

BACKGROUND

BD Medical has a long history on this site and is a major employer for Sandy City. Deseret Company first built upon the site in the 1960's. They did the majority of the current site expansion in the 1970's. They added office buildings to the site in the 1990's to expand their research and development. In the mid-2000's they expanded their loading docks, added medical sterilization areas to the complex and expanded the parking lots. The City would like to keep BD Medical at this location and allow it to expand, for as long as the site fits their needs.

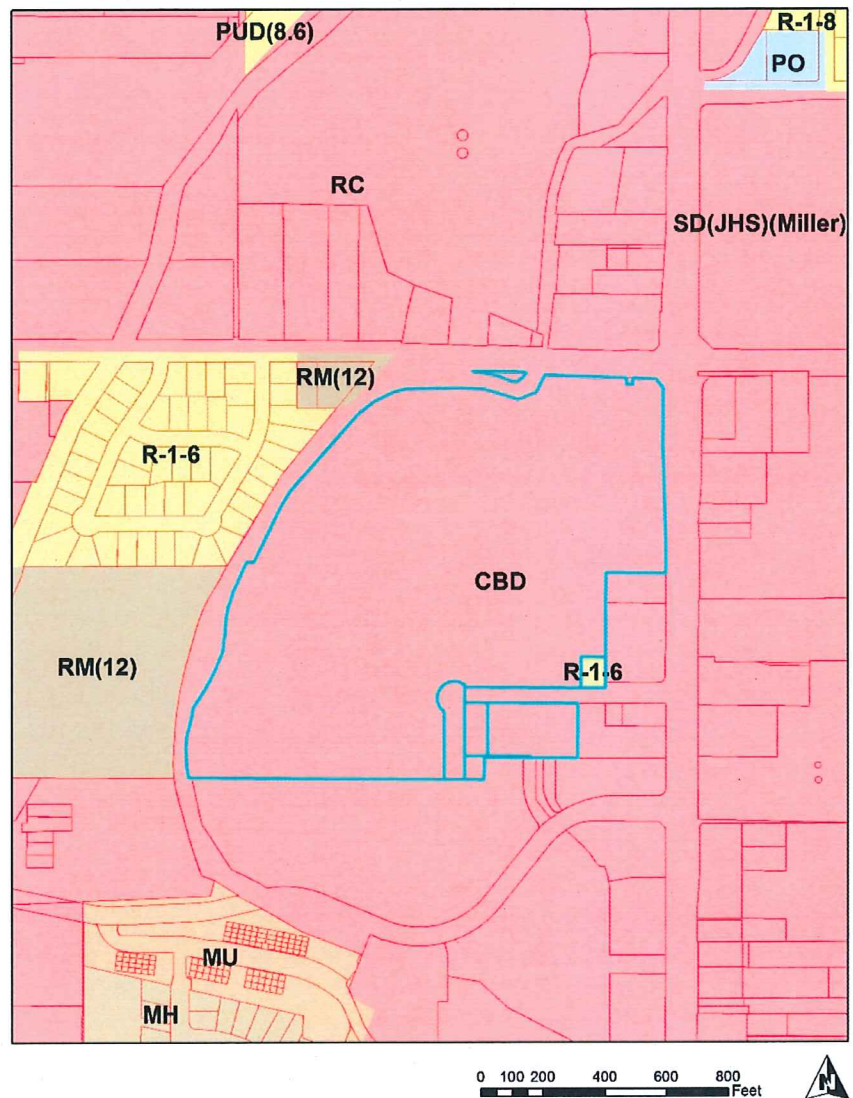
The subject area includes multiple parcels that are owned by BD Medical (see map). They are located on the west side of State Street and east of the East Jordan Canal, between 9400 South and 9560 South. The

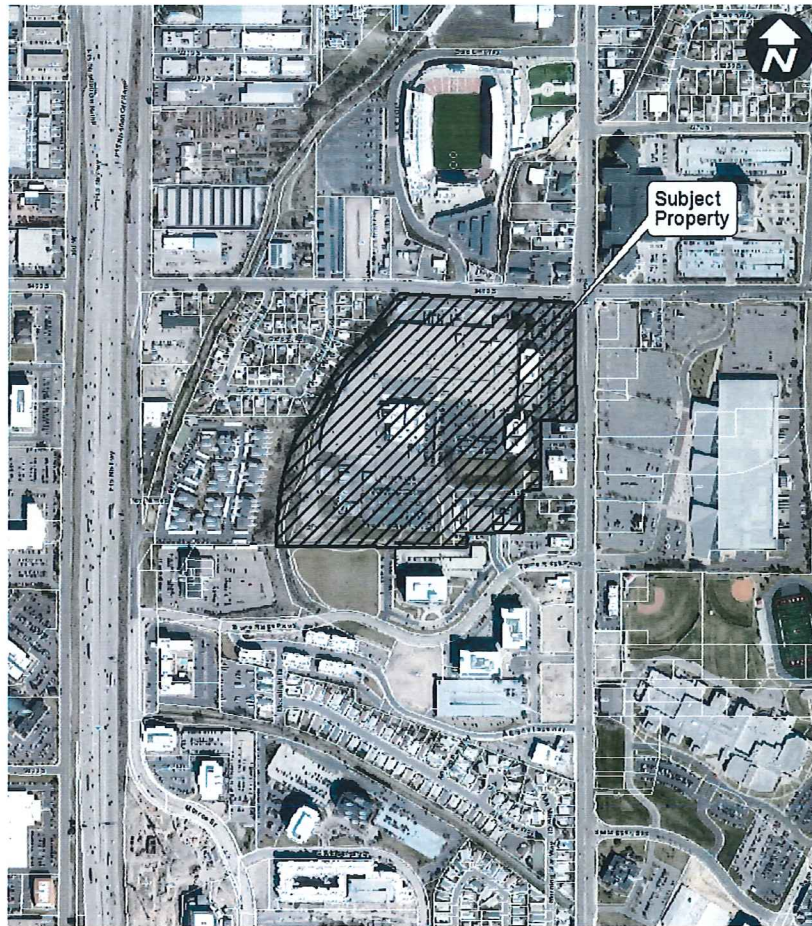
property is bordered by a variety of uses and zones. To the north, the properties are zoned Regional Commercial (RC), and have multiple uses such as Rio Tinto Stadium, banks, and auto repair. To the east and south, the properties are all zoned CBD, with uses such as Mountain America Expo Center, Workers Compensation Offices, Tire & Automotive uses, restaurants, and even some legal non-conforming homes. To the northeast is the Jordan Commons site, which is zoned SD(JHS)(Miller). To the west are residential uses (single family homes, group homes, and apartments) zoned R-1-6 and RM(12).

ANALYSIS

BD Medical has expressed intentions of expanding their current operations on this site. However, the current zoning makes expansion cumbersome because the current use and site layout does not conform to the current zoning district.

Through past rezoning actions, the City has sought to implement the General Plan on this site and the surrounding area. The intent was to require future redevelopment of the site to conform to the city's vision of this area as our downtown. This action also makes expansion of legal non-





conforming uses more difficult. In most instances, that is the desired outcome. The City wants to encourage the non-conforming uses to give way to higher and better uses that align with the City's General Plan.

The city has recently updated the General Plan with the Cairns Master Plan. In that plan, this area is referenced in the plan as a future study area. The intent of the study areas are to leave large sites as they are and further study them in the future when the current uses cease their operations.

The proposed SD(MDM) zone accomplishes the purpose of allowing BD Medical to remain and expand their current uses on the site. It does contemplate that when and if they vacate the subject property, they

agree to have the zone reverted to the previous zone classification or that of an abutting district. This proposal strikes a good balance between implementing the future goals of The Cairns District, with the immediate and near future needs of BD Medical.

The requested change complies with the City's General Plan. The following Goals and Policies are examples of how this rezoning may fulfill the overall objective of the General Plan:

Chapter II – Goals and Policies – Commercial/Industrial Zoning and Development

- GOAL: 1.0** *PROVIDE ADEQUATE AND ACCESSIBLE COMMERCIAL SERVICE, TO MAXIMIZE THE COMPATIBILITY OF COMMERCIAL AND RESIDENTIAL USES, AND TO INCREASE THE EMPLOYMENT OPPORTUNITIES WITHIN SANDY CITY.*
- 1.2 *Encourage businesses providing employment opportunities to develop within Sandy. Those should include light industrial and research activities in order to stabilize and diversify the economic base.*
- 1.3 *Actively promote light/medium industrial, research, and other desirable business activity. Ideally, the promotional activity should include the acquisition and/or consolidation of land for the development of industrial or business parks.*

Chapter II – Goals and Policies – Industrial Zoning and Development

GOAL: 1.0 *ESTABLISH INDUSTRIAL MANUFACTURING AREAS IN APPROPRIATE AND CONVENIENT LOCATIONS.*

GOAL: 2.0 *PROVIDE FOR INDUSTRIAL OR RESEARCH PARKS.
Provide areas for a park-like, attractive operating environment for industry, to protect its occupant industries from the encroachment of uses adverse to the operation and expansion of such industry, as well as to reduce the impact of industrial use upon surrounding non-industrial uses; to lessen traffic congestion; to protect the health and safety of the residents or workers in the area and within the City in general.*

CONCLUSION

The applicant’s intent to rezone the subject properties to facilitate the further expansion of BD Medical’s site appears to be consistent with the Sandy City General Plan.

Planner:

Reviewed by:

Mike Wilcox
Zoning Administrator