



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
Jamie Tsandes
Cameron Duncan (Alternate)
Jeff Lovell (Alternate)

Thursday, September 19, 2019

6:15 PM

Council Chambers

Meeting procedures are found at the end of this agenda.

Voting Roll Call

Present 7 - Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Jamie Tsandes
Commissioner Michael Christopherson
Commissioner Jeff Lovell
Commissioner Ron Mortimer
Commissioner Cameron Duncan

Absent 1 - Commissioner Cyndi Sharkey

5:00 PM FIELD TRIP

1. [19-330](#) Field Trip Map for September 19, 2019

Attachments: [9-19-19](#)

6:15 PM REGULAR SESSION

Roll Call

Welcome

Pledge of Allegiance

Introductions

Public Hearings

2. [CUP-08-19-5](#) Fischer Accessory Apartment
[716](#) 9199 Quail Hollow Dr.
[Community #19 - Mountain Views]

Attachments: [Staff Report.pdf](#)
[master_vicinity_map_2019.pdf](#)

Wade Saner presented item to Planning Commission.

Matt Fischer, applicant further explained item to Planning Commission.

Michael Christopherson asked Matt Fischer if he read the staff report and if he was comfortable with it.

Matt Fischer explained that he had read it and is comfortable with the staff report.

Michael Christopherson opened this item to the public.

Michael Christopherson closed this item to the public.

A motion was made by Monica Collard seconded by Dave Bromley that the Planning Commission approve a Conditional Use Permit for Matt Fischer to allow for a 600 square foot accessory apartment on the property located at 9199 Quail Hollow Drive. This is based on the three findings and four conditions outlined in the staff report.

Yes: 7 - Dave Bromley
Monica Collard
Jamie Tsandes
Michael Christopherson
Jeff Lovell
Ron Mortimer
Cameron Duncan

Absent: 1 - Cyndi Sharkey

3. [MISC-09-19-5721](#) Stadium Way Renaming
[Civic Center - Community #2]

Attachments: [Staff Report.pdf](#)
[master_vicinity_map_2019.pdf](#)

Wade Saner presented item to Planning Commission.

Craig Martin further explained the item and upcoming name for extension of the road.

Michael Christopherson opened this item to the public.

Michael Christopherson closed this item to the public.

A motion was made by Jeff Lovell, seconded by Monica Collard that the Planning Commission forward a positive recommendation to the City Council for the renaming of Stadium Way to Rimando Way as shown in the attached exhibits in the staff report, and based upon the two findings and three conditions also noted in the staff report.

Yes: 7 - Dave Bromley
Monica Collard
Jamie Tsandes
Michael Christopherson
Jeff Lovell
Ron Mortimer
Cameron Duncan

Absent: 1 - Cyndi Sharkey

4. [SUB-06-19-5](#) Cottages on 80th (Preliminary Subdivision Review)
[681\(2nd\)](#) 620 E. 8000 S.
[Community #3 - Sandy Woods]

Attachments: [Staff Report - 2nd.pdf](#)
[Vicinity Map.pdf](#)
[2nd PC Submittal.pdf](#)

Mike Wilcox presented item to Planning Commission.

This item was tabled about a month ago and it is coming back for preliminary review.

Bob Whitney represented the applicant. he explained how they added extra parking spaces as discussed in the previous Planning Commission meeting.

Jamie Tsandes clarified how many new parking spots.

Bob Whitney explained two have been added to the plan.

Mike Wilcox further explained a few concerns listed in the staff report.

Michael Christopherson opened this item to the public.

Debra Buchanan worried about irrigation and waste water.

Michael Christopherson asked staff if there was a plan in place for the irrigation and waste water.

Mike Wilcox explained that public utilities may not have addressed this specific ditch, but typically piping is put in place because open ditches are not allowed on new development.

Michael Christopherson closed this item to the public.

Michael Christopherson thanked applicant for listening and addressing what was asked in the previous meeting.

This item had two motions:

A motion was made by Dave Bromley, seconded by Monica Collard that the Planning Commission grant a special exception for a subdivision with only one point of access, three lots without frontage on a public road, and a private street with a pavement width of less than 27' based on the four findings addressed in the staff report.

A motion was made by Dave Bromley, seconded by Monica Collard that the Planning Commission determine that the preliminary subdivision review is complete for the Cottages on 80th Subdivision, located at 620 E. 8000 S., subject to the eight conditions detailed in the staff report.

Yes: 7 - Dave Bromley
Monica Collard
Jamie Tsandes
Michael Christopherson
Jeff Lovell
Ron Mortimer
Cameron Duncan

Absent: 1 - Cyndi Sharkey

5. [SUB-05-18-5](#) Windflower Townhomes Subdivision (Final Review)
[410\(2nd\)](#) 719 W. 9400 S.
[Community #2 - Civic Center]

Attachments: [Windflower Staff Report - Final.pdf](#)
[Vicinity Map.pdf](#)
[Final PC Submittal Plans.pdf](#)
[Autoturn.pdf](#)
[122018 PC Minutes.pdf](#)

Mike Wilcox presented item to Planning Commission.

Jamie Tsandes asked about the change from 40% to 30% open space.

Mike Wilcox clarified that there is 65% open space.

Taylor Moore, applicant explained the item further. Explained how they have tried to resolve that the public and Commission members had expressed in previous meeting.

Taylor Moore explained they have read the ten conditions and are comfortable with the conditions listed in staff report.

Mike Wilcox explained recommendation for Planning Commission.

Michael Christopherson opened this item to the public.

Sylvia Perez who lives next door, expressed concerns that the building will be parallel to the single-family homes instead of the commercial buildings like they were in the original proposal. She also expressed concern about potential car crashes because of the low visibility due to curve in the road, the school bus that will be right outside the development and the privacy of the apartments looking into her home.

Michael Christopherson closed this item to the public.

Monica Collard asked for clarification of what wall is being removed and replaced.

Mike Wilcox explained the wall is a jersey barrier that sits behind the sidewalk.

Britney Ward explained the jersey barriers and visibility for potential residents.

Dave Bromley asked if there is any code for the developer to mitigate for potential car crashes.

Britney Ward explained that there is no specific code for that but if the development is large enough then a traffic study is required. If there is a history of crashes or a risk for potential accidents, then they look at ways to mitigate the accident with a raised median for example. This development is not large enough to require a traffic study, but they can look for potential risk factors.

Dave asked about the trash and weeding between the gap in the proposed retaining wall and neighbors' fence.

Mike explained that it would be the HOA that would be required to take care of that.

Cameron Duncan asked about the size of the fence between development and neighboring homes.

Taylor Moore explained height of the fence is about 10-11 feet.

A motion was made by Cameron Duncan, seconded by Monica Collard that the Planning Commission determine that final review is complete for the Windflower Subdivision, located at 719 W. 9400 S., based on the following findings and subject to the following conditions detailed in the staff report.

Administrative Business

1. [19-320](#) Planning Commission meeting minutes from September 5, 2019

Attachments: [9.5.19 PC Meeting Minutes \(Draft\)](#)

Planning Commission approved the Minutes for September 05, 2019.

Yes: 7 - Dave Bromley
Monica Collard
Jamie Tsandes
Michael Christopherson
Jeff Lovell
Ron Mortimer
Cameron Duncan

Absent: 1 - Cyndi Sharkey

2. Sandy City Development Report

3. Director's Report

Adjournment

Planning Commission unanimously voted to adjourn the meeting.

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