



Sandy City, Utah

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

Meeting Minutes

Planning Commission

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

Thursday, May 2, 2019

6:15 PM

Council Chambers

4:00 PM FIELD TRIP

1. [19-142](#) Field Trip Map for 5-2-19 PC meeting.

6:15 PM REGULAR SESSION

Roll Call

Staff: James Sorensen, Community Development Director; Brian McCuiston, Planning Director; Mike Wilcox, Zoning Administrator; Darian Alcorn, Sr. City Attorney; Britney Ward, Transportation Engineer; Ryan Kump, City Engineer; Matt Huish, CAO; Robert DeKorver Jr., Fire Marshal; Raima Fleming, Planning Secretary

Present 7 - Commissioner Dave Bromley
Commissioner Cyndi Sharkey
Commissioner Jamie Tsandes
Commissioner Michael Christopherson
Commissioner Cory Shupe
Commissioner Jeff Lovell
Commissioner Ron Mortimer

Absent 2 - Commissioner Monica Collard
Commissioner Cameron Duncan

Welcome

Pledge of Allegiance

Introductions

Public Hearings

2. [SPR-11-18-5](#) Arcadia Apartments Phase 2 - Mixed Use Development (Site Plan Review)
[565 \(2nd\)](#) 172 West Harrison Street (8920 South)

[Community #1 - Northwest Exposure]

Mike Wilcox introduced this item to the Planning Commission.

Adam Lankford, Applicant, gave an overview of the proposed item.

Mike Wilcox went over staff concerns regarding this proposal.

The Chair opened this item to public comment and there was none.

A motion was made by Cory Shupe, seconded by Ron Mortimer, that the Planning Commission find that the preliminary site plan review is complete for the proposed Arcadia Apartments – Phase 2 Mixed Use Site Plan, located at approximately 172 West Harrison Street, based on the 12 conditions listed in the staff report. The motion carried by the following votes:

- Yes:** 7 - Dave Bromley
 Cyndi Sharkey
 Jamie Tsandes
 Michael Christopherson
 Cory Shupe
 Jeff Lovell
 Ron Mortimer

- Absent:** 2 - Monica Collard
 Cameron Duncan

3. [SUB-03-19-5](#) [625](#) Arcadia Apartments -1st Amendment Subdivision (Preliminary Review)
 172 West Harrison Street (8920 South)
 [Community #1 - Northwest Exposure]

Mike Wilcox introduced this item to the Planning Commission.

Adam Lankford, Applicant, stated he agrees with the staff report.

Commissioner Dave Bromley asked if the line shown on the plat is the mid point of the drive line.

Adam Lankford replied he worked to get it down the center line but it is not possible, due to lending concerns.

Mike Wilcox stated this was a concern to staff. The proposed location will put the property line close to the proposed building, but it can still comply with the setback requirements.

The Planning Commission and the applicant had a brief discussion on CC&R's.

The Chair opened this item to public comment and there was none.

A motion was made by Jamie Tsandes, seconded by Cory Shupe, that the Planning Commission find that the preliminary subdivision review is complete for the proposed Arcadia Apartments Subdivision - 1st Amendment, located at approximately 172 West Harrison Street, based on the three conditions listed in the staff report. The motion carried by the following vote:

Yes: 7 - Dave Bromley
Cyndi Sharkey
Jamie Tsandes
Michael Christopherson
Cory Shupe
Jeff Lovell
Ron Mortimer

Absent: 2 - Monica Collard
Cameron Duncan

4. [SPEX-01-19-5593](#) Firefly Forest Subdivision (Special Exception Requests)
3392 E. Deer Hollow Circle
[Community #29 - The Dell]

Commissioner Dave Bromley stated because he lives in the area of the proposed subdivision and attended the last neighborhood meeting held in 2018, he recused himself from the prior FireFly Forest application that came before the Planning Commission. He asked the Planning Commission members if they felt comfortable with him sitting in on this item. The Planning Commission members all agreed that they were comfortable with him sitting in on this item.

Mike Wilcox introduced this item to the Planning Commission.

Bruce Baird, Attorney, representing the applicant, gave the history on the property. He also showed (on the monitor) where the proposed home would be placed and the proposed road. He also stated the City Engineer objects to four of the special exception requested. He presented all four of the special exceptions to the Planning Commission.

Commissioner Dave Bromley asked about the written information that was provided from Bruce Baird. He asked for a better understanding on how he determined that each exception should be granted.

Bruce Baird replied he took the requirements of the code and tried to compare them to the last time this item came before the Planning Commission. He also tried to address the specific standards that are in the code. He also stated he tried to explain why and how the standards were met.

Commissioner Dave Bromley and Bruce Baird had discussion on the exceptions.

Lance & Robyn Platt, Applicants, reflected on the last time this item came to Planning Commission. They gave an overview of the proposed item. They spoke on how much they love Sandy City and how they would be great neighbors.

Commissioner Dave Bromley asked if the neighbors (the Guo family) are on board with the proposed project.

Lance Platt stated he reviewed the application with the Gue family and they are on board with this project.

Mike Wilcox gave an explanation of staffs recommendation and/or suggestion motion.

The Chair opened this item to public comment.

Robert Wilson asked if curb and gutter are being proposed.

Mike Wilcox stated the applicants are not proposing curb and gutter.

Robert Wilson stated he did not receive notice for this meeting until the day of the meeting. He also stated making the road wider would impede on others lawn.

Trent Pierce stated he received notice on this item yesterday. He read an email from a surrounding neighbor, Kirk Olsen. He stated he does not support this item.

Aaron Rust asked for clarification on the 27 foot minimum width paved surface.

Mike Wilcox stated the applicants are seeking an exception for both curb and gutter and for the road widths. The only proposed road widths are the areas shown on the screen in yellow. Code requires 27 feet of asphalt all the way to Wasatch Blvd.

Mike Wilcox read an email from Kelly Powers. Mr. Powers is in opposition of this proposal.

Bruce Beard responded to all of the public comments.

Trent Pierce stated he is confused on when the the property was purchased. He also stated he and Mr. Platt had a discussion in his home about the road. He was told by Mr. Platt that if he didnt agree with the turn around on his property, then he would put a 27 foot road with curb and gutter through his front yard and make him pay for it.

The Chair closed this item to public comment.

The Planning Commission and staff had discussion on the items that staff is not recommending for approval.

Commissioner Cyndi Sharkey asked where a potential secondary access would come from.

Mike Wilcox used the map on the screen to show the second point of access (possibly a connection to Lone Springs Circle).

The Planning Commission and staff had a brief discussion on access and curb and gutter.

Robert DeKorver, Sandy City Fire Marshal, stated he had the opportunity to sit with the development team and staff. He also stated as a Fire Marshal, the State Legislature has tied his hands in the fact that the Development Code reads differently from the Fire Code. So, as a Fire Marshal, he considers this proposed project to meet the International Fire Code. As a fire fighter, it would concern him to get a fire engine to this proposed development. To address the parking issue, the Fire Code states 20 feet of unobstructed access. If this is the case, there has to be a provision added that there must be no parking on the street.

Commissioner Dave Bromley asked the Fire Marshal if he felt comfortable sending fire fighters to the proposed area to fight fires.

Robert DeKorver stated the way that it stands now, he would not feel comfortable sending fire engines to this area because it would take time to turn around to get out of this area.

It would not be safe at this point.

Commissioner Dave Bromley and the Fire Marshal had a brief discussion on safety in this area,

Ryan Kump, City Engineer, stated he wanted to explain his position on this item. He explained that the Fire Marshal decision was bound by the International Fire Code without appendices. The Sandy City Code has a stricter requirement that is based on the International Fire Code's appendices. He also stated this proposed item is not an ideal situation. It is bad and severely underbuilt. He went on to explain the issues with the water lines. He stated all though what the applicants are proposing today is much better than their last proposal, he can not stand behind a subdivision that is severely underbuilt and is safety risk.

Commissioner Cyndi Sharkey and the City Engineer had a brief discussion on the annexation on this property.

The Planning Commission had discussion on the findings for this item.

A motion was made by Michael Christopherson, seconded by Cyndi Sharkey, that the Planning Commission determines that the preliminary subdivision and Sensitive Area Overlay zone reviews area are complete for the Firefly Forest Subdivision, located at approximately 3392 E. Deer Hollow Circle, and that the waivers and special exception requests be approved, with the clarification that the asphalt width be a minimum of 20 feet or the amount of width required by the Fire Code and that the access be unobstructed subject to findings that will be prepared by staff based on the discussion from this meeting and presented at a subsequent meeting for review, comment, and approval and subject to the 14 conditions listed in the staff report. The motion carried by the following vote:

Yes: 5 - Cyndi Sharkey
 Jamie Tsandes
 Michael Christopherson
 Cory Shupe
 Ron Mortimer

No: 2 - Dave Bromley
 Jeff Lovell

Absent: 2 - Monica Collard
 Cameron Duncan

5. [SUB-12-18-5](#) Firefly Forest Subdivision (Preliminary Review) - 1 New Lot
[580](#) 3392 E. Deer Hollow Circle
 [Community #29 - The Dell]

A motion was made by Michael Christopherson, seconded by Cyndi Sharkey, that the Planning Commission determines that the preliminary subdivision and Sensitive Area Overlay zone reviews area are complete for the Firefly Forest Subdivision, located at approximately 3392 E. Deer Hollow Circle, and that the waivers and special exception requests be approved, with the clarification that the asphalt width be a minimum of 20 feet or the amount of width required by the Fire Code and that the access be unobstructed subject to findings that will be prepared by staff based on the discussion from this meeting and presented at a subsequent meeting for review, comment, and approval and subject to the 14 conditions listed in the staff report. The motion carried by the following vote:

Yes: 5 - Cyndi Sharkey
Jamie Tsandes
Michael Christopherson
Cory Shupe
Ron Mortimer

No: 2 - Dave Bromley
Jeff Lovell

Absent: 2 - Monica Collard
Cameron Duncan

Administrative Business

6. [19-143](#) Planning Commission minutes from April 18, 2019

A motion was made by Cory Shupe , seconded by Cyndi Sharkey , that the Planning Commission approve the meeting minutes from April 18, 2019. The motion carried by the following votes:

Yes: 5 - Cyndi Sharkey
Michael Christopherson
Cory Shupe
Jeff Lovell
Ron Mortimer

Absent: 2 - Monica Collard
Cameron Duncan

Sandy City Development Report

Director's Report

James Sorenson gave the Director's Report.

Adjournment

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