



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, February 21, 2019

6:15 PM

Council Chambers

5:00 PM FIELD TRIP

1. [19-039](#) Field Trip Map for February 21, 2019

6:15 PM REGULAR SESSION

Roll Call

Staff: James Sorensen, Community Development Director; Brian McCuiston, Planning Director; Mitch Vance, Planner; Wade Sanner, Planner; Darian Alcorn, Sr. City Attorney; Britney Ward, Transportation Engineer; Ryan Kump, City Engineer; Raima Fleming, Planning Secretary

Present 9 - Commissioner Joe Baker
Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Cyndi Sharkey
Commissioner Jamie Tsandes
Commissioner Michael Christopherson
Commissioner Cory Shupe
Commissioner Jeff Lovell
Commissioner Ron Mortimer

Welcome

Pledge of Allegiance

Introductions

Public Hearings

2. [SUB-09-18-5](#) Sparrow Flats Subdivision (Commercial) Preliminary Review
[487](#) 9620 S. 500 W.
[Community #2 - Civic Center]

Mitch Vance presented this item to the Planning Commission.

The Chair opened this item to public comment.

David Best asked if the Right-Of-Way would change.

Britney Ward stated there would be no additional improvements.

David Best and the staff had a brief discussion about the right-of-way.

The Chair closed this item to public comment.

A motion was made by Monica Collard, seconded by Joe Baker, that the Planning Commission determine that preliminary review is complete for the Sparrow Flats two-lot commercial subdivision based on the two findings and two conditions listed in the staff report. The motion carried by the following vote:

- Yes:** 7 - Joe Baker
 Dave Bromley
 Monica Collard
 Cyndi Sharkey
 Jamie Tsandes
 Cory Shupe
 Ron Mortimer

3. [SUB-01-19-5](#) Tolman Farms Subdivision Phase 2 - Preliminary Review
[596](#) Approx. 358 E. 9000 S.
 [Community #4 - Historic Sandy]

Mitch Vance introduced this item to the Planning Commission.

Brandon Bowers, Applicant, stated he read the staff report and does not have any questions.

Commissioner Monica Collard asked if the third lot would be included.

Brandon Bowers replied no, the third lot would not be included.

The Planning Commission, Applicant, and staff had discussion on the half cul-de-sac.

Commissioner Cory Shupe asked what the lot sizes are.

Brandon Bowers stated Lot 201 is over 6,500 sq.ft and lot 202 is over 7,400 sq.ft.

The Planning Commission, staff, and the Applicant had discussion on the park strip, the garage, and the property line.

Mitch Vance gave an overview of the proposed garage, the cul-de-sac, the park strip, and the architectural requirements.

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

The Planning Commission had further discussion on the proposed project.

A motion was made by Joe Baker, seconded by Jamie Tsandes, that the Planning Commission determine that preliminary review is complete for the

Tolman Farms Subdivision Phase 2, located at approximately 358 East 9000 South based on the one finding and five conditions listed in the staff report with an amendment to condition number five to read: That the future homebuilders of lots 201 and 202 will not be required to return to the Planning Commission for review of building elevations or materials. These will be monitored by staff. The motion carried by the following vote:

- Yes:** 7 - Joe Baker
 Dave Bromley
 Monica Collard
 Cyndi Sharkey
 Jamie Tsandes
 Cory Shupe
 Ron Mortimer

**4. [CUP-02-19-5](#) Dasenbrock Accessory Structure
[607](#) 8811 S. 40 E.**

[Community #4 - Historic Sandy]

Wade Sanner introduced this item to the Planning Commission.

Commissioner Monica Collard asked about footing requirements on a three foot setback.

Wade Sanner stated it depends on the structure. The footings on this project if approved, would stick out a few inches.

Commissioner Cyndi Sharkey asked about the property immediately to the south. She asked if the property had a detached garage.

Wade Sanner replied yes.

Commissioner Cory Shupe asked about the letter required from the power company. He asked how would that be approached in the recommendations.

Wade Sanner replied it could be an added condition.

Sean Dasenbrock, Applicant, gave an overview of the proposed item.

The Applicant and the Planning Commission had a brief discussion about the power lines and the letter needed from the power company.

The Chair opened this item to public comment.

Steve Van Maren stated he is concerned about the power lines.

Steve Van Maren and the Applicant had brief discussion on the height of the power line.

The Chair closed this item to public comment.

A motion was made by Cyndi Sharkey, seconded by Cory Shupe, that the Planning Commission approve a Conditional Use Permit for additional height of an accessory structure for the property located at 8811 South 40 East, based on the one findings and seven conditions listed in the staff report, with an amendment to condition number seven to read: 7. That the Planning Commission determine that the 3' rear setback is appropriate based on the

proposed height and location. The motion carried by the following vote:

- Yes:** 7 - Joe Baker
Dave Bromley
Monica Collard
Cyndi Sharkey
Jamie Tsandes
Cory Shupe
Ron Mortimer

Administrative Business

5. [19-038](#) Planning Commission Minutes from February 7, 2019

A motion was made by Monica Collard, seconded by Joe Baker, to approve the PC Minutes from February 7, 2019. The motion carried by the following vote:

- Yes:** 5 - Joe Baker
Dave Bromley
Monica Collard
Cyndi Sharkey
Jamie Tsandes

- Abstain:** 2 - Cory Shupe
Ron Mortimer

Sandy City Development Report

Director's Report

DRAFT

James Dorensen 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