



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum July 20, 2023

To: City Council via Planning Commission
From: Community Development Department
Subject: Sanders Road Office Rezone
1200 E. Sanders Road
[Community #14]

REZ05082023-006530
R-1-10 Zone
0.55 Acres

Public Hearing Notice: This item has been noticed to property owners within 500 feet of the subject area, to affected entities, on public websites, at public locations, and a sign posted on site.

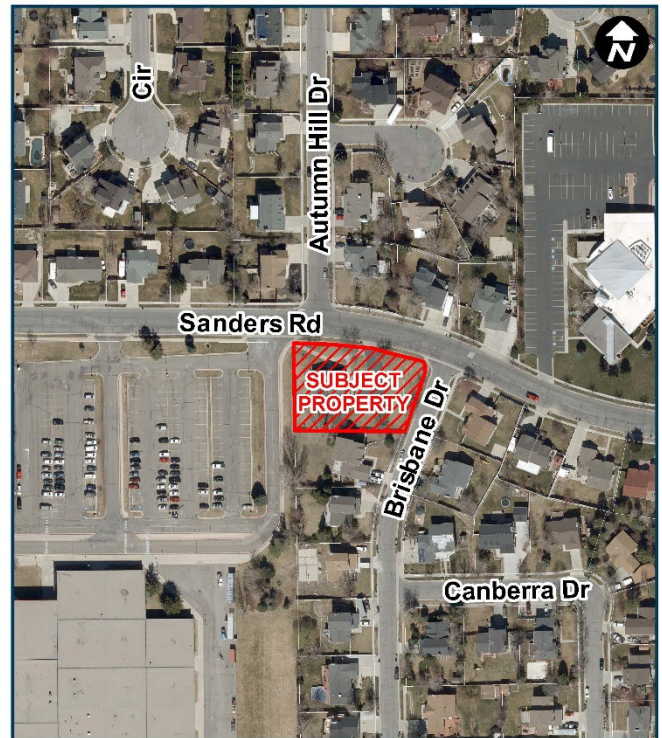
Request

Robert Herrera, on behalf of Latinos In Action, Inc. (Applicant), has submitted an application for a zone change of property (two parcels), approximately 0.55 acres located at Sanders Road, from the R-1-10 Zone (single-family residential) to the Professional Office (PO) Zone. The Applicant has submitted a letter (Exhibit "A") with the rezone application.

Background

The subject property includes an existing building on Sanders Road. The property was previously owned by the Church of Jesus Christ of Latter-Day Saints, who used the property for a seminary building for students from Indian Hills Middle School. The current zone is the R-1-10 Zone. The Applicant acquired the property to use as office space. The Applicant is requesting to rezone to the PO Zone. The zoning designation and existing land use of the surrounding properties are as follows:

- North: R-1-10 (single family residential)
- East: R-1-10 (single family residential)
- South: R-1-10 (single family residential)
- West: R-1-10 (public school)



REZ05082023-6530 :: Sanders Road Office
1200 E. Sanders Road



PRODUCED BY JAKE WARNER
THE COMMUNITY DEVELOPMENT DEPARTMENT

Property Case History	
Case Number	Case Summary
86-36	LDS Church Seminary (CUP & Site Plan)

Public Notice and Outreach

Utah Code (Part 10-9a-2) requires that a notice of a public hearing be mailed and posted. Notices (Exhibit “B”) were mailed to property owners within 500 feet of the subject property and affected entities. The notice was posted to the Utah Public Notice website and the City website. A physical copy of the notice was posted at City Hall and a public notice sign was placed on the subject property (Exhibit “C”).

Neighborhood Meeting

A neighborhood meeting was held on June 8, 2023, at 7:00 p.m. by the Planning Division, and three people attended the meeting. A summary of the meeting is attached (Exhibit “D”).

Analysis

- The subject property was previously owned by the Church of Jesus Christ of Latter-Day Saints. The property was used as a seminary building for students from Indian Hills Middle School.
- The Applicant acquired the property to use the existing building as office space.
- Certain non-residential uses are allowed in the R-1-10 Zone, the current zoning designation, such as “Religious or Cultural Activities” and “School, Private or Quasi-Public.” However, office use (“Professional Office”) is not an allowed land use in the R-1-10.
- The PO Zone, the requested zoning designation, allows for the “Professional Office” use, as well as a range of other non-residential land uses that would be allowed if the zone change is approved.
- City Staff has identified additional site improvements to convert the use of the property to professional office (i.e., additional parking spaces, provide a dumpster enclosure) that would be needed to comply with the Development Code of Sandy City.
- The Sandy City General Plan contains applicable goals and policies, including the following:

LAND USE

- *Goal 1.0 – Provide for orderly and efficient development which will be compatible with the natural and built environment.*

HOUSING ELEMENT

- *Goal 3.3 – Identify aging neighborhoods that exemplify and enhance the vision of Sandy City and work to prevent detrimental development from occurring.*

GROWTH PRINCIPLES

- *Policy 1.1 – Promote redevelopment to better utilize existing infrastructure.*
- A zone change is a legislative item that requires the Planning Commission, after having held a public hearing, to make recommendation to the City Council, with the City Council making the final decision.
- If the zone change application were to be approved, submittal of a separate site plan application would be necessary to comply with required site improvements.

Recommendation (Motion Alternatives)

1. Forward a positive recommendation, recommending that the City Council approve the application for a zone change from the R-1-10 Zone to the PO Zone.

2. Forward a negative recommendation, recommending that the City Council not approve the zone change from the R-1-10 Zone to the PO Zone.
3. Table the decision for a future meeting.

Planner:



Jake Warner
Long Range Planning Manager

File Name: S:\USERS\PLN\STAFFRPT\2023\REZ05082023-6530 SANDERS ROAD OFFICE

Exhibit "A"



May 8, 2023

City of Sandy, Utah
Community Development
10000 Centennial Parkway
Sandy, UT 84070

RE: Zoning change request

To Whom It May Concern:

I, Jose Enriquez, am CEO and Founder of Latinos In Action, Inc, a non-profit organization headquartered at 1200 E. Sanders Rd in Sandy, Utah. Due to the Covid Pandemic, in March of 2020, myself and the employees of Latinos In Action commenced working remotely from home. As the restrictions lifted, we made the executive decision to continue working remotely. Therefore, the building located at 1200 E. Sanders Rd is vacant most of the time.

I would like to request a zoning change from Residential to Professional Office to accommodate the current use of the building. I currently store supplies used in the operations of the organization at the 1200 E. Sanders Rd location. I also occasionally go to the office to work as well as pick up any mail correspondence. Also, once the "Professional Office" zoning change is made, if the location were to be rented out, it would be to a low-traffic business such as accountants, attorneys or other low-traffic businesses.

I would appreciate your consideration of my request to make a zoning change for 1200 E. Sanders Rd in Sandy, Utah from Residential zoning to Professional Office zoning.

Regards,

Jose Enriquez
Member of South Valley Chamber – Sandy, Utah
robert@latinosinaction.org
www.latinosinaction.org

Latinos In Action | PO Box 790 | Sandy, UT 84091 | contact@latinosinaction.org | www.latinosinaction.org

Exhibit "B"



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

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Notice of Public Hearing

NOTICE IS HEREBY GIVEN that on **July 20, 2023** at approximately **6:15 p.m.**, the **Sandy City Planning Commission** will hold a public hearing regarding a rezone application submitted by Robert Herrera, on behalf of Latinos In Action, Inc., on property located at 1200 E. Sanders Road. The request is to change the zoning designation from the R-1-10 Zone (single-family residential) to the PO Zone (Professional Office). The full staff report for this item can be found at <https://sandyutah.legistar.com>.

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: 823 5154 4028 and click "Join."
- Enter Meeting Password: 653762
- 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/82351544028>

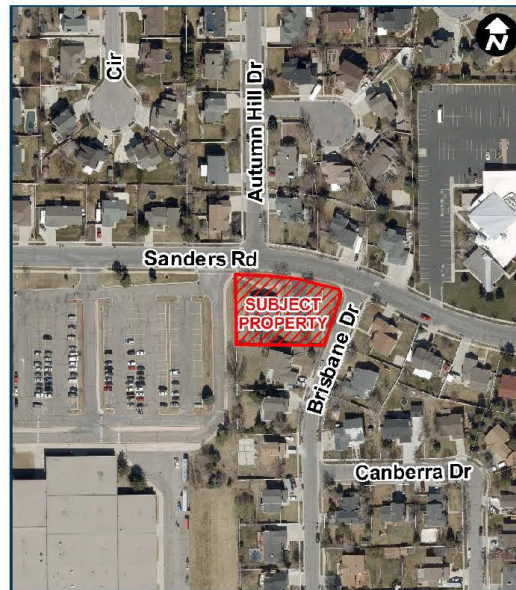
Or join by phone (choose based on your current location):

US: [add numbers from Zoom Invite, at least the first 3]

Webinar ID: 823 5154 4028

Or find your local number:

<https://us02web.zoom.us/j/82351544028>



REZ05082023-6530 :: Sanders Road Office
1200 E. Sanders Road

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THE COMMUNITY DEVELOPMENT DEPARTMENT

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

Exhibit "C"



Exhibit "D"



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY
DEVELOPMENT DIRECTOR

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Neighborhood Meeting Summary

Date: 6/8/2023

Location: Zoom Webinar

Project Name: Sanders Road Office Rezone

Number of Attendees: 3

Applicants: Latinos In Action, Inc. (Robert Herrera)

Number of Invitees: 60

Project Description: The application proposes to rezone two parcels, approximately 0.55 acres, located at approximately 1200 E. Sanders Road from the R-1-10 Zone to the PO Zone.

Summary of Comments:

- Applicant expressed desire to use existing building solely for organization's office. No longer intends to rent out space.
- Attendees expressed support for Applicant using building as intended, but had concerns about other potential land uses that are allowed in the PO Zone.
- Discussion about potential changes to site. Applicant intends to use site as currently improved, but the Zoning Ordinance may require some changes.