

**4. Kuwahara Rezone [R-1-7.5 (HS) to CN(HSN)]  
8565 S. & 8575 S. State Street [Historic Sandy, Community #4] ZONE-10-16-5148**

Mr. Alex Kuwahara requested to rezone approximately 0.83 acres from the R-1-7.5(HS) “Single-Family Residential District – Historic Sandy” to the CN(HSN) “Neighborhood Commercial – Historic Sandy Neighborhood District”. The subject property is located at 8565 S. & 8575 S. State Street. The resulting application of zoning would allow for the expansion the Kuwahara Wholesale Nursery on the subject property. Mr. Kuwahara has prepared a letter requesting the zone change.

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property, located at 8565 S. & 8575 S. State Street, from the R-1-7.5(HS) “Single-Family Residential District – Historic Sandy” to the CN(HSN) “Neighborhood Commercial – Historic Sandy Neighborhood District” based on the following findings:

1. That the proposed rezoning is consistent with the Sandy City General Plan.
2. The proposed rezoning is in compliance with the goals and policies of the Historic Sandy Neighborhood Plan.
3. 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.

Alex Kuwahara, 8565 South State Street, Sandy, applicant, stated that he has read the staff report and does not have any questions. He explained that he is expanding and needs to go commercial.

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

**Monica Collard moved that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property, located at 8565 S. & 8575 S. State Street, from the R-1-7.5(HS) “Single-Family Residential District – Historic Sandy” to the CN(HSN) “Neighborhood Commercial – Historic Sandy Neighborhood District” based on the three findings outlined in the staff report.**

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