

Commissioner Joe Baker commented, the density precludes any kind of outdoor living. There's a lack of amenities for families.

**Commissioner Monica Collard moved to forward a negative recommendation to the City Council to rezone the subject property from a R-1-40A to PUD (18) based on the discussion items that were stated.**

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

**2. Quail Crest Rezone [R-1-20A to R-1-40A & R-1-12] ZONE-11-16-5162**  
**1861 E, 1885 E, & 1895 East Dimple Dell Road**  
**[COMMUNITY #26] 7.78 ACRES**

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Mr. Boyd Bradshaw of Quail Crest, LLC. He is requesting to rezone approximately 4.56 acres from the R-1-20A "Single Family Residential District" to the R-1-40A "Single Family Residential District" and is requesting to rezone approximately 3.22 acres from the R-1-20A "Single Family Residential District" to the R-1-12 "Single Family Residential District". The subject property is located at approximately 1861 E, 1885 E, & 1895 East Dimple Dell Road. The resulting application of zoning would allow for a 13 lot subdivision of the subject parcels. Mr. Bradshaw has prepared a letter requesting the zone.

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone approximately 4.56 acres from the R-1-20A "Single Family Residential District" to the R-1-40A "Single Family Residential District" and to rezone approximately 3.22 acres from the R-1-20A "Single Family Residential District" to the R-1-12 "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.

Commissioner Monica Collard questioned the distance of the subject property in comparison to the 30% slope line.

Mike Wilcox stated the subject property has enough space to build homes and still maintain the setback requirement of 20 feet. He also stated, the developer can accommodate a reasonable number of home on the property without any encroachment into the 20 feet setback from the 30% slope line.

Commissioner Monica Collard asked, if the Planning Commission is allowed to put conditions on zoning.

Mike Wilcox replied, no.

Commissioner Nancy Day asked about the sewer lines shown on the concept plat.

Mike Wilcox stated he believes they are existing sewer lines.

Boyd Bradshaw, property owner, 765 E. Shady Lane, Draper, commended staff for all their help and work. He stated he's come up with something that seems to work with all people involved.

Mike Coulam explained to the Planning Commission, the history that staff had with the Dimple Dell overlay zone committee. He stated no consensus was ever reached.

Chairman Jared Clayton opened this item to public comment.

Ted Henley, 1843 E. Dimple Dell Road, stated this project is not consistent with what's there now.

Boyd Bradshaw stated he's not changing the amount of homes that will fit on the overall property. He stated, he revised his plan a from year ago. The new plan would help allow an infill subdivision in an area with limited room for growth. He also stated this project would al preserve the character of Dimple Dell Park.

Chairman Jared Clayton closed this item to public comment.

Commissioner Scott Sabey stated, the time and effort staff has put into this project is admirable. He thinks the City Council has failed, mentioning the moratorium put into place and the Dimple Dell overlay Zone Committee, which put the Planning Commission, staff, potential developers, and the neighbors in a difficult position. The City Council members are voted in to lead. When difficult decisions come along, they require leadership and action. Failure to take action or make a decision is the worst thing that can happen. He appreciates what staff has done. He stated he support this decision.

Commissioner Nancy Day asked Scott, is he referring to the Dimple Dell overlay zone.

