



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum November 21, 2024

To: Planning Commission
From: Community Development Department
Subject: 886 E. 7800 S. Rezone
886 E. 7800 S.
[Community #6, High Point]

REZ06212024-006789
RM(10)
0.93 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

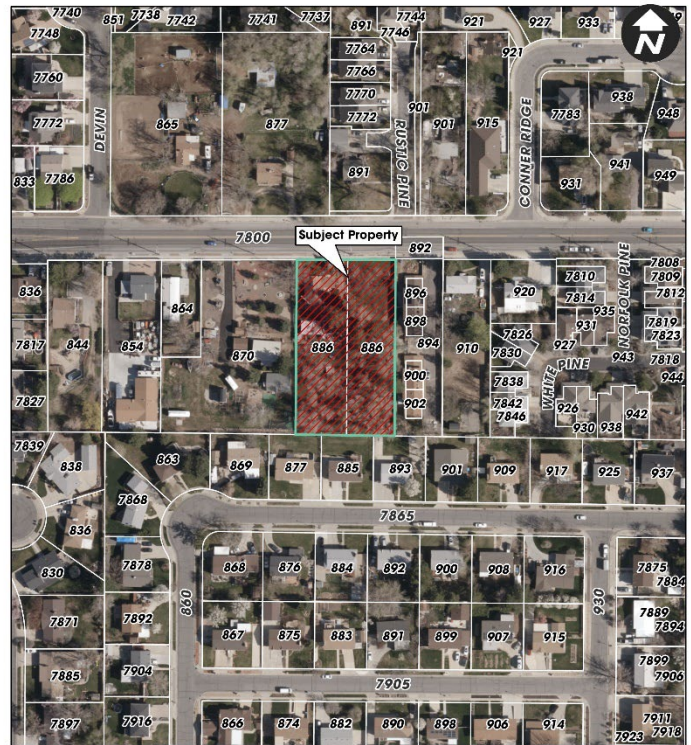
Andrew Gutierrez, on behalf of Utah Home Advisors (applicant), is requesting a change of zone district on property located at 886 E. 7800 S. The request is to rezone the property from the R-1-8 Zone to the RM(10) Zone (see Exhibit "A" for Application Materials).

Background

The subject property includes two parcels, both addressed as 886 E. 7800 S., that together are approximately 0.93 acres in area. Both properties were annexed into Sandy City earlier in 2024. One of the properties has an existing single family home. The properties to the east and the west of the subject property are currently part of the unincorporated Salt Lake County. The subject property was given the R-1-8 Zone upon annexation.

The application is requesting the RM(10) Zone (Residential Multi-Family District). The zoning designation (and existing land use) of the surrounding properties are as follows (see also Exhibit "D" for an area zoning map):

- North: SF-1 (7800 S., Midvale)
- East: A-1 (duplexes, unannexed)
- South: R-1-8 (single-family subdivision)



REZ06212024-006789
Rezone
886 E 7800 S

Sandy City, UT
Community Development Department

Property Case History	
Case Number	Case Summary
ANX01022024-006689	886 E. 7800 S. Annexation (5/10/2024)

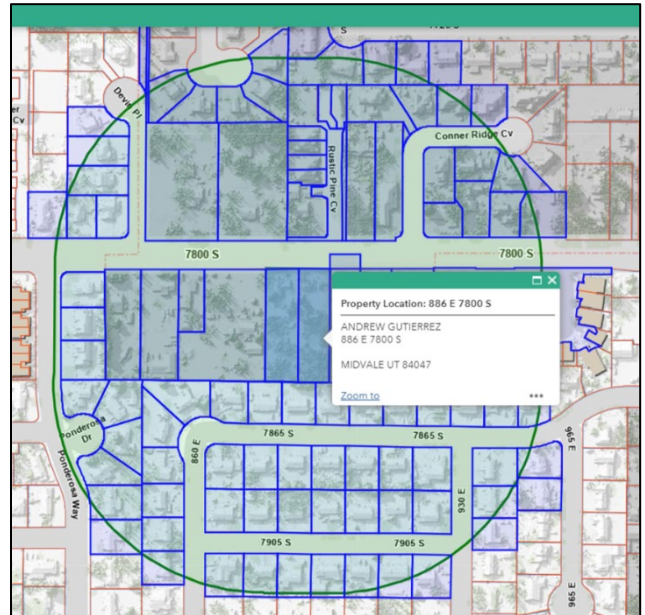
West: A-1 (single-family home, unannexed)

A concept plan depicts the Applicant’s intent to demolish the existing home and develop nine (9) townhomes on the property under the proposed zone. The concept plan shows access from 7800 S., with a stub road to the west.

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 “C”). 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.

In addition, staff held a virtual neighborhood meeting via Zoom on November 6, 2024. Residents within 500 feet of the proposed site were notified by mail. Five people attended the meeting. Discussion topics included: fencing, pest control, weed maintenance, density, traffic, and building height.



Facts and Findings

- The subject property fronts onto and would access 7800 South.
- There are multiple multifamily projects (North Pine Villas, White Pines, White Pines 3 & 4, Cottonwood Arms) in the vicinity of the subject project and located on 7800 S. that have zoning districts at approximately 10 units per acre. The property to the east has two existing duplexes that back up to the subject property.
- The Applicant’s concept plan expresses an intent to develop nine (9) townhomes on the subject property.
- The Applicant is requesting that the zoning designation be changed to the RM(10) Zone. The RM(10) Zone is a residential multi-family zone that would allow for a maximum net (less any public road dedication) density of 10 units per acre. The concept plan depicts a density of approximately 9.7 units per acre.
- The Sandy City General Plan contains applicable goals and policies, including the following:

LAND USE

- *Goal 1.0 – Provide for orderly and efficient development which will be compatible with the natural and built environment.*
- *Goal 1.1 – Encourage new growth where vacant land already is served by public utilities.*

HOUSING ELEMENT

- *Goal 1.1 – Develop infill options that complement existing housing stock and neighborhood characteristics.*
- *Goal 1.4 – Ensure a range of housing options to accommodate an aging population and growth trends.*

GROWTH PRINCIPLES

- *Policy 1.1 – Promote redevelopment to better utilize existing infrastructure.*
- *Policy 1.3 – Promote compact development consistent with market demand.*

Conclusions

- A zone change 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 the zone change application were to be approved, final approval of the proposed development, would be subject to compliance with the Development Code, including access to the street network, upon a full review of a subdivision and/or site plan application.

Planner:



Jake Warner
Long Range Planning Manager

File Name: S:\USERS\PLN\STAFFRPT\2024\REZ06212024-006789 886 E. 7800 S. REZONE\PLANNING COMMISSION\PC REPORT-886 REZONE (11.6.24).DOCX

Exhibit "A"
Application Materials

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SANDY CITY COMMUNITY DEVELOPMENT

GENERAL DEVELOPMENT APPLICATION

Revised April 2022

Project Information

Name of Proposed Project: 886 E 7800 S Date Submitted: 6/21/2024
Parcel Tax I.D. Number(s): _____ Address: 886 E 7800 S, Sandy, UT

Type of Request *(mark all that apply)*

<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Special Exception
<input type="checkbox"/>	Code Amendment	<input type="checkbox"/>	Special Use Permit
<input type="checkbox"/>	Conditional Use Permit	<input type="checkbox"/>	Street Vacation / Closure / Street Renaming
<input type="checkbox"/>	General Plan Amendment	<input type="checkbox"/>	Subdivision
<input checked="" type="checkbox"/>	Rezoning of Property	<input type="checkbox"/>	Telecommunications
<input type="checkbox"/>	Sign Review	<input type="checkbox"/>	Temporary Use
<input type="checkbox"/>	Site Plan Review	<input type="checkbox"/>	Other (Please Specify)

Provide a brief summary of the proposed action/request: Re-zone this property to allow for a higher density of units. Re-ZONE to RM(10).

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.

DocuSigned by:
Signature: Date: 6/21/2024
Name: Andrew Gutierrez Company: Utah Home Advisors

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: _____ Date: _____
Name: _____ Company: _____

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.

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

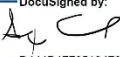
Exhibit "A"
Application Materials (cont.)

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To whom it may concern,

I am writing to request a zone change on my property located at 886 E 7800 S, Sandy, UT. I would like to change the zone to allow a higher density of units. Re-zone RM(10).

Thank you,

DocuSigned by:

D444D1770513479...

Andrew Gutierrez

Exhibit "A"
Application Materials (cont.)

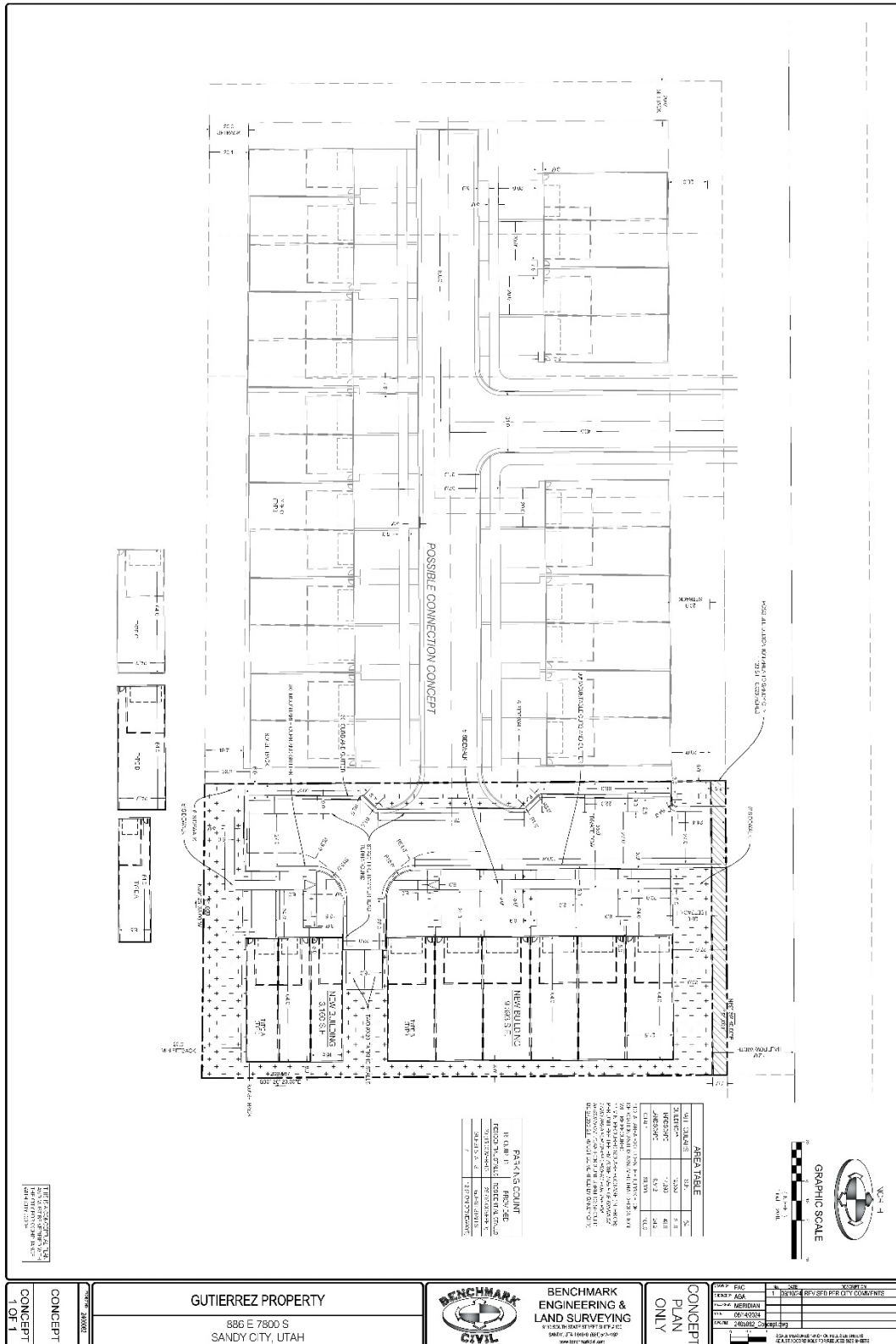


Exhibit "B"
Planning Commission Notice



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that on **November 21, 2024** at approximately **6:15 p.m.**, the **Sandy City Planning Commission** will hold a public hearing regarding a rezone application submitted by Andrew Gutierrez, on behalf of Utah Home Advisors, on property located at approximately 886 E. 7800 S. The request is to rezone approximately 0.93 acres from the R-1-8 Zone to the RM (10) Zone. The proposed project, as shown on the concept plan (see reverse side of this page), includes nine townhomes. 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: 853 7967 4308 and click "Join."
- Enter Meeting Password: 454958
- 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:

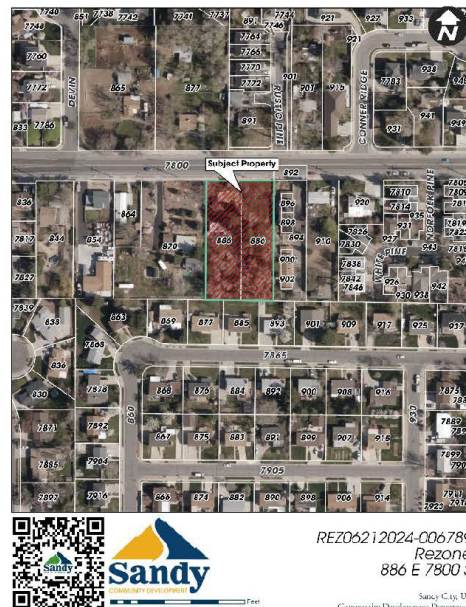
<https://us02web.zoom.us/j/89223306296?pwd=aUV2a1BvNGh2QXNEcmhqZnpGTTNndz09>

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

US: +1 669 900 6833 or +1 719 359 4580 or +1 253 205 0468

Webinar ID: 853 7967 4308

Or find your local number: <https://us02web.zoom.us/j/kBxWREqL8>



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Exhibit "B"
Planning Commission Notice (cont.)

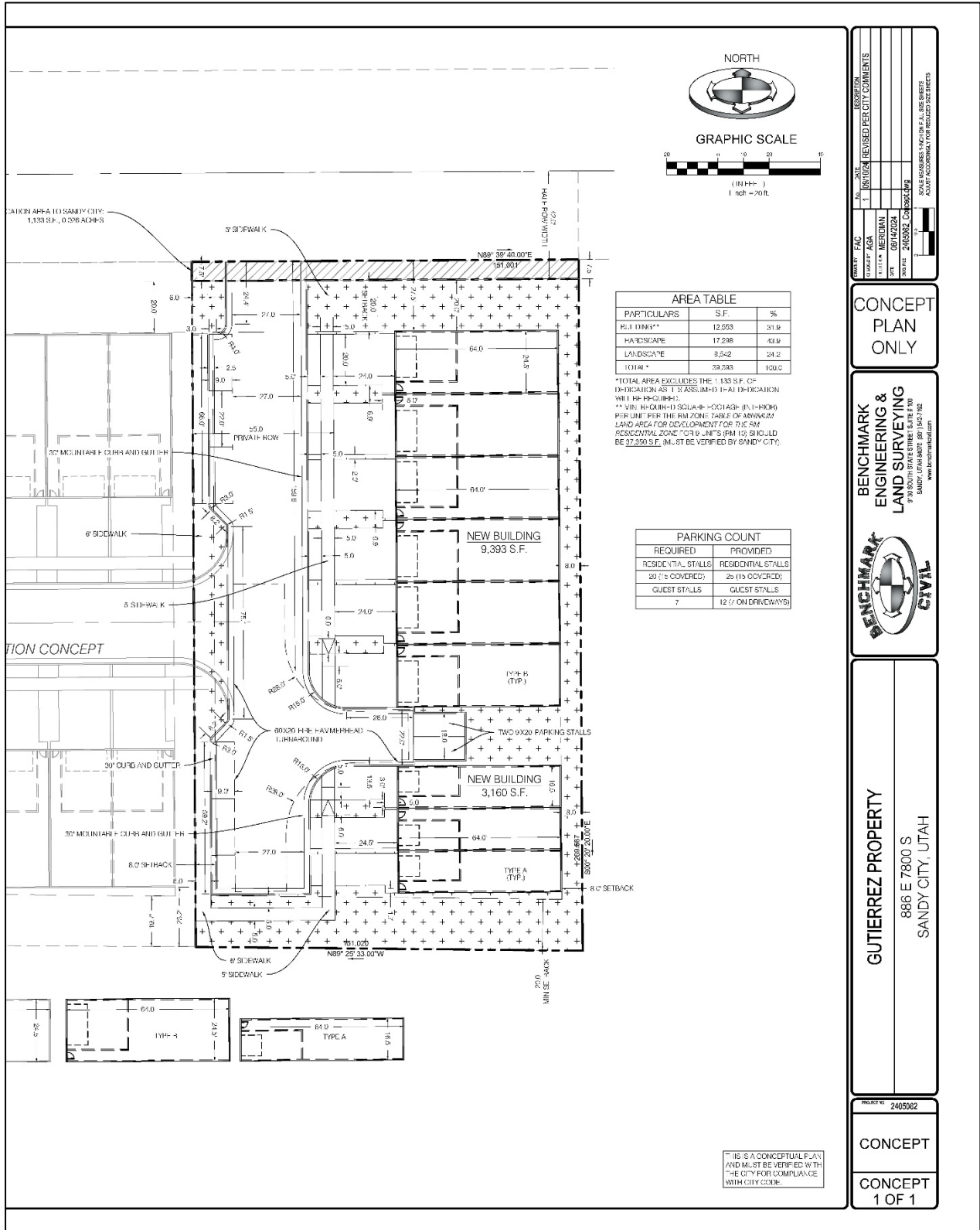


Exhibit "C"
Zoning Map

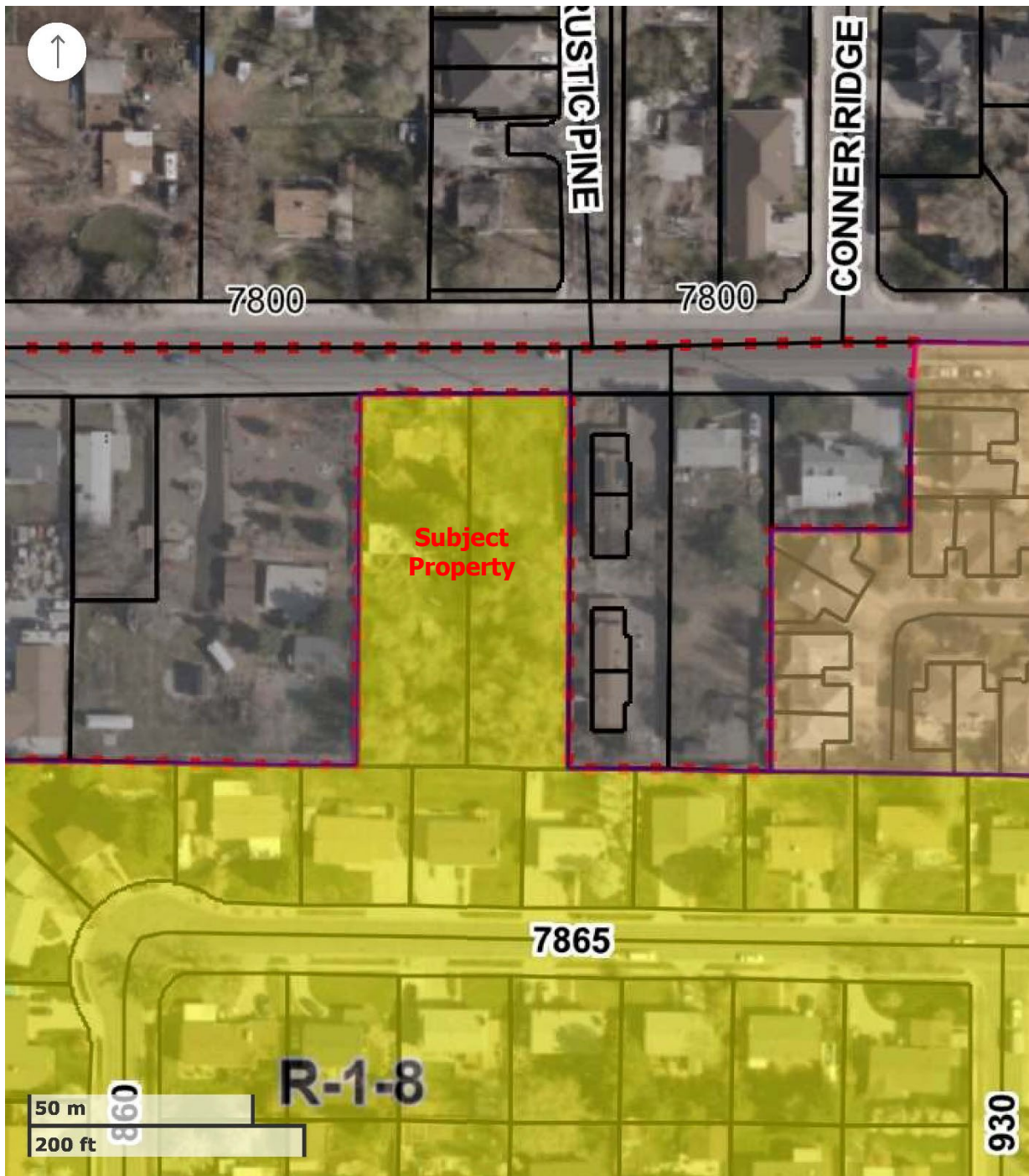


Exhibit "D"
Neighborhood Meeting Summary



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY
DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI
MAYOR

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CHIEF ADMINISTRATIVE OFFICER

Neighborhood Meeting Summary

Date: 11/7/2024

Location: Zoom Webinar

Project Name: 886 E. 7800 S. Rezone

Number of Attendees: 5

Applicants: Andrew Gutierrez (Utah Home Advisors)

Number of Invitees: 51

Project Description: The application proposes to rezone two parcels, approximately 1.78 acres, located at approximately 886 E. 7800 S. from the R-1-8 Zone to the RM (10) Zone. A concept plan shows 9 dwelling units.

Summary of Attendee Comments:

- Attendees asked about fencing, rodent control, property maintenance and the height of units.
- Concern was expressed about privacy on surrounding properties, traffic, and the number of proposed units.

Exhibit "E"
Posted Sign Picture

