



# SANDY CITY COMMUNITY DEVELOPMENT

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## Staff Report Memorandum May 15, 2025

To: Planning Commission  
From: Community Development Department  
Subject: Sandy Station Block 20 Subdivision  
(HSD Architectural Review)  
240 East 8960 South  
[Community #4, Historic Sandy]

SUB09282022-006410  
R-1-7.5(HS)  
.23 Acres  
2 Lots

**Public Meeting Notice:** This item has been noticed to property owners within 500 feet of the subject area and on public websites.

### Request

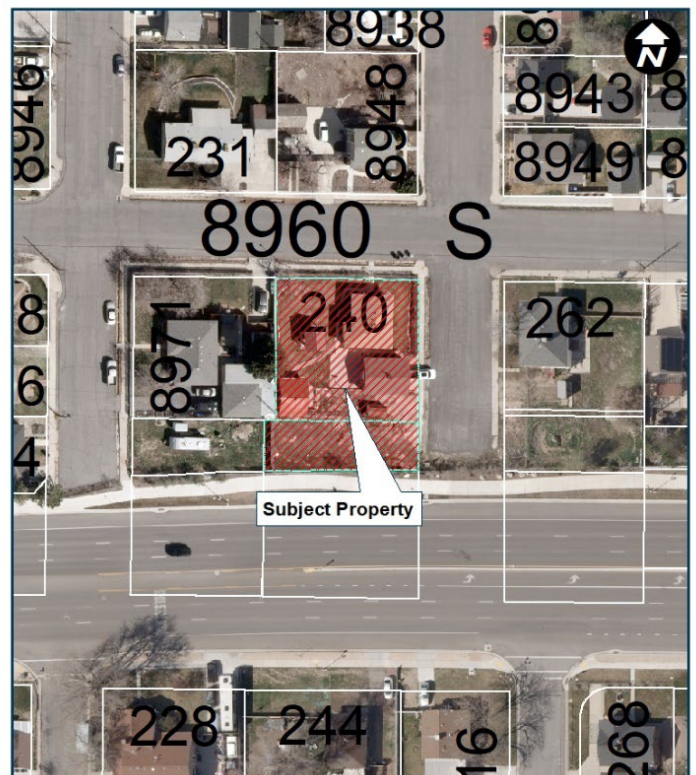
The applicant, Mark Stephenson with Red Mountain Builders (representing the property owner Millcreek Park, LLC), is requesting review and approval for a change to the architectural plans for a proposed two-lot subdivision under the Historic Sandy Development Overlay Zone (HSD).

### Background

The subject property is approximately .23 acres and is located within the R-1-7.5(HS) Zone. It is also located within the Tier 1 portion of Historic Sandy. The existing home fronts along 8960 South. All surrounding properties are in the same zoning district with single family homes on similar sized lots. A previous home plan was approved by the Planning Commission on September 7, 2023. The applicant is proposing a new plan be approved for the south lot.

### Public Notice and Outreach

Notices of the Planning Commission meeting were mailed to property owners within a 500-foot radius of the subject parcel. A neighborhood meeting was held on November 2, 2022. No concerns were noted by community members in attendance.



0 15 30 60 90 120 150 Feet

SUB09282022-006410  
Subdivision  
240 E. 8960 S.

PRODUCED BY CRAIG EVANS  
COMMUNITY DEVELOPMENT DEPARTMENT

### **Analysis**

The R-1-7.5(HS) Zone allows for single-family housing on lots with a minimum size of 7,500 square feet. The applicant has invoked the HSD Overlay Zone be applied to the lots within this proposed subdivision, which will allow for the creation of lots as small as 5,000 square feet if the development also complies with the additional standards of the Overlay Zone.

#### **Historic Sandy Development Overlay Zone**

The purpose of the HSD Overlay Zone is to encourage development and investment in the Historic Sandy Area by reducing the required minimum size and frontage requirements for a lot, as well as providing a reduction in required setbacks. In exchange for this flexibility, the Overlay details architectural and landscape requirements meant to promote development that complements and enhances the historic nature of the district. The specific requirements of lots within the Tier 1 area of the HSD Overlay Zone are as follows:

- Roofs with a 5:12 pitch or greater.
- Gable ends facing streets and alleys.
- Covered porches across 50% or more of the front elevation.
- Porches connected directly to sidewalks.
- Windows and doors occupy at least 25% of the front elevation.
- Dwelling Footprints not to occupy more than 50 percent of the lot.
- Primary Entrances that face a public street.
- Predominantly one exterior material of brick, stone, or masonry. Limited amounts of stucco may be considered.
- No vinyl or aluminum siding is allowed.
- Detached garages or recessed from the front façade by at least 10 feet.
- Compatible architectural design with surrounding area (Colonial, Bungalow, and Craftsman)

These design requirements are used during the building permit review process to ensure that homes are more compatible with historic structures in the area. A notice to purchasers will be added to the subdivision plat that will inform potential buyers of these lots that they were developed under the overlay. The notice is meant to inform purchasing parties of the additional design requirements that will be used during the review of any future building permit(s).

An additional requirement of the HSD Overlay Zone is that development plans must be presented before the Historic Preservation Committee for review. This review took place on March 12, 2025. The Committee approved the revised plans and found them to be more compatible with the neighborhood than the previous plans.



The Planning Commission must review and approve of the proposed building elevations which are found in Exhibit B.

### **Staff Concerns**

Staff has reviewed the proposal for compliance with the underlying zoning as well as the HSD Overlay requirements and finds the plan to be within compliance.

The adjustment of the property line between lots will require the existing two-car garage that serves the north property be demolished. A replacement two-car garage must be provided for this home to ensure compliance with on-site parking requirements.

**Recommendation**

Staff recommends that the Planning Commission approve the revised architectural elevations for the Sandy Station Block 20 Subdivision located at 240 E 8960 S based upon the following findings and subject to the following conditions:

**Findings:**

1. That the proposed subdivision is an infill development that is supported in the Historic Sandy Neighborhood Plan.
2. That the Historic Committee has recommended approval of the revised building elevation.

**Conditions:**

1. That all previous conditions of approval for this subdivision remain in full force and effect for this development.

Planner:



Thomas Irvin  
Senior Planner

File Name: S:\USERS\PLN\STAFFRPT\2022\SUB09282022-006410 SANDY STATION BLOCK 20 SUBDIVISION\PC INFO\PC 5-1-25\SANDY STATION BLOCK 20 STAFF REPORT 2025 SUB09232022-006410.DOCX

Exhibit "A" – See the attached file for full information

# SANDY STATION BLOCK 20 SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 6,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
SANDY CITY, UTAH

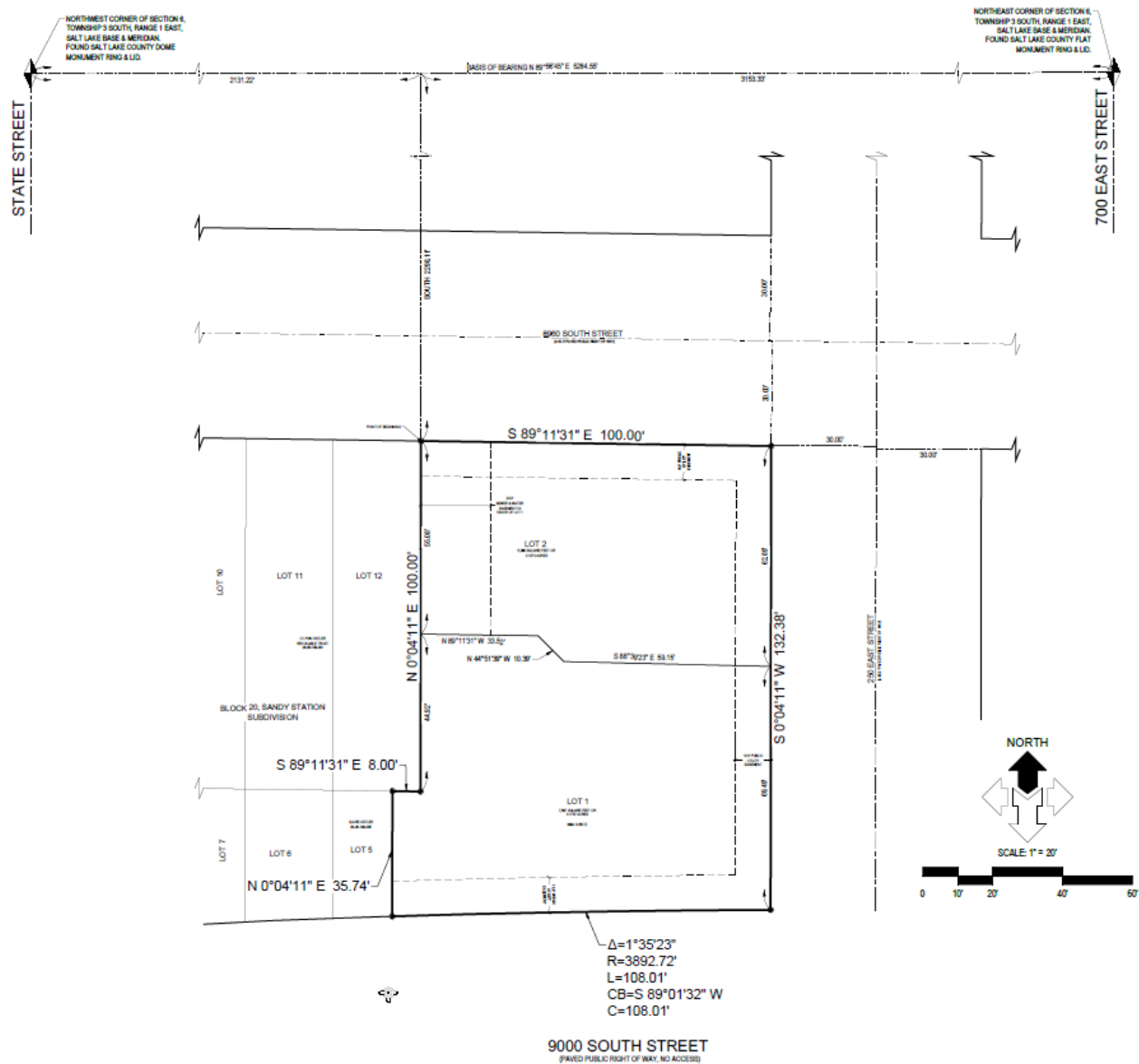
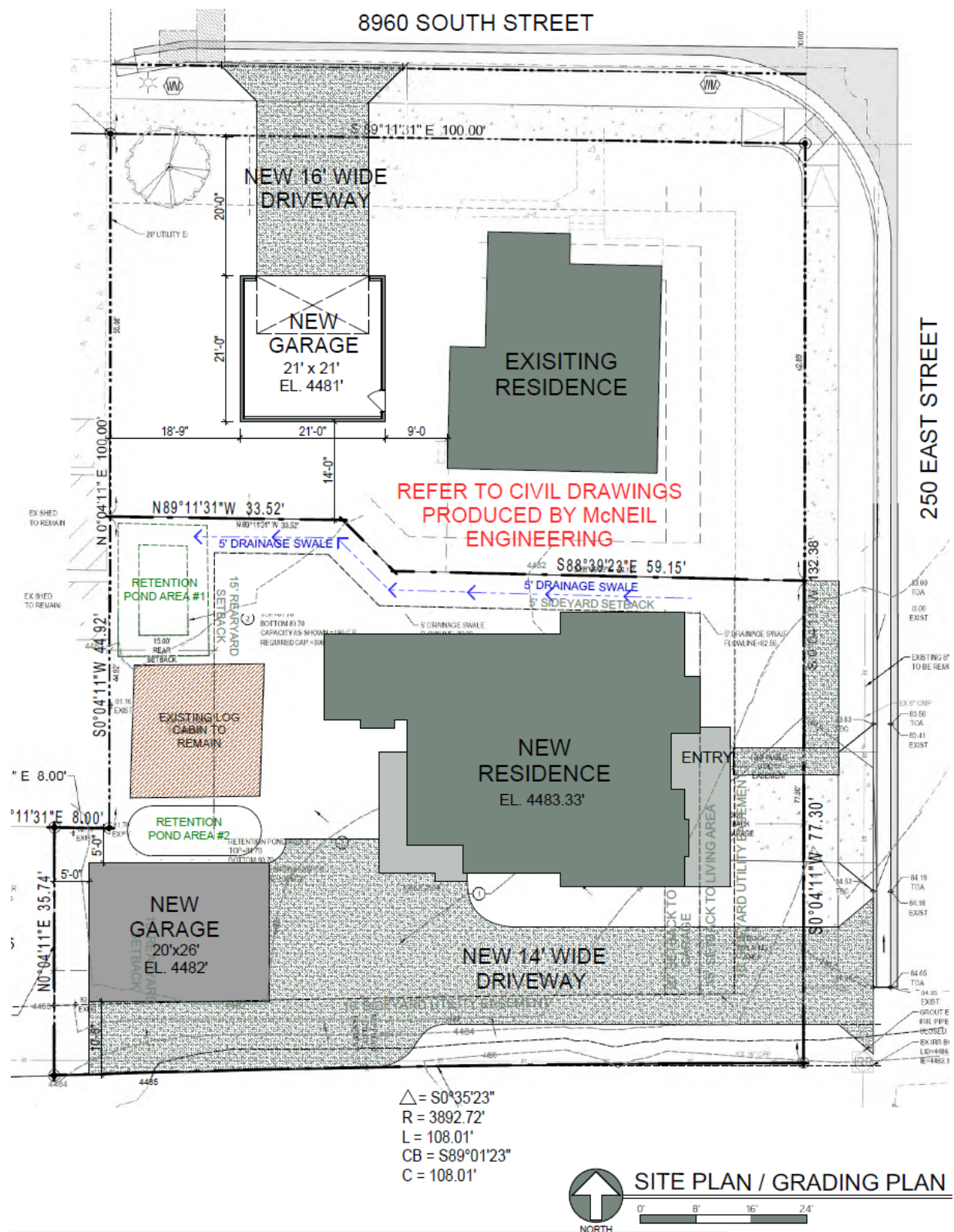
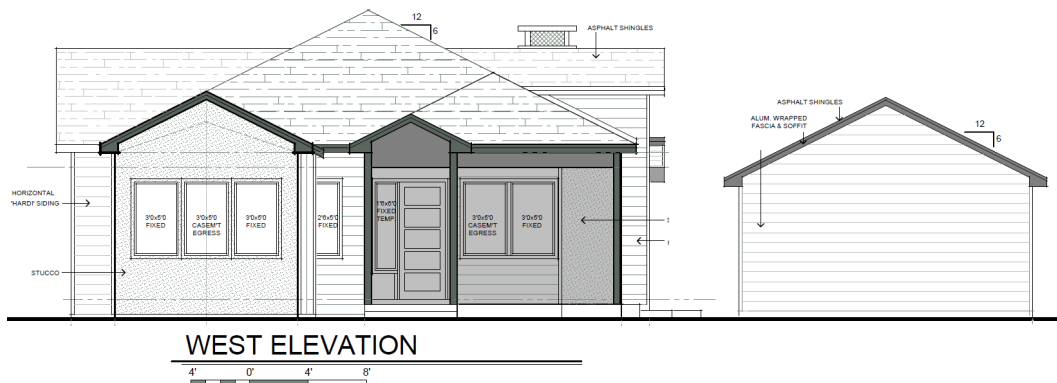
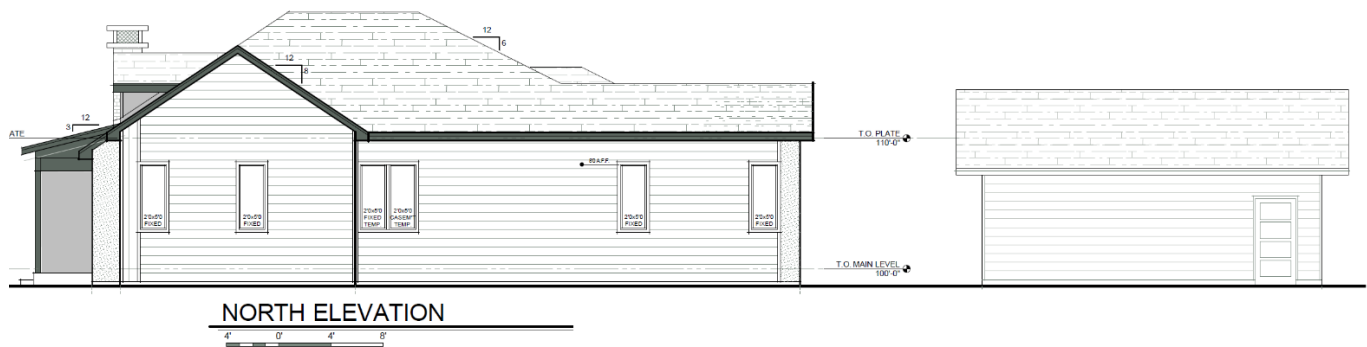
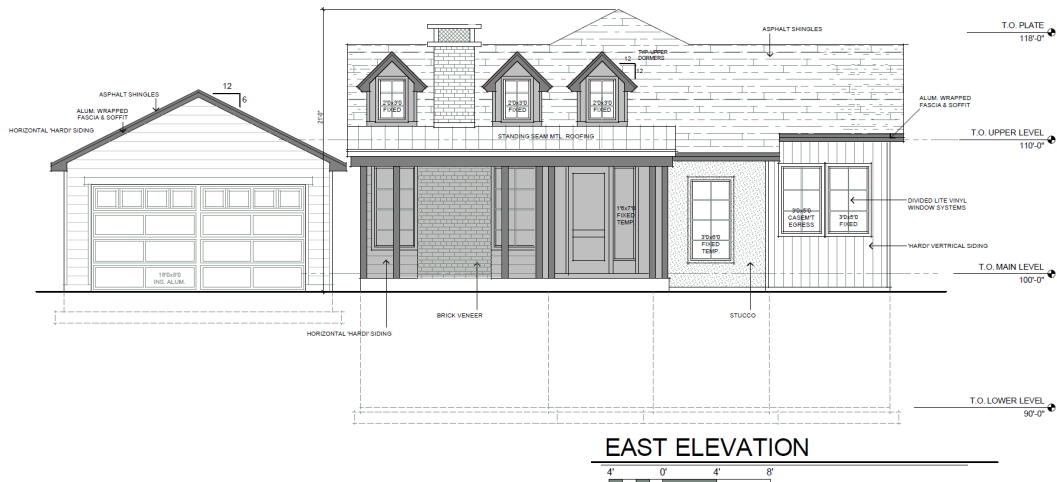


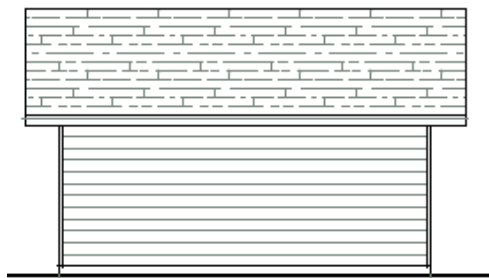


Exhibit "B" – See the attached file for full information

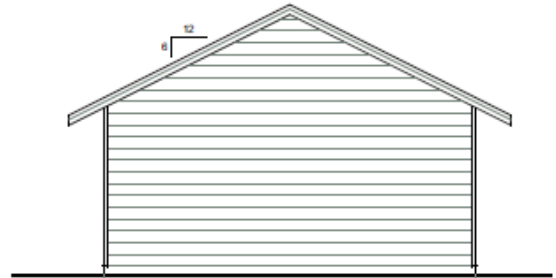




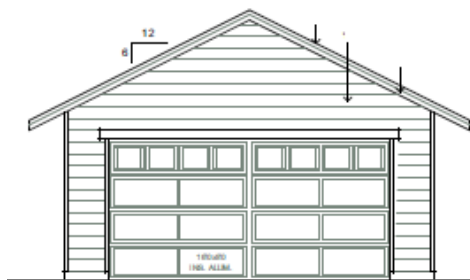
## New Garage, 240 E 8960 S



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION