



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, September 20, 2018

6:15 PM

Council Chambers

4:00 PM FIELD TRIP

1. [18-354](#) Field Trip for 9-20-18

6:15 PM REGULAR SESSION

Roll Call

Staff: Jared Gerber, Assistant Community Development Director; Brian McCuiston, Planning Director; Mike Wilcox, Zoning Administrator; Wade Sanner, Planner; Doug Wheelwright, Development Services Manager; Darien Alcorn, Sr. City Attorney; Britney Ward, Transportation Engineer; Ryan Kump, City Engineer; Richard Benham, Engineering Manager; Amy Thomas, Information Specialist; Raima Fleming, Planning Secretary

- Present** 8 - Commissioner Joe Baker
Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Cyndi Sharkey
Commissioner Jamie Tsandes
Commissioner Michael Christopherson
Commissioner Jeff Lovell
Commissioner Ron Mortimer
- Absent** 1 - Commissioner Cory Shupe

Welcome

Pledge of Allegiance

Introductions

Public Hearings

2. [CUP-09-18-5](#) Beans and Brews Extended Hours
[486](#) 7465 S. Union Park Ave.
 [High Point, Community #6]

Wade Sanner introduced this item to the Planning Commission.

Scott Sutterford, Applicant, stated he reviewed the staff report and does not have any question.

Commissioner Cyndi Sharkey asked the applicant if he owns other Beans and Brews.

Scott Sutterford replied this location would be his seventh.

Commissioner Cyndi Sharkey and the applicant had discussion on drive thru speaker volume.

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

A motion was made by Monica Collard, seconded by Jeff Lovell, that the Planning Commission approve a Conditional Use Permit to allow for extended business hours from 5:30 AM to 10:00 PM at 7465 South Union Park Avenue for Beans and Brews based on the two findings and three 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
 Jeff Lovell
 Ron Mortimer

- Absent:** 1 - Cory Shupe

3. [SPR-08-18-5](#) Union Peaks Office Building
[468](#) 7585 South Union Park Ave.
 [High Pointe, Community #6]

Doug Wheelwright introduced this item to the Planning Commission.

Steve Broadbent, Applicant, gave an overview of the proposed project.

Commissioner Monica Collard asked about the proposed materials being used.

Steve Broadbent gave an overview of the proposed materials.

Commissioner Joe Baker asked about the drainage runoff.

Dan Teed, Architect, explained the drainage runoff process.

Commissioner Joe Baker and the applicant had a brief discussion on the drainage.

Commissioner Monica Collard mentioned the entrance to the building. She asked if everyone would enter through the main door, even if tenant signage is on the side of the building.

Dan Teed replied yes. Everyone will enter and exit through the front door.

The Chair opened this item to public comment.

Amy Wright asked about lighting, landscaping, and garbage since this project would be located directly above the back of her home.

Jarvis Ward asked about the traffic flow.

The Chair closed this item to public comment.

Steve Broadbent stated the proposed building would have less traffic than a retail use. He also gave an overview of the lighting and the dumpster placement. He stated he is proposing a pickle ball court in the back of the building with landscaping.

The Planning Commissioners, staff, and the applicant had a brief discussion on the landscape.

A motion was made by Jamie Tsandes, seconded by Monica Collard, that the Planning Commission approve the Union Peaks Office Building project, located at 7585 South Union Park Avenue, as proposed, including approving the building height and modifying the Architectural Design Standards to not require the 18 inch roof eave overhang, based on the two findings and the eight 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
 Jeff Lovell
 Ron Mortimer

- Absent:** 1 - Cory Shupe

4. [SPR-06-18-5](#) The School Yard Commercial Development
[425](#) 11020 So. State Street

[South Towne Commercial, Community #9]

Doug Wheelwright introduced this item to the Planning Commission.

Robert Booth, Wadsworth Development, Applicant, gave an overview of the proposed project.

The Chair opened this item to public comment.

Jared Harper, owner of Crescent office park, asked where the access would be and if it would line up with the present access point.

The Chair closed this item to public comment.

Robert Booth stated the access would be on State street and it would line up with the access that is presently there. There would be full access.

A motion was made by Joe Baker, seconded by Dave Bromley, that that the Planning Commission approve the overall commercial development plan and

phase one site plan as proposed and accept the recommendation from the Civic Center Architectural Design committee and approve the proposed building designs, colors, and materials based on the two findings and eight 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
- Jeff Lovell
- Ron Mortimer

Absent: 1 - Cory Shupe

5. [SUB-06-18-5](#) The School Yard Commercial Subdivision
[426](#) 11020 So. State Street
 [South Towne Commercial, Community #9]

Doug Wheelwright introduced this item to the Planning Commission.

Robert Booth, Wadsworth Development, Applicant, gave an overview of the proposed project.

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

A motion was made by Monica Collard, seconded by Dave Bromley, that the Planning Commission determine that preliminary review is complete for the School Yard three lot commercial subdivision subject to the two findings 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
- Jeff Lovell
- Ron Mortimer

Absent: 1 - Cory Shupe

6. [SUB-07-18-5](#) Amending Lot 1086, Pepperwood Phase 10E
[457](#) 5 Carriagewood Cove (approx. 2650 East 11200 South)
 [Pepper Dell, Community #28]

Brian McCuiston introduced this item to the Planning Commission.

Kelley Hansen, Applicant, gave an overview of the proposed project.

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

Commissioner Cyndi Sharkey asked about the setback requirements in condition number three.

Mike Wilcox stated this is pertaining to setbacks to property lines. Setbacks from 30% slope are regulated through the overlay zone whereas setbacks for a PUD zone are

established in the approval that the Planning Commission grants.

A motion was made by Cyndi Sharkey, seconded by Monica Collard that the Planning Commission determine that final subdivision review and Sensitive Area Overlay Zone review is complete for the proposed plat "Amending Lot 1086, Pepperwood Phase 10E", located at 5 Carriagewood Cove (approx. 2650 East 11200 South), subject to the eight conditions listed in the staff report. This motion carried by the following votes:

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

- Absent:** 1 - Cory Shupe

**7. [SUB-06-18-5](#) Sandy City Centre Plat Second Amended and Extended
[419](#) 215 W. Segó Lily Drive
 [South Towne Commercial, Community #9]**

Mike Wilcox introduced this item to the Planning Commission.

Commissioner Dave Bromley and staff had a brief discussion on zoning.

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

Commissioner Joe Baker stated he needed clarification on what was previously amended and on the property lines.

Commissioner Joe Baker and staff had a brief discussion on the property lines and easements.

A motion was made by Dave Bromley, seconded by Jeff Lovell that the Planning Commission determine that preliminary review is complete for the Sandy City Centre Plat Second Amended and Extended Subdivision located at 215 W. Segó Lily Drive, based on the three conditions listed in the staff report. This motion carried by the following votes:

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

- Absent:** 1 - Cory Shupe

**8. [SUB-07-18-5](#) Rock 1 Subdivision - Preliminary Review
[460](#) 8914 S. 400 E.
 [Historic Sandy, Community #4]**

Mike Wilcox presented this item to the Planning Commission.

Scott Schonrock, Applicant, stated he is comfortable with the staff report and did not have any questions.

Commissioner Dave Bromley asked if the applicant seen the updated staff report.

Mike Wilcox replied the staff report has not been amended officially but there was discussion related to the required street improvements.

Scott Schonrock stated he is aware and comfortable with the revised conditions.

Commissioner Ron Mortimer and staff had a brief discussion on the updates to the staff report.

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

The Planning Commission Members and staff has a discussion on the sidewalks, park strips, and the ditch.

Commissioner Jeff Lovell asked if the elevation shows a full porch.

Mike Wilcox stated the porch spans the entire front of the home excluding the garage.

Commissioner Joe Baker asked if it is appropriate to have the subdivision before the site plan.

Mike Wilcox replied the proposed item is for subdivision review. He also stated the applicant wanted to show that the proposed homes do fit.

The Planning Commission Members and staff had a discussion on what is being proposed and the motion.

A motion was made by Dave Bromley, seconded by Jeff Lovell that Planning Commission determine that preliminary review is complete for the Rock 1 Subdivision, located at 8914 South 400 East, based on the three findings and four conditions listed in the revised staff report with an added fifth condition to read: That the applicant dedicate 29-feet of right of way measured from center line of the street to meet the code requirement for street width curb and gutter. The motion carried by the following vote:

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

- Absent:** 1 - Cory Shupe

**9. [SUB-05-17-5](#) [260](#) Wasatch Overlook Subdivision - Final Review
 10000 S. Wasatch Blvd., 3171 E. 10000 S., and 3140 E. 10000 S.
 [Granite, Community #30]**

Wade Sanner introduced this item to the Planning Commission.

Evan Nixon, Applicant, gave an overview of the proposed project.

Commissioner Monica Collard asked why lots 7 and 8 were not combined.

Evan Nixon replied it is the developers preference to maximize the number of lots.

Commissioner Dave Bromley and the applicant had discussion on the distance between the homes, lot size, and the grading.

Commissioner Jamie Tsandes asked who maintains the storm drain system.

Evan Nixon replied the home owners association will maintain the storm drain system.

Commissioner Jamie Tsandes and the applicant had a brief discussion on the utilities.

Commissioner Cyndi Sharkey and the applicant had a discussion on access.

The Chair opened this item to public comment.

Erin Erickson stated he is concerned about egress and ingress. He is not concerned with the subdivision.

David Mock, stated his family owns the property. He gave reason of why this item should be approved.

Juan Marry, stated this would help to build a village for his children.

Susan Marshall, stated there are other traffic possibilities.

The Chair closed this item to public comment.

Commissioner Monica Collard asked if the City Engineer gave his consent on this proposed project.

Ryan Kump stated he believes the finished product as designed would be functional.

Commissioner Cyndi Sharkey stated she would like to hear from the Traffic Engineer.

Britney Ward stated per the Utah State Code, u-turns are legal if you can see the opposing vehicle within 500 feet.

The Planning Commissioners had a discussion on the road size and the conditions listed in the staff report.

A motion was made by Monica Collard, seconded by Joe Baker, that the Planning Commission determine that the final subdivision and Sensitive Area Overlay reviews are complete for the Wasatch Overlook Subdivision, located at 10000 S. Wasatch Blvd., subject to the twenty conditions listed in the staff report with three additional conditions that read:

21. Prior to recording the plat, the applicant must provide a recorded drainage easement along the southern portion of the three properties to the west of the proposed subdivision, including parcels: 28114050330000, 28114050340000, and 28114050080000.

22. That a construction note be placed on the plat regarding the reseeding of

Lots 6, 7, and 8 to ensure vegetation restoration between grading and home construction.

23. That a constructability report for the storm drain, Storm Water Pollution Prevention Plan, and to verify that a home can be constructed on lots 7 and 8 while containing soils and storm water within the lot boundaries, without impacting adjacent neighbors and sensitive hillsides. This report must be submitted and approved prior to plat recordation.

The motion carried by the following vote:

Yes: 4 - Joe Baker
Monica Collard
Jeff Lovell
Ron Mortimer

No: 3 - Dave Bromley
Cyndi Sharkey
Jamie Tsandes

Absent: 1 - Cory Shupe

Administrative Business

10. [18-355](#) Minutes of 9-6-18

A motion was made by Cyndi Sharkey, seconded by Dave Bromley, to approve the September 6, 2018 meeting minutes. The motion carried by the following vote:

Yes: 7 - Joe Baker
Dave Bromley
Monica Collard
Cyndi Sharkey
Jamie Tsandes
Jeff Lovell
Ron Mortimer

Absent: 1 - 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.

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