

Tom Dolan  
Mayor

Byron Jorgenson  
Chief Administrative Officer

Michael G. Coulam  
Director

# MEMORANDUM

October 26, 2016

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**To:** City Council via Planning Commission  
**From:** Community Development Department  
**Subject:** **Cook Rezone [R-1-40A to R-1-20A]** ZONE-10-16-5143  
**Approximately 2848 E. Mount Jordan Road** **1.1 Acres**  
**[Little Cottonwood, Community #20]**

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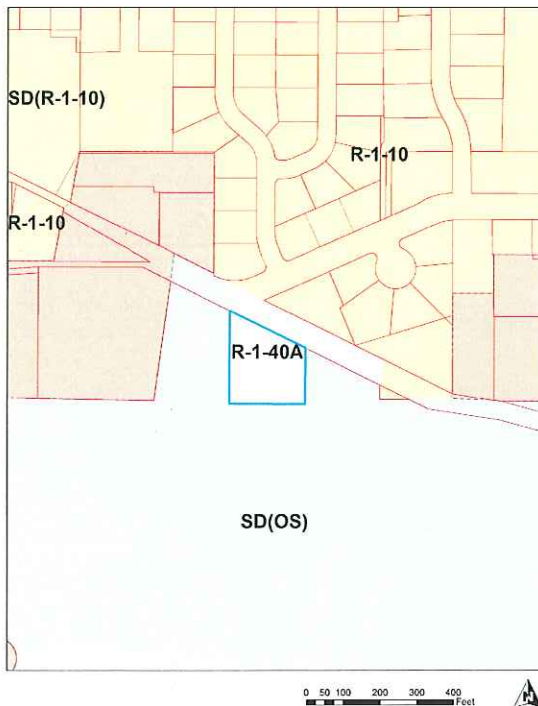
**HEARING NOTICE:** *This item has been noticed to property owners within 300 feet of the subject area and in the newspaper.*

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## REQUEST

Mr. William Cook, represented by Lauren Bushnell, is requesting to rezone approximately 1.1 acres 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 2848 E. Mount Jordan Road. The resulting application of zoning would

allow for a two-lot subdivision of the subject parcel. The applicant would pursue a subdivision review once the rezoning process is complete. Mr. Cook 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 (zoned R-1-10).

The property is surrounded by the Dimple Dell Park on all other sides (zoned OS).

### **ANALYSIS**

Mr. Cook has submitted a conceptual subdivision layout that will need to be further refined through the review process with City Staff. The subdivision conceptual design is proposed to be a two-lot single family development.

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:

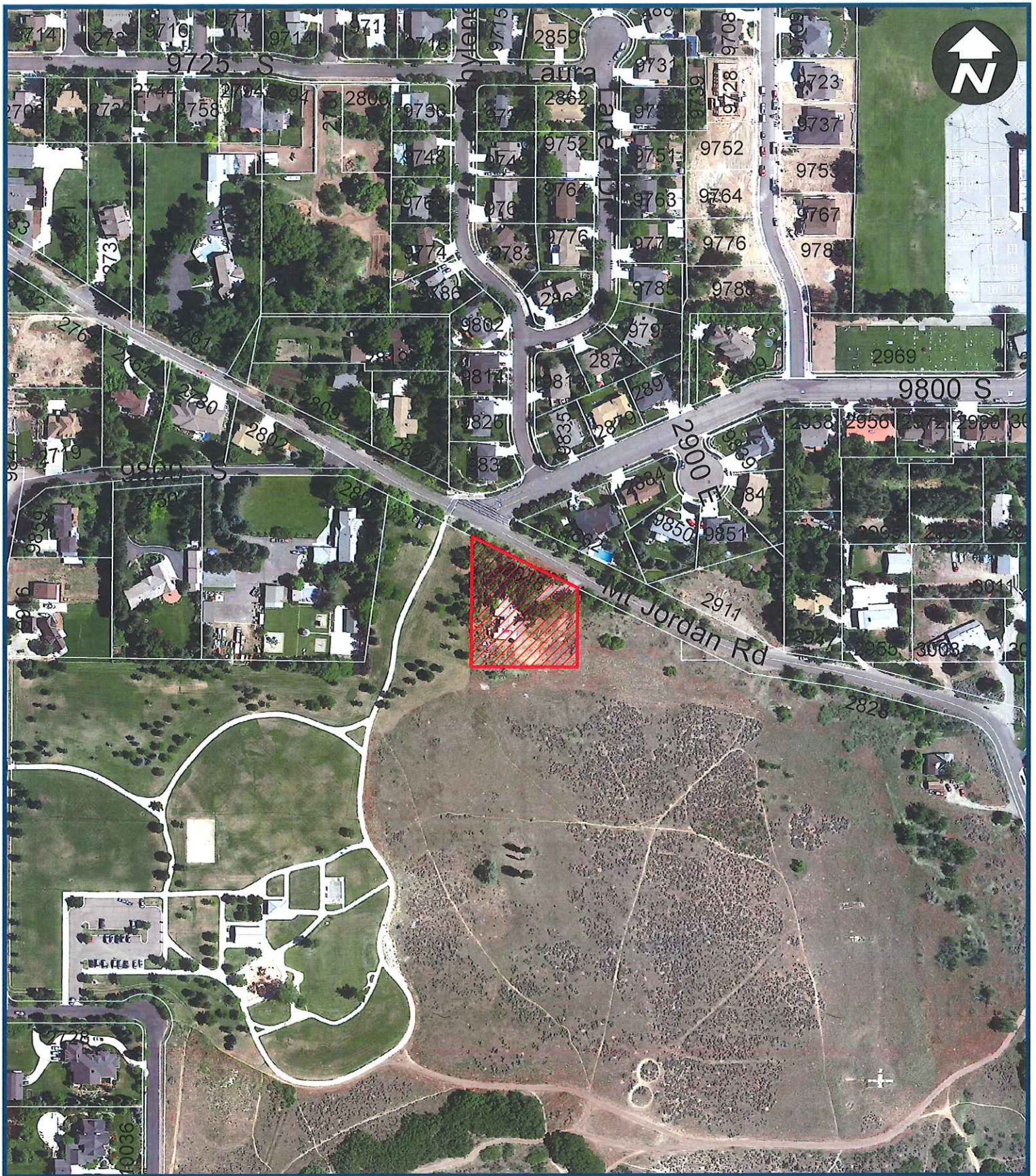


Mike Wilcox  
Long Range Planning Manager

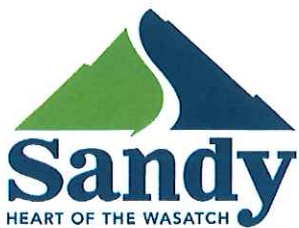
Reviewed by:







**ZONE-10-16-5143 :: Cook Rezone  
2848 E. Mt. Jordan Rd**



PRODUCED BY JEFF SMITH  
THE COMMUNITY DEVELOPMENT DEPARTMENT



Date: October 1<sup>st</sup>, 2016

To: Sandy City Planning Commission

From: Lauren M Bushnell Project Contact, owner's daughter, representing  
William W Cook, Property Owner

RE: Application for Property Zoning Change at  
2848 E. Mt. Jordan Road, Sandy, Utah 84092

The property at 2848 East Mount Jordan Road has been owned by the Cook family since 1958. We would like to change the zoning to R120 to split the current 1 acre lot into two lots. This would allow us to keep the lot with the home on it for family and at some point have a lot to sell.

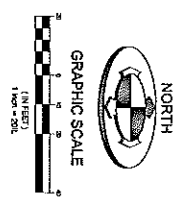
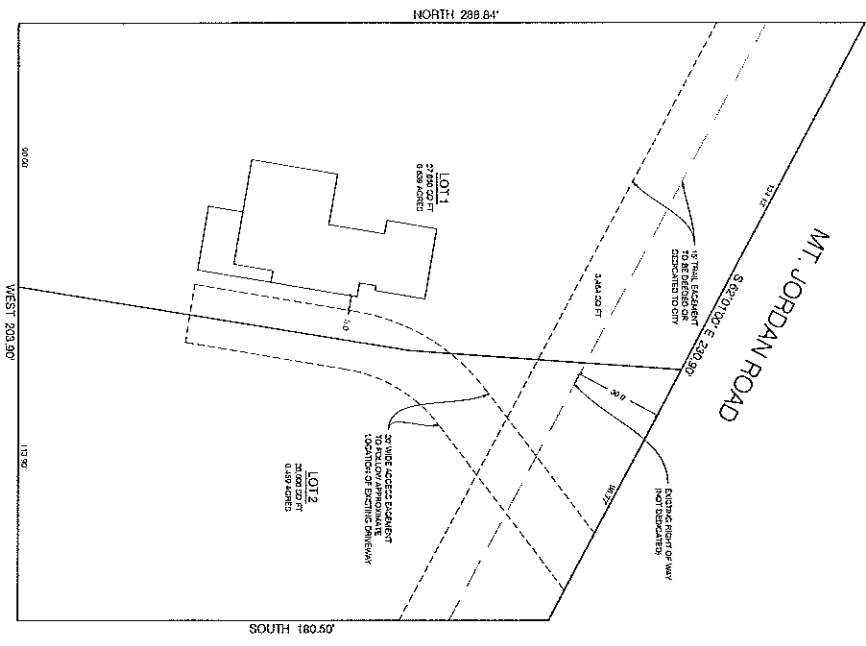
Please review the enclosed application and feel free to contact me if you have any questions.

Lauren Bushnell Project Contact  
801-949-6445

William W Cook, Owner  
801-942-6073

Cook Property Zoning Change - Lot Split from 1 acre to 2 lots

**CONCEPT**  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11,  
 TOWNSHIP 2 SOUTH, RANGE 1 EAST,  
 SALT LAKE COUNTY AND MERIDIAN  
 SALT LAKE COUNTY, UTAH



PROJECT NUMBER <b>CONCEPT</b>	<b>LAUREN BUSHNELL</b> 2848 E. MT JORDAN RD SANDY CITY, UTAH			<b>BENCHMARK ENGINEERING &amp; LAND SURVEYING</b> 930 SOUTH STATE STREET SUITE # 100 SALT LAKE, UTAH 84143 (801) 542-7192 www.benchmark4.com	DRAWN BY: [ ] CHECKED BY: [ ] DATE: [ ]	TITLE: [ ] SCALE: [ ]	DATE: [ ] DESCRIPTION: [ ]
	SHEET NUMBER <b>1 OF 1</b>	SCALE: 1" = 40' (AS SHOWN) ADMIT RESPONSIBLY FOR REDUCED SIZE SHEETS			DATE: [ ] DESCRIPTION: [ ]		