivision) have maintained, improved, and relied upon this private lane as our primary access point. This lane has functioned safely and consistently throughout its entire history, and its continued use is essential to the established access pattern of the neighborhood. We plan on keeping our current home in hopes that one of our children will want to purchase it in the future. We will also be taking ownership of lot 10 Brand estates.

The developer of Brand Estates has confirmed that garage access from the private lane extension is essential to the functional layout, marketability, and sale of Lot 11, the largest lot in the subdivision. Lot 11 was designed with the understanding that its garage would be accessed from this lane, ensuring proper circulation, safe ingress/egress, and compliance with the subdivision's intended design.

Conformance With All Other Requirements

All other aspects of our development, site layout, and improvements are fully in conformance with Sandy City subdivision requirements, zoning standards, and recorded subdivision restrictions.

We have made no other special requests of the City.

Fire Code Access Compliance

The 26' private lane extension meets the width, turning, and access requirements necessary for Sandy City Fire Code compliance, ensuring that emergency vehicles can safely reach the residence on Lot 11.

This access configuration improves emergency response efficiency and maintains continuity with the existing private lane that has served the area for over two decades.

In fact it was put to the test when I was carried out of my home in a bag instead of stretcher after having my very first panic attack a few weeks ago. Because of this development taking twice as long as when the entire empire state building was built .

Developer's Determination of Necessity

The developer has verified that:

The private lane extension was engineered and constructed to support garage access for Lot 11.

The access is practical, safe, and essential to the subdivision's intended design.

Without this access, Lot 11 would face significant functional limitations and reduced market viability.

Approval of this exception supports the subdivision's overall planning objectives and protects property values.

City Engineer Review & Recommendation

Engineer Name: _____

Title: _____

Recommendation:

Signature: _____

Date: _____

Summary of Request

For the reasons outlined above, I respectfully request approval of this Special Exception, recognizing that:

The private lane has been safely used and maintained for over 21 years.

The 26' extension was specifically designed to support garage access for Lot 11.

The request is essential to the subdivision's intended design and the sale of its largest lot.

All other subdivision requirements are fully met, with no additional exceptions requested.

The access configuration complies with Sandy City Fire Code and supports emergency response needs.

The developer and property owner are aligned in confirming the necessity and practicality of this access.

Thank you for your time and consideration.

Sincerely,
Ryan & Davina Brand
Property Owner, Lot 11 – Brand Estates



May 05, 2026

SOUTH SIDE GARAGE SUPPORT LETTER: *Brand Estates LOT 11*

Applicant: Ryan and Davina Brand

Property: Lot 11 – Brand Estates (.527 acres)

Subdivision: Brand Estates (formerly part of the Mertlich Subdivision)

Request: Approval for garage access from the 26' private lane extension

To the Sandy City Planning Commission,

In my professional capacity as the Project Architectural Designer for the proposed residence on Lot 11 of the Brand Estates subdivision, I have conducted a site circulation and code analysis. I am writing to provide professional justification for the requested Special Exception to allow garage access, on the South Side of the lot, via the 26-foot private lane extension.

With a Master's Degree in Architecture and 15 years of experience in residential design and subdivision design, it is my professional opinion that the proposed access point is the most logical, safe, and efficient planning solution for this specific lot.

The requested exception directly supports the stated purposes of Sandy City's Subdivision Design Standards, specifically **Sec. 21-21-1(2)**, which seeks to "provide for the orderly development of the City, with adequate provisions for traffic... and other public requirements". Additional Key factors provided.

- 1. Alignment with Subdivision Purpose (Sec. 21-21-1)**
- 2. Technical Compliance with Private Lane Standards (Sec. 21-21-11)**
- 3. Mitigation of Design Hardship**

By utilizing the 26-foot private lane for garage access, we fulfill the following objectives:

- **Reduced Street Congestion:** Moving the primary ingress/egress to the private lane preserves the main subdivision thoroughfare for neighborhood traffic and on-street parking, fulfilling the intent to "reduce street congestion and traffic hazards" as outlined in **Sec. 21-24-1(a)**.
- **Preservation of Streetscape:** Architecturally, this configuration minimizes the "impervious material coverage" on the lot's primary frontage. In accordance with **Sec. 21-15-4(b)(1)**, minimizing hardscape helps manage stormwater runoff and preserves the "natural scenic character" of the development.
- The private lane extension was specifically engineered and constructed to meet **Sec. 21-21-11(e)** standards, providing a "20-foot minimum width paved surface". Our proposed design ensures that a "full size fire apparatus" can negotiate the lane without backing maneuvers, in full compliance with **Sec. 21-21-11(e)(1)**. Denying access to a lane that was specifically widened to 26 feet for safety would result in a functional impairment of the lot's intended design.
- Per **Sec. 21-30-1(b)**, the City recognizes that "each parcel of real property is unique" and that "additional reasonable conditions may be imposed" to promote the welfare of citizens. Forcing garage access from the primary street would require a significantly longer driveway, creating an unnecessary "unusable yard space" and increasing the environmental footprint of the home.



Conclusion

The proposed design is a "common sense" architectural solution that respects the 21-year history of the Mertlich lane while adhering to the engineering intent of the Brand Estates subdivision plat. I respectfully urge the Commission to grant this exception, as it represents a superior design that enhances the safety and aesthetics of the neighborhood.

[EXHIBIT A – 1 sheet PDF drawing provided -](#)

Filename: [SOUTH SIDE GARAGE_SITE PLAN_BRAND_lot11_A100_05.05.26.pdf](#)

Proposed Footprint shown on [A100 – SOUTH SIDE GARAGE – PROPOSED FOOTPRINT.](#)

Supporting NOTES:

****SPECIAL EXCEPTION REQUEST**

This site plan seeks a Special Exception for primary garage access via the 26' South Private Lane Extension to preserve the primary streetscape and minimize hardscape.

A 60-foot sight visibility triangle shall be maintained at the intersection of the private lane and public street. No obstructions over 3 feet in height shall be placed within this zone. CHAPTER 21-2-12 CLEAR VIEW of INTERSECTING STREETS.

NOTES:

- 1) Garage access via the South Private Lane allows for forward-motion egress, enhancing neighborhood safety for a full-size fire apparatus (2011 AASHTO Figure 2-6, City Bus).*
- 2) The drive approach shall have a minimum width of 12 feet and a maximum of 30 feet, constructed with a minimum concrete thickness of 4 inches over 6 inches of compacted base.*

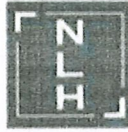
If you have any questions or require additional information, please contact us directly at your convenience.

Cheers!

Cortland Wilson – 801-808-2462

Principal: MoonViewDesign

moonviewdesign@gmail.com



NEXT LEVEL HOMES, LLC
11616 South State Street, Suite 1504
Draper, Utah 84020

May 7, 2026

SANDY CITY PLANNING COMMISSION
10000 Centennial Pkwy
Sandy, UT 84070

Re: Support for Special Exception Request – Garage Access for Lot 11, Brand Estates

Ladies and Gentlemen:

As the builder and development partner for the Brand Estates Subdivision, Next Level Homes, LLC (“NLH”) submits this letter in support of the Special Exception Request submitted by Davina Brand for garage access to Lot 11 (.527 acres) from Sophie Court, the 26-foot private lane extension that connects directly to the long-established private lane serving the former Mertlich Subdivision.

Essential to the Subdivision’s Intended Design

The subdivision layout, engineering, and lot configuration were completed with the expectation and design intent that garage access for Lot 11 would occur from the private lane extension. This access is essential to:

- Safe and functional vehicle circulation;
- Proper lot design and home orientation;
- Maintaining the subdivision’s planned aesthetic and layout; and
- Preserving the functional utility and intended residential design of the subdivision’s largest lot.

Without this access, Lot 11 would face significant design constraints that would materially impair the intended functionality and residential layout of the lot and negatively impact the overall cohesiveness of the subdivision design.

Engineered and Constructed for This Purpose

The 26-foot private lane extension was engineered and constructed to meet or exceed applicable Sandy City standards, including:

- Required lane width;

- Structural and drainage specifications;
- Turning radii for residential and service vehicles;
- Compliance with Sandy City Fire Code access requirements; and
- Seamless continuity with the existing private lane that has served the area for more than twenty-one (21) years.
- This lane extension was built specifically to support garage access for Lot 11 and is fully capable of doing so safely and efficiently

Importantly, the proposed access configuration maintains safe and efficient emergency vehicle accessibility to the property.

Conformance With Applicable Requirements

NLH confirms that all other aspects of the subdivision and proposed home construction conform with applicable Sandy City subdivision requirements, zoning regulations, and recorded CC&Rs. Neither the developer nor the property owner has requested any additional special exceptions or variances in connection with the subdivision or Lot 11.

Compatibility With Existing Development Pattern

The surrounding area has historically incorporated private lane access serving residential properties for more than two decades. The proposed garage access configuration remains compatible with the established residential character of the neighborhood and surrounding development pattern. The proposed access from Sophie Court is limited solely to normal single-family residential use and does not materially increase density, intensify use, or create incompatible traffic impacts within the area. Further, the proposed access configuration is consistent with the subdivision's engineered design, maintains appropriate emergency access capability, and provides safe and functional residential access to Lot 11 in a manner compatible with surrounding residential uses.

Request for Approval

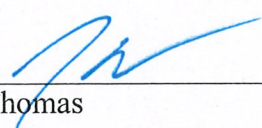
For the reasons outlined above, NLH respectfully requests that the Sandy City Planning Commission approve the requested Special Exception for garage access to Lot 11 from the private lane extension. Approval of the requested Special Exception would allow the subdivision to function substantially as designed while maintaining compatibility with the surrounding neighborhood and existing access infrastructure. The requested access is necessary for proper lot function, consistent with the subdivision's engineered design, compliant with applicable fire access requirements, and supportive of the orderly completion and residential build-out of the subdivision.

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Thank you for your time and consideration.

Sincerely,

NEXT LEVEL HOMES, LLC



John D. Thomas

cc: Ryan and Davina Brand

When recorded, mail to:
Davina Brand
10961 S Sophie Lane
Sandy, UT 84070

RECIPROCAL ACCESS EASEMENT

(Shared Driveway Access)

Affects Salt Lake County Parcels 28-18-385-011 and 28-18-385-012

5th This Reciprocal Easement Agreement ("Agreement") is made and entered into this day of June, 2026, by and between Ryan D. Brand and Davina Brand, husband and wife, as joint tenants ("Party A"), owner of the property described herein as "Lot 11", and Brand Estates, LLC ("Party B"), owner of the property described herein as "Lot 12".

RECITALS

WHEREAS, Party A is the fee owner of certain real property located in Salt Lake County, State of Utah, commonly known as 10957 S Brand Lane, and more particularly described in Exhibit A attached hereto and incorporated herein ("Lot 11"); and

WHEREAS, Party B is the fee owner of certain real property located in Salt Lake County, State of Utah, commonly known as 10973 S Brand Lane, and more particularly described in Exhibit B attached hereto and incorporated herein ("Lot 12"); and

WHEREAS, there exists a driveway that straddles the common boundary line between Lot 11 and Lot 12, the exact location and legal dimensions of which are described and depicted in Exhibit C attached hereto and incorporated herein (the "Easement Area"); and

WHEREAS, the parties desire to grant reciprocal, mutual easements over their respective portions of the Easement Area for the purposes of ingress and egress to provide vehicular and pedestrian access to both properties.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. GRANT OF EASEMENTS

1.1 Party A hereby grants, conveys, and warrants to Party B, and to their successors and assigns, a perpetual, non-exclusive easement for ingress and egress over, across, and through that portion of the Easement Area lying within the boundaries of Lot 11.

EXHIBIT A

Legal Description of Lot 11

All of Lot 11, Brand Estates Subdivision, on file with the office of the Salt Lake County Recorder as Entry No. 14503770, in Book 2026P, at Page 56 of plats.

EXHIBIT B

Legal Description of Easement Area

A TRACT OF LAND BEING SITUATE IN THE SOUTH QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

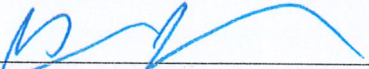
BEGINNING AT A POINT WHICH IS NORTH 00°18'24" EAST 142.57 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 18, SAID POINT ALSO BEING ON THE EASTERLY LINE OF LOT 12, BRAND ESTATES SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER AS ENTRY NO. 14503770, IN BOOK 2026P, AT PAGE 56 OF PLATS, AND RUNNING THENCE ALONG A 28.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 55.20 FEET THROUGH A CENTRAL ANGLE OF 112°57'39" (CHORD BEARS NORTH 56°10'26" WEST 46.69 FEET) TO THE POINT OF A 173.28 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 57.84 FEET THROUGH A CENTRAL ANGLE OF 19°07'27" (CHORD BEARS SOUTH 77°04'52" WEST 57.57 FEET); THENCE NORTH 89°35'20" WEST 42.22 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 12; THENCE NORTH 00°21'22" EAST 26.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 11 OF SAID SUBDIVISION; THENCE SOUTH 89°35'40" EAST 33.24 FEET TO THE POINT OF A 140.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 57.56 FEET THROUGH A CENTRAL ANGLE OF 23°33'23" (CHORD BEARS NORTH 78°37'38" EAST 57.15 FEET) TO THE POINT OF A 160.00 FOOT RADIUS REVERSE CURVE; THENCE ALONG SAID CURVE A DISTANCE OF 49.74 FEET THROUGH A CENTRAL ANGLE OF 17°48'42" (CHORD BEARS NORTH 75°45'18" EAST 49.54 FEET) TO THE EASTERLY LINE OF SAID LOT 11; THENCE SOUTH 00°18'24" WEST 62.65 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,997 SQUARE FEET OR 0.092 ACRES, MORE OR LESS.

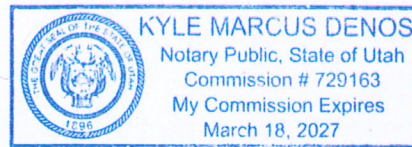
NOTARY ACKNOWLEDGEMENTS

State of Utah)
)ss.
County of Salt Lake)

On this 5th day of June, 2026, before me, the undersigned notary public, personally appeared Ryan D. Brand and Davina Brand, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.



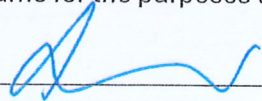
Notary Public



My Commission Expires: 03/18/27

State of Utah)
)ss.
County of Salt Lake)

On this 5th day of June, 2026, before me, the undersigned notary public, personally appeared John D. Thomas (Party B), known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.



Notary Public



My Commission Expires: 03/18/27