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CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum September 7, 2023

To: Planning Commission
From: Community Development Department
Subject: Sandy Station Block 20 Subdivision
(Preliminary Subdivision 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, on public websites, and a sign posted on site.

Request

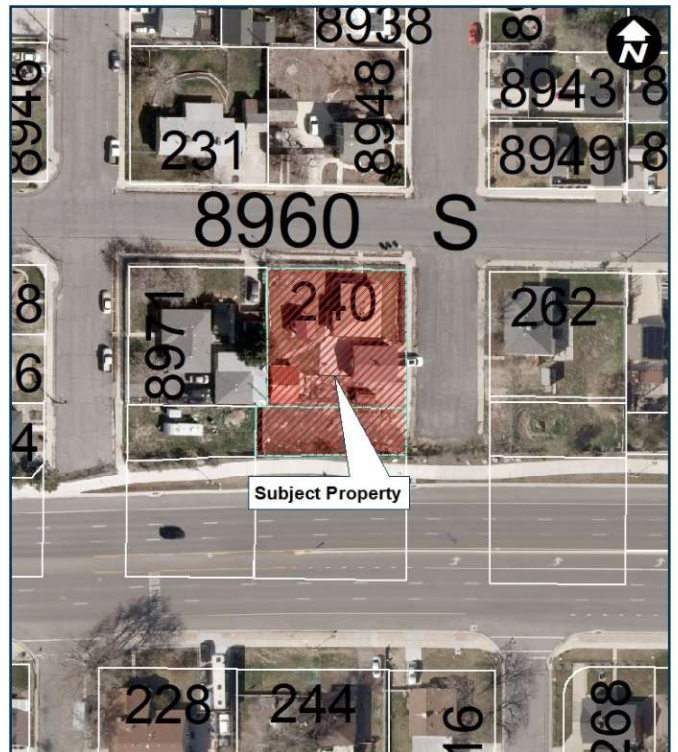
The applicant, Mark Stephenson with Red Mountain Builders (representing the property owner Millcreek Park, LLC), is requesting preliminary review for a two-lot subdivision. He is also requesting the subdivision be reviewed under the Historic Sandy Development Overlay Zone (HSD).

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 similarly sized lots.

Public Notice and Outreach

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



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 is requesting that the HSD Overlay Zone be applied to this request 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 August 23, 2023. While admitting that the proposal meets the specific requirements of the HSD Overlay Zone, the Committee did not recommend approval of the proposal based upon the following concerns:

- The excessive mass of the front elevation of the home is out of character when compared with adjoining homes within the district.
- There is no consistency in materials or textures on the front elevation resulting in a muddled design.

The Committee was also concerned as the interior plans appear to be creating the potential for a basement apartment. This concern is beyond the purview of the Committee.

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 it does meet those criteria. However, it proposes to create lots that are irregular shape and not substantially at right angles.

Recommendation

Staff recommends that the Planning Commission determine Preliminary Subdivision review is complete for the Sandy Station Block 59 Subdivision located at 8810 South 90 East 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 proposed lot configuration is an efficient use of the land.
3. That the proposed lot sizes and frontages conform to the requirements of the HSD Overlay Zone.
4. 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 City provisions, codes, and ordinances, including the standards of the HSD Overlay Zone are adhered to during the review, construction, and operations process of this project. This includes all architectural requirements of the HSD Overlay Zone.
3. That landscaping be installed in compliance with the requirements of the HSD Overlay Zone, including two-inch caliper street trees and one evergreen tree (six foot minimum) be installed on each lot at least four feet behind the sidewalk. A variety of shrubs and flower beds are also to be required in front of each home.
4. That the building elevations for the new structures proposed by the applicant be approved as shown in the application materials.
5. That the existing home have a new detached garage built within six months of the recordation of the subdivision or prior to the sale of the lot to another owner to ensure that this lot remains in a legal conforming condition.

Planner:



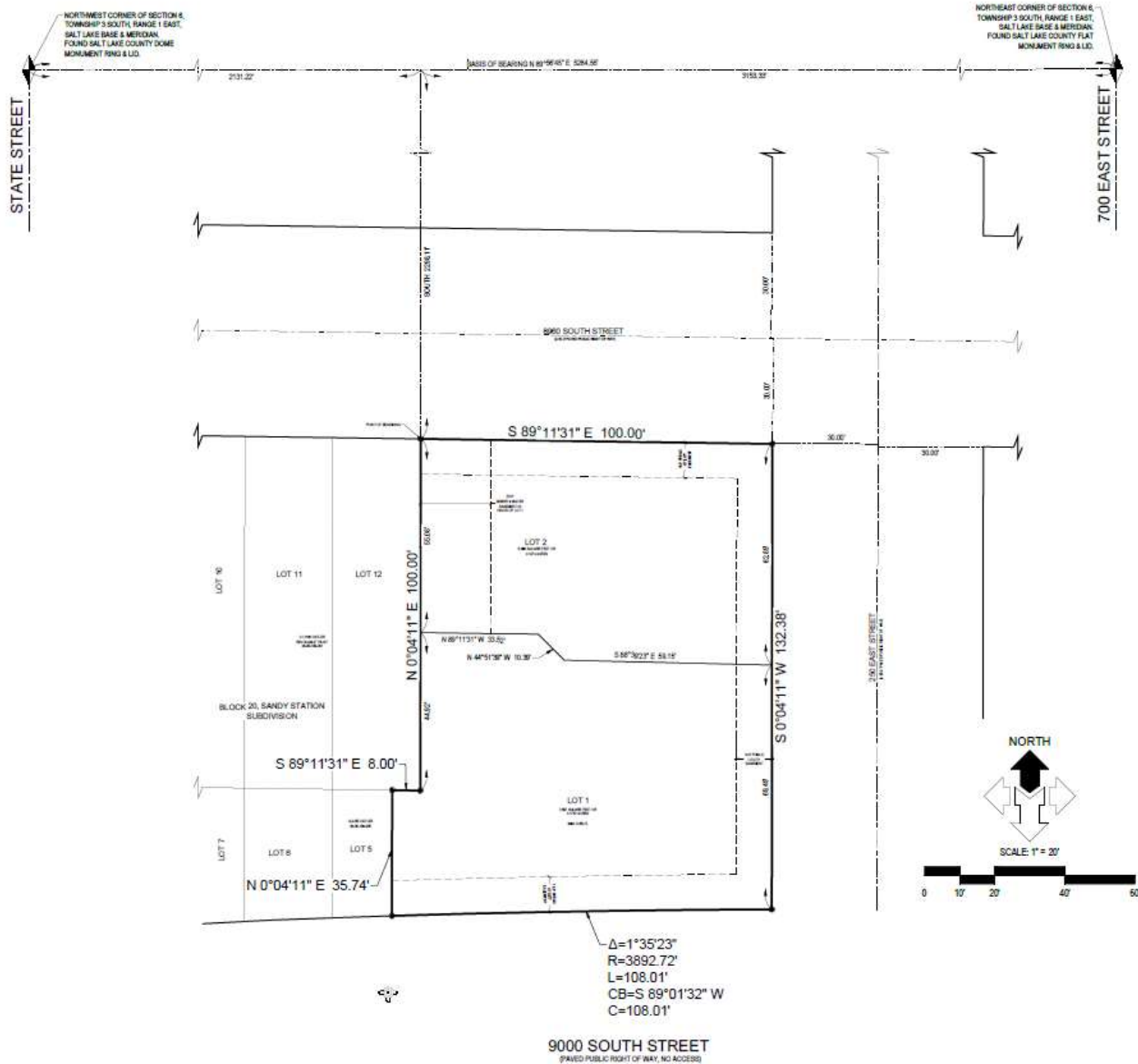
Thomas Irvin
Senior Planner

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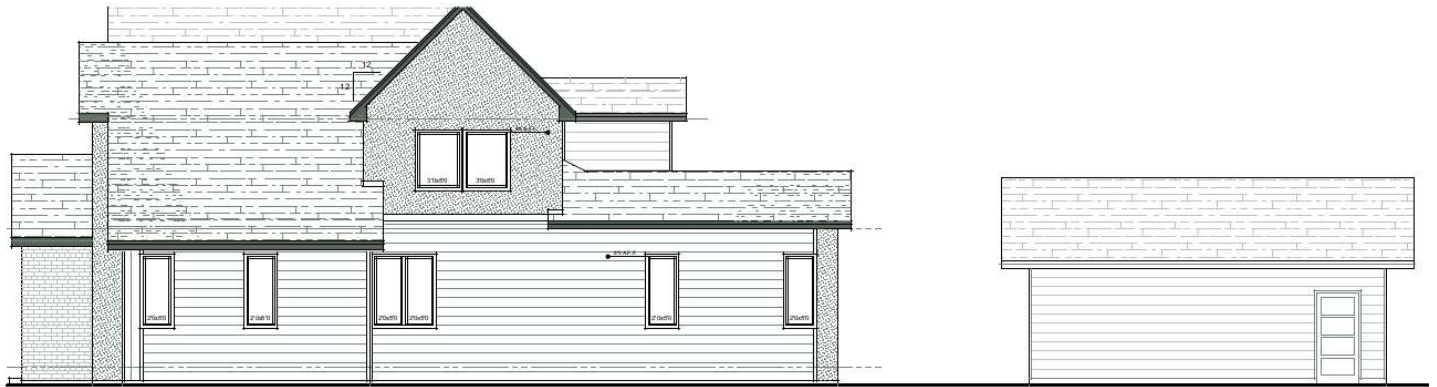
Exhibit "A" – See the attached file for full information

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





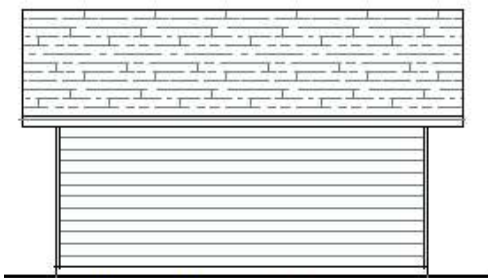


NORTH ELEVATION

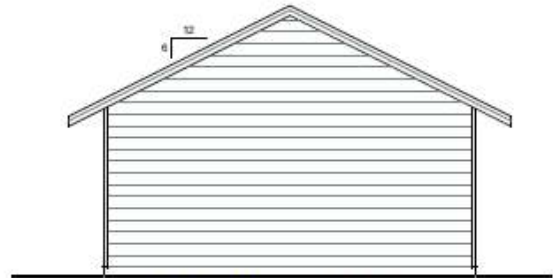


SOUTH ELEVATION

New Garage, 240 E 8960 S



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION