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Subject: Fratelli Rezone: Possible Solution

Council Members,

As you examine this complex issue, the following may be one possible approach to reach a decision that is in the best interest of Sandy City, the local community and the parties involved.

We know that a rezone to commercial may have the unintended consequences of permitting any commercial use. If Fratelli's concept will not physically work, what then?

Without "Development Agreement" authority a hybrid approach may be in order. To ensure you get what you're buying requires Fratelli to provide you with evidence that all the critical elements exist for their concept to actually work.

This may include what some may consider site plan aspects, but they are not. We are not considering building height or design. The following are some of the critical elements that need to be in place for the restaurant concept to physically work:

- Can Fratelli use Magna's road for delivery and garbage pick-up?
- Can they purchase property from Magna to cut their own access road off Sego Lily.
- If they cut their own access road, will that be approved by the traffic engineer?
- Will their own access road require the building to be moved toward the east and closer to homes?
- If the building moves, what does that do the parking availability?
- If parking is reduced, what does that do to maximum occupancy?
- If occupancy is reduced, what impact does that have on revenue generation?

If these cannot be ascertained, the issue to rezone should be tabled until the above issues are resolved.

Regards,
Paul Godot