



# 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)*

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Thursday, September 6, 2018

6:15 PM

Council Chambers

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#### 4:30 PM FIELD TRIP

1. [18-330](#) Fied Trip for 9-6-2018

#### 5:30 PM EXECUTIVE SESSION

Small Cell Discussion

Wade Sanner and Steve Osborn led the Small Cell discussion.

#### 6:15 PM REGULAR SESSION

##### Roll Call

Staff: James Sorensen, Community Development Director; Brian McCuistion, Planning Director; Mike Wilcox, Zoning Administrator; Wade Sanner; Planner, Jake Warner, Long Range Planning Manager; Darien Alcorn, Sr. City Attorney; Britney Ward, Transportation Engineer; Steve Osborn, Sr. City Attorney; Matt Huish, CAO; Raima Fleming, Planning Secretary

- Present** 6 - Commissioner Joe Baker  
Commissioner Cyndi Sharkey  
Commissioner Jamie Tsandes  
Commissioner Michael Christopherson  
Commissioner Jeff Lovell  
Commissioner Ron Mortimer
- Absent** 3 - Commissioner Dave Bromley  
Commissioner Monica Collard  
Commissioner Cory Shupe

Welcome

Pledge of Allegiance

Introductions

**Public Hearings**

- 2.     [ZONE-07-18-5452\(PC\)](#)   Larsen Rezone  
                                   10394 S. Dimple Dell Rd. from R-1-40A to R-1-20A  
                                   The Dell, Community #29

Jake Warner introduced this item to the Planning Commission.

Cari Larsen, Applicant, gave an overview of the proposed item.

The Chair opened this item to public comment.

Steve VanMaren stated he is concerned about the easement. He stated the new lot should have at least 20,000 sq.ft available after the right-of-way is considered.

The Chair closed this item to public comment.

Commissioner Cyndi Sharkey stated the staff report alludes to a possible two lot subdivision. She asked if there was any configuration under which this could become a three lot subdivision.

Jake Warner stated yes. The zoning and the size of the property would allow for a third lot.

Commissioner Cyndi Sharkey and staff had discussion about the neighborhood meeting.

Planning Commission and staff had discussion on the zoning of this property.

Cari Larsen and staff had discussion about the easement.

**A motion was made by Joe Baker, seconded by Cyndi Sharkey, to forward a positive recommendation to City Council to approve the zone change of the property located at 10397 S. Dimple Dell Road from R-1-40A to R-1-20A. The motion carried by the following vote:**

- Yes:**   6 -   Joe Baker  
                                   Cyndi Sharkey  
                                   Jamie Tsandes  
                                   Michael Christopherson  
                                   Jeff Lovell  
                                   Ron Mortimer

- Absent:** 3 -   Dave Bromley  
                                   Monica Collard  
                                   Cory Shupe

- 3.     [ANEX-07-18-5450\(PC\)](#)   East Willow Creek Annexation  
                                   2771-3036 East Willow Creek Drive (8500 South)  
                                   Mountain Views, Community #19

Brian McCuiston introduced this item to the Planning Commission.

Josh Green, Applicant, gave an overview of the proposed item and why he wished to annex into Sandy City.

The Chair opened this item to public comment.

Ryan Sanders stated he is looking forward to being a part of Sandy City.

Steve VanMaren stated he is concerned that the state statute being used for this annexation needs to be more specific.

The Chair closed this item to public comment.

**A motion was made by Michael Christopherson, seconded by Jeff Lovell, that the Planning Commission send a positive recommendation to the City Council that the East Willow Creek Annexation be approved and zoned R-2-10 and R-1-10 based upon the five findings listed in the staff report. The motion carried by the following vote:**

**Yes:** 5 - Joe Baker  
 Jamie Tsandes  
 Michael Christopherson  
 Jeff Lovell  
 Ron Mortimer

**Absent:** 3 - Dave Bromley  
 Monica Collard  
 Cory Shupe

**Abstain:** 1 - Cyndi Sharkey

**4. [CODE-07-18](#) Cairns Design Standards - Amend Title 15A, Land Development Code, [-5449\(PC\)](#) Revised Ordinances of Sandy City, 2008.**

Brian McCuiston presented this item to the Planning Commission.

Commissioner Jamie Tsandes asked how would the changes be implemented.

Brian McCuiston stated all changes would come before the the Planning Commission then to the City Council.

Commissioner Joe Baker stated he would like to commend staff on such a great document.

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

Commissioner Cyndi Sharkey stated she had concerns with Chapter 10.2 of the design standards.

The Planning Commission members and staff had discussion on Development Enhancements.

**A motion was made by Jamie Tsandes, seconded by Joe Baker, that the Planning Commission forward a positive recommendation to the City Council to adopt the proposed Cairns Design Standards for the two reasons listed in the staff report. The motion carried by the following vote:**

**Yes:** 5 - Joe Baker  
 Jamie Tsandes  
 Michael Christopherson  
 Jeff Lovell  
 Ron Mortimer

**No:** 1 - Cyndi Sharkey

**Absent:** 3 - Dave Bromley  
 Monica Collard  
 Cory Shupe

5. [SPR-07-18-5](#) [453](#) Pepperwood Common Area Master Plan  
 2500 Pepperwood Drive  
 Pepper Dell, Community #28

Wade Sanner introduced this item to the Planning Commission.

Scott Sabey, speaking on behalf of the HOA, gave an overview of the proposed item. He stated he agrees with condition one and two in the staff report, but would like to comment on condition numbers three and four. He stated for condition number three, he would like to have a-round-about instead of an exit vehicle entrance. He also stated as for condition number four, there is a need to increase parking stalls.

The Planning Commissioners and the applicant had a brief discussion on the conditions of approval for this item.

The Chair opened this item to public comment.

Emily Knight stated if additional parking is needed, she would prefer parking to be on the south side where the tennis courts and playground are located.

Steve VanMaren asked if there would be two more phases. If so, would they come before the Planning Commission with their own Master Plan.

Brian McCuistion stated it would all be part of this Master Plan.

Steve VanMaren asked with the growth of Pepperwood, would the common area still meet the requirements of the PUD.

The Chair closed this item to public comment.

James Sorenson stated the common area was approved with the original approval.

The Planning Commission and staff had discussion on the conditions in the staff report.

**A motion was made by Michael Christopherson, seconded by Joe Baker, that the Planning Commission approve the Pepperwood HOA Common Area Master Plan for the property located at 2500 Pepperwood Drive based on the two findings and two conditions listed the staff report, omitting conditions number three and four. The motion carried by the following vote:**

**Yes:** 6 - Joe Baker  
 Cyndi Sharkey  
 Jamie Tsandes  
 Michael Christopherson  
 Jeff Lovell  
 Ron Mortimer

**Absent:** 3 - Dave Bromley  
 Monica Collard  
 Cory Shupe

**6. [CODE-08-18-5477\(PC\)](#) Wireless Communications Facilities in the Public Right-of-Way Amend Title 15A, Chapters 11, Special Uses, & Chapter 37, Definitions, Land Development Code, Revised Ordinances of Sandy City, 2008**

Wade Sanner presented this item to the Planning Commission.

The Chair opened this item to public comment.

Steve VanMaren stated he had concerns about 15A-11-25 Section C.

The Chair closed this item to public comment.

Steve Osborne, Sr. City Attorney, went over the corrections made to this ordinance with the Planning Commission.

Commissioner Michael Christopherson and Steve Osborne had discussion on the corrections made to the ordinance.

**A motion was made by Joe Baker, seconded by Jeff Lovell, that the Planning Commission forward a positive recommendation to the City Council to adopt the proposed ordinance amendments for the two reasons listed in the staff report.**

**The motion carried by the following vote:**

**Yes:** 6 - Joe Baker  
 Cyndi Sharkey  
 Jamie Tsandes  
 Michael Christopherson  
 Jeff Lovell  
 Ron Mortimer

**Absent:** 3 - Dave Bromley  
 Monica Collard  
 Cory Shupe

**7. [CODE-06-18-5437\(PC\)](#) Parking Reductions - Amend Title 15A, Chapter 24-03 - Special Access and Parking Provisions, Land Development Code, Revised Ordinances of Sandy City, 2008**

Mike Wilcox presented this item to the Planning Commission.

Commissioner Cyndi Sharkey and Mike Wilcox had a brief discussion about added language.

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

**A motion was made by Jamie Tsandes, seconded by Cyndi Sharkey, that the Planning Commission forward a positive recommendation to the City Council to adopt the proposed ordinance amendment for the two reasons listed in the staff report. The motion carried by the following vote:**

**Yes:** 6 - Joe Baker  
 Cyndi Sharkey  
 Jamie Tsandes  
 Michael Christopherson  
 Jeff Lovell  
 Ron Mortimer

**Absent:** 3 - Dave Bromley  
 Monica Collard  
 Cory Shupe

**8. [SPR-06-18-5](#) Centennial Towers Master Plan and Phase 1 Preliminary Site Plan Review  
[420](#) 215 W. Sego Lily Drive, Community #9**

Mike Wilcox introduced this item to the Planning Commission.

Russ Platt, Applicant, gave an overview of the proposed project.

Commissioner Ron Mortimer asked if the proposed project would have temporary landscape in front of future phased areas.

Russ Platt replied absolutely.

Commissioner Jamie Tsandes asked what the time frame is between the first two phases.

Russ Platt replied the drawings for the second phase have to be turned in by October of this year.

Commissioner Jamie Tsandes asked about the landscaping delay.

Russ Platt replied the landscaping would not be installed until the first building is complete which would be about 18 months from now. He also stated staff has agreed to allow 14 feet of public right-of-way instead of 16 feet as stated in the staff report.

Commissioner Cyndi Sharkey had questions about amenities. She asked if the amenities in building two would be included in the commercial space.

Russ Platt replied no. The commercial space is separate.

Commissioner Michael Cristopherson asked for a completion date for the entire project.

Dan Simon stated the last building has to be completed within five years.

Mile Wilcox stated this item requires two motions which are outlined in the staff report. One is to approve the overall mixed use master plan for the site and secondarily for the first phase of the project.

Commissioner Michael Christopherson asked for more clarification on the recommendation.

Planning Commission and staff had discussion on the recommendation and the project landscaping details.

Commissioner Cyndi Sharkey asked staff about the parking structure and if the screening is addressed in the staff report.

Mike Wilcox stated staff has recommended approval of the proposed screening for phase one. Future screening would be part of the review for the next phase.

Commissioner Michael Christopherson and staff had discussion on design standards.

Commissioner Cyndi Sharkey asked if each phase of this project would come before the Planning Commission for approval even though the applicant is asking for a master plan approval.

Mike Wilcox stated that is correct. Each individual phase and landscape would come before the Planning Commission.

Commissioner Joe Baker asked about the items that would have to be mitigated. He asked if the master plan is approved, would that affect anything that would need to be mitigated later.

James Sorenson replied the master plan is on a broad perspective, where as the things that would need to be mitigated would be more specific outside of the master plan.

The Chair opened this item to public comment.

Steve VanMaren asked if balconies are allowed over public right-of-way.

Brian McCuiston stated the current design does not have balconies hanging over the right-of-way.

The Chair closed this item to public comment.

**A motion was made by Joe Baker , seconded by Cyndi Sharkey, that the Planning Commission approve the master plan for the Centennial Towers development located at approximately 215 W Sego Lily Dr, based upon the five conditions listed in the staff report. The motion carried by the following vote:**

- Yes:** 6 - Joe Baker  
           Cyndi Sharkey  
           Jamie Tsandes  
           Michael Christopherson  
           Jeff Lovell  
           Ron Mortimer

- Absent:** 3 - Dave Bromley  
           Monica Collard  
           Cory Shupe

**A motion was made by Jeff Lovell , seconded by Michael Christopherson, that the Planning Commission find that the preliminary site plan review is complete for Phase 1 of the Centennial Towers development located at approximately 215 W Sego Lily Dr, based upon the fourteen conditions listed in the staff report, with a modification to condition 1(a) to read: That Centennial Parkway be further improved to include a 14' wide streetscape behind the curb and gutter. The**

existing street trees be required to be remain and protected in place during construction. The motion carried by the following vote:

### Administrative Business

9. [18-331](#) Minutes of 8/2/2018

**Commissioner Joe Baker moved to approve the Meeting Minutes for the 8/2/18 Planning Commission Meeting.**

**Yes:** 6 - Joe Baker  
Cyndi Sharkey  
Jamie Tsandes  
Michael Christopherson  
Jeff Lovell  
Ron Mortimer

**Absent:** 3 - Dave Bromley  
Monica Collard  
Cory Shupe

Sandy City Development Report

Director's Report

**Brian McCuiston 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