

Field Trip

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

THOSE EXCUSED: Cheri Burdick, Raima Fleming, Maren Barker

Executive Session

Discussion led by Mike Wilcox regarding The Cairns Master Plan Update Preview.

Regular Session

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

THOSE EXCUSED: Cheri Burdick

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|-----------|--------------------------------------------------------------|--------------------------|
| <b>1.</b> | <b>789 Townhomes Rezone [ R-1-20A to PUD(18)]</b>            | <b>ZONE-10-16-5149</b>   |
|           | <b><u>789 EAST 7800 SOUTH [HIGH POINT, COMMUNITY #6]</u></b> | <b><u>3.68 ACRES</u></b> |

Mr. David George with A Better Quality Home, LC. He is requesting to rezone approximately 3.68 acres from the R-1-20A “Single Family Residential District” to the PUD(18) “Planned Unit Development”. The subject property is located at 789 East 7800 South. The resulting application of zoning would allow for a PUD subdivision proposal of the property creating approximately 60 housing units.

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property from the R-1-20A to PUD(18) 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.

David George, 12434 S. Minuteman Dr., Draper, stated he has been working with staff on the proposed project to ensure he meets all the planning principals of the City's General Plan.

Chairman Jared Clayton opened this item to public comment.

Jill Christensen, 7699 S. Cassie Circle, Midvale, stated she has traffic concerns. She's concerned about how narrow 7800 South is.

Commissioner Scott Sabey addressed her concern, stating the city has a plan to widen 7800 South. Part of what inhibits doing it now is the acquisition of the necessary land along the street.

Commissioner Monica Collard asked if widening the street would be easier to approve if the development is in place.

Commissioner Scott Sabey replied, yes.

Cindy Hinton, 825 E. 7800 S., Midvale, questioned if PUD(18) zoning allow apartments. She wanted to know if there's a zoning that would reduce the amount of occupancy.

Chairman Jared Clayton replied, a PUD can be any number of units per acre.

Brian Goodfellow, 7679 Chad Street, Midvale, asked about the elevations and height of the townhomes.

Commissioner Scott Sabey replied, under the process, the developer would first come in for zoning. The request is for a certain density. There is a code in place for the height limitations, but won't be addressed until there's a plan to review.

Sally Doborus, 7834 Ponderosa Way, Midvale, asked what's wrong with leaving empty lots around town. She stated, open land is nice.

Dean Falsing, 7748 Devin Place, Midvale, stated his backyard faces this project. He would prefer to see low density in the area. He's also concerned about the lack of police presence.

Tom Golbrum, 7834 Ponderosa Way, Midvale, asked, why is all the land being developed in the area. He's also concerned about the population density.

Steve Van Maren, 11039 Lexington Circle, Sandy, stated he has a problem with staff recommendation. The PUD (18) is too dense. He believes the max density that should be considered is PUD (10).

Amanda Stephens, 979 E. Casa Roja St., asked if there will be other road improvements in the future.

Chairman Jared Clayton stated he's not aware of it.

Commissioner Scott Sabey explained the process of street design.

Don Schoenbeck, 7820 Spruce Tree Lane, Sandy, stated he's astounded at the traffic build up. He also stated he was under the impression that this development couldn't proceed until the road was widened.

Chairman Jared Clayton stated as part of the development, one of the requirements is dedicating the land and improving it, to include the road widening.

Don Schoenbeck stated this project will be an inconvenience and dangerous for the people who live near there.

Scott Bonell, 7783 Conner Ridge Cove, Midvale, stated he would like to have single family zoning only. He questioned the revenue gain for Sandy City, asking, how much does the city gain in revenue for building multi-family housing in comparison to single family housing.

Chairman Jared Clayton commented not to his knowledge. He stated he's been involved with this process for 4 years and not once has he heard the city or city officials talk about an economic increase in any situation.

Gerlyne Quick, 785 E. Lindy Drive, Midvale, stated it is a nightmare driving on Lindy Drive. She worried about the neighborhood streets. She stated she wished the road could be widened but, there's not enough space to do so.

Chairman Jared Clayton replied, the road would be widened, the plan is to add a turn lane.

Gerlyne Quick asked what happens if the city can't acquire property to add a turning lane.

Commissioner Scott Sabey stated it can happen by eminent domain.

Evan Hansen, 943 Connor Ridge Cove, Midvale, stated he's concerned about the density of this project. He strongly recommends no more than a PUD (10).

Dan Peterson, 7819 S. Spruce St., Sandy, stated the townhomes should be owner occupied. That helps keep the area safe.

David Christensen, 7699 S. Cassie Circle, Midvale, concerned about the crime in the area. Also, adding more people will cause more traffic and accidents.

John Yates 813 Lindy Dr., Midvale, stated he's concerned about the safety of the area. He also stated, with the townhomes coming in, the area will be even worse.

Chairman Jared Clayton closed this item to public comment.

David George, Developer, stated this will be a desirable area. The development will include sidewalks. He stated he spoke to staff about the traffic patterns and believes it's important for the city to connect the road to Casa Roja Street. He stated with commercial, the church, and the multifamily all in the same area as the proposed project, the PUD (18) is appropriate.

Commissioner Lisa Hartman questioned the PUD (10) that's across the street from the proposed property. She stated the plan is tiny and the structure seem so close together.

David George, stated the development will have 40% open space which is similar to property adjacent. Also, he stated the plan is for the garage to be in the rear of the homes, allowing rear entry which would allow more units and to use the space more efficiently.

Commissioner Monica Collard stated she's probably the only Commissioner that's affected by this project because it's near her home. She also questioned the traffic volume on 7800 South per day.

Mike Gladbach, City Engineer, stated traffic volume on 7800 South is 10,000– 11,000 vehicle per day. He also stated there's two pieces to this road that's are of concern to him. One concern was getting a turn lane in the middle, which is very important, especially with all the front facing homes. This would allow for drivers to make a safe left turn. The second concern is the intersection. It's in really bad shape. He's hoping to get a concept plan together to prioritize it for funding.

Commissioner Monica Collard asked for the traffic count for the proposed 60 units.

Mike Gladbach, stated it would be an additional 420 trips on that road, on top of the 10,000 – 11,000.

Commissioner Scott Sabey stated the density it too high. It doesn't match the character of the neighborhood. He also stated he couldn't support a PUD (18) nor PUD (10). He stated he would recommend a PUD (8).

Commissioner Nancy Day asked what is the acreage for the property adjacent to the proposed project.

Mike Wilcox respond he's not sure.

Commissioner Joe Baker commented, the density precludes any kind of outdoor living. There's a lack of amenities for families.

**Commissioner Monica Collard moved to forward a negative recommendation to the City Council to rezone the subject property from a R-1-40A to PUD (18) based on the discussion items that were stated.**

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

**2. Quail Crest Rezone [R-1-20A to R-1-40A & R-1-12] ZONE-11-16-5162**  
**1861 E, 1885 E, & 1895 East Dimple Dell Road**  
**[COMMUNITY #26] 7.78 ACRES**

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Mr. Boyd Bradshaw of Quail Crest, LLC. He is requesting to rezone approximately 4.56 acres from the R-1-20A "Single Family Residential District" to the R-1-40A "Single Family Residential District" and is requesting to rezone approximately 3.22 acres from the R-1-20A "Single Family Residential District" to the R-1-12 "Single Family Residential District". The subject property is located at approximately 1861 E, 1885 E, & 1895 East Dimple Dell Road. The resulting application of zoning would allow for a 13 lot subdivision of the subject parcels. Mr. Bradshaw has prepared a letter requesting the zone.

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone approximately 4.56 acres from the R-1-20A "Single Family Residential District" to the R-1-40A "Single Family Residential District" and to rezone approximately 3.22 acres from the R-1-20A "Single Family Residential District" to the R-1-12 "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 Monica Collard questioned the distance of the subject property in comparison to the 30% slope line.