



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:** Sunrise Ridge Rezone  
 IC to RM (12)  
 348 E. 8000 S.  
 [Community #3, Sandy Woods]

REZ03082022-6278  
 2.5 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 a sign posted on site.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
N/A	Hillcrest Nursing Center Annexation (8/1/2010) – 2.37 acres

## REQUEST

Adam Nash (Applicant) has submitted an application for a zone change of two adjacent parcels (subject property), approximately 2.5 acres, located at approximately 348 E. 8000 S. from the IC Zone to the RM (12) Zone.

## BACKGROUND

The subject property is located on the boundary between Sandy City and Midvale City. An existing building on the property is currently occupied as a care facility. The surrounding land use in Sandy City is residential. The property to the west, in Midvale, is currently being used as a church, however the Applicant is trying to obtain that property for redevelopment as well.

The property is designated as the Institutional Care Zone. The zoning designation (and existing land use) of the surrounding properties are as follows:



- North: Midvale City (8000 S., residential)
- East: PUD(4.75) (single-family residential)
- South: PUD(4.75) (single-family residential)
- West: Midvale City (church, residential)

The Applicant has submitted a concept plan (attached) with the application. The concept plan depicts twenty single-family residential lots with a road accessing 8000 S. and a stub road to the west.

The Application was presented in a neighborhood meeting held by Zoom Webinar on March 31, 2022. A summary of comments made during the meeting is attached.

**FACTS AND FINDINGS**

- The subject property is adjacent to Midvale City on the west and north sides.
- To the east and south of the subject property are residential properties that range in size from 0.16 to 0.23 acre.
- 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**

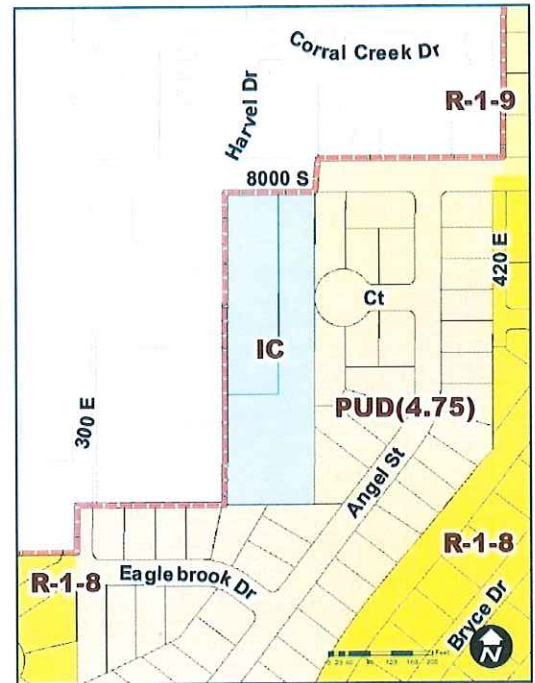
- *Goal 1.1 – Develop infill options that complement existing housing stock and neighborhood characteristics.*
- *Goal 1.4 – Ensure a range of housing options to accommodate an aging population and growth trends.*

**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.




**ATTACHMENTS**

- Sunrise Ridge Concept Plan (3/30/2022)
- Neighborhood Meeting Summary (3/31/2022)

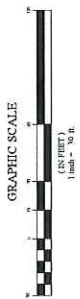
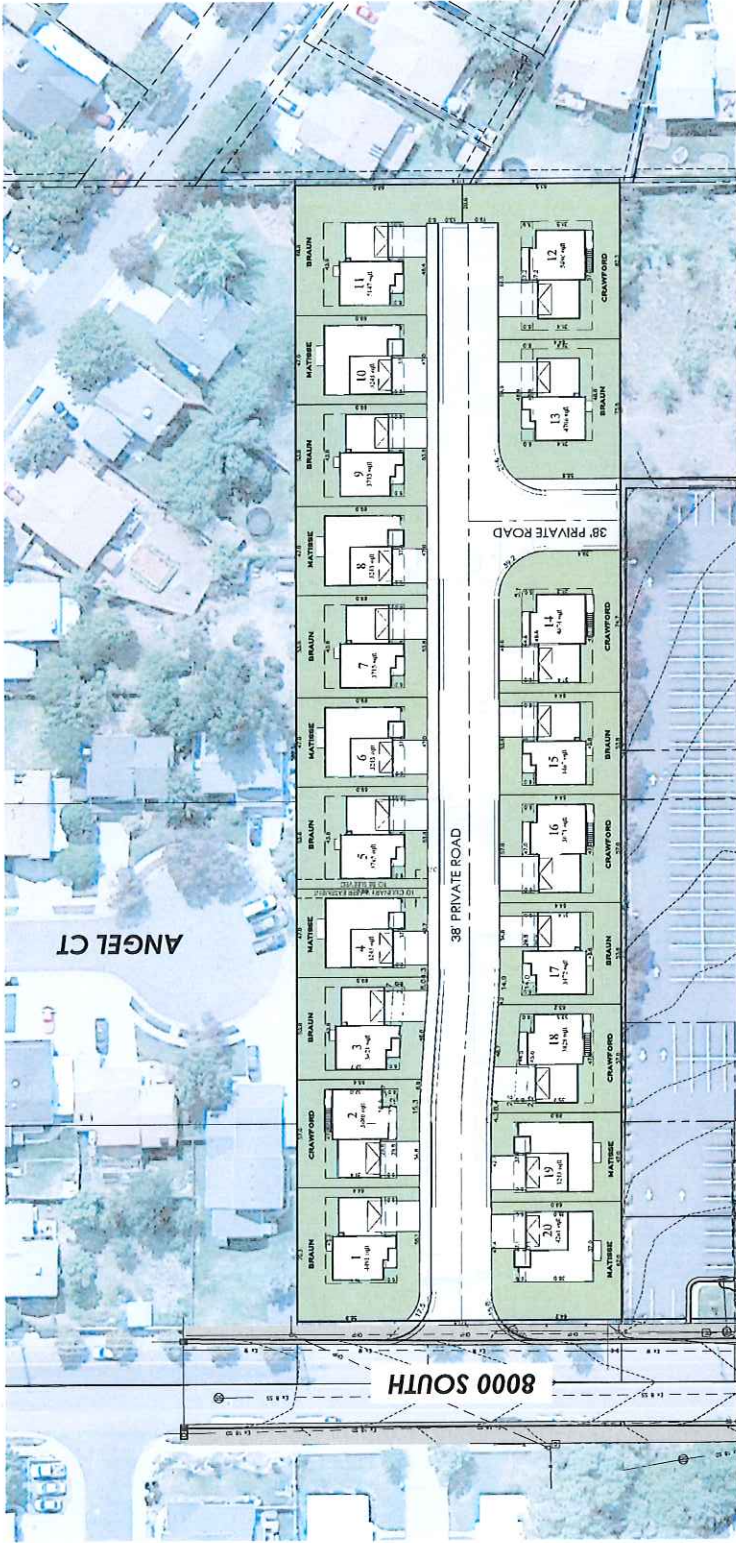
Planner:

  
Jake Warner  
Long Range Planning Manager

Reviewed by:

  
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Brian McCuiston  
Planning Director

File Name: S:\USERS\PLN\STAFFRPT\2022\REZ03082022-6278 Sunrise Ridge



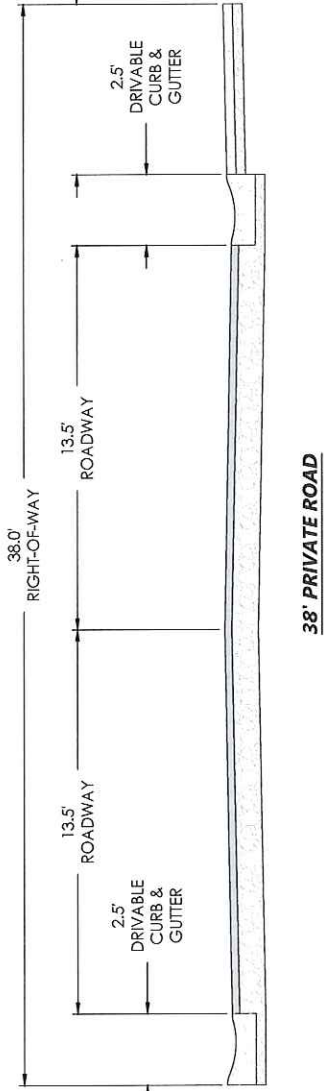
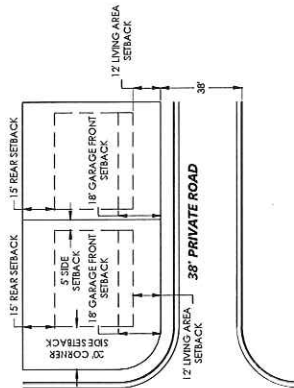
**PROPERTY OVERVIEW**

TOTAL ACREAGE	2.24 ACRES
NET ACREAGE	2.19 ACRES
SINGLE FAMILY LOTS	20
TOTAL DENSITY	11.1 UNITS/ACRE
TOTAL OPEN SPACE	1 ACRE

**ZONE REQUIREMENTS**

ZONE	RM 12
REQUIRED LAND AREA/UNIT	3,450 SQFT
MAXIMUM NET DENSITY	12 UNITS/ACRE
FRONT GARAGE SETBACK	18'
FRONT LIVING SETBACK	12'
SIDE SETBACK	5'
CORNER SIDE SETBACK	20'
REAR SETBACK	15'

**TYPICAL LOT SETBACKS**



**SUNRISE RIDGE concept plan 1**

SANDY CITY, SALT LAKE COUNTY

3/30/2022

22-0026





JAMES SORENSEN COMMUNITY  
DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI  
MAYOR

CLIFFORD STRACHAN  
CHIEF ADMINISTRATIVE OFFICER

## Neighborhood Meeting Summary

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**Date:** 3/31/2022

**Project Name:** Sunrise Ridge Rezone

**Applicants:** Adam Nash

**Location:** Zoom Webinar

**Number of Attendees:** 2

**Number of Invitees:** 157

**Project Description:** The application proposes to rezone two parcels, approximately 2.5 acres, located at approximately 348 E. 8000 S. from the IC Zone to the RM (12) Zone. See reverse side for a proposed concept plan.

### **Summary of Attendee Comments:**

- Parking-will road be wide enough for street parking and will street parking interfere with mail boxes or garbage pick-up? (Road will likely be no narrower than any other residential street. Mailboxes are likely to be group boxes.)
- Glad to see single family units
- Construction timeframe (Start of construction would take some time to properly handle existing tenants of the existing facility.)
- Fencing (All of the developer's projects typically have new fencing installed.)
- Keep trees if possible