



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum May 15, 2025

To: Planning Commission
From: Community Development Department
Subject: Jordan Credit Union Rezone
9260 S. 300 E.
[Community #4, Historic Sandy]

REZ03192025-006931
R-1-8 to PO Zone
0.98 Acre

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

Request

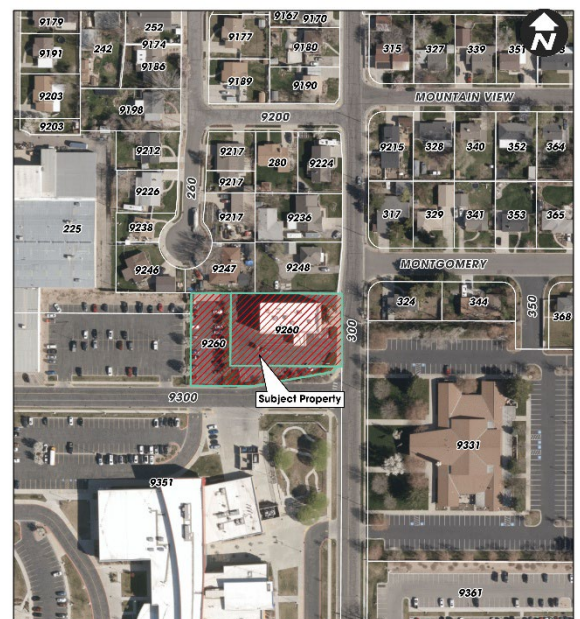
Nate Reiner (applicant), on behalf of Jordan Credit Union (property owner), is requesting a change of zone district on property located at 9260 S. 300 E. The request is to rezone the property from the R-1-8 (Single-Family Residential District) Zone to the PO (Professional Office District) Zone (see Exhibit “A” for Application Materials).

Background

The subject property includes two parcels, addressed as 9260 S. 300 E., approximately 0.98 acres in area. The property is currently used as a credit union by the owner. According to a letter submitted by the applicant, the property owner intends to rezone the property to bring the current use in line with the appropriate zone district in order to make improvements to the site and the building. If this rezone application is approved, subsequent applications (subdivision, site plan, building permit, etc.) would be required to be submitted, reviewed, and approved prior to any improvements.

The application is requesting the PO Zone (Professional Office District). The zoning designation (and existing land use) of the surrounding properties are as follows (see also Exhibit “C” for an area zoning map):

North: R-1-8 (single-family residential)
East: R-1-8 (single-family residential, church)
South: R-1-8 (middle school)
West: R-1-8 (school district bus facility)

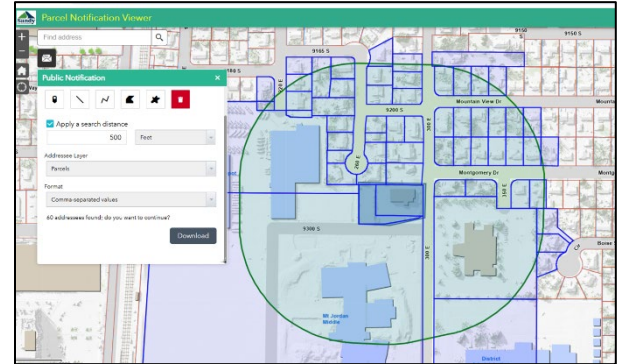


Jordan Credit Union
REZ03192025-006931
9260 S 300 E
Sandy City, UT
Community Development Department

Property Case History	
Case Number	Case Summary
GG-88	GG-88 Annexation (8/19/1969)
78-39	Jordan Credit Union (site plan review for building expansion)
N/A	Special Exception-canopy to cover parking area (1984)
N/A	Special Exception-enclose covered parking area (1985)
BOA-10-13-3256	Jordan Credit Union Expansion (second floor addition)(2003)

Public Notice and Outreach

This item was noticed to all property owners within 500 feet of the proposal (see Exhibit “B”) and posted to the property (see Exhibit “D”). The city also issued notice of the public hearing for the proposed rezone on public websites, mailed notice to affected entities and posted in three public locations at least 10 days prior to the Planning Commission public hearing in accordance with the Land Development Code Sec. 21-36-1 and the Utah State Code § 10-9a-205.



In addition, staff held a virtual neighborhood meeting via Zoom on April 23, 2025. Residents within 500 feet of the proposed site were notified by mail. Other than staff, the owner, and the applicant, one person attended the meeting.

Facts and Findings

- According to Salt Lake County Assessor records, the structure was originally built in 1968. An annexation of the property occurred in 1969. A site plan application for a remodel was approved in 1978.
- The zoning designation of the subject property and the surrounding area is R-1-8, which is a single-family residential zone district.
- The current uses (Business or financial services, Drive-up window (non-food)) of the property are considered non-conforming as they are not permitted in the R-1-8 Zone.
- Proposed improvements to the existing building and site would expand and enlarge the existing uses, which is not allowed as non-conforming uses in the current zoning designation.
- The Applicant is requesting that the zoning designation of the subject property be changed to the PO Zone. The “Business or financial services” use is a permitted use and the “Drive-up window (non-food)” use is a conditional use in the PO Zone.
- The subject property is directly adjacent to single-family homes to the north and across the street (300 E.) from single-family homes to the east.
- General Plan (Pace of Progress: Sandy City General Plan 2050) analysis:
 - The future land use map designates the subject property, together with the surrounding facilities owned by the Canyons School District, as Institutional. “The Institutional (IN) land use designation is established to provide for the development and management of land used by educational, governmental, healthcare, and other public or semi-public institutions.” With stated priorities being: 1. Ensure comfort and security; 2. Provide services to the community; and 3. Provide job opportunities.
 - The subject property is located in the Expo Center Station Area. It is shown in an Opportunity Area. The preferred scenario anticipates the existing building remaining and potentially the addition of more housing in the area.

- Applicable goals, objectives, policies, and recommendations include:

Livability: Neighborhoods and Housing

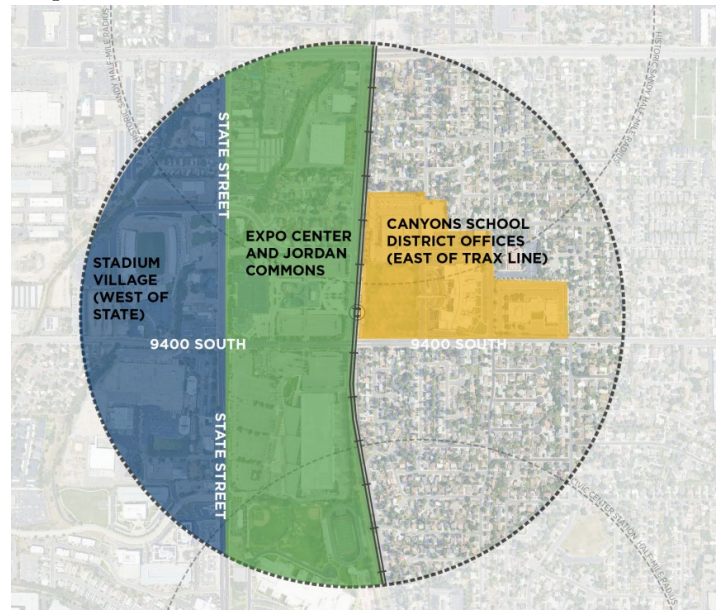
- Policy: Sidewalks and trails form complete pedestrian networks and are comfortable for users
- Goal: Sandy's neighborhoods in transition take advantage of opportunities and minimize negative impacts
- Objective: New and infill structures within exiting neighborhoods are comparable in height and massing to the average of existing structures

Economic Stability

- Objective: Land use and development policies provide opportunities for private investment that respond to changing market conditions to ensure long-term viability of commercial investments

Land Use

- Policy: Employment, service, and shopping areas are easily accessible from Sandy's existing and new neighborhoods
- Objective: Station Areas include a mix of housing, employment, services, and civic spaces



Conclusions

- A zone change is a legislative item that requires the Planning Commission to make a recommendation to the City Council, after having held a public hearing, with the City Council making the final decision.
- If the zone change application were to be approved, final approval of the proposed development, would be subject to compliance with the Development Code upon a full review of a subdivision and/or site plan application.

Planner:

Jake Warner
Long Range Planning Manager

File Name: S:\USERS\PLN\STAFFRPT\2025\REZ03192025-006931 JORDAN CREDIT UNION\PLANNING COMMISSION\PC REPORT-JORDAN CU REZONE (4.29.25).PDF

Exhibit "A"

Application Materials



SANDY CITY COMMUNITY DEVELOPMENT

GENERAL DEVELOPMENT APPLICATION

Revised April 2022

Project Information

Name of Proposed Project: Jordan Credit Union Date Submitted: March 19, 2025
 Parcel Tax I.D. Number(s): 28-06-376-030 / 28-06-376-042 Address: 9260 South 300 East

Type of Request (mark all that apply)

<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Special Exception
<input type="checkbox"/>	Code Amendment	<input type="checkbox"/>	Special Use Permit
<input type="checkbox"/>	Conditional Use Permit	<input type="checkbox"/>	Street Vacation / Closure / Street Renaming
<input type="checkbox"/>	General Plan Amendment	<input checked="" type="checkbox"/>	Subdivision
<input checked="" type="checkbox"/>	Rezoning of Property	<input type="checkbox"/>	Telecommunications
<input type="checkbox"/>	Sign Review	<input type="checkbox"/>	Temporary Use
<input checked="" type="checkbox"/>	Site Plan Review	<input type="checkbox"/>	Other (Please Specify)

Provide a brief summary of the proposed action/request: _____

The existing Jordan Credit Union site at 9260 S 300 E is being renovated. This will include new building elevations and site layout (site plan review application). As part of this renovation, the existing properties will be brought up to current zoning usage (rezone application) and a subdivision plat (subdivision application) will be provided to consolidate the two existing parcels into one.

Applicant/Project Contact

By signing this application, you certify that you own the subject property or are authorized to act on behalf of the property owner to make the above referenced land use application(s). You also certify that the application information provided and submitted through the [Cityworks Portal](#) constitutes a complete submittal in compliance with Sandy City Code and Administrative Procedures to the best of your knowledge. You do also acknowledge that you have read and consent to the [disclosure](#) shown at the bottom of the page.

Signature: Nathaniel Reiner  Digitally signed by Nathaniel Reiner
DN: cn=US, email=oreengineering.com, cn=Nathaniel Reiner
Date: 2025.03.19 10:27:17-0800 Date: March 19, 2025
 Name: Nate Reiner Company: CIR Civil Engineering

Property Owner (if property owner is different than applicant)

By signing this application, you certify that the applicant listed above is authorized to act in your behalf regarding the above referenced land use application.

Signature:  Date: March 19, 2025
 Name: Eileen Eckman Company: Jordan Credit Union

Disclosure: The Planning Commission typically meets on the first and third Thursdays of the month. Applicants will be notified of changes in meetings and meetings times. The Planning Division will not officially accept a submittal until the conditions and necessary parts of each application procedure are completed.

Records provided to Sandy City are subject to the Utah Government Records Access and Management Act, Utah Code Ann. §63G-2-101 et seq., which may require Sandy City to produce a copy, including in its original form, to any person upon that person's request. Please consult legal counsel prior to submitting or presenting any record (book, letter, document, paper, map, plan, photograph, film, card, tape, recording, electronic data, or other documentary material regardless of physical form or characteristics) to any officer, official, employee, volunteer or agent of Sandy City for any reason including without limitation, in support of an application or for presentation or display in a meeting. Information that is not provided to Sandy City will not be considered when making decisions.

By signing this application, the property owner is allowing Sandy City staff access over and through the property close to the right-of-way to post legal notice requirements and to take photographs and/or drone footage.

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

Exhibit "A"
Application Materials (cont.)



Date: March 19, 2025
Project: Jordan Credit Union (9260 South 300 East, Sandy, UT)
Contact Name: Nate Reiner / CIR Civil Engineering
Contact Email: nate@cirengineering.com

RE: Rezone Request Letter for the Jordan Credit Union Site from R-1-8 to PO

Hello,

This letter is to formally request a rezone to the existing Jordan Credit Union site located at 9260 South 300 East, Sandy, UT 84070. The site currently includes two parcels – 28:06:376:030 and 28:06:376:042.

The site is existing and operates as a financial services and professional office establishment. We plan to keep this use as-is and are proposing some site and building elevation improvements. As part of these improvements, we would also request the zoning map is brought current to match the existing/proposed usage for the site. The two parcels are currently zoned for the R-1-8 zone (Single Family Residential District) and we propose to rezone the parcels to PO zone (Professional Office).

Thanks,

Nate Reiner
CIR Civil Engineering

10718 South Beckstead Lane, Suite 102 South Jordan, UT 84095 PH: 385-202-0776

Exhibit "A"
Application Materials (cont.)

Sandy Jordan Credit Union Rezone

A parcel of land being part of Lot 12, Block 5, Lot 12 Sandy 5 Acre Plat recorded May 19, 1892 as Entry No. 54216 in Book C, at Page 153 in the Office of the Salt Lake County Recorder. Said parcel is located in the Southwest Quarter of Section 6, Township 3 South, Range 1 East, Salt Lake Base and Meridian and is described as follows:

Beginning at a point which is 1116.45 feet N. 0°03'37" W. along the Section Line and 43.50 feet S. 89°56'23" W. from the South Quarter Corner of said Section 6, said Corner being 74.90 feet S. 80°33'10" W. and 68.27 feet S. 13°59'07" E. from a Salt Lake County Standard Flat Brass 2.5" (Mon # 28064002) at approximately 9400 South / 310 East; thence S. 00°03'37" W. 130.00 feet; thence S. 89°56'23" W. 6.79 feet to a point of non-tangency with a 30.98 – foot radius curve to the right, concave northwesterly (Radius point bears N. 53°20'02" W.); thence Southwesterly 25.02 feet along the arc of said curve, through a central angle of 46°16'55" (Chord bears S. 59°48'26" W. 24.35 feet); thence S. 79°43'08" W. 136.85 feet; thence N. 89°34'19" W. 108.28 feet; thence N. 00°03'37" E. 165.59 feet; thence N. 89°56'23" E. 270.73 feet to the **Point of Beginning**.

The above-described land contains 42,548 sq. ft. in area or 0.976 acre, more or less

EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: S. 89°27'05" E. along the monument line of 9400 South Street between the Salt Lake County monuments at 310 East and 700 East Streets.

Exhibit "A"
Application Materials (cont.)

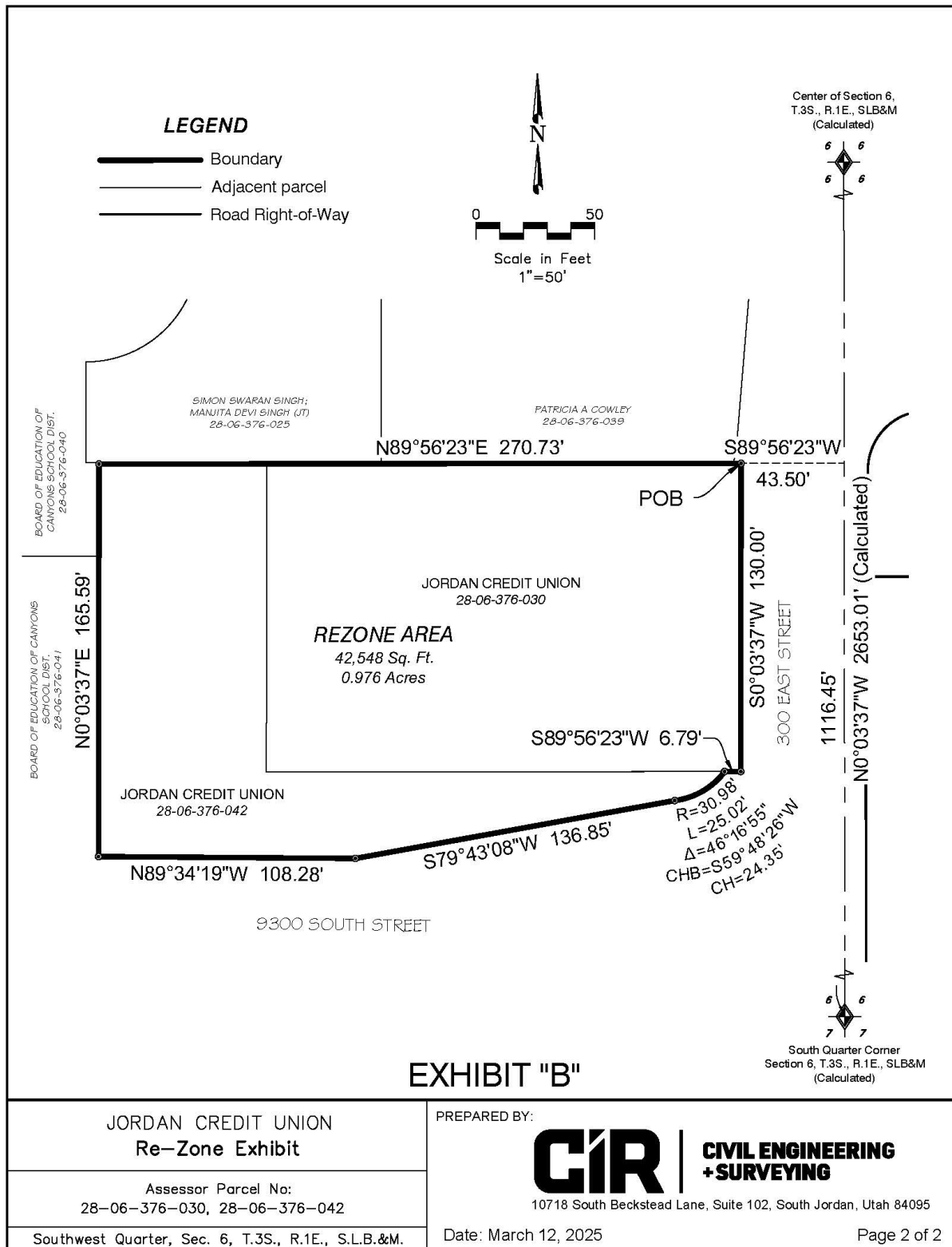


Exhibit "A"
Application Materials (cont.)

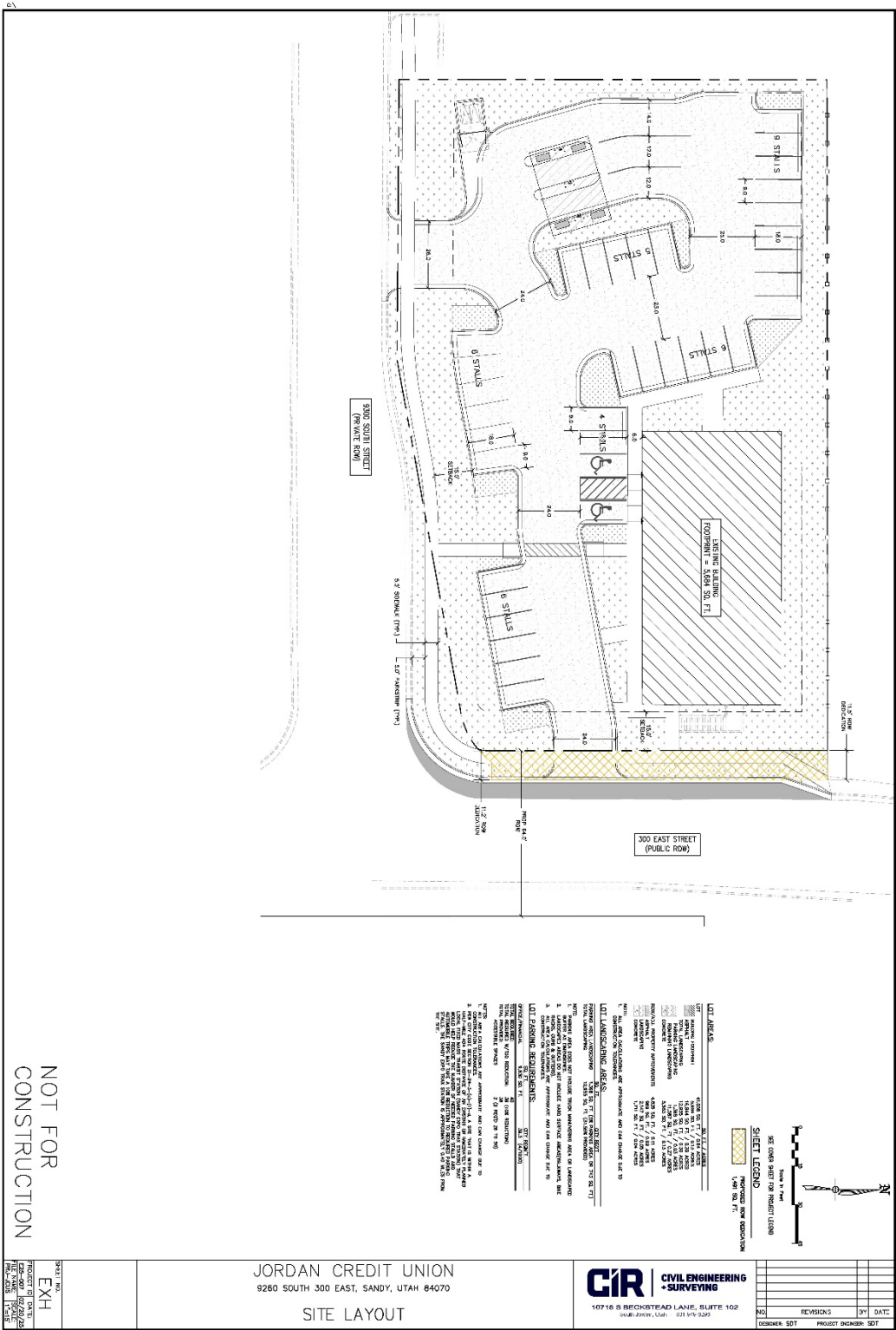


Exhibit "A"
Application Materials (cont.)



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ARCHITECTS & ENGINEERS

Exhibit "B"
Planning Commission Notice



SANDY CITY COMMUNITY DEVELOPMENT

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OFFICER

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that on **May 15, 2025** at approximately **6:15 p.m.**, the **Sandy City Planning Commission** will hold a public hearing regarding a rezone application submitted by Nate Reiner on behalf of Jordan Credit Union for two parcels located at approximately 9260 S. 300 E. The request is to rezone approximately 0.98 acres from the R-1-8 Zone to the PO Zone. The intent is to bring the zoning district into conformity with the current use of the property in order to make improvements to the building and the site. All application materials and a full staff report for this item can be found at <https://sandyutah.legistar.com> when the agenda is published (typically the Friday preceding the meeting date).

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: 833 6741 4633 and click "Join."
- Enter Meeting Password: 494238
- 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/83367414633>

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

US: +1 669 900 6833 or +1 719 359 4580 or +1 253 205 0468

Webinar ID: 833 6741 4633

Or find your local number:

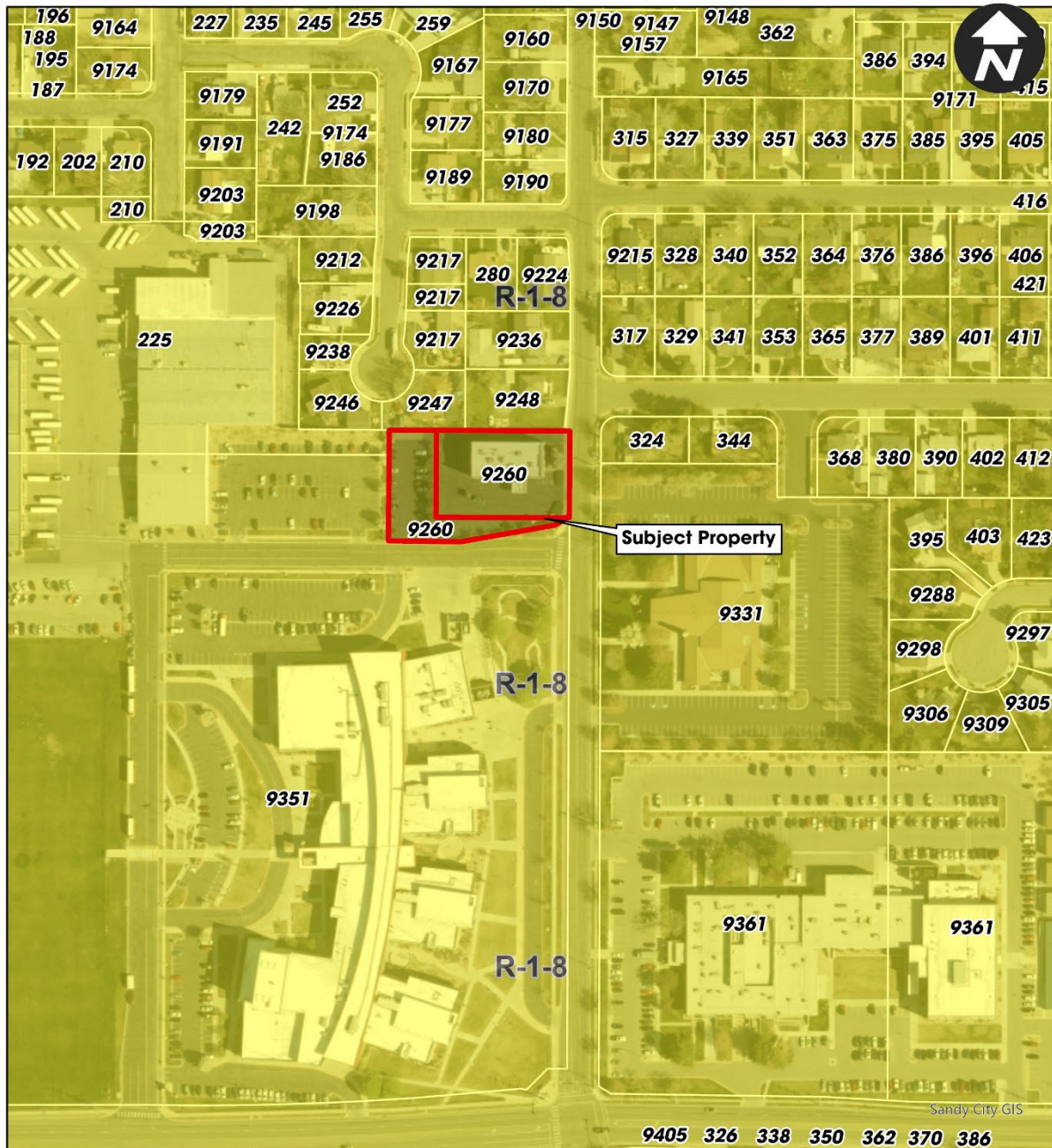
<https://us02web.zoom.us/j/kb1dxf3RC1>



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Exhibit "C"
Zoning Map



Jordan Credit Union
REZ03192025-006931
9260 S 300 E

Sandy City, UT
Community Development Department

Exhibit "D"
Neighborhood Meeting Summary



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY
DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Neighborhood Meeting Summary

Date: 4/23/2025

Project Name: Jordan Credit Union Rezone

Applicants: Nate Reiner

Location: Zoom Webinar

Number of Attendees: 1

Number of Invitees: 54

Project Description:

The application proposes to rezone two parcels, approximately 0.98 acres, located at approximately 9260 S. 300 E. from the R-1-8 Zone to the PO Zone. The property is currently being used as a credit union, however it is zoned for residential. The property owner intends to continue using the property as a credit union, but is proposing improvements to the site and the building. The rezone would bring the use in conformance with the zoning.

Summary of Attendee Comments:

Other than Planning staff and the project team, one other person attended. That person had no questions nor comments.

Exhibit "E"
Posted Sign Picture

