



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

Sept. 6, 2018

To: Planning Commission
From: Community Development Department
Subject: Larsen Property Rezone, R-1-40A to R-1-20A
10397 S. Dimple Dell Road
[The Dell, Community #29]
ZONE-07-18-5452
1.59 Acres

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

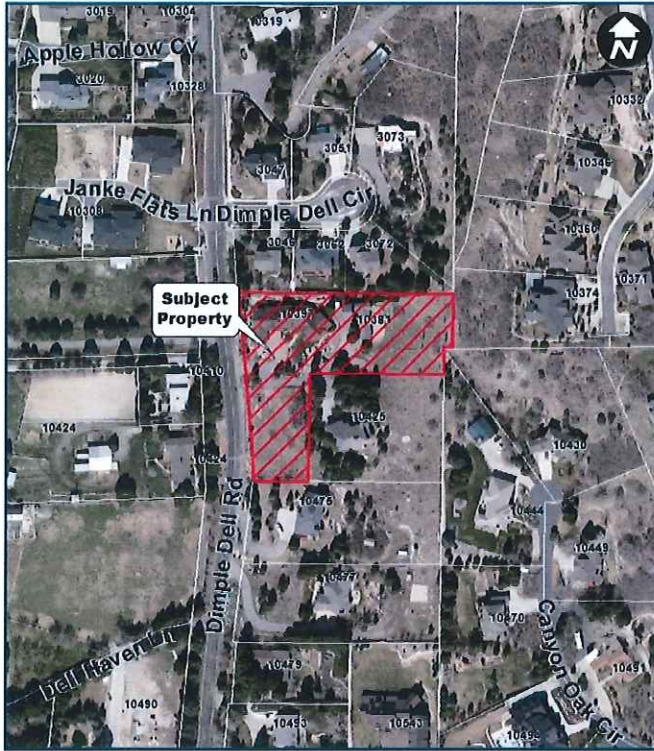
Table with 2 columns: Case Number, Case Summary. Rows include A# 93-15 (Sieverts Annexation), A# 08-03 (Nick Larsen Annexation), and S# 08-12 (Larsen Subdivision #3 (6/19/2009)).

REQUEST

Cari and Nick Larsen (Applicants) have submitted an application for a zone change of property (approximately 1.59 acres) located at 10397 S. Dimple Dell Road (Property) from the R-1-40A Zone to R-1-20A Zone (Proposal), both "Single Family Residential Districts."

BACKGROUND

The Property is located between unannexed Salt Lake County properties to the north and the west and properties within the City that are zoned R-1-20A and R-1-40A to the east and the south. All of the immediate surrounding properties have a residential use that range from 0.23 acre to 2.32 acres in area. The Applicant included a concept plan with the application that shows a potential two-lot subdivision of the Property, with one lot at 0.46 acre and another lot at 1.13 acres. Both of the lots in the concept plan are shown to have frontage on Dimple Dell Road.



ZONE-07-18-5452 :: Larsen Rezone
10397 S. Dimple Dell Road



PRODUCED BY JAKE WARNER
 THE COMMUNITY DEVELOPMENT DEPARTMENT

A community meeting was held on July 3, 2018. The meeting was only attended by the Applicants and City staff, however City staff has received phone calls generated by the meeting notice.

FACTS AND FINDINGS

- The Property currently has farm animal rights, as do the properties to the south and southwest of the Property. The Proposal seeks to retain the right to keep and raise farm animals on the Property as indicated by the “A” designation.
- The Property is adjacent to a zone district (R-1-20) to the east that is the same as the zone that is being requested, except that the adjacent R-1-20 Zone District does not have farm animal rights.
- The R-1-20A Zone requires a minimum lot area of 20,000 square feet. The Property is adjacent to three unannexed Salt Lake County lots to the north that are smaller than the minimum lot area requirement of the R-1-20A Zone.

- The Proposal is consistent with the following goals of the Sandy City General Plan:

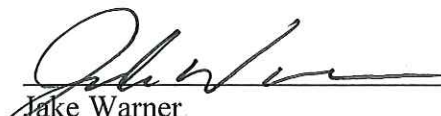
HOUSING ELEMENT

- 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.

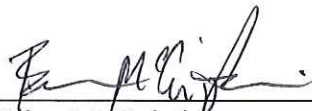
CONCLUSION

The Applicants’ intent to rezone the subject property and potentially subdivide the property according to the R-1-20A Zone to create one additional building lot would remain consistent with the size and use of the surrounding properties as well as the Sandy City General Plan and Development Code.

Planner:


 Jake Warner
 Long Range Planning Manager

Reviewed by:


 Brian McCuiston
 Planning Director