



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum January 16, 2025

To: Planning Commission
From: Community Development Department
Subject: Sandy Towns Rezone
1270 E. 8600 S.
[Community #7, Quarry Bend]

REZ10042023-006631
RM(12)
0.43 Acre

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

Riley Streit (applicant), on behalf of Miguel Ramos (property owner), is requesting a change of zone district on vacant property located at 1270 E. 8600 S. The request is to rezone the property from the CN (Planned Center-Neighborhood) Zone to the RM(12) (Residential Multi-Family) Zone (see Exhibit "A" for Application Materials).

Background

The subject property includes one parcel, addressed as 1270 E. 8600 S., that is approximately 0.43 acre in area. The property is currently vacant. According to a concept plan submitted by the applicant, the property owner intends to build two duplexes (four units). If this rezone application is approved, subsequent applications (subdivision, site plan, building permit, etc.) would be required to be submitted, reviewed, and approved prior to any improvements.

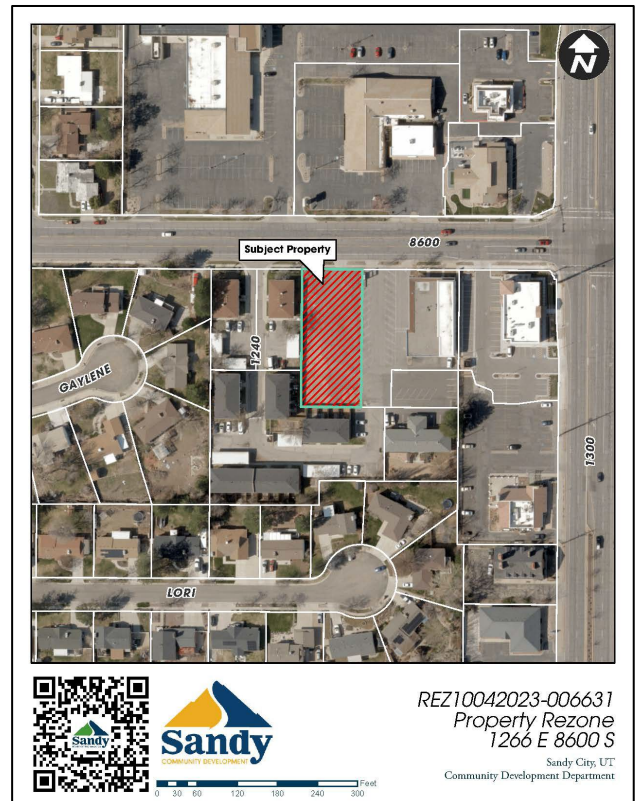
The application is requesting the RM(12) Zone (Residential Multi-Family District). The zoning designation (and existing land use) of the surrounding properties are as follows (see also Exhibit "C" for an area zoning map):

North: CN (8600 S., commercial)

East: CN (commercial)

South: RM(12) (townhomes)

West: RM(12) (townhomes)

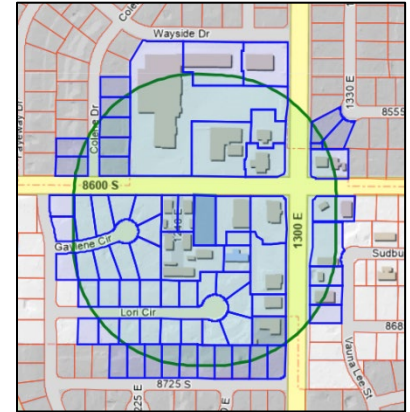


Property Case History	
Case Number	Case Summary
N/A	GG-41 Annexation (3/27/1969)

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 “D”). 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.

In addition, staff held a virtual neighborhood meeting via Zoom on December 12, 2024. Residents within 500 feet of the proposed site were notified by mail. Other than staff, the owner, and the applicant, one person attended the meeting.



Facts and Findings

- The Applicant is requesting that the zoning designation be changed to the RM(12) Zone, which is a multi-family residential zone that would allow for up to 12 units per acre. With 0.43 acre, up to 5 units may be allowed.
- The subject property, which is currently vacant, is located between commercial development to the east and residential multi-family development to the west.
- The property owner also owns the commercial properties to the east.
- The Sandy City General Plan contains applicable goals and policies. An ordinance (Ordinance #25-01) adopting a comprehensive update to the City’s General Plan was approved during the preparation of this report. However, the ordinance is not effective until published, which has not yet occurred. The goals and policies included here are sourced from the General Plan in place prior to Ordinance #25-01 taking effect.

LAND USE

- *Goal 1.0 – Provide for orderly and efficient development which will be compatible with the natural and built environment.*
- *Goal 1.1 – Encourage new growth where vacant land already is served by public utilities.*

HOUSING ELEMENT

- *Goal 1.1 – Develop infill options that complement existing housing stock and neighborhood characteristics.*
- *Goal 1.4 – Ensure a range of housing options to accommodate an aging population and growth trends.*

GROWTH PRINCIPLES

- *Policy 1.1 – Promote redevelopment to better utilize existing infrastructure.*

Conclusions

- 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 the zone change application were to be approved, final approval of the proposed development, would be subject to compliance with the Development Code, including access to the street network, upon a full review of a subdivision and/or site plan application.

Planner:

A handwritten signature in black ink, appearing to read 'Jake Warner', written in a cursive style.

Jake Warner
Long Range Planning Manager

File Name: S:\USERS\PLN\STAFFRPT\2024\REZ10042023-6631 SANDY TOWNS REZONE\PLANNING COMMISSION\PC
REPORT-SANDY TOWNS REZONE (1.9.25).PDF

Exhibit "A"
Application Materials



SANDY CITY COMMUNITY DEVELOPMENT

GENERAL DEVELOPMENT APPLICATION

Revised April 2022

Project Information

Name of Proposed Project: Sandy Townhomes Date Submitted: 23.06.20
Parcel Tax I.D. Number(s): 28052280540000 Address: 1266 E. 8600 S. Sandy, UT 84094

Type of Request (mark all that apply)

<input type="checkbox"/> Annexation	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Code Amendment	<input type="checkbox"/> Special Use Permit
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Street Vacation / Closure / Street Renaming
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision
<input checked="" type="checkbox"/> Rezoning of Property	<input type="checkbox"/> Telecommunications
<input type="checkbox"/> Sign Review	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Other (Please Specify)

Provide a brief summary of the proposed action/request: Request to change zone from current C-N to RM-12.

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: Riley Streit Date: 23.06.20
Name: Riley Streit Company: LMnt Architecture

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.

Signature: Miguel Ramos Date: 6/20/23
Name: MIGUEL RAMOS Company: R+R RENTALS

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.)



9672 South 700 East, Suite 203
Sandy Utah, 84070
www.lmntarch.com
801-987-3911

June 20, 2023

Dear Planning Commission & City Council,

We are requesting a zone change from CN to RM-12 at 1266 E. 8600 S. Sandy, UT 84094. A design for a commercial project was attempted on this site & submitted to the city for DRT review, but determined by ownership to be unviable based on it's size & zoning code restrictions. Two sides of this property (West & South) are currently bordering RM-12 zoned parcels & a townhome project fits well on this site as illustrated via the provided documents.

The parcels legal description can be found below.

Legal Description: BEG N 89°59'20" W 345 FT & S 00°13'25" W 40 FT FR NE COR SEC5, T3S, R1E, SLM; S 00°13'25" W 206 FT; N 89°59'20" W 90 FT; N 00°13'25" E 206 FT; S 89°59'20" E 90 FT TO BEG. 0.43 AC M OR L. 5542-1643 8521-8716 10263-1071 10263-1781

Sincerely,

Riley Streit

ARCHITECTURE LANDSCAPE ARCHITECTURE INTERIOR DESIGN LAND PLANNING CONSTRUCTION MANAGEMENT

Exhibit "A"
Application Materials (cont.)

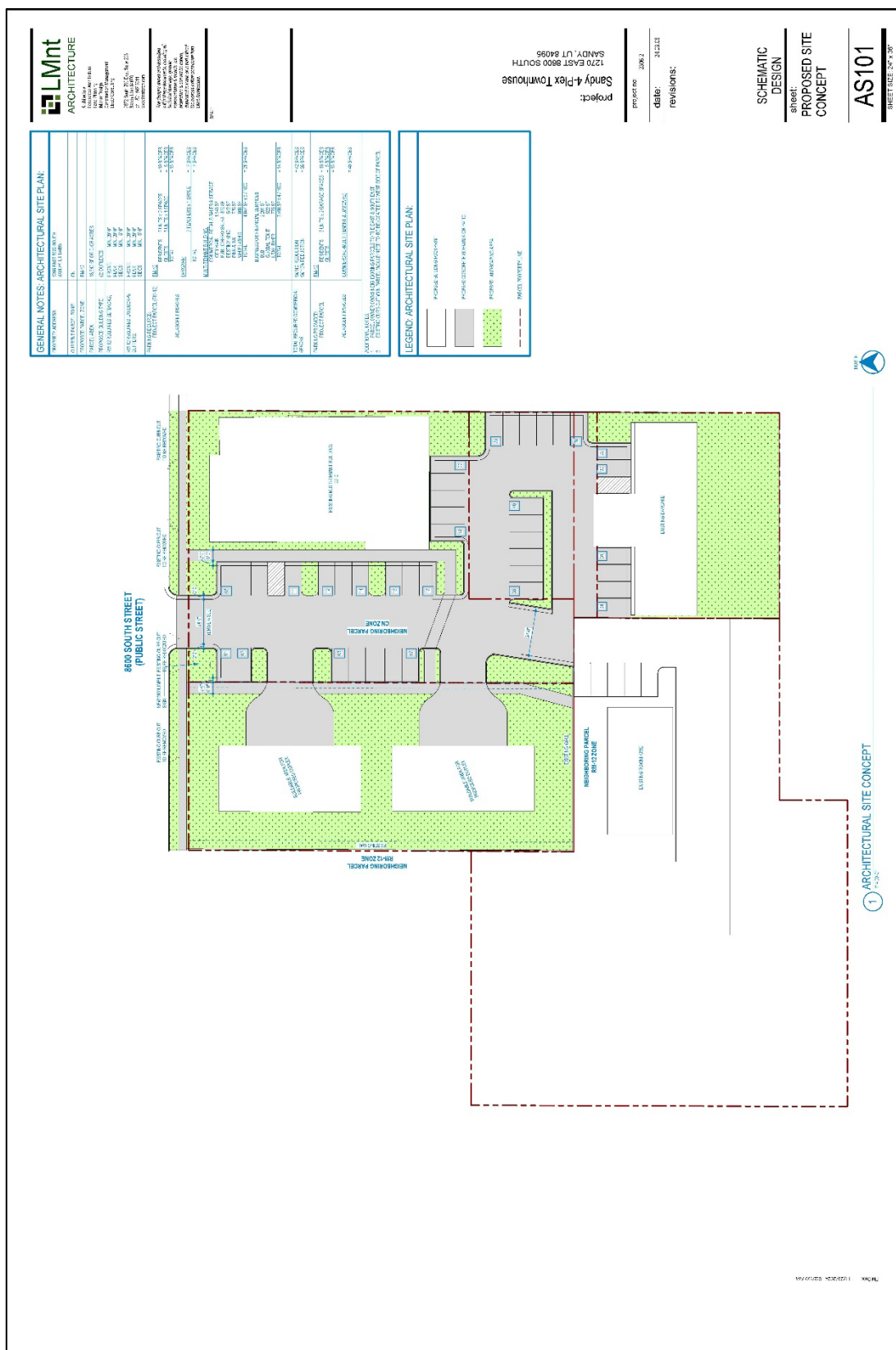


Exhibit "B"

Planning Commission Notice



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
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OFFICER

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that on **January 16, 2025** at approximately **6:15 p.m.**, the **Sandy City Planning Commission** will hold a public hearing regarding a rezone application submitted by Riley Streit for property located at approximately 1266 E 8600 S. The request is to rezone approximately 0.43 acre from the CN Zone to the RM (12) Zone. A concept plan shows two duplexes (four units). 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: 857 3261 3070 and click "Join."
- Enter Meeting Password: 399928
- 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/85732613070>

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

US: +1 669 900 6833 or +1 719 359 4580 or +1 253 205 0468

Webinar ID: 857 3261 3070

Or find your local number:

<https://us02web.zoom.us/j/kBxWREqL8>



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

Exhibit "C"
Zoning Map

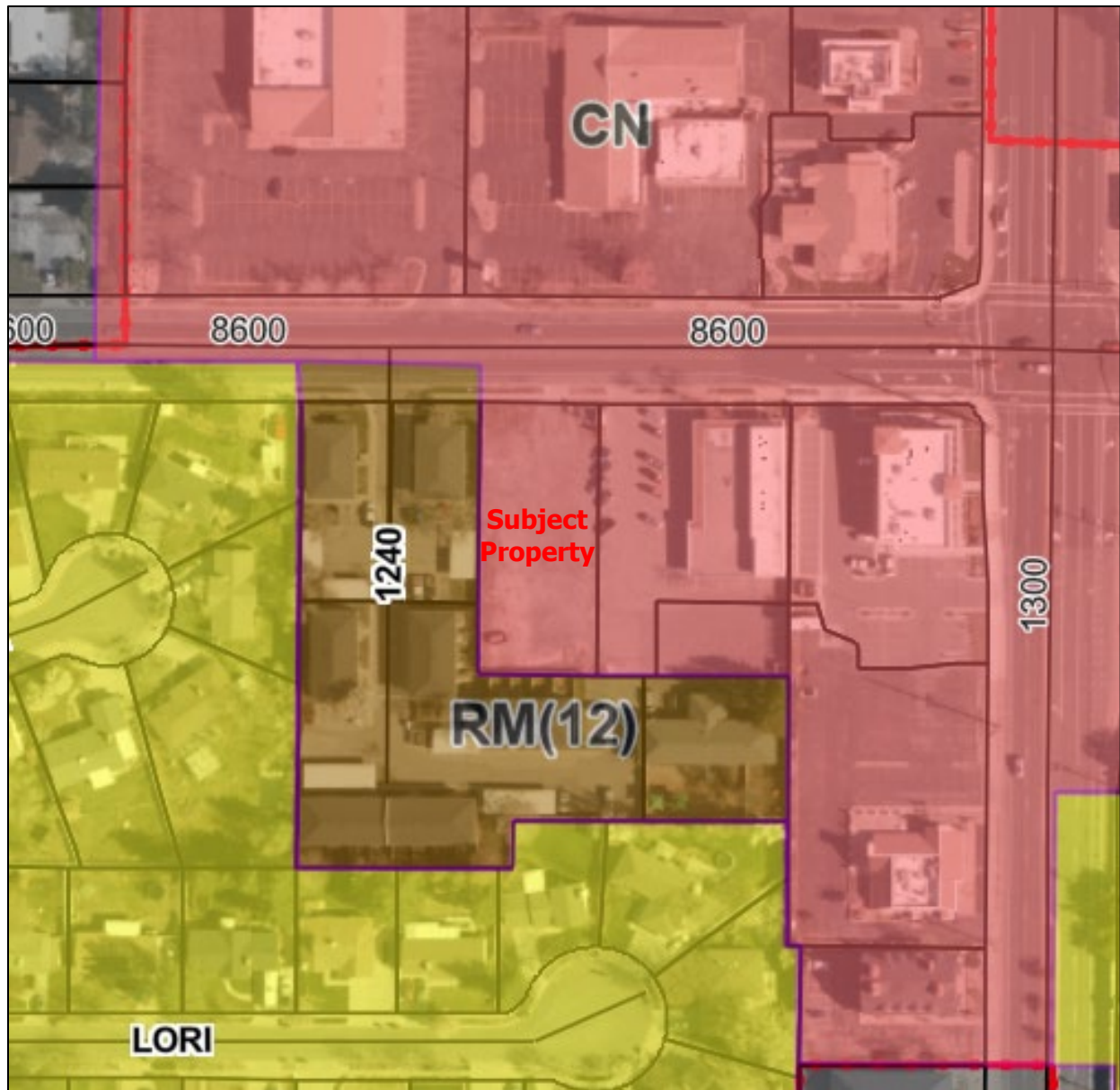


Exhibit "D"
Neighborhood Meeting Summary



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY
DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
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Neighborhood Meeting Summary

Date: 12/12/2024

Project Name: Sandy Towns Rezone

Applicants: Keith James

Location: Zoom Webinar

Number of Attendees: 1

Number of Invitees: 71

Project Description:

The application proposes to rezone one parcel, approximately 0.43 acre, located at approximately 1270 E. 8600 S. from the CN Zone to the RM(12) Zone. A concept plan shows two duplexes (four units).

Summary of Attendee Comments:

Attendee expressed concerns with dumping on the site and traffic in the area.

Exhibit "E"
Posted Sign Picture

