

Field Trip

THOSE PRESENT: Nancy Day, Scott Sabey, Joe Baker, Jared Clayton, Ron Mortimer, Lisa Hartman, Doug Haymore, Alternate Member; Mike Coulam, Community Development Director; Jared Gerber, Planning Director; Andrew King, Senior Planner; Wade Sanner, Planner; Raima Fleming, Planning Secretary

THOSE EXCUSED: Monica Collard, Mike Wilcox, Long Range Planning Manager; Darien Alcorn, City Attorney; Ryan Kump, City Engineer, Maren Barker, City Council Representative

Executive Session

No Executive Session

Regular Session

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

THOSE EXCUSED: Monica Collard

**1. Windcroft on Highland Rezone, CN to R-1-6
2111 East Oak Drive
[Lone Peak, Community #27]**

ZONE-01-17-5185

Mr. Richard Welch of Garbett Homes, is requesting to rezone approximately 1.82 acres from the CN “Neighborhood Commercial District” to the R-1-6 “Single Family Residential District”. The subject property is located at approximately 2111 East Oak Drive. The resulting application of zoning would allow for a proposed 7 lot single family subdivision (see attached concept plan). Mr. Welch 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, located at 2111 East Oak Drive, from the CN “Neighborhood Commercial District” to the R-1-6 “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.

Commissioner Scott Sabey stated some of what was just stated is irrelevant for tonight's purposes. We do not care about the proposed plans for the sight right now. This is only a rezone.

Mike Wilcox stated in most rezoning cases, the question of what is going on the subject property has come up.

Commissioner Scott Sabey stated we do not know that yet because we have not seen it.

Mike Wilcox stated a concept plan was provided.

Commissioner Scott Sabey stated the applicant is not bound by that concept for tonight's meeting. Therefore, we do not know what they are doing at this point.

Mike Wilcox stated what they would be able to do under the proposed zone is have single-family lots at 6,000 sq. ft minimum lot size.

Chairman Ron Mortimer asked if all the surrounding properties were within the HOA.

Mike Wilcox highlighted on the screen the property within the HOA.

Chairman Ron Mortimer asked is there an opportunity for the subject property to join HOA since it will be single-family lots.

Mike Wilcox stated that is certainly a possibility. The developer was not able to work out an agreement, but the homeowner and the HOA could come to terms with an agreement in the future.

Chairman Ron Mortimer asked is there anything that can preclude this from happening.

Mike Wilcox stated it would be a private agreement amongst the property owners.

Noel Ballstaedt, 8501 S. Taos Drive, Sandy, stated there were four neighborhood meetings. The neighbors were mostly concerned about snow stacking, drainage, building a wall to match the present wall, elevations, and joining the HOA.

Chairman Ron Mortimer opened this item to public comment.

Steve Van Maran, 11039 Lexington Circle, Sandy, stated the lot size is compatible with the neighborhood. He stated he is curious as to why no one developed commercial on this land. Steve also stated he is in favor of the zone change.

Commissioner Scott Sabey stated this area was zoned commercial based on the assumption that Highland Dr. would go thru and seeing that it is not, the owners of the land want to recoup their investment. This is the same issue as Highland Dr. and Pepperwood Dr.

Mike Coulam stated Sheffield (the current landowner of the subject property) owned all the surrounding property and developed most of the PUDS. He rezoned the proposed property to CN (Neighborhood Commercial District) zone and kept it vacant. He felt like this CN zone would fit better by being on a corner lot where he owned the other parcel that Garbett Homes previously requested rezoning. Sheffield attempted to rezone these parcels twice but had opposition in the neighborhood meetings.

Ryan Cartchner, 11820 S. Highland Dr, Sandy, stated Hidden Valley Country Club was interested in this property at one point in time, with plans to expand the golf course. He also stated he knew Mr. Sheffield was only interested in selling the proposed parcel with the parcel on Highland Dr. Though Hidden Valley was interested in the proposed property, they were not interested in the property on Highland Dr.

Chairman Ron Mortimer closed this item to public comment.

Commissioner Lisa Hartman moved the Planning Commission forward a positive recommendation to the City Council to rezone the subject property, located at 2111 East Oak Drive, from the CN “Neighborhood Commercial District” to the R-1-6 “Single Family Residential District” based on the two findings in the staff report.

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

2. The Field Subdivision – Amended
Subdividing Lot 3 of the Field Subdivision into 3-lots SUB-12-16-5178
638 East 8600 South *[Historic Sandy, Community #4]*

The applicant, Craig Fairbanks, is requesting preliminary subdivision approval for a three-lot single-family subdivision. This plat amendment will further subdivide Lot 3 of the original Field Subdivision. The applicant is not requesting any exceptions or overlays in association with this application. All provisions of the base zone will be adhered too through the review and approval process.

Staff recommends that the Planning Commission determine that the Preliminary Subdivision plan is **complete** for The Field Subdivision – Amended, located at 638 East 8600 South, subject