

**5. Victoria Woods Townhomes Rezone, BC & R-1-7.5 HS to MU  
668 & 660 East Locust St. [Historic Sandy, Community #4] ZONE-8-16-5110**

Mr. Armando Alvarez requested to rezone approximately 0.86 acres from the BC “Boulevard Commercial District” and the R-1-7.5(HS) “Single-Family Residential District – Historic Sandy” to the MU “Mixed Use District”. The subject property is located at 668 & 660 East Locust Street. The resulting application of zoning would allow for a proposed townhome development on the subject property. Mr. Alvarez has prepared a letter requesting the zone change.

The purpose of the Mixed Use zoning is to allow for a mix of specific land uses that are generally mutually exclusive, but could be complimentary if combined in such a way to promote self-sustaining “villages” and walkable neighborhoods. This proposal would add diversity to the housing units in the area and would help add to goal of a walkable village. This could further the redevelopment of the rest of this area identified in the plan to complete the implementation of this envisioned mixed use concept.

Staff recommendation:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property, located at 668 & 660 East Locust Street, from the BC “Boulevard Commercial District” and the R-1-7.5(HS) “Single-Family Residential District – Historic Sandy” 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. The proposed rezoning is in compliance with the future land use designation and the goals and policies of the Historic Sandy Neighborhood 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.

Armando Alvarez, 10295 Bedrock Lane, Sandy, applicant, stated that when they finished developing Victoria Woods, they had roughly half an acre remaining. They contacted the owner of 660 East Locust Street several months ago to see if he wanted to sell his back yard and keep their development going. When he went back to see that homeowner again, he had sold the home to some gentlemen who were planning on doing an Indian restaurant. They bought 660 East and 668 East. He explained that they looked for the best use for the site and believed it would be best as a townhome development. After several meetings, they have come up a 17 townhome project. He stated that at the meeting that they had with the Community Coordinator, they had two families who live on 630 East who were concerned about traffic. He also stated that he met with Mike Goldberg, the owner of the nursery, and had some concerns about lighting and the large

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fans in the greenhouses, because those things may be of concern to the residents. He briefly reviewed the townhome development.

Mike Wilcox commented that the corner is master planned under a mixed use development scheme. That was implemented first with the first phase of the Victoria Woods apartments. The second phase was initially proposed on the property that was sold to CVS and this would be an extension of that, which is in compliance with the Master Plan for the area and would provide a buffer as well, even if these properties do redevelop. It will likely be some type of commercial use along that frontage. There still could be a vertical mixed use component along there, but it would provide a step-down approach from the more intense development along 700 East and 9000 South.

Chairman Jared Clayton opened this item to public comment.

Michael Goldberg, 2029 Lincoln Circle, owns Marvin Gardens Nursery and the property and borders this on 2 sides, stated he has met with Armando and believes that he is nice, but he opposes the rezone because it is not a good fit for the residents. He stated that he has a location in Taylorsville where they have placed five houses close to his green house. The residents don't like the security lights, the noise from the heaters, and the fans. He also reported that they have been broken into. In his experience, the residents will be unhappy.

Doug Graves, 8845 South 630 East, Sandy, stated that the general consensus with the neighbors on that street is that they are okay with the development. His concern right away was that the residents have access from the apartments in the neighborhood as a shortcut. He stated that they didn't have a problem with what he was building, but wanted to stop the through traffic.

Jerry Jorgenson, 8842 South 630 East, Sandy, stated that he has lived there for 60 years and believes that this proposal will have all of the people come out onto Locust from the apartments.

Armando Alvarez commented that the Victoria Woods project is a 55 and over residential development and they have plenty of access to 9000 South and 700 East from their location. He stated that their average resident is a 68-year old widow. He believes this issue can be addressed by doing a traffic study. He believes that given today's technology, they can work with the lights.

Mr. Graves commented that if there are only going to 2 vehicles and the average resident is a 68-year old widow, then why are they going to have a through street.

Chairman Jared Clayton responded that the Fire Department needs a through street.

Mike Goldberg, stated that when the houses when in by their place in Taylorsville, they were given a disclosure and specifically told about the lights.

Chairman Jared Clayton closed this item to public comment.

Scott Sabey recused himself from this item.

Commissioner Cheri Burdick commented that she believes the buyer sees what they are purchasing and it is up to them if they choose to put it in a disclosure and have it recorded.

Commissioner Joe Baker commented that he believes the mixed use seems appropriate for that area. The other issues will have a date in the future to be discussed.

**Commissioner Joe Baker moved that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property, located at 668 & 660 East Locust Street, from the BC and the R-1-7.5(HS) to the MU “Mixed Use District” based on the three findings in the staff report.**

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

**6. Thornblad Rezone, R-1-8 to R-2-8 ZONE-8-16-5120  
294 East 9400 South [Community #5]**

Mr. Steve Williams and Mr. Kurt Michelsen, with SAW Enterprises, requested to rezone approximately 0.97 acres from the R-1-8 “Single-Family Residential District” to the R-2-8 “Two-Family Residential District”. The subject property is located at 294 East 9400 South. The resulting application of zoning would allow for a proposed twin home development of 4 lots and 8 units on the subject property. Mr. Steve Williams and Mr. Kurt Michelsen have prepared a letter requesting the zone change.

While bordered by single-family homes on 3 sides, this property is isolated from the surrounding subdivisions. It’s also fronting a major collector road in 9400 South. This type of situation lends itself for the property to be rezoned to something different than the properties around it. Attached single-family housing can be a good land use in these situations.

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property, located at 294 East 9400 South, from the R-1-8 “Single-Family Residential District” to the R-2-8 “Two-Family Residential District” based on the following findings:

1. That the proposed rezoning is consistent with the Sandy City General Plan.