

Before the meeting, Andrew King passed out an email from a nearby property owner who was against the request.

Owen Gatham, 416 E. Laurel Drive, stated his concern is what is taking place in these small areas. He believes the number of units should be less than the proposed 10.

Chairman Ron Mortimer closed this item to public comment.

**Commissioner Doug Haymore moved the Planning Commission forward a positive recommendation to the City Council to rezone the subject property from the R-1-8 to RM(10) based on the two findings in the staff report.**

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

**3. Granite Hollow South Rezone, R-1-40A to R-1-12  
2543 East 10000 South [Little Cottonwood, Community #20] ZONE-04-17-5243**

Mr. Jeff Mansell requested to rezone approximately 2.57 acres from the R-1-40A “Single-Family Residential District” to the R-1-12 “Single-Family Residential District.” The subject property is located at approximately 2543 East 10000 South. The resulting application of zoning would allow for a subdivision proposal of the property creating a total six (6) lots, including a lot for the existing home. Mr. Mansell 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-1-40A “Single-Family Residential District” to the R-1-12 “Single-Family Residential District” 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.

Andrew King presented this item to the Planning Commission.

Commissioner Doug Haymore asked what the appropriate rezone would be to accommodate what the applicant is asking for.

Andrew King asked if the question is could the rezone require larger lots and still accommodate what is being proposed? If that is the question, he stated he does not think so. The biggest reason for that comes down to lot frontage. There is a lot of land, but because of roads, their expense,

and the layout of the lots, to go to a larger minimum lot size would mean larger lot frontage requirements.

Commissioner Doug Haymore confirmed the frontage would be the problem. He also stated his intent is to think why we can't have a rezone just for this project rather than have someone else come in later and have a very different site plan. He said he always looks at the maximum impact on the neighborhood with the requested zone. R-1-12 "Single-Family Residential District" zone seems to be too intense. He also stated his calculation shows this would give them an extra two lots.

Andrew King stated the developer might be able to speak to the actual sizes and the layout. Because of the where this is located and because of the requirement from the city that the road needs to ultimately connect to the north the design element would be restricted. If the subdivision was able to have a stub street in and have a hammerhead, there may be an opportunity to have additional lots with an R-1-12 zone. Because the road has to connect to the property to the north, it would be difficult to lay it out.

Commissioner Doug Haymore asked what the zoning is of Summit View, which is the property to the west.

Andrew King responded that they are R-1-10.

James Sorenson stated when looking at the layout of the proposed subdivision, the larger lots are to the west where they would be adjacent to other lots that already exist.

Commissioner Doug Haymore stated his primary concern is what if this development changes and the re-zone is already in place. It helps if the city would require a through street.

Commissioner Joe Baker asked about the street stubbing through and why is it not in the proposal.

Andrew King responded that we are only doing zoning at this time. There is a piece of property in the middle between the Granite Hollow Subdivision to the north. The road is stubbed in anticipation of going to the south. This proposed property is not part of the subdivision now. All this lot can do (shown on the screen) is add another stub on the south end so if and when that piece of property ever gets subdivided, the road would connect at that point.

Commissioner Joe Baker responded that there could be a hammerhead or some other kind of turnaround, rather than a stub street.

Commissioner Joe Baker asked if the piece of property in question is landlocked.

Andrew King stated it would not be landlocked as soon as it is subdivided because the roads would connect through. Their access currently comes off a graveled lane to the east.

Jeff Mansell, 2325 East Granite Pass Court, Sandy, stated while they are larger lots, it comes down to the frontage. He believes this is a reasonable rezone with what the surrounding areas are zoned.

Chairman Ron Mortimer opened this item to public comment and there were none.

**Commissioner Joe Baker moved the Planning Commission forward a positive recommendation to the City Council to rezone the subject property from the R-1-40A “Single-Family Residential District” to the R-1-12 “Single-Family Residential District” based on the two findings in the staff report.**

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

**4. Skiers View Subdivision - Preliminary Review**  
**2848 East Mt. Jordan Rd [Little Cottonwood, Community #20] SUB-3-17-5239**

Andrew King indicated to the Planning Commission that applicant called and asked to table the application to an uncertain date. The applicant is not sure if she would be able to proceed with the subdivision given the financial constraints associated with developing the property. Per ordinance, the application is good for one year. This application was submitted on March 28, 2017.

Chairman Ron Mortimer opened this item to public comment and there were none.

**Commissioner Doug Haymore moved the Planning Commission table this item.**

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

**5. The Cottages at Levine – Preliminary Review**  
**601 East 8400 South [Sandy Woods, Community #3] SUB-2-17-5203**

The applicant, Gary Cannon, is requesting preliminary subdivision approval for a 16 lot single family subdivision. Due to this subdivision, the existing home and accessory structures will be removed from the property. The applicant is also requesting the RCO (Residential Conservation Overlay) which would apply to all of the proposed lots.

**STAFF RECOMMENDATION**