

**Planning Commission Minutes  
July 21, 2016**

Field Trip

THOSE PRESENT: Joe Baker, Nancy Day, Scott Sabey, Jared Clayton, Ron Mortimer, Cheri Burdick, Members; Doug Haymore, Lisa Hartman, Alternate Members; Maren Barker, City Council; Mike Coulam, Development Director; Jared Gerber, Planning Director; Rob Wall, City Attorney; Darien Alcorn, Senior Attorney; Mike Gladbach, City Engineer; Ryan Kump, City Transportation Engineer; Andrew King, Senior Planner; Wade Sanner, Planner; Amy Thomas, Planning Secretary

THOSE EXCUSED: Monica Collard

Executive Session

There was no Executive Session prior to the Regular Session.

Regular Session

THOSE PRESENT: Joe Baker, Nancy Day, Scott Sabey, Jared Clayton, Ron Mortimer, Cheri Burdick, Members; Doug Haymore, Lisa Hartman, Alternate Members; Maren Barker, City Council; Mike Coulam, Development Director; Jared Gerber, Planning Director; Rob Wall, City Attorney; Darien Alcorn, Senior Attorney; Mike Gladbach, City Engineer; Ryan Kump, City Transportation Engineer; Andrew King, Senior Planner; Wade Sanner, Planner; Amy Thomas, Planning Secretary

THOSE EXCUSED: Monica Collard

**1. 94<sup>th</sup> South Townhomes Rezone, CC to MU  
9270 South 840 East [Quarry Bend, Community #7] **ZONE-06-16-005098****

Mr. Paul Willie, with Mountain States Property Management, requested to rezone approximately 5.68 acres from the CC "Community Commercial District" to the MU "Mixed Use District". The subject property is located at approximately 9270 South 840 East. The resulting application of zoning would allow for a proposed townhome development on the subject property.

Mr. Willie has prepared a letter requesting the zone change. The subject property is bordered by a vacant, undeveloped parcel to the north (zoned MU), a dedicated public road right-of-way (840 East) and single family homes to the east (zoned R-1-8), and commercial development to the east, south and west (zoned SD(C) and CC).

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property, located at 9270 South 840 East, from the CC

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“Community Commercial District” to the MU “Mixed Use District” based on the following findings:

1. That the proposed rezoning is consistent with the Sandy City General Plan.
2. That the proposed land use is consistent with the Sandy Corners Strategic 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.

Shawn Allebrando, 1463 Palms Drive, Kaysville, with Mountain States Property Management, representative for Paul Willie, stated that they are seeking a rezone for MU. They would like to develop a project there of 58 townhomes. They believe that the piece of land, because it is landlocked, is not ideal for a commercial development, but townhomes would be fitting and the piece just to the north is zoned MU and at some point that will be developed, possibly with the same type of development of townhomes. He stated that he has reviewed the report and does not have any questions.

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

Mike Wilcox explained the history of this property and stated that this property was rezoned MU as part of an overall mixed use masterplan, which was encouraged as part of this potential redevelopment of this area over time. He said that part of this area has redeveloped with the previously mentioned Cottages project as well as the D.I. It replaced the former big box users of Fred Meyer and Albertsons. As that property redeveloped, the site was moved leaving more property behind that is no longer suitable for commercial use.

**Nancy Day moved that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property which is located at 9270 South 840 East, from the CC “Community Commercial District” to the MU “Mixed Use District” based on the three findings in the staff report.**

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

*Chairman Jared Clayton recused himself from the next item and left the meeting.*

**2. The Prestige – Requesting final site plan approval for a 91-unit condo tower**

**10012 S. Centennial Parkway [Community 9 – South Towne] SPR-3-15-4214**

The applicant, Dan Simons of Simons Realtors, requested Final Site Plan approval for a 91 unit condominium building. The building is 13 stories tall and includes a rooftop common area for residents. The four ground floor units closest to Centennial Parkway will remain under the developer’s ownership to allow for the future conversion to commercial/retail space. All other units will be “for sale” units. The applicant has satisfied all requirements of the Sandy City Development Code, Staff requirements and the conditions of approval associated with the preliminary review.

The applicant is also requesting preliminary approval from the Planning Commission for the proposed architecture, landscape plans, density and Master Site Plan associated with this project as required in Chapter 15A-23 of the Development Code. The applicant met with the Architectural Review Committee on June 25, 2015.

The applicant has worked closely with Staff since their July 2015 approval to ensure that all requirements have been met. All departments have approved the site plan (civil, landscape, building elevations and floor plans), meaning all applicable provisions of Sandy City’s codes have been met and according to Staff all conditions have been satisfied. The Planning Commission needs to formally determine whether or not all conditions have been satisfied.

Staff recommends the Planning Commission approve the Final Site Plan for the Prestige and approve the Master Plan associated with this project located at 10012 South Centennial Parkway based on the following findings:

1. That all Sandy City codes and ordinances have been adhered to and that each City department has granted site plan approval.
2. That all conditions of the preliminary approval have been satisfied except for those that apply to the construction and operation of the buildings.
3. That the master plan is consistent with design objectives of the Cairns District Master Plan and that the master plan includes no fewer than four land uses which will be included once the project is entirely built out.
4. That no new impacts have been discovered through the review process and therefore no new conditions are needed for mitigation.
5. That all 17 conditions of the preliminary approval will permanently apply so that any potential future violation of them will be subject to additional review and potentially the revocation of granted approvals consistent with Sandy City’s standard procedures for these scenarios.