



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, February 7, 2019

6:15 PM

Council Chambers

4:45 PM FIELD TRIP

1. [19-023](#) Field Trip for Feb. 7, 2019 PC meeting

5:30 PM EXECUTIVE SESSION

6:15 PM REGULAR SESSION

Roll Call

Staff: James Sorensen, Community Development Director; Brian McCuiston, Planning Director; Wade Sanner, Planner; Doug Wheelwright, Development Services Manager; Jake Warner, Long Range Planning Manager; Darien Alcorn, Sr. City Attorney; Britney Ward, Transportation Engineer; Ryan Kump, City Engineer; 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-10-18-5](#) Duluth Trading Company - Site Plan and Architectural Review
[551](#) 11376 S. State St.

[Community #9 - South Towne]

Doug Wheelwright introduced this item to the Planning Commission.

Richard Piggott, of Kimley-Horn, representing the applicant, gave an overview of the proposed project.

Commissioner Cyndi Sharkey asked about additional lighting.

Richard Piggott replied sconce lighting would be added to each individual column.

Commissioner Cyndi Sharkey and the applicant had brief discussion on lighting.

A motion was made by Monica Collard, seconded by Cyndi Sharkey, that the Planning Commission approve the preliminary site plan for Duluth Trading Company Retail Development and approve the building architectural design, building materials and color as proposed based on the two findings and ten conditions listed in the staff report with an additional finding to read: 3. That raising the proposed building parapet approximately 1.5 feet to screen the view of the proposed six RTU's, upon review deemed impractical for this prototypical building application. Also amending condition number ten to read: 10. That the building's proposed six RTU's be enclosed within a comprehensive, horizontally ribbed metal screen wall, mounted above the flat roof and painted flat white, consistent with the screen walls existing on all other One-14 Retail Center Buildings. 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

3. [SIGN-01-19-](#) 114 Retail Center Sign Theme Amendment
[5601](#) 11376 S. State St.

[Community #9 - South Towne]

Wade Sanner introduced this item to the Planning Commission.

Commissioner Joe Baker asked if the proposed size of the signs accommodates the sign theme amendment.

Wade Sanner replied the size variation for the sign sizes could be given by the Planning Commission.

Staff and the Planning Commission had brief discussion on the sign theme amendment.

Richard Piggott, 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 Jamie Tsandes, seconded by Monica Collard, that the Planning Commission approve the amended sign theme for the 114 Retail Center located at 11376 South State Street to allow the installation of the proposed wall signs, awning signs, blade signs and tenant vinyl signs based on 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
 Michael Christopherson
 Jeff Lovell

Absent: 2 - Cory Shupe
 Ron Mortimer

4. [ZONE-01-19-5591\(PC\)](#) Villas at Southtowne Rezone
 10670 S. 700 E. from CN to PUD (12)
 [Community #11 - Crescent]

Jake Warner introduced this item to the Planning Commission.

John Thackeray, Applicant, gave an overview of the proposed item.

Commissioner Michael Christopherson stated for clarification, what is before the Planning Commission is a rezone, not the type, size, or layout of the units.

Commissioner Monica Collard asked the applicant his reason for wanting PUD (12).

John Thackeray stated his reason for wanting a PUD (12). He also stated after consideration, he would like to reduce the PUD (12) to a PUD (11).

The Planning Commission and the applicant had brief discussion about the proposed density, open space requirements, and unit sizes.

The Chair opened this item to public comment.

Colleen Stutznegger, spoke for herself and her neighbors on her concerns about the proposed property.

Don Khan stated he believes the proposed area should be a supermarket instead of a multi-family development.

Matt Sullivan stated there's not a need for multi-family housing units in the proposed area.

Scott Petersen stated he would like to know why the developer chose a PUD (12). He also stated he would rather have this area remain commercial.

Nate Evans stated this would be a drastic change to the area. He also asked about the current owner of the property and how long the proposed units would remain as rental properties.

Jeffery Park stated the proposed units would be within 20-feet of his property line. He

feels this area should remain commercial or lower the PUD zoning.

Lars Summerhays gave reasons why he would like to keep the area zoned commercial.

Amy Thackeray stated she is concerned about high density.

Sue Sharpe asked if the need for high density housing is necessary. She would like this area to remain commercial.

Jessica Daley stated she is concerned about the density and the traffic.

Dennis Fridett asked if the developer knew how many children this development would house. He also asked the Planning Commission to consider a PUD (6).

Eric Ewing stated traffic would be a problem. He would love to see this area developed but would like to have something more suitable to the area.

Steve Van Maren stated as a point of reference, Red Sage is a PUD (8). He feels the proposed area should be no higher than a PUD (6).

Robert Romero stated this would be in his backyard. He asked if a barrier would be placed between the development and the existing homes.

Chris Nichol asked if a crime study was done on this area.

Kim McKeller asked who benefits for the proposed development.

Dave Chatterly stated he would like to keep this area commercial.

Christian Little stated the zoning in this area should remain the same.

The Chair closed this item to public comment.

The Planning Commission had discussion on the proposed item.

Commissioner Jeff Lovell asked the applicant about the three to five year rental situation.

John Thackeray stated per the agreement with the landowner, his company can not purchase the property until the current owner passes away. There is no set date for this to occur. He also stated his company would be tenants under a master lease until this happens. After acquiring the property, they would then sell the units.

John Thackeray Sr. explained that all of his projects looks as good now as they did when they are constructed.

The Planning Commission had discussion on the density.

Commissioner Monica Collard stated she thinks the density is too high and believes this project would not be a good fit for the area.

Commissioner Cyndi Sharkey also believes the density is too high. She stated this would be a good area for residential development, but the debatable piece of it would be how dense.

Commissioner Joe Baker stated PUD (12) is too dense, but the city needs housing for our children and grandchildren.

Commissioner Jamie Tsandes stated she is all for mixed use, high density, but believes a PUD (12) is too dense. She also stated this area needs more commercial.

Commissioner Dave Bromley also stated the density is too high.

A motion was made by Monica Collard, seconded by Jeff Lovell, that the Planning Commission forward a negative recommendation to the City Council for the Villas at Southtowne rezone located at 10670 S. 700 E. from CN to PUD (12) based upon multiple comments on record as expressed in the discussion. 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. [MISC-01-19-5595\(PC\)](#) Review and Adoption of Standard Specifications and Details for Municipal Construction

Ryan Kump presented this item to the Planning Commission.

A motion was made by Cyndi Sharkey, seconded by Jamie Tsandes, that the Planning Commission forward a positive recommendation to the City Council to adopt the proposed changes to the Sandy City Standard Specifications. 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

Administrative Business

Minutes

6. [19-027](#) PC minutes from January 17, 2019

A motion was made by Monica Collard, seconded by Joe Baker, to approve the January 17, 2019 meeting minutes. The motion carried by the following vote:

Yes: 6 - Joe Baker
Dave Bromley
Monica Collard
Cyndi Sharkey
Michael Christopherson
Jeff Lovell

Absent: 2 - Cory Shupe
Ron Mortimer

Abstain: 1 - Jamie Tsandes

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