



SANDY CITY COMMUNITY DEVELOPMENT

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DIRECTOR

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Staff Report Memorandum June 19, 2025

To: Planning Commission
From: Community Development Department
Subject: Tate Woods Subdivision
485 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.

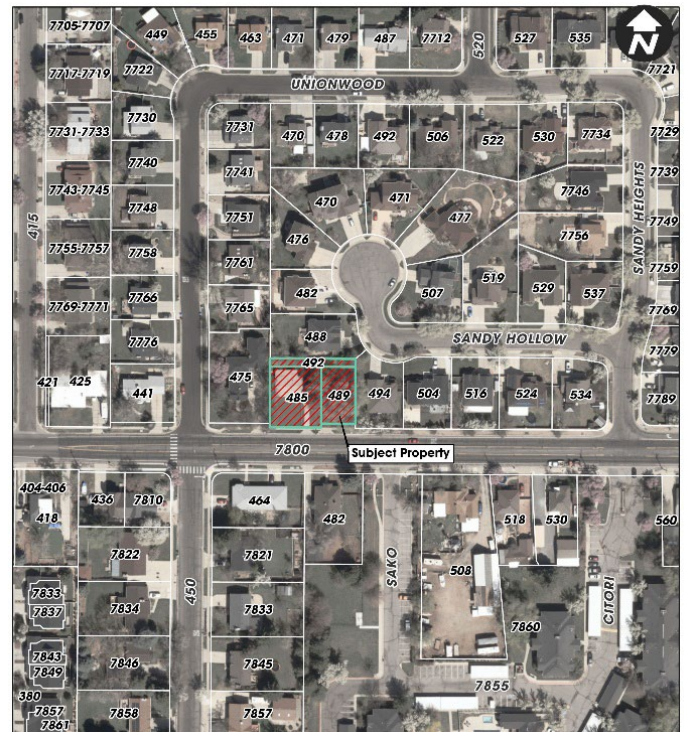
Request

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.



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Sandy City, UT
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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

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Exhibit "A"