



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, December 20, 2018

6:15 PM

Council Chambers

4:30 PM FIELD TRIP

1. [18-468](#) Field Trip for 12-20-18 PC Meeting

5:30 PM EXECUTIVE SESSION

6:15 PM REGULAR SESSION

Roll Call

- Present** 8 - Commissioner Joe Baker
Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Cyndi Sharkey
Commissioner Jamie Tsandes
Commissioner Cory Shupe
Commissioner Jeff Lovell
Commissioner Ron Mortimer
- Absent** 1 - Commissioner Michael Christopherson

Welcome

Pledge of Allegiance

Introductions

Public Hearings

2. [CUP-11-18-5](#) Perkins Accessory Structure
[566](#) 1488 East Pimlico Pl.
[Community #22]

Wade Sanner introduced this item to the Planning Commission.

Robert Perkins, Applicant, gave an overview of the proposed item. He stated he would like to keep the existing barn up for at least 18 months while the proposed barn is being built.

The Chair opened this item to public comment.

Jay Schaffer gave several reasons why he is in opposition of this project.

Steve Van Maren questioned if a prefabricated metal building could be installed at the proposed location. He also asked what is the limit of horses allowed.

The Chair closed this item to public comment.

Wade Sanner stated the metal buildings are allowed on animal rights property.

Brian McCuiston stated the limit of horses allowed is four. The applicant could ask for more as allowed by the SD(R-1-30A) Bell Canyon Acres Zone District.

Commissioner Cyndi Sharkey asked if there are restrictions on the use of the bridle path.

James Sorenson stated that this is a private issue within the subdivision. The bridle paths are private and the restrictions would be established by the HOA. This is not something Sandy City regulates.

The Planning Commission and staff had discussion on the restrictions of the bridle path and construction access.

A motion was made by Monica Collard, seconded by Dave Bromley, that the Planning Commission approve a Conditional Use Permit for Rob Perkins for the property located at 1488 East Pimlico Place, based on the one finding and seven conditions listed in the staff report with an amendment to condition number five to read: 5. That the applicant sign the affidavit providing assurance that the 1,055 square foot barn and 175 square foot shed be removed from the property on or before June 20, 2020. The motion carried by the following vote:

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

- Absent:** 1 - Michael Christopherson

3. [SPR-11-18-5](#) [565](#) Arcadia Apartments Phase 2 - Mixed Use Development (Conceptual Site Plan & Parking Reduction Request)
 172 West Harrison Street (8920 South)
 [Community #1 - Northwest Exposure]

Mitch Vance introduced this item to the Planning Commission.

Adam Lankford, Wasatch Group, Applicant, gave an overview of the proposed item.

The Planning Commission and the applicant had discussion on parking reduction and

resident parking.

Josh Givens, Hales Engineering, gave a summary on parking for phases one and two of the Arcadia Apartments.

The Planning Commission and the applicant had discussion on the number of parking stalls.

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

The Planning Commission and staff had discussion about resident parking for the second phase on the proposed item.

A motion was made by Dave Bromley, seconded by Monica Collard, that the Planning Commission find that the conceptual site plan review is complete for the proposed Arcadia Apartments - Phase 2 Mixed Use Site Plan and grant a 20% reduction to the required amount of required parking stalls for both Phases of the Arcadia Apartments, located at approximately 172 West Harrison Street, based upon the four finding and 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

Absent: 1 - Michael Christopherson

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4. [SUB-07-18-5](#) ROW at 90th Subdivision (Prelim Review)
[456](#) 355 East 9000 South

[Community #4 - Historic Sandy]

Mitch Vance introduced this item to the Planning Commission.

Rich Welch, of Garbett Homes, gave an overview of the proposed project. He stated he agrees with the staff recommendations.

Commissioner Cyndi Sharkey asked about offsets between the units.

Rich Welch stated there is a significant amount of articulation on the front elevation and between the units.

Commissioner Cyndi Sharkey and the applicant had a brief discussion on the articulation of this project.

The Chair opened this item to public comment.

Steve Van Maren stated he is concerned about the density of this project.

The Chair closed this item to public comment.

James Sorensen stated the density was previously established by the City Council through the rezoning process.

A motion was made by Monica Collard, seconded by Cory Shupe, that the Planning Commission determine that the Preliminary Subdivision review is complete for the ROW at 90th Subdivision, located at 355 East 9000 South, based on the nine 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

Absent: 1 - Michael Christopherson

5. [SUB-05-18-5](#) Windflower Townhomes - Preliminary Review
[410](#) 719 West 9400 South
[Community #2 - Civic Center]

Mitch Vance introduced this item to the Planning Commission.

Randy Moore, Applicant, gave an overview of the proposed item.

The Planning Commission and the applicant had discussion on the landscape plan and architectural elevations.

Commissioner Cory Shupe asked if the proposed project fit within the PUD guidelines concerning height and open space requirements.

Randy Moore stated the open space exceeds the PUD guidelines.

The Planning Commission, staff, and the applicant had discussion on setbacks, elevations, and fencing.

The Chair opened this item to public comment.

Angel Perez stated he is in opposition of this project. Privacy is an issue for his family. He also stated the building is too high.

Wai Schin stated the proposed lot is on a steep slope. She believes the proposed townhomes would not be a good fit for the neighborhood.

Angel Juan stated he is in opposition of this project. He stated he would lose his privacy because of the steep slope.

Shae McNeil asked if the fence would surround the entire west side of the property and continue along the north side of the property.

Ryan Kump gave an overview of the proposed drainage and driveway access for this project.

The Chair closed this item to public comment.

The Planning Commission, the applicant, and staff had discussion on the setbacks, the

architecture, and landscape plan.

Commissioner Joe Baker made some suggestions on the privacy issues.

The Planning Commission, applicant, and staff had discussion about fencing and the retaining wall.

A motion was made by Jamie Tsandes, seconded by Monica Collard, that the Planning Commission determine that preliminary review is complete for the Windflower Subdivision, located at 719 W. 9400 S. and request that the applicant return for final review of the architecture and landscape plan after working further with city staff based on the two findings and ten conditions listed in the staff report with modifications to the following three conditions to read: 3. That the setbacks for the project be: Front (from 9400 S.)- 20 feet; Side (east property line) - 28 feet; Rear (west property line) - majority of the structure be at least 20 feet away; north property line - 20 feet. 4. That the Planning Commission determine that 40% be the appropriate amount of usable open space for the project. 5. That the architectural elevations and landscape plan be brought back to the Planning Commission for Final Review after working further with staff. Applicant must look at providing more landscape screening adjacent to the existing homes to the west. The motion carried by the following vote:

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

- Absent:** 1 - Michael Christopherson

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Administrative Business

Minutes

6. [18-469](#) PC Minutes from December 6, 2018

A motion was made by Monica Collard, seconded by Dave Bromley, to approve the December 6, 2018 meeting minutes. The motion carried by the following vote:

- Yes:** 6 - Joe Baker
 Dave Bromley
 Monica Collard
 Cyndi Sharkey
 Jamie Tsandes
 Ron Mortimer

- Absent:** 1 - Michael Christopherson

- Abstain:** 1 - Cory Shupe

7. [18-463](#) Approval of the minutes from October 18, 2018 regarding the Conditional Use Permit for 7-Eleven Convenience Store with Gasoline Sales and 24/7 Operating Hours; 7-Eleven Convenience Store Site Plan; and Riverside

Commons Subdivision.

A motion was made by Joe Baker, seconded by Jamie Tsandes, to approve the October 18, 2018 meeting minutes. The motion carried by the following vote:

Yes: 4 - Joe Baker
Cyndi Sharkey
Jamie Tsandes
Jeff Lovell

Absent: 1 - Michael Christopherson

8. [18-462](#) Election of Chair and Vice Chair for next 6 months.

The Planning Commission Chair is Dave Bromley and Vice Chair is Cory Shupe.

Sandy City Development Report

Director's Report

James Sorensen gave the Director's Report.

Adjournment

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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