



# SANDY CITY COMMUNITY DEVELOPMENT

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COMMUNITY DEVELOPMENT  
DIRECTOR

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MAYOR

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## MEMORANDUM

October 17, 2019

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**To:** Planning Commission  
**From:** Community Development Department  
**Subject:** Bell Canyon Cove, R-1-40A to R-1-15A  
1785 E. & 1815 E. 11400 S.  
[Community #26]

ZONE-09-19-5726  
4.5 Acres

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

PROPERTY CASE HISTORY	
Case Number	Case Summary
A # 09-18-5489	Dean/Couch Annexation (6/25/2019)
A # 04-10-1260	Shaw Annexation (6/29/2010)
ZONE-06-19-5665	Bell Canyon Cove Rezone-requesting R-1-10 (withdrawn)

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### REQUEST

Ryan Button has submitted an application on behalf of Bell Canyon Cove LLC (Applicant) for a zone change of approximately 4.5 acres located at approximately 1785 E. and 1815 E. 11400 S. (Property) from the R-1-40A "Single Family Residential District, farm animals permitted" to R-1-15A "Single Family Residential District, farm animals permitted" (Application).

### BACKGROUND

The subject property includes two parcels, and a total of approximately 4.5 acres. The east parcel was annexed in 2010 and the west parcel was annexed in 2019. Neither parcel has previously been included in a subdivision through the City. There is a single-family house and several outbuildings on each parcel. The surrounding zone districts, and land uses, are as follows:



**ZONE-09-19-5726 :: Bell Canyon Cove**  
**1785 E. & 1815 E. 11400 S.**

0 50 100 200 300 400 500 Feet

PRODUCED BY JAKE WARNER  
 THE COMMUNITY DEVELOPMENT DEPARTMENT

North: R-1-10 (single-family residential)  
 East: A-2 (Salt Lake County Zoning Map, 10/8/19) – low-density residential/agricultural (not annexed)  
 South: R-1-20A (11400 S., single-family residential)  
 West: SD(R-2-A) (single-family residential)

The Applicant previously submitted a separate application (File # ZONE-06-19-5665) for a rezone of the Property, requesting the R-1-10 Zone. The Applicant has withdrawn that application.

A concept plan has been provided by the Applicant that shows 10 single-family residential lots that range in size from 15,000 square feet to 17,636 square feet, and accessed by a public street with stub road connections to properties on the east and west.

The Applicant presented the concept plan in a neighborhood meeting held on October 2, 2019. The meeting was attended by a total of 17 attendees.

## FACTS AND FINDINGS

- Residents commented on several issues in the neighborhood meeting, including traffic, safety, lot sizes, animal rights, and construction.
- The requested zone (R-1-15A) allows for a maximum building height of 35' and a minimum lot size of 15,000 square feet. A one-story home would be required to have a minimum of 1,400 square feet and a maximum of 5,500. A two-story home would be required to have a minimum of 1,750 square feet and a maximum of 6,500. Square foot requirements of the home do not include any basement area.
- The lots directly adjacent to the Property range in size from 10,987 square feet to 3.80 acres.
- The zoning of the property currently includes an "A" designation, which signifies that farm animals are permitted on the property in accordance with applicable provisions of the City Code.
- Access for a future subdivision of the Property would be from 11400 S., which is designated by the City as a Minor Arterial.
- The Sandy City General Plan contains applicable goals and policies, including the following:



**HOUSING**

- *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.*

**CONCLUSION**

The Planning Commission makes recommendation to the City Council regarding zoning amendments to “regulate the use and development of land within all or any part of the area of the City.” (Development Code of Sandy City 2008, 21-5-3(a)(1)) As with all new development, particularly infill development, any development of the Property will have impacts on and be impacted by surrounding properties. In this case, the surrounding properties include four different land use zones, three different Sandy City zones and unannexed property to the east that has a Salt Lake County zone. All of the zones allow for single-family residential use, as does the requested zone. The requested zone change would maintain rights for farm animals on the Property. The zones to the east, south, and west also allow for farm animals. The requested zone would allow minimum lot sizes that are greater than what is allowed in the zones to the north and west and less than the minimum lot sizes in the zones to the south and east.

Planner:

Reviewed by:



Jake Warner  
Long Range Planning Manager



Brian McCuiston  
Planning Director

File Name: S:\USERS\PLN\STAFFRPT\2019\ZONE-09-19-5726 Bell Canyon Cove