

Mr. Alvarez responded that he wanted to increase the unit size to expand the master bedrooms and bathrooms and add space to the garage.

This item did not require a motion.

2. TABLED FROM APRIL 20, 2017
300 East Townhomes Rezone, R-1-8 to RM(10)
350 East 9000 South [Historic Sandy, Community #4] ZONE-03-17-5225

Preston Naylor, with NFM Real Estate, submitted a request to rezone approximately one (1) acre from the R-1-8 “Single-Family Residential District” to the RM(10) “Residential Multi-Family District”. The subject property is located at approximately 350 East 9000 South. The resulting application of zoning would allow for a proposed townhome development on the subject property. At the encouragement of staff, the applicant requested that this item be tabled at the April 20, 2017 Planning Commission. This allowed the applicant time to have further discussions with staff and elected officials to review the request. As a result the applicant has amended his request to the RM(10) Zone rather than the RM(12).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property from the R-1-8 to RM(10) 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.

Andrew King presented this item to the Planning Commission.

Commissioner Scott Sabey asked about the 12 foot secondary access on the west end.

Andrew King stated he believes there would be a driveway approach to access it from the driveway approach.

Preston Naylor, NFM Real Estate, 1503 Red Stone Way, Park City, presented the project. He stated the proposed property is well located and is a great place for townhomes. He will work with the Historic Committee concerning the materials used. He stated they originally wanted 12 units, but has since reduced it down to 10. He also doubled the requirement for guest parking and each unit will have a two-car garage.

Chairman Ron Mortimer opened this item to the public.

Before the meeting, Andrew King passed out an email from a nearby property owner who was against the request.

Owen Gatham, 416 E. Laurel Drive, stated his concern is what is taking place in these small areas. He believes the number of units should be less than the proposed 10.

Chairman Ron Mortimer closed this item to public comment.

Commissioner Doug Haymore moved the Planning Commission forward a positive recommendation to the City Council to rezone the subject property from the R-1-8 to RM(10) based on the two findings in the staff report.

Scott Sabey seconded the motion. The vote was as follows: Doug Haymore, yes; Scott Sabey, yes; Cyndi Sharkey, yes; Lisa Hartman, yes; Joe Baker, yes; Ron Mortimer, yes.
The vote was unanimous in favor.

**3. Granite Hollow South Rezone, R-1-40A to R-1-12
2543 East 10000 South [Little Cottonwood, Community #20] ZONE-04-17-5243**

Mr. Jeff Mansell requested to rezone approximately 2.57 acres from the R-1-40A “Single-Family Residential District” to the R-1-12 “Single-Family Residential District.” The subject property is located at approximately 2543 East 10000 South. The resulting application of zoning would allow for a subdivision proposal of the property creating a total six (6) lots, including a lot for the existing home. Mr. Mansell has prepared a letter requesting the zone change.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property from the R-1-40A “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.

Andrew King presented this item to the Planning Commission.

Commissioner Doug Haymore asked what the appropriate rezone would be to accommodate what the applicant is asking for.

Andrew King asked if the question is could the rezone require larger lots and still accommodate what is being proposed? If that is the question, he stated he does not think so. The biggest reason for that comes down to lot frontage. There is a lot of land, but because of roads, their expense,