
Commissioner Lisa Hartman moved that the Planning Commission determine that the Preliminary Subdivision is complete for the Dorma Subdivision, located at approximately 294 East 9400 South, subject to the six conditions in the staff report.

Nancy Day seconded the motion. The vote was as follows: Lisa Hartman, yes; Nancy Day, yes; Ron Mortimer, yes; Doug Haymore, yes; Cyndi Sharkey, yes; Joe Baker, yes; Jared Clayton, yes; The vote was unanimous in favor.

**4. Moore Townhomes Rezone, R-1-20(A) to PUD(10)
789 East 7800 South [High Point, Community #6] ZONE-03-17-5220**

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.

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.

Mike Wilcox presented this item to the Planning Commission. He stated this came before the Planning Commission last fall and with City Council earlier this year. The applicant has revised the proposal with a less dense project. They are still proposing, with a concept plan, a townhome development on the property. We are here to discuss whether the zone is appropriate for this location. He also stated the property is adjacent to the Harmons Grocery Store to the west, an LDS Chapel to the north, as well as single family residential to the east.

Ken Olsen, A Better Quality Home, stated he was the representative for the developer at the Community Meeting. We had great conversation with the neighbors and feel really positive about the product and the density we are bring forward. As far as traffic, we had a traffic study before when we were at 18 to the acre. We have lowered that to 10 so we are in the 40% range lower. In the demographics we will have in this type of project, the traffic amount is on the low end of any type of development. It is comparable to a single family as far as the amount of traffic. He also stated at the Community Meeting we discussed with the Hinton’s (present at this

meeting) the proposal for the roof. They live on the east and with the design we are proposing to have which is the low profile roof, the townhomes would not be tall. We do not want to negatively affect the neighbors. The cost for the townhomes are in the range of \$300,000 - \$350,000 with an average of 2,400 square feet which fits the surrounding area.

Grant Lefgren, Keystone Construction, stated he is currently building a similar project in Riverton to what is being proposed. About parking, a traffic study has been conducted under the premise of 18 units to the acre. At peak volume, we were about 30 vehicles per hour. There have been some revisions from what was submitted in the packet. There will not be any parking on 7800 S. We made modifications to where all the units have two-car driveways to accommodate parking concerns. Even though we do have an alley loaded product, we felt if there is any way we can accommodate for the parking in the alley, which would be very beneficial on this project. We will be installing a fence on both the north and east of the property. The units on the north and east will have a privately fenced yard that would be maintained by the HOA.

Commissioner Cyndi Sharkey questioned the Community Meeting. She stated the community was told the townhomes would be two stories with a maximum height of 30 feet and there would be three to four townhomes per building. They have actually grown from four to seven rather than the three to four.

Grant Lefgren stated there have been some revisions that we have made with this product. We are trying to keep it at 10 units to the acre and trying to have an alley loaded product. We felt it would be more important for everyone to have sufficient parking than to have more buildings with the same number of units.

Commissioner Cyndi Sharkey stated the neighbors were also told the backyards would follow a standard 20-foot setback and the front yards would be 20 – 25 feet.

Grant Lefgren stated the front yards would be at the minimums but the back yards will be a bit over 22 – 25 feet.

Commissioner Cyndi Sharkey asked are there any parking stalls for visitors.

Grant Lefgren stated every unit would have a two-car garage with an additional two-car driveway.

Commissioner Jared Clayton stated we are too far along in the conversation. We should only be discussing rezoning.

Commissioner Cyndi Sharkey stated this pertains to the issue. It addresses the issue of the density, which is a problem we are looking to resolve.

Grant Lefgren stated feedback is helpful.

Commissioner Jared Clayton opened this item to the public.

Craig Henton, 825E. 7800 S., Sandy, stated the traffic on the corner of 7800 S. is horrible. He feels an R(8) zone would be better than an PUD(10).

Cyndi Henton, 825E. 7800 S., Sandy, stated her backyard faces the proposed property. She is very concerned about traffic. She thinks the density is too high.

Linda Scholl, 7829 S. Spruce Tree Ln, Sandy, stated she is concerned with the traffic. She asked if there were any plans to widen 7800 S. She also questioned the value of the townhomes.

John Gage, 813 Lyndy Drive, Sandy, is concerned about the traffic.

Commissioner Jared Clayton closed this item to public comment.

Commissioner Lisa Hartman stated the Planning Commission did not approve this proposal the last time. To her, it was less about the density and more about the roads being at failure rate. She asked what is the plan and when this plan will be implemented.

Ryan Kump stated to the resident's credit, there are traffic issues in this area. 700 E. is extremely busy during the peak hours and 7800 S. takes a hit because of this. UDOT runs their a.m. and p.m. flushes on 700 E. to move the north and south traffic because of the high volumes. That holds up the side streets, thus the failure levels of side streets coming out on 700 E. In addition to the signal itself, the signal sacrifices green time for east - west movement to maintain the high flow of capacity for the north - south movement on 700E. We are facing this issue citywide. This road (shown on the screen) is particularly problematic because of the unfinished frontage. Because the road narrows, with no sidewalk, curb, and gutter, we are unable to paint a three-lane section. We would have to bring the road down to two lanes. Anytime a car would have to turn left into any driveway, especially Harmons, there is not a turn lane to pull into. When a car turns left while traffic is backed from the other direction it locks everything. We are seeing this problem severely in this area. We really need a turn lane. That is what this project helps with. Whether it is an R-1-8- or a PUD (18), the requirement would be the same. The developers have to complete the frontage along their full property line and give the city the width we need so we can widen it out to three lanes by restriping. The city would need to finish the frontage through this (shown on the screen) one piece. That would be a huge relief to everyone and would greatly enhance traffic flow. Without the frontage road being completed, the city cannot work on the existing traffic problem.

Commissioner Lisa Hartman asked if the builder would be required to do this before any one inhabits the residence.

Ryan Kump stated before occupancy is given, the frontage would have to be improved.

Commissioner Nancy Day asked if the city would work with the developer in finishing their part when the city finishes theirs.

Ryan Kump stated this would be a city project and we would have to work with the private landowner.

Commissioner Nancy Day asked would the work be done simultaneously.

Ryan Kump stated he spoke to the Public Works Director, Mike Gladbach. He recognizes this issue and is committed to finding funds to put into this project, should development occur.

Commissioner Jared Clayton closed this item to public comment.

Commissioner Cyndi Sharkey stated she drove around the area. At 1:30 p.m. there was a steady stream of cars. 700 E. was not quite as bad as 7800 S. because of the traffic signals. She finds the builders argument to be compelling that this particular location is a good location for transitional houses. She finds that to be a good argument. She worries that approving a PUD (10) and 36 homes on 3.5 acres is at a tipping point of changing the character of this neighborhood. This would be very dense with the proposed development.

Commissioner Joe Baker stated Ryan's explanation of what needs to happen was very helpful. He also stated this development would improve the traffic pattern.

Commissioner Doug Haymore moved 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 two findings in the staff report, with an additional finding that reads as follows: That the development would aid in the traffic flow and would give the Planning Commission the maximum flexibility in dealing with the density.

Commissioner Joe Baker asked if the amendment is a condition or finding.

Commissioner Doug Haymore stated a finding.

Nancy Day seconded the motion. The vote was as follows: Doug Haymore, yes; Nancy Day, yes; Ron Mortimer, yes; Cyndi Sharkey, no; Lisa Hartman, yes; Joe Baker, yes; Jared Clayton, yes. The vote was six to one in favor of the motion.

5. REQUEST HAS BEEN MADE TO BE TABLED
300 East Townhomes Rezone, R-1-8 to RM(12)
350 East 9000 South [Historic Sandy, Community #4] ZONE-03-17-5225

Preston Naylor, with NFM Real Estate, submitted a request to rezone approximately 1 acre from the R-1-8 "Single-Family Residential District" to the RM(12) "Residential Multi-Family