



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum June 5, 2025

To: Planning Commission
From: Community Development Department
Subject: Altus Rezone
951 E. 8800 S.
[Community #7, Quarry Bend]

REZ04182025-006956
R-1-20A to R-1-8 Zone
2.7 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

Brandon Harris, on behalf of Altus Development Group (applicant), is requesting a change of zone district on property located at 951 E. 8800 S. (owned by Cy Village LLC.). The request is to rezone the property from the R-1-20A (Single-Family Residential District) Zone to the R-1-8 (Single-Family Residential District) Zone (see Exhibit "A" for Application Materials).

Background

The subject property includes two parcels, addressed as 951 E. 8800 S., approximately 2.14 acres in area. The property includes a house and multiple accessory structures. The house was built in 1960. A concept provided by the applicant depicts a proposed cul-de-sac street and eight single-family lots. 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.

Sandy City owns property adjacent to the west and east of the subject property. On the west side, the City owns property (Parcel #28051770020000, 0.41 acres) associated with an abandoned irrigation system. On the east side, the City owns property (Parcel



Property Rezone
951 E 8800 S
REZ04182025-006956

Sandy City, UT
Community Development Department

Property Case History	
Case Number	Case Summary
CC-94	CC-94 Annexation (6/9/1965)
GG-41	GG-41 Annexation (3/12/1969)
II-93	II-93 Annexation (3/10/1971)

#28051760070000) acquired for the Harvard Park Drive right of way. The remnant portion of this property west of Harvard Park Drive is approximately 0.13 acres. As the size, shape, and location of the two City parcels would make it difficult for them to be developed independent of the applicant's property, the City is negotiating the disposition of both properties for inclusion in any future development of the subject property. The City is requesting that any rezone of the subject property also include the two City-owned properties, and extending to the centerline of Harvard Park Drive and Cy's Road.

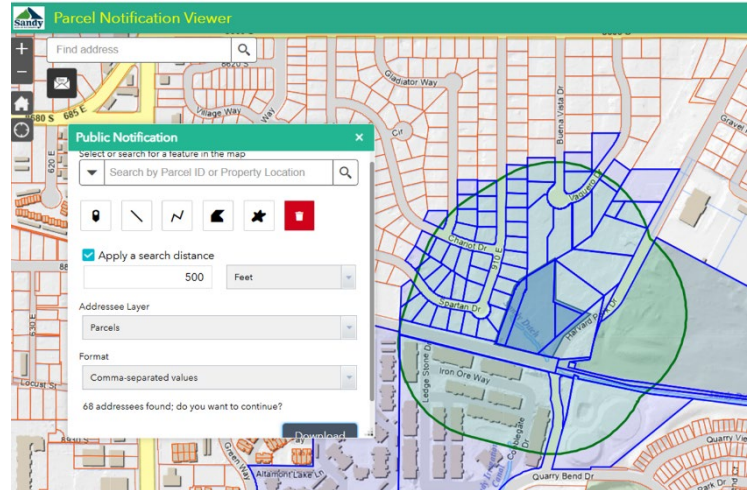
The application is requesting the R-1-8 Zone (Single Family Residential District). The zoning designation (and existing land use) of the surrounding properties are as follows (see also Exhibit "C" for an area zoning map):

North: R-1-8 & R-1-20A (single-family residential)
 East: A-1, R-1-8, R-1-20A (Pebblebrook Golf Course)
 South: SD-X (Cobblegate Apartments)
 West: R-1-8 (single-family residential)

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 May 22, 2025. Residents within 500 feet of the proposed site were notified by mail. Other than staff, the owner, and the applicant, 7 people attended the meeting.



Facts and Findings

- The subject property is on the northwest corner of Cy's Road and Harvard Park Drive
- The zoning designation of the subject property is R-1-20A, which is a single-family residential zone that requires 20,000 square foot minimum lot sizes and allows farm animals. Properties to the north are also zoned R-1-20A.
- The applicant is requesting that the zoning designation be changed to the R-1-8 Zone, which is a single-family zone that requires 8,000 square foot lots. Properties to the west are zoned R-1-8.

- Sandy City owns property on the west (0.41 acres) and on the east (0.13 acres) of the subject property. Both properties would be difficult to develop independent of the subject property. The City is in negotiations with the property owner of the subject property to acquire both city-owned properties.
- General Plan (Pace of Progress: Sandy City General Plan 2050) analysis:
 - The future land use map designates the subject property as Low Density Neighborhood. “The Low Density Neighborhood (LN) land use designation is intended to consist “primarily of single-family residential areas focused on sustaining a high quality of life...” and to “preserve and enhance these uses and to regulate the design of new residential infill products to be within the context of the surrounding environment.” (page T20) With stated priorities being: 1. Preserving neighborhood character and quality of life, 2. Upkeep of existing housing stock, 3. Ensure smooth transitions between adjacent commercial areas and neighborhoods, 4. Opportunities for in-fill housing at an appropriate scale.
 - The subject property is not located in a station area plan, neighborhood activity center, and neither adjacent road is designated as a transition corridor.
 - 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
 - Community: Health & Safety Measures
 - Sandy’s tree canopy is adequate to reduce heat islands and contribute to air quality improvements in all neighborhoods
 - Transportation & Connectivity
 - Policy: Identify opportunities to complete and improve the existing transportation network
 - Water Preservation
 - Policy: Promote development types that use water efficiently
 - 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

- A zone change and development of the subject property should consider inclusion of adjacent city-owned property.
- 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 upon a full review of a subdivision and/or site plan application.

Planner:



Jake Warner
Long Range Planning Manager

File Name: S:\USERS\PLN\STAFFRPT\2025\REZ04182025-006956 ALTUS\PLANNING COMMISSION\PC REPORT-JORDAN CU REZONE (5.22.25).PDF

Exhibit "A"

Application Materials



SANDY CITY COMMUNITY DEVELOPMENT

GENERAL DEVELOPMENT APPLICATION

Revised April 2022

Project Information

Name of Proposed Project: 951 E 8800 S Date Submitted: 4/18/2025
 Parcel Tax I.D. Number(s): 28051760090000, 28051760170000, 28051770020000 Address: 951 E 8800 S, Sandy UT

Type of Request (mark all that apply)

<input type="checkbox"/>	Annexation
<input type="checkbox"/>	Code Amendment
<input type="checkbox"/>	Conditional Use Permit
<input type="checkbox"/>	General Plan Amendment
<input checked="" type="checkbox"/>	Rezoning of Property
<input type="checkbox"/>	Sign Review
<input type="checkbox"/>	Site Plan Review

<input type="checkbox"/>	Special Exception
<input type="checkbox"/>	Special Use Permit
<input type="checkbox"/>	Street Vacation / Closure / Street Renaming
<input type="checkbox"/>	Subdivision
<input type="checkbox"/>	Telecommunications
<input type="checkbox"/>	Temporary Use
<input type="checkbox"/>	Other (Please Specify)

Provide a brief summary of the proposed action/request:

Take the 3 existing parcels zoned R-1-20a, and rezone and subdivide
into an 8 lot subdivision that meets the R-1-8 zoning regulations.

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: Brandon Harris Date: 4/18/2025
 Name: Brandon Harris Company: Harris Design 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.

Signature: Phil Winston Date: 4/21/2025
 Name: Phil Winston Company: Altus Development Group

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.)

Rezone Letter of Intent

April 18, 2025

Planning Department
10000 Centennial Pkwy,
Sandy, UT 84070

Location: Parcels 28051760090000, 28051760170000 and 28051770020000 @ 951 E 8800 S
Existing Zoning: R-1-20a
Proposed Zoning: R-1-8
Future Land Use: Single family homes
Acreage of property to be rezoned: 2.513 Acres

To Whom it may concern,

We are requesting zoning changes to parcels 28051760090000, 28051760170000 and 28051770020000, located at 951 E 8800 S in Sandy Utah, from R-1-20a, to become R-1-8.

See attached picture below from the Parcel Viewer:



The neighboring properties to the West are currently Zoned R-1-8, and the property to the South is SD(X) with apartments built on it.

Exhibit "A"
Application Materials (cont.)

Legal Description of Properties

Legal Description of Properties:

Parcel 1:

Beginning at a point on the Northerly right of way line of a railroad right of way 1380 feet South and 255 feet West and South 48°51'00" West 460.0 feet from the North quarter corner of Section 5, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 76°16' West along said railroad right of way 172.44 feet (Northwesterly 177 feet by deed) to the Easterly line of the Sandy Canal; thence Northeasterly along said Easterly line of Sandy Canal the following two (2) courses: North 19°19'43" East 281.53 feet to a point of curvature, and along the arc of a 90.03 foot radius curve to the right 37.18 feet (Northeasterly along said canal 425 feet, more or less, by deed); thence North 0°00'22" East 62.49 feet (81 feet, more or less, by deed) to a point on Northwest right of way line of the Sandy Canal; thence North 58°37'19" East along said Northwest right of way line of the Sandy Canal 168.86 feet (190 feet to the Jordan Sandy district line by deed) to a point on an extended line of an old existing fence; thence South 0°56'09" West along said fence line 218.43 feet; thence South 67°41'09" East 7.82; thence South 186.31 feet; thence South 48°51'00" West 123.00 feet to the point of beginning.

Parcel 2:

Beginning at a point on the Northerly line of a railroad right of way 1380 feet South and 255 feet West and South 48°51'00" West 337.0 feet from the North quarter corner of Section 5, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 186.31 feet; thence South 67°41'09" East 156.81 feet; thence South 48°51' West 192.65 feet to the point of beginning.

Basis of Bearing North 89°59'38" West along the Section Line between the North quarter corner, and the Northwest corner of Section 5, Township 3 South, Range 1 East, Salt Lake Base and Meridian.

Parcel 3:

Warranty Deed #344143

Exhibit "A"
Application Materials (cont.)

1/64" = 1' SCALE ON LETTER PAPER

PREPARED BY:
ALTUS DEVELOPMENT GROUP

R-1-8 ZONING
R-1-8 SETBACKS SHOWN
FRONT: 25' TO GARAGE, 30' TO LIVING
REAR: 20'
SIDE: 8'

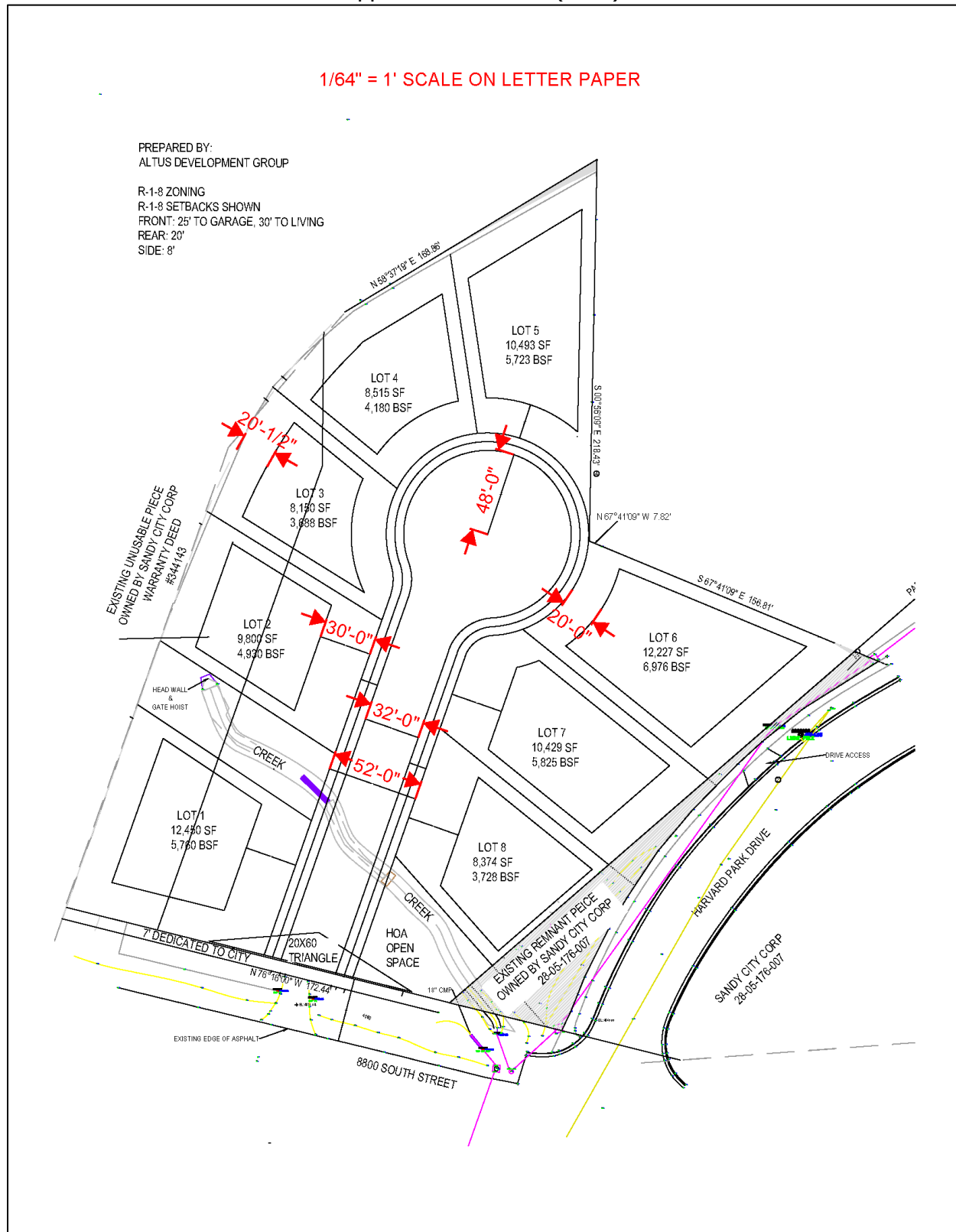


Exhibit "B"

Planning Commission Notice



SANDY CITY COMMUNITY DEVELOPMENT

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MAYOR

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OFFICER

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that on **June 5, 2025** at approximately **6:15 p.m.**, the **Sandy City Planning Commission** will hold a public hearing regarding a rezone application submitted by Brandon Harris on behalf of Altus Development Group for property located at approximately 951 E. 8800 S. The request is to rezone approximately 2.6 acres from the R-1-20A (Single-Family Residential) Zone to the R-1-8 (Single-Family Residential) Zone. A concept plan (see reverse side) of the proposed project shows eight single-family lots on the property. 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: 861 6457 3229 and click "Join."
- Enter Meeting Password: 646819
- 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/86164573229>

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: 861 6457 3229

Or find your local number:

<https://us02web.zoom.us/j/krXawqMr0>



Property Rezone
951 E 8800 S
REZ04182025-006956

Scale: City UT
Community Development Department

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

Exhibit "B"
Planning Commission Notice (cont.)

1/64" = 1' SCALE ON LETTER PAPER

PREPARED BY:
ALTUS DEVELOPMENT GROUP

R-1-8 ZONING
R-1-8 SETBACKS SHOWN
FRONT: 25' TO GARAGE, 30' TO LIVING
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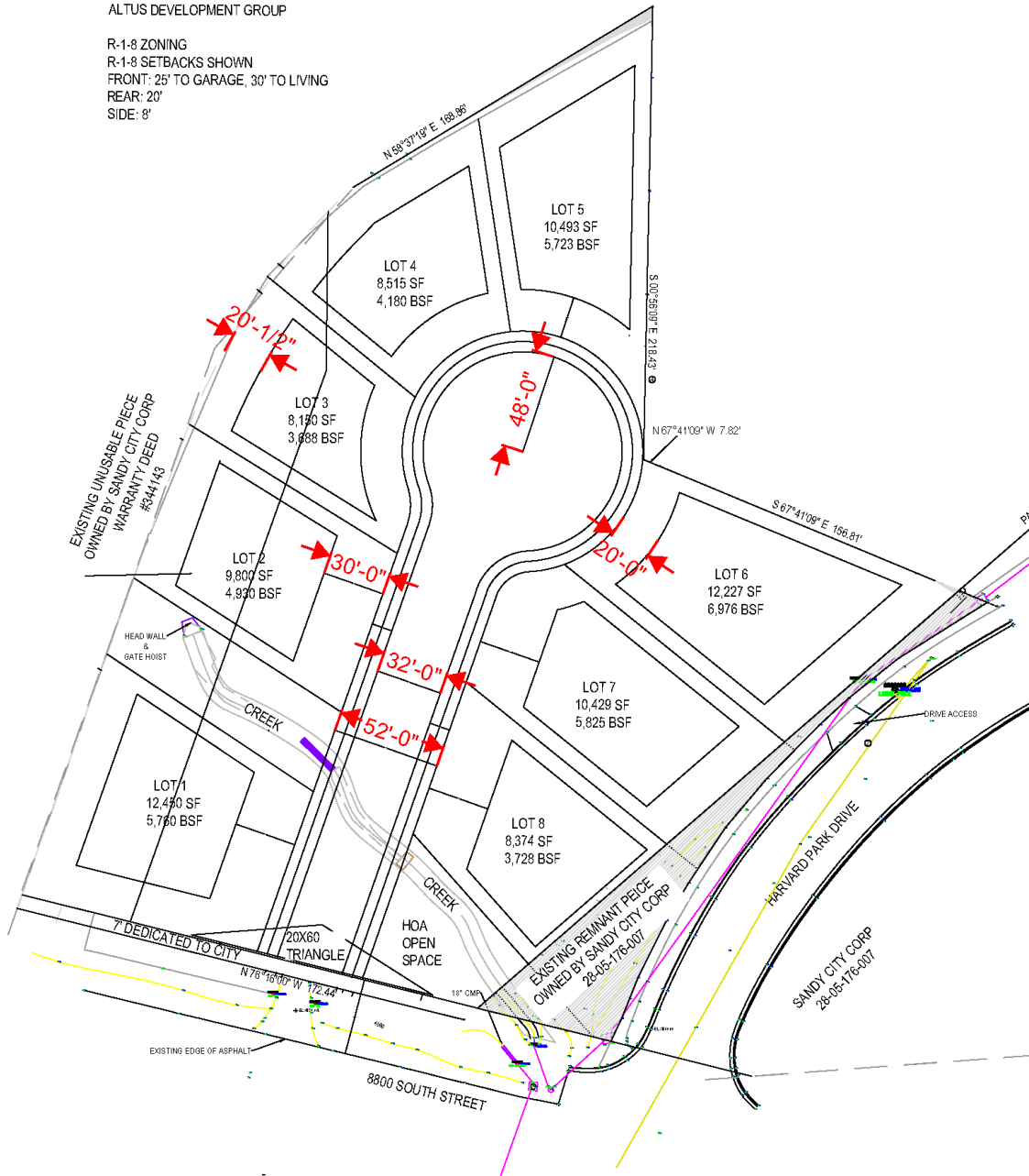


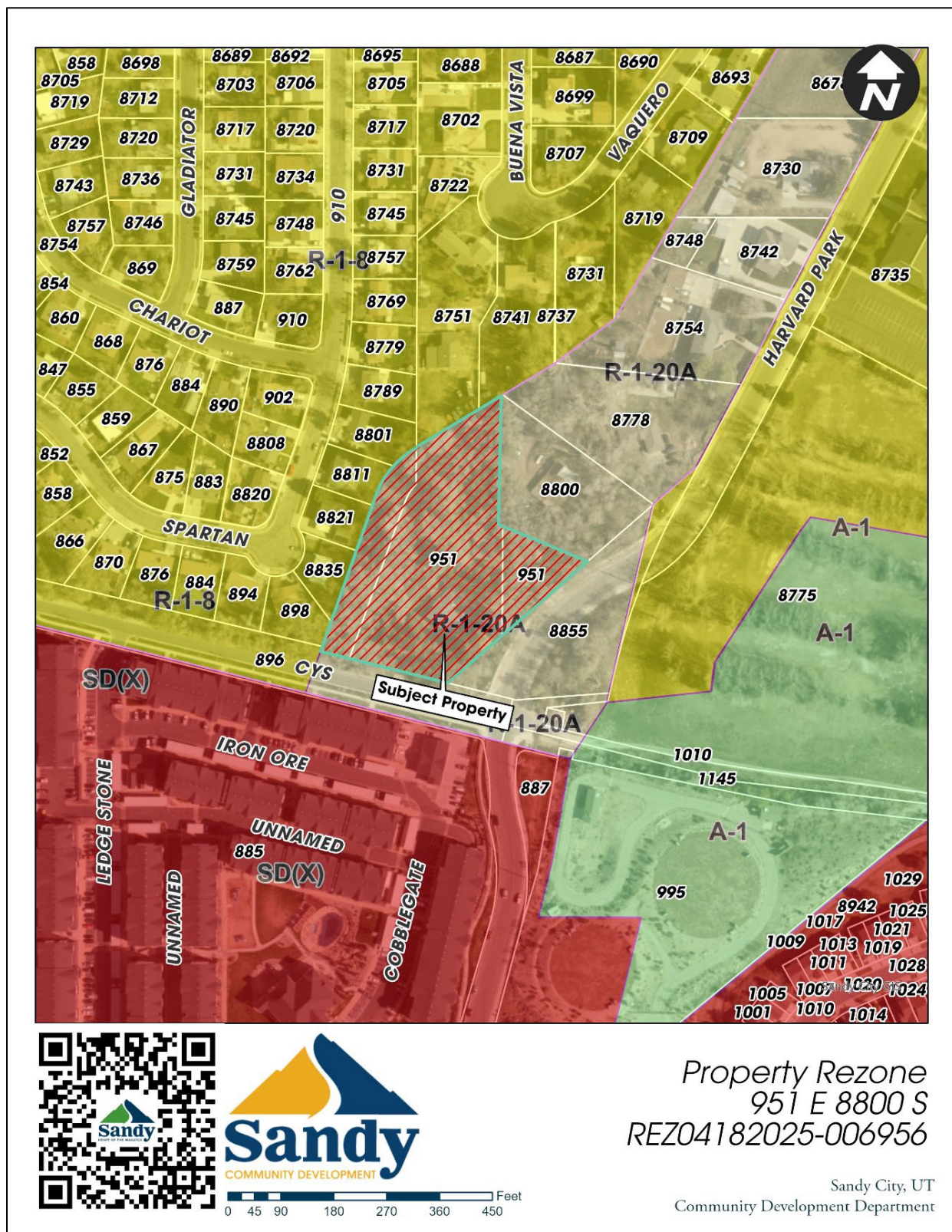
Exhibit "C"
Zoning Map

Exhibit "D"
Neighborhood Meeting Summary



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY
DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI
MAYOR

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Neighborhood Meeting Summary

Date: 5/22/2025

Project Name: Altus Rezone

Applicants: Altus Development Group (Brandon Harris)

Location: Zoom Webinar

Number of Attendees: 7

Number of Invitees: 61

Project Description:

The application proposes to rezone two parcels, and possibly adjacent city property, approximately 2.7 acres, located at approximately 951 E. 8800 S. from the R-1-20A Zone to the R-1-8 Zone. The property is currently being used for one single family home. The applicant intends to develop a single-family residential subdivision.

Summary of Attendee Comments:

Other than Planning staff and the project team, seven people attended. Attendees asked questions and commented on impacts of encroaching development on other R-1-20A properties, trees (both on the subject property and on adjacent properties), traffic on Harvard Park, improvements on Cy's Road, and the impact on existing ground water issues in the area.

Exhibit "E"
Posted Sign Picture

