

Tom Dolan  
Mayor

Byron Jorgenson  
Chief Administrative Officer

Michael G. Coulam  
Director

## MEMORANDUM

October 26, 2016

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**To:** City Council via Planning Commission  
**From:** Community Development Department  
**Subject:** **Kuwahara Rezone [R-1-7.5(HS) to CN(HSN)]** ZONE-10-16-5148  
 8565 S. & 8575 S. State Street 0.83 Acres  
 [Historic Sandy, Community #4]

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

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### REQUEST

Mr. Alex Kuwahara is requesting 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 (see attached).

### NOTICE

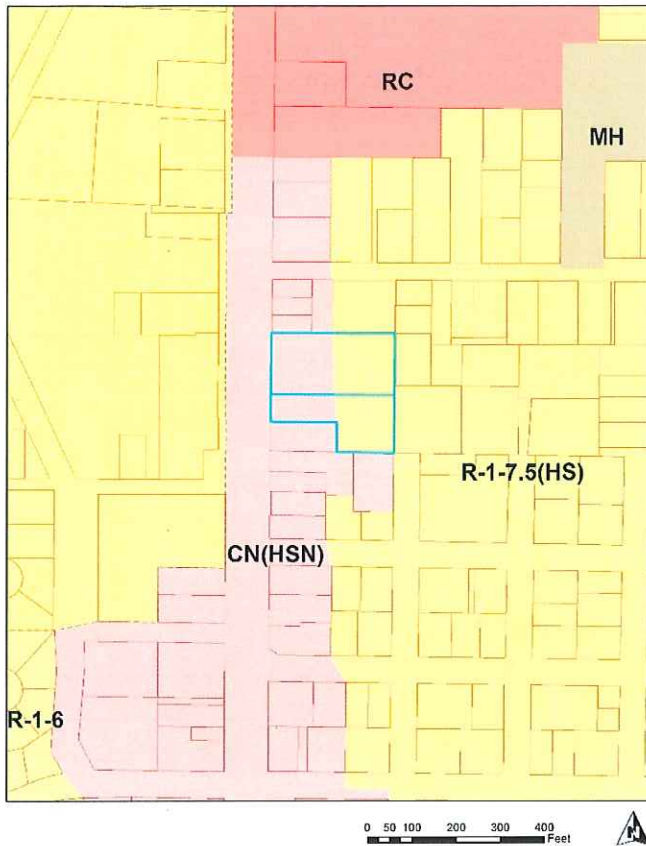
Notices were mailed to property owners within a 300 foot radius of the subject parcel as per Sandy City Land Development Code requirements. Additionally, the applicant held a Community Meeting on September 27, 2016. A full report of the comments and issues voiced at the meeting is attached to this staff report. This meeting was for both the rezoning request as well as the proposed expansion of the nursery business.

### BACKGROUND

The subject property is bordered on the west by State Street, to the north and west by single-family residential (R-1-7.5 HS) and to the north and south by commercial zoned properties and some existing commercial uses (CN(HSN)) (see zoning map).

### ANALYSIS

This area is part of the Historic Sandy Neighborhood and the adopted Master Plan describes the intent of future land uses in this area. The intent for this State Street corridor was to



encourage business development along State Street, but prevent the creep of the commercial zone into the established neighborhoods.

In light of this, staff typically would not support the expansion of commercial zoning in this corridor. However, in this particular situation it is appropriate. The subject properties are split by two zones currently. The back halves of these lots are currently zoned residential (R-1-7.5(HS)). These areas only access is from State Street. They have no relationship to the existing neighborhoods to the east, nor any connection to them. In order for these properties to develop residentially, it would require redevelopment of some of the existing adjacent homes. That scenario is not likely to occur.

Staff has determined that the requested change is in compliance with the City's General Plan and the Historic Sandy Neighborhood Plan. It is important to remember that this plan was written based on the input and review of a steering committee that included members of the Historic Sandy Neighborhood. By allowing this rezoning, it will allow for a local business to stay in Historic Sandy and expand their operations. 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 may fulfill the overall objective of the General Plan:

***GOAL: 1.0 PROVIDE ADEQUATE AND ACCESSIBLE COMMERCIAL SERVICE, TO MAXIMIZE THE COMPATIBILITY OF COMMERCIAL AND RESIDENTIAL USES, AND TO INCREASE THE EMPLOYMENT OPPORTUNITIES WITHIN SANDY CITY.***

*1.1 Allow neighborhood-oriented shopping within the various communities of Sandy in locations of greatest accessibility and least impact on residential neighborhoods*

The characteristics of the Historic Sandy Neighborhood are important to the City and the development of local business is part of the heritage and character of the area. This will provide options for locally grown produce to be sold to residents of the neighborhood and greater area. This action would not create an undue impact on the existing neighborhoods and the investments made as a result of this action would help invigorate further investment by surrounding commercial property owners in this commercial corridor.

**STAFF RECOMMENDATION**

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.

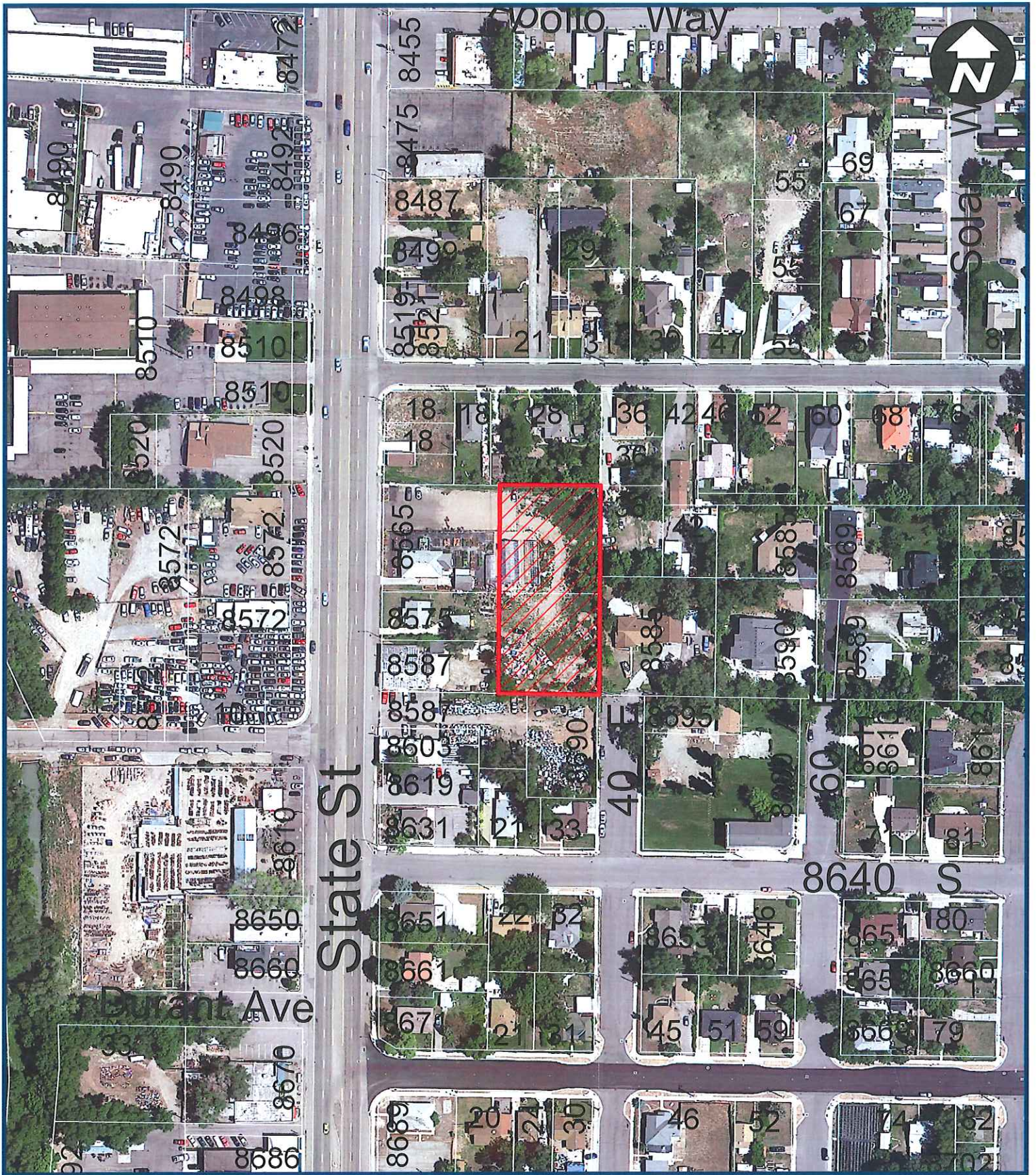
Planner:



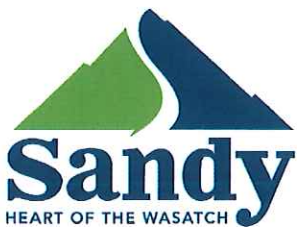
Mike Wilcox  
Long Range Planning Manager

Reviewed by:





**ZONE-10-16-5148 :: Kuwahara Rezone  
8565 S. & 8575 S. State St.**



PRODUCED BY JEFF SMITH  
THE COMMUNITY DEVELOPMENT DEPARTMENT

Dear Mike Coulam,

I Alex Kuwahara am requesting a zone change for the property of 8565 South State Street and the property of 8575 South State Street, in Sandy, Utah 84070 from residential to commercial property.

The reasons for this request

1. To be able to establish a farmers market on the property and sell local produce.
2. To be able to expand my greenhouse business by building a greenhouse on 8575 South State Street to grow vegetables, vegetable plants, and flowers.

Please consider this my formal request for a zone change.

Respectfully-

Alex J Kuwahara  
8565 South State Street,  
Sandy, UT 84070  
801-652-8138

A handwritten signature in black ink that reads "Alex Kuwahara". The signature is written in a cursive, flowing style.

**Michael Wilcox - Fwd: Re: 8565 S State Street Mtg Recap 9/27/16**

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**From:** Marsha Millet  
**To:** Wilcox, Michael  
**Date:** 10/4/2016 1:55 PM  
**Subject:** Fwd: Re: 8565 S State Street Mtg Recap 9/27/16

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>>> Marsha Millet 10/3/2016 12:08 PM >>>  
Brooke,

Thanks for sending this information on to me. I appreciate it.

Marsha

>>> Brooke <beb.christensen@gmail.com> 9/30/2016 8:05 PM >>>  
Marsha -

In regards to the requested zoning change at 8565 S State Street. A community meeting was held on Tuesday Sept 27, 2016 at 6:30 pm at Sandy City Hall.

The neighbors in attendance were in favor of this zoning change. They spoke highly of the business and owners and wanted to come and show their support. No one spoke against it.

Attendees (sign in sheet attached):

1. Brooke Christensen (Comm Coord Area 4)
2. Alex Kuwahara (Zoning change requester)
3. Sarah Morris
4. Brad Wall
5. Mick Kuretich

If you have any questions or need anything else please let me know.

Have a great day!  
Brooke Christensen  
[801.455.0800](tel:801.455.0800)

<u>Name</u>	<u>Address</u>
Alex Kuwahara	8565 S. State Street
Sarah Morris	12118 S. Pondridge Dr. Prairie
Brad Wall	36 E Pioneer
Mick Kurtsch	36 E Pioneer

Comments:

Brad: Mick - both neighbors think this is a great idea. They love having the businesses in the neighborhood