



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, January 17, 2019

6:15 PM

Council Chambers

4:30 PM FIELD TRIP

1. [19-012](#) Field trip for 1-17-19 PC Meeting

6:15 PM REGULAR SESSION

Roll Call

Staff: James Sorensen, Community Development Director; Brian McCuiston, Planning Director; Mitch Vance, Planner; Wade Sanner, Planner; Darryll Wolnik, Planner; Jake Warner, Long Range Planning Manager; Matt Huish, CAO; Bob Thompson, City Attorney; Britney Ward, Transportation Engineer; Ryan Kump, City Engineer; Raima Fleming, Planning Secretary

Present 6 - Commissioner Joe Baker
Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Cyndi Sharkey
Commissioner Michael Christopherson
Commissioner Jeff Lovell

Absent 3 - Commissioner Jamie Tsandes
Commissioner Cory Shupe
Commissioner Ron Mortimer

Welcome

Pledge of Allegiance

Introductions

Public Hearings

2. [ZONE-10-18-5552\(PC\)](#) RWK Rezone
590 E. and 606 E. 10600 S. from R-1-20A to R-1-12

[Community #11 - Crescent]

Jake Warner introduced this item to the Planning Commission.

Scott Thorsen, CRS Engineering, gave an overview of the proposed project.

The Chair opened this item to public comment.

Colleen Stutznegger gave reasons why she is in opposition of the proposed item.

Nathan Evans gave reasons why he is in opposition of the proposed item.

Monica Zoltanski stated traffic congestion would be a problem in the proposed area. She urged the Planning Commission to fight to preserve the bridle paths. She is in opposition of the proposed project.

Nelson Jones stated he is not pleased with this project. He is in opposition.

Kim McKeller stated this rezone would not allow her or her neighbors to keep their animal rights. She would like this area to keep the animal rights zoning.

Reed Stallings asked how would his rights to have animals be protected. He is in opposition of this item.

April Barden stated she loves the large lots in the neighborhood.

Chris Johnson stated he loves having animal rights and would like to keep them.

The Chair closed this item to public comment.

James Sorensen stated this item will ultimately go to City Council for a final decision. The Planning Commission will send the recommendation to City Council, and City Council will be the approving body.

The Planning Commission had discussion on their thoughts concerning this project.

Commissioner Dave Bromley asked assuming there was just a four lot subdivision without the rezoning before the Planning Commission, would each lot have to be 20,000 square feet net of the road.

Jake Warner stated in order to have four lots, those lots would have to be flag lots. With flag lots, the road portion providing access to the rear lots would not count towards the 20,000 square foot as its currently zoned.

Commissioner Dave Bromley and staff had a brief discussion on flag lots.

A motion was made by Monica Collard, seconded by Michael Christopherson, that the Planning Commission recommend that the City Council not approve the zone change from R-1-20A to R-1-12. The motion carried by the following vote:

Yes: 6 - Joe Baker
 Dave Bromley
 Monica Collard
 Cyndi Sharkey
 Michael Christopherson
 Jeff Lovell

Absent: 3 - Jamie Tsandes
 Cory Shupe
 Ron Mortimer

3. [SUB-12-18-5](#) Amending Lot 106, Pepperwood View Subdivision
[576](#) 2009 E. Pepperwood Dr.
 [Community #28 - Pepper Dell]

Mitch Vance introduced this item to the Planning Commission.

Skyler Tolbert, Ivory Development, Applicant, gave an overview of the proposed item.

The Chair opened this item to public comment.

Richard Kennedy stated this change is highly appropriate and is needed. He suggest that a three way stop sign be placed at the bottom of the hill.

Ann McDonald stated the proposed project should have been better planned out.

Steve Van Maren asked if the proposed area is a PUD. He also asked if it is a PUD, does it have to have a certain amount of common area.

James Sorensen stated the developer maintained the 40% needed for open space.

The Chair closed this item to public comment.

Commissioner Monica Collard asked if a study was conducted for the three-way stop.

A motion was made by Cyndi Sharkey, seconded by Monica Collard, that the Planning Commission determine that preliminary review is complete for the Pepperwood View Amended Subdivision located at approximately 2009 E. Pepperwood Dr., based on the two conditions listed in the staff report. The motion carried by the following vote:

Yes: 6 - Joe Baker
 Dave Bromley
 Monica Collard
 Cyndi Sharkey
 Michael Christopherson
 Jeff Lovell

Absent: 3 - Jamie Tsandes
 Cory Shupe
 Ron Mortimer

4. [SUB-08-18-5](#) VanDyke Quick Sandy Subdivision - Preliminary Review
[475](#) Approx. 360 E. 8620 S.
 [Community #4 - Historic Sandy]

Mitch Vance introduce this item to the Planning Commission.

Anthony VanDyke, owner of the smaller lot and Carey Quick, owner of the larger lot, Applicants, stated they read the staff report and did not have any questions.

The Chair opened this item to public comment.

Steve Van Maren asked what is the proposed property currently zoned as.

Brian McCuistion replied the property is currently zoned as R-1-7.5(HS).

The Chair closed this item to public comment.

A motion was made by Michael Christopherson, seconded by Monica Collard, that the Planning Commission grant a special exception for the use of flag or L-shaped lot configuration and for the establishment of lots without public frontage and to determine that preliminary review is complete for the VanDyke Quick Sandy Subdivision located at approximately 360 East 8620 South, subject to the seven conditions listed in the staff report based on the two findings and one condition listed in the staff report. The motion carried by the following vote:

Yes: 6 - Joe Baker
 Dave Bromley
 Monica Collard
 Cyndi Sharkey
 Michael Christopherson
 Jeff Lovell

Absent: 3 - Jamie Tsandes
 Cory Shupe
 Ron Mortimer

5. [CUP-12-18-5](#) Happy Place Preschool, LLC
[579](#) 10074 S. Roseboro Rd.
 [Community #17 - Willow Canyon]

Darryll Wolnik introduced this item to the Planning Commission.

KC Stewart, Applicant, gave an overview of the proposed item.

Commissioner Cyndi Sharkey asked the applicant if she is aware of the number of stops per day.

KC Stewart replied she is aware of the number of stops per day and will respect the rules of the Conditional Use Permit.

The Chair opened this item to public comment.

Steve Van Maren asked staff about class limitations.

Brian McCuistion stated that is not a condition of approval.

Darryll Wolnik stated the application is for two classes per day and 12 children per class.

The Chair closed this item to public comment.

A motion was made by Jeff Lovell, seconded by Monica Collard, that the Planning Commission approve a Conditional Use Permit for KC Stewart for property located at 10074 S. Roseboro Rd. to operate a Category II Home Occupation as described in the application based on the one findings and six conditions listed in the staff report. The motion carried by the following vote:

Yes: 6 - Joe Baker
 Dave Bromley
 Monica Collard
 Cyndi Sharkey
 Michael Christopherson
 Jeff Lovell

Absent: 3 - Jamie Tsandes
 Cory Shupe
 Ron Mortimer

**6. [CUP-12-18-5](#) Green Accessory Structure / Guesthouse
[581](#) 1876 E. 10980 S.
 [Community #26]**

Wade Sanner introduced this item to the Planning Commission.

Rob and Annie Green, Applicants, gave an overview of the proposed project.

Commissioner Joe Baker asked about the applicants request for an attached garage.

Annie Green replied that that was an oversight. She stated the request is for a detached garage.

The Planning Commission and staff had discussion on hard surface parking.

The Chair opened this item to public comment.

Steve Van Maren asked if the driveway had to be paved since the garage will be.

Mark King stated his home abuts the proposed item to the south. He would like the applicant to relinquish their animal rights.

Dave Ross stated he is in favor of this item.

Ann McDonald stated she loves the culture of this area. She is also concerned that this structure could become an AirBnB.

Jamie Walker, Walker Home Design, stated he was hired by the applicants to design their home. He is impressed by the applicants and stated their intentions are good.

The Chair closed this item to public comment.

The Planning Commission and staff had discussion on hard surface parking, animal rights, and conditions in the staff report.

A motion was made by Michael Christopherson, seconded by Monica Collard, that the Planning Commission approve a Conditional Use Permit for Rob and Annie Green for a 2,166 square foot detached garage with a 396 square foot guest home on the property located at 1876 East 10980 South as described in the

application materials based on the two findings and nine conditions listed in the staff report with a modification to condition eight to read: 8. That all areas designated for vehicle access and parking be paved with hard surface, subject to any temporary accommodations determined by staff. The motion carried by the following vote:

- Yes:** 6 - Joe Baker
Dave Bromley
Monica Collard
Cyndi Sharkey
Michael Christopherson
Jeff Lovell

- Absent:** 3 - Jamie Tsandes
Cory Shupe
Ron Mortimer

7. [CODE-12-18](#) Accessory Structures - Amend Title 15A, Chapter 11-02, Accessory
[-5584_PC](#) Structures, Land Development Code, Revised Ordinances of Sandy City,
 2008

This item was tabled to a future date uncertain.

A motion was made by Joe Baker, seconded by Monica Collard, to table this item to a date uncertain. The motion carried by the following vote:

- Yes:** 6 - Joe Baker
Dave Bromley
Monica Collard
Cyndi Sharkey
Michael Christopherson
Jeff Lovell

- Absent:** 3 - Jamie Tsandes
Cory Shupe
Ron Mortimer

Administrative Business

Sandy City Development Report

[19-013](#) PC Minutes from December 20, 2018

A motion was made by Joe Baker, seconded by Cyndi Sharkey, to approve the PC Minutes from December 20, 2018. The motion carried by the following vote:

- Yes:** 6 - Joe Baker
Dave Bromley
Monica Collard
Cyndi Sharkey
Michael Christopherson
Jeff Lovell

- Absent:** 3 - Jamie Tsandes
Cory Shupe
Ron Mortimer

Director's Report

James Sorensen 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