



JAMES SORENSEN COMMUNITY DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI MAYOR

SHANE E. PACE CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

Sept. 1, 2022

To: Planning Commission
From: Community Development Department
Subject: Woodhaven Estates Rezone
R-2-8 to PUD (12)
7635 S. 300 E.
[Community #3, Sandy Woods]

REZ06302022-006356
2.2 Acres

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.

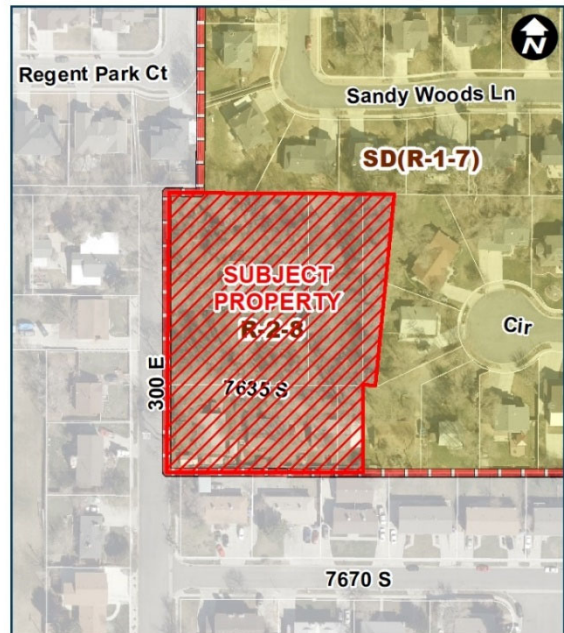
Table with 2 columns: Case Number, Case Summary. Row 1: A #92-6, Smith-Brubaker Annexation - 27.63 acres

REQUEST

Brandon Fry (Applicant) has submitted an application for a zone change of five adjacent parcels (subject property), approximately 2.2 acres, located at approximately 7635 S. 300 E., from the R-2-8 Zone to the PUD (12) Zone (see the attached "Applicant Letter").

BACKGROUND

The subject property is comprised of five parcels located on the boundary of Sandy City and Midvale City, the boundary being on the west and south sides of the property. There is currently one single-family home and three duplexes, for a total of seven units, on the property.



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7635 S. 300 E.

PRODUCED BY JAKE WARNER
THE COMMUNITY DEVELOPMENT DEPARTMENT

The zoning designation of the property is currently the R-2-8 Zone. The R-2-8 Zone is a residential zone that allows for two units (a duplex) on lots at a minimum of 8,000 square feet. The zoning designation (and existing land use) of the surrounding properties are as follows:

North: SD(R-1-7) Zone (single-family residential)

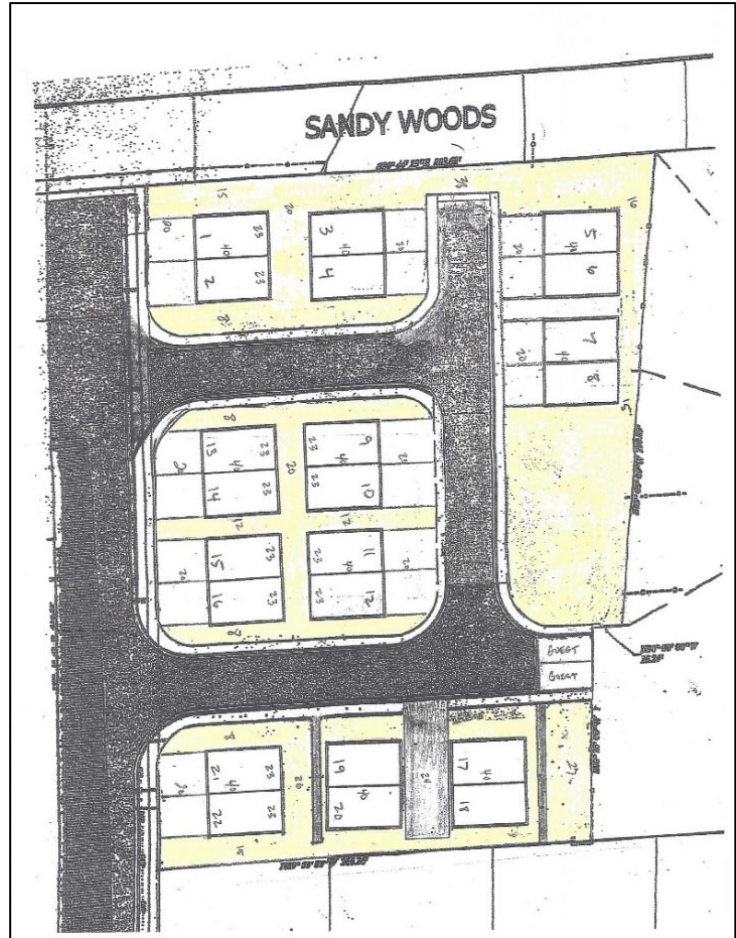
East: SD(R-1-7) Zone (single-family residential)

South: Midvale City (duplex residential)

West: Midvale City (single-family residential)

The Applicant has submitted a concept plan with the application to demonstrate what they intend to do with the proposed zone. The concept plan depicts 11 duplex buildings for a total of 22 units. A looped road network would provide access to the units and serve as a turnaround at the end of 300 E.

The Application was presented in a neighborhood meeting held by Zoom Webinar on July 28, 2022. A summary of comments made during the meeting is attached.



Concept Plan (8/1/2022)

FACTS AND FINDINGS

- The properties surrounding the subject property are developed single-family lots and duplexes, on parcels ranging in size from 0.16 to 1.19 acres.
- The current zoning designation on the property allows for a duplex on a minimum parcel size of 8,000 square feet.
- While two properties (354 E. and 360 E. Sandy Park Circle) to the east of the subject property are addressed from Sandy Park Circle, they currently access their properties from 300 E. through the subject property.
- The Sandy City General Plan contains applicable goals and policies, including the following:

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.*
- *Policy 1.3 – Promote compact development consistent with market demand.*
- A zone change is a legislative item that requires the Planning Commission to make recommendation to the City Council, after having held a public hearing, with the City Council making the final decision.

CONCLUSIONS

- As with all new development, particularly infill development, any development of the Property will impact and be impacted by surrounding properties.
- If the zone change application were to be approved, final approval of the proposed development, including lot layout, road design, etc., would be subject to compliance with the Development Code upon a full review of a complete set of plans by City staff and approval by the Planning Commission as part of a future application for a subdivision and/or site plan.
- If the rezone application is approved, access issues associated with the properties at 354 E. and 360 E. Sandy Park Circle would need to be resolved prior to approval of a subdivision application or approval would need to be conditioned on an acceptable resolution.

ATTACHMENTS

- Applicant Letter
- Neighborhood Meeting Summary (7/28/2022)
- Posted Notice Sign Pictures
- Public Comment - Emails and Letters

MOTION ALTERNATIVES

1. Forward a positive recommendation, recommending that the City Council approve the application for a zone change from the R-2-8 Zone to the PUD (12) Zone.
2. Forward a negative recommendation, recommending that the City Council not approve the zone change from the R-2-8 Zone to PUD (12) Zone.
3. Table the decision for a future meeting.

Planner:



Jake Warner
Long Range Planning Manager

File Name: S:\USERS\PLN\STAFFRPT\2022\REZ06302022-6356 Woodhaven Estates