



# SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

MONICA ZOLTANSKI  
MAYOR

SHANE E. PACE  
CHIEF ADMINISTRATIVE OFFICER

## Staff Report Memorandum December 19, 2024

To: Planning Commission  
From: Community Development Department  
Subject: Moretto Rezone  
65 E. 11000 S.  
[Community #11, Crescent]

REZ09302024-006858  
R-1-6  
0.18 Acres

**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

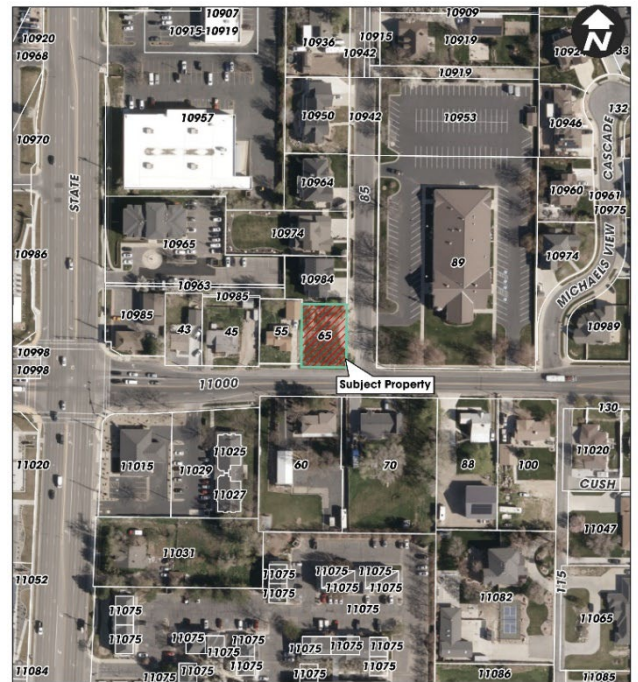
Keith James (applicant), on behalf of Alex Moretto (property owner), is requesting a change of zone district on property located at 65 E. 11000 S. The request is to rezone the property from the LC (Limited Commercial) Zone to the R-1-6 (Single-Family Residential) Zone (see Exhibit “A” for Application Materials).

### Background

The subject property includes one parcel, addressed as 65 E. 11000 S., that is approximately 0.18 acres in area. The property is currently vacant. According to the applicant, the property owner intends to sell the property as a single residential building lot. The property has not currently part of a subdivision plat. Site improvements would need to be reviewed and installed prior to construction of a house through the subdivision process.

The application is requesting the R-1-6 Zone (Single-Family Residential 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: R-1-10 (single-family subdivision)  
East: R-1-40A (church building)  
South: R-1-40A (11000 S., single-family homes)  
West: LC (single-family home)



REZ09302024-006858  
Rezone  
65 E 11000 S

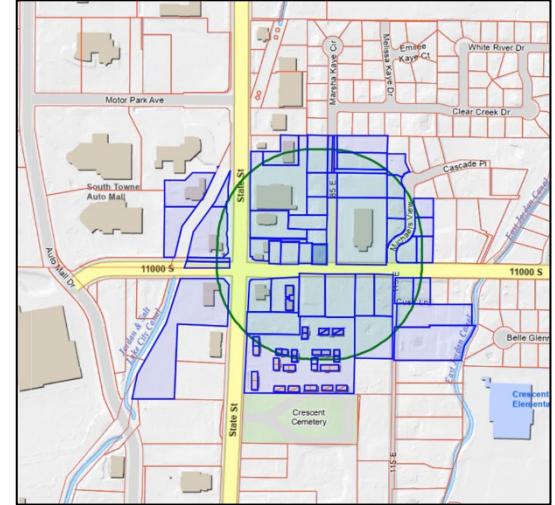
Sandy City, UT  
Community Development Department

| Property Case History |                                 |
|-----------------------|---------------------------------|
| Case Number           | Case Summary                    |
| A #79-2               | Fairborn Annexation (2/13/1979) |

### 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 November 11, 2024. Residents within 500 feet of the proposed site were notified by mail. Two people attended the meeting.



### Facts and Findings

- The subject property is located on the corner of 11000 South and 85 East.
- Other than the church building to the east, the properties on 85 E. are single-family residential homes. The properties to the west are also single-family homes, however, they are also currently zoned Limited Commercial (LC).
- The Applicant is requesting that the zoning designation be changed to the R-1-6 Zone, which is a single-family residential zone that would require a minimum lot size of 6,000 square feet.
- The subject property is 0.18 acre in size, approximately 7,840 square feet. With city-required improvements, the proposed rezone could allow for one single-family residential building lot.
- 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.*

### 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:

A handwritten signature in black ink, appearing to read 'Jake Warner', written in a cursive style.

Jake Warner  
Long Range Planning Manager

File Name: S:\USERS\PLN\STAFFRPT\2024\REZ09302024-006858 Moretto REZONE\PLANNING COMMISSION\PC  
REPORT-Moretto REZONE (12.10.24).DOCX

**Exhibit "A"**  
**Application Materials**



**SANDY CITY COMMUNITY DEVELOPMENT**

**GENERAL DEVELOPMENT APPLICATION**

Revised April 2022

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**Project Information**

Name of Proposed Project: ALEX MORETTO Date Submitted: 9/27/24  
 Parcel Tax I.D. Number(s): 28-18-354-020-0000 Address: 605 E 11000 S, SANDY, UT 84070

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**Type of Request** (mark all that apply)

|                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Annexation<br><input type="checkbox"/> Code Amendment<br><input type="checkbox"/> Conditional Use Permit<br><input type="checkbox"/> General Plan Amendment<br><input checked="" type="checkbox"/> Rezoning of Property<br><input type="checkbox"/> Sign Review<br><input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Special Exception<br><input type="checkbox"/> Special Use Permit<br><input type="checkbox"/> Street Vacation / Closure / Street Renaming<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Telecommunications<br><input type="checkbox"/> Temporary Use<br><input type="checkbox"/> Other (Please Specify) |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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Provide a brief summary of the proposed action/request: REZONE PROPERTY TO R-1-G.

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**Applicant/Project Contact**

By signing this application, you certify that you own the subject property or are authorized to act on behalf of the property owner to make the above referenced land use application(s). You also certify that the application information provided and submitted through the [Cityworks Portal](#) constitutes a complete submittal in compliance with Sandy City Code and Administrative Procedures to the best of your knowledge. You do also acknowledge that you have read and consent to the [disclosure](#) shown at the bottom of the page.

Signature: Keith James Date: 9/27/24  
 Name: KEITH JAMES Company: COLDWELL BANKER

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**Property Owner** (if property owner is different than applicant)

By signing this application, you certify that the applicant listed above is authorized to act in your behalf regarding the above referenced land use application.

Signature: Alexandre Moretto Date: 09/27/2024  
 Name: Alexandre Moretto Company: \_\_\_\_\_

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**Disclosure:** The Planning Commission typically meets on the first and third Thursdays of the month. Applicants will be notified of changes in meetings and meetings times. The Planning Division will not officially accept a submittal until the conditions and necessary parts of each application procedure are completed.

Records provided to Sandy City are subject to the Utah Government Records Access and Management Act, Utah Code Ann. §63G-2-101 et seq., which may require Sandy City to produce a copy, including in its original form, to any person upon that person's request. Please consult legal counsel prior to submitting or presenting any record (book, letter, document, paper, map, plan, photograph, film, card, tape, recording, electronic data, or other documentary material regardless of physical form or characteristics) to any officer, official, employee, volunteer or agent of Sandy City for any reason including without limitation, in support of an application or for presentation or display in a meeting. Information that is not provided to Sandy City will not be considered when making decisions.

By signing this application, the property owner is allowing Sandy City staff access over and through the property close to the right-of-way to post legal notice requirements and to take photographs and/or drone footage.

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10000 Centennial Parkway | Sandy, Utah 84070 | p: 801.568.7250 | f: 801.568.7278 | [sandy.utah.gov](http://sandy.utah.gov)

Exhibit "A"  
Application Materials (cont.)

Subject: Formal Request for Zoning Change from Limited Commercial to R-1-6

Dear Zoning Board/Planning Commission,

I hope this message finds you well. I am writing to formally request a zoning change for the property located at 65 E 11000 S, Sandy, UT 84070, currently zoned as Limited Commercial, to R-1-6 (Single Family Residential).

The property owner, Alex Morreto, has expressed an intention to sell the property and believes that a single-family home would be a more suitable fit for the surrounding neighborhood, which primarily consists of residential properties. A residential development on the vacant lot would be more in harmony with the existing single-family homes in the area, contributing to the overall character and appeal of the community.

We kindly request that you consider this application and approve the zoning change to R-1-6 to support this transition.

Thank you for your time and consideration. Should you require any additional information, please do not hesitate to contact me.

Sincerely,

Keith James

(805) 696-0808

Keith.james@cbrealty.com

Coldwell Banker Realty 2180 S 1300 E Suite 140, Salt Lake City, UT 84106

Exhibit "A"  
Application Materials (cont.)



Exhibit "A"  
Application Materials (cont.)

Parcel 28183540200000 Legal description

BEG 595 FT S 89°35'40" E & 24.75 FT N 0°24'20" E FR SW COR  
SEC 18, T 3S, R 1E, S L M; N 0°24'20" E 105.25 FT; N 89°35' 40" W  
76 FT; S 0°24'20' W 105.25 FT; S 89°35'40" E 76 FT TO BEG. 0.18  
AC M OR L. 5002-144 5002-146 10544-3954

## Exhibit "B"

### Planning Commission Notice



## SANDY CITY COMMUNITY DEVELOPMENT

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DIRECTOR

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## Notice of Public Hearing

NOTICE IS HEREBY GIVEN that on **December 19, 2024** at approximately **6:15 p.m.**, the **Sandy City Planning Commission** will hold a public hearing regarding a rezone application submitted by Keith James for property located at approximately 65 E 11000 S. The request is to rezone approximately 0.18 acre from the LC Zone to the R-1-6 Zone. The proposed rezone would result in one single-family residential building lot. All application materials and a full staff report for this item can be found at <https://sandyutah.legistar.com> 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](mailto:jwarner@sandy.utah.gov).

#### How to join Zoom Webinar General Instructions:

- Join on via laptop, desktop or mobile device
- Go to [www.zoom.us](https://www.zoom.us)
- Click 'join a meeting', in the top right-hand corner
- Enter Meeting ID: 842 4256 0740 and click "Join."
- Enter Meeting Password: 295681
- 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/j/84242560740>

Or join by phone (choose based on your current location):

US: +1 669 900 6833 or +1 719 359 4580 or +1 253 205 0468

Webinar ID: 842 4256 0740

Or find your local number: <https://us02web.zoom.us/j/kBxWREqL8>



Exhibit "C"  
Zoning Map



Exhibit "D"  
Neighborhood Meeting Summary



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### Neighborhood Meeting Summary

**Date:** 11/14/2024

**Project Name:** Moretto Rezone

**Applicants:** Keith James

**Location:** Zoom Webinar

**Number of Attendees:** 2

**Number of Invitees:** 47

**Project Description:** The application proposes to rezone one parcel, approximately 0.18 acres, located at approximately 65 E. 11000 S. from the CN Zone to the R-1-8 Zone. A rezone would potentially allow for one single-family building lot.

**Summary of Attendee Comments:**

Attendees expressed that they see the requested rezone as a good thing that would maintain the residential character of the street and clean up a blighted property.

Exhibit "E"  
Posted Sign Picture

