



Community Development Department

Tom Dolan
Mayor

Scott J. Bond
Chief Administrative Officer

James L. Sorensen
Director

MEMORANDUM

November 2, 2017

To: City Council via Planning Commission
From: Community Development Department
Subject: Beuchert/Cushing Property, R-1-20A & R-1-10 to ZONE-10-17-5308
 R-1-15A 1.19 Acres
 11521 S. 1700 E., 11529 S. 1700 E.
 [The Bluff, Community #25]

HEARING NOTICE: *This item has been noticed to property owners within 300 feet of the subject area, on public websites, and in the newspaper.*

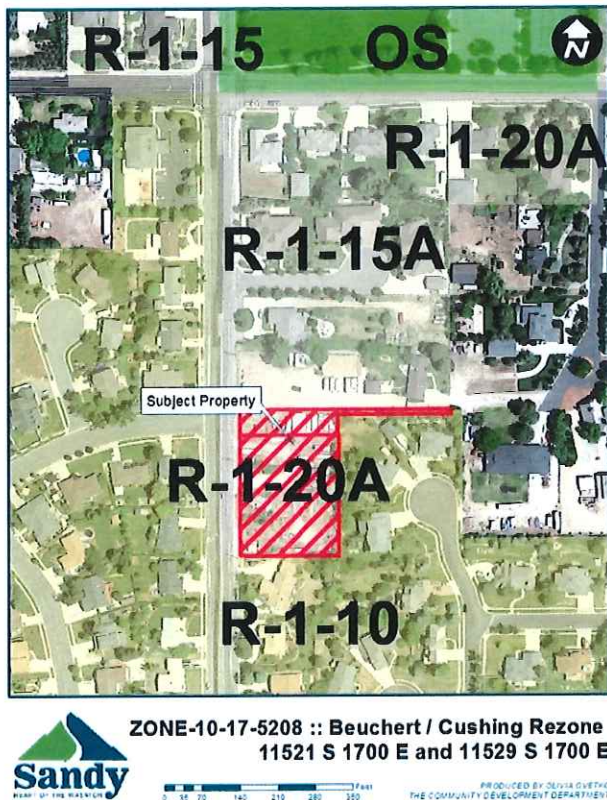
PROPERTY CASE HISTORY	
Case Number	Case Summary
A#91-3	The subject property was part of an annexation application (Young Annexation) approved by the City Council on June 11, 1991 by Ordinance #91-37. The Ordinance also zoned the majority of the subject property to R-1-20A and the remainder R-1-10.

REQUEST

Brent Beuchert has submitted an application for a zone change of two parcels, approximately 1.19 acres, located at 11521 S. and 11529 S. 1700 E. from the R-1-20A and R-1-10 Zones, both "Single Family Residential Districts" to R-1-15A "Single Family Residential District." The resulting zone change would allow, when combined with the parcel to the north (11481 S. 1700 E.), for a five-lot subdivision. The parcel at 11521 S. 1700 east is owned by Dave and Carol Cushing and the parcel at 11529 S. 1700 E. is owned by Beuchert Builders.

BACKGROUND

The subject property (1.19 acres) was annexed into the City in 1991. The annexation included a total of 11.02 acres. Of the property (1.19 acres) subject to this application, 1.14 was zoned R-1-20A through the annexation and the remaining 0.05 acre was zoned R-1-10. The majority of the total annexed property (east of the subject property) was zoned R-1-10. The properties to the east are still zoned R-1-10, as well as the properties to the south and across 1700 E. to the west. The properties to the north are currently zoned R-1-15A.



A community meeting was held on July 7, 2016. Due to the amount of time between the community meeting and submittal of the subject application, City Staff contacted the leader for Community #25 (Alan Lodder) upon receiving the application. He expressed that the community had been supportive of the zone change and he continues to support the proposal. He did not feel that another community meeting was necessary.

ANALYSIS

The applicant's intent to consolidate the two subject properties and the adjacent property to the north in order to develop a five-lot subdivision is consistent with the zoning, land use, and average property size in the surrounding area. A zone change to R-1-15A is supported by the Goals of the Sandy City General Plan, including the following:

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.*

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to approve a zone change of the subject property from R-1-20A and R-1-10 to R-1-15A based on the following findings:

1. That the proposed zone change is consistent with the zoning of the surrounding properties.
2. That the proposed change of zone will have no unmitigated negative impacts on the surrounding properties or the area as a whole.
3. That the proposed change of zone is consistent with the Sandy City General Plan.

Planner:

Reviewed by:

Jake Warner
Long Range Planning Manager

BMM

Brian McCuiston
Planning Director

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