



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, July 5, 2018

6:15 PM

Council Chambers

4:00 PM FIELD TRIP

1. [18-251](#) Field Trip for July 5, 2018

5:15 PM EXECUTIVE SESSION

Cairns Design Standards Review

6:15 PM REGULAR SESSION

Roll Call

Staff: James Sorensen, Community Development Director; Brian McCuistion, Planning Director; Wade Sanner, Planner; Doug Wheelwright, Development Services Manager; Mitch Vance, Planner, Bob Thompson, City Attorney; Britney Ward, Transportation Engineer; Ryan Kump, City Engineer; Matt Huish, CAO; Raima Fleming, Planning Secretary

- Present** 7 - Commissioner Joe Baker
Commissioner Dave Bromley
Commissioner Cyndi Sharkey
Commissioner Jamie Tsandes
Commissioner Michael Christopherson
Commissioner Cory Shupe
Commissioner Jeff Lovell
- Absent** 2 - Commissioner Monica Collard
Commissioner Ron Mortimer

Welcome

Pledge of Allegiance

Introductions

Public Hearings

2. [CUP-06-18-5](#) Quantum Health and Fitness
[436](#) 8734 S. 700 E. STE 250
Historic Sandy, Community #4

Wade Sanner introduced this item to the Planning Commission.

Katherin Miner, Applicant, gave an overview of the proposed item.

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

A motion was made by Joe Baker, seconded by Jamie Tsandes, that the Planning Commission approve a Conditional Use Permit for Katherin Miner of Quantum Health and Fitness to operate a massage therapy business on the property located at 8734 South 700 East STE 250 based on the two findings and four conditions listed in the staff report. The motion carried by the following vote:

Yes: 7 - Joe Baker
Dave Bromley
Cyndi Sharkey
Jamie Tsandes
Michael Christopherson
Cory Shupe
Jeff Lovell

Absent: 2 - Monica Collard
Ron Mortimer

3. [CUP-06-18-5](#) Simashov Accessory Structure
[431](#) 10911 S. Bowden St.
Crescent, Community #11

Wade Sanner introduced this item to the Planning Commission.

Commissioner Joe Baker and staff had a brief discussion on the height of the home and how it would fit with the height of the homes beside and behind it.

The Planning Commission members and staff had a discussion concerning lighting and materials being used for the structure.

Commissioner Cyndi Sharkey asked about the proposed Home Occupation.

Wade Sanner stated the Home Occupation is totally hypothetical.

Vladimir Simashov, Applicant, stated he and his neighbor to the south are planning to build a wall around his house. He also stated the design of the proposed structure would be the same design used on his home.

Commissioner Cyndi Sharkey asked if the side elevation drawing was for the south side.

Vladimir Simashov replied it is a drawing of the north and south side.

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

Commissioner Joe Baker stated a two foot setback is good but he feels a seven foot setback would too excessive.

Commissioner Michael Christopherson stated the reasons for the additional setback as height goes up seems to be mediated by the grade change so he feels comfortable with the setback waiver.

A motion was made by Michael Christopherson, seconded by Dave Bromley, that the Planning Commission approve a Conditional Use Permit for Vladimir Simashov to allow a 4-foot setback waiver in order to construct a detached garage 3 feet from the property line, on the property located at 10911 South Bowden Street based on the two findings and four conditions listed in the staff report. The motion carried by the following vote:

- Yes:** 7 - Joe Baker
 Dave Bromley
 Cyndi Sharkey
 Jamie Tsandes
 Michael Christopherson
 Cory Shupe
 Jeff Lovell

- Absent:** 2 - Monica Collard
 Ron Mortimer

4. [MISC-06-18-5430](#) Partial Street Vacation of 10080 South 2,902 Square Foot Street Vacation South Town, Community #9

Wade Sanner introduced this item to the Planning Commission.

The Chair opened this item to public comment.

Steve Van Maren stated he is concerned about how this property would be transferred to the adjacent property owners.

The Chair closed this item to public comment.

A motion was made by Jamie Tsandes, seconded by Joe Baker, that the Planning Commission forward a positive recommendation to the City Council for the partial street right-of-way vacation of a portion of 10080 South Street as shown in the attached exhibits, based on the three findings and two conditions listed in the staff report. The motion carried by the following vote:

- Yes:** 7 - Joe Baker
 Dave Bromley
 Cyndi Sharkey
 Jamie Tsandes
 Michael Christopherson
 Cory Shupe
 Jeff Lovell

- Absent:** 2 - Monica Collard
 Ron Mortimer

5. [SUB-06-18-5438](#) Pepperwood Creek Phase 5 Reconsideration of Conditions 3000 E. Hiddenwood Dr.

The Dell, Community #29

Mitch Vance introduced this item to the Planning Commission.

Skylar Tolbert, Ivory Homes, Applicant, gave an overview of the proposed item.

Commissioner Joe Baker asked for clarification on de-emphasizing the garage. He also asked how would you de-emphasized a garage without setting it back.

James Sorensen gave the meaning and an example of de-emphasizing.

Staff and the Planning Commission members had discussion on de-emphasizing.

Commissioner Cyndi Sharkey asked the applicant how many lots could not meet the required setbacks.

Skylar Tolbert replied an analyst has not been conducted.

Commissioner Cyndi Sharky, the applicant, and staff had discussion on original design standards, setbacks, and the language in the staff report.

The Planning Commission members and staff had discussion on the garage setbacks.

Commissioner Joe Baker asked if every home being constructed be required to have columns as required with this condition.

Brian McCuiston stated that is related to the front porch.

The Chair opened this item to public comment.

Steve Glaicer is concerned about the setbacks.

Steve Van Maren asked what happens if the builder can't meet the requirements. He asked what would happen if the builder reduced the number of lots and made each lot larger.

James Sorenson stated the lots were already approved by the city.

Doug Kenny state he is concerned about cutting into the hillside and if there would be any retaining walls.

Diane Emery stated she would like to know that whatever the city allows would be well written.

The Chair closed this item to public comment.

Skylar Tolbert responded to all public comments.

The Planning Ccommission members had discussion about the language in the staff report.

A motion was made by Jeff Lovell, seconded by Dave Bromley, that the Planning Commission amend condition #5 of the Pepperwood Creek Phase 5 subdivision to read:(5) Covered porches, de-emphasized garages, columns, and varied window shapes/treatments will be required. The motion carried by the following

vote:

Yes: 6 - Joe Baker
Dave Bromley
Jamie Tsandes
Michael Christopherson
Cory Shupe
Jeff Lovell

No: 1 - Cyndi Sharkey

Absent: 2 - Monica Collard
Ron Mortimer

6. [SUB-05-18-5](#) 700 East and Pioneer Subdivision (Preliminary Review)
[413](#) 8506 S. 700 E.
Sandy Woods, Community #3

Mitch Vance presented this item to the Planning Commission.

Commissioner Michael Christopherson stated he understands the non-conforming setback issue. He asked if the analysis was the same for the garage without a driveway.

The Planning Commission and staff had a brief discussion on legal non-conforming rules and how it applies to this item.

Spencer Llewelyn, Applicant, gave an overview of the proposed item .

Commissioner Joe Baker asked what the garage would be used for.

Spencer Llewelyn stated he is not sure what the garage would be used for.

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

A motion was made by Joe Baker, seconded by Jamie Tsandes, that the Planning Commission determine that preliminary review is complete for the 700 East and Pioneer Subdivision, located at 8506 South 700 East, based on one condition listed in the staff report. The motion carried by the following vote:

Yes: 7 - Joe Baker
Dave Bromley
Cyndi Sharkey
Jamie Tsandes
Michael Christopherson
Cory Shupe
Jeff Lovell

Absent: 2 - Monica Collard
Ron Mortimer

7. [SPR-01-18-5](#) Synergy Canyons Industrial Flex Space Project
[341](#) 9150 S. 500 W. Street
Civic Center, Community #2

Doug Wheelwright introduced this item to the Planning Commission.

Soren Urry, Applicant, gave an overview of the proposed project.

Planning Commissioners members and the applicant had discussion about fencing and landscaping.

Planning Commissioners, staff, and the applicant had discussion about the entrance points and the traffic flow.

The Chair opened this item to public comment.

Jill Larson asked about the fence.

Pete Keers stated he is concerned about traffic.

Steve Van Maren stated he appreciates the compromise and the design.

Soren Urry showed the landscape design on the screen.

Commissioner Cory Shupe asked about the building height.

The Chair closed this item to public comment.

A motion was made by Dave Bromley seconded by Michael Christopherson, that the Planning Commission approve:

- **The proposed master development and phasing plan;**
- **The preliminary site plan for phases one and two for the new development; for the proposed Synergy Canyons Business Park development, located at 9150 South 500 West Street, based on the three findings and subject to the nine conditions listed in the staff report. The motion carried by the following vote:**

Yes: 7 - Joe Baker
 Dave Bromley
 Cyndi Sharkey
 Jamie Tsandes
 Michael Christopherson
 Cory Shupe
 Jeff Lovell

Absent: 2 - Monica Collard
 Ron Mortimer

**8. [SUB-01-18-5](#) Synergy Canyons Commercial Subdivision (Preliminary Review)
[342](#) 9150 S. 500 W. Street
 Civic Center, Community #2**

Doug Wheelwright presented this item to the Planning Commission.

The Planning Commission members, staff, and the applicant had discussion about the proposed open space easement dedication.

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

A motion was made by Jamie Tsandes, seconded by Jeff Lovell, that the Planning Commission approve:

- **The preliminary three lot commercial/business/industrial subdivision plat, for the proposed Synergy Canyons Business Park development, located at 9150 south 500 West Street, based on the three findings nine**

conditions listed in the staff report. The motion carried by the following vote:

Yes: 7 - Joe Baker
Dave Bromley
Cyndi Sharkey
Jamie Tsandes
Michael Christopherson
Cory Shupe
Jeff Lovell

Absent: 2 - Monica Collard
Ron Mortimer

Administrative Business

9. [18-252](#) Minutes of June 21, 2018 Planning Commission meeting

A motion was made by Joe Baker, seconded by Cyndi Sharkey, to approve the meeting minutes of June 21, 2018 Planning Commission meeting. The motion carried by the following vote:

Yes: 7 - Joe Baker
Dave Bromley
Cyndi Sharkey
Jamie Tsandes
Michael Christopherson
Cory Shupe
Jeff Lovell

Absent: 2 - Monica Collard
Ron Mortimer

10. [18-242](#) Voting for Chair and Vice Chair

This item was continued to the next Planning Commission meeting on July 19, 2018.

Sandy City Development Report

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