



# 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)*

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Thursday, November 1, 2018

6:15 PM

Council Chambers

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#### 4:45 PM FIELD TRIP

1. [18-422](#) Field Trip for November 1, 2018 meeting

#### 6:15 PM REGULAR SESSION

##### Roll Call

Staff: James Sorensen, Community Development Director; Brian McCuiston, Planning Director; Wade Sanner, Planner; Matt Huish, CAO; Darian Alcorn, Sr. City Attorney; Raima Fleming, Planning Secretary

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

Welcome

Pledge of Allegiance

Introductions

#### Public Hearings

2. [CUP-10-18-5](#) Freedom Fitness (Recreation Center and Extended Hours)  
[496](#) 733/739 E. 9400 S.  
[Community #7]

Wade Sanner introduced this item to the Planning Commission.

Donnavan Dolato, Applicant, gave an overview of the proposed item.

Commissioner Monica Collard asked about the music and speakers.

Donnavan Dolato stated all speakers are inside.

Commissioner Joe Baker asked if the music or exercise would flow over into the streets.

Donnavan Dolata stated no, all activities will be indoors.

Commissioner Jeff Lovell asked what time would the last session end.

Donnavan Dolato stated all sessions would end at 9:00 PM.

Commissioner Jamie Tsandes asked the applicant for clarification on the opening time.

Donnavan Dolato stated he is asking to open at 4:00 AM for staff to have access to set up for the day.

The Chair opened this item to public comment.

Mike Applegarth stated he has known the applicant for a number of years and is in support of this item.

The Planning Commission had discussion on changing the time from 5:30 AM to 5:00 AM.

The Chair closed this item to public comment.

**A motion was made by Monica Collard, seconded by Joe Baker, that the Planning Commission approve a Conditional Use Permit to allow for Freedom Fitness Boot Camp, LLC to operate a recreation center within 250 feet of a residential property with extended hours to operate Monday through Sunday from 5:00 AM to 12:00 AM. at 733/739 East 9400 South 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  
Jeff Lovell  
Ron Mortimer

**Absent:** 2 - Michael Christopherson  
Cory Shupe

3. [CUP-10-18-5](#) Dimple Dell Bed and Breakfast  
[504](#) 1743 E. Dimple Dell Rd.  
[Community #26]

Wade Sanner presented this item to the Planning Commission.

Deanna Knight, Applicant, gave an overview of the proposed item.

The Chair opened this item to public comment.

Steve Van Maren asked if this is the same property that had a home built on it without removing the first home.

Brian McCuistion stated the first home has been removed.

Steve Van Maren asked if all the external structures are conforming. He stated there's potential for another neighbor to the west because the lots have been subdivided and the only buildable area is close to the home. He also stated he did not see a basement entrance on the floor plan.

Deanna Knight replied there is an exterior staircase on the west side of the property. She also gave a quick overview of the property adjacent to her and the history of the existing detached structure.

The Chair closed this item to public comment.

**A motion was made by Dave Bromley, seconded by Monica Collard, that the Planning Commission approve a Conditional Use Permit to allow for a bed and breakfast on the property located at 1743 East Dimple Dell Road for Jess and Deanna Knight based on the two findings and the 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  
Jeff Lovell  
Ron Mortimer

Absent: 2 - Michael Christopherson  
Cory Shupe

4. [CUP-05-18-5](#) Ahmadian Accessory Apartment  
[395](#) 1528 E. 8640 S.  
[Falcon Park, Community #16]

Wade Sanner introduced this item to the Planning Commission.

Shamim Ahmadian, Applicant, gave an over view of the proposed item.

The Chair opened this item to public comment.

Perry Frandsen asked if the Conditional Use permit goes with the land or if it's specific to the applicant.

Brian McCuistion replied typically in Land Use the Conditional Use permit goes with the property. However, there is language in the Development Code for accessory apartments that states it does not continue on with the next property owner. The new property owner would have to come before the Planning Commission.

Perry Frandsen asked if there is a landscape requirement.

James Sorensen stated there is a general requirement for landscaping for the city.

Perry Frandsen stated generally, he wouldn't have an objection to the application if it were specific to the owner and that the owner is not an absentee owner.

Brian McCuistion stated this Conditional Use permit requires the home to be owner occupied. We can not allow accessory apartments unless the owner lives in the home.

Ray Larson stated he believes one of the owners doesn't live in the home. He also stated his biggest concern is increasing the density in an area that is already saturated.

The Chair closed this item to public comment.

The Planning Commission and staff had discussion about accessory apartments.

**A motion was made by Monica Collard, seconded by Jeff Lovell, that the Planning Commission approve a Conditional Use Permit for Shamim Ahmadian to allow for a 640 square foot accessory apartment on the property located at 1528 East 8640 South based in the three findings and six 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  
Jeff Lovell  
Ron Mortimer

**Absent:** 2 - Michael Christopherson  
Cory Shupe

5. [CUP-10-18-5](#) Broyles Accessory Apartment  
[495](#) 2360 Sego Lily Dr.  
[Falcon Hill, Community #21]

Wade Sanner introduced this item to the Planning Commission.

Charles Broyles, Applicant, gave an overview of the proposed project.

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

**A motion was made by Dave Bromley, seconded by Monica Collard, that the Planning Commission approve a Conditional Use Permit for Charles and Brandy Broyles to allow for an accessory apartment on the property located at 2360 Sego Lily Drive for 1,000 square feet as may be approved by the Planning Commission based on the three findings and five conditions listed in the staff report. The motion carries by the following vote:**

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

**Absent:** 2 - Michael Christopherson  
Cory Shupe

## Administrative Business

6. [18-425](#) Review of the Findings of Fact for the 7-Eleven Convenience Store with 24/7 Operating Hours

James Sorensen gave an explanation as to why items #14, 15, and 16 of the October 18, 2018 would not be voted as part of the approval of the minutes.

Staff and the Planning Commission had discussion on the approval of the minutes.

7. [18-423](#) Minutes from October 18, 2018 Planning Commission Meeting

Minutes

**A motion was made by Joe Baker, seconded by Jamie Tsandes, to approve the October 18, 2018 meeting minutes excluding items #14, 15, and 16.**

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

**Absent:** 2 - Michael Christopherson  
Cory Shupe

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