



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7256

Meeting Minutes

Planning Commission

Joe Baker
Dave Bromley
Monica Collard
Ron Mortimer
Cyndi Sharkey
Cory Shupe
Jamie Tsandes
Michael Christopherson (Alternate)
Jeff Lovell (Alternate)

Thursday, April 19, 2018

6:15 PM

Council Chambers

Roll Call

Staff: Jared Gerber, Assistant Director; Brian McCuiston, Planning Director; Wade Sanner, Planner; Ryan Kump, City Engineer; Darien Alcorn, Sr. City Attorney; Brittany Ward, Traffic Engineer; Raima Fleming, Planning Secretary

Present 8 - Commissioner Joe Baker
Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Cyndi Sharkey
Commissioner Michael Christopherson
Commissioner Cory Shupe
Commissioner Jeff Lovell
Commissioner Ron Mortimer

Absent 1 - Commissioner Jamie Tsandes

4:30 PM FIELD TRIP

[18-130](#) Planning Commission Tour for April 19, 2018

Attachments: [FT Map](#)

5:15 PM EXECUTIVE SESSION

Neighborhood Meeting Training

WFRC Steet Connectivity Presentation

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Public Hearings

1. [ANEX-3-18-5
378](#) The Community Development Department is recommending that the City Council approve the Waterford III Annexation, located at 9560 and 9572 South 1700 East, and be zoned to the Professional Office (PO) Zone.

Attachments: [Staff report](#)
[Waterford III Annexation Ordinance](#)

Planning Director Brian McCuiston presented the agenda item to the Planning Commission.

Mr. Greg Miles, Applicant, was in attendance from the Waterford School. He spoke in favor of the item on behalf of the school. He presented a concept for the school expansion.

The Chair opened the public hearing.

Mr. Janssen Vanderhooft expressed a concern about whether the new parking will be sufficient to avoid off-site parking. He also questioned about the rules for noise and traffic patterns for vehicle and pedestrian traffic. He also questioned about the potential of the parcels if the annexation is not approved.

The Chair clarified that the question before the Planning Commission was about annexation and that they were not addressing the potential development.

Mr. Miles offered to provide information in response to Mr. Janssen's questions.

Brian McCuiston noted that any modification to the site would require a Conditional Use Permit and public hearing.

Commissioner Ron Mortimer questioned the zoning if the school did not develop the project.

Mr. Steve Van Maren questioned why White City Water would be concerned about the annexation.

Mr. Miles suggested that White City wanted to be the water provider to the lots rather than Sandy City.

Commissioner Cory Shupe questioned whether it made sense to connect to White City Water when the remainder of the school is in the City's water system.

The Chair closed the public hearing.

The Planning Commission discussed how the water issue may be resolved.

A motion was made by Commissioner Joe Baker, seconded by Commissioner Cyndi Sharkey, to forward a positive recommendation to City Council that the Waterford III Annexation be approved and zoned Professional Office based on the five findings in the staff report.

Yes: 7 - Joe Baker
Dave Bromley
Monica Collard
Cyndi Sharkey
Michael Christopherson
Cory Shupe
Ron Mortimer

Absent: 1 - Jamie Tsandes

2. [CUP-04-18-5](#) Try It Out Motorsports Category II Home Occupation
[384](#) 47 E. Main St.
(Historic Sandy, Community #4)

Attachments: [FINAL Staff Report II.pdf](#)
[master_vicinity_map_2018.pdf](#)

Wade Sanner presented the item to the Planning Commission.

The Planning Commission asked clarifying questions about parking.

Tim Zupancic, Applicant, explained his desire to start a business in his home and grow it into an industrial area.

Planning Commission discussion followed.

The Chair opened and closed the public hearing. There was no public comment.

Further Planning Commission discussion followed.

A motion was made by Cyndi Sharkey, seconded by Michael Christopherson, that the Planning Commission grant Conditional Use Approval to Tim Zupancic, located at 47 East Main Street, subject to the three finding and five conditions in the staff report with an added condition that read: 6. The applicant is granted to use the entire detached garage for business purposes.

Yes: 7 - Joe Baker
Dave Bromley
Monica Collard
Cyndi Sharkey
Michael Christopherson
Cory Shupe
Ron Mortimer

Absent: 1 - Jamie Tsandes

Administrative Business

3. [18-122](#) Vote for Vice Chair

Commissioner Ron Mortimer was voted Vice Chair.

4. [18-123](#) Appointment to Civic Center Architecture Review Committee
Commissioner Cyndi Sharkey was appointed to the Civic Center Architecture Review Committee.

5. [18-124](#) Minutes for April 5, 2018

Attachments: [April 5, 2018 minutes](#)

Commissioner Dave Bromley, seconded by Commissioner Joe Baker, to approve the April 5, 2018 minutes.

Yes: 4 - Joe Baker
Dave Bromley
Monica Collard
Cyndi Sharkey

Absent: 5 - Jamie Tsandes
Michael Christopherson
Cory Shupe
Jeff Lovell
Ron Mortimer

Sandy City Development Report

Planning Commission Attendance List

Director's Report

Jared Gerber gave the Director report.

Adjournment

The meeting adjourned at 7:00 PM

Meeting Procedure

1. Staff Introduction
2. Developer/Project Applicant presentation
3. Staff Presentation
4. Open Public Comment (if item has been noticed to the public)
5. Close Public Comment
6. Planning Commission Deliberation
7. Planning Commission Motion

In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 2 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these time limits should be submitted in writing to the Community Development Department prior to noon the day before the scheduled meeting.

Planning Commission applications may be tabled if: 1) Additional information is needed in order to take action on the item; OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. No agenda item will begin after 11 pm without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regular scheduled meeting.

In compliance with the Americans With Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance, or if you have any questions regarding the Planning Commission Agenda or any of the items, please call the Sandy City Planning Department at (801) 568-7256