



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum February 16, 2023

To: City Council via Planning Commission
From: Community Development Department
Subject: Larson Rezone
963 E. 8600 S.
[High Point, #6]

REZ01062023-006463
R-1-8 Zone
2.5 Acres

Hearing Notice: This item has been noticed to property owners within 500 feet of the subject area, to affected entities, on public websites, at public locations, and a sign posted on site.

Request

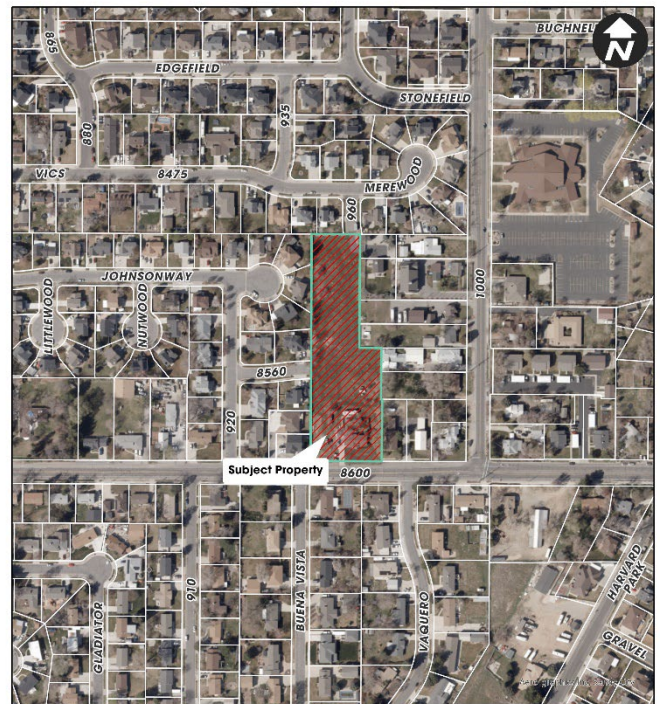
Ron Larson (Applicant) has submitted an application for a zone change of one parcel, approximately 2.5 acres located at 963 E. 8600 S., from the R-1-8 Zone to the SD R-1-7 Zone.

Background

The subject property (owned by Vern V Larson Trust) includes an existing house that fronts on to 8600 S. There are two roads that stub to the property, 8560 S. from the west and 960 E. from the north. The current zone is the R-1-8 Zone. The Applicant is requesting to rezone to the SD R-1-7 Zone. The zoning designation and existing land use of the surrounding properties are as follows:

North: SD R-1-7 (single family residential)
East: R-2-10 (duplex residential) & unincorporated Salt Lake County (single family residential, Salt Lake County Water Conservancy pump house)
South: R-1-8 (single family residential)
West: SD R-1-7 (single family residential)

The Applicant has submitted a letter (Exhibit "A") and a



REZ01062023-006463
Rezone Permit
963 E 8600 S

Community Development Department
Cartography Eleanor Mearns

0 65 130 260 390 520 650 Feet

Property Case History	
Case Number	Case Summary
A #07-05	Verna Larson Annexation (7/1/2007) – 2.54 acres

concept plan (Exhibit “B”). The concept plan shows a proposed project that would connect the two stub roads and would include a total eight single family lots, including the existing house.

Public Notice and Outreach

Utah Code (Part 10-9a-2) requires that a notice of a public hearing be mailed and posted. Notices (Exhibit “C”) were mailed to property owners within 500 feet of the subject property and affected entities. The notice was posted to the Utah Public Notice website and the City website. A physical copy of the notice was posted at City Hall and a public notice sign was placed on the subject property (Exhibit “D”).

Neighborhood Meeting

A neighborhood meeting was held on January 30, 2023 at 7:00 PM by the Planning Division, and 11 people attended the meeting. A summary of the meeting is attached (Exhibit “E”).

Analysis

- The requested zone (SD R-1-7) would be consistent with the adjacent zone district to the west and north of the subject property.
- Many of the zoning regulations of the requested zone would be the same as the regulations of the current zone (R-1-8), with the primary difference being that the minimum lot size in the SD R-1-7 Zone would be 7,000 square feet as opposed to a minimum lot size of 8,000 square feet in the R-1-8 Zone.
- The Applicant could potentially achieve a similar lot yield if the current zone (R-1-8) is used in conjunction with the Residential Conservation Overall. However, as the Applicant addresses in the attached letter, the required cross-section in the proposed development may not match the cross-section of the existing stub streets.
- 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.*
- A zone change is a legislative item that requires the Planning Commission to make recommendation to the City Council, after having held a public hearing, with the City Council making the final decision.
- As with all new development, particularly infill development, any development of the Property will impact and be impacted by surrounding properties.
- If the zone change application were to be approved, final approval of the proposed development, including lot layout, road design, etc., 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.

Recommendation (Motion Alternatives)

1. Forward a positive recommendation, recommending that the City Council approve the application for a zone change from the R-1-8 Zone to the SD R-1-7 Zone.
2. Forward a negative recommendation, recommending that the City Council not approve the zone change from the R-1-8 Zone to the SD R-1-7 Zone.
3. Table the decision for a future meeting.

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\2023\REZ01062023-6463 Larson Rez

Exhibit "A"

January 6, 2023

Sandy City

To whom it may concern:

We are requesting a zone change for the property located at 963 E. 8600 S, in Sandy. The current zoning is R 1-8, and we are requesting a change to SD R 1-7.

This change will allow the new subdivision to conform to the subdivisions that border it on the west and on the north. The new subdivision will extend the existing roads of 8650 S. and 960 E. to intersect at a knuckle. Making this change will allow the streets, curbs, and park strips of all the neighborhoods to align and look consistent as shown in the concept drawing. The new street will join the two roads allowing for better access for pedestrian and vehicle traffic. The zone change will also allow the new subdivision to be consistent with the lot sizes of the existing subdivisions.

This proposal will also allow better utilization of the property located at 963 E. 8600 S. This change allows four building lots to be created on the north portion of the property (instead of three) and four lots on the south portion of the property for a total of eight lots.

Thank you for considering the implementation of this proposal.

Sincerely,

Ronald Larson
V. Larson Trust

Exhibit "B"

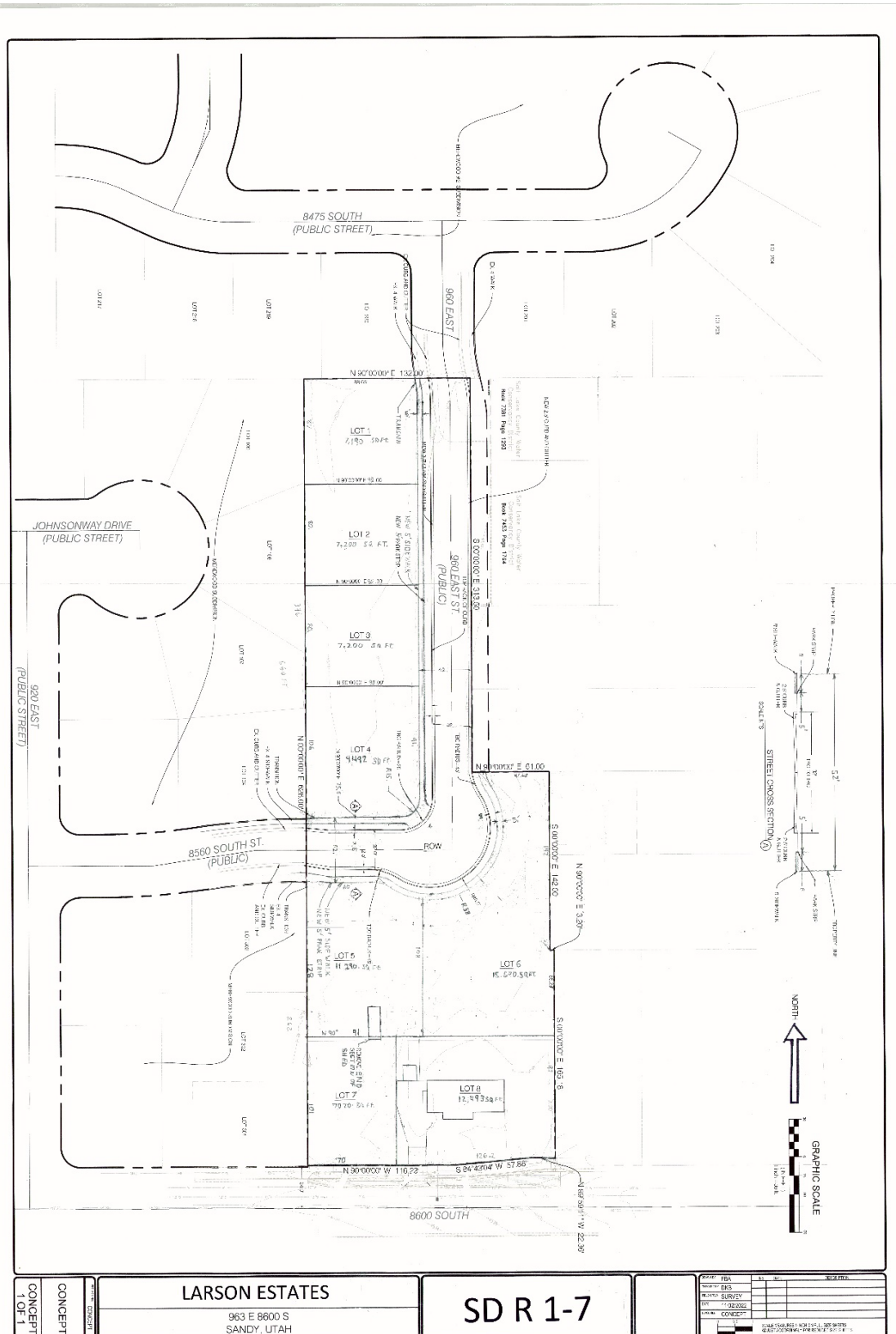


Exhibit "C"



SANDY CITY COMMUNITY DEVELOPMENT

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Notice of Public Hearing

NOTICE IS HEREBY GIVEN that on **February 16, 2023** at approximately **6:15 p.m.**, the **Sandy City Planning Commission** will hold a public hearing regarding a rezone application submitted by Ron Larson on the property located at 963 E. 8600 S. The request is to rezone approximately 2.5 acres from the R-1-8 Zone to the SD R-1-7 Zone. All application materials and a full staff report for this item can be found at <https://sandyutah.legistar.com>. See reverse side for a proposed concept plan.

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 4 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 www.zoom.us
- Click 'join a meeting', in the top right-hand corner
- Enter Meeting ID: 879 5105 3591 and click "Join."
- Enter Meeting Password: 506701
- 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/87951053591>

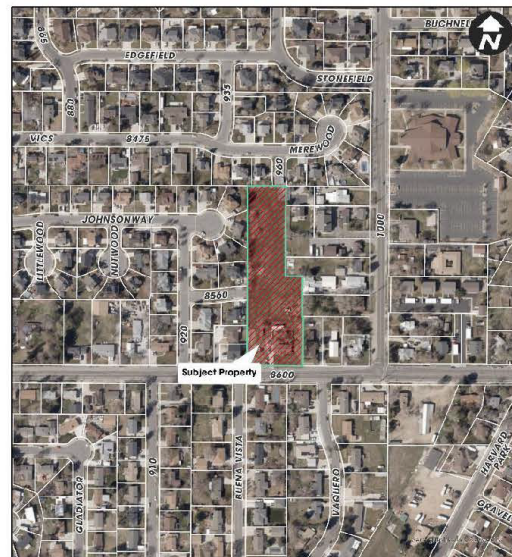
Or join by phone (choose based on your current location):

US: [add numbers from Zoom Invite, at least the first 3]

Webinar ID: 879 5105 3591

Or find your local number:

<https://us02web.zoom.us/j/87951053591>



REZ01062023-006463
Rezone Permit
963 E 8600 S
Community Development Department
Geography Plans & Maps

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

Exhibit "D"



Exhibit "E"



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY
DEVELOPMENT DIRECTORMONICA ZOLTANSKI
MAYORSHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Neighborhood Meeting Summary

Date: 1/30/2023**Project Name:** Larson Rezone**Applicants:** Ron Larson**Location:** Zoom Webinar**Number of Attendees:** 11**Number of Invitees:** 127

Project Description: The application proposes to rezone one parcel, approximately 2.5 acres, located at approximately 963 E. 8600 S. from the R-1-8 Zone to the SD R-1-7 Zone. A concept plan shows 8 dwelling units.

Summary of Attendee Comments:

- Certainty of the development occurring per the concept plan being presented?
- Concern for trees being affected, both on the subject property and on surrounding properties.
- Discussion about the need for pest control once development starts.
- Questions about annexation from an adjacent property owner in an unannexed area.
- Discussion about setbacks to potential new homes.
- Questions about who will develop and build the proposed project|