

Field Trip

THOSE PRESENT: Nancy Day, Monica Collard, Jared Clayton, Lisa Hartman, Joe Baker, Scott Sabey, Ron Mortimer, Doug Haymore, Alternate Member Cyndi Sharkey, Alternate Member; James Sorensen, Community Development Director; Brian McCuiston, Planning Director; Jake Warner, Long Range Planner; Mitch Vance, Planner; Darien Alcorn, Senior City Attorney; Britney Ward, Traffic Engineer; Ryan Kump, City Engineer; Raima Fleming, Planning Secretary

THOSE EXCUSED:

Executive Session

Grading Discussion – Ryan Kump, City Engineer

Regular Session

THOSE PRESENT: Nancy Day, Monica Collard, Jared Clayton, Lisa Hartman, Joe Baker, Scott Sabey, Ron Mortimer, Doug Haymore, Alternate Member Cyndi Sharkey, Alternate Member; James Sorensen, Community Development Director; Brian McCuiston, Planning Director; Jake Warner, Long Range Planner; Mitch Vance, Planner; Darien Alcorn, Senior City Attorney; Britney Ward, Traffic Engineer; Ryan Kump, City Engineer; Raima Fleming, Planning Secretary

THOSE EXCUSED:

1. **North Pine Villas PUD – Final Review**
789 E. 7800 S. [High Point, Community #6] SUB-07-17-5282 SPEX-10-17-5312

The applicant, Grant Lefgren of Keystone Construction, is requesting approval for the revised architecture, site layout, and landscaping for the proposed townhome project. The Planning Commission reviewed this item several weeks ago during which the preliminary subdivision review was determined to be complete but that the applicant would need to return for Final Architecture and Landscape plan approval. Additionally, the applicant is requesting that the Planning Commission grant a Special Exception for the creation of lots without frontage onto a public street.

STAFF RECOMMENDATION

Staff has determined that previous concerns from Staff and the Planning Commission have been addressed by the applicant. Staff recommends that the Planning Commission approve the Final Architecture, Site Plan, Landscape Plan, and grant a Special Exception for the creation of lots without public frontage for the North Pine Villas PUD located at 789 East 7800 South, subject to the following conditions:

1. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.
2. That all City provisions, codes and ordinances are adhered to during the review, construction and operations process of this project.
3. That the improvement agreement between Sandy City and the applicant be approved and signed by both parties before final subdivision approval is given.
4. That a six (6) foot privacy fence be constructed around the subdivision perimeter adjacent to the church property to the north and the existing single family home to the east.
5. That the subdivision CC&R's include language that requires sufficient space to park two (2) vehicles in garages at all times.
6. That the subdivision CC&R's include language that limits parking on all surface stalls to residents and their guests and that stalls shall not be used for any long term (more than 5 consecutive days) parking of vehicles.
7. That the architecture for the townhomes be approved as shown in this report and that any significant change to materials or design be required to come back to the Planning Commission for approval.
8. That the setbacks for the subdivision be dictated as follows and that these setbacks be recorded as a note on the plat:
 - 10 feet to front porch, 13 feet to front porch for units along 7800 South
 - 15 feet to living area
 - 20 feet to garage
 - 5 feet in side yard between buildings
 - 15 feet in rear yard for lots on the north
 - 20 feet in rear yard for lots on the east
 - Minimum setback of 20 feet from west property line
9. That the private alley and road shall be maintained by the Home Owners Association for the subdivision.
10. That the Planning Commission determine that the pavilion, swings, sand volleyball court, sidewalks, and benches are sufficient amenities for the development.
11. That all public improvements be carried out in accordance with the requirements and approvals by the Sandy City Engineering Department through the Subdivision Review process. That street dedication be carried out in accordance with the requirements and approvals by the Sandy City Engineering Department, specifically:

- a. That the half-width of 7800 South be dedicated to Sandy City including a five (5) foot parkstrip and five (5) foot sidewalk be installed by the developer.
 - b. That Chad Street be dedicated a public right-of-way with 27 feet of asphalt, two and a half (2.5) feet of curb and gutter, eight (8) foot parkstrips, and five (5) foot sidewalks on either side of the street.
 - c. That the alley behind the rear-loaded units be developed as a private alleyway with a width of 24 feet.
 - d. That Pine Falls Lane be developed as a private lane and stubbed at the east boundary of the parcel with a width of 32 feet (curb to curb) with a six (6) foot adjacent walk on the south side.
12. That a cross-access easement be established and shown on the plat for the potential extension of Pine Falls Lane between this development and the adjacent parcel to the east should the adjacent parcel redevelop.

Mitch Vance introduced this item to the Planning Commission.

Grant Lefgren, 12924 Verona Creek Way, Riverton, Keystone Construction, Applicant, stated this project has 36 units. The majority of the units are front loading. A private road terminates to the property to the east for future development. As far as the landscaping, minor adjustments were made for line of site to ensure there are no trees or shrubs that would block the visual at the intersection. The swing set was expanded. Additional benches were added to the detention area and the volleyball court. The porches were moved forward. Vertical and horizontal separation was added to the interior unit. In the front loading product, the interior units were moved forward and the end units were moved back. The 8-plex was separated into two 4-plexes. Variation was added to the roof elevation.

Commissioner Monica Collard asked if the stub street is public or private.

Grant Lefgren replied it is private.

Commissioner Scott Sabey opened this item to public comment and there was none.

Commissioner Lisa Hartman complimented the applicant on the work that's been done.

Commissioner Nancy Day commented on the color around the windows.

Commissioner Monica Collard moved that the Planning Commission approve the Final Architecture, Site Plan, Landscape Plan, and grant a Special Exception for the creation of lots without public frontage for the North Pine Villas PUD located at 789 East 7800 South, subject to the twelve conditions outlined in the staff report, with an additional condition to read: 13. That the Planning Commission determines that the reduction from 40% to 39.3% common and private open space is acceptable based on the proposed Landscape and Architectural Design of the site.

Commissioner Joe Baker stated number 13 does not sound like a condition. He asked if it could be phrased as a condition to require it.

Commissioner Monica Collard moved that the Planning Commission approve the Final Architecture, Site Plan, Landscape Plan, and grant a Special Exception for the creation of lots without public frontage for the North Pine Villas PUD located at 789 East 7800 South, subject to the twelve conditions outlined in the staff report, with an additional condition to read: 13. That the Planning Commission determines that the reduction from 40% open space requirement cannot be less than 39.3% common and private open space is acceptable based on the proposed Landscape and Architectural Design of the site.

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

**2. Beuchert/Cushing Property – R-1-20A & R-1-10 to R-1-15A
11521 S. & 11529 S. 1700 E. [The Bluff, Community #25] ZONE-10-17-5308**

Brent Beuchert has submitted an application for a zone change of two parcels, approximately 1.19 acres, located at 11521 S. and 11529 S. 1700 E. from the R-1-20A and R-1-10 Zones, both “Single Family Residential Districts” to R-1-15A “Single Family Residential District.” The resulting zone change would allow, when combined with the parcel to the north (11481 S. 1700 E.), for a five-lot subdivision. The parcel at 11521 S. 1700 east is owned by Dave and Carol Cushing and the parcel at 11529 S. 1700 E. is owned by Beuchert Builders.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to approve a zone change of the subject property from R-1-20A and R-1-10 to R-1-15A based on the following findings:

1. That the proposed zone change is consistent with the zoning of the surrounding properties.
2. That the proposed change of zone will have no unmitigated negative impacts on the surrounding properties or the area as a whole.
3. That the proposed change of zone is consistent with the Sandy City General Plan.

Jake Warner introduced this item to the Planning Commission.

Commissioner Monica Collard asked if there is a business at this location.

Jake Warner stated the applicant should be able to answer that question.

Brent Beuchert, 1924 E. Ashley Masa Lane, Sandy, stated most of the trailers on his property are his personal trailers and boats. He is not running a business. He would like to clean his area up and turn it into a 4 lot subdivision. He said at it's current zoning, it is too small to have four lots. That is the reason for the zoning change.

Commissioner Scott Sabey asked about the RV's.

Brent Beuchert replied two of the RV's are his neighbors and everything else on the property is his.

Commissioner Monica Collard asked if it was important for the applicant to keep the (A) animal designation.

James Sorenson stated it help to keep the right if he's wanting to have animals.

Commissioner Scott Sabey opened this item to the public.

Ray Herman, 11454 S. 1700 E., Sandy, asked if the rezoning would allow for apartments.

James Sorenson replied this rezoning would allow for single family homes only.

Commissioner Scott Sabey closed this item to public comment.

Commissioner Scott Sabey stated he is very disappointed with the upkeep of this lot. The lot has not been maintained to the requirement of the city. It's not fenced or blocked accordingly. He also stated he will not vote to approve the rezone until the lot has been cleaned up.

Commissioner Joe Baker commented if the zoning is approved, the lot would be cleared.

Commissioner Scott Sabey replied we can not award the applicant economically to get rid of the trailers.

Commissioner Joe Baker stated the lots would be unbuildable until the trailers are removed.

Commissioner Monica Collard asked if the city has tried to enforce a clean up.

James Sorenson replied he does not know the history of this property but will look into it.

Commissioner Scott Sabey stated if this property was grandfathered in, it still has to be shielded properly.

James Sorenson stated the benefit of this property being rezoned is that it would have to be cleared.

Commissioner Nancy Day moved that the Planning Commission forward a positive recommendation to the City Council to approve a zone change of the property located at

located at 11521 S. and 11529 S. 1700 E. from R-1-20A and R-1-10 to R-1-15A based on the three findings in the staff report with an added condition: 4. That the applicant need to bring this location into compliance with Sandy City Code prior to construction.

Monica Collard seconded the motion. The vote was as follows: Nancy Day, yes; Monica Collard, yes; Jared Clayton, yes; Lisa Hartman, yes; Joe Baker, yes; Ron Mortimer, yes; Scott Sabey, no. The vote was six to one in favor of the motion.

3. Minutes

Commissioner Jared Clayton moved to approve the October 19, 2017 meeting minutes. Nancy Day seconded. The vote was unanimous in favor.

4. Sandy City Development Report

5. Planning Commission Attendance List

6. Director's Report

James Sorenson gave the directors report.

The meeting adjourned at 7:28 p.m.

The content of these minutes are not intended nor are they submitted as a verbatim transcript of the meeting. These minutes are a brief overview of what occurred at the meeting.

Respectfully submitted: _____
Raima Tobler- Fleming, Minutes Secretary