



Community Development Department

Tom Dolan
Mayor

Scott J. Bond
Chief Administrative Officer

James L. Sorensen
Director

MEMORANDUM

April 13, 2017

To: City Council via Planning Commission
From: Community Development Department
Subject: Moore Townhome Rezone, R-1-20(A) to PUD(10) ZONE-03-17-5220
 789 East 7800 South 3.68 Acres
 [High Point, Community #6]

HEARING NOTICE: *This item has been noticed to property owners within 300 feet of the subject area and in the newspaper.*

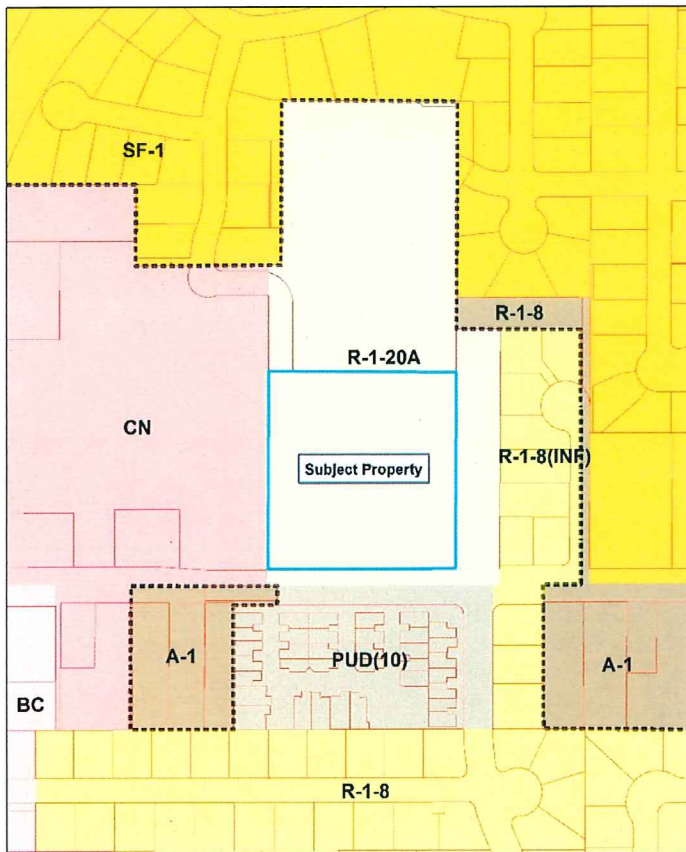
PROPERTY CASE HISTORY	
Case Number	Case Summary
ZONE-10-16-5149	The same applicant applied for to rezone the subject property to the PUD(18) zone in the fall of 2016. The Planning Commission unanimously voted to forward a negative recommendation to the City Council. The City Council voted to deny the request on January 31, 2017 on a 6-1 vote (see the attached minutes from both meetings).

REQUEST

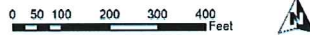
Mr. David George, with A Better Quality Home, LC, is requesting to rezone approximately 3.68 acres from the R-1-20A "Single Family Residential District" to the PUD(10) "Planned Unit Development". The subject property is located at 789 East 7800 South. The resulting application of zoning would allow for a PUD subdivision proposal of the property creating approximately 36 housing units. Mr. George has prepared a letter requesting the zone change (see attached).

NOTICE

Notices were mailed to property owners within a 300-foot radius of the subject parcel as per Sandy City Land Development Code requirements. Additionally, the applicant held a Community Meeting on April 4, 2017. A full report of the comments and issues voiced at the meeting is attached to this staff report. This meeting was for both the rezoning request as well as the proposed subdivision.



Zoning Map



BACKGROUND

The subject property was annexed into Sandy in 1993 and was given a zone that was similar to what the county had in place at the time (R-1-20A), as is our typical practice. As properties around it redeveloped, they have been rezoned into denser residential or commercial properties. The area is no longer large lot single family. The property is bordered by single family homes to the east (zoned R-1-20A & R-1-8), multifamily townhomes to the south (zoned PUD(10)), and the 7th Street Grocery commercial strip center (zoned CN) and to the north by an LDS church (zoned R-1-20A) (see zoning map).

ANALYSIS

Mr. George has submitted a conceptual subdivision layout that will need to be further refined through the review process with City Staff and the Planning Commission. The subdivision conceptual design is proposed to be for-sale townhomes with common areas and amenities.

The PUD zone would give the developer some flexibility in site design and home layouts that traditional zoning doesn't allow. The application of this zone is appropriate based on the surrounding developments of a commercial center to the west, a PUD to the south and a church to the north.

The requested change is in compliance with the City's General Plan. Staff believes that the resulting zone change would be compatible with the surrounding area. The following Goals and Policies are examples of how this rezoning is in compliance with the City's General Plan:

Chapter II – Goals and Policies – Housing - Subdivisions

Goal 2.0 – Discourage Sprawl and excessive consumption of land

The following Goals and Policies from the adopted Housing Element, are examples of how this rezoning may fulfill the overall objective of the General Plan:

1 – Goals – Quality Growth

Goal 1.4 – Ensure a range of housing options to accommodate an aging population and growth trends

1.4.1 Encourage the consolidation of vacant and redevelopable parcels to better accommodate the development of senior and other multi-family and mixed-use projects

1.4.2 Sites designated for new residential development should have adequate public utilities and facilities and be located near existing or future amenities appropriate for the projected population, including transit options

The proposed rezoning would help allow an infill development. This proposal would introduce new housing types and opportunities in this area, particularly adding ownership opportunities.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property from the R-1-20A to PUD(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.

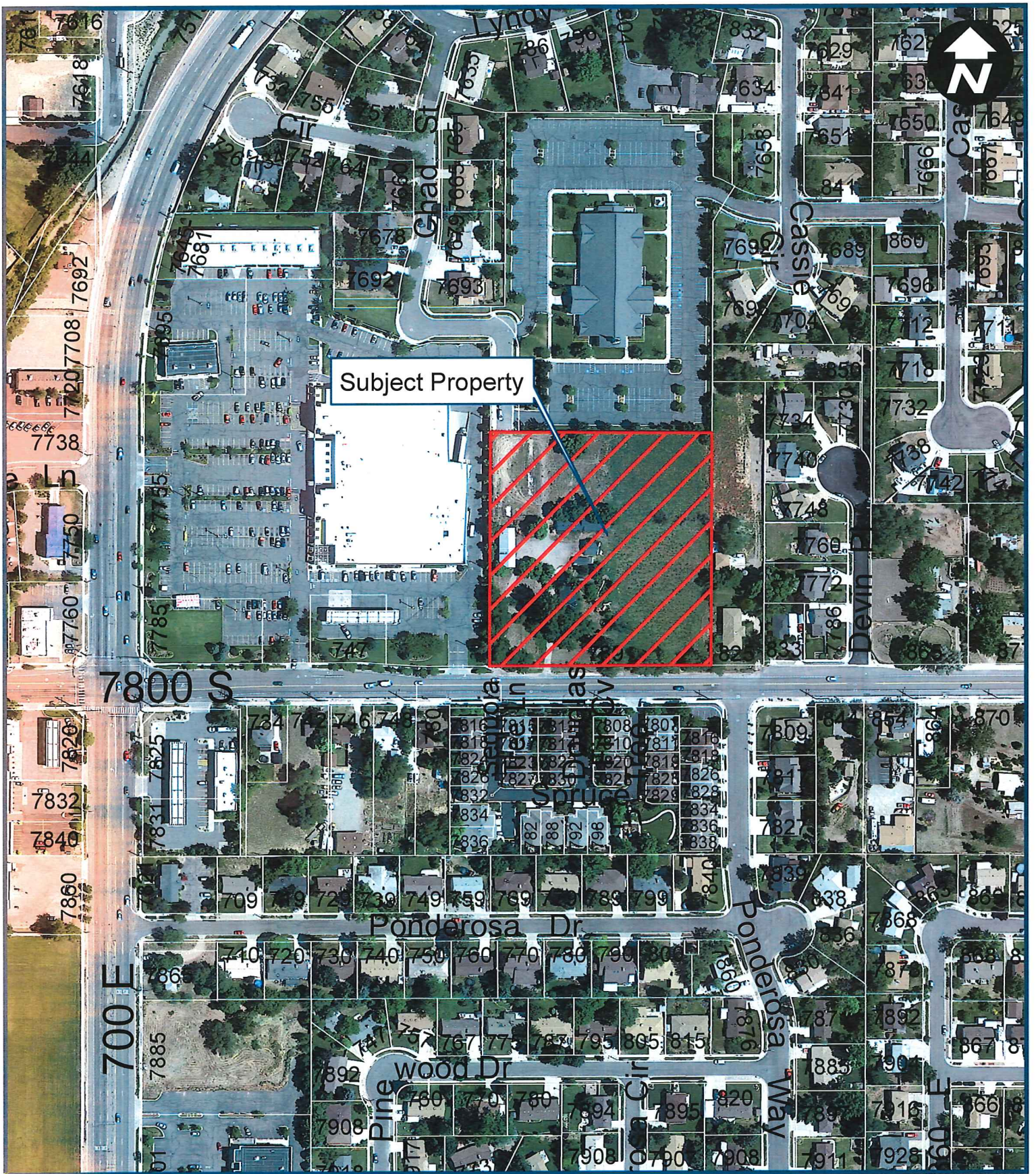
Planner:

Reviewed by:



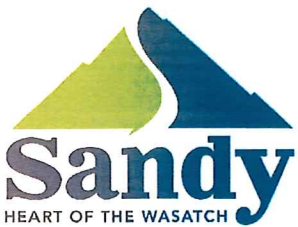
Mike Wilcox
Long Range Planning Manager

File Name: S:\USERS\PLN\STAFFRPT\2017\ ZONE-03-17-5238_Moore Townhomes



Subject Property

ZONE 03-17-5220 :: Moore Townhomes 789 East 7800 South



PRODUCED BY OLIVIA CVETKO
THE COMMUNITY DEVELOPMENT DEPARTMENT

OWNERS AFFIDAVIT

TRUSTEE WILLIAM W. MOORE TRUST

I(we), ROGER SIMONSON /, am(are) the rightful owner(s) of property involved in this application. I acknowledge by my signature below that Roger Simonson is authorized to represent me(us) and my(our) interests as my(our) agent in the processes involved with this application. Further, I(we) agree to let the above named agent negotiate on my(our) behalf and I(we) acknowledge my(our) understanding that I(we) will be bound by all conditions specified in any approval of this Planning & Zoning application that is before Sandy City The foregoing statements and answers herein contained and the statements and answers contained in the attached plans and exhibits, to the best of my(our) knowledge and belief are true and correct.

Roger Simonson / Trustee

(signature of property owner)

Dated this 19 day of September, 2010
State of Utah)

) ss

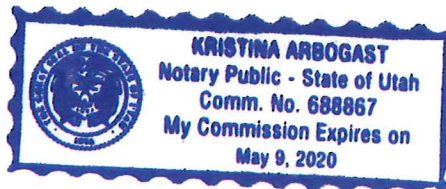
County of Salt Lake)

On the 19 day of September, 2010, personally appeared before me Eric Simonson the signer(s) of the above instrument, who duly subscribed and swore before me that they executed the same.

NOTARY PUBLIC

Residing in Salt Lake County, Utah

Commission expires: May 09, 2020



3-30-2017

To: Sandy City

Re: Rezoning 789 E 7800 S

We are requesting the property at 789 E 7800 S be Rezoned to PUD 10 in order to develop the property. The zone change request is consistent with the general plan for the area. In addition, the rezoning takes into account the existing uses surrounding the property. To the North is an LDS Church, to the east there are is a single family property, to the South a residential development in the PUD 10 zone, and to the West a commercial development. The new development will provide a good transition from the commercial uses to the West and north and the residential to the East and South.

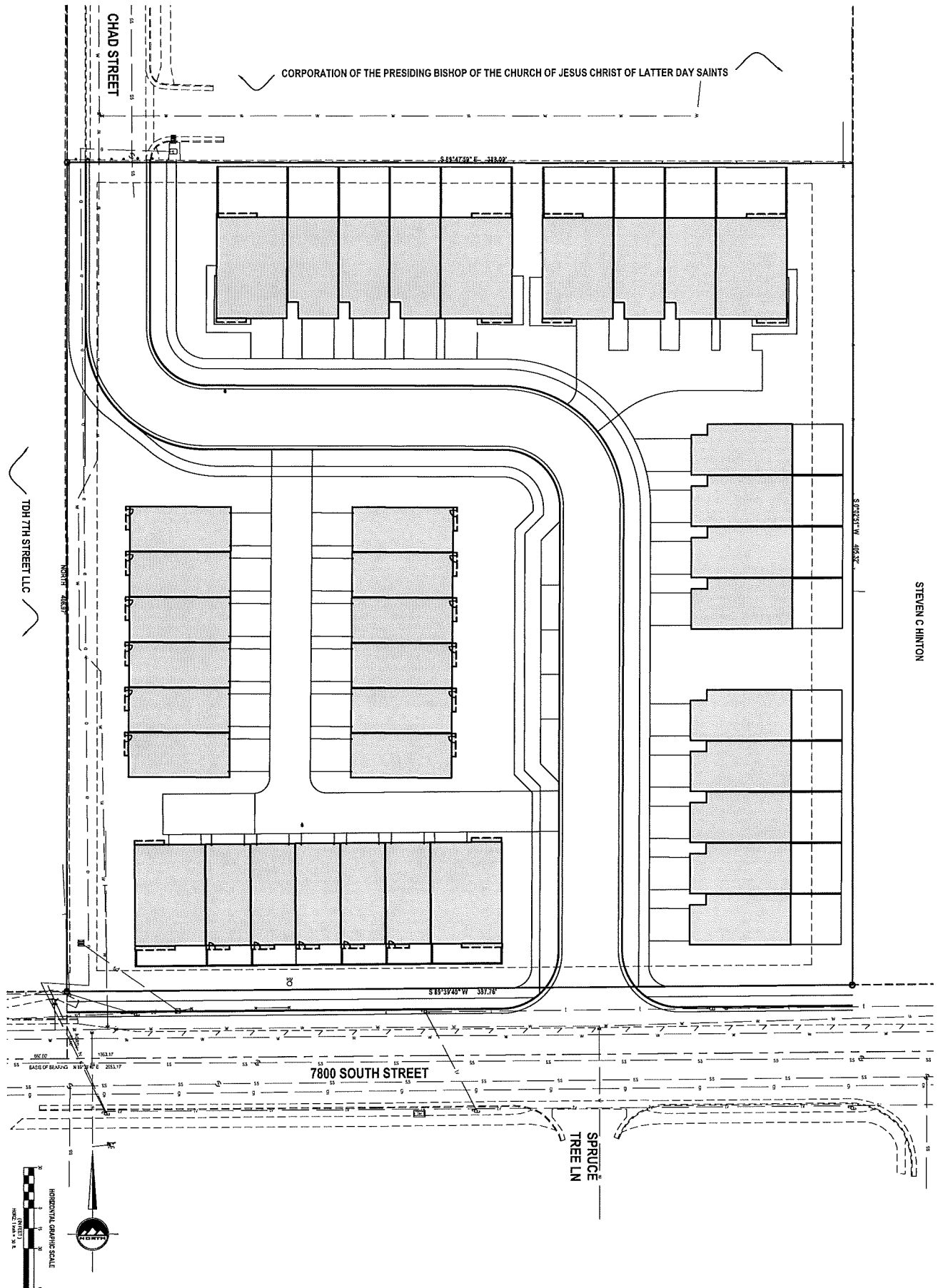
We appreciate your time and consideration of the proposal Let me know what additional items and/or information you need.

Sincerely,



David George

A Better Quality Home, LC



1 OF 1	CONCEPT PLAN	SANDY RESIDENTIAL	780 EAST 7800 SOUTH SANDY UTAH	
	<small>DATE: 01/13/14 DRAWN: [Name] CHECKED: [Name] PROJECT NO: [Number]</small>	<small>WWW.AMANAGEMENT.COM</small>	<small> A TRISTAR GROUP LLC 180 SOUTH GLENWOOD AVENUE SUITE 200 RICHFIELD, UTAH 84601 PHONE: 801.844.4444 </small>	<small> ENSGN THE SIMPSON ENGINEERING SALT LAKE CITY 45 N. 4000 S. SUITE 500 SANDY, UT 84070 PHONE: 801.255.5559 PHONE: 801.255.5559 LAYTON PHONE: 801.547.1100 TOOLE PHONE: 435.843.3590 CEDAR CITY PHONE: 435.895.1453 RICHFIELD PHONE: 435.895.2593 </small>

Michael Wilcox - Community #6 Meeting

From: Marsha Millet
To: King, Andrew; Wilcox, Michael
Date: 4/12/2017 5:45 PM
Subject: Community #6 Meeting
Attachments: 20170412135117572.pdf

Mike and Andrew,

A neighborhood meeting of the High Point Community (#6) took place on Tuesday, April 4, 2017 at 6:30 p.m. in the multi-purpose room at Sandy City Hall (the meeting was scheduled for the east conference room, but due to the number of residents who turned out, it was moved to the multi-purpose room). The meeting was held to inform any interested neighbors, living within a 300 foot radius of the property at 789 East 7800 South, that an application for a zoning change (from the current R-1-20A to RM/PUD) is being requested in order to construct town homes on this property. A copy of the meeting notice and a list of attendees is attached to this report.

Ken Olsen, a business partner of David George, was there as the applicant. Mr. Olsen told the neighbors that he is applying for a PUD-10, which allows 10 units per acre for a total of 36 units/town homes for this piece of property. He said the town homes will be high end, front loaded homes, with top of the line exteriors and upgraded materials inside. The town homes will be two stories with a maximum height of 30 feet. There will be 3-4 town homes per building and each will have three bedrooms. The size of the homes will be 1,650 sq. feet up to 1,850 sq. feet. He said there will be more green space in the proposed development than in the last one that was presented. There will be a layout of the project at the meeting with the Planning Commission.

A neighbor asked if a fence would be installed and he said there will be a fence.

When asked about parking, Mr. Olsen explained that two cars can be parked in the garage, with two in the driveway of each town home, which lessens the number of cars on the street. Neighbors don't want people parking on 7800 South and wanted to know if there will be any additional parking in this subdivision. Mr. Olsen said that there will be additional parking for guests in the subdivision, but he didn't indicate how many.

He was asked about the size of the back and front yards. He explained that the backyards will follow the standard 20 foot set back and the front yards, from curb to house, will be 20 to 25 feet.

He said the town homes will be sold in the range of \$300,000 to \$350,000 per unit. He explained that at this price point, approximately 80% of typical buyers are 55+ years old. Like the Montrose, he anticipates a lot of empty nesters.

He reported that a public road will go through this development. He said Sandy City is requiring that the road go through and tie-in with Chad Street, the road on the west end of the church, which is located behind the northern end of this property. He said that Sandy City will be responsible for the snow plowing of the street.

Mr. Olsen was asked how he is going to control traffic that goes in and out of his development once construction begins. He said there will be a traffic plan.

The neighbor directly east of the property asked if she will have a 2 story town home looking down on her. Mr. Olsen said that "yes" she would. It was suggested that the town homes be structured so they don't look down on neighbors.

Another neighbor asked if Mr. Olsen would consider requesting a PUD-8 zone instead of the PUD-10. He replied that he has run the numbers and they don't work out with a PUD-8.

The neighbors gave the following additional feedback:

- * Increased traffic in the area is a huge concern; not only on 7800 South but also on Chad St. and Lyndy Dr. If the public street through this proposed subdivision ties in with Chad Street, neighbors see this as a way for drivers to use it as a cut-through, increasing traffic on both Lyndy Dr. and Chad St.
- * A concern was expressed that if the street goes through to Chad St., people will drive through the church parking lot to access a street to the east.
- * One resident wanted to know if the public road going through this subdivision could be a gated street with bollards that retract, allowing fire engines access in and out of the subdivision. *After the meeting, I asked Ryan Kump, Sandy's City Engineer, about this and he told me that Sandy City does not allow public streets to be gated.*
- * There were some who felt that the area needs more police presence, especially as it relates to traffic. One man said that people drive too fast on 1000 East and there are not enough police patrolling it.
- * Traffic on 7800 South is very dangerous with drivers appearing to travel at 50-60 mph. Neighbors would like to see the police clock drivers coming down the hill. They feel that any additional vehicles from new development will have a negative impact on an already overused street.
- * One neighbor suggested the possibility of using traffic circles on 7800 South for better traffic control, reduced speeds and safety. Mr. Olsen said that the City's transportation engineer would have to look at it.
- * Neighbors would like to see a median on 7800 South so that drivers can use it as a turning lane. They do not want parking on 7800 South. Right now, making left turns onto 7800 South in this area is difficult and dangerous. A man who is on the Midvale Planning Commission wanted to know the long-term plans for 7800 South and the best scenario they can hope for as neighbors. *After this meeting I spoke with Ryan Kump about 7800 South. He informed me that Sandy City owns the section of 7800 South where this subdivision is being proposed. If the zoning change request is approved by the City Council, the applicant will be required by the City to widen 7800 South in this area, putting in a center lane; and curb, gutter and sidewalks. He said Midvale owns the part of 7800 South just east of this area; they have the width to put in a median on their portion of 7800 South, but haven't striped it yet because the Sandy portion of the road is narrower. After the applicant has widened 7800 South, then Midvale will most likely stripe their portion of the road.*
- * A man suggested that having curb and gutters, with side walks along 7800 South would be safer for students walking to schools in the area. See bullet point above.
- * A neighbor felt that the area is over saturated with multi-family dwellings, and now another one is being proposed.

The meeting adjourned at approximately 7:30 p.m. Please contact me via email or by phone if you have any questions.

Sincerely,

Marsha Millet
Senior Advisor to the Mayor
[801-568-7114](tel:801-568-7114)

High Point Community Neighborhood Meeting

April 4th, 2017

6:30 P.M.

Sandy City Hall, East Conference Room #350
10000 So. Centennial Parkway

My name is Brad Reynolds. I am applying to rezone the property located at 789 East 7800 South in Sandy, Utah from the current R-1-20A to RM/PUD. The zone change will allow for the construction of townhomes on the property.

The meeting is being held to show the proposed development plans, answer questions, receive community input and respond to any concerns, prior to my application being considered by the Planning Commission.

Contact Information

Brad Reynolds (Applicant): Call me at 801-281-2200 with questions about the project.

Marsha Millet (Community Coordinator): Call at 801-568-7114 for questions about the meeting.

Andrew King (Sandy City Senior Planner): Call at 801-568-7262 for questions regarding the application process and city code requirements.

NEIGHBORS ARE STRONGLY ENCOURAGED TO ATTEND

High Point Community
Neighborhood Meeting

APRIL 4, 2017

<u>Name</u>	<u>Address</u>	<u>Phone</u>
Marsha Millet	Sandy City	801-568-7114
Cindy & Craig Hinton	825 E 7800 S 84047	801-243-9775
Robert & Suzanne Bunting	7550 S. 1000 E. Midvale	801-255-1588
Marsha Martin	898 Casa Negrete	801 566-1992
Shila Venekogonec	7638 Casa Verde ^{Midvale}	801-566-7779
Peter & Cathy Palmer	865 E 7800 S.	801-502-8298
Brian Barton	7868 S 860 E	801-854-3671
Scott & Lori Bunnell	7783 Connor Ridge Cove	801-564-7934
Paul & Nancy Reynolds	953 Casa Roja St. 84047	801-255-8417
-Evan Hanson	evanhansonb@gmail.com 945 E Connor Ridge Cove	801-718-4603
Pat McGregor	pgailmcgregore@gmail 779 E Lyndy Dr.	801 255 0090
Martin McGregor	779 E Lyndy Dr.	801 255 0090
Roger ROBINSON	7780 So. 1000 E.	801-255-5936
BRIAN GOODFELLOW	7679 CHAD ST	801-870-3013
Viktorija PETERSEN	7819 Spruce Tree Lane	801 706 0353
Dan Petersen	7819 Spruce Tree Lane	801 870 2980
John Yates	813 Lyndy Dr	801-255-4947

pdwarnick@gmail.com

Field Trip

THOSE PRESENT: Nancy Day, Scott Sabey, Joe Baker, Jared Clayton, Ron Mortimer, Monica Collard, Lisa Hartman, Alternate Members; Doug Haymore, Alternate Members; Mike Coulam, Community Development Director; Jared Gerber, Planning Director; Darien Alcorn, City Attorney; Mike Gladbach, City Engineer; Mike Wilcox, Long Range Planning Manager

THOSE EXCUSED: Cheri Burdick, Raima Fleming, Maren Barker

Executive Session

Discussion led by Mike Wilcox regarding The Cairns Master Plan Update Preview.

Regular Session

THOSE PRESENT: Nancy Day, Scott Sabey, Joe Baker, Jared Clayton, Ron Mortimer, Monica Collard, Lisa Hartman, Alternate Members; Doug Haymore, Alternate Members; Mike Coulam, Community Development Director; Jared Gerber, Planning Director; Darien Alcorn, City Attorney; Mike Gladbach, City Engineer; Mike Wilcox, Long Range Planning Manager, Maren Barker, City Council Representative; Raima Fleming, Planning Secretary

THOSE EXCUSED: Cheri Burdick

- | | | |
|-----------|--|--------------------------|
| 1. | 789 Townhomes Rezone [R-1-20A to PUD(18)] | ZONE-10-16-5149 |
| | <u>789 EAST 7800 SOUTH [HIGH POINT, COMMUNITY #6]</u> | <u>3.68 ACRES</u> |

Mr. David George with A Better Quality Home, LC. He is requesting to rezone approximately 3.68 acres from the R-1-20A "Single Family Residential District" to the PUD(18) "Planned Unit Development". The subject property is located at 789 East 7800 South. The resulting application of zoning would allow for a PUD subdivision proposal of the property creating approximately 60 housing units.

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property from the R-1-20A to PUD(18) 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.

David George, 12434 S. Minuteman Dr., Draper, stated he has been working with staff on the proposed project to ensure he meets all the planning principals of the City's General Plan.

Chairman Jared Clayton opened this item to public comment.

Jill Christensen, 7699 S. Cassie Circle, Midvale, stated she has traffic concerns. She's concerned about how narrow 7800 South is.

Commissioner Scott Sabey addressed her concern, stating the city has a plan to widen 7800 South. Part of what inhibits doing it now is the acquisition of the necessary land along the street.

Commissioner Monica Collard asked if widening the street would be easier to approve if the development is in place.

Commissioner Scott Sabey replied, yes.

Cindy Hinton, 825 E. 7800 S., Midvale, questioned if PUD(18) zoning allow apartments. She wanted to know if there's a zoning that would reduce the amount of occupancy.

Chairman Jared Clayton replied, a PUD can be any number of units per acre.

Brian Goodfellow, 7679 Chad Street, Midvale, asked about the elevations and height of the townhomes.

Commissioner Scott Sabey replied, under the process, the developer would first come in for zoning. The request is for a certain density. There is a code in place for the height limitations, but won't be addressed until there's a plan to review.

Sally Doborus, 7834 Ponderosa Way, Midvale, asked what's wrong with leaving empty lots around town. She stated, open land is nice.

Dean Falsing, 7748 Devin Place, Midvale, stated his backyard faces this project. He would prefer to see low density in the area. He's also concerned about the lack of police presence.

Tom Golbrum, 7834 Ponderosa Way, Midvale, asked, why is all the land being developed in the area. He's also concerned about the population density.

Steve Van Maren, 11039 Lexington Circle, Sandy, stated he has a problem with staff recommendation. The PUD (18) is too dense. He believes the max density that should be considered is PUD (10).

Amanda Stephens, 979 E. Casa Roja St., asked if there will be other road improvements in the future.

Chairman Jared Clayton stated he's not aware of it.

Commissioner Scott Sabey explained the process of street design.

Don Schoenbeck, 7820 Spruce Tree Lane, Sandy, stated he's astounded at the traffic build up. He also stated he was under the impression that this development couldn't proceed until the road was widened.

Chairman Jared Clayton stated as part of the development, one of the requirements is dedicating the land and improving it, to include the road widening.

Don Schoenbeck stated this project will be an inconvenience and dangerous for the people who live near there.

Scott Bonell, 7783 Conner Ridge Cove, Midvale, stated he would like to have single family zoning only. He questioned the revenue gain for Sandy City, asking, how much does the city gain in revenue for building multi-family housing in comparison to single family housing.

Chairman Jared Clayton commented not to his knowledge. He stated he's been involved with this process for 4 years and not once has he heard the city or city officials talk about an economic increase in any situation.

Gerlyne Quick, 785 E. Lindy Drive, Midvale, stated it is a nightmare driving on Lindy Drive. She worried about the neighborhood streets. She stated she wished the road could be widened but, there's not enough space to do so.

Chairman Jared Clayton replied, the road would be widened, the plan is to add a turn lane.

Gerlyne Quick asked what happens if the city can't acquire property to add a turning lane.

Commissioner Scott Sabey stated it can happen by eminent domain.

Evan Hansen, 943 Connor Ridge Cove, Midvale, stated he's concerned about the density of this project. He strongly recommends no more than a PUD (10).

Dan Peterson, 7819 S. Spruce St., Sandy, stated the townhomes should be owner occupied. That helps keep the area safe.

David Christensen, 7699 S. Cassie Circle, Midvale, concerned about the crime in the area. Also, adding more people will cause more traffic and accidents.

John Yates 813 Lindy Dr., Midvale, stated he's concerned about the safety of the area. He also stated, with the townhomes coming in, the area will be even worse.

Chairman Jared Clayton closed this item to public comment.

David George, Developer, stated this will be a desirable area. The development will include sidewalks. He stated he spoke to staff about the traffic patterns and believes it's important for the city to connect the road to Casa Roja Street. He stated with commercial, the church, and the multifamily all in the same area as the proposed project, the PUD (18) is appropriate.

Commissioner Lisa Hartman questioned the PUD (10) that's across the street from the proposed property. She stated the plan is tiny and the structure seem so close together.

David George, stated the development will have 40% open space which is similar to property adjacent. Also, he stated the plan is for the garage to be in the rear of the homes, allowing rear entry which would allow more units and to use the space more efficiently.

Commissioner Monica Collard stated she's probably the only Commissioner that's affected by this project because it's near her home. She also questioned the traffic volume on 7800 South per day.

Mike Gladbach, City Engineer, stated traffic volume on 7800 South is 10,000– 11,000 vehicle per day. He also stated there's two pieces to this road that's are of concern to him. One concern was getting a turn lane in the middle, which is very important, especially with all the front facing homes. This would allow for drivers to make a safe left turn. The second concern is the intersection. It's in really bad shape. He's hoping to get a concept plan together to prioritize it for funding.

Commissioner Monica Collard asked for the traffic count for the proposed 60 units.

Mike Gladbach, stated it would be an additional 420 trips on that road, on top of the 10,000 – 11,000.

Commissioner Scott Sabey stated the density it too high. It doesn't match the character of the neighborhood. He also stated he couldn't support a PUD (18) nor PUD (10). He stated he would recommend a PUD (8).

Commissioner Nancy Day asked what is the acreage for the property adjacent to the proposed project.

Mike Wilcox respond he's not sure.

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

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.

Attachments: [ord#17-02.docx](#)
[ord#17-02-redline.docx](#)
[Resolution 88-76C.pdf](#)
[Ord 84-53.pdf](#)
[Ord 84-62.pdf](#)
[Ord #93-9.pdf](#)
[Ord #94-10.pdf](#)
[Ord #94-27.pdf](#)
[Ord #98-44.pdf](#)
[Ord #00-48.pdf](#)
[Ord #06-10.pdf](#)

Item adopted.

10. [17-017](#) City Council Office recommending the City Council adopt a letter of support for Senate Bill 97.

Attachments: [Draft Letter of Support for Senate Bill 97](#)
[Senate Bill 97 \(as introduced\)](#)

Item adopted.

11. [17-018](#) Approval of Resolution 17-04 C extending terms for Council Appointments to various Citizen Committees and Boards.

Attachments: [Resolution 17-04 C.pdf](#)

Item adopted.

7:05 Public Hearing(s)

12. [ZONE-10-16-5149](#) Mr. David George with A Better Quality Home, LC, is requesting the City Council to approve a rezone approximately 3.68 acres from the R-1-20A "Single Family Residential District" to the PUD(18) "Planned Unit Development" for the subject property, located at 789 East 7800 South, known as the 789 Townhomes Rezone - ZONE-10-16-5149. (Public Hearing continued from 1/17/17)

Attachments: [Council Request.pdf](#)
[17-05.docx](#)
[EXHIBIT A.doc](#)
[PC12-01-2016 - Draft.pdf](#)
[Staff Report - 789 Towns.pdf](#)
[Sandy 7800 South Townhomes TIS.pdf](#)

Mike Wilcox presented a brief summary on behalf of staff regarding the 789 Townhomes rezone.

Applicant David George presented pictures of what their proposed development could look like. Traffic and density were two important issues that were addressed. Mr. George presented some background information on the proposed development to the Council.

Public Hearing was opened by Chairman Smith.

- a. John Yates, 813 Lyndy Drive, Midvale Utah, expressed concerns with the proposed high density project, traffic outlet through his subdivision, increased crime, and safety concerns to residents living in the area.
- b. Ron Naccarato, 920 East 7800 South, expressed concern with increased traffic and crime in the area. He would like some control on speeding vehicles along 7800 south.
- c. Craig Hinton, 825 East 7800 South, property owner to the east of the proposed development, asked if he would lose his agriculture zoning on his property if this property is rezoned. He expressed concern with the high density of a PUD 18 zone, accessibility and increased traffic on 7800 South.
- d. Roger Robinson, 7780 South 1000 East, Midvale Utah, expressed concern with traffic on 7800 south and 10th east. He asked the Council if they would want this development in their neighborhood. He expressed appreciation for the service of the Sandy Police Department.
- e. Peter Warnick, 865 East 7800 South, Midvale Utah, has seen a lot of growth in this area, and with the growth an increase in crime. He was concerned with traffic congestion that already exists on the corner of 700 East and 7800 South, and added traffic from this proposed development.
- f. Scott Bunnell, 7783 Conner Ridge Cove, was offended with the lack of information on this development from staff. There will be no room for snowplows, and no parking functionality. This proposal does not fit the neighborhood which is already infiltrated with dense populated properties.
- g. Pat Mcgregor 779 East Lyndy Drive, Midvale Utah, expressed concerns over the proposed development, and that it is not in harmony with the nature of the existing neighborhoods in the area.
- h. Kurt Stevens, 979 East Casa Rogan Street, Midvale Utah, felt the proposed PUD 18 properties were nice but small. It is important to have people who are committed to the community and will stay and grow roots. He expressed opposition to the proposed development.
- i. Don Schoenbeck, 7820 Spruce Tree Lane, expressed concern with the high density of the proposed project.
- j. Kent Godfrey, 7634 South 835 east, Midvale Utah, expressed concerns with increased traffic, speeding and accidents on 7th east and 7800 south.
- k. Cindy Hinton, 825 East 7800 South, was opposed to a PUD 18 zone and the high density.
- l. Susan Hardman, 870 east 7800 south, expressed concerns for the safety of children since there are four schools in the area.

m. Evan Hanson, 943 Connor Ridge Cove, did not believe the proposed development matched the character of the neighborhood. He felt single family homes would be more appropriate.

n. Tom Meyers, 7836 south Ponderosa Way, also expressed concerns with traffic and density.

o. Dean Fahlsing, 7748 Devin Place, felt high density would attract crime and affect surrounding property values.

p. Scott Miller, 7667 south Casa Verde, also expressed concerns with the lack of infrastructure to accommodate increased traffic and population.

q. Michael Gousley, 948 Conner Ridge Cove, Midvale Utah, expressed concerns with traffic and congestion.

As there were no further comments, the Public Hearing was closed.

David George, Applicant, was invited to clarify comments made during citizen comments.

Jeremy Surro, Hales Engineering, reported on a traffic study that was conducted on the proposed project. He reviewed traffic counts.

Council discussion, questions, and comments followed.

A motion was made by Maren Barker, seconded by Linda Martinez Saville, to deny the proposed rezone consisting of approximately 3.68 acres from the R-1-20A "Single Family Residential District" to the PUD (18) "Planned Unit Development" called the 789 Townhomes Rezone, located at approximately 789 East 7800 South The motion carried by the following vote:

Yes: 6 - Scott Cowdell
Maren Barker
Kristin Coleman-Nicholl
Steve Fairbanks
Linda Martinez Saville
Stephen P. Smith

No: 1 - Chris McCandless

A motion was made by Councilwoman Kris Coleman-Nicholl, seconded by Linda Martinez Saville to take a 5 minutes recess.... All in Favor

Meeting went into Recess

Meeting Reconvened

13. [17-009](#)

Finance Department recommending the City Council adopt Resolution #17-05C increasing appropriations and transferring funds between capital projects. Added 10/31/17 per UCA 52-4-202, Resolution 17-07C appropriating funds in response to the fire at the City Public Works Facility