

Field Trip

THOSE PRESENT: Dave Bromley, Jamie Tsandes, Jared Clayton, Joe Baker, Ron Mortimer, Cyndi Sharkey, Cory Shupe, Alternate Member; Michael Christopherson, Alternate Member; James Sorensen, Community Development Director; Brian McCuistion, Planning Director; Wade Sanner, Planner; Jake Warner, Long Range Planning Manager; Mitch Vance, Planner; Mike Wilcox, Zoning Administrator; Darien Alcorn, Senior City Attorney; Britney Ward, Traffic Engineer; Ryan Kump, City Engineer; Richard Benham, Public Utilities Engineering Manager; Mason Clark, Public Utilities Staff Engineer; Raima Fleming, Planning Secretary

THOSE EXCUSED: Monica Collard

Executive Session

Planning Commission Training

Regular Session

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THOSE EXCUSED: Monica Collard

1. Hinton Property – R-1-20A to R-1-8INF 825 E. 7800 S.
[High Point, Community #6]

ZONE-01-18-5340

David George has submitted an application for a zone change of property (approximately 1.09 acres) located at 825 E. 7800 S. from the R-1-20A Zone to R-1-8(INF) Zone, both “Single Family Residential Districts.” The property is owned by the applicant.

Jake Warner introduced this item to the Planning Commission. He stated the applicant included a concept plan with his rezone application that reflects his intentions to subdivide the property to create four new buildable lots. He also stated this is a Legislative item, which means the City Council has the final decision but it does require a public hearing and a recommendation from the Planning Commission.

David George, 11693 S. Groves Meadow, South Jordan, Applicant, stated the intent is to develop four single-family homes and remodel the home on 7800 S. He also stated he read the staff report and does not have any questions.

Commissioner Cyndi Sharkey asked about phone calls from the neighbors.

David George stated one of the neighbors that backs his property was concerned about the overall project, but after an explanation and a copy of the plat, he is for this proposal.

Commissioner Jared Clayton opened this item to public comment and there were none.

Commissioner Jamie Tsandes asked if this proposal is for a four or five lot subdivision and if he was including the existing dwelling.

David George replied five. One is existing and four would be new.

Commissioner Joe Baker moved that the Planning Commission forward a positive recommendation to the City Council for the rezoning of the Hinton property located at 825 E. 7800 S. from the R-1-20A Zone to R-1-8(INF) Zone, both “Single Family Residential Districts” subject to the four finding listed in the staff report.

Cindy Sharkey seconded the motion. The vote was as follows: Joe Baker, yes; Cyndi Sharkey, yes; Dave Bromley, yes; Jamie Tsandes, yes; Ron Mortimer, yes; Cory Shupe, yes; Jared Clayton, yes. The vote was unanimous in favor.

**2. Albion Village Phase 1 Amended (Preliminary Review)
165 W. Albion Village Way [Civic Center, Community #2] SUB-12-17-5337**

The applicants, Kevin and Jami Rindlisbacher, are requesting that the Planning Commission determine that the preliminary subdivision review is complete for an amendment to an existing condominium plat. The applicants own two adjacent units in building 3 of the Albion Village Condominiums and are proposing to remove the interior wall that currently separates the units. This action of converting two units into one requires that the Albion Village Phase 1 Subdivision be amended to reflect the change.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that the Preliminary Subdivision review is complete for the Albion Village Phase 1 Amended Subdivision plat located at 165 W Albion Village Way, #405 and #406, 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 amended 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.