



SANDY CITY COMMUNITY DEVELOPMENT

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COMMUNITY DEVELOPMENT
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CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum Aug 7, 2025

To: Planning Commission
From: Community Development Department
Subject: Firefly Subdivision
517 E 8680 S
[Community #4, Historic Sandy]

SUB03172025-006927
R-1-7.5(HS) Zone
HSD Overlay
28 New Lots, 9 Acres

Public Meeting Notice:

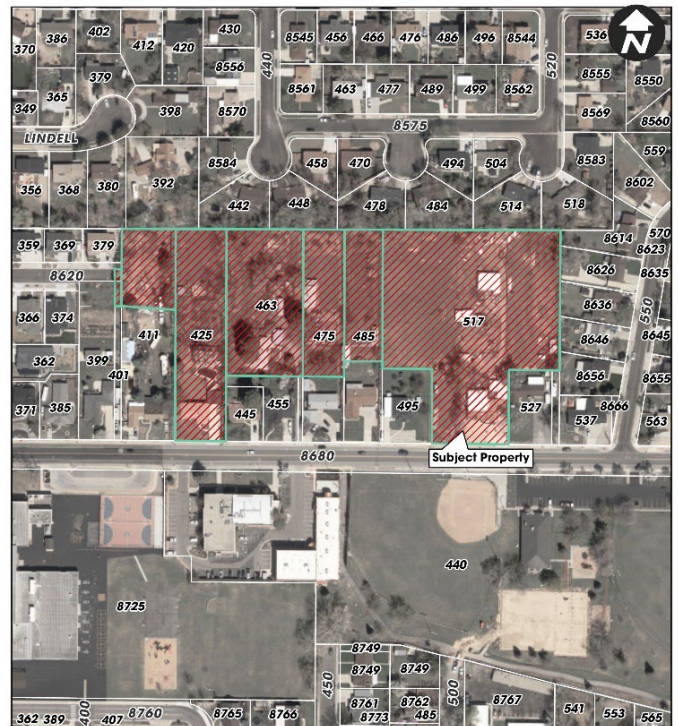
This item has been noticed to property owners within 500 feet of the subject area, on public websites, and a sign posted on site.

Request

The applicant, Jacob Ballstaedt with Garbett Homes, is requesting preliminary subdivision review for the property at approximately 517 E 8680 S. The applicant is representing several property owners; Chaffin, Cowdell, Glad, Hansen, Heward, Holt, Kunz, Shelby, and Watson, whose land has been assembled to further subdivide into a single subdivision plat. The proposal consists of nine (9) total parcels with existing homes and further subdivides it into a total of 35 lots creating 28 new residential lots which will be served by dedicated city streets. (see Exhibit A to review application materials).

Background

The subject property consists of approximately 8.9 acres and lies within the Historic Sandy Neighborhood. It is zoned R-1-7.5(HS). Properties to the west are similarly zoned and contain single family homes. Those to the north are zoned R-1-8 and also consist of single-family homes. It is also bordered on the south by several civic properties zoned R-1-7.5(HS), including Sandy Elementary School, Parks and Recreation Office Building, and the Sandy Club building. Bicentennial Park is also south of the project and is zoned Open Space (OS).



Firefly Subdivision
Approx. 517 E 8680 S
SUB03172025-006927

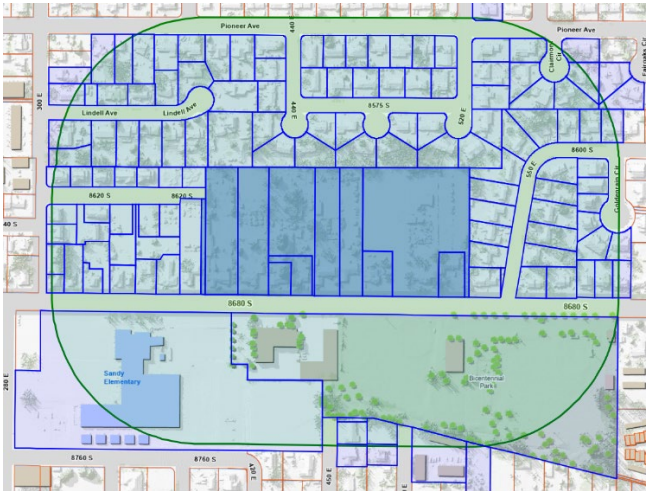
Sandy City, UT
Community Development Department

Property Case History	
Date	Case Summary
Sept 21, 1905	Plat of Flag Staff Addition

Public Notice and Outreach

This item was noticed to all property owners within 500 feet of the proposal. A notice was posted to the Utah Public Notice website and the city website. A physical copy of the notice was posted at City Hall, and public notice signs were placed on the subject property.

Staff held a virtual neighborhood meeting via Zoom on July 21, 2025. Residents brought up several concerns that were primarily associated with the potential increase in traffic and pedestrian safety between this development and Bicentennial Park to the south. They also wanted information on the size and types of homes being proposed. (see minutes in Exhibit B).



Analysis

The applicant is proposing the creation of a 35-lot single-family residential subdivision on approximately 8.9 acres. The existing properties consist of extremely deep, oversized residential lots that front onto 8680 S and one onto Lindell Avenue. The back portions of these lots have remained mostly undeveloped. These back portions will be accessed by creating a public street that connects to the west to the existing stub street of 8620 South and connects on the south to 8680 South Street. Single-family lots are planned on either side of this street.

Zoning Analysis

The R-1-7.5(HS) Zone allows for single-family homes on lots with a minimum size of 7,500 square feet. The applicant is requesting that the Historic Sandy Development (HSD) Overlay Zone be applied to newly created lots. This will allow lots as small as 5,000 square feet if the development also complies with the additional standards of the Overlay Zone. These standards will not be applied to the existing lots along 8680 South and Lindell Avenue.

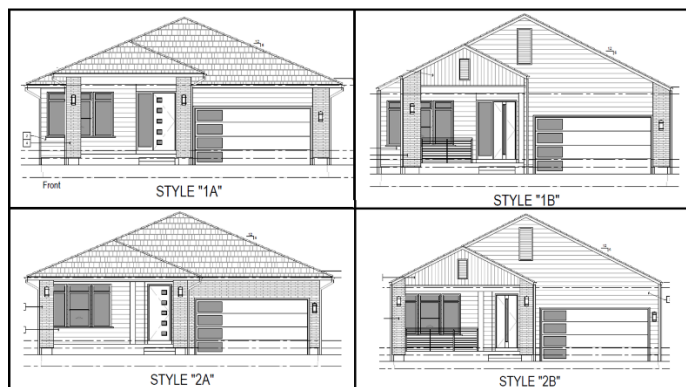
Historic Sandy Development (HSD) Overlay Zone

The purpose of the HSD Overlay Zone is to encourage development and investment in the Historic Sandy Area by reducing the required minimum size and frontage requirements for a lot, as well as providing a reduction in required setbacks. In exchange for this flexibility, the Overlay details architectural and landscape requirements meant to promote development that complements and enhances the historic nature of the district. The specific requirements of lots within the Tier 3 area of the HSD Overlay Zone are as follows:

- Predominantly one material of brick, stone, or masonry.
- Roofs with a 5:12 pitch or greater.
- Gable ends facing streets and alleys.
- Covered porches across 50% or more of the front elevation not including the garage.
- Porches connected directly to sidewalks.
- Windows and doors occupy at least 25% of the front elevation.
- Dwelling Footprints not to occupy more than 50 percent of the lot.
- Primary Entrances that face a public street.
- Predominantly one exterior material of brick, stone, or masonry. Limited amounts of stucco may be considered.
- No vinyl or aluminum siding allowed.
- Detached garages or recessed from the front façade by at least 10 feet.
- Compatible architectural design with surrounding area (Colonial, Bungalow, and Craftsman)

These design requirements are used during the building permit review process to ensure that homes are more compatible with historic structures in the area. A notice to purchasers will be added to the subdivision plat that will inform potential buyers of these lots that they were developed under the overlay. The notice is meant to inform purchasing parties of the additional design requirements that will be used during the review of any future building permit(s).

The applicant is proposing to construct four (4) home plans, two (2) single-story and two (2) two-story. Each plan will also have two (2) possible elevations to choose from. These eight (8) options will be offered for sale and placed on a lot of the buyers choosing.



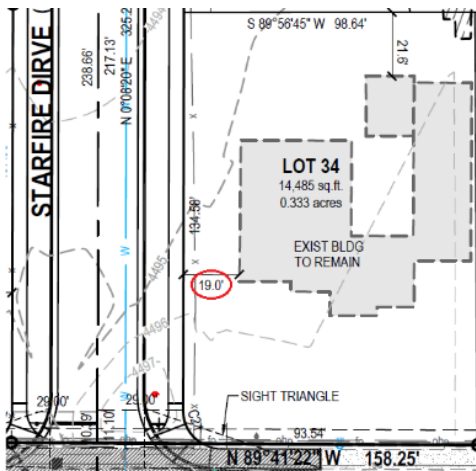
Single-Story Plans



Two-Story Plans

An additional requirement of the HSD Overlay Zone is that development plans must be presented before the Historic Preservation Committee for review. This review was done over three meetings with the Committee. The initial plans did not comply with the 25% windows and doors requirement for the front facades. The plans have been adjusted to comply with this requirement; therefore, the Committee has given a positive recommendation of the plans.

The Planning Commission must review and approve of the proposed building elevations which are found in Exhibit B.



The subdivision complies with all requirements of the R-1-7.5(HS) and the HSD districts except at one location. The creation of Starfire Drive will turn lots 33 and 34 into corner lots. Corner lots within the district must maintain a 20-foot setback. Lot 34 will be left with only a 19-foot setback at this location. While it is preferable to meet all zoning requirements during the subdivision process, staff believes that the creation of this non-compliance is preferable to not providing full street improvements along Starfire Drive.

Soil Abatement

The property is located in an area impacted by lead and arsenic contaminants from the Flagstaff II Smelter that operated south of this location from 1872 until 1909. Between 1991 and 1998, the EPA and the Utah Department of Environmental Quality (UDEQ) performed remediation activities at the site. Sandy City requires sampling for lead and arsenic prior to development of properties within the Sandy Smelter Sites boundaries.

The developer contracted Wasatch Environmental to perform a Soil Sampling Investigation of the property. Elevated lead concentrations above cleanup levels were discovered at several locations. Wasatch Environmental recommends that the six lots with excessive lead concentrations be excavated through this soil horizon and that the impacted soil be disposed of at a landfill licensed to accept contaminated soils.

Staff Concerns

Staff believes that the objectives of the HSD overlay zone have been substantially complied with and that the proposed subdivision is an effective use of the undeveloped portions of the existing lots. The high lead concentrations discovered on the property are a concern. Any mitigation efforts to address this issue need to be reviewed and approved by the Sandy City Engineer.

The preliminary plat boundary does not reflect the full extent of the Kunz parcel (392 E. Lindell Ave.). The proposal includes taking a 30' portion of this parcel to include it and increase the rear yard areas of lots 1-3. This area has been filled with soil that is unsuitable for development and a plat restriction on placement of any building should be imposed to mitigate this issue.

Recommendation

Staff recommends that the Planning Commission determine that preliminary subdivision review is substantially complete for the Firefly Subdivision located at approximately 517 E. 8680 S. based on the following findings and subject to the following conditions:

Findings:

1. That the proposed lot configuration is an efficient use of the land.
2. The proposed configuration equitably balances the needs of the public.
3. That the proposed lot sizes and frontages for created lots conform to the requirements of the HSD overlay zone.
4. That historic guidelines of the HSD zone have been adequately complied with
5. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.

Conditions:

1. That street improvements be carried out according to Plan and Profiles approved by the Sandy City Engineer and specifically:
 - a. That 8280 South Street be extended, further improved and dedicated to include a 58-foot right-of-way width, eight-foot (8') parkstrip, and street trees.
 - b. That Starfire Drive and Starfire Circle be improved and dedicated to a 58-foot right-of-way width, eight-foot (8') parkstrip, and street trees.
2. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.
3. That all City provisions, codes, and ordinances are adhered to during the review, construction, and operations process of this project.
4. That Lots 1-28 comply with all requirements of the HSD overlay zone and the underlying R-1-7.5(HS) zone.
5. That a notice to purchasers be added to the subdivision plat to inform potential buyers of these lots that they were developed under the HSD overlay zone.
6. That the Sandy City Engineer approve of the mitigation plan to address contaminated soils in the development.
7. That a building restriction be placed on Lot 1-3 on the portions of those lots where improper fill has been placed.
8. That the entire Kunz parcel (392 E Lindell Ave) be included in the plat boundary to allow that land to be further subdivided.

Planner:

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

Thomas Irvin
Senior Planner

File Name: S:\USERS\PLN\STAFFRPT\2025\SUB03172025-006927 – FIREFLY SUBDIVISION\PC MEETING 8-7-25\STAFF
REPORT

Exhibit "A" – See the attached file for full information

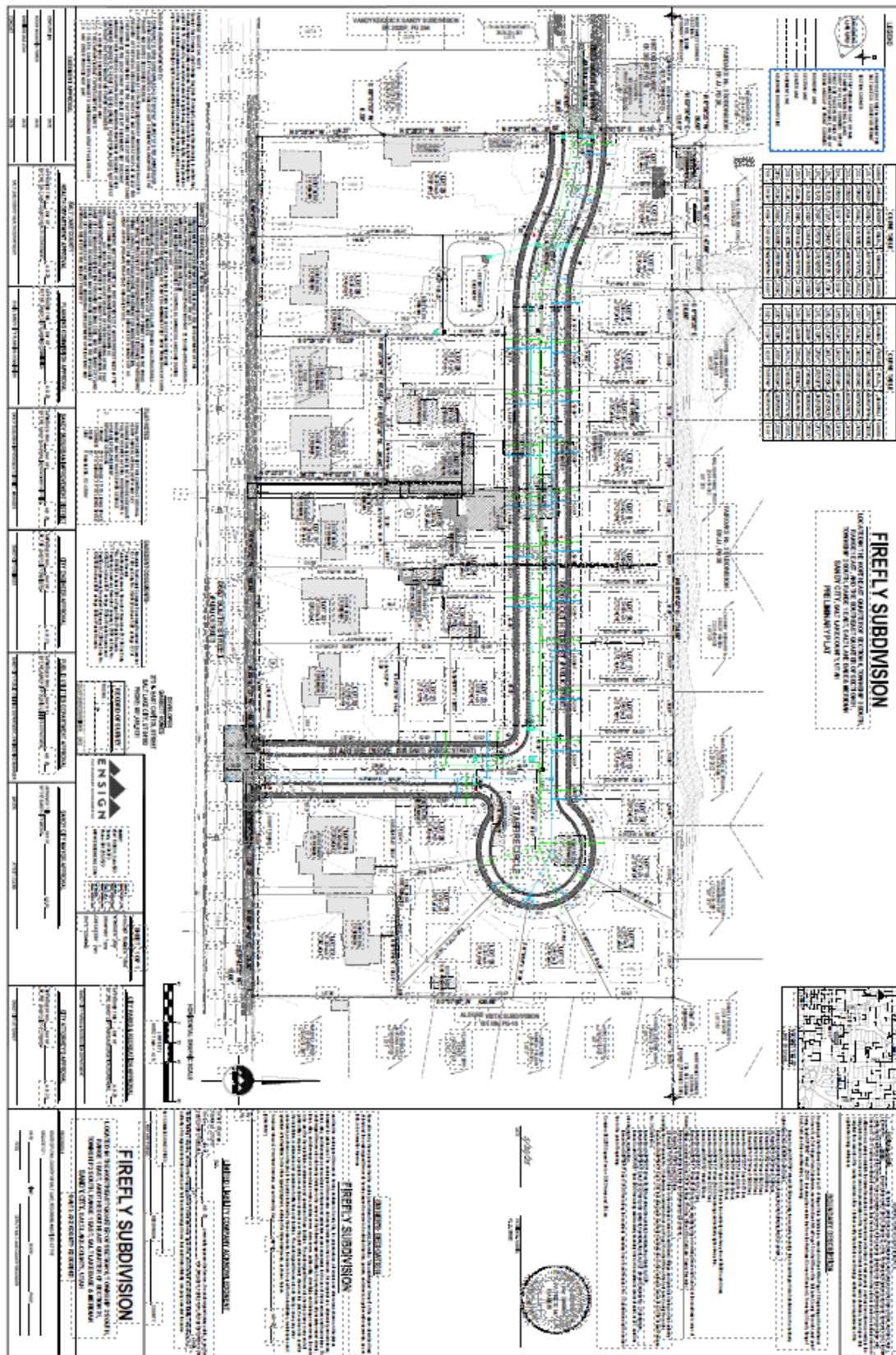


Exhibit "B"
NEIGHBORHOOD MEETING NOTES AND PUBLIC COMMENT

Neighborhood Meeting Summary

Meeting Date: July 30, 2025
Neighborhood: Historic Sandy #4
Project: Firefly Subdivision
Applicant: Jacob Ballstaedt with Garbett Homes

Project Summary

The proposal is a Preliminary Subdivision review for a 28-lot single-family development served by the dedication of a public street.

The property is zoned R-1-7.5(HS) and the applicant has chosen to invoke the requirements of the HSD overlay zone in order to construct smaller lots.

Meeting Minutes

The neighborhood meeting was conducted online, via Zoom with approximately 17 residents attending.

Most attendees were already aware of the development but wanted to see the layout, street connections, and the types of homes that would be built.

The increased traffic was brought up as a concern by several residents. They mentioned safety concerns for residents crossing 8680 S. to visit the park, and the increased traffic they would experience along that street. It was also stated that during various events at the park, vehicles will often park along both sides of 8680 S. An additional street exit as well as more residents in the area was likely to make the situation worse.

Staff explained that a traffic study had been conducted and reviewed by the city. The city engineer had stated that the increase in vehicle trips would result in a negligible impact to the existing roads.

The proposed home plans were shown. Several residents asked about setbacks and height as they were concerned that the homes would obstruct views. After discussion, most were satisfied with the smaller homes being proposed as well as the additional setbacks required for two-story homes.

Grading on the north side of the development was also a concern. There is an existing ridge that runs between the properties from east to west. If re-grading is not properly managed during construction, flooding of the adjacent yards could happen.

The developer assured residents that they would be in compliance with all erosion control and storm water runoff requirements of the city and have provided plans that address these concerns.

Other than the increased traffic noted above, residents seemed generally to be in favor of the project and appreciated having the opportunity to review plans and ask questions.