

# SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY DEVELOPMENT DIRECTOR

> MONICA ZOLTANSKI MAYOR

SHANE E. PACE CHIEF ADMINISTRATIVE OFFICER

# Staff Report Memorandum January 16, 2025

To:Planning CommissionFrom:Community Development DepartmentSubject:Sandy Towns Rezone1270 E. 8600 S.[Community #7, Quarry Bend]

REZ10042023-006631 RM(12) 0.43 Acre

**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**

Riley Streit (applicant), on behalf of Miguel Ramos (property owner), is requesting a change of zone district on vacant property located at 1270 E. 8600 S. The request is to rezone the property from the CN (Planned Center-Neighborhood) Zone to the RM(12) (Residential Multi-Family) Zone (see Exhibit "A" for Application Materials).

#### **Background**

The subject property includes one parcel, addressed as 1270 E. 8600 S., that is approximately 0.43 acre in area. The property is currently vacant. According to a concept plan submitted by the applicant, the property owner intends to build two duplexes (four units). If this rezone application is approved, subsequent applications (subdivision, site plan, building permit, etc.) would be required to be submitted, reviewed, and approved prior to any improvements.

The application is requesting the RM(12) Zone (Residential Multi-Family District). The zoning designation (and existing land use) of the surrounding properties are as follows (see also Exhibit "C" for an area zoning map):

North: CN (8600 S., commercial) East: CN (commercial) South: RM(12) (townhomes) West: RM(12) (townhomes)



	Property Case History
Case Number	Case Summary
N/A	GG-41 Annexation (3/27/1969)

#### **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 "D"). 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 December 12, 2024. Residents within 500 feet of the proposed site were notified by mail. Other than staff, the owner, and the applicant, one person attended the meeting.



#### **Facts and Findings**

- The Applicant is requesting that the zoning designation be changed to the RM(12) Zone, which is a multi-family residential zone that would allow for up to 12 units per acre. With 0.43 acre, up to 5 units may be allowed.
- The subject property, which is currently vacant, is located between commercial development to the east and residential multi-family development to the west.
- The property owner also owns the commercial properties to the east.
- The Sandy City General Plan contains applicable goals and policies. An ordinance (Ordinance #25-01) adopting a comprehensive update to the City's General Plan was approved during the preparation of this report. However, the ordinance is not effective until published, which has not yet occurred. The goals and policies included here are sourced from the General Plan in place prior to Ordinance #25-01 taking effect. 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.

#### **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:

Wa

Jake Warner Long Range Planning Manager

File Name: S:\USERS\PLN\STAFFRPT\2024\REZ10042023-6631 SANDY TOWNS REZONE\PLANNING COMMISSION\PC REPORT-SANDY TOWNS REZONE (1.9.25).PDF

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### Exhibit "A" Application Materials

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		<u>00                                   </u>	ddress: <u>12</u>	66 E. 8600 S. Sand	iy, UT 84094
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Тур	e of Request (mark all that apply)				
	Annexation			Special Exception	
	Code Amendment			Special Use Permit	
	Conditional Use Permit			Street Vacation / Close	sure / Street Renaming
	General Plan Amendment			Subdivision	
Х	Rezoning of Property			Telecommunications	
	Sign Review			Temporary Use	
	Site Plan Review			Other (Please Specify)	
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Exhibit "A" Application Materials (cont.)
9672 South 700 East, Suite 203 Sandy Utah, 84070 www.lmntarch.com 801-987-3911
June 20, 2023
Dear Planning Commission & City Council,
We are requesting a zone change from CN to RM-12 at 1266 E. 8600 S. Sandy, UT 84094. A design for a commercial project was attempted on this site & submitted to the city for DRT review, but determined by ownership to be unviable based on it's size & zoning code restrictions. Two sides of this property (West & South) are currently bordering RM-12 zoned parcels & a townhome project fits well on this site as illustrated via the provided documents.
The parcels legal description can be found below.
Legal Description: BEG N 89¿59'20" W 345 FT & S 00¿13'25" W 40 FT FR NE COR SEC5, T3S, R1E, SLM; S 00¿13'25" W 206 FT; N 89¿59'20" W 90 FT;N 00¿13'25" E 206 FT; S 89¿59'20" E 90 FT TO BEG. 0.43 AC M OR L. 5542-1643 8521-8716 10263-1071 10263-1781
Sincerely,
Riley Streit
ARCHITECTURE LANDSCAPE ARCHITECTURE INTERIOR DESIGN LAND PLANNING CONSTRUCTION MANAGEMENT

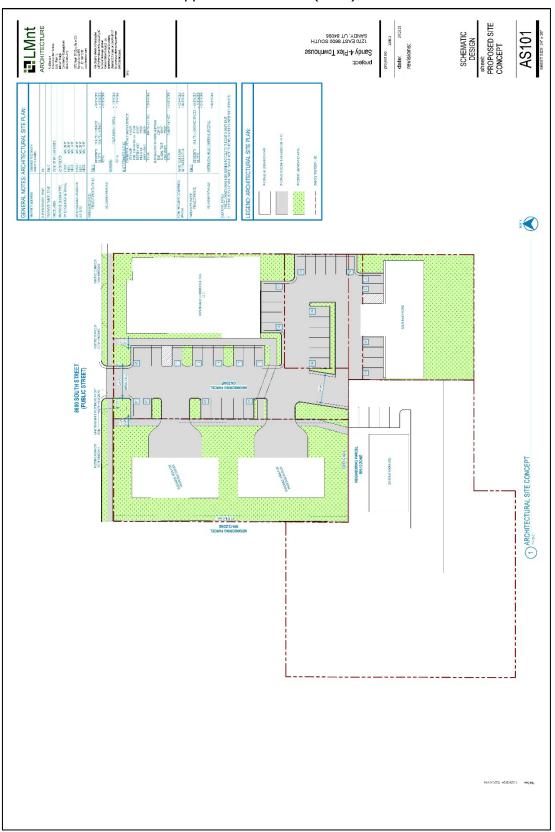


Exhibit "A" Application Materials (cont.)

### 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 **January 16, 2025** at approximately **6:15 p.m.**, the **Sandy City Planning Commission** will hold a public hearing regarding a rezone application submitted by Riley Streit for property located at approximately 1266 E 8600 S. The request is to rezone approximately 0.43 acre from the CN Zone to the RM (12) Zone. A concept plan shows two duplexes (four units). All application materials and a full staff report for this item can be found at <u>https://sandyutah.legistar.com</u> 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 <u>www.zoom.us</u>
- Click 'join a meeting', in the top right-hand corner
- Enter Meeting ID: 857 3261 3070 and click "Join."
- Enter Meeting Password: 399928
- 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/s/85732613070

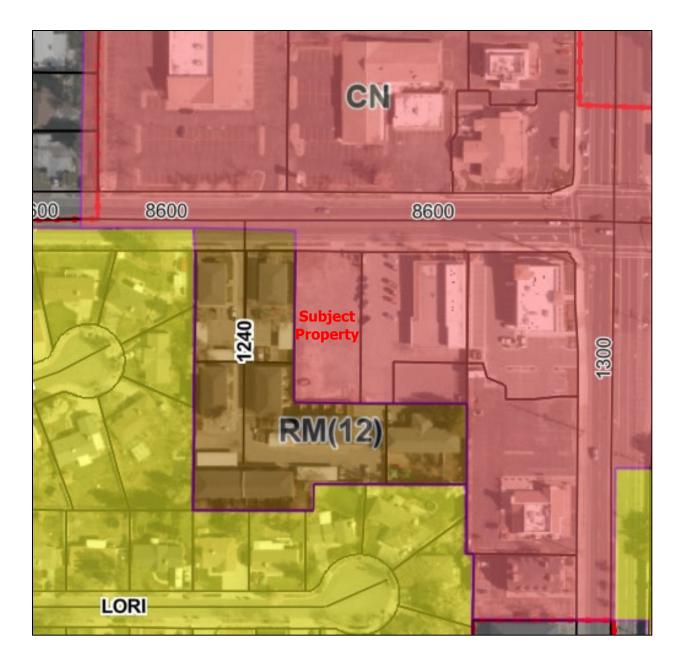
<u>Or join by phone (choose based on your current location):</u> US: +1 669 900 6833 or +1 719 359 4580 or +1 253 205 0468 Webinar ID: 857 3261 3070 Or find your local number: https://us02web.zoom.us/u/kBxWREqL8



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

Page 8

Exhibit "C" Zoning Map



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Exhibit "D" Neighborhood Meeting Summary

MONICA ZOLTANSKI NY DEVELOPMENT MAYOR SHANE E. PACE		SANDY	CITY	COMMUNIT	T DEVELUPINED
		SANDI	CITT	COMPONIT	
	andv				DEVELOPMENT DIRECTOR
Deighborhood Meeting Summary         Meighborhood Meeting Summary         Meighborhood Meeting Summary         Section: Soon Webinar         Sumber of Attendees: 1         Jumber of Attendees: 7         Multiplication proposes to rezone one parcel, approximately 0.43 acre, located at approximately 1270 1         8000 S. from the CN Zone to the RM(12) Zone. A concept plan shows two duplexes (four units).         Summary of Attendee Comments:         Methode expressed concerns with dumping on the site and traffic in the area.					MAYOR
Date:         12/12/2024         Location:         Zoom Webinar           Project Name:         Sandy Towns Rezone         Number of Attendees:         1           Applicants:         Keith James         Number of Invitees:         71           Project Description:         The application proposes to rezone one parcel, approximately 0.43 acre, located at approximately 1270 I         8600 S. from the CN Zone to the RM(12) Zone. A concept plan shows two duplexes (four units).           Summary of Attendee Comments:         A         Attendee expressed concerns with dumping on the site and traffic in the area.					CHIEF ADMINISTRATIVE OFFICE
Date:         12/12/2024         Location:         Zoom Webinar           Project Name:         Sandy Towns Rezone         Number of Attendees:         1           Applicants:         Keith James         Number of Invitees:         71           Project Description:         The application proposes to rezone one parcel, approximately 0.43 acre, located at approximately 1270 I         8600 S. from the CN Zone to the RM(12) Zone. A concept plan shows two duplexes (four units).           Summary of Attendee Comments:         A         Attendee expressed concerns with dumping on the site and traffic in the area.					
Date:         12/12/2024         Location:         Zoom Webinar           Project Name:         Sandy Towns Rezone         Number of Attendees:         1           Applicants:         Keith James         Number of Invitees:         71           Project Description:         The application proposes to rezone one parcel, approximately 0.43 acre, located at approximately 1270 I         8600 S. from the CN Zone to the RM(12) Zone. A concept plan shows two duplexes (four units).           Summary of Attendee Comments:         A         Attendee expressed concerns with dumping on the site and traffic in the area.		Neiahborh	ood Me	etina Summary	1
Project Name:       Sandy Towns Rezone       Number of Attendees:       1         Applicants:       Keith James       Number of Invitees:       71         Project Description:       The application proposes to rezone one parcel, approximately 0.43 acre, located at approximately 1270 18600 S. from the CN Zone to the RM(12) Zone. A concept plan shows two duplexes (four units).         Summary of Attendee Comments:       Number of Invitees:       71         Attendee expressed concerns with dumping on the site and traffic in the area.       8600 S. from the area.	Date: 12/12/2024				
<u>Project Description</u> : The application proposes to rezone one parcel, approximately 0.43 acre, located at approximately 1270 I 8600 S. from the CN Zone to the RM(12) Zone. A concept plan shows two duplexes (four units). <u>Summary of Attendee Comments:</u> Attendee expressed concerns with dumping on the site and traffic in the area.	Project Name: Sandy Towns	Rezone		Number of Atten	idees: 1
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0000 Centennial Parkway   Sandy, Utah 84070   p: 801.568.7250   f: 801.568.7278   sandy.utah.g	Attendee expressed concerns	with dumping or	n the site ar	nd traffic in the area.	
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