



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
Jamie Tsandes
Cameron Duncan (Alternate)
Jeff Lovell

Thursday, December 19, 2019

6:15 PM

Council Chambers

Meeting procedures are found at the end of this agenda.

Voting Roll Call

4:15 PM FIELD TRIP

1. [19-472](#) Field Trip Map for 12-19-19

Attachments: [12-19-19](#)

6:15 PM REGULAR SESSION

Roll Call

Present 5 - Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Jeff Lovell
Commissioner Ron Mortimer
Commissioner Cameron Duncan

Absent 3 - Commissioner Cyndi Sharkey
Commissioner Jamie Tsandes
Commissioner Michael Christopherson

Welcome

Pledge of Allegiance

Introductions

Public Meeting Items

2. [SIGN-12-19-5774](#) Country Square Sign Theme
8550 S. 1300 E.
[Community #6 - High Point]

Attachments: [Staff Report and proposed renderings.pdf](#)
[master vicinity map.pdf](#)

Monica Collard recused herself from this item.

Wade Sanner presented this item to the Planning Commission.

Erik Schinsato and Zach Collard further explained the sign theme to the Planning Commission.

Ron Mortimer opened this item to public comment.

Ron Mortimer closed this item to public comment.

Cameron Duncan asked if there would be an issue with time line for the project.

Wade Sanner explained that there would not be an issue and the time line is common for sign themes.

A motion was made by Dave Bromley, seconded by Cameron Duncan that the Planning Commission approve the sign theme for the Country Square Shopping Center at 8550 South 1300 East to allow the installation of the proposed signs as shown in the applicant's attached plans, and based on the following two findings and three conditions detailed in the staff report with an additional forth condition that the sight triangle issues be addressed with staff at the time of obtaining permits.

Yes: 4 - Dave Bromley
Jeff Lovell
Ron Mortimer
Cameron Duncan

Absent: 3 - Cyndi Sharkey
Jamie Tsandes
Michael Christopherson

Recused: 1 - Monica Collard

3. [CUP-11-19-5](#) Schmidt Accessory Structure (CUP for Height)
[764](#) 11511 S. Player Rd.
[Community #24]

Attachments: [Staff report, materials and map.pdf](#)

Claire Hague presented this item to the Planning Commission.

Douglas Schmitt, the applicant, further explained the item to the Planning Commission.

Douglas Schmitt showed the Planning Commission samples of the materials he intends to use to build the structure.

Monica Collard asked if he had read and was comfortable with the staff report.

Douglas Schmitt explained that he has and is comfortable with the staff report.

Dave Bromley asked about the height pitch of the roof and if he would increase the roof pitch if he was able to.

Douglas Schmitt explained that he may want to go a little higher, but he does not want to make the structure any higher.

Ron Mortimer asked if he wanted the pitch of the structure to match the pitch on the house.

Douglas Schmitt clarified that the pitch is a little different, but he if he needs to go a little higher if he could.

Brian McCuiston brought up that if the raised height means the setbacks also would increase.

Monica Collard asked if that would have to be renoticed.

James Sorensen further explained the Planning Commission has the ability to allow more height, but staff is more concerned about the setbacks that were presented in neighborhood meetings.

Monica Collard opened this item to public comment.

Steve Van Marren asked if the ordinance required eight feet between main structures and accessory structures, but this item only has six

Brian McCuiston clarified that it is six feet between the structures.

Monica Collard closed this item to public comment.

Jeff Lovell asked the commissioners if they wanted a recommendation with a higher pitch.

Monica Collard added that a lot of the time they try to match the pitch of the structure and the home to keep similar compatibility.

Dave Bromley asked staff if the offset of the property line ordinance has leeway that the Planning Commission has or if that ordinance is set in stone.

Brian McCuiston explained that the Planning Commission does have the authority to modify those setbacks.

James Sorensen further explained that the concern is visibility since the structure is behind the home and not next to it. It is always hard to find a balance between staying in line with the home and architecture and to have the least impact on the neighbors by keeping it as low as we can.

Ron Mortimer explained that his concern was that the applicant might not have known he could have gone higher if he had desired.

A motion was made by Jeff Lovell, seconded by Cameron Duncan that the Planning Commission approve a Conditional Use Permit for additional height of an accessory structure for the property located at 11511 S. Player Rd. based on the following two findings and five conditions.

Yes: 5 - Dave Bromley
Monica Collard
Jeff Lovell
Ron Mortimer
Cameron Duncan

Absent: 3 - Cyndi Sharkey
Jamie Tsandes
Michael Christopherson

4. [SPR-11-19-5](#) Bell Canyon Preservation Trailhead (Preliminary Site Plan Review)
[756](#) 3400 E. 9900 S.
[Community #30 - Granite]

Attachments: [Staff report](#)
[Civil Plans](#)
[master vicinity map](#)
[Landscape Plan](#)

Craig Evans presented this item to the Planning Commission and explained he will be presenting all three Bell Canyon Trail Head items together.

Dan Medina further presented this item to the Planning Commission.

Dan Medina clarified that when the Staff report talks about parking, they have a total 133 parking stalls between the two phases. The traffic study recommended that there be around 250 stalls, but they physically cannot get 250 stalls on the site without destroying the sight.

Monica Collard asked if they will allow parking on the road leading up to the proposed parking lot.

Dan Medina explained that they will not allow for parking on that road and kept the road narrow to help enforce it.

Dan Medina also explained that the goal is to give ADA like experiences for citizens that cannot hike up in the canyon but still want to be able to enjoy nature.

Ron Mortimer asked if the existing homeowner will have access to all of this from his home and driveway.

Dan Medina explained that he will have access to the road, and they will maintain the roads in the winter.

Dave Bromley asked about the type of retaining walls they plan on using and why.

Dan Medina explained they plan on gravity wall opposed to rock retaining walls because they would be able to go more vertical.

Dave Bromley asked about the side walk and if the plan is to go all the way down to Wasatch.

Dan Medina explained that they are going to keep the sidewalk coming up from the intersection up through the parking lot.

Cameron Duncan asked how high the retaining walls would be.

Dan Medina explained that they will be 19-20 feet between the two walls.

Monica Collard opened this item to public comment.

Marvin Newman who lives adjacent to the proposed item worried about light trespass but

is very pleased with how hard Dan Medina has been working to address their concerns.

Steve Van Marren is in favor of stepping the wall back and that Rocky Mouth trail head parking had a staircase up the parking and thinks that might be a good idea to use opposed to the sidewalk.

Alexander Serebryakov, one of the neighbors below the trail, is worried about privacy and people looking into their homes.

Monica Collard closed this item to public comment.

Cameron Duncan asked how tall the proposed light poles will be.

Dan Medina explained that the ones in the parking lot will 20 feet total and on a concrete pedestal.

Dave Bromley asked about grades for ADA and why it would not be possible to move the trail further away from the south property line.

Dan Medina explained that he would only be able to get a 12% grade without making large cuts, taking out a lot of vegetation and taking off the top of a hill.

Dave Bromley asked how many feet of cut he would need to make in order to get back to an 8% grade.

Dan Medina explained that he doesn't remember the exact depths of the cut, but he would have to cut off the top of a hill in order to drop the trail down.

Jeff Lovell asked if the parking lot will be the only place that has lighting.

Dan Medina explained that there will be lighting on the road leading to the parking lot, but he could stain the retaining walls to make the light reflection lower in order to have as little light trespass as possible.

Monica Collard asked if it would be possible to deepen the trail so that it wasn't so high and overlooking the neighboring residents' homes.

Dan Medina explained that he could cut it down a couple of feet and use landscape to act as a barrier.

A motion was made by Cameron Duncan, seconded by Jeff Lovell that the Planning Commission determine that the preliminary site plan review is complete with the Bell Canyon Trailhead subject to the following findings and nine conditions detailed in the staff report with additional conditions that the block material be stained with earthy tones, some additional landscape on the south property line and looking into options with staff to depress the trail a couple of feet and create additional berming on the south side

Yes: 5 - Dave Bromley
Monica Collard
Jeff Lovell
Ron Mortimer
Cameron Duncan

Absent: 3 - Cyndi Sharkey
Jamie Tsandes
Michael Christopherson

DRAFT

CUP-12-19-5 Bell Canyon Preservation Trailhead (Conditional Use for Recreation,
775 Outdoor)
3400 E. 9900 S.
[Community #30 - Granite]

Craig Evans presented this item to the Planning Commission and explained he will be presenting all three Bell Canyon Trail Head items together.

Dan Medina further presented this item to the Planning Commission.

Dan Medina clarified that when the Staff report talks about parking, they have a total 133 parking stalls between the two phases. The traffic study recommended that there be around 250 stalls, but they physically cannot get 250 stalls on the site without destroying the sight.

Monica Collard asked if they will allow parking on the road leading up to the proposed parking lot.

Dan Medina explained that they will not allow for parking on that road and kept the road narrow to help enforce it.

Dan Medina also explained that the goal is to give ADA like experiences for citizens that cannot hike up in the canyon but still want to be able to enjoy nature.

Ron Mortimer asked if the existing homeowner will have access to all of this from his home and driveway.

Dan Medina explained that he will have access to the road, and they will maintain the roads in the winter.

Dave Bromley asked about the type of retaining walls they plan on using and why.

Dan Medina explained they plan on gravity wall opposed to rock retaining walls because they would be able to go more vertical.

Dave Bromley asked about the side walk and if the plan is to go all the way down to Wasatch.

Dan Medina explained that they are going to keep the sidewalk coming up from the intersection up through the parking lot.

Cameron Duncan asked how high the retaining walls would be.

Dan Medina explained that they will be 19-20 feet between the two walls.

Monica Collard opened this item to public comment.

Marvin Newman who lives adjacent to the proposed item worried about light trespass but is very pleased with how hard Dan Medina has been working to address their concerns.

Steve Van Marren is in favor of stepping the wall back and that Rocky Mouth trail head parking had a staircase up the parking and thinks that might be a good idea to use opposed to the sidewalk.

Alexander Serebryakov, one of the neighbors below the trail, is worried about privacy and people looking into their homes.

Monica Collard closed this item to public comment.

Cameron Duncan asked how tall the proposed light poles will be.

Dan Medina explained that the ones in the parking lot will 20 feet total and on a concrete pedestal.

Dave Bromley asked about grades for ADA and why it would not be possible to move the trail further away from the south property line.

Dan Medina explained that he would only be able to get a 12% grade without making large cuts, taking out a lot of vegetation and taking off the top of a hill.

Dave Bromley asked how many feet of cut he would need to make in order to get back to an 8% grade.

Dan Medina explained that he doesn't remember the exact depths of the cut, but he would have to cut off the top of a hill in order to drop the trail down.

Jeff Lovell asked if the parking lot will be the only place that has lighting.

Dan Medina explained that there will be lighting on the road leading to the parking lot, but he could stain the retaining walls to make the light reflection lower in order to have as little light trespass as possible.

Monica Collard asked if it would be possible to deepen the trail so that it wasn't so high and overlooking the neighboring residents' homes.

Dan Medina explained that he could cut it down a couple of feet and use landscape to act as a barrier.

A motion was made by Cameron Duncan, seconded by Jeff Lovell that the Planning Commission grant conditional use permit for a trailhead in the open space zone based upon the following findings and conditions listed in the staff report, as modified by the Planning Commission

Yes: 5 - Dave Bromley
Monica Collard
Jeff Lovell
Ron Mortimer
Cameron Duncan

Absent: 3 - Cyndi Sharkey
Jamie Tsandes
Michael Christopherson

[SPEX-12-19-5776](#) Bell Canyon Preservation trailhead (Special Exception for Cuts and Fills Greater than 10')
3400 E. 9900 S.
[Community #30 - Granite]

Craig Evans presented this item to the Planning Commission and explained he will be presenting all three Bell Canyon Trail Head items together.

Dan Medina further presented this item to the Planning Commission.

Dan Medina clarified that when the Staff report talks about parking, they have a total 133 parking stalls between the two phases. The traffic study recommended that there be around 250 stalls, but they physically cannot get 250 stalls on the site without destroying the sight.

Monica Collard asked if they will allow parking on the road leading up to the proposed parking lot.

Dan Medina explained that they will not allow for parking on that road and kept the road narrow to help enforce it.

Dan Medina also explained that the goal is to give ADA like experiences for citizens that cannot hike up in the canyon but still want to be able to enjoy nature.

Ron Mortimer asked if the existing homeowner will have access to all of this from his home and driveway.

Dan Medina explained that he will have access to the road, and they will maintain the roads in the winter.

Dave Bromley asked about the type of retaining walls they plan on using and why.

Dan Medina explained they plan on gravity wall opposed to rock retaining walls because they would be able to go more vertical.

Dave Bromley asked about the side walk and if the plan is to go all the way down to Wasatch.

Dan Medina explained that they are going to keep the sidewalk coming up from the intersection up through the parking lot.

Cameron Duncan asked how high the retaining walls would be.

Dan Medina explained that they will be 19-20 feet between the two walls.

Monica Collard opened this item to public comment.

Marvin Newman who lives adjacent to the proposed item worried about light trespass but is very pleased with how hard Dan Medina has been working to address their concerns.

Steve Van Marren is in favor of stepping the wall back and that Rocky Mouth trail head parking had a staircase up the parking and thinks that might be a good idea to use opposed to the sidewalk.

Alexander Serebryakov, one of the neighbors below the trail, is worried about privacy and people looking into their homes.

Monica Collard closed this item to public comment.

Cameron Duncan asked how tall the proposed light poles will be.

Dan Medina explained that the ones in the parking lot will 20 feet total and on a concrete pedestal.

Dave Bromley asked about grades for ADA and why it would not be possible to move the trail further away from the south property line.

Dan Medina explained that he would only be able to get a 12% grade without making large cuts, taking out a lot of vegetation and taking off the top of a hill.

Dave Bromley asked how many feet of cut he would need to make in order to get back to an 8% grade.

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Dan Medina explained that there will be lighting on the road leading to the parking lot, but he could stain the retaining walls to make the light reflection lower in order to have as little light trespass as possible.

Monica Collard asked if it would be possible to deepen the trail so that it wasn't so high and overlooking the neighboring residents' homes.

Dan Medina explained that he could cut it down a couple of feet and use landscape to act as a barrier.

A motion was made by Cameron Duncan, seconded by Dave Bromley that the Planning Commission grant a special exception for cuts and fills greater than 10' feet in vertical height based upon the following findings, and subject to the conditions outlined in the staff report, as modified by the Planning Commission

Yes: 5 - Dave Bromley
Monica Collard
Jeff Lovell
Ron Mortimer
Cameron Duncan

Absent: 3 - Cyndi Sharkey
Jamie Tsandes
Michael Christopherson

5. [SPR-11-19-5](#) Sandy Towers-West Office Building (Preliminary Site Plan Review)
[757](#) 9985 S. State Street
[Community #5]

Attachments: [Staff report, materials and map](#)

Doug Wheelwright presented this item to the Planning Commission.

Bruce Brigham, the applicant, further explained this item to the Planning Commission.

Anthony Lyman, architect for the project, explained in further detail the plans for the major plaza.

Scott Blake, landscape architect, explained that they wanted to have an urban mixed with mountain feel and talked about the enhancements with the plaza, canal, food court plaza, fire table and bus stop.

Trevor Evans, Stack Realty, brought up the advantages of UTA being so close to the site and that the food truck court will be stubbed with power.

Ron Mortimer said he was impressed they were able to fit everything in there with the canal running right through the middle of the site.

Cameron Duncan asked if they see a lot of people walking from the transit system.

Trevor Evans explained that they are seeing an increase in rider rates.

Paul Feezer talked about grading for parking garage.

Anthony Lyman talked about shalls vs should's of the staff report.

Cameron Duncan asked about LEED certification

Anthony Lyman explained they will build the building according to LEED but will not have the building certified.

Monica Collard opened this item to public comment.

Steve Van Marren asked about if the parking structure has an elevator.

Anthony Lyman stated it does not have an elevator right now, but the ADA parking is on the surface.

Monica Collard closed this item to public comment.

A motion was made by Cameron Duncan, seconded by Jeff Lovell that the Planning Commission find that the preliminary site plan review is complete for the proposed Sandy Towers-West office building and parking structure project, based upon the following three findings and the nine conditions listed in the staff report.

Administrative Business

1. [19-467](#) Planning Commission meeting minutes for 11.21.19

Attachments: [11.21.19 PC Meeting Minutes](#)

A motion was made to approve Planning Commission meeting minutes for 11.21.19

Yes: 5 - Dave Bromley
Monica Collard
Jeff Lovell
Ron Mortimer
Cameron Duncan

Absent: 3 - Cyndi Sharkey
Jamie Tsandes
Michael Christopherson

2. [19-466](#) Planning Commission meeting minutes for 12.05.19

Attachments: [12.05.19 PC Meeting Minutes](#)

A motion was made to approve Planning Commission meeting minutes for 12.05.19

Yes: 5 - Dave Bromley
Monica Collard
Jeff Lovell
Ron Mortimer
Cameron Duncan

Absent: 3 - Cyndi Sharkey
Jamie Tsandes
Michael Christopherson

3. Sandy City Development Report

4. Director's Report

Adjournment

A unanimous motion was made to adjourn

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