



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, June 7, 2018

6:15 PM

Council Chambers

Roll Call

Staff: James Sorensen, Community Development Director; Brian McCuiston, Planning Director; Jake Warner, Long Range Planning Manager; Wade Sanner, Planner; Darien Alcorn, Sr. City Attorney; Britney Ward, Transportation Engineer; Dan Medina, Assistant Director of Parks & Recreation; Matt Huish, CAO; Raima Fleming, Planning Secretary

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

4:00 PM FIELD TRIP

1. [18-206](#) Field Trip for 060718

5:15 PM EXECUTIVE SESSION

Background Discussion on Sandy East Village Project

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Public Hearings

2. [SPR-03-18-5](#) Sandy East Village - Phase 3 of a Mixed Use Development - Mixed Use
[376](#) Zone (MU) (Preliminary Site Plan Review)
166 E. Midvillage Boulevard
Community #5

Commissioner Monica Collard stated this item was heard at the last Planning Commission meeting on May 24, 2018. During the meeting, this item was open and closed to public comment. The Planning Commissioners wanted more information on this item before making a motion, therefore the motion made was to continue this item to the next Planning Commission meeting. This item was not open to public comment because comments were heard at the previous meeting.

A motion was made by Cyndi Sharkey, seconded by Jamie Tsandes, that the Planning Commission find that the preliminary site plan review is complete for the proposed Sandy East Village Phase 3 Mixed Use Site Plan and grant a 25% reduction to the required amount of parking stalls required for this project based on the projects proximity and orientation to mass transit options and grant a waiver for parkstrip and sidewalk on the east side of Beetdigger Boulevard south of the Civic Center Trax platform, located at approximately 166 E. Midvillage Boulevard, based upon the twenty conditions listed in the staff report. The motion carried by the following vote:

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

Absent: 1 - Joe Baker

3. [ZONE-05-18-](#) Southtown West (Williamsen) Rezone
[5403](#) 10060 S. State Street from CBD-O to CBD
Commercial Area, Community #9

Jake Warner introduced this item to the Planning Commission.

Thom Williamson, Applicant introduced himself and JR Moore.

JR Moore, CBRE, stated he represents over 50 tenants in the restaurant market.

Commissioner Monica Collard had questions for the applicant concerning the lack of maintenance care for the Sweet Tomato restaurant.

JR Moore discussed the appearance of the restaurant to the Planning Commission and gave an overview of the proposed project.

The Planning Commission members had questions and discussion with the applicant concerning fast casual restaurants and drive-thru's.

The Chair opened this item to public comment.

Steve Van Maren stated he would like additional screening for the drive thru que.

The Chair closed this item to public comment.

A motion was made Dave Bromley, seconded by Cory Shupe, to forward a positive recommendation to the City Council to approve the zone change from CBD-O to CBD. The motion carried by the following vote:

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

Absent: 1 - Joe Baker

4. [CUP-04-18-5](#) Fabian House Category II Home Occupation
[392](#)
202 East 8800 South
Historic Sandy, Community #4

Wade Sanner introduced this item to the Planning Commission.

Cori Fabian, Applicant, gave an overview of the proposed project. She also stated she read the staff report and is willing to comply with all conditions of approval.

Commissioner Cyndi Sharkey asked the applicants about a traffic plan.

The Planning Commission Members and the applicant had discussion about parking.

Commissioner Ron Mortimer made the applicant aware of the regulations of having a Conditional Use Permit.

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

A motion was made by Cory Shupe, seconded by Ron Mortimer, that the Planning Commission grant Conditional Use Approval to Cori Fabian for a Category II Home Occupation, located at 202 East 8800 South, subject to the two findings and six conditions listed in the staff report. The motion carried by the following vote:

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

Absent: 1 - Joe Baker

- 5. [SUB-03-18-5](#) Willow View Cove No. 4 Subdivision (Prelim Review)
[380](#) 3 New Lots (5 Lots total)
 Approx. 1630 East 10900 South
 Community #22

Brian McCuiston introduced this item to the Planning Commission.

Keith Russell, Ensign Engineering, gave an overview of the proposed project. He had an issue with the staff report concerning relocating or installing new fencing along the west boundary of the subdivision.

The Planning Commissioners and staff had brief discussion concerning the fence line.

Darian Alcorn stated the Planning Commission has the ability to cause a property out of compliance with code to come into compliance before granting any approval on a property. She also stated she would have to look into this further to know if there is a Code requirement for a fence to be located on a fence line.

Keith Russell asked if the condition of the fence in question could not be part of the approval process.

The Chair opened this item to public comment.

Sharon Holland, stated she lives on the west side of the proposed property. The fence is eight feet onto her property line.

The Chair closed this item to public comment.

The Planning Commissioners and staff had further discussion concerning the property line and the fence.

A motion was made by Michael Christopherson, seconded by Dave Bromley, that the Planning Commission determine that the preliminary subdivision review is complete for the Willow View Cove No. 4 Subdivision, located at approx. 1630 East 10900 South, and that the waiver request of a private and meandering sidewalk and parkstrip be approved based on the three findings and seven conditions listed in the staff report with an amendment to condition (6) to read: That the developer relocate existing fences or install a new six-foot (6') solid opaque perimeter fence and to fence of the subdivision excluding the the west boundaries. Said fence shall conform to development code requirements, especially as it pertains to front yard areas. The motion carried by the following vote:

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

- Absent:** 1 - Joe Baker

- 6. [CODE-05-18](#) Parking Amendments - Amend Title 15A, Chapter 24 - Parking, Access &
[-5412](#) Circulation Requirements, Land Development Code, Revised Ordinances

of Sandy City, 2008

Brian McCuiston presented this item to the Planning Commission.

The Planning Commissioners and staff had a brief discussion concerning this proposed item.

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

A motion was made by Dave Bromley, seconded by Ron Mortimer, that the Planning Commission 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 - Dave Bromley
Monica Collard
Cyndi Sharkey
Jamie Tsandes
Michael Christopherson
Cory Shupe
Ron Mortimer

Absent: 1 - Joe Baker

Administrative Business

7. [18-207](#) Minutes of May 17, 2018

A motion was made by Ron Mortimer, seconded by Cory Shupe, to approve the meeting minutes for May 17, 2018. The motion carried by the following vote:

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

Absent: 1 - Joe Baker

Sandy City Development Report

James Sorenson gave the Directors Report

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