



# SANDY CITY COMMUNITY DEVELOPMENT

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## Staff Report Memorandum June 4, 2026

To: Planning Commission  
From: Community Development Department  
Subject: Silver Ridge Flats – Preliminary Subdivision, Site Plan, and Special Exception Review  
  
886 E. 7800 S.  
Community #6, High Point

SUB07112025-006998  
SPR04072025-006948  
SPX07012025-006991  
RM(10) Zone  
0.91 Acres, 9 units

**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.

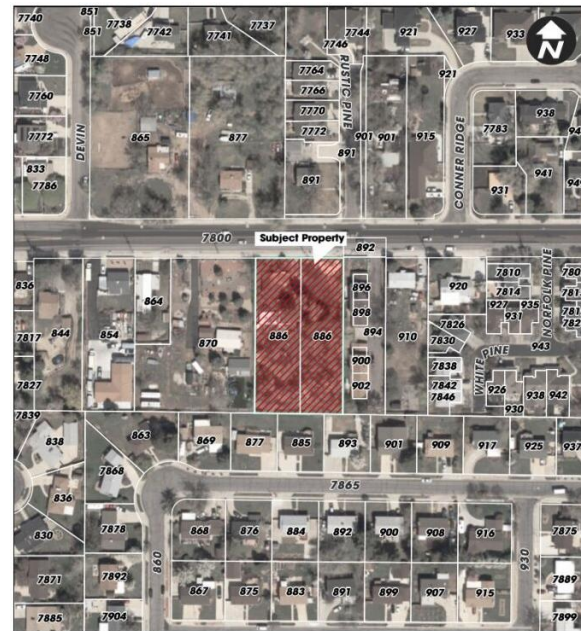
### Request

The applicant, Andrew Gutierrez, is requesting a preliminary subdivision, site plan, and special exception review for a property located at 886 E. 7800 S. The proposal consists of consolidating two (2) existing properties and then subdividing them into nine (9) residential townhome units. Additionally, he is seeking site plan and special exception approval to only require a single point of ingress and egress onto 7800 S, a private road to access the proposed units, and a reduced right of way width and private street improvements. (See Exhibit A to review application materials).

### Background

The subject properties consist of approximately 0.91 acres within the RM(10) Zone. The only existing development on the property is a single-family home that will be demolished as part of this project. The surrounding properties are zoned primarily R-1-8 and built out as single-family homes except for the property directly to the east which is multi-family. The residential area to the north is located within Midvale City.

This property was annexed into the city from unincorporated in April of 2024. In November of 2024, the property was rezoned from R-1-8 to RM 10.

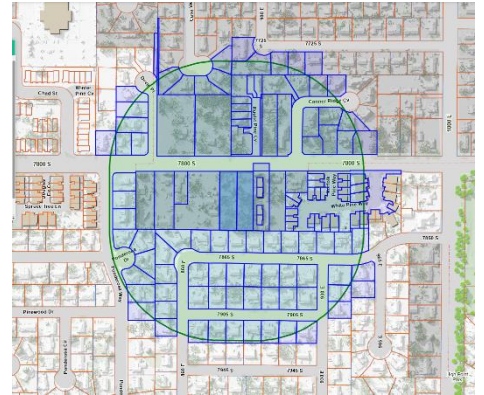


SUB07112025-006998  
SPR04072025-006948  
Silver Ridge Flats  
886 E 7800 S  
Community Development Department  
Sandy City, UT

| Property Case History |   |
|-----------------------|---|
| Case Number           | Case Summary  |
| ANX01032024-006689    | Annexation from unincorporated, Approved April 2024 |
| REZ06212024-006789    | Rezone from R-1-8 to RM 10, Approved November 2024  |

**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.



**Analysis**

**Site Plan**

There are nine (9) proposed townhome units on site, which is the maximum number of units for this lot size permitted within the RM(10) zone. Street access for these units will be through a single ingress/egress from 7800 S. It is proposed that the newly constructed roads are private with a reciprocal access easement to the adjoining property to the west for future development. Public street improvements will consist of curb, gutter, and a new 8’ sidewalk along 7800 S. The parkstrip will consist of 2’ wide stamped concrete. There are multiple detention ponds on site to contain stormwater runoff. A private street is proposed to provide access to the townhomes. This street will be a temporary dead end, with a hammerhead that provides for future connection when/if the properties to the west redevelop.

The units are 1,196 sq/ft on average with a maximum of 1,376 sq/ft and a minimum of 1,059 sq/ft. Each unit includes additional limited common area at the rear which would allow for fencing and exclusive use of the area by the adjacent unit owner. There are a total of thirteen (13) garage parking stalls and fourteen (14) uncovered parking stalls, for a total of 27 parking stalls. This provides an average of 3 stalls per unit.



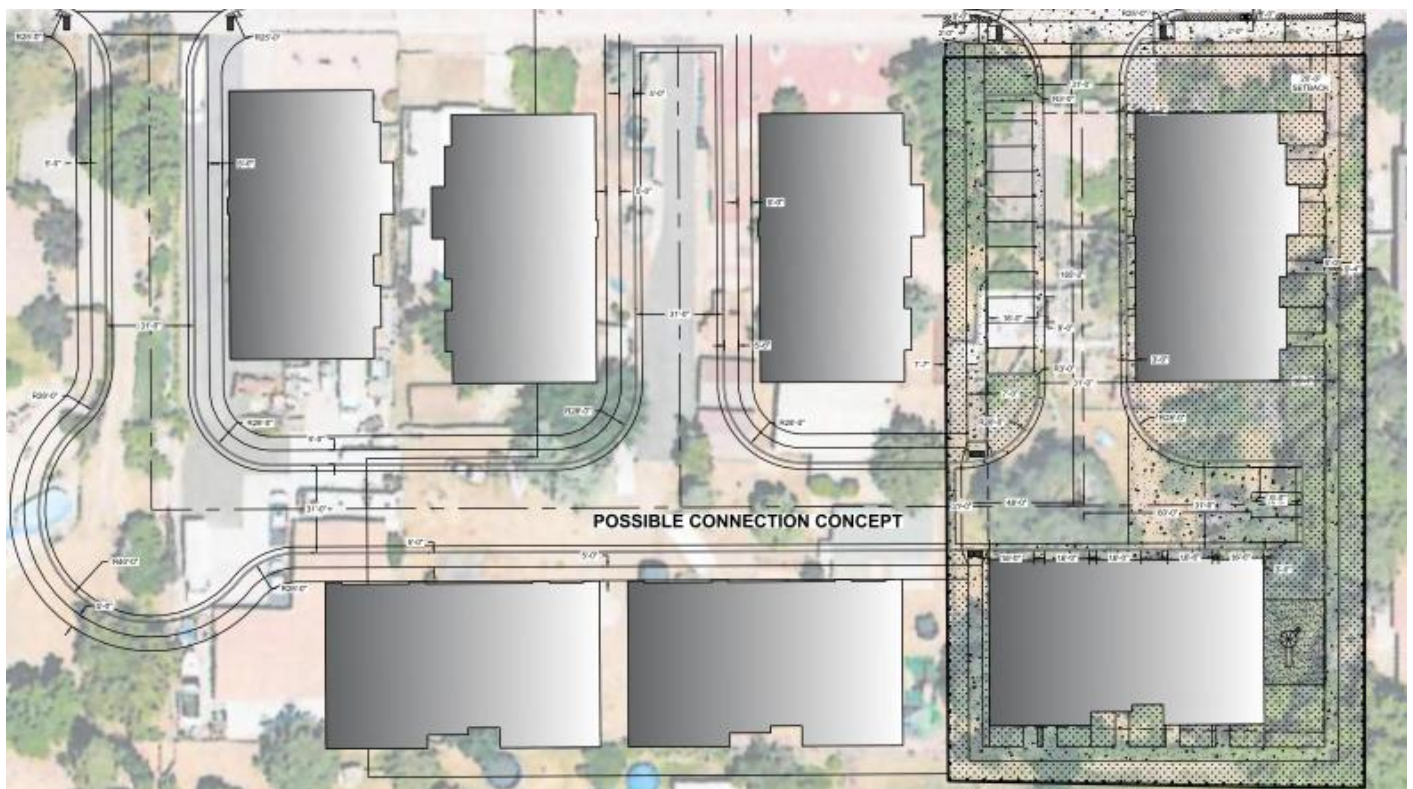
Each of the townhome units have access from the front and rear of the units with a sidewalk surrounding the perimeter of the property for pedestrian access. There will be a five (5) plex and a four (4) plex built on site. Each unit will be two-stories. The landscaping will be maintained by the owner and/or HOA. There is minimal sodded lawn provided adjacent to the playground structure. Most of the site landscaping consists of crushed rock and plantings.

### **Subdivision**

The applicant is proposing to combine the existing two (2) parcels and then subdivide them into nine (9) townhome units, limited common and common areas. The plat will address the required public street dedication along 7800 South. The common area will consist of a private street, off street parking, sidewalks, and landscape areas that would be shared open space (not fenced). The limited common areas will be located at the front of the units for the driveway into each unit's garage, and a rear yard area that could be fenced. An extensible private street easement will be provided to enable future private roads to connect in the future for both pedestrian and vehicular ingress and egress.

### **Special Exception**

This 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, one point of access, and reduce the right of way width and improvements on a private street. The access point onto 7800 S. is being designed to consist of 27' of asphalt, 2.5' feet of curb and gutter (on both sides), a single 5' sidewalk and no parkstrip. The private street would also have 90 degree parking stalls along the private street. 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 to the west potentially creating an additional access point to 7800 South in the future.



## **Recommendation**

### **Motion #1 Special Exceptions**

Staff recommends that the Planning Commission approve the requested special exceptions described in the staff report for the Silver Ridge Flats Subdivision located at 886 E. 7800 S. based on 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 Site Plan Review**

Staff recommends that the Planning Commission determine preliminary site plan review is complete for the proposed Silver Ridge Flats development located at 886 E. 7800 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(10) zone.
4. That the various City Departments and Divisions have preliminarily approved the proposed site plan.
5. That the associated Preliminary Subdivision and Special Exception are congruent with the proposed site plan.

Conditions:

1. That street improvements be carried out according to Plan and Profiles approved by the Sandy City Engineer and specifically:
  - a. That 7800 South Street be further improved and dedicated to include a 41' half-width street to include a 10-foot-wide streetscape behind the curb and gutter (2' stamped concrete, 8' multi-use trail).
  - b. That the proposed 880 East private street be built
2. That the developer proceeds through the final site plan review process with staff prior to the start of any construction. The final site plan shall comply with all Development Code requirements and those modifications required or allowed by the Planning Commission.
3. That all City provisions, codes, and ordinances are adhered to during the review, construction, and operations process of this project.
4. That the residential lots comply with all requirements of the RM(10) zone.
5. That the development complies with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.

### **Motion #3 Preliminary Subdivision Review**

Staff recommends that the Planning Commission determine that preliminary subdivision review is substantially complete for the Silver Ridge Flats Subdivision at 886 E. 7800 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(10) zone.
4. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.
5. That the associated Site Plan and Special Exception are congruent with the proposed subdivision.

Conditions:

1. That all necessary road dedications 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. That the subdivision CC&R's include language that limits parking on all surface stalls to residents and their guests and that stalls shall not be used for any long-term parking of vehicles (more than 5 consecutive days).
3. 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.
4. All structures and improvements for individual homes are to be restricted to the platted pad site, including but not limited to pop-outs, chimneys, porches, patios, decks, stairways, etc., and may not be built in the common areas.
5. That all City provisions, codes, and ordinances are adhered to during the review, construction, and operations process of this project.
6. That the Special Exception application is approved to permit only one access point.
7. 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 Stuf Exhibit.

Planner:



Cache Hancey  
Senior Planner

File Name(s):

S:\Users\PLN\STAFFRPT\2026\SUB04112025-006998 Silver Ridge Flats Sub  
S:\Users\PLN\STAFFRPT\2026\SPR04072025-006948 Silver Ridge Flats SP  
S:\Users\PLN\STAFFRPT\2026\SPX07012025-006991 Silver Ridge Flats



## Exhibit "B" – Special Exception Letter



[CONSULTING ENGINEERS AND SURVEYORS](http://www.gilsonengineering.com)  
12401 South 450 East, Unit C2  
(801) 571-9414  
Fax: (801) 571-9449  
[www.gilsonengineering.com](http://www.gilsonengineering.com)

September 23, 2025

Sandy City  
Planning Commission  
10000 S. Centennial Pkwy  
Sandy, Utah 84070

**Re: Request for Special Exceptions – 886 E 7800 S, Sandy, UT**

Dear Planning Commission,

On behalf of Gilson Engineering, we respectfully submit this request for a Special Exception for the proposed low-density multifamily development located at 886 East 7800 South in Sandy, Utah. The proposed development consists of fewer than 30 units (10 townhomes) and has been designed to comply with applicable city engineering, fire, and planning standards, while also accommodating site-specific constraints.

We are requesting approval of three coordinated exceptions, all of which have been reviewed with appropriate city departments and are consistent with the intent of the Sandy City Municipal Code:

**1. Hammerhead Turnaround in Lieu of Standard Cul-de-sac**

Due to site limitations, we propose a hammerhead turnaround instead of a traditional cul-de-sac. This design:

- Has been reviewed and approved by the Sandy City Fire Marshal, with a certified AutoTURN exhibit confirming full maneuverability for emergency vehicles;
- Integrates efficiently into the site circulation, reducing impervious surfaces and enhancing overall layout functionality;
- Supports emergency access without compromising safety or service delivery.

This design complies with city code allowances for alternative turnaround configurations, meeting all functional and safety criteria.

**2. Modified Right-of-Way Configuration**

The site proposes a standard full-width right-of-way (curb, gutter, park strip, sidewalk) from 7800 South to the southern building. West of this point, a reduced right-of-way—with curb and gutter only—is proposed to accommodate emergency and service vehicles, consistent with engineering and fire standards.

This narrower section:

- Serves as a future connection point aligned with the long-range circulation plan;
- Functions primarily as low-volume vehicular and emergency access, with minimal pedestrian activity;
- Preserves full pedestrian infrastructure where most needed, ensuring safety and stormwater management near occupied buildings.

## Exhibit "B" – Special Exception Letter Continued

This layout balances current site constraints with future connectivity goals and is in keeping with city design standards.

**3. Single Point of Ingress/Egress**

The proposed development includes a single access point from 7800 South. While dual access is typically required for multifamily projects, the site is physically constrained by existing development and limited right-of-way, rendering a secondary access infeasible.

To mitigate this, we have incorporated the approved hammerhead turnaround and will install NFPA-compliant fire sprinkler systems in all residential units. The single access road is designed to meet Sandy City standards for geometry, width, and structural section, and supports safe movement of passenger, emergency, and service vehicles.

Additionally, the hammerhead has been positioned as a future extension point to align with long-term city planning efforts.

**Summary of Compliance and Justification**

We believe this Special Exception request aligns with the intent of Sandy City's standards and meets all applicable criteria:

- Maintains public health, safety, and welfare, including emergency response access and fire protection;
- Ensures adequate utility and service infrastructure, with full improvements at key circulation points;
- Provides flexibility to accommodate site constraints while preserving long-term planning objectives;
- Reduces unnecessary impervious surface, promoting more efficient land use and site circulation;
- Supports the surrounding land use character and broader planning intent of the area.

Attached with this request are:

- Site Plan showing the proposed turnaround and right-of-way layout;
- AutoTURN Exhibit approved by the Sandy City Fire Marshal.

We respectfully request the Planning Commission's favorable consideration and approval of this Special Exception. Thank you for your time and attention to this matter. Please feel free to contact us with any questions or to discuss further details.

Sincerely,



Brad Gilson

