



SANDY CITY COMMUNITY DEVELOPMENT

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MEMORANDUM

March 6, 2021

To: Planning Commission
From: Community Development Department
Subject: 9270 S. Realignment
PO to R-1-8
Intersection of 9270 S. and Benson Way
[Community #4, Historic Sandy]

ZONE-03-21-6014
0.09 Acres

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area, on public websites, in the newspaper, and a sign on the property.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
N/A	Brown, Orton, Crawford, Hawker Annexation (4/6/1963) – 59.14 acres
N/A	Sandy 5 Acre Plat (5/19/1892) – 298.06 acres
S73-19	Mount Jordan Meadows (3/9/1973) – 5.61 acres

REQUEST

The Sandy City Public Works Department (Applicant) has submitted an application for a zone change of what will be a remnant parcel (approximately 0.09 acres) located on the east corner of the realigned intersection of 9270 S. and Benson Way from the PO Zone (Professional Office District) to the R-1-8 Zone (Single Family Residential District).

BACKGROUND

The Sandy City Public Works Department has started construction of a City project to reconfigure 9270 S. to align with Rimando Way at State Street. The Public Works Department has submitted applications to the Community Development department for street vacation,

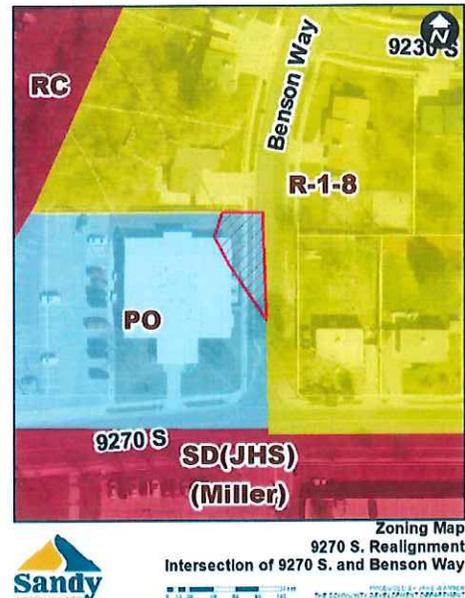


a subdivision, and a rezone to address the associated land use issues. The street vacation and subdivision applications will be processed separately.

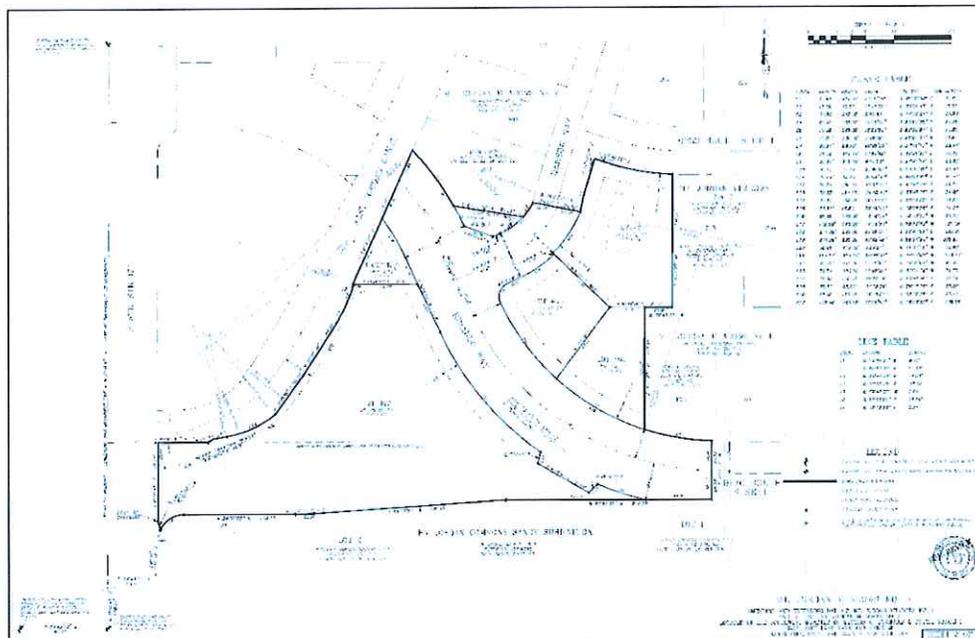
A portion of property (0.09 acres) currently designated as the PO Zone will be separated by the realigned road from other properties designated as the PO Zone. The remnant parcel will be located on the east side of the road, adjacent to properties designated as the R-1-8 Zone. Documents submitted with the application depict the Public Works Department’s intent to combine the remnant parcel with the residential properties and to reestablish the property lines of the affected residential parcels to comply with the zoning requirements.

The zoning designation of the subject property is currently PO. The zoning designation (and existing land use) of the surrounding properties are as follows:

- North: R-1-8 (existing residential)
- East: R-1-8 (existing residential)
- South: PO (vacant, formerly an LDS seminary building)
- West: PO (vacant, formerly an LDS seminary building)



The Application was presented in a neighborhood meeting held by Zoom Webinar on April 23, 2021. The meeting was attended by one resident, whose property is affected by the proposal. The resident was familiar with the project. Staff provided an update and answered questions.



FACTS AND FINDINGS

- Following realignment of 9270 S., a remnant of the PO Zone area (approximately 0.09 acres) will remain on the east side of the road.
- The remnant parcel will be adjacent to residential properties designated with the R-1-8 Zone. The property lines of those adjacent properties are expected to be adjusted due to the realignment of 9270 S.
- The realignment of 9270 S. is consistent with the Regulating Plan of the Stadium Village Master Plan and is shown as Project # 18 in the 2021 Transportation Master Plan.
- 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.*

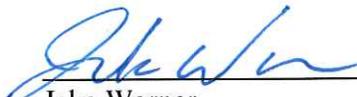
TRANSPORTATION

- *Goal (Streets): Design, maintain, and operate streets that provide safe and effective movement of people and goods.*
- *Policy (Streets #1): Street Improvements-Minimize the negative impacts of traffic through the on-going monitoring and improvement of the overall transportation system.*
- *Goal (Safety): Build and maintain a safe transportation system.*
- *Policy (Safety #2): Intersection Conflicts-Decrease intersection conflicts to reduce the frequency and severity of transportation-related collisions.*
- *Policy (Safety #4): Pedestrians-Provide a safe pedestrian system. Enhance safety by reducing vehicle-pedestrian conflicts.*
- *Goal (Bicycles and Pedestrians) – Make walking and bicycling a viable, convenient, and safe mode of transportation.*

CONCLUSIONS

- The remnant property would not be of a sufficient enough size to feasibly develop within the PO Zone.
- With a zone change of the remnant property to the R-1-8 Zone, the property could be included in the reconfiguration of the adjacent residential property lines.
- The Planning Commission makes recommendation to the City Council regarding zoning amendments to “regulate the use and development of land within all or any part of the area of the City.” (Development Code of Sandy City 2008, 21-5-3(a)(1))

Planner:



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Reviewed by:



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