



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, May 3, 2018

6:15 PM

Council Chambers

4:00 PM FIELD TRIP

1. [18-137](#) Planning Commission Tour for May 3, 2018

Attachments: [050318](#)

5:15 PM EXECUTIVE SESSION

Utah League of Cities and Towns Training

6:15 PM REGULAR SESSION

Roll Call

Staff: James Sorensen, Director; Brian McCuistion, Planning Director; Mitch Vance, Planner; Mike Wilcox, Zoning Administrator; Doug Wheelwright, Development Services Manager; Ryan Kump, City Engineer; Darien Alcorn, Sr. City Attorney; Britney Ward, Traffic Engineer; Raima Fleming, Planning Secretary

Welcome

Pledge of Allegiance

Introductions

Public Hearings

2. [CODE-04-18](#) SD(PO-Alvey) - Repeal Section 13 of Title 15A, Chapter 19, Special
[-5398](#) Development (SD) Districts, Land Development Code, Revised Ordinances of Sandy City, 2008

Attachments: [Staff Report.pdf](#)

Mike Wilcox presented this item to the Planning Commission.

The Chair opened the public hearing and there was none.

A motion was made by Commissioner Joe Baker, seconded by Commissioner Ron Mortimer, to forward positive recommendation to approve a code amendment to repeal Section 15A-19-13 of the Development Code of Sandy City 2008 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
Cory Shupe
Ron Mortimer

Approved

Raima Fleming

3. [CODE-04-18](#) BD Medical - Proposed SD(MDM) Zone - Amend Title 15A, Chapter 19, [-5389](#) Special Development (SD) Districts, Land Development Code, Revised Ordinances of Sandy City, 2008

Attachments: [Staff Report.pdf](#)
[Exhibit A.pdf](#)

Mike Wilcox presented this item to the Planning Commission.

John Jensen, Applicant, expressed his gratitude for this zone change request. He gave an overview of his company.

Mike Wilcox stated there is an outline of the historical facts on this site in the staff report.

Planning Commission asked clarifying questions about building height and setbacks. They also asked about the proximity of the building to residential areas.

John Jensen stated the distance from the proposed facility to a residential area would be less than 200 ft. The proposed new warehouse would be 44 ft. in height. Also, the amount of vehicles would double.

Commissioner Cyndi Sharkey asked staff if there were any concerns about truck traffic.

Britney Ward stated the city would require a traffic memo.

John Jensen gave an overview of the future plans for BD Medical.

The Chair opened the public hearing.

Steve Van Maren suggested changing the wording on "Exhibit A" under C, item four to read: Operations at the Property **maybe** conducted 24/7, including shipments and deliveries. Also add time restrictions.

The Chair closed the public hearing.

The Planning Commission had further discussion.

Cory Shupe asked for clarification on the current code.

Brian McCuiston gave clarification to the Planning Commission.

The Planning Commission had further discussion.

After the motion was made and seconded, Commissioner Cyndi Sharkey asked if she could have a discussion about the motion.

The Planning Commission had further discussion.

A motion was made by Commissioner Joe Baker, seconded by Ron Mortimer to forward a positive recommendation to the City Council to adopt the proposed ordinance amendment in exhibit A for the two reasons listed in the staff report, with the following changes: (C)(1) to read: Professional office buildings shall be no taller than one hundred fifty (150) feet in height along State Street or 9400 South and be limited to 65 ft. in height within one hundred fifty (150) feet of a residential district. Other buildings on the Property shall be no taller than sixty-five (65) feet. Parking structures are limited to four (4) levels, unless screened from public view. An additional reason that the construction on the west side be limited to sixty-five (65) feet in height and a distance of one hundred fifty (150) feet from the residential area. (C)(4) to read: Operations at the property may be conducted 24/7, including shipment and deliveries. The motion carried by the following vote:

- Yes: 6 - Joe Baker
 Dave Bromley
 Monica Collard
 Jamie Tsandes
 Cory Shupe
 Ron Mortimer
- No: 1 - Cyndi Sharkey

- 4. [ZONE-04-18-5390](#) BD Medical Rezone from CBD & R-1-6 to SD(MDM)
 9450 S. State Street
 Civic Center, Community #2

Attachments: [Staff Report.pdf](#)
[master_vicinity_map_2018.pdf](#)
[master_vicinity_map_2018 - Color.jpg](#)
[Zoning Exhibit.pdf](#)

A motion was made by Joe Baker, seconded by Jamie Tsandes, to send a positive recommendation to City Council for the zone change of property located at 9450 S. State Street from the Central Business District (CBD) Zone and R-1-6 “Single Family Residential District” to the proposed SD(MDM) Medical Device Manufacturing District. The motion carried by the following vote:

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

5. [CODE-04-18-5391](#) Community Development Department recommending the City Council Amend Title 15A, Chapter 23, Commercial, Office, Industrial & Transit Corridor Development Standards, Land Development Code, Revised Ordinances of Sandy City, 2008 relative to Automall District Dealer Area Setbacks.

Attachments: [staff report](#)

Brian McCuiston presented this item to the Planning Commission.

The Chair open the public hearing and there was none.

A motion was made by Commissioner Cory Shupe, seconded by Commissioner Dave Bromley, to forward a positive recommendation to the City Council to adopt the proposed ordinance amendment for the two reasons listed in the staff report. The motion carried by the following vote:

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

6. [SPR-03-18-5](#)
[382](#) Mark Miller Subaru Dealership Addition and Inventory Vehicle Display
Terrace
10920 S. State Street
South Towne, Community #9

Attachments: [Final Staff Report](#)
[Exhibits](#)

Doug Wheelwright introduced this item to the Planning Commission.

Kelly Neilson, Architect and Kyle Lane, General Contractor for the Miller Group. Kyle gave an overview of the proposed property. Kelly Neilson gave clarification on the structure.

Commissioner Cory Shupe asked about off site vehicle inventory storage.

Kyle Lane stated the goal is to eliminate as much off site inventory storage as possible.

The Chair opened the public hearing and there was none.

Commissioner Cyndi Sharkey asked about convening with the Auto Mall Architectural Committee.

Doug Wheelwright stated the Auto Mall Architectural Committee has not functioned in three years. Current members of the Dealer's Association were asked to join the Civic Center Architect meeting, but none attended.

Commissioner Cyndi Sharkey had more questions about the Auto Mall.

Planning Commission had further discussion on the proposed materials and lighting.

A motion was made by Commissioner Joe Baker, seconded by Cyndi Sharkey to approve the preliminary site plan for the proposed building addition and parking structure/terrace; approve the building architectural design, building materials and colors as proposed; and grant the Conditional Use request to allow the vehicle inventory display structure/terrace use, based on the staff report, the staff findings 1 to 15 in the Conditional Use Standards and the three findings and subject to the 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
Cory Shupe
Ron Mortimer

7. [CUP-04-18-5
388](#) Mark Miller Subaru Dealership Addition and Inventory Vehicle Display
Terrace
10920 S. State Street
South Towne, Community #9

Attachments: [Exhibits](#)

Doug Wheelwright presented this item with item #SPR-03-18-5382

A motion was made by Commissioner Joe Baker, seconded by Cyndi Sharkey to approve the preliminary site plan for the proposed building addition and parking structure/terrace; approve the building architectural design, building materials and colors as proposed; and grant the Conditional Use request to allow the vehicle inventory display structure/terrace use, based on the staff report, the staff findings 1 to 15 in the Conditional Use Standards and the three findings and subject to the 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
Cory Shupe
Ron Mortimer

8. [SPR-12-17-5](#) Quick Quack Car Wash
[335](#) 11114 S. State Street
South Towne, Community #9

Attachments: [Final Staff Report](#)
[Quick Quack Car Wash Exhibits 4-27-2018](#)

Commissioner Monica Collard rescued herself. Jeff Lovell sat in for her.

Doug Wheelwright introduced this item to the Planning Commission.

Joseph Ernest, Applicant, gave an overview of the Quick Quack company.

Commissioner Cyndi Sharkey asked about the landscaping and if the recycled water would be used for landscape irrigation.

Joseph Ernest stated no, it would not be used for landscape irrigation.

The Vice Chair opened and closed the public hearing.

A motion was made by Cyndi Sharkey, seconded by Joe Baker, to approve the preliminary site plan for the proposed car wash facility; approve the building architectural design, building materials and colors as proposed; and grant the Conditional Use request to allow the automatic car wash use, based on the staff report, the staff findings 1 to 15 in the analysis of the Conditional Use Standards and the three findings and the three conditions listed in the staff report. The motion carried by the following vote:

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

Recused: 1 - Monica Collard

9. [CUP-12-17-5](#) Quick Quack Car Wash
[336](#) 11114 S. State Street
South Towne, Community #9

Attachments: [Quick Quack Car Wash Exhibits 4-27-2018](#)

Commissioner Monica Collard recused herself from this item. Jeff Lovell sat in for her.

Doug Wheelwright presented this item with item #SPR-12-17-5335

A motion was made by Cyndi Sharkey, seconded by Joe Baker, to approve the preliminary site plan for the proposed car wash facility; approve the building architectural design, building materials and colors as proposed; and grant the Conditional Use request to allow the automatic car wash use, based on the staff report, the staff findings 1 to 15 in the analysis of the Conditional Use Standards and the three findings and the three conditions listed in the staff report. The motion carried by the following vote:

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

Recused: 1 - Monica Collard

10. [SPR-03-18-5](#)
[373](#) iFly Indoor Skydiving
154 W. 11400 S. State Street
South Towne, Community #9

Attachments: [FINAL Staff Report](#)
[Exhibits-4-27-18.docx](#)

Doug Wheelwright introduced this item to the Planning Commission.

Lou Gambertoglio, Representative and CarloMaria Ciampoli, Architect, Applicants. Lou expressed how excited they are to bring iFly to Sandy and gave an overview of the company. CarloMaria gave an overview of the building material.

Planning Commission discussed materials.

Commissioner Joe Baker asked for an overview of the iFly experience as a customer.

Vice Chair opened and closed the public hearing.

Commissioner Cyndi Sharkey asked about a sign application.

Doug Wheelwright stated the sign permit would be handled by staff.

A motion was made by Cory Shupe, seconded by Cyndi Sharkey, to approve the preliminary site plan for the proposed iFly Indoor Skydiving facility and approve the building architectural design, building materials and colors as proposed, based on the staff report, the two findings and the seven conditions listed in the staff report. The motion carried by the following vote:

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

Recused: 1 - Monica Collard

11. [SUB-03-18-5](#) Shurtleff-Jenkins Subdivision (Preliminary Review)
[375](#) 435 E. 8800 S.
Historic Sandy, Community #4

Attachments: [Shurtleff Staff Report signed](#)
[color master_vicinity_map_2018](#)
[PC prelim plat](#)
[7 PM Community Meeting Summary 4.17.18](#)
[7 PM Sign-In](#)

Mitch Vance introduced this item to the Planning Commission.

Sarah Bullock, Gordon Milar Construction and Haylee Shurtleff, Applicants, stated they read the staff report and do not have any questions.

Mitch Vance gave the Planning Commissioner the new Community Meeting template.

The Chair opened and closed the public hearing.

A motion was made by Dave Bromley, seconded by Joe Baker, to determine that preliminary review is complete for the Shurtleff-Jenkins Subdivision, located at 435 East 8800 South, subject to the 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
Cory Shupe
Ron Mortimer

12. [SUB-03-18-5](#) Hinton Subdivision (Preliminary Review)
[381](#) 825 E. 7800 S.
High Point, Community #6

Attachments: [Hinton Staff Report signed](#)
[color master vicinity map 2018](#)
[PC prelim plat](#)

Mitch Vance introduced this item to the Planning Commission.

David George, Applicant, stated he read the staff report and did not have any questions.

Mitch Vance gave an overview of flag lots and more of what the applicant is proposing.

Planning Commission and staff had discussion on the positioning of the home and parking.

Planning Commission had further discussion on the depth of the lot and the shared ownership of the private lane.

The Chair opened the public hearing.

Parker Daniels, stated he is concerned about the curb and sidewalk.

Britney Ward stated the improvements would be required with the building permit.

Planning Commission had discussion about the improvements.

Steve Van Maren, stated the parkstrips, sidewalks, curb, and gutter should be a part of this project.

Grant Orchid, stated he is concerned about the curbs and sidewalks.

Christy Durant, thanked the developer and owner for proposing this subdivision.

Ryan Kump clarified that staff is looking at those concerns. He gave an outline of what will be done.

Planning Commission had further discussion on the improvements and side setbacks.

The Chair closed the public hearing.

Planning Commission had further discussion on the dept of the lot.

A motion was made by Jamie Tsandes, seconded by Joe Baker, that preliminary review is complete for the Hinton Subdivision located at 825 East 7800 South, based on the two findings and eight conditions listed in the staff report, with the exception of item number 6. Also, an added condition that curb, gutter, sidewalk, and parkstrip be constructed along 7800 South during the subdivision construction. The motion carried by the following vote:

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

13. [SPEX-04-18-5399](#) Hinton Subdivision (Preliminary Review)
825 E. 7800 S.
High Point, Community #6

Attachments: [PC prelim plat](#)

A motion was made by Jamie Tsandes, seconded by Cory Shupe, to grant a special exception for the use of flag or L-shaped lot configuration and for the establishment of lots without public frontage based on the two findings and one condition listed in the staff report. The motion carried by the following vote:

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

14. [SUB-03-18-5377](#) Anderson Place Subdivision (Preliminary Review)
10944 S. 1000 E.
Community #12

Attachments: [Anderson Place staff Report signed color master vicinity map 2018](#)
[PC prelim plat](#)

Mitch Vance presented this item to the Planning Commission.

Gene Anderson, Applicant, had no questions or concerns.

The Chair opened to public hearing

Steve Van Maren stated the side walk and parkstrip are not in place.

Mitch Vance stated any improvements will be part of the bonding of the subdivision.

The Chair closed the public hearing.

A motion was made by Dave Bromley, seconded by Cory Shupe, that preliminary review is complete for the Anderson Place Subdivision, located at 10944 South 1000 East, subject to the two conditions in the staff report. The motion carried by the following vote:

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

Administrative Business

15. [18-135](#) Minutes of April 19, 2018

Attachments: [PC04-19-2018](#)

A motion was made by Joe Baker, seconded by Ron Mortimer, to approve the Minutes for April 19, 2018. The motion carried by the following vote:

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

Sandy City Development Report

Director's Report

James Sorenson gave the Directors 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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