

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. He stated the intention for this rezoning is to create a single-family subdivision that would be similar to the development on Lorimer Lane. This property was recently annexed into the city with the same zoning it had in the County. The property to the west of the subject property is zoned R-1-8 "Single Family Residential District" and the property to the north is zoned PUD 7.5 "Planned Unit Development", which is a higher density zone than this application is requesting. There is commercial property to the east, bordered by the Bishop's Storehouse & a commercial storage facility. He also stated some of the Ordinances have changed since the development of Lorimer Lane. In order for the future development to achieve a similar result to Lorimer Lane, it would require a different zone.

Gary Cannon, 1397 W. 13400 S, Riverton, stated at the neighborhood meeting, the neighbors seemed to be content with the plans.

Chairman Jared Clayton opened this item to public comment.

Cindy Houston, Lorimer Lane, Sandy, asked how many residents would be in the subdivision.

Chairman Jared Clayton stated before the Planning Commission now is just the rezoning. There would be another meeting to discuss the subdivision, if the rezoning is approved.

Cindy Houston asked where the access points would be.

Chairman Jared Clayton stated from the concept, 8400 S. would be the access point.

Steve VanMeran, 11039 Lexington Circle, Sandy, stated he thinks this a good choice and think the rezoning should be granted.

Chairman Jared Clayton closed this item to public comment.

Commissioner Nancy Day moved the Planning Commission forward a positive recommendation to the City Council to rezone the subject property from R-1-8 "Single Family Residential District" to the R-1-6 "Single Family Residential District" based on the two findings in the staff report.

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

**3. Christiansen Outdoor Advertising SPEX-01-17-5183
Special Exception to allow an increase in billboard height
9750 S. 300 W. (Community #2 – Civic Center)**

The applicant, Neil Christiansen, is requesting a special exception to allow an increase in height of a billboard sign at 9150 S. 300 W. The billboard sign is located on the corner of the Miller Campus Salt Lake Community College site (*See Exhibit #1 – Aerial Image*).

The current billboard is 40 feet in height. The applicant is requesting an increase of 15 ft., to increase the overall height from average grade to the top of the billboard sign to be 55 ft. (*See Exhibit #2 – Sign Elevations*). The area of the billboard face is 672 sq. ft.

Staff would recommend that the Planning Commission evaluate this request and determine if the hardship is self-imposed. If the Planning Commission does approve the application, staff recommends the following findings and conditions:

Findings

- 1) The alteration, movement, enlargement or addition is in keeping with the intent of the Sandy City Development Code.
- 2) The proposed alteration, movement, enlargement or addition will not impose undue burden upon the lands located in the vicinity of the nonconforming structure.
- 3) The structure does not encroach further into the required setbacks beyond which has previously legally been approved.

Conditions

- 1) That the proposed structure complies with all applicable Building & Safety, and Fire & Life Codes.
- 2) That the structure be constructed as shown on the attached plans.
- 3) That the applicant be responsible for meeting all provisions of the Sandy City Development Code, and all conditions of approval imposed by the Planning Commission.