

An alternative would be to rezone the property R-1-6 and develop under those standards. This would have to be made under a different request however. The resulting subdivision would likely look the same under either zone district.

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property, located at 2111 East Oak Drive, from the CN “Neighborhood Commercial District” to the PUD(4) “Planned Unit Development 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.

Continued to December 15, 2016 Meeting.

**Scott Sabey moved that the Planning Commission continue item 7 on the Agenda, which is the application by Garbett for the rezone of approximately 1.82 acres to the December 15, 2016 meeting, and to be re-noticed to the public for that date.**

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

**8. Stonecroft on Wasatch Rezone, R-1-12 to R-1-6  
1991 E. & 2073 E. Wasatch Blvd. [Lone Peak, Community #27] ZONE-10-16-5145**

Mr. Richard Welch of Garbett Homes, requested to rezone approximately 3.02 acres from the R-1-12 “Single Family Residential District” to the R-1-6 “Single Family Residential District”. The subject property is located at approximately 1991 East & 2073 East Wasatch Blvd. The resulting application of zoning would allow for a proposed 12 lot single family subdivision. Mr. Welch has prepared a letter requesting the zone change. The applicant would pursue a subdivision review once the rezoning process is complete.

While the existing zone is for single family detached use, the property is located along a minor collector street (Wasatch Boulevard), and is adjacent to the future major collector road (Highland Drive). The City has received similar zoning requests for properties that are similarly situated along a busy collector road. Most of the requests have been to do single-family attached housing, but this request is for detached homes at a lesser density than has been approved recently.

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property, located at 1991 East & 2073 East Wasatch Blvd, from the R-1-12 “Single Family Residential District” to the R-1-6 “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.

Noel Balstead, Garbett Homes, 8501 South Taos Drive, Sandy, commented that this property has a history and he hopes they have satisfied everyone’s concerns.

Richard Welch, 273 North East Capital Street, Salt Lake City, commented that this property has been vacant for many years. He stated that they are bringing a proposal to build single family homes. He reported that they held a special meeting with just those who touch this property and presented to them their idea. He stated that they meet the R-1-6 lot size and they meet the City’s minimum road requirements. He commented on their project Treseder that was recently annexed into the City.

Chairman Jared Clayton opened this item to public comment and there was none.

**Scott Sabey moved that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property, located at 1991 East & 2073 East Wasatch Blvd, from the R-1-12 “Single Family Residential District” to the R-1-6 “Single Family Residential District” based on 2 findings in the staff report.**

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

**9. Park View Villas – 13 Unit Twinhome Project**  
**955 East 11400 South [Alta High, Community #13] SUB-8-16-5122**

The applicant, Darren Nate of Proforma Properties, LLC, requested preliminary Subdivision approval for the Park View Villas project. If approved, the project would subdivide 1.65 acres into 13 lots which are intended to be built as six (6) twinhomes (12 units) and one (1) single family home.