



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum December 14, 2023

To: Planning Commission
From: Community Development Department
Subject: Meek Rezone
3761 E. Little Cottonwood Lane
[Granite, Community #30]

REZ10182023-006641
R-1-15
0.53 Acres

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.

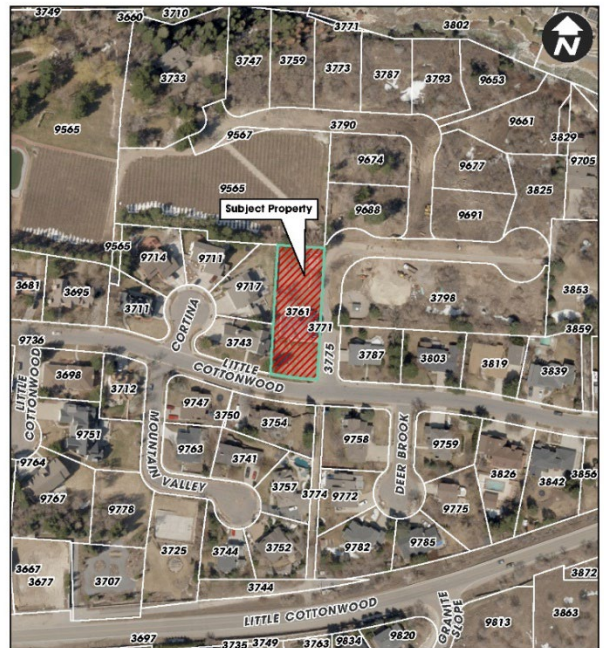
Request

Robert Meek (Applicant) is requesting a change of zone district on property located at 3761 E. Little Cottonwood Lane. The request is to rezone the property from the R-1-15 Zone to the R-1-8 Zone.

Background

The subject property is located on the corner of Little Cottonwood Lane and 3775 E. There are two parcels associated with the subject property, 3761 E. Little Cottonwood Lane is 0.52 acres and 3771 E. Little Cottonwood Lane is 0.01 acre. There is one existing home on the property that fronts onto Little Cottonwood Lane. The street at 3775 E. has recently been improved as part of the Monte Cristo at Lacaille Subdivision. The current zone is the R-1-15 Zone. The application is requesting the R-1-8 Zone. The zoning designation (and existing land use) of the surrounding properties are as follows:

- North: R-1-43 (Salt Lake County-unannexed), (agricultural)
- East: R-1-15 Zone (single-family residential, City-owned pump site)
- South: R-1-15 (single-family residential)
- West: R-1-15 Zone (single-family residential)



REZ10182023-006641
Property Rezone
3761 E Little Cottonwood Ln
Sandy City, UT
Community Development Department

The Applicant has submitted a concept plan which depicts his intent to subdivide the property, creating one additional lot from the rear of the property. The new lot, if approved, would front onto 3775 E.

Property Case History	
Case Number	Case Summary
(Salt Lake County)	Mountain Valley Subdivision (11/28/1978)
ANEX-1-15-4083	Little Cottonwood Lane Part A Annexation (4/22/2015) – 92.9 acres

Public Notice and Outreach

This item was noticed to all property owners within 500 feet of the proposal. Staff held a virtual neighborhood meeting via Zoom on November 7, 2023, for the application. Two neighbors attended, and both expressed support for the rezone.

Facts and Findings

- The Applicant intends to divide the property into two lots.
- Residential lots in the area range from about 10,000 square feet to about 30,000 square feet.
- 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.*
- *Goal 1.1 – Encourage new growth where vacant land already is served by public utilities.*

HOUSING ELEMENT

- *Goal 1.1 – Develop infill options that complement existing housing stock and neighborhood characteristics.*
- *Goal 1.4 – Ensure a range of housing options to accommodate an aging population and growth trends.*

GROWTH PRINCIPLES

- *Policy 1.1 – Promote redevelopment to better utilize existing infrastructure.*
- *Policy 1.3 – Promote compact development consistent with market demand.*

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.
- The proposed zone change could lead to the creation of one additional single-family residential building lot.
- If the zone change application were to be approved, final approval of the proposed development, including lot layout, road design, etc., would be subject to compliance with the Development Code upon a full review of the Brand Estates subdivision plat which is currently underway.


Planner:



Jake Warner
 Long Range Planning Manager

File Name: S:\Users\PLN\STAFFRPT\2023\REZ10182023-006641Meek Rezone Brand Estates Rezone

Exhibit "A"
General Development Application



SANDY CITY COMMUNITY DEVELOPMENT

GENERAL DEVELOPMENT APPLICATION
Revised April 2022

Project Information

Name of Proposed Project: Robert Meek rezone to divide Date Submitted: 10-19-2023
 Parcel Tax I.D. Number(s): 28-12-177-008-0000 Address: 3761 E Little Cottonwood Lane
Sandy, UT 84092

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 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 type="checkbox"/> Site Plan Review	<input type="checkbox"/> Other (Please Specify)

Provide a brief summary of the proposed action/request: Request R-1-8 zoning
I would like to rezone and subdivide my property
so my daughter can build a house.

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: Robert Meek Date: 10-19-2023
 Name: Robert Meek Company: —

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: N/A Date: _____
 Name: _____ Company: _____

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 "B"
 Planning Commission Notice



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
 COMMUNITY DEVELOPMENT
 DIRECTOR

MONICA ZOLTANSKI
 MAYOR

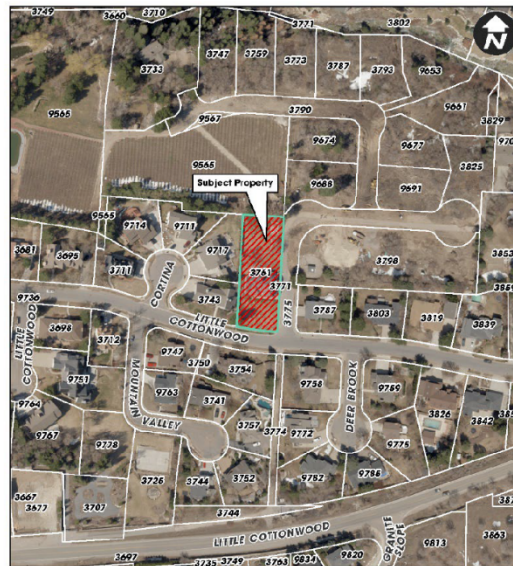
SHANE E. PACE
 CHIEF ADMINISTRATIVE
 OFFICER

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that on **December 14, 2023** at approximately **6:15 p.m.**, the **Sandy City Planning Commission** will hold a public hearing regarding a rezone application submitted by Robert Meek on the property located at 3761 E. Little Cottonwood Lane. The request is to rezone approximately 0.53 acres from the R-1-15 Zone to the R-1-8 Zone. If approved, the property may be divided into two residential lots. All application materials and a full staff report for this item will be available 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 4 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: 811 3254 0198 and click "Join."
- Enter Meeting Password: 482740
- 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/87951053591>

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

US: +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 811 3254 0198



REZ10182023-006641
 Property Rezone
 3761 E Little Cottonwood Ln
 Sandy City, UT
 Community Development Department

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

Exhibit "C"
Posted Sign Picture

