

Field Trip

THOSE PRESENT: Nancy Day, Joe Baker, Jared Clayton, Monica Collard, Scott Sabey, Ron Mortimer, Lisa Hartman, Alternate Member; Doug Haymore, Alternate Member; Mike Coulam, Community Development Director; Jared Gerber, Planning Director; Mike Wilcox, Long Range Planning Manager; Darien Alcorn, City Attorney; Wade Sanner, Planner; Darien Alcorn, City Attorney

THOSE EXCUSED: Cheri Burdick, Ryan Kump, City Engineer; Maren Barker, City Council Representative; Raima Fleming, Planning Secretary

Executive Session

Discussion led by Wade Scanner and Steve Osborn regarding Small Cell (Wireless Communication Facilities) Ordinance.

Regular Session

THOSE PRESENT: Nancy Day, Joe Baker, Jared Clayton, Monica Collard, Scott Sabey, Ron Mortimer, Lisa Hartman, Alternate Member; Doug Haymore, Alternate Member; Mike Coulam, Community Development Director; Jared Gerber, Planning Director; Darien Alcorn, City Attorney; Ryan Kump, City Engineer; Mike Wilcox, Long Range Planning Manager; Wade Sanner, Planner; Darien Alcorn, City Attorney; Maren Barker, City Council Representative; Raima Fleming, Planning Secretary

THOSE EXCUSED: Cheri Burdick

1. **Grandkids Haven Rezone** ZONE-12-16-5169
Approximately 11417 S. Jolley Acres Circle [Community #25, The Bluff] 1 Acre

Mr. Donn Chytraus is requesting to rezone approximately 1 acre from the R-1-40A “Single Family Residential District” to the R-1-20A “Single Family Residential District”. The subject property is located at approximately 11417 S. Jolley Acres Circle. The resulting application of zoning would allow for a 2 lot subdivision of the subject parcel. The applicant would pursue a subdivision review once the rezoning process is complete. Mr. Chytraus 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 from the R-1-40A “Single Family Residential District” to the R-1-20A “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.

Mike Wilcox presented this item to the Planning Commission. He stated the intent for this rezoning is to have two (2) half acre lots on the property. This zoning is not out of character with the area. There is R-1-20A “Single Family Residential District” directly to the north and west of the property. He also stated by staff analysis, this request fits the general plan.

Donn Chytraus, 11417 S. Jolley Acres Circle, Sandy, stated he would like to build a single-family home in the back of the existing home on the subject property. He would like to enter it from 11400 South.

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

Commissioner Doug Haymore 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-1-20A “Single Family Residential District” based on the two findings in the staff report.

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

Scott Sabey was not present during this case.

**2. Levine Lane Rezone [R-1-8 to R-1-6] ZONE-12-16-5176
Approximately 601 East 8400 South [Community #3, Sandy Woods] 3 Acres**

Mr. Gary Cannon, with Cannon & Company, is requesting to rezone approximately 3 acres from the R-1-8 “Single Family Residential District” to the R-1-6 “Single Family Residential District”. The subject property is located at approximately 601 East 8400 South. The resulting application of zoning would allow for a future single family subdivision of the subject parcel. The applicant would pursue a subdivision review once the rezoning process is complete. Mr. Cannon 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 from the R-1-8 “Single Family Residential District” to the R-1-6 “Single Family Residential District” based on the following findings: