

**ZONE-07-18-5452 :: Larsen Rezone
10397 S. Dimple Dell Road**



PRODUCED BY JAKE WARNER
THE COMMUNITY DEVELOPMENT DEPARTMENT

A community meeting was held on July 3, 2018. The meeting was only attended by the Applicants and City staff, however City staff has received phone calls generated by the meeting notice.

FACTS AND FINDINGS

- The Property currently has farm animal rights, as do the properties to the south and southwest of the Property. The Proposal seeks to retain the right to keep and raise farm animals on the Property as indicated by the “A” designation.
- The Property is adjacent to a zone district (R-1-20) to the east that is the same as the zone that is being requested, except that the adjacent R-1-20 Zone District does not have farm animal rights.
- The R-1-20A Zone requires a minimum lot area of 20,000 square feet. The Property is adjacent to three unannexed Salt Lake County lots to the north that are smaller than the minimum lot area requirement of the R-1-20A Zone.

- The Proposal is consistent with the following goals of the Sandy City General Plan:

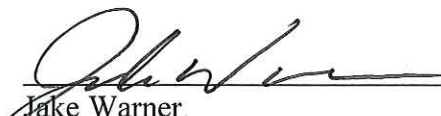
HOUSING ELEMENT

- 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.

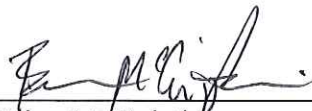
CONCLUSION

The Applicants’ intent to rezone the subject property and potentially subdivide the property according to the R-1-20A Zone to create one additional building lot would remain consistent with the size and use of the surrounding properties as well as the Sandy City General Plan and Development Code.

Planner:


 Jake Warner
 Long Range Planning Manager

Reviewed by:


 Brian McCuiston
 Planning Director