



# SANDY CITY COMMUNITY DEVELOPMENT

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## MEMORANDUM

March 1, 2018

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**To:** Planning Commission  
**From:** Community Development Department  
**Subject:** Hinton Property Rezone, R-1-20A to R-1-8(INF)      ZONE-01-18-5340  
825 E. 7800 S.      1.09 Acres  
[High Point, Community #6]

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**HEARING NOTICE:** *This item has been noticed to property owners within 300 feet of the subject area, on public websites, and in the newspaper.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
A#92-07	Klinell Annexation

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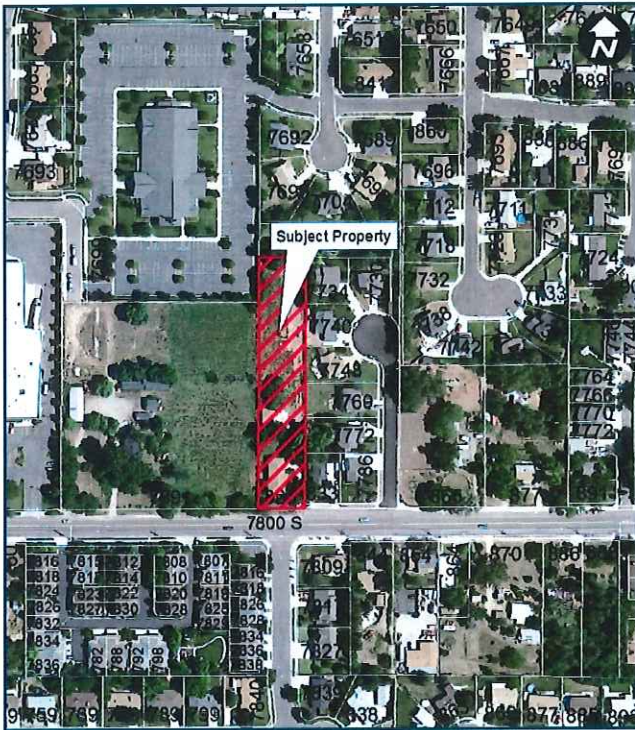
### REQUEST

David George has submitted an application for a zone change of property (approximately 1.09 acres) located at 825 E. 7800 S. from the R-1-20A Zone to R-1-8(INF) Zone, both "Single Family Residential Districts."

### BACKGROUND

The Applicant included with his application a concept plan showing a potential five-lot subdivision of the subject property. The property is located between a townhome project (North Pine Villas) that is currently being developed to the west, a single family detached subdivision (Devin Place) to the east, unannexed property to the north, and 7800 S. to the south. North Pine Villas is zoned PUD(10) and the Devin Place Subdivision is zone R-1-8(INF). The concept plan shows the existing house on the property to remain as one of the five lots and the four new residential lots being accessed through the North Pine Villas development to the west. A stub road to the subject property was approved as part of the North Pine Villas Subdivision.

A community meeting was held on January 23, 2018. No one attended the meeting, however notice for the meeting did generate phone calls to the Applicant and staff.



**ZONE-01-18-5340 :: Hinton Rezone  
825 E 7800 S**



PRODUCED BY OLIVIA CUESTO  
THE COMMUNITY DEVELOPMENT DEPARTMENT

**FACTS AND FINDINGS**

- The proposed zone change would match the zoning of the subdivision (Devin Place) to the east and be less intense than the subdivision (North Pine Villas) to the west.
- The R-1-8(INF) Zone requires a minimum lot area of 7,000 square feet and an average lot area of 8,000 square feet.
- The lots in the Devin Place Subdivision range from approximately 7,000 square feet to 10,000 square feet, with the average being approximately 8,440 square feet.
- A future five-lot subdivision of the subject property would result in average lots sizes of approximately 8,200 square feet, and would range from approximately 7,000 square feet to 10,000 square feet.
- The proposed rezone is supported by the Sandy City General Plan, including the following goals:

**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.

**CONCLUSION**

The Applicant’s intent to rezone the subject property and potentially subdivide the property according to the R-1-8(INF) Zone to create additional building lots would provide a transition between the subdivisions to the east and west and would be consistent with the Sandy City General Plan and Development Code.

Planner:

*John Warner*  
 Jake Warner  
 Long Range Planning Manager

Reviewed by:

*Brian McCuiston*  
 Brian McCuiston  
 Planning Director