



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum February 19, 2026

To: Planning Commission
From: Community Development Department
Subject: 106 Church Rezone
166 E. 10600 S.
[Community #11, Crescent]

REZ01132026-007102
R-1-40(A) to R-1-10
1.94 Acres

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

Request

Matt Sneyd, with The Muve Group (applicant), is requesting a change of zone district for a property located at 166 E 10600 S. The property is currently owned by Mountain Side Baptist Church, and they have authorized the Muve Group to submit this application on their behalf. The request is to rezone the property from the R-1-40(A) (Single-Family Residential District with animals rights) Zone to the R-1-10 (Single-Family Residential District) Zone (see Exhibit "A" for Application Materials).

Background

The subject property, one parcel addressed as 166 E. 10600 S., is approximately 1.94 acres in area. The property includes an existing church building and a caretaker house. The property was annexed into the City as part of a larger area in 1979. It is currently zoned R-1-40(A). A house built in the 1970's was converted to a church in 1989 with an approved site plan application. A caretaker house appears to have been built in 1996.

The application is requesting a zone change to the R-1-10 Zone (Single-Family Residential District). According to the concept plan, the applicant proposes to keep the existing church building and subdivide the property to add three residential lots.

The zoning designation (and existing land use) of the surrounding properties are as follows (see also Exhibit "C" for an area zoning map):

North: R-1-20A & R-2-10 (single-family residential & twin homes)
East: R-1-40(A) (single-family residential)
South: R-1-10 (single-family residential)
West: R-1-10 (single-family residential)



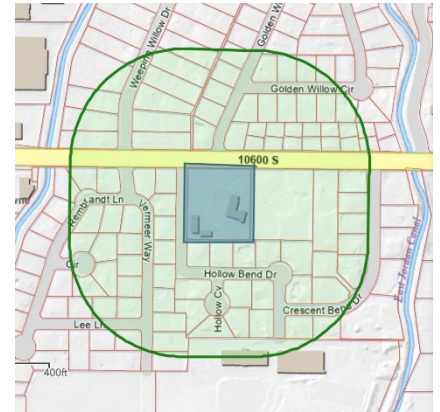
REZ01132026-007102
Property Rezone
166 E 10600 S
Community Development Department
Sandy City, UT

Property Case History	
Case Number	Case Summary
A #79-2	Fairborn Annexation (2/13/1979)
CUP #88-25	Mountain Side Baptist Church
SPR #89-02	Mountain Side Baptist Church

Public Notice and Outreach

This item was noticed to all property owners within 500 feet of the proposal (see Exhibit “B”) and posted to the property (see Exhibit “E”). The city also issued notice of the public hearing for the proposed rezone on public websites, mailed notice to affected entities and posted in three public locations at least 10 days prior to the Planning Commission public hearing in accordance with the Land Development Code Sec. 21-36-1 and the Utah State Code § 10-9a-205.

Staff held a virtual neighborhood meeting via Zoom on February 19, 2026. Residents within 500 feet of the proposed site were notified by mail. Other than staff and the applicant, six people attended the meeting. A summary of the meeting is attached (see Exhibit “D”).



Facts and Findings

- The zoning designation on the property is currently the R-1-40(A) Zone. The application is requesting a rezone to the R-1-10 Zone. The R-1-10 Zone is a single-family residential zone that requires minimum lot sizes of 10,000 square feet.
- The applicant is proposing to keep an existing church structure to continue to be used for religious purposes and to subdivide the property to create three residential lots of at least 10,000 square feet and one lot for the existing church building of approximately 48,460 square feet.
- “Religious or cultural activity” is a conditional use in both the R-1-40(A) and R-1-10 Zones. A conditional use was approved in 1988 for the existing church building.
- General Plan (Pace of Progress: Sandy City General Plan 2050) analysis:
 - The subject property is designated as being in the Low Density Neighborhood (LN) future land use category on the future land use map with a Transition Corridor-Light (TC-L) designation along 10600 S. The LN category is intended to consist “primarily of single-family residential areas (up to six dwelling units per acre) focused on sustaining a high quality of life through well-maintained infrastructure, housing, open space, schools, and limited non-commercial service/institutional areas.” (Chapter 7.1, page T20) The TC-L indicates a potential for “missing middle housing types” along the corridor of up to 10 dwelling units per acre.
 - The subject property is not located in a designated station area plan or a neighborhood activity center.
 - Applicable goals, objectives, policies, and recommendations include:
 - Livability: Neighborhoods and Housing
 - Policy: Sidewalks and trails form complete pedestrian networks and are comfortable for users
 - Goal: Sandy’s neighborhoods in transition take advantage of opportunities and minimize negative impacts
 - Policy: Infill development will be consistent with the surrounding area based on average lot size, average setbacks, average heights, and average lot coverage
 - Goal: Newly developed housing for all households is in vibrant, attainable, and livable neighborhoods

Land Use

- Objective: Sandy's Future Land Use Map includes opportunities for the development of diverse housing types
- Objective: Ensure that all planning applications are consistent with the General Plan and Future Land Use Map

Conclusions

- The requested zone district is consistent with General Plan goals, objectives, policies, and the Future Land Use Map.
- A zone change is a legislative item that requires the Planning Commission to make a recommendation to the City Council, after having held a public hearing, with the City Council making the final decision.
- If this rezone application is approved, additional permits and applications, such as a subdivision, modified site plan, and building permits, would need to be submitted and approved.

Planner:



Jake Warner
Long Range Planning Manager

File Name: S:\USERS\PLN\STAFFRPT\2026\REZ01132026-007102-106 Church\Planning Commission\PC Report-106 Church Rez (2.10.26).PDF

Exhibit "A"

Application Materials

Docusign Envelope ID: 1893323F-CA4F-42E7-AF94-8B6B5D718314



SANDY CITY COMMUNITY DEVELOPMENT

GENERAL DEVELOPMENT APPLICATION

Revised April 2022

Project Information

Name of Proposed Project: 106 and Church Date Submitted: 1/12/2026
 Parcel Tax I.D. Number(s): 28183260010000 Address: 166 East 10600 South

Type of Request (mark all that apply)

☐	Annexation	☐	Special Exception
☐	Code Amendment	☐	Special Use Permit
☐	Conditional Use Permit	☐	Street Vacation / Closure / Street Renaming
☐	General Plan Amendment	☐	Subdivision
☒	Rezoning of Property	☐	Telecommunications
☐	Sign Review	☐	Temporary Use
☐	Site Plan Review	☐	Other (Please Specify)

Provide a brief summary of the proposed action/request:

This request proposes rezoning the property from R-1-40 to R-1-10 to align with surrounding zoning, neighborhood character, and Sandy City's General Plan. The change would allow for appropriate infill residential use and more efficient land utilization.

Applicant/Project Contact

By signing this application, you certify that you own the subject property or are authorized to act on behalf of the property owner to make the above referenced land use application(s). You also certify that the application information provided and submitted through the [Cityworks Portal](#) constitutes a complete submittal in compliance with Sandy City Code and Administrative Procedures to the best of your knowledge. You do also acknowledge that you have read and consent to the [disclosure](#) shown at the bottom of the page.

Signature: Date: 1/12/2026
 Name: Matt Sneyd Company: The Muve Group

Property Owner (if property owner is different than applicant)

By signing this application, you certify that the applicant listed above is authorized to act in your behalf regarding the above referenced land use application.

Signed by: Date: 1/12/2026 | 18:37 PST
 Signature: Andrew Jones
 Name: Andrew Jones Company: Mountain Side Baptist Church

Disclosure: The Planning Commission typically meets on the first and third Thursdays of the month. Applicants will be notified of changes in meetings and meetings times. The Planning Division will not officially accept a submittal until the conditions and necessary parts of each application procedure are completed.

Records provided to Sandy City are subject to the Utah Government Records Access and Management Act, Utah Code Ann. §63G-2-101 et seq., which may require Sandy City to produce a copy, including in its original form, to any person upon that person's request. Please consult legal counsel prior to submitting or presenting any record (book, letter, document, paper, map, plan, photograph, film, card, tape, recording, electronic data, or other documentary material regardless of physical form or characteristics) to any officer, official, employee, volunteer or agent of Sandy City for any reason including without limitation, in support of an application or for presentation or display in a meeting. Information that is not provided to Sandy City will not be considered when making decisions.

By signing this application, the property owner is allowing Sandy City staff access over and through the property close to the right-of-way to post legal notice requirements and to take photographs and/or drone footage.

10000 Centennial Parkway | Sandy, Utah 84070 | p: 801.568.7250 | f: 801.568.7278 | sandy.utah.gov

Exhibit "A"
Application Materials (cont.)

To Whom It May Concern,

I am writing to formally request a zone change for the property located at 166 E 10600 South, Sandy, Utah, consisting of approximately 1.94 acres. The property is currently zoned R-1-40, and I am requesting that the entire parcel be rezoned to R-1-10.

Rezoning this property to R-1-10 is consistent with Sandy City's General Plan and long-range planning objectives for efficient land use and appropriately scaled light residential development. The subject property is located in a developed urban neighborhood, and the existing R-1-40 zoning does not reflect the current character or function of the area. R-1-40 zoning is typically associated with agricultural or very low-density uses, which no longer make sense in this location.

The surrounding area is predominantly zoned R-1-10, with several nearby properties, including parcels directly north across the street, zoned for even higher residential densities (R-2-10). Rezoning the property to R-1-10 would align it with the prevailing zoning pattern while preserving compatibility with the existing neighborhood's development, scale, and character.

According to the city's historical records for the property, most prior development inquiries favored a higher-density townhouse approach. We believe our proposed zoning and plan are more consistent with the existing neighborhood character, more likely to be accepted by surrounding residents, and better aligned with the city's long-term vision while creating the least amount of disruption.

The property currently contains a church building as well as an existing single-family home located on the southwest corner of the parcel. Under the current zoning, the existing home cannot be separated from the larger parcel and church building. This makes the property far too expensive for the average homebuyer and effectively eliminates any realistic opportunity for individual homeownership. Rezoning to R-1-10 would allow the home to be placed on its own lot, creating a viable and more affordable ownership opportunity where one does not currently exist.

More broadly, the requested zone change would allow residential land that is currently underutilized and unusable solely due to zoning constraints to be developed in a manner that matches the surrounding neighborhood. There is a very limited supply of developable land in east Salt Lake County in general, and this rezone would help make better use of an infill property within an already established urban area.

The church building and its associated parking will remain on the property for the time being. Once the property is rezoned to R-1-10, the site would be eligible for future redevelopment. Removal of the existing building and parking lot would allow for subdivision into additional R-1-10 single-family residential lots, subject to all applicable approvals. This zoning would integrate well with our future concept plan should the church or either of the two eastern neighbors ever sell, helping to further a more cohesive and compatible neighborhood structure.

Exhibit "A"
Application Materials (cont.)

This request represents a logical and modest adjustment to existing zoning that reflects current land use, surrounding development patterns, and adopted City planning policies. Approval of this zone change would bring the property into conformance with Sandy City's General Plan while allowing for reasonable and compatible residential use of the land.

Thank you for your time and consideration.

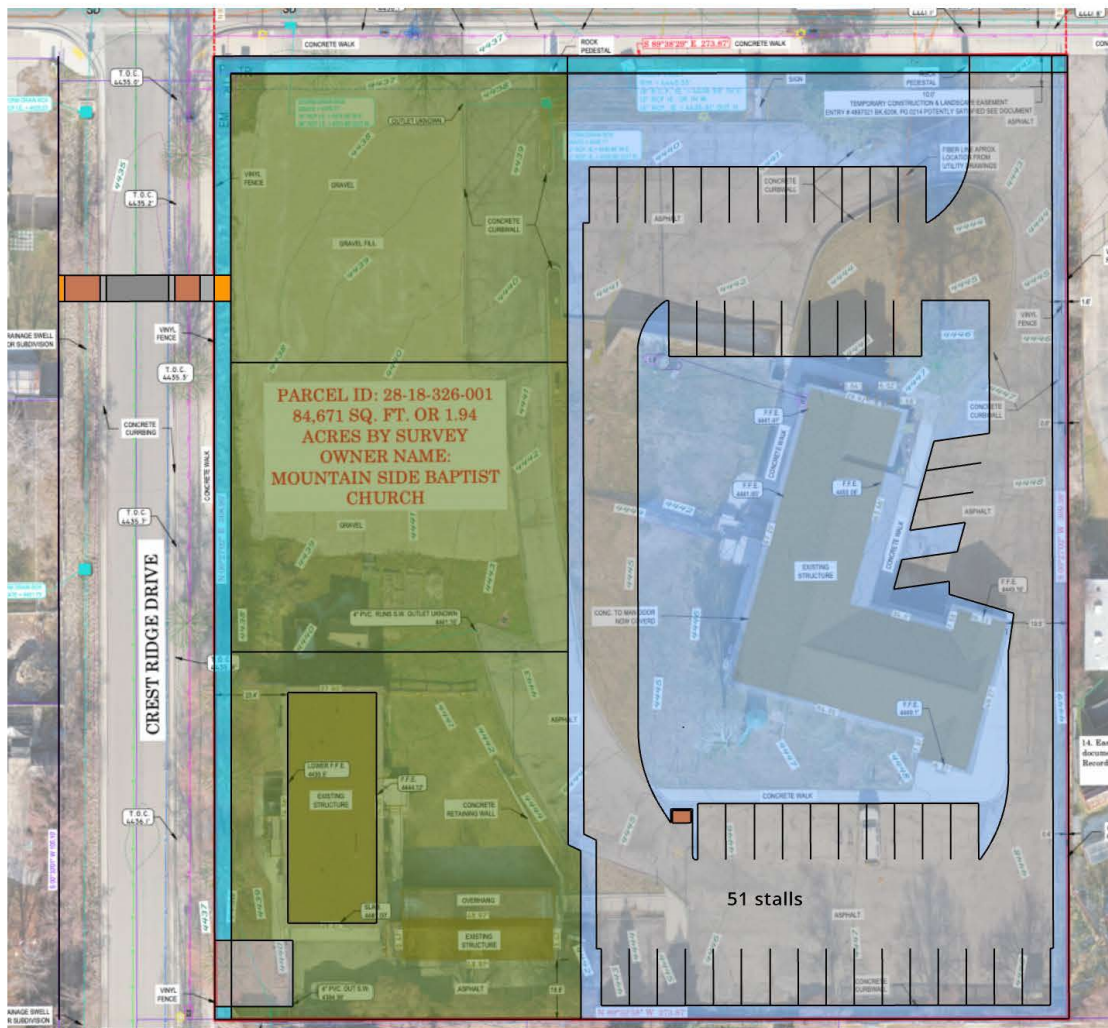
Matt Sneyd

Exhibit "A"
Application Materials (cont.)

Legal Description:

BEG S 89°32'58" E 1600.44 FT & S 0°27'02" W 41.725 FT FR W 1/4 COR OF SEC 18, T 3S, R 1E, S L
M; S 0°27'02" W 309.385 FT; N 89°32'58" W 273.87 FT; N 0°27'02" E 308.946 FT; S 89° 38'29" E 273.87
FT TO BEG. 1.94 AC M OR L. 4429-5, 4429-7, 5902-2556 6051-77

Exhibit "A"
Application Materials (cont.)



New driveway
for existing house

Exhibit "A"
Application Materials (cont.)

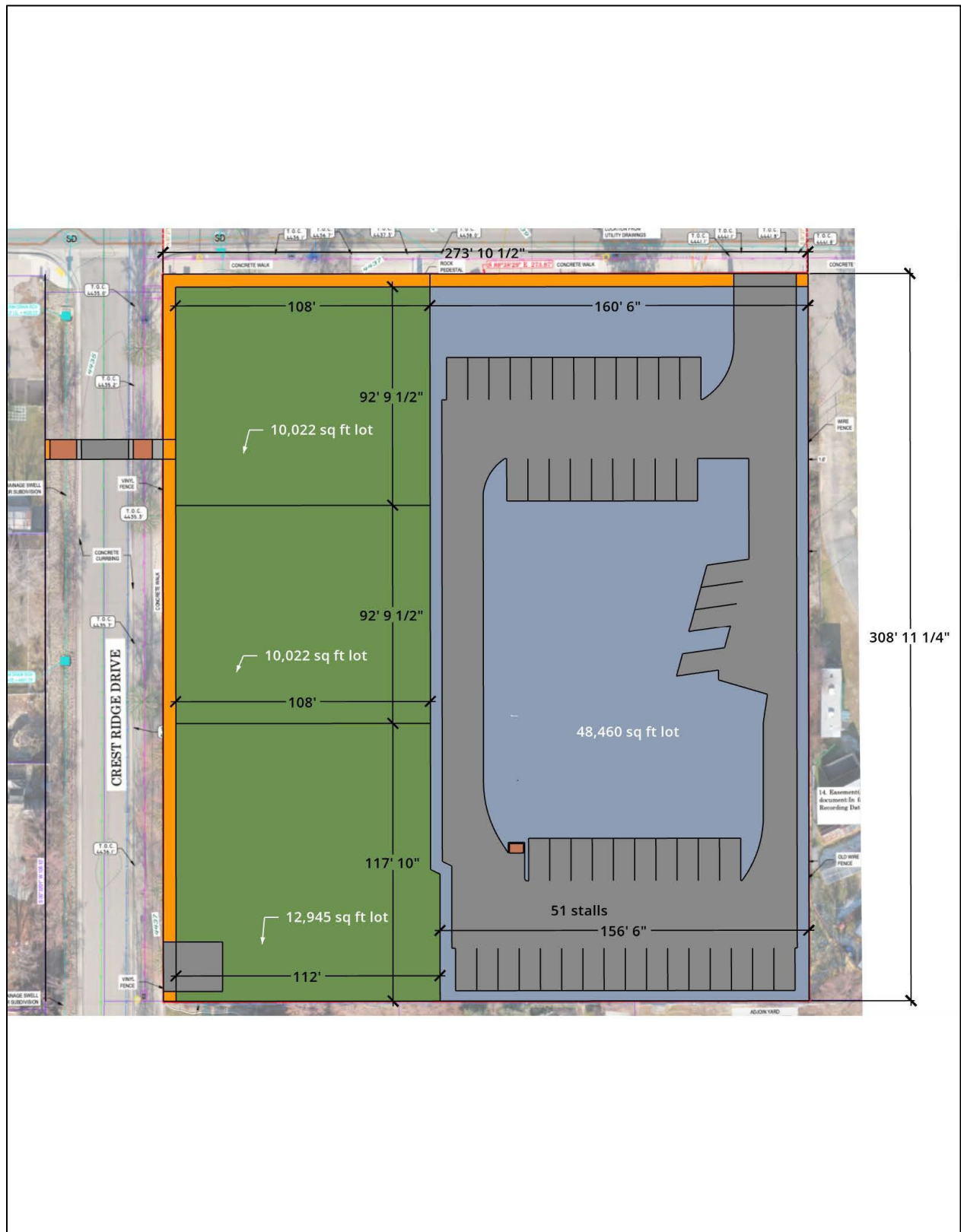


Exhibit "B"

Planning Commission Notice



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that on **February 19, 2026** at approximately **6:15 p.m.**, the **Sandy City Planning Commission** will hold a public hearing regarding a rezone application submitted by The Muve Group (Matt Sneyd) for property located at approximately 166 E. 10600 S. The request is to rezone approximately 1.94 acres from the R-1-40A (Single-Family Residential District with animal rights) Zone to the R-1-10 (Single Family Residential District) Zone. A concept plan (see reverse side) submitted with the application shows a proposal to keep the existing church and to create three new residential lots. All application materials and a full staff report for this item can be found at <https://sandyutah.legistar.com> when the agenda is published (typically the Friday preceding the meeting date).

This Planning Commission meeting will be conducted both in-person (in the Sandy City Council Chambers at City Hall, 10000 S. Centennial Pkwy.), and via Zoom Webinar (see details below). Interested parties may attend and participate in the meeting either in-person or by accessing the meeting using the Zoom webinar link below. Attendees wishing to comment who are participating virtually must have a microphone connected to their device (smartphone, laptop, desktop, etc.), otherwise you'll only be able to view the proceedings. A listen-only option is also available by telephone using the phone numbers provided below.

This notice is being sent to known property owners within 500 feet of this proposal. Please forward this information on to others who may be interested. Interested parties may provide comments prior to the meeting (no later than 3 p.m.) to Jake Warner, **Long Range Planning Manager**, at 801-568-7262 or by email at: jwarner@sandy.utah.gov.

How to join Zoom Webinar General Instructions:

- Join on via laptop, desktop or mobile device
- Go to www.zoom.us
- Click 'join a meeting', in the top right-hand corner
- Enter Meeting ID: 842 0062 8067 and click "Join."
- Enter Meeting Password: 628733
- A download should start automatically in a few seconds. If not, click "download here."
- Open download, meeting should begin at 6:15 p.m.
- To make a comment: Select "Participants" in the lower center of the screen. In the Participant Window, select "Raise A Hand" at the lower left to indicate that you would like to make a comment.

You can also join directly through this URL:

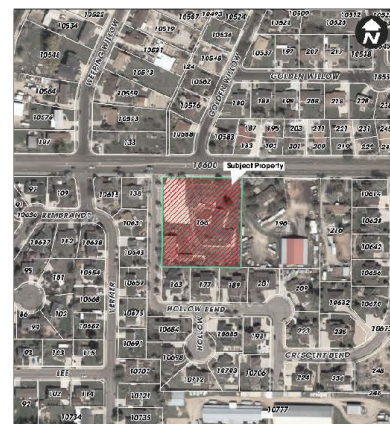
<https://us02web.zoom.us/j/84200628067?pwd=cE5bW2ZjdKZyZiZANiVWV0l1p3pZ2N.1>

Or join by phone (choose based on your current location):

US: +1 669 444 9171 or +1 719 359 4580 or +1 253 205 0468

Webinar ID: 842 0062 8067

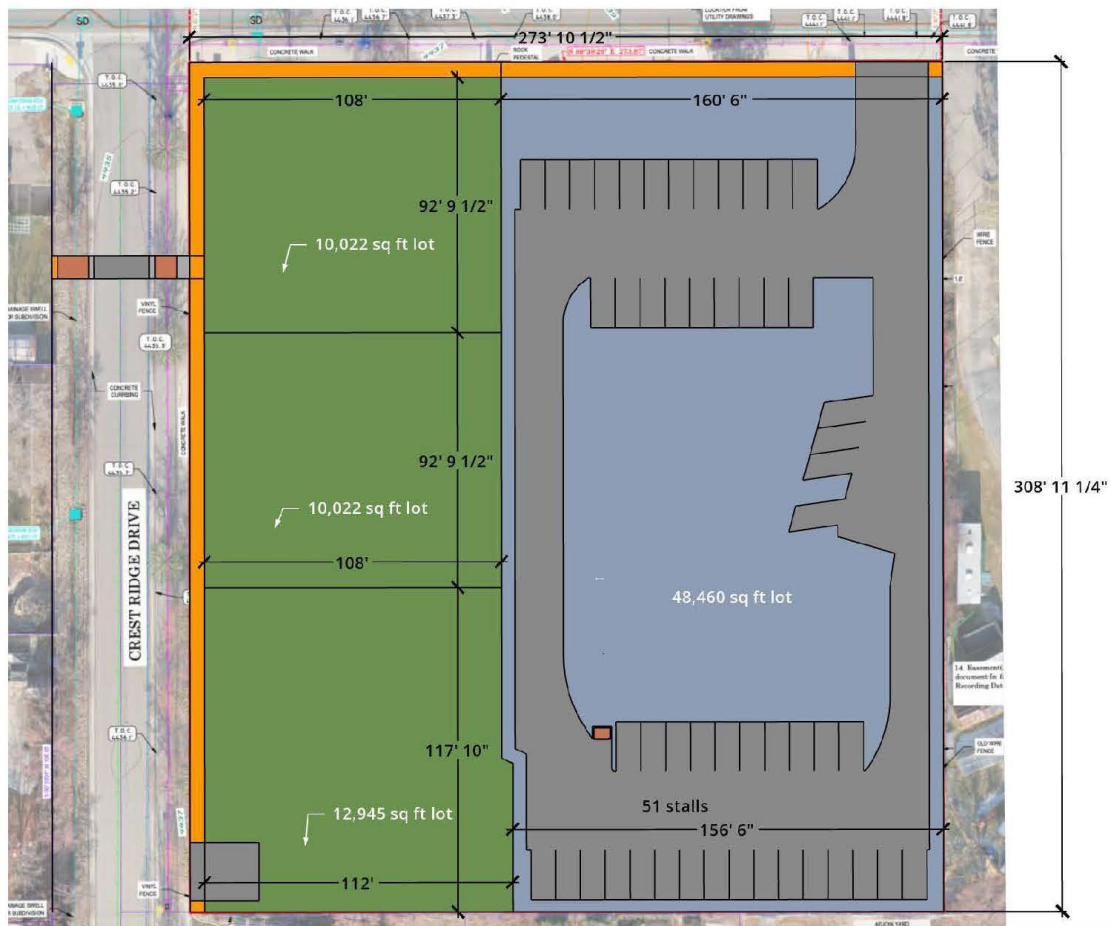
Or find your local number: <https://us02web.zoom.us/j/kx3VMATx8>



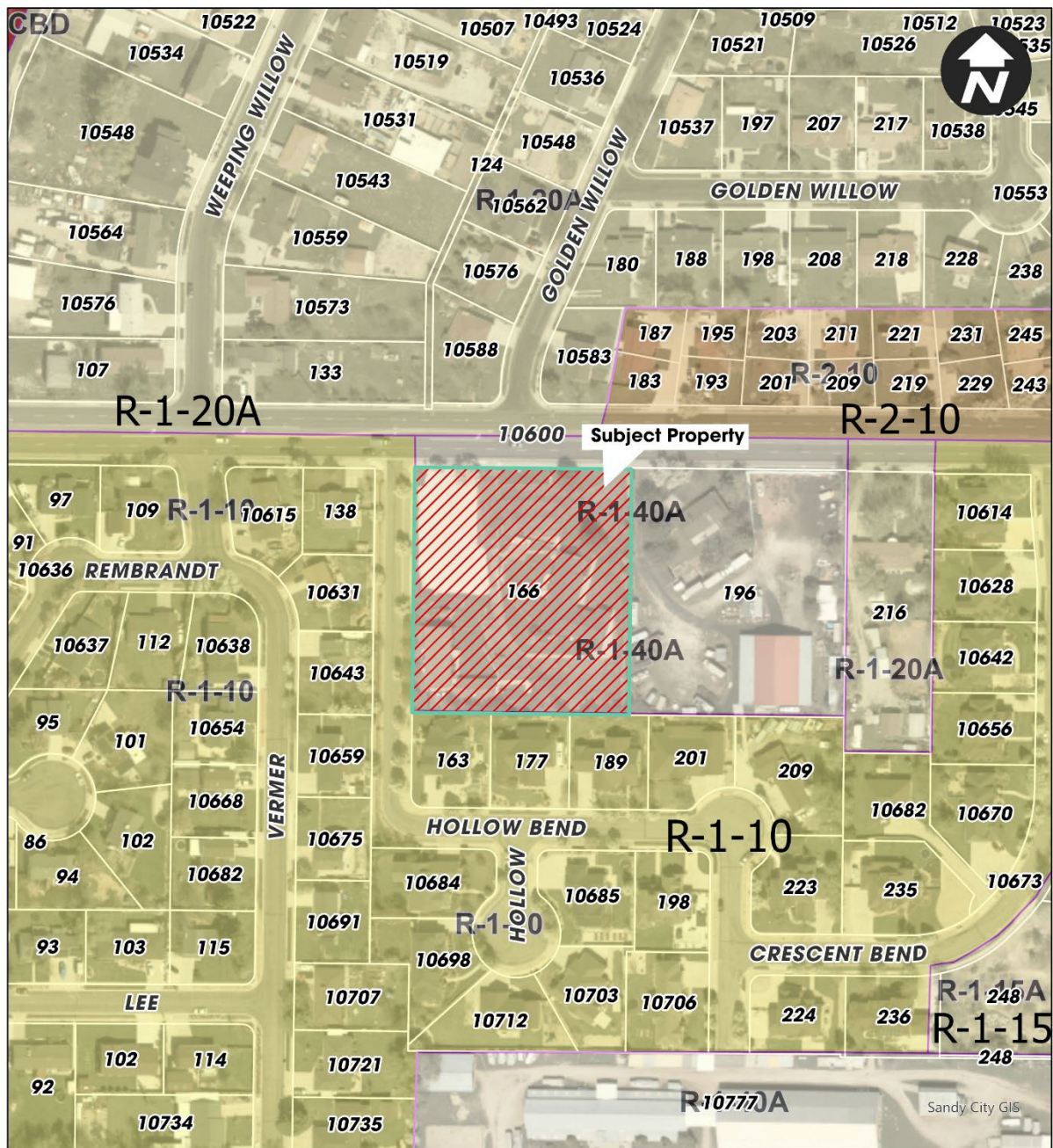
REZ01132026-007102
Property Rezone
166 E 10600 S
Community Development Department
Sandy City, UT

10000 Centennial Parkway | Sandy, Utah 84070 | p: 801.568.7250 | f: 801.568.7278 | sandy.utah.gov

Exhibit "B"
Planning Commission Notice (cont.)



10000 Centennial Parkway | Sandy, Utah 84070 | p: 801.568.7250 | f: 801.568.7278 | sandy.utah.gov

Exhibit "C"
Zoning Map

0 40 80 160 240 320 400 Feet

REZ01132026-007102
Property Rezone
166 E 10600 S

Community Development Department
Sandy City, UT

Exhibit "D"
Neighborhood Meeting-Summary



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY
DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Neighborhood Meeting Summary

Date: 2/3/2026

Project Name: 106 Church Rezone

Applicant: The Muve Group, Matt Sneyd

Location: Zoom Webinar

Number of Attendees: 6

Number of Invitees: 101

Project Description:

The application proposes to rezone one parcel (approximately 1.94 with an existing church building and caretaker home from the R-1-40A Zone to R-1-10 Zone, with the intention of subdividing to create three residential lots, including the existing home, while keeping the existing church building.

Summary of Attendee Comments:

Other than Planning staff and two people representing the applicant, six people attended. Staff and the applicant presented the application. The only comment received was from the president of the HOA to the south. He stated that the HOA has been maintaining the parkstip along Hollow Bend Drive. Staff responded by saying that the applicant would need to work with the HOA to resolve.

Exhibit "E"
Posted Sign Picture

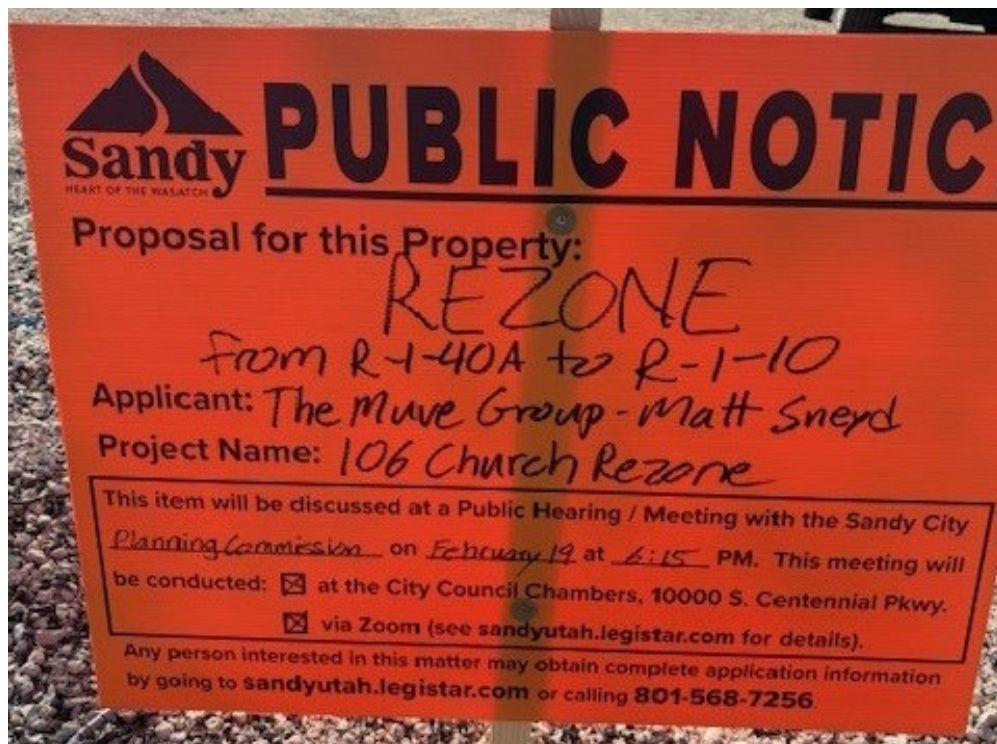


Exhibit "F"
Future Land Use Map

