



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum October 16, 2025

To: Planning Commission
From: Community Development Department
Subject: Creek Road Rezone
2140 E. Creek Road
[Community #18, Willow Creek]

REZ08072025-007015
R-1-40 to R-1-15A
1.5 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

Joe Goott (applicant), is requesting a change of zone district on property located at 2140 E. Creek Road. The request is to rezone the property from the R-1-40 (Single-Family Residential District) Zone to the R-1-15A (Single-Family Residential District with a farm animal designation) Zone (see Exhibit "A" for Application Materials).

Background

The subject property, addressed as 2140 E. Creek Road., is approximately 1.5 acres in area. The property includes an existing home and multiple accessory structures. The property was annexed into the City in 2020 and zoned as R-1-40 at that time. The applicant has stated that he is not pursuing any additional site improvements or buildings associated with the rezone application in the near future, but he is interested in animal rights and bringing some of the existing accessory buildings into compliance with the Sandy City Development Code.

The application is requesting a zone change to the R-1-15A Zone (Single-Family Residential District with a farm animal designation). 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-1-15 in Cottonwood Heights (Creek Road, single-family residential, church building)
East: R-1-15 (single-family residential)
South: R-1-20 (single-family residential)
West: R-1-40 (single-family residential)



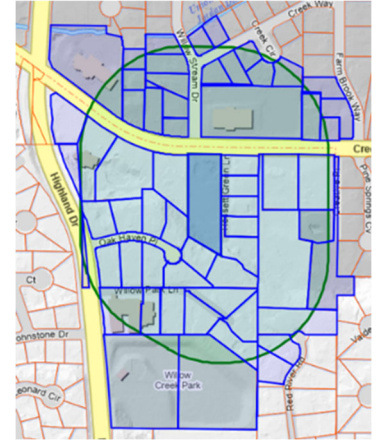
Property Case History

Case Number	Case Summary
ANEX-08-20-5891	Rossett Green Lane Annexation (11/20/2020)

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 “E”). 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.

Staff held a virtual neighborhood meeting via Zoom on September 9, 2025. Residents within 500 feet of the proposed site were notified by mail. Other than staff, one person attended the meeting. Two neighbors also provided emails. A summary and those emails are attached (see Exhibit “D”). Following additional input from residents and staff, the applicant, who had originally applied for a rezone the R-1-40A Zone, determined to amend his application to a request for the R-1-15A Zone.



Facts and Findings

- The zoning designation on the property is currently the R-1-40 Zone. The application is requesting a rezone to the R-1-15A Zone. The “A” designation indicates that farm animals would be allowed on the property.
- The subject property was annexed into the City in 2020. The property had been split-zoned as A-2 and R-1-15 in the County. The staff recommendation in the annexation staff report to zone the property as R-1-40 upon annexation was based on “current land use and lot sizes”.
- Multiple accessory structures have been built or enlarged on the property since the annexation. Two of the new accessory structures were previously approved by Salt Lake County. The other improvements were not permitted and are not in compliance with the City’s Development Code.
- A property with an “A” designation would not only provide rights to have farm animals on the property, but the Development Code also includes provisions that would also potentially allow more accessory structures and a larger total square footage of accessory structures than properties that do not include the “A” designation.
- General Plan (Pace of Progress: Sandy City General Plan 2050) analysis:
 - The future land use map designates the subject property as Light Commerce. “Light Commerce (LC) areas are the backbone of Sandy’s local economy, offering small-scale retail and office spaces intended to serve the residents of the surrounding neighborhoods. This type of use enhances the quality of life by providing access to specialized goods, restaurants, and job centers. The proximity of amenities to residents fosters social overlap while conveniently meeting the community’s commercial needs.” (page T23)
 - The subject property is adjacent to areas designated as Low Density Neighborhood to the east and south.
 - The subject property is not located in a station area plan, neighborhood activity center, and Creek Road is not designated as a transition corridor.
 - 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
 - Policy: Infill development will be consistent with the surrounding area based on average lot size, average setbacks, average heights, and average lot coverage

- Goal: Newly developed housing for all households is in vibrant, attainable, and livable neighborhoods

Community: Health & Safety Measures

- Sandy's tree canopy is adequate to reduce heat islands and contribute to air quality improvements in all neighborhoods

Water Preservation

- Policy: Promote development types that use water efficiently

Land Use

- Objective: Sandy's Future Land Use Map includes opportunities for the development of diverse housing types
- Objective: Ensure that all planning applications are consistent with the General Plan and Future Land Use Map

Conclusions

- Both the existing zone district and the requested zone district are consistent with General Plan goals, objectives, and policies. The requested zone, while consistent with the current use, is not consistent with the Future Land Use Map.
- A rezone to the R-1-15A Zone may increase the likelihood that the applicant could achieve compliance for the existing structures with the City's Development Code.
- 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.

Planner:



Jake Warner
Long Range Planning Manager

File Name: S:\USERS\PLN\STAFFRPT\2025\REZ08072025-007-15 – Creek Road\Planning Commission\PC Report-Creek Road (10.6.25).PDF

Exhibit "A"
Application Materials



Community Development
10000 Centennial Parkway
Sandy, Utah 84070
Telephone # (801) 568-7250
Facsimile # (801) 568-7278

General Development Application

Revised January 2021

For staff use only	
File/Case Number: _____	Date Filed: _____
Fee: _____ Receipt#: _____	Assigned Planner: _____

Type of Request (mark all that apply)

☐ Site Plan Review ☐ Code Amendment ☐ Annexation ☐ General Plan Amendment ☐ Street Vacation / Closure ☐ Other (Please Specify) _____	☐ Special Exception ☐ Subdivision ☐ Sign Review / Appeal ☒ Rezoning of Property ☐ Conditional Use Permit ☐ Special Use Permit
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Provide a brief summary of the proposed action/development: _____

Rezone 2140 E. Creek Road to R-1-15 A.

Project Information

Name of Proposed Project: Creek Road Rezoning Address: 2140 Creek Road
 Parcel Tax I.D. Number(s): 22-34-305-035 Acreage: 1.50

Applicant Information

Name: Joe Groot Company: MR. Diamonds
 Address: 2140 E. Creek Rd City, State, Zip: Sandy, UT, 84093
 Primary Phone #: 801 971 2223 Cell #: same Fax #: _____
 Email: joe@groot@gmail.com Signature: [Signature] Date: 9.18.15

Project Contact Information (if different from applicant) NOTE: This person will be staff's ONLY contact for the Review Process.

Name: S. A. A. Company: _____
 Address: _____ City, State, Zip: _____
 Primary Phone #: _____ Cell #: _____ Fax #: _____
 Email: _____ Signature: _____ Date: _____

Property Owner Information (if different than applicant)

Name: Joseph & PAMMA GROOT
 Address: 2140 E. Creek Rd City, State, Zip: Sandy UT, 84093
 Primary Phone #: _____ Cell #: _____ Fax #: _____
 Email: _____ Signature: _____ Date: _____

Project Staff/Additional Contacts

Developer:
 Name: Joe Groot Email: S.A.A.
 Address: _____ City, State, Zip: Sandy UT 84093

Exhibit "A"
Application Materials (cont.)

From: [Joe Goott](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Rezone Amended App.
Date: Thursday, September 18, 2025 8:56:25 PM
Attachments: [Application To Rezone.pdf](#)

CAUTION: Do not click links, open attachments, or reply, unless you recognize the sender's email address!

Jake,

Ref: Parcel # 22-34-305-035-0000

9/19/25

I am writing this letter to request an amendment to my General Development Application. I am requesting a change to an R 1-15A. I believe that is the best zone I can have to meet my needs.

Thank you

I have attached the new application above.

Regards
Joe Goott

Exhibit "B"

Planning Commission Notice



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

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CHIEF ADMINISTRATIVE
OFFICER

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that on **October 16, 2025** at approximately **6:15 p.m.**, the **Sandy City Planning Commission** will hold a public hearing regarding a rezone application submitted by Joe Goott for property located at approximately 2140 E. Creek Road. The request is to rezone approximately 1.5 acres from the R-1-40 (Single-Family Residential District) Zone to the R-1-15A (Single-Family Residential District with Farm Animal Rights) Zone. The R-1-15A zone would allow for single-family residential lots at minimum area of 15,000 square feet with a designation that allows for farm animals and all associated rights according to the Development Code of Sandy City. 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: 892 4753 4202 and click "Join."
- Enter Meeting Password: 72016
- 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:

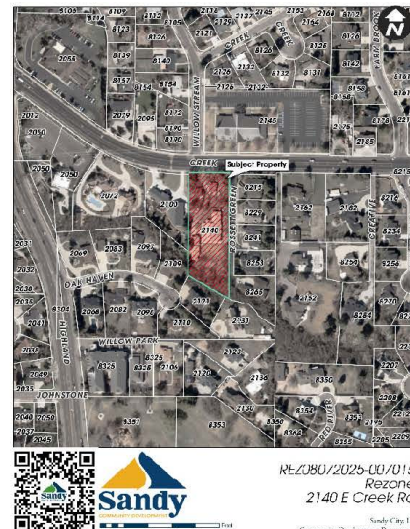
<https://us02web.zoom.us/j/89247534202>

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

US: +1 669 444 9171 or +1 719 359 4580 or +1 253 205 0468

Webinar ID: 892 4753 4202

Or find your local number: <https://us02web.zoom.us/j/89247534202>



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

[illegible]

Exhibit "D"
Neighborhood Meeting-Summary



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY
DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
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Neighborhood Meeting Summary

Date: 9/9/2025

Project Name: Creek Road Rezone

Applicant: Joe Goott

Location: Zoom Webinar

Number of Attendees: 1

Number of Invitees: 59

Project Description:

The application proposes to rezone one parcel with an existing home and multiple accessory structures, approximately 1.5 acres, located at 2140 E. Creek Road, from the R-1-40 Zone to the R-1-40A Zone.

Summary of Attendee Comments:

Other than Planning staff, one person attended. Two other residents provided emails (attached). Concerns were expressed about the property owner possibly renting out multiple accessory structures as short-term rentals and the potential that he may build more.

Exhibit "D"
Neighborhood Meeting-Email 1

From: [rick.lloyd](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Joe Gooft Rezone Application (2140 E Creek Rd)
Date: Wednesday, September 3, 2025 1:13:32 PM

CAUTION: Do not click links, open attachments, or reply, unless you recognize the sender's email address!

Dear Mr. Warner,

Our names are Rick & Shauna Lloyd. We live East of the "Gooft" property. Our address is 8229 S. Rossett Green Lane, Sandy, UT. Our property is contiguous to the Gooft property and will be negatively impacted by this potential Zone change.

We oppose Sandy City granting a Zone change on the Gooft property due to what we believe to be a deceitful request. Mr. Gooft has three accessory buildings on his property, of which we believe two of them are used as open-market rental units, Airbnb, VRBOs, etc, contrary to his current zoning. He has told us that these accessory dwelling units are for family, but we have seen ads placed on Internet home rental websites that have advertised them for rent to the open rental market. We have also witnessed numerous different people coming and going from these ADUs. We believe this Zone change request is a ruse to allow for animals, but in reality, it is for the potential construction of additional ADU rentals. Again, we vehemently oppose this zone change.

Sincerely,
Rick & Shauna Lloyd



[Regal Homes' website](#)

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Exhibit "D"
Neighborhood Meeting-Email 2

From: [Susan Updike](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] 2140 East Creek Road, Sandy, Utah
Date: Thursday, September 4, 2025 2:00:49 PM

CAUTION: Do not click links, open attachments, or reply, unless you recognize the sender's email address!

Dear Mr. Warner,

We are David and Susan Updike and we reside at 8253 S. Rossett Green Lane, Sandy, Utah. We are directly east of the property wishing to be rezoned for the use of animals. We adamantly oppose Sandy City granting the zoning change due to the fact that the Goot's live there for short spurts during the year, as they have other homes, and they have four buildings that have been listed for short term rentals on VRBO, AIRBNB and RENTALS.COM. We, his neighbors, questioned this and were told that the buildings were for family. We have spoken to several of the renters and they were NOT family members. In some way, we believe he is trying to change the zoning so that the "Out Buildings" intended for animals, would in fact be the rental units already built for humans, not animals like rabbits or chickens. The last building built was just last year when the property had already been annexed into Sandy. Were permits given? The newest building does not attach to the current "Pool House". The pool house has been rented in the past, as well. The total number of buildings are now at 7. (the home, the pool house, three other buildings with kitchens, bedrooms bathrooms and outdoor cooking areas, a large shed and a sauna) The lot is like a mini trailer park but with permanent structures. This area is a beautiful place to live.... we do not want to see it become a renters abode, either human or animal and ask that this rezoning be denied.

Sincerely, David and Susan Updike

Exhibit "E"
Posted Sign Picture

