

Chairman Jared Clayton closed this item to public comment.

Scott Sabey recused himself from this item.

Commissioner Cheri Burdick commented that she believes the buyer sees what they are purchasing and it is up to them if they choose to put it in a disclosure and have it recorded.

Commissioner Joe Baker commented that he believes the mixed use seems appropriate for that area. The other issues will have a date in the future to be discussed.

Commissioner Joe Baker moved that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property, located at 668 & 660 East Locust Street, from the BC and the R-1-7.5(HS) to the MU “Mixed Use District” based on the three findings in the staff report.

Cheri Burdick seconded the motion. The vote was as follows: Joe Baker, yes; Cheri Burdick, yes; Ron Mortimer, yes; Jared Clayton, yes. The vote was unanimous in favor.

**6. Thornblad Rezone, R-1-8 to R-2-8
294 East 9400 South [Community #5] ZONE-8-16-5120**

Mr. Steve Williams and Mr. Kurt Michelsen, with SAW Enterprises, requested to rezone approximately 0.97 acres from the R-1-8 “Single-Family Residential District” to the R-2-8 “Two-Family Residential District”. The subject property is located at 294 East 9400 South. The resulting application of zoning would allow for a proposed twin home development of 4 lots and 8 units on the subject property. Mr. Steve Williams and Mr. Kurt Michelsen have prepared a letter requesting the zone change.

While bordered by single-family homes on 3 sides, this property is isolated from the surrounding subdivisions. It’s also fronting a major collector road in 9400 South. This type of situation lends itself for the property to be rezoned to something different than the properties around it. Attached single-family housing can be a good land use in these situations.

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property, located at 294 East 9400 South, from the R-1-8 “Single-Family Residential District” to the R-2-8 “Two-Family Residential District” based on the following findings:

1. That the proposed rezoning is consistent with the Sandy City General Plan.

Planning Commission Minutes
September 15, 2016
Page 12

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.

Steve Williams, with SAW Enterprises, 4373 Briarwood Lane, Lehi, stated that they have been working on what they can do with this property for the past 2 years. Initially they wanted to have it be very dense. They now would like a road down the center with 2 homes on each side.

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Victoria (inaudible), 9420 South 300 East, Sandy, confirmed that the property was originally a fire hazard. She stated that her concern is privacy and does not want anyone facing them with their windows. She believes that trees would be beneficial. She also commented a fence would be beneficial.

Kenny Cloath, 9434 South 300 East, Sandy, stated that he hopes that they finish cutting down those big trees on that lot. He would like to see the trees match the project.

Judy Allen, 9406 South 300 East, Sandy, commented that they have been to a meeting with the applicant before and she thought that she was told that the driveway would come in the west side of the property and it now looks like it's coming in the middle. She stated that she is concerned about the stop light as well. She stated that she is older and wiser, not smarter. She understands that a public meeting is just for the City to let the public know what they are doing. She appreciates the applicants.

Chairman Jared Clayton closed this item to public comment. He explained that tonight's discussion is only for a rezone.

Commissioner Scott Sabey commented that the Planning Commission members are all volunteers and he would not waste his time if all it was to do was to let the public talk and then ignore them. He

Curt Mickelson, 11492 South 3420 West, South Jordan, stated that their intentions are to put up a fence for more privacy. He also commented on the trees.

Chairman Jared Clayton opened this item to public comment.

Commissioner Joe Baker commented that he is in favor of the rezone and hopes something can be put in place that will enhance the whole neighborhood.

Commissioner Joe Baker recommended that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property, located at 294 East 9400 South, from the R-1-8 “Single-Family Residential District” to the R-2-8 “Two-Family Residential District” based on the two findings outlined in the staff report.

Scott Sabey seconded the motion. The vote was as follows: Joe Baker, yes; Scott Sabey, yes; Cheri Burdick, yes; Ron Mortimer, yes; Jared Clayton, yes. The vote was unanimous in favor.

7. Approval of Minutes – August 4, 2016

Ron Mortimer moved that the Planning Commission approve the minutes of the August 4, 2016 meeting.

Joe Baker seconded the motion. The vote was all in favor.

8. There was no City Council report given.

11. Mile Coulam gave the Director’s Report.

The meeting adjourned at 7:42 p.m.

The content of these minutes is not intended nor are they submitted as a verbatim transcript of the meeting. These minutes are a brief overview of what occurred at the meeting.

Respectfully submitted: _____
Amy Thomas, Minutes Secretary