



JAMES SORENSEN COMMUNITY DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI MAYOR

CLIFFORD STRACHAN CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

April 21, 2022

To: Planning Commission
From: Community Development Department
Subject: Sugarcreek Rezone
 A-1, R-1-8, and R-1-20A Zones to R-1-10 Zones
 8968 S. 1300 E.
 [Community #7, Quarry Bend]

REZ01192022-6257
 65.95 Acres

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area, on public websites, at public locations, and two signs posted on site.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
GG-41	GG-41 Annexation (3/12/1969) – 881.57 acres
SUB-4-12-2294	Schneiter Subdivision (5/8/2012) – 41.5 acres
SPR-2-11-1687 & CUP-2-11-1686	Granite Mesa Well – 1.19 acres

REQUEST

Walter Plumb III, on behalf of Plumb Holdings LLC (Applicant), has submitted an application for a zone change of five adjacent parcels (subject property), approximately 65.95 acres, located at approximately 8968 S. 1300 E. from the A-1, R-1-8, and R-1-20A Zones to the R-1-10 Zone.

BACKGROUND

The subject property is located between Harvard Park Drive and 1300 E. and between 8725 S. and Cys Road. The majority of the subject property is being used as a golf course. The western portion of the property had been used as a quarry. The surrounding land use is primarily residential. The property is also adjacent to the Quarry Bend development, an LDS chapel, and property owned by Sandy City (water tank).

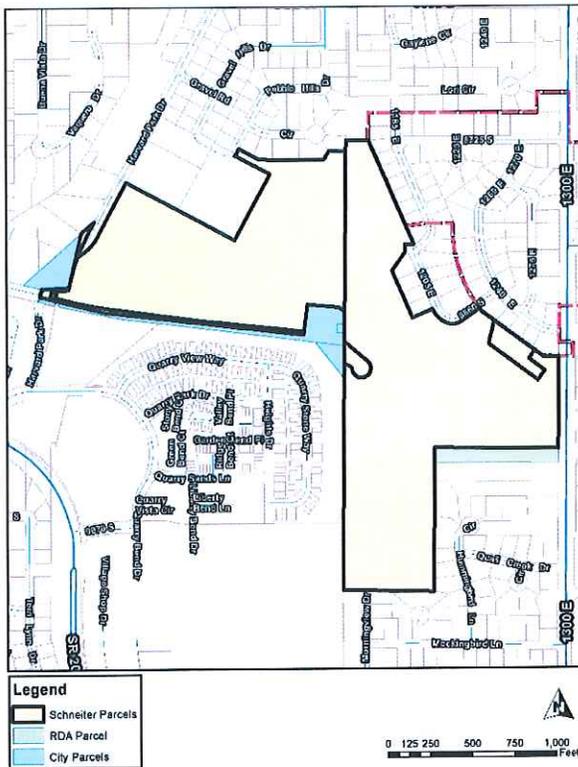
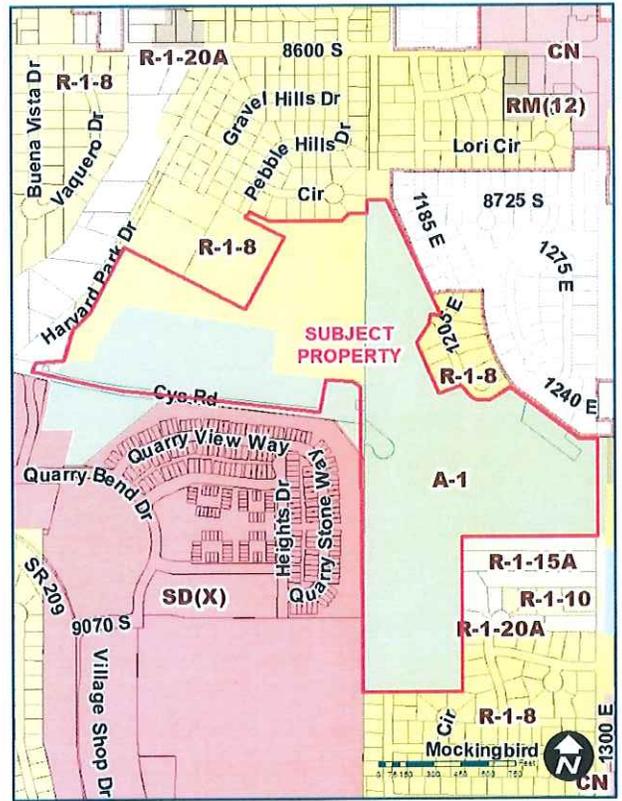


The zoning designation (and existing land use) of the surrounding properties are as follows:

- North: R-1-8 (church, single-family residential)
- East: RM(12), R-1-8, R-1-15A (single-family residential)
- South: R-1-8, SD(X), A-1 (townhomes, commercial, single-family residential)
- West: R-1-20A (single-family residential)

The A-1 Zone in this area is the last remaining A-1 designated zone district in Sandy City. This A-1 Zone District includes 49.8 acres of the subject property, three adjacent parcels (approximately 2.7 acres) owned by Sandy City (water tank), and one parcel (approximately 3.7 acres) owned by Midvale City (water tank).

The Applicant has submitted a concept plan (attached) with the Application. The concept plan depicts 135 single-family residential lots, a neighborhood park, two parcels for stormwater retention/detention, and a street network that connects to all existing stub roads and extends Cy's Road (8800 S.) from Harvard Pard Drive to 1300 E.



Preliminary discussions between City staff and the Applicant have identified potential benefits to both the public and the Applicant by possibly including adjacent parcels owned by Sandy City and the Sandy City Redevelopment Agency, if this application is approved and the project is developed. The Sandy City Redevelopment Agency owns one parcel located at 9016 S. 1300 E. (parcel highlighted in green on the map). Inclusion of this parcel in the proposed project would allow the extension of Cy's Road, where it connects to 1300 E., to align directly across from Water's Lane. Sandy City owns two adjacent parcels that together include a Sandy City water tank, a well house, and access to the tank. The access road to the tank is approximately 1,590 feet long, and the access road could potentially be abandoned if access is provided to the tank by future roads in the proposed development. Sandy City also owns a parcel that straddles Harvard Park Drive near Cy's Road. Approximately 0.40 acres of the 1.69-acre parcel is on the east side of Harvard Park Drive, adjacent to a proposed detention pond in the concept plan (parcels highlighted in blue in the map).

The concept plan was presented in a neighborhood meeting held by Zoom Webinar on March 9, 2022. A summary of comments made during the meeting is attached.

FACTS AND FINDINGS

- The subject property includes approximately 49.8 acres designated as the A-1 Zone (75.6%), 15.9 acres designated as the R-1-8 Zone (24.1%), and 0.2 acres designated as the R-1-20A Zone (0.3%).
- The Development Code of Sandy City no longer includes regulations for the A-1 Zone. The subject property contains 88.6% of the last A-1 Zone District in the City. Sandy City owns three parcels that make up an additional 4.8% of the Zone District. Midvale City has a water tank on a parcel in the Zone District that makes up the remaining 6.6% of the area.
- The extension of Cy's Road, connecting to 1300 E. at Waters Lane, is shown in the Sandy Transportation Master Plan.
- If the zone change application were to be approved, final approval of the proposed development would be subject to compliance with the Development Code upon a full review of a complete set of plans by City staff and approval by the Planning Commission as part of a future application for a subdivision.
- 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

- The Planning Commission makes recommendation to the City Council regarding zoning amendments to “regulate the use and development of land within all or any part of the area of the City.” (Development Code of Sandy City 2008, 21-5-3(a)(1))
- As with all new development, particularly infill development, any development of the Property will impact and be impacted by surrounding properties.
- If recommending approval of the zone change application, including adjacent parcels owned by the City would nearly eliminate the last A-1 Zone District in the City and could facilitate the use of those properties, subject to negotiations, in the proposed development.

ATTACHMENTS

- Sugarcreek Concept Plan
- Neighborhood Meeting Summary (3/9/2022)

Planner:

Reviewed by:



Jake Warner
Long Range Planning Manager



Brian McCuiston
Planning Director

File Name: S:\USERS\PLN\STAFFRPT\2022\REZ01192022-6257 Sugarcreek



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY
DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI
MAYOR

CLIFFORD STRACHAN
CHIEF ADMINISTRATIVE OFFICER

Neighborhood Meeting Summary

Date: 3/9/2022

Project Name: Sugarcreek Rezone

Applicants: Plumb Holdings LLC

Location: Zoom Webinar

Number of Attendees: 65

Number of Invitees: 467

Project Description: The application proposes to rezone five parcels, approximately 65.95 acres, located at approximately 8968 S. 1300 E. from the A-1, R-1-8, and R-1-20A Zones to the R-1-10 Zone.

Summary of Attendee Comments and Concerns:

- Traffic
 - Cy's Road
 - Access
 - Improvements needed
 - Speed enforcement
 - Waters Lane
 - Don't want another Segoe Lily
 - Traffic/speed enforcement
 - Harvard Park
 - Additional traffic from Quarry Bend and new projects
 - Excessive speeds
 - Access to Pebble Hills?
 - Stub roads
 - Additional traffic
 - Street parking in the area
 - Traffic Impact Study
- Open Space
 - Access to path
 - Wildlife displacement
 - Golf course provided community open space and entertainment
 - Add parcel adjacent to ball fields at Quarry Bend as open space
 - Gated would limit public access to proposed parks
- Water Pressure
- Storm drain/ground water
 - Concern with impact on existing infrastructure
 - New infrastructure for new impermeable surfaces
- New homes and households?
 - Height?
 - Accessory apartments?
- Construction
 - Impacts
 - Dirt
 - Noise
 - Rodents
 - Timing
 - Phasing

- Misc.
 - Schools
 - Light Pollution
 - Quality of life of current residents
 - Trees