

SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY DEVELOPMENT DIRECTOR

> MONICA ZOLTANSKI MAYOR

SHANE E. PACE CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum June 19, 2025

To:Planning CommissionFrom:Community Development DepartmentSubject:Tate Woods Subdivision485 and 489 E 7800 S[Community #3, Sandy Woods]

SUB03312025-006940 SPX06112025-006983 R-1-6 Zone .29 Acres, 1 New Lot

Public Meeting Notice:

This item has been noticed to property owners within 500 feet of the subject area, on public websites, and a sign posted on site.

Request

The applicant and property owner, Chris Ames, is requesting preliminary subdivision approval and one special exception to not provide full street improvements. The proposal is to consolidate three existing properties into two buildable lots that meet the requirements of the R-1-6 zoning district. (See Exhibit "A" for Application Materials).

Background

The subject and all adjacent properties are zoned R-1-6. Those to the south across 7800 South are zoned PUD(10) and R-1-9. All surrounding uses are single family residential. A single-family home has been constructed on 485 E 7800 S and is planned to be retained.

Adjacent properties to the north and east are part of the Sandy Woods Place Subdivision recorded in 1999. Those to the west are part of the Mullen Subdivision recorded in 2003. The three properties involved in this request represent remnants that were not included in these subdivisions.



Property Case History	
Case Number	Case Summary
S#02-27	Mullen Subdivision
S#98-11	Sandy Woods Place Subdivision

Public Notice and Outreach

Notices 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.

Staff held a virtual neighborhood meeting vie Zoom on May 22, 2025. Four residents attended and only one question was asked concerning how square footage was calculated for the two proposed lots.

Analysis

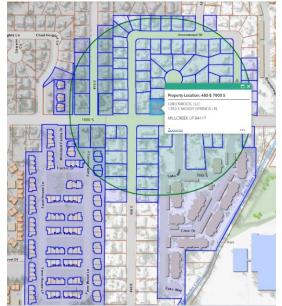
Subdivision

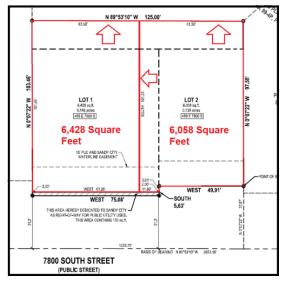
Two subdivisions were recorded around the three properties, leaving two of them with insufficient square footage and street frontage for development. The applicant is proposing to consolidate the two properties along 7800 S with the third non-buildable remnant to the north and then adjust the property line between them. This will allow for the retention of the home at 485 E 7800 S while providing sufficient square footage and street frontage for the development of 489 E 7800 S.

Moving the property to the west between the proposed lots will require the removal or modification of an existing carport on 485 E 7800 S as it would reside within the required setback. The applicant must either provide a two-car garage per current zoning requirements or invoke the provisions of a recently passed state law that allows relief from providing covered parking when the property can be shown to meet the definition of "affordable housing". Doing so also requires that the property remain owner-occupied for a minimum period of five years.

Special Exception

7800 S is designated a minor collector road per Sandy City's roadway classifications. The standard street profile for a minor collector calls for five feet of parkstrip and five feet of sidewalk. The applicant is providing the necessary street dedications needed to provide for these improvements but is seeking special exception approval to retain the existing four-foot sidewalk instead of replacing it with five. This would





allow for the continued alignment with improvements on either side of the proposed development.

Staff Concerns

To meet the zoning requirements for off-street parking at 485 E 7800 S, a two car garage would need to be provided, as the existing non-conforming covered parking will be removed. The proposed lot layout as proposed wouldn't likely leave sufficient room to comply with this requirement. Modifications to the property line between the two lots may be necessary to provide sufficient space to add a detached garage to the existing home.

If the applicant instead chooses to invoke the "affordable housing" provisions of the recent state law, evidence must be provided that the home meets the median price requirements. Additionally, an affidavit must be recorded against the property stating that it will remain "owner occupied" for a minimum of five years.

Staff Recommendations

Motion #1 Special Exception

Staff recommends that the Planning Commission approve the requested special exception to retain the existing four-foot sidewalk in front of the development instead of implementing a standard five-foot wide sidewalk based upon the following findings:

Findings:

- 1. The proposed configuration equitably balances the needs of the public and presents the most efficient use of the land.
- 2. Pedestrian safety has been adequately addressed with the proposed improvements.
- 3. The precedence of adjoining improvements would be continued and maintained.

Motion #2 Subdivision Review

Staff recommends that the Planning Commission determine that preliminary subdivision review for the Tate Woods Subdivision located at 485 E and 489 E 7800 S is substantially complete based on the following findings and subject to the following conditions:

Findings:

- 1. That the proposed configuration equitably balances the needs of the public and presents the most efficient use of the land.
- 2. That the proposed lot sizes and frontages conform to the requirements of the R-1-6 zone.
- 3. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.

Conditions:

- 1. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.
- 2. That all residential lots comply with all requirements of the R-1-6 zone.
- 3. That either the applicant complies with the requirements for off-street garage parking described in the ordinance for the existing home, or the conditions for not providing garage parking when associated with affordable housing allowed by state law are met.

Planner:

Thomas Irvin Senior Planner

File Name: S:\Users\PLN\STAFFRPT\2025\SUB03312025-006940 – Tate Woods Subdivision\Planning Commission\Staff Report

Exhibit "A"