



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

Thursday, March 21, 2019

6:15 PM

Council Chambers

4:00 PM FIELD TRIP

1. [19-087](#) Field Trip for March 21, 2019 Planning Commission meeting

6:15 PM REGULAR SESSION

Roll Call

Staff: James Sorensen, Community Development Director; Brian McCuiston, Planning Director; Mike Wilcox, Zoning Administrator; Wade Sanner, Planner; Doug Wheelwright, Development Services Manager, Darian Alcorn, Sr. 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 Monica Collard
Commissioner Cyndi Sharkey
Commissioner Jamie Tsandes
Commissioner Michael Christopherson
Commissioner Jeff Lovell
- Absent** 2 - Commissioner Cory Shupe
Commissioner Ron Mortimer

Welcome

Pledge of Allegiance

Introductions

Public Hearings

2. [SPR-06-40](#) Real Salt Lake Soccer Stadium (Rio Tinto Stadium)
2019 Parking & Access Management Plan - Annual Update

9256 S. State Street

Commissioner Monica Collard recused herself.

Brian McCuiston introduced this item to the Planning Commission. He stated in June of 2009, the Planning Commission reviewed and approved the Final Parking and Access Management Plan for the Real Salt Lake Soccer Stadium. One of the conditions of approval required that Real return to the Planning Commission annually to review and update the plan.

Ryan Hales, the Applicant's Transportation Engineer, gave an update on parking and access for Real Salt Lake Soccer Stadium.

The Chair opened this item to public comment.

Jeremy Harold, stated he is concerned about the Police not fully enforcing the Sandy City Code concerning parking.

Lieutenant Worthington, Sandy Police, stated he has met with Jeremy several times. He stated the Police Department is working on a process to resolve these issues.

The Chair closed this item to public comment.

A motion was made by Joe Baker, seconded by Michael Christopherson, that the Planning Commission review and approve the updated 2019 season Parking and Access Management Plan for the Real Salt Lake Soccer Stadium located at 9256 S. State Street. The motion carried by the following vote:

- Yes:** 6 - Joe Baker
 Dave Bromley
 Cyndi Sharkey
 Jamie Tsandes
 Michael Christopherson
 Jeff Lovell

- Absent:** 2 - Cory Shupe
 Ron Mortimer

- Recused:** 1 - Monica Collard

**3. [SUB-02-19-5](#) Parkview Villas Amended Subdivision - Preliminary Review
[620](#) 925 E. 11400 S.
 [Community #13 - Alta High]**

Mike Wilcox introduced this item to the Planning Commission.

Darren Nate, gave an overview of the proposed item.

Commissioner Cyndi Sharkey asked if the lot line is only moving by one foot.

Darren Nate stated that is correct.

Commissioner Cyndi Sharkey and the applicant had a brief discussion on the lot line.

Mike Wilcox stated for clarity, a condition of approval may need to be added that the CC&R'S be amended to address the common area that is being added to the

association.

The Chair opened this item to public comment.

Steve Van Maren asked if there's any concern about the lot size and if it meets the zoning requirements.

Mike Wilcox replied the zoning requirements will be met, even with the amended change.

The Chair closed this item to public comment.

A motion was made by Monica Collard, seconded by Cyndi Sharkey, that the Planning Commission determine that preliminary review is complete for the Parkview Villas Amended Subdivision located at approximately 925 East 11400 South, based on three conditions listed in the staff report, with an additional condition for the landscape requirements that reads: 4. That the covenants conditions and restrictions be correspondently amended to address the HOA ownership and maintenance of the detention pond. The motion carried by the following vote:

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

- Absent:** 2 - Cory Shupe
 Ron Mortimer

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

Mike Wilcox presented this item to the Planning Commission. He stated the City Council initiated this proposal to amend a portion of the requirements related to accessory structures. The request is to address lots with large side yards, but small rear yards. He also stated the code now states detached garages are required to be placed in the rear yard of a lot. The proposed amendment would allow for a detached structure on the side yard if it meets the setback of the primary dwelling as though it were attached. As for the height on the side yard, if it complies with the setbacks of the structure, then it would meet the height requirements as though it were in the rear yard.

The Planning Commission and staff discussed the verbiage in the staff report and the intent of the proposed amendment.

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

A motion was made by Michael Christopherson, seconded by Monica Collard, that the Planning Commission forward a positive recommendation to approve a code amendment to amend a portion of Title 15A, Chapter 11-02, Accessory Structures, Land Development Code, Revised Ordinances of Sandy City, 2008 (Exhibit "A") based on the two findings listed in the staff report. The motion carried by the following vote:

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

Absent: 2 - Cory Shupe
Ron Mortimer

5. [CUP-02-19-5](#) Urban Paw
[618](#) 9251 S. 700 E.
[Community #7]

Wade Sanner introduced this item to the Planning Commission.

Rhonda Bergeson, Applicant, gave an overview of the proposed item.

Commissioner Cyndi Sharkey asked the applicant how would she dispose of the pets solid waste. She also asked if it would ever go into an outside dumpster.

Rhonda Bergeson replied the idea is to install toilets that would run into the sewer system. She stated once the toilets are installed pet waste would not go into the dumpsters.

Commissioner Cyndi Sharkey, staff, and the applicant had a brief discussion on disposal of pet waste, noise issues, 24-hour staffing, and the proximity to the residential area.

The Planning Commission, staff, and the applicant had discussion on previously approved commercial kenneling business standards.

The Chair opened this item to public comment.

Steve Van Maren stated there is no indication of where a dumpster would be. He also asked about a barrier wall to the north of the property.

The Planning Commission and staff had discussion on the disposal of animal waste and the dumpster location.

A motion was made by Monica Collard, seconded by Jeff Lovell, that this Staff recommends that the Planning Commission approve a Conditional Use Permit to allow for Urban Paw to operate a commercial animal kennel within 250 feet of a residential property at 9251 South 700 East based on the one findings and six conditions listed in the staff report with modification to condition number five to read: "5. That animal waste be disposed of primarily in the sewer system, and as a back up, in bags in the dumpster, and not be disposed of in the storm water system." The motion carried by the following vote:

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

Absent: 2 - Cory Shupe
 Ron Mortimer

6. [CUP-02-19-5](#) F4L, LLC Adult Daycare
 [619](#) 8807 S. 700 E.
 [Community #7]

Wade Sanner introduced this item to the Planning Commission.

Jeff Moncur, Applicant, gave an overview of the proposed item.

The Chair opened this item to the Planning Commission and there was none.

A motion was made by Cyndi Sharkey, seconded by Jamie Tsandes, that the Planning Commission approve a Conditional Use Permit to allow for F4L, LLC to operate an adult day care within 250 feet of a residential property at 8807 South 700 East based on the one finding and four 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
 Michael Christopherson
 Jeff Lovell

Absent: 2 - Cory Shupe
 Ron Mortimer

7. [CUP-02-19-5](#) Doggie Castle Home Occupation
 [610](#) 11260 S. Hawkwood Dr.
 [Community #13 - Alta High]

Wade Sanner introduced this item to the Planning Commission.

Todd & Kelly Castle, Applicant, gave an overview of the proposed item.

The Planning Commission and the applicants had a brief discussion on the proposed location.

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

A motion was made by Jeff Lovell, seconded by Monica Collard, that the Planning Commission approve a Conditional Use Permit for Todd Castle to operate a Category II Home Occupation business to operate in an accessory structure, on the property located at 11260 South Hawkwood Drive, based on the four findings and five 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
Michael Christopherson
Jeff Lovell

Absent: 2 - Cory Shupe
Ron Mortimer

8. [CUP-07-18-5](#) 7-Eleven Convenience Store Conditional Use for extended business hours
[462\(A\)](#) to 24/7

711 West 9000 South
[Community #2 - Civic Center]

Doug Wheelwright introduced this item to the Planning Commission.

The Planning Commission and staff had a brief discussion on this Conditional Use process and how to proceed with this item.

Logan Johnson, Wright Development Group, Applicant, gave an overview of the proposed item.

The Chair opened this item to public comment.

Jen Archuletta stated 7-Eleven would not be able to control the customer noise and light from cars. She asked if a light study was conducted.

Charles Calhoun stated he is not opposed to having the store, he opposes to having a 24-hour operation.

The Chair closed this item to public comment.

Doug Wheelwright stated a study was conducted and the applicant has delivered the results of the Planning Commission and staff for review.

Commissioner Cyndi Sharky asked about the noise study.

Sarah Rollins, Spectrum Engineering, stated in community noise studies, it is measured in decibels.

The Planning Commission and the applicants had discussion on the lighting study, the landscape plan, and the misapplication of Conditional Use.

The Chair re-opened this item to public comment.

Jen Archuletta asked what the finished grade would be. She also asked would there be a difference between finish grade and what was modeled.

Logan Johnson stated the properties to the south have a significant elevation difference than even to the proposed item at property line. With some homes, their walls are acting as retaining walls for dirt. Most yards would be about two feet higher than the proposed

property. When discussed with staff, the decision was to place the wall on the proposed property's side at the existing height at property line. He also stated he would comply with the code.

The Planning Commission and the applicant had discussion on the grading plan and the noise and light study.

Steve Van Maren asked about the light study. He asked how is candle power measured by using lumen headlights and a parabolic reflector.

Logan Johnson replied the program used will see lumen and convert it to candle power.

Randy Paige stated he is concerned that there would be a gap between the walls.

The Planning Commission and staff had discussion on gaps in fencing.

Kelly Thompson stated he is concerned about foot traffic.

Jen Archuletta asked if the existing concrete panel wall would be replaced with a cinder block wall.

James Sorenson stated the code requires a masonry wall.

The Planning Commission, staff, and the applicant had a brief discussion on types of wall material. The applicant stated that the new wall will match the wall type that exist there.

The Chair closed this item to public comment.

The Planning Commission had discussion on this item.

A motion was made by Michael Christopherson, seconded by Monica Collard, that the Planning Commission grant the Conditional Use requests to allow extended business hours to 24 hours a day, 7 days a week, based on the three findings and five conditions listed in the staff report with an additional condition that reads: 6. That the required boundary wall between the applicant and the residents property be constructed with comparable construction techniques material as the existing fencing on the residential properties. The motion carried by the following vote:

Yes: 6 - Joe Baker
Dave Bromley
Monica Collard
Jamie Tsandes
Michael Christopherson
Jeff Lovell

No: 1 - Cyndi Sharkey

Absent: 2 - Cory Shupe
Ron Mortimer

Administrative Business

[19-088](#)

Minutes for the February 21, 2019 Planning Commission meeting

A motion was made by Monica Collard seconded by Joe Baker to approve the

Minutes for the February 21, 2019 Planning Commission meeting. The motion carried by the following vote:

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

Absent: 2 - Cory Shupe
Ron Mortimer

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.

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