



# SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

MONICA ZOLTANSKI  
MAYOR

SHANE E. PACE  
CHIEF ADMINISTRATIVE OFFICER

## Staff Report Memorandum February 19, 2026

To: Planning Commission  
From: Community Development Department  
Subject: Fortner Rezone  
8564 S. 1000 E.  
[Community #6, High Point]

REZ11202025-007084  
R-1-10 to RM(12)  
0.65 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

Ben Child, with Stanson Development (applicant), is representing the current property owner, Jolene Fortner. They are requesting a change of zone district on property located at 8564 S. 1000 E. The request is to rezone the property from the R-1-10 (Single-Family Residential District) Zone to the RM(12) (Multi-Family Residential District) Zone (see Exhibit "A" for Application Materials).

### Background

The subject property, two parcels both addressed as 8564 S. 1000 E., is approximately 0.65 acres in area. The property includes one existing house. The property was annexed into the City in 2025 and zoned as R-1-10 Zone at that time. According to the concept plan, the applicant proposes to build six housing units on the property.

The application is requesting a zone change to the RM(12) Zone (Multi-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: A-1 as unincorporated property (tri-plex)
- East: R-2-10 & RM(12) (multi-family residential)
- South: R-2-10 (multi-family residential, duplexes)
- West: R-2-10 & SD(R-1-7) (single-family and multi-family residential)



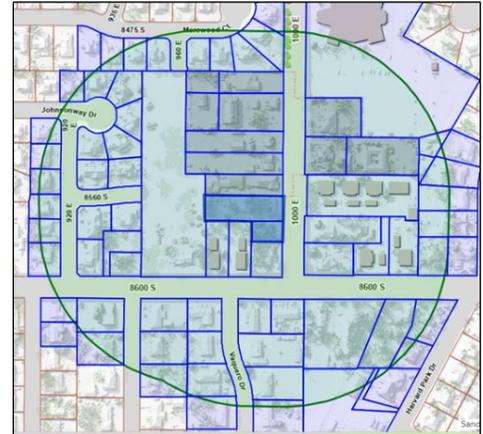
REZ11202025-007084  
Fortner Rezone  
8564 S 1000 E  
Community Development Department  
Sandy City, UT

Property Case History	
Case Number	Case Summary
ANEX07092025-006994	Fortner Annexation (10/13/2025)

**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 “E”). 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.

Staff held a virtual neighborhood meeting via Zoom on January 21, 2026. Residents within 500 feet of the proposed site were notified by mail. Other than staff and the applicant, ten people attended the meeting. Three emails were provided to staff prior to the neighborhood meeting. A summary of the meeting and the emails are attached (see Exhibit “D”).



**Facts and Findings**

- The zoning designation on the property is currently the R-1-10 Zone. The application is requesting a rezone to the RM(12) Zone. The RM(12) Zone allows for a density of up to twelve units per acre with a minimum area requirement of 25,000 square feet for one duplex and one four-plex.
- The subject property was annexed into the City in 2025. The property was previously zoned A-1 as unincorporated property.
- A concept plan provided with the application proposes six residential units ( a four-plex and a two-plex) on the property. The density of the concept plan would be 9.0 units per acre.
- General Plan (Pace of Progress: Sandy City General Plan 2050) analysis:
  - Per the Annexation Policy Plan (Chapter 7.2, page T84), the future land use of the subject property is a medium-density neighborhood (MN) (See Exhibit “G”). The MN designation intends to “enhance the quality of life by providing ‘missing middle’ housing options that cater to the multi-generation qualities of Sandy populous.” (page T21). The MN designation indicates an appropriate density of up to 12 dwelling units per acre.
  - The Annexation Policy Plan also designates the future land use of the unincorporated property to the north and south as medium-density neighborhood. The Future Land Use Map (see Exhibit “F”) designates the property to the east as medium-density neighborhood and the property to the west as low-density neighborhood.
  - The subject property is not located in a station area plan, neighborhood activity center, and 1000 E. is not designated as a transition corridor. The transition corridor designation does apply to 8600 S.
  - 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
    - 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  
Annexation
- Goal: Annexation of unincorporated areas into Sandy will comply with the provisions of State Statute and the City’s Annexation Policy Plan

### **Conclusions**

- The requested zone district is consistent with General Plan goals, objectives, policies, and the Future Land Use Map.
- 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 this rezone application is approved, additional permits and applications, such as a subdivision, modified site plan, and building permits, would need to be submitted and approved.

Planner:



Jake Warner  
Long Range Planning Manager

File Name: S:\USERS\PLN\STAFFRPT\2025\REZ11202025-007084 – Fortner\Planning Commission\PC Report-Fortner Rez (2.3.26).PDF

Exhibit "A"  
Application Materials



## SANDY CITY COMMUNITY DEVELOPMENT

# GENERAL DEVELOPMENT APPLICATION

Revised April 2022

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**Project Information**

Name of Proposed Project: Fortner Date Submitted: \_\_\_\_\_  
 Parcel Tax I.D. Number(s): 22-32-377-018 & 22-32-377-017 Address: 8564 South 1000 East Sandy Utah 84093

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**Type of Request** *(mark all that apply)*

<input type="checkbox"/> Annexation	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Code Amendment	<input type="checkbox"/> Special Use Permit
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Street Vacation / Closure / Street Renaming
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision
<input checked="" type="checkbox"/> Rezoning of Property	<input type="checkbox"/> Telecommunications
<input type="checkbox"/> Sign Review	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Other <i>(Please Specify)</i>

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Provide a brief summary of the proposed action/request: The above metioned parcels were annexed into Sandy City Limits on September 30, 2025 with a zoning designation of R-1-10 and R-2-10. We are seeking a zone change to a RM(12) zone, which is consistant with the adjacent property.

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**Applicant/Project Contact**

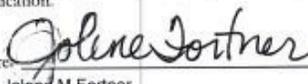
By signing this application, you certify that you own the subject property or are authorized to act on behalf of the property owner to make the above referenced land use application(s). You also certify that the application information provided and submitted through the [Cityworks Portal](#) constitutes 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:  Date: 11/17/25  
 Name: Benjamin Child Company: Stanson Development

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**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:  Date: 11/17/25  
 Name: Jolene M Fortner Company: \_\_\_\_\_

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**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.

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

Exhibit "A"  
Application Materials (cont.)

Benjamin Child  
9792 S Temple Dr  
South Jordan, UT 84095  
ben@stansondev.com  
801-550-0035

Date: November 12, 2025

To:  
Sandy City Community Development Department  
Attn: Planning Division  
10000 South Centennial Parkway  
Sandy, UT 84070

**Subject:** Formal Request for Zone Change – 8564 South 1000 East, Sandy, Utah  
**Tax ID Numbers:** 22-32-377-017 and 22-32-377-018

Dear Planning Division,

I am writing to formally request a zone change for the property located at 8564 South 1000 East, Sandy, Utah. The property is currently zoned R-1-10 and R-2-10, and I respectfully request that the zoning be changed to RM(12) – Residential Multi-Family. This change will allow for a higher-density residential development consistent with Sandy City's General Plan goals for infill development and housing diversity.

The site's location along 1000 East provides excellent access to transportation, public services, and nearby amenities, making it appropriate for modestly increased residential density. The proposed RM(12) zoning promotes efficient land use, attainable housing options, and compatibility with nearby residential and mixed-use areas, supporting the City's long-term vision for balanced growth.

Please let me know if a pre-application meeting or additional documentation is required to move this request forward.

Thank you for your time and consideration.

Sincerely,

Benjamin Child  
Applicant – 8564 South 1000 East  
ben@stansondev.com  
801-550-0035



Exhibit "A"  
Application Materials (cont.)

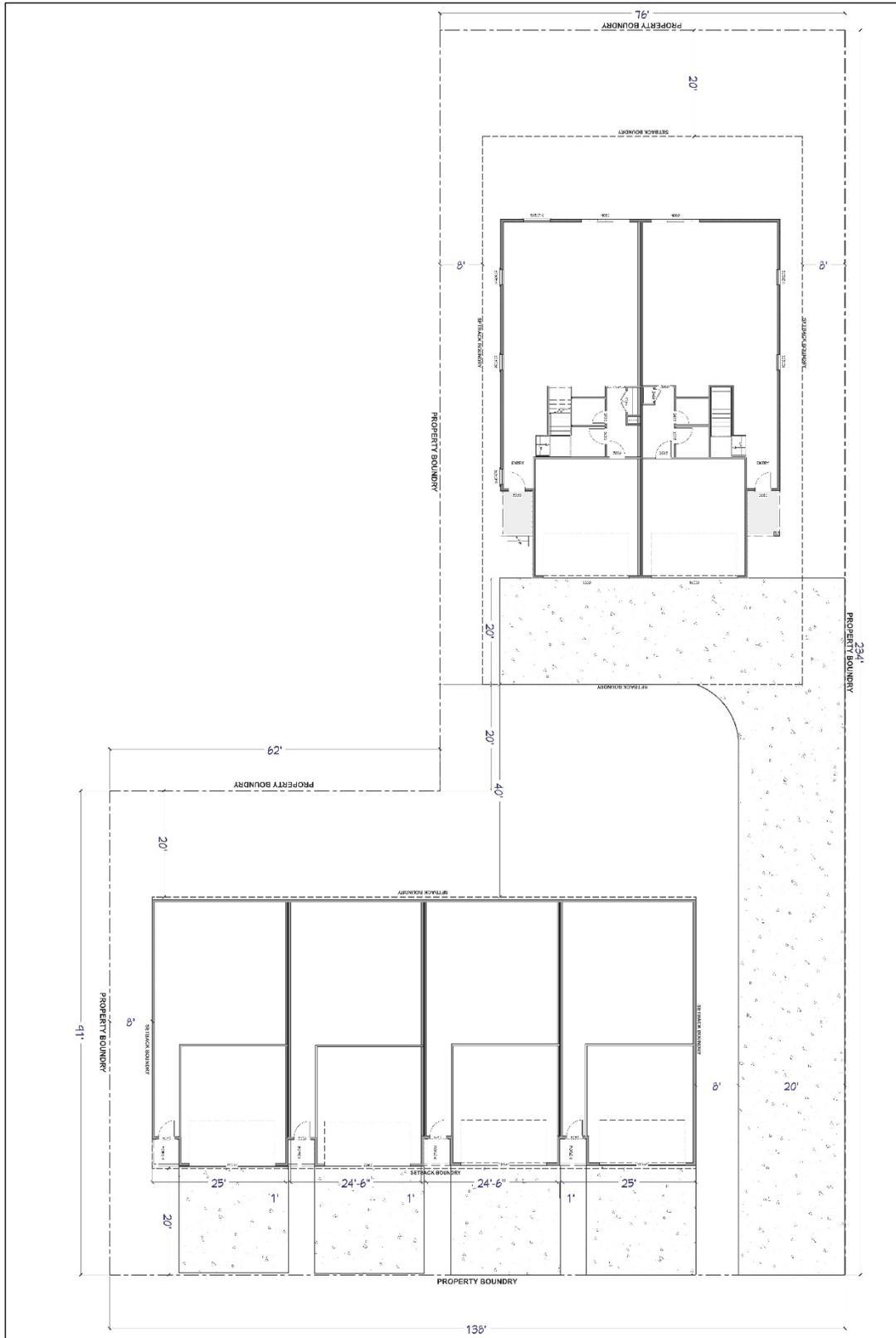


Exhibit "A"  
Application Materials (cont.)



Exhibit "B"  
Planning Commission Notice



SANDY CITY COMMUNITY DEVELOPMENT

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COMMUNITY DEVELOPMENT  
DIRECTOR

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OFFICER

**Notice of Public Hearing  
(rescheduled)**

NOTICE IS HEREBY GIVEN that a public hearing before the Planning Commission regarding the Fortner Rezone application (File #REZ11202025-007084) has been **rescheduled from February 5, 2026 to February 19, 2026.**

On **February 19, 2026** at approximately **6:15 p.m.**, the **Sandy City Planning Commission** will hold a public hearing regarding a rezone application submitted by Ben Child for property located at approximately 8564 S. 1000 E. The request is to rezone approximately 0.65 acres from the R-1-10 (Single-Family Residential District) Zone to the RM(12) (Multi-Family Residential District) Zone. A concept plan (see reverse side) submitted with the application shows six proposed units on the property. 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](mailto:jwarner@sandy.utah.gov).

How to join Zoom Webinar General Instructions:

- Join on via laptop, desktop or mobile device
- Go to [www.zoom.us](http://www.zoom.us)
- Click 'join a meeting', in the top right-hand corner
- Enter Meeting ID: 842 0062 8067 and click "Join."
- Enter Meeting Password: 628733
- 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/84200628067?pwd=cE5bW2JkdKZyZANiVvOut1apzpZ2N.1>

Or join by phone (choose based on your current location):

US: +1 669 444 9171 or +1 719 359 4580 or +1 253 205 0468

Webinar ID: 842 0062 8067

Or find your local number: <https://us02web.zoom.us/j/84200628067>



REZ11202025-007084  
Fortner Rezone  
8564 S 1000 E  
Community Development Department  
Sandy City UT

10000 Centennial Parkway | Sandy, Utah 84070 | p: 801.568.7250 | f: 801.568.7278 | [sandy.utah.gov](http://sandy.utah.gov)

Exhibit "B"  
Planning Commission Notice (cont.)

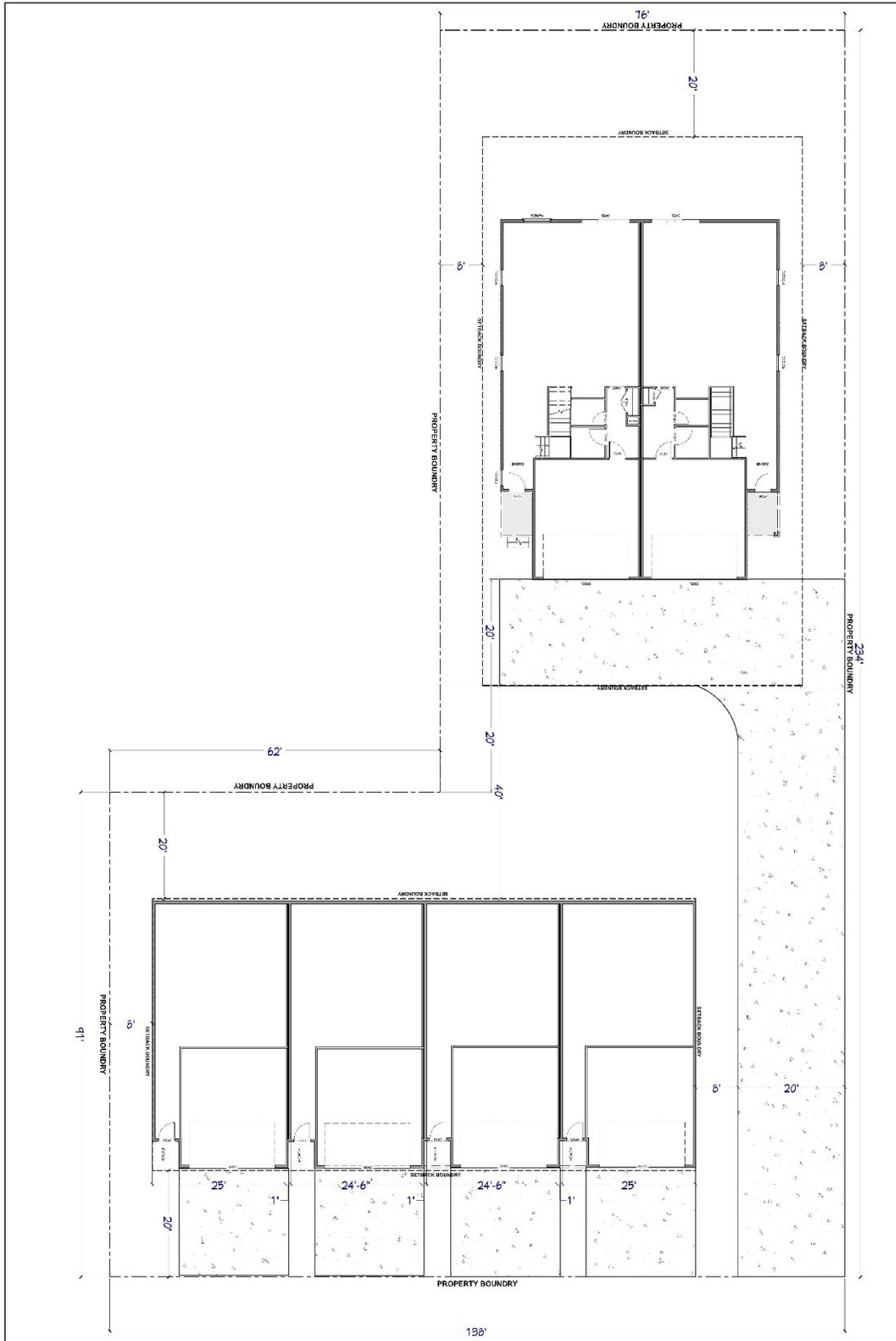
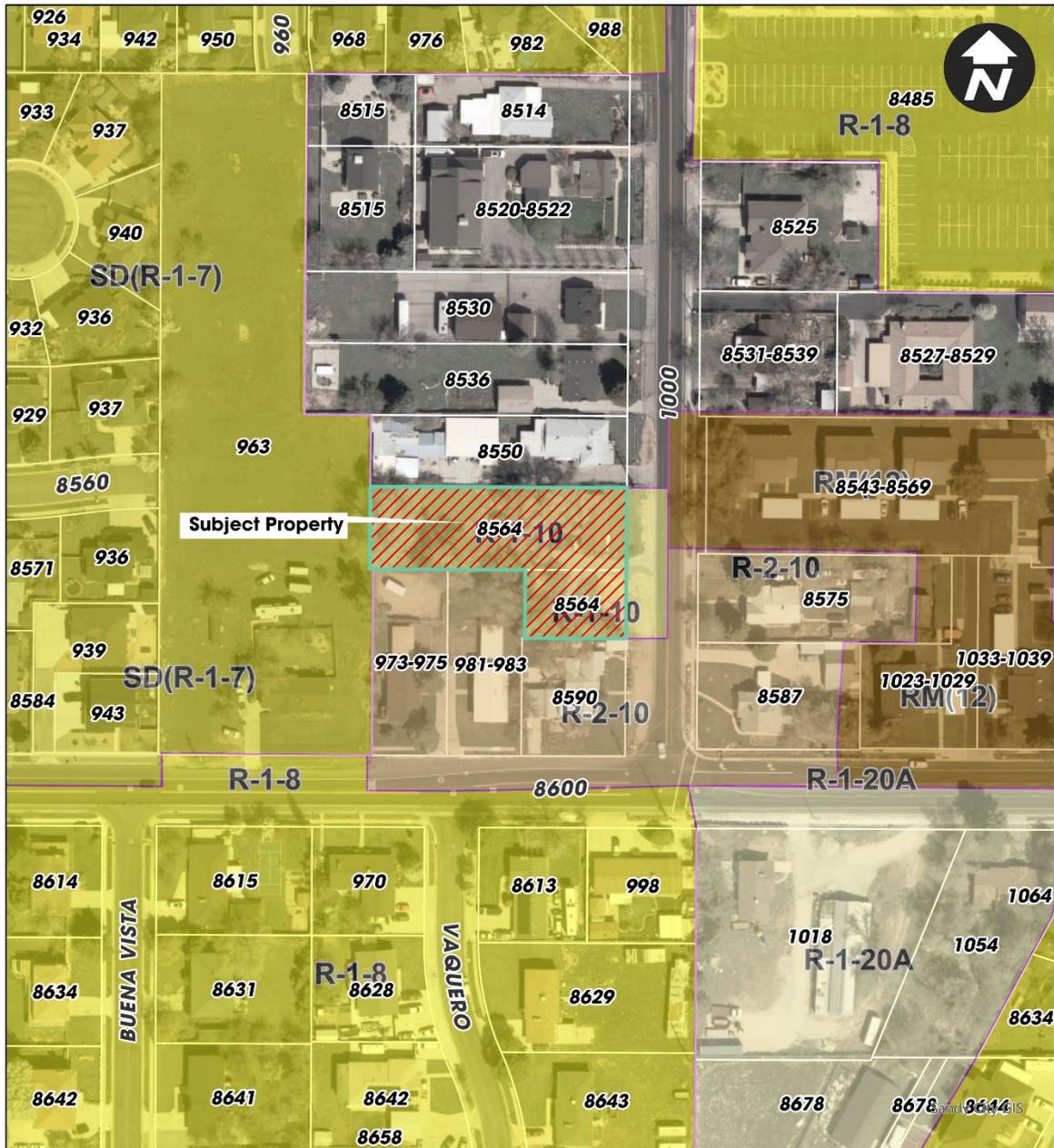


Exhibit "C"  
Zoning Map



REZ11202025-007084  
Fortner Rezone  
8564 S 1000 E

Community Development Department  
Sandy City, UT

Exhibit "D"  
Neighborhood Meeting-Summary



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY  
DEVELOPMENT DIRECTOR

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MAYOR

SHANE E. PACE  
CHIEF ADMINISTRATIVE OFFICER

Neighborhood Meeting Summary

**Date:** 1/21/2026

**Project Name:** Fortner Rezone

**Applicant:** Stanson Development, Ben Child

**Location:** Zoom Webinar

**Number of Attendees:** 12

**Number of Invitees:** 76

**Project Description:**

The application proposes to rezone two parcel with two existing homes from the R-1-10 Zone to RM(12) Zone, with the intention to develop six residential units.

**Summary of Attendee Comments:**

Other than Planning staff and two people representing the applicant, twelve people attended. Three emails were provided prior to the meeting (attached). Concerns were expressed included: compatibility with the surrounding area (architecture, scale, setbacks and density), parking, traffic and backing maneuvers onto 1000 E.

Exhibit "D"  
Neighborhood Meeting Summary (cont.)

**From:** [Richard Hill](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] Concern Regarding Proposed Rezoning Near 8564 S 1000 E  
**Date:** Wednesday, January 21, 2026 1:12:31 PM

**CAUTION:** Do not click links, open attachments, or reply, unless you recognize the sender's email address!

Mr. Warner,

I am writing regarding the proposed rezoning application for the property located at approximately 8564 S 1000 E, which I understand is scheduled to be discussed at the Planning Commission meeting tonight, January 21, 2026.

While the property is not directly across the street from my home, I live nearby at **936 E 8560 S**, with a single-family development currently underway on the field between my residence and the parcel in question. Even with that separation, the proposed rezoning would still have a direct and meaningful impact on our neighborhood.

I want to be clear and straightforward: **additional high-density or multi-family housing beyond what already exists is not appropriate for this area**, and I strongly oppose rezoning this property to a higher-density designation.

I recognize that there are currently two duplexes adjacent to the property. However, those structures represent a limited and contained use that has coexisted with surrounding single-family homes for years. Expanding higher-density zoning at this location would go well beyond that precedent and would fundamentally change the character of the area.

This neighborhood has long been defined by low-density residential development. Introducing additional multi-family housing would bring increased traffic, parking pressure, noise, and additional strain on local infrastructure—impacts that are practical and foreseeable, not speculative. These impacts would affect not only existing residents, but also the single-family neighborhood now being developed nearby.

Just as importantly, many homeowners in this area made long-term decisions based on existing zoning and reasonable expectations about neighborhood stability. A zoning change of this nature undermines those expectations and sets a concerning precedent for incremental densification that is incompatible with the surrounding residential pattern.

I understand the broader housing challenges facing the city, but **this location is not well suited for higher-density residential development**, particularly given its proximity to established and planned single-family neighborhoods.

Please include this email as part of the public record for tonight's Planning Commission meeting. I respectfully ask the Planning Commission to **deny or, at a minimum, table this rezoning request** to allow for further consideration of neighborhood compatibility and resident impact.

Thank you for your time and attention.

Exhibit "D"  
Neighborhood Meeting Summary (cont.)

Sincerely,  
Richard Hill

Exhibit "D"  
Neighborhood Meeting Summary (cont.)

**From:** [Ron/Lenna Larson](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] Re - REZ11202025-007084 Fortner Rezone 8564 S 1000 E  
**Date:** Wednesday, January 21, 2026 2:08:24 PM

**CAUTION:** Do not click links, open attachments, or reply, unless you recognize the sender's email address!

Hi Jake,

We are writing this email because we are concerned about the rezone of the property bordering on the east of our property. Our property is zoned as R1-7. When we were applying for the rezone of our property, we were told that a zone for multi-family dwellings would not be approved in this neighborhood. We were told that we would not be allowed to zone for anything but a single-family residence zone. Why are rules being changed for different people? In addition, these multi-family units will be small, and they won't match the value of the houses that border these units. The proposed multi-family dwelling buildings won't fit the neighborhood, and we believe they will reduce the value of the neighboring homes presently existing and future planned homes for the neighborhood. The proposed buildings in the announcement are small and overly crowded on the lots. They look like a row of garage doors and small entry doors with very little living space.

We are already dealing with drug problems and illegal activities in the immediate area because of the type of housing that has been allowed to be built here, and we believe these types of living structures have the potential to attract more of the same people that will participate in these types of activities and reduce the security of our neighborhood.

Thanks for taking our concerns into consideration,

Ronald & Lenna Larson

Exhibit "D"  
Neighborhood Meeting Summary (cont.)

**From:** [Miriam Tucker](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] Regarding the Fortner Rezone @8564 S. 1000 E.  
**Date:** Wednesday, January 21, 2026 4:08:23 PM

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**CAUTION:** Do not click links, open attachments, or reply, unless you recognize the sender's email address!

Dear Jake,

We are the Owen and Miriam Tucker Family living in the area being reviewed for rezoning for Multi-Family Units. We are very much opposed to the changing of the Zone from Single Family Homes to Multi-Family Units!

We feel that this change in Zoning would greatly change the appeal and the look and feel of our neighborhood. We are a Single Family area and would like to keep it that way. This would greatly change the Density of our area.

We have lived in this area for over 40 years and have enjoyed Single Family Homes to raise our Family. We feel that this would set a precedence for future Developers and would extremely change the look and feel of a quiet Single Family Neighborhood. We are unable to attend the Zoom Meeting tonight but wanted to have our voice heard regarding this issue.

Thank you,

Owen and Miriam Tucker

Exhibit "E"  
Posted Sign Picture

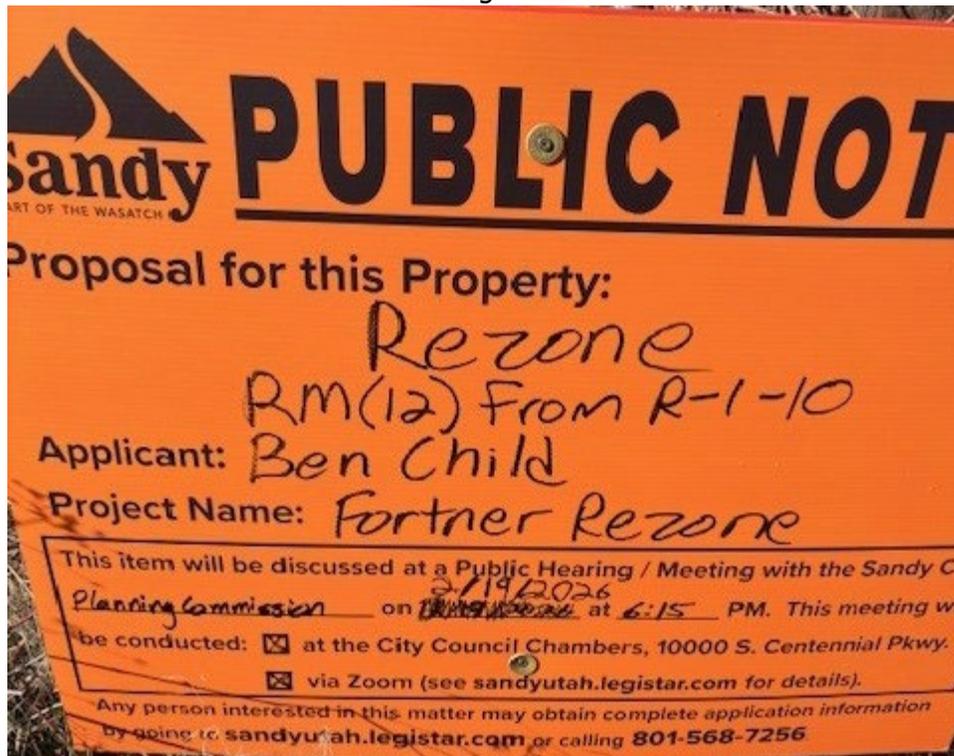


Exhibit "F"  
Future Land Use Map

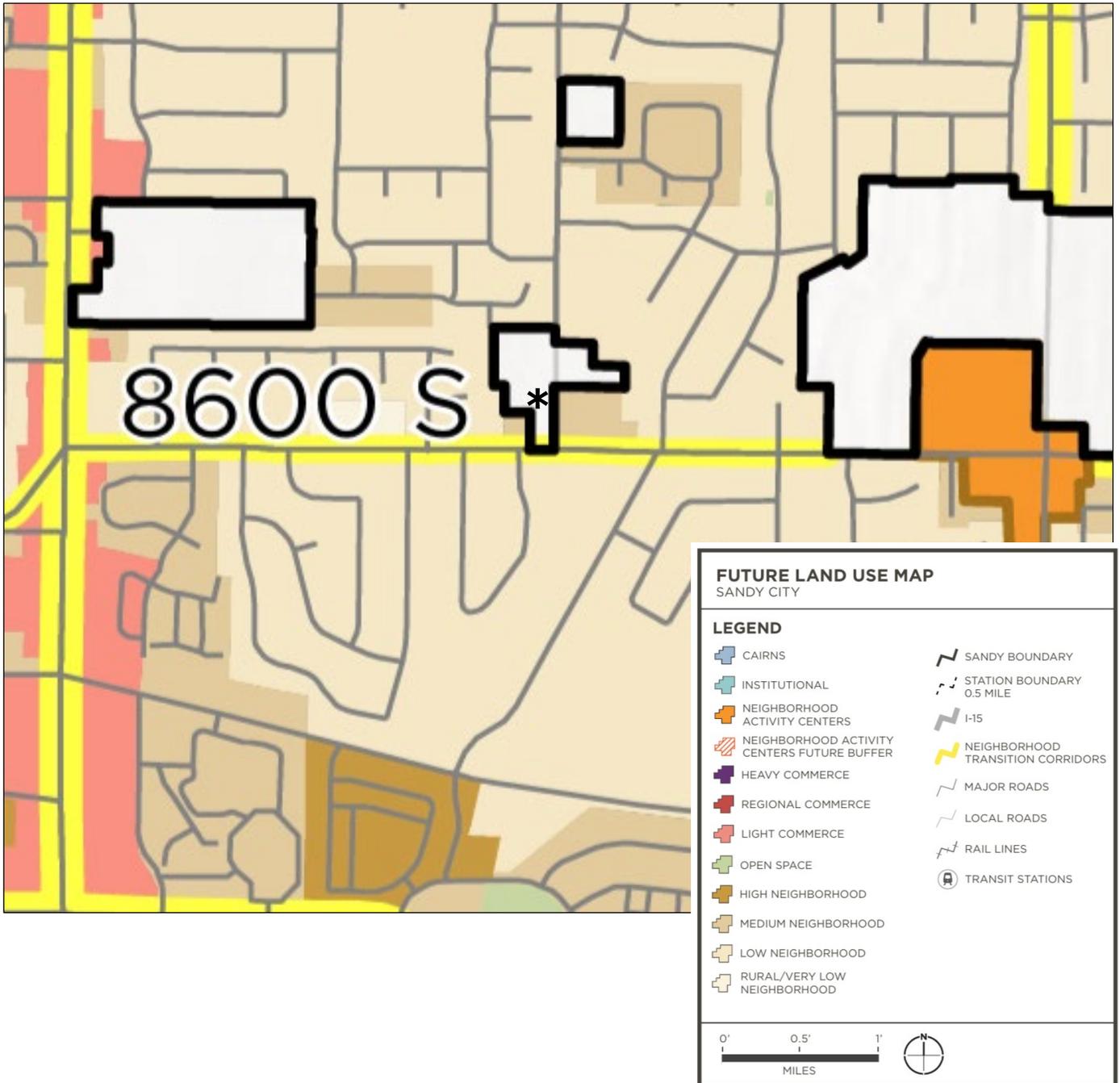


Exhibit "G"  
Annexation Areas Future Land Use Map

