

Sutton Property Rezone, R-1-20A to R-1-9
10944 S. 1000 E., 969 E. Avila Court (portion) [Community #12] ZONE-01-18-5348

Gene Anderson has submitted an application for a zone change of property (approximately 0.96 acres) located at 10944 S. 1000 E. and a portion of property (approximately 0.09 acres) located at 969 E. Avila Court from the R-1-20A Zone to R-1-9 Zone, both “Single Family Residential Districts.” The resulting zone change would allow for a two-lot subdivision of the parcel at 10944 S. 1000E. Both of the affected properties are owned by the applicant, Gene Anderson.

FACTS AND FINDINGS

- The R-1-9 Zone requires a minimum lot width of 75’ and a minimum lot area of 9,000 square feet.
- The majority of the properties along 1000 E. in this area are residential properties zoned R-1-8 and R-1-9 that front on to 1000 E., with lot widths of 75 feet to 115 feet.
- A future two-lot subdivision of 10944 S. 1000 E. would result in one new buildable lot that would front on to 1000 E., with an average lot width between the two lots of approximately 100’ and an average lot area of approximately 0.45 acres (19,600 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.*

Jake Warner introduced this item to the Planning Commission.

Commissioner Cyndi Sharkey asked if access to the new lot would be off 1000 E.

Jake Warner replied yes. The new buildable lot would front onto 1000 E.

Gene Anderson, 969 E. Villa Court, Sandy, Applicant stated he purchased 1 acre behind his home. There is a house on the property now. He would like to be able to divide the lot and build a home on a portion of the land.

Commissioner Monica Collard opened this item to the public and there was none.

Commissioner Jared Clayton moved to forward a positive recommendation to the City Council for the rezone request by Gene Anderson for the property located at 10944 S. 1000 E. and a portion of property located at 969 E. Avila Court from the R-1-20A Zone to R-1-9 Zone, both "Single Family Residential Districts."

Commissioner Cyndi Sharkey seconded the motion. The vote was as follows: Jared Clayton, yes; Cyndi Sharkey, yes; Ron Mortimer, yes; Joe Baker, yes; Monica Collard, yes

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