

**5. Cook Rezone [R-1-40A to R-1-20A]**  
**Approximately 2848 E. Mount Jordan Road**  
**[Little Cottonwood, Community #20] ZONE-10-16-5143**

Mr. William Cook, represented by Lauren Bushnell, requested 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.

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.

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.

Mike Wilcox presented this item to the Planning Commission.

Ryan Bushnell, 11517 Jordan Point Drive, Sandy, commented that his grandparents purchased this property and would like to keep it in the family.

Chairman Jared Clayton opened this item to public comment and there was none.

**Doug Haymore moved 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 two findings in the staff report.**

Nancy Day seconded the motion. The vote was as follows: Doug Haymore, yes; Nancy Day, yes; Monica Collard, yes; Ron Mortimer, yes; Scott Sabey, yes; Joe Baker, yes; Jared Clayton, yes. The vote was unanimous in favor.