

Tom Dolan
Mayor

Byron Jorgenson
Chief Administrative Officer

Michael G. Coulam
Director

MEMORANDUM

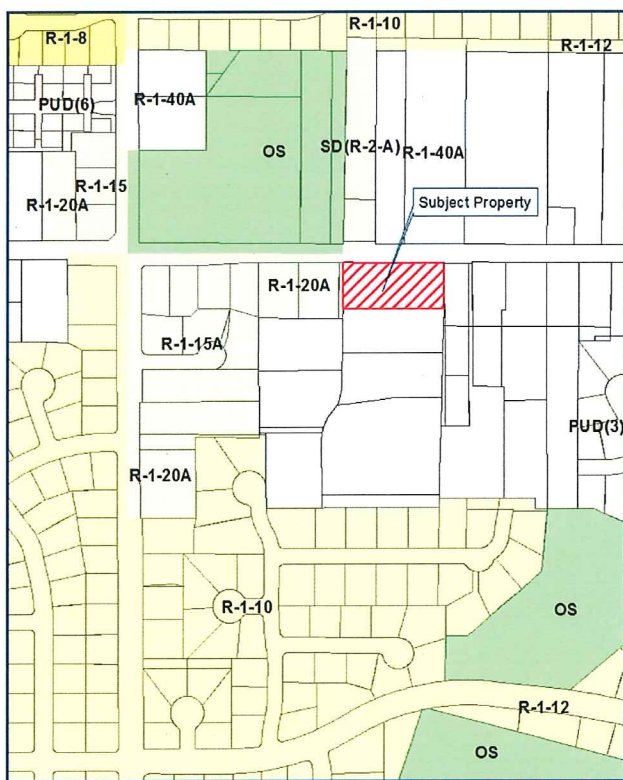
January 10, 2017

To: City Council via Planning Commission
From: Community Development Department
Subject: Grandkids Haven Rezone [R-1-40A to R-1-20A] ZONE-12-16-5169
 Approximately 11417 S. Jolley Acres Circle 1 Acre
 [Community #25, The Bluff]

HEARING NOTICE: *This item has been noticed to property owners within 300 feet of the subject area and in the newspaper.*

REQUEST

Mr. Donn Chytraus is requesting to rezone approximately 1 acre from the R-1-40A "Single Family Residential District" to the R-1-20A "Single Family Residential District".



The subject property is located at approximately 11417 S. Jolley Acres Circle. The resulting application of zoning would allow for a 2 lot subdivision of the subject parcel. The applicant would pursue a subdivision review once the rezoning process is complete. Mr. Chytraus has prepared a letter requesting the zone change (see attached).

NOTICE

Notices were mailed to property owners within a 300 foot radius of the subject parcel as per Sandy City Land Development Code requirements. A Community Meeting was not held for this request per the Community Coordinator. The applicant has discussed the request with the immediate neighbors.



BACKGROUND

The subject property is bordered by single family homes to the north, south and east (zoned SD-R-2A, R-1-40A & A-2 (Salt Lake County Islands)). It is also bordered by single family homes to the west (R-1-20A). To the northwest, it is bordered by the Bell Canyon Park (zoned OS).

ANALYSIS

Mr. Chytraus's conceptual subdivision layout will need to be further refined through the review process with City Staff. The subdivision conceptual design is proposed to be a simple two-lot single family development, splitting the property in equal halves.

The requested change is in compliance with the City's General Plan. Staff believes that the resulting zone change would be compatible with the surrounding area. The following Goals and Policies are examples of how this rezoning is in compliance with the City's General Plan:

Chapter II – Goals and Policies – Housing - Subdivisions

Goal 2.0 – Discourage Sprawl and excessive consumption of land

The following Goals and Policies from the adopted Housing Element, are examples of how this rezoning may fulfill the overall objective of the General Plan:

4.1 – Goals – Quality Growth

Goal 1.1 – Develop infill options that complement existing housing stock and neighborhood characteristics.

The proposed rezoning would help allow an infill subdivision in an area with limited room for growth and introduce new housing opportunities in this area.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property from the R-1-40A "Single Family Residential District" to the R-1-20A "Single Family Residential District" based on the following findings:

1. That the proposed rezoning is consistent with the Sandy City General Plan.
2. That the proposed rezoning will have no unmitigated negative impacts on the surrounding properties or the area as a whole.

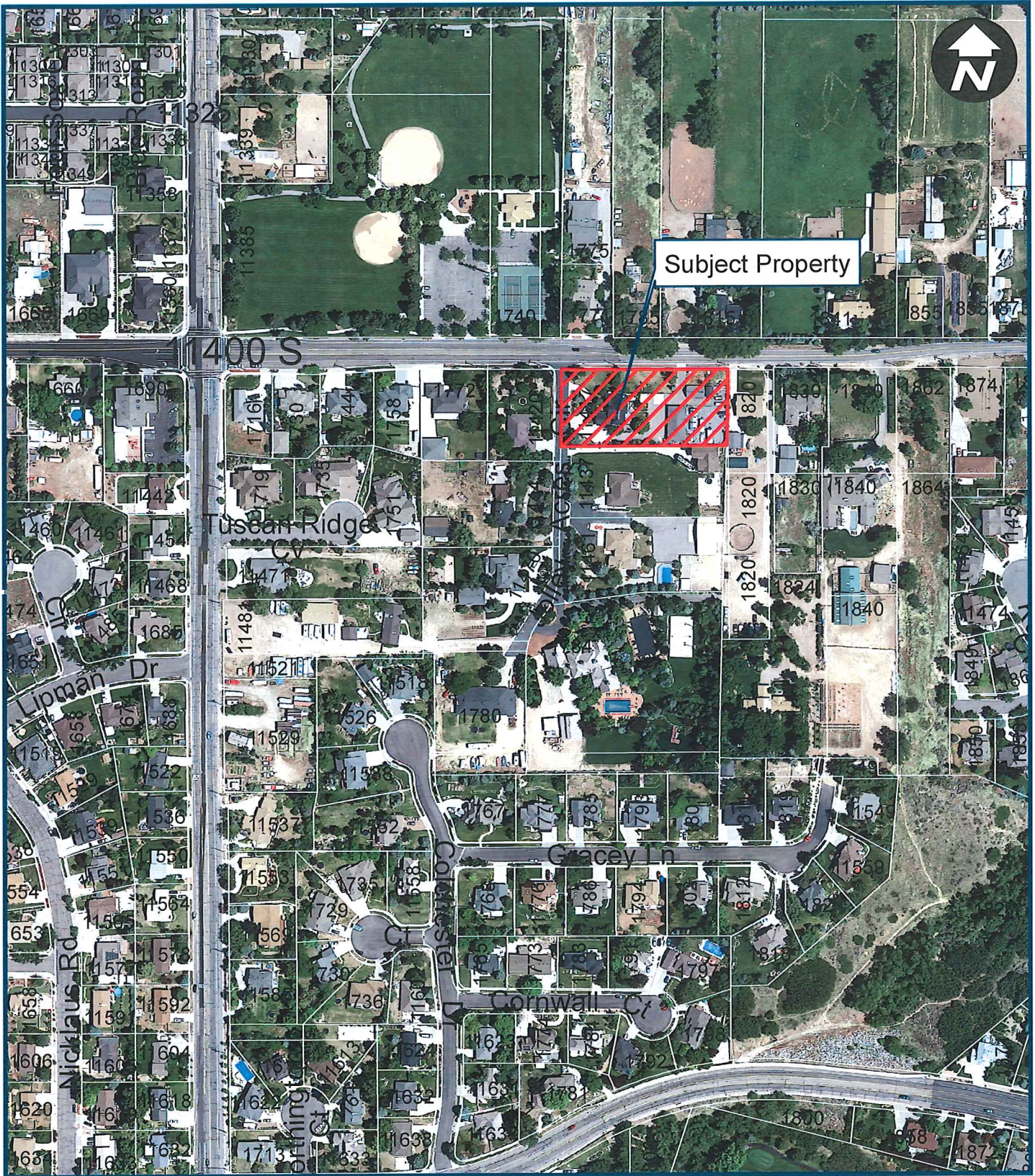
Planner:



Mike Wilcox
Long Range Planning Manager

Reviewed by:





Subject Property

**ZONE-12-16-5169 :: Grandkids Haven
11417 S Jolley Acres Cir**



PRODUCED BY OLIVIA CVETKO
THE COMMUNITY DEVELOPMENT DEPARTMENT

Donn and Joy Chytraus.

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Dec 2, 2016

11417 S. Jolley Acres Circle

Sandy, Utah 84092

801-455-9575

Sandy Community Development

10000 Centennial Parkway

Sandy Utah 84070

801-568-7750

Dear Sandy City Officials:

This letter is to satisfy requirement # C on Sandy City Zone Change Requirements form.

The location of our 1 acre residence is 11400 S. 1780 E. We are asking for a zone change and subdivision to 2 - 1/2 acre lots from the existing 1 acre.

The reasons for our request follow:

We have lived in our present location at the above address since 1992. We don't know of any other location in Salt Lake valley we would rather live than Sandy. [or the whole country for that matter!] We have great neighbors, consider them all to be good friends. (Well let me be honest: there is one we would be ok without). But apart from that, we don't want to (meaning me not Joy) go through the work of trying to make new friends and trying to memorize new names - the kids are the hardest to remember. Did I mention I that I'm 72 years young. In case Joy reads this SHE IS WAY WAY YOUNGER - I ROBBED THE CRADEL - (you guys know how this works!)

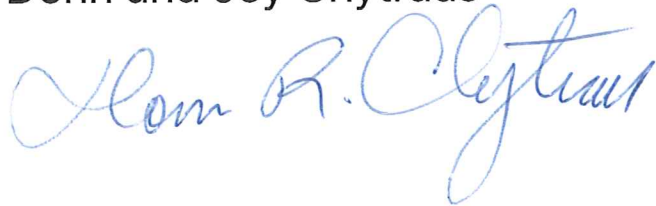
OK the advantage to the community is that we will continue to be good residents. We will be paying taxes to Sandy instead of the county with a new residence. We will be building our own retirement home to the East of the rear of the existing home located on the west side of our acre lot. We are contingent to neighbors to the West and on the North.

Other reasons: We are tired of and want no stairs going upstairs to our bed. We want the bedroom to be ez to walk to on the same level. Our house plan will add value to other people's home values. I'm also tired of cleaning this huge house we're in now and doing all the yard maintenance. And if we build this new house with less bedrooms, that means our grown up kids can't come back and live for "free" !!! We're getting smarter.

Are you tired of reading reasons yet? Here are some more. We are close to stores and our church location. We even have our grave plots purchased just over on 17th east at Larkins [close]. We just want to continue to live here and not to have to start over somewhere else.

OK this is getting boring now. Thanks for reading.

Sincerely, Donn and Joy Chytraus

A handwritten signature in blue ink that reads "Donn R. Chytraus". The signature is written in a cursive style with a large, looping initial 'D'.