



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

MARTIN JENSEN
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum August 20, 2026

To: Planning Commission
From: Community Development Department
Subject: Hagan Road Rezone
11562 S., 11563 S., & 11586 S. Hagan Rd.
[Community #24]

REZ06242026-007235
R-1-20 to R-1-20A
1.79 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

Matthew Grant, and on behalf of Barry Evans and Lyle Warner, is requesting a change of the zoning district for three properties located at 11562 S., 11563 S., & 11586 S. Hagan Rd. (subject property). The three individuals included in the application represent the property owners of the associated properties. The request is to rezone the properties from the R-1-20 (Single-Family Residential District) Zone to the R-1-20A (Single-Family Residential District with Farm Animal rights) Zone (see Exhibit "A" for Application Materials).

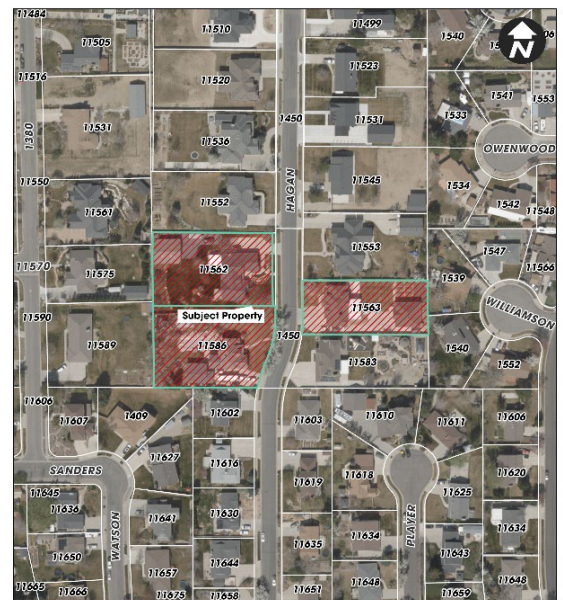
Background

The subject property, three parcels addressed as 11562 S., 11563 S., & 11586 S. Hagan Road, is approximately 1.79 acres in area. The three parcels are developed lots with existing homes within a subdivision that is built out.

There are four parcels on Hagan Road zoned R-1-20, while the parcels to the north are zoned R-1-20A and the parcels to the south are zone R-1-10. Three of the four parcels zoned R-1-20A have joined in the subject application to add the "A" designation (Farm Animals) to the exiting zone district (R-1-20) on the property. The applicant's stated intent with the proposal is to legally have farm animals on the property. The parcels are all designated as Rural/Very Low Neighborhood on the Future Land Use Map of the Pace of Progress: Sandy City General Plan.

The zoning designations (and existing land use) of the surrounding properties are as follows (see also Exhibit "C" for an area zoning map):

North: R-1-20A (single-family residential)
East: R-1-10 (single-family residential)
South: R-1-20, R-1-10 (single-family residential)
West: R-1-20A (single-family residential)

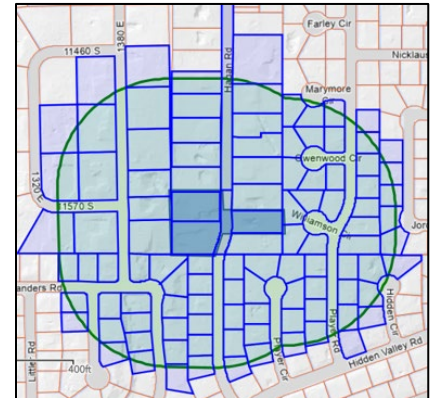


11562, 11586, and
11563 S HAGAN RD
REZ06242026-007235
Community Development Department
Sandy City, UT

Property Case History	
Case Number	Case Summary
A #88-1	Christensen Annexation (4/12/1988)
S92-05 #81-3	Clark Mini Subdivision

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 § 10-20-205.



Staff held a virtual neighborhood meeting via Zoom on August 10, 2026. Residents within 500 feet of the proposed site were notified by mail. Other than staff and the applicant, 10 people attended the meeting. One person commented about being opposed to the proposal. A summary of the meeting is attached (see Exhibit “D”).

Facts and Findings

- The applicant was notified earlier this year by a Sandy City Code Compliance officer that a complaint had been received because of sheep on his property (11563 S. Hagan Road). According to the applicant, he thought that he had the “A” designation, allowing farm animals on his property, and that it was upon speaking with the Code Compliance officer that he discovered that his property did not have the “A” designation.
- There are 35 residential properties on Hagan Road. The 17 northern-most properties are zoned R-1-20A. The 14 southernmost properties are zoned R-1-10. The 4 homes generally in the middle are zoned R-1-20 (without the “A” designation). The subject application, requesting to add the “A” designation) includes three of those 4 properties.
- “Property owners in any R-1-40, R-1-30, R-1-20, or R-1-15 residential district may submit an application for rezoning for designation of the district for the keeping of raising of farm animals. An “A” following a zone designation indicates farm animals are permitted.” (Sandy City Development Code Sec. 21-11-3(a)(1))
- The number of farm animals allowed on a property with an “A” designation is determined by the size of the property. (Sec. 21-11-3(a)(3). In addition to allowing farm animals, properties with an “A” designation are afforded additional entitlements, such as less restrictive accessory structure regulations. (Sec. 21-11-2)
- General Plan (Pace of Progress: Sandy City General Plan 2050) analysis:
 - The subject property is designated as being in the Rural/Very Low-Density Neighborhood (RLN) future land use category on the future land use map (page T12). RLN areas are to “primarily comprise of single-family homes dispersed on larger lots that may have rights for farm animals.” (page T19)
 - The subject property is not located in a designated station area plan or a neighborhood activity center.
 - The subject property is adjacent to properties to the north and west in the RLN area and to properties to the south and east in the LN (Low Density Neighborhood) area.
 - Applicable goals, objectives, policies, and recommendations include:
 - Livability: Neighborhoods and Housing
 - Goal: Sandy’s neighborhoods are vibrant, safe, and contribute to a high quality of life
 - Goal: Sandy’s neighborhoods in stasis are stable and enduring
 - Land Use
 - Objective: Ensure that all planning applications are consistent with the General Plan and Future Land Use Map

Conclusions

- The requested zone district is consistent with General Plan's future land use map, goals, objectives, and policies.
- A zone change is a legislative item that requires the Planning Commission, after having held a public hearing, to make a recommendation to the City Council, with the City Council making the final decision.

Suggested Motion (Alternatives)

1. Forward a positive recommendation, recommending that the City Council approve the application for a zone change of the subject property from the R-1-20 Zone to the R-1-20A Zone.
2. Forward a negative recommendation, recommending that the City Council not approve the zone change from the R-1-20 Zone to R-1-20A Zone.
3. Table the decision for a future meeting.

Planner:



Jake Warner
Long Range Planning Manager

File Name: S:\USERS\PLN\STAFFRPT\2026\REZ06242026-007235\Planning Commission\PC Report-Hagan Road Rez (8.12.26).PDF

Exhibit "A"
Application Materials



SANDY CITY COMMUNITY DEVELOPMENT

GENERAL DEVELOPMENT APPLICATION

Revised April 2022

Project Information

Name of Proposed Project: Hagan Road Rezone Date Submitted: 7/15/2026

Parcel Tax I.D. Number(s): 28-21-326-065-0000 Address: 11563, 11562, 11586 South Hagan Road
28-21-303-013-0000 / 28-21-303-014-0000

Type of Request (mark all that apply)

☐	Annexation	☐	Special Exception
☐	Code Amendment	☐	Special Use Permit
☐	Conditional Use Permit	☐	Street Vacation / Closure / Street Renaming
☐	General Plan Amendment	☐	Subdivision
☒	Rezoning of Property	☐	Telecommunications
☐	Sign Review	☐	Temporary Use
☐	Site Plan Review	☐	Other (Please Specify)

Provide a brief summary of the proposed action/request:

Proposed rezone of three residential properties from R-1-20 to R-1-20A,
for the reasons explained in our cover letter.

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: Matthew v. Grant Date: 7/15/2026

Name: Matthew Grant Company: N/A - owner

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: 7/15/26

Name: _____ Company: N/A - owner

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.

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

Exhibit "A"
Application Materials (cont.)



SANDY CITY COMMUNITY DEVELOPMENT

GENERAL DEVELOPMENT APPLICATION

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Signature: Matthew V. Grant Date: 7/15/2026
 Name: Matthew Grant Company: N/A - owner

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: Barry L. Evans Date: 7/15/26
 Name: Barry L. Evans Company: N/A - owner

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Exhibit "A"
Application Materials (cont.)



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Type of Request

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Signature: Matthew v. Grant Date: 7/15/2026
Name: Matthew Grant Company: N/A - owner

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: Lyle Warner Date: 7/15/26
Name: Lyle Warner Company: N/A - owner

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.

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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.)

Dear Sandy Community Development Department,

I write on behalf of myself and two of my neighbors to request a zoning modification to add an "A" designation to our properties, which are currently zoned R-1-20. The properties subject to this request are:

- 11563 S. Hagan Road, parcel 28-21-326-065-0000 (owned by Matthew Grant)
- 11562 S. Hagan Road, parcel 28-21-303-013-0000 (owned by Lyle Warner)
- 11586 S. Hagan Road, parcel 28-21-303-014-0000 (owned by Barry and Annette Evans)

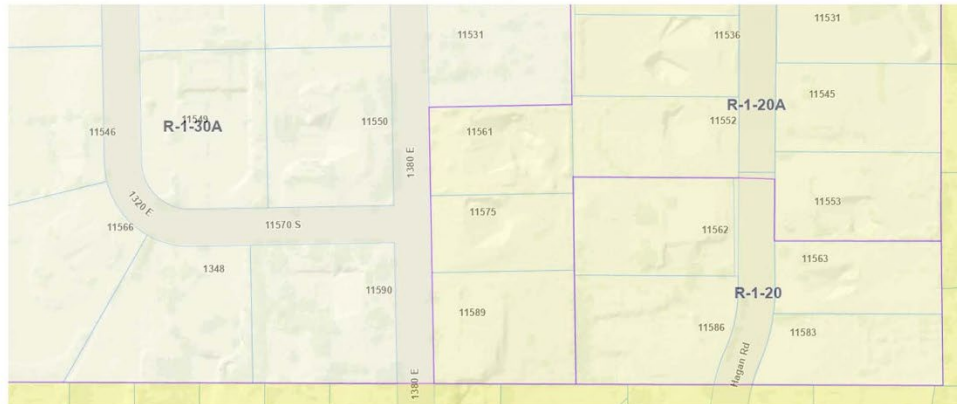
Our reasons for this request include the following:

- Each of our properties is at least 0.5 acres, and each property includes adequate space for responsibly raising farm animals consistent with the ratios of permitted animals according to Sandy City Code § 21-11-3(a).
- All three properties are adjacent to other properties that are already zoned R-1-20A or R-1-30A. In fact, there are dozens of properties in our neighborhood that are at least 0.5 acres, and all but four of them (including ours) already have an A designation. Adding an A designation to our properties would therefore be consistent with the existing zoning in the rest of our neighborhood for similar sized properties.
- While we do not all plan to raise animals in the near term, we would like the flexibility to do so when it makes sense for us and our families. We are committed to doing so in a way that respects our neighbors' privacy and peaceful enjoyment of their properties, similar to the way others in our neighborhood already raise animals.
- We love living in Sandy and raising our families here, and we have enjoyed living in a neighborhood where people are generally permitted to raise animals, including for the purposes of family food production, education, and recreation (all stated purposes for keeping animals in the definition of "farm animals" in the Sandy City Code¹). We respectfully request to have the right to be able to do the same.
- We have already discussed this proposal with many of our neighbors, and the large majority have been supportive of this zoning change request in general and of our desires to raise animals consistent with the Sandy City Code.

Please see below a screenshot of the Sandy city map showing our properties, as well as a few of the surrounding properties that already have an A designation).

¹ Sandy City Code § 21-37-7(F)(2).

Exhibit "A"
Application Materials (cont.)



If we can provide any additional information to assist in your review of this request for rezoning, please don't hesitate to contact me at 858-847-5897. Thank you for your consideration.

-Matthew Grant

Exhibit "B"

Planning Commission Notice



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

MARTIN JENSEN
CHIEF ADMINISTRATIVE OFFICER

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that on **August 20, 2026** at approximately **6:15 p.m.**, the **Sandy City Planning Commission** will hold a public hearing regarding an application submitted by Matthew Grant for a rezone (File #REZ06242026-007235) regarding three parcels (approximately 1.79 acres) located at 11562 S., 11563 S., and 11586 S. The request is to rezone the properties from the R-1-20 Zone (Single-Family Residential District) to the R-1-20A Zone (Single-Family Residential District with Farm Animal rights). See reverse side for a zoning map of the area. The zone change would add the "A" designation, allowing "Farm Animals" with associated rights per the Sandy City Land Development Code. All 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.

How to join Zoom Webinar General Instructions:

- Join on via laptop, desktop or mobile device
- Go to www.zoom.us
- Click 'join a meeting', in the top right-hand corner
- Enter Meeting ID: 824 1294 1623 and click "Join."
- Enter Meeting Password: 795986
- 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.

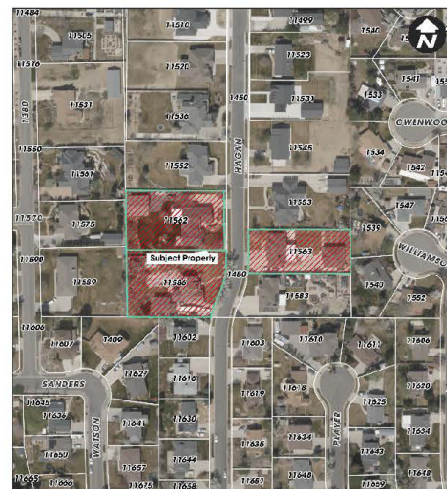
You can also join directly through this URL:

<https://us02web.zoom.us/j/82412941623>

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: 824 1294 1623

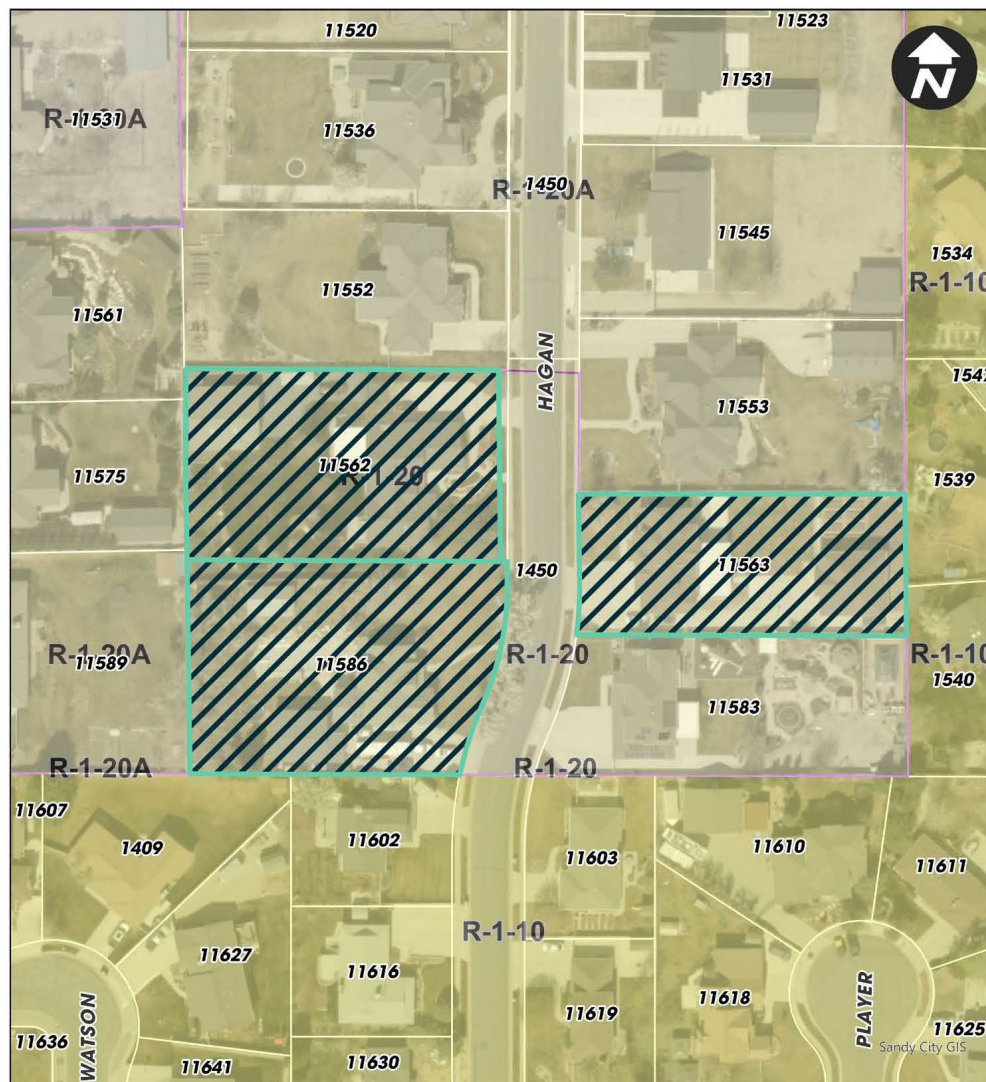


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Exhibit "B"
Planning Commission Notice (cont.)

ZONING MAP



11562, 11586, and
11563 S HAGAN RD
REZ06242026-007235

Community Development Department
Sandy City, UT

Exhibit "C"
Zoning Map

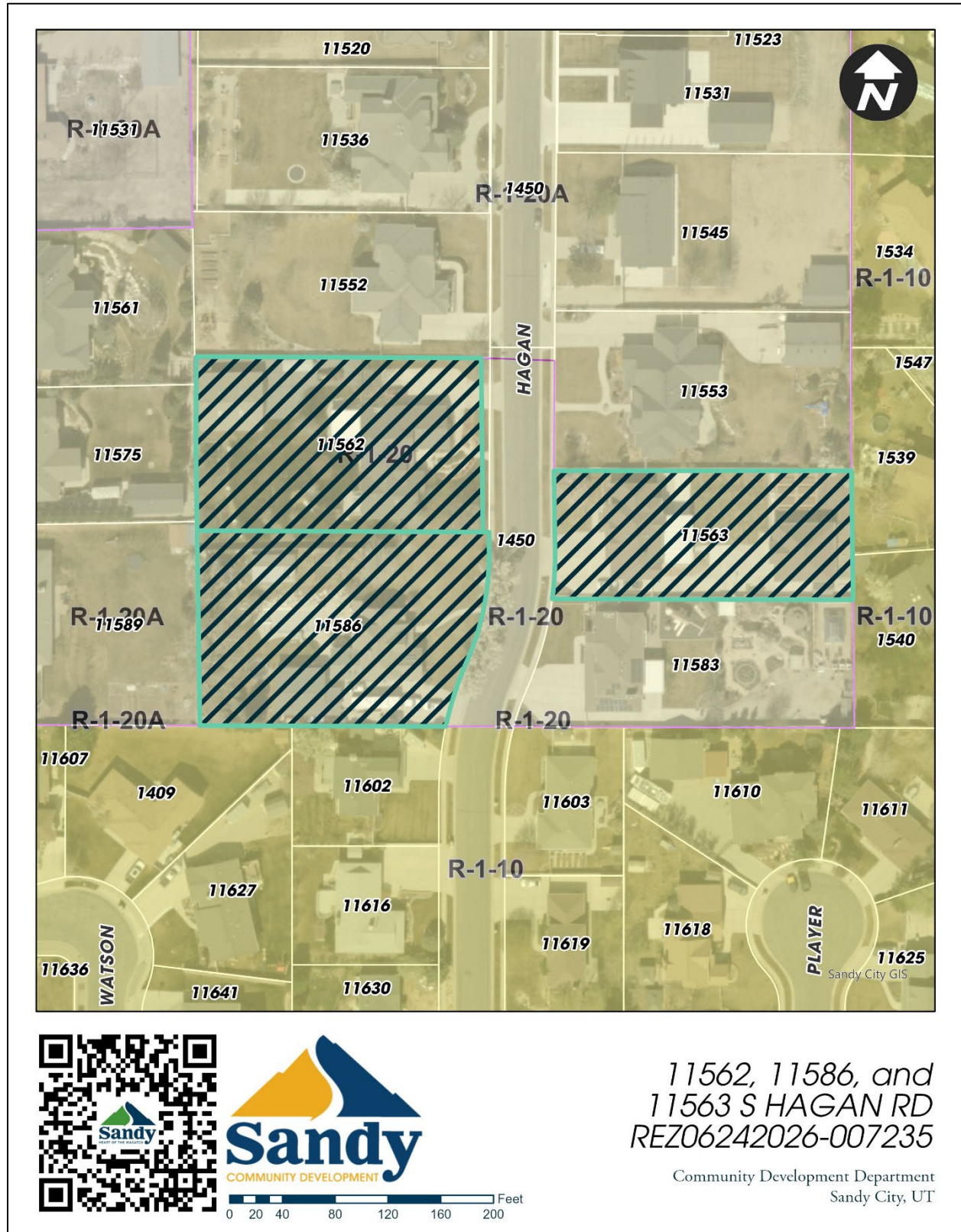


Exhibit "D"
Neighborhood Meeting-Summary



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY
DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI
MAYOR

MARTIN JENSEN
CHIEF ADMINISTRATIVE OFFICER

Neighborhood Meeting Summary

Date: 8/10/2026

Project Name: Hagan Road Rezone

Applicant: Matthew Grant

Location: Zoom Webinar

Number of Attendees: 10

Number of Invitees: 105

Project Description:

The application proposes a rezone of three parcels (approximately 1.79 acres) in a developed subdivision on properties with existing homes to add the "A" designation, allowing for farm animals, to the existing R-1-20 zone district.

Summary of Attendee Comments:

Other than Planning staff and the applicant, ten people attended. Staff and the applicant presented the application. One neighbor commented in opposition to the application, stating that noise from sheep currently on the property has a negative impact and that the sheep have defecated on this person's property.

Exhibit "E"
Posted Sign Picture



Exhibit "F"
Future Land Use Map

