



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7256

Meeting Minutes

Planning Commission

Dave Bromley
Michael Christopherson
Monica Collard
Ron Mortimer
Cyndi Sharkey
Jamie Tsandes
Cameron Duncan (Alternate)
Jeff Lovell

Thursday, October 17, 2019

6:15 PM

Council Chambers

Meeting procedures are found at the end of this agenda.

Voting Roll Call

4:00 PM FIELD TRIP

1. [19-381](#) Field Trip map for October 17, 2019

Attachments: [10-17-19](#)

6:15 PM REGULAR SESSION

Roll Call

- Present** 5 - Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Jamie Tsandes
Commissioner Michael Christopherson
Commissioner Jeff Lovell
- Absent** 3 - Commissioner Cyndi Sharkey
Commissioner Ron Mortimer
Commissioner Cameron Duncan

Welcome

Pledge of Allegiance

Introductions

Public Meeting Items

- 2. [ANEX-09-19-5723\(PC\)](#) Bell Canyon Preservation Area Annexation
3384 East Little Cottonwood Road, 3400 East 9900 South, 3438 East Little Cottonwood Road, and 9800 South Wasatch Boulevard
[Community#30 - Granite]

Attachments: [Signed report, map, plat, and legal description](#)
[Signed Resolution 19-36C](#)

Jamie Tsandes recused herself from this item.

Brian McCuistion presented item to Planning Commission.

Michael Christopherson opened this item to public comment.

Michael Christopherson closed this item to public comment.

Michael Christopherson clarified that in order for the Planning Commission to take any action there must be four affirmative votes in favor of that action and since there are only four sitting Commissioners, should not influence that vote.

A motion was made by Monica Collard, seconded by Dave Bromley that the Planning Commission send a positive recommendation to the City Council that the Bell Canyon Preservation Area Annexation be approved and zoned Open Space (OS) based upon the six findings outlined in the staff report.

Yes: 4 - Dave Bromley
Monica Collard
Michael Christopherson
Jeff Lovell

Absent: 3 - Cyndi Sharkey
Ron Mortimer
Cameron Duncan

Recused: 1 - Jamie Tsandes

- 3. [CUP-09-19-5725](#) Reilly Accessory Structure
1956 E. Brandon Park Place
[Community #26]

Attachments: [Final Staff Report.pdf](#)

Michael Christopherson explained that this item needs to be continued.

A motion was made by Dave Bromley, seconded by Jeff Lovell that the Planning Commission continue this item.

Yes: 5 - Dave Bromley
Monica Collard
Jamie Tsandes
Michael Christopherson
Jeff Lovell

Absent: 3 - Cyndi Sharkey
Ron Mortimer
Cameron Duncan

4. [SPR-06-19-5](#) Chick-Fil-A Restaurant building addition and remodel
[671](#) 10090 S. State Street
[Community #9 - South Towne]

Attachments: [Staff Report](#)

Wheelwright presented item to the Planning Commission.

Michael Christopherson asked for more clarification on what is being added to the Chick-Fil-A site.

Doug Wheelwright explained that cloth awnings will be added to the windows and Canopies on the east and west side.

Christopher Wise, representing Chick-fil-a explained that they are still working with Chick-Fil-A to come up with a solution to the drainage since there are no storm drains.

Monica Collard asked if there was any ice buildup in other locations.

Christopherson Wise explained that the canopies do have an internal slope and that some do have drains that lead into the city storm drain.

Michael Christopherson opened this item to the public comment.

Steve Van Maren is concerned about freezing on the awnings and inside the pipes.

Michael Christopherson closed this item to public comment.

A motion was made by Dave Bromley, seconded by Monica Collard that the Planning Commission determine that preliminary site plan review is complete, based on the staff report, and the three findings and subject to the nine conditions detailed in the staff report.

Yes: 5 - Dave Bromley
Monica Collard
Jamie Tsandes
Michael Christopherson
Jeff Lovell

Absent: 3 - Cyndi Sharkey
Ron Mortimer
Cameron Duncan

5. [SPR-06-19-5](#) Quick Quack Car Wash facility
[676](#) 9750 S. 700 E. Street
[Community #5]

Attachments: [Staff Report, vicinity map, and site plan](#)

Monica Collard recused herself from this item.

Doug Wheelwright presented this item to the Planning Commission.

Michael Christopherson asked if all three Quick-Quack items are being presented together with separate motions.

Doug Wheelwright explained that all the presentations are related and that presenting all three together will make more sense.

Michael Christopherson asked about the four stubbed accesses to the property, and if they have easements or other access rights to the site.

Doug Wheelwright explained that they don't but that they are stubbed to the property line with their driveways.

Dave Bromley asked if this problematic for the future.

Doug Wheelwright said yes and that they are insisting on the agreements between the property owners.

Joseph Ernest thanked staff and is excited to have a second location in Sandy.

Michael Christopherson opened this item to public comment.

Michael Christopherson closed this item to public comment.

A motion was made by Dave Bromley, seconded by Jeff Lovell that the Planning Commission determine that preliminary site plan review is complete, based on the staff report, and the two findings and subject to the following eight conditions detailed in the staff report.

Yes: 4 - Dave Bromley
Jamie Tsandes
Michael Christopherson
Jeff Lovell

Absent: 3 - Cyndi Sharkey
Ron Mortimer
Cameron Duncan

Recused: 1 - Monica Collard

- 6. [CUP-06-19-5](#) Quick Quack Car Wash facility Conditional Use
[678](#) 9750 S. 700 E. Street
 [Community #5]

Attachments: [Staff Report](#)

Monica Collard recused herself from this item.

Doug Wheelwright presented this item to the Planning Commission.

Michael Christopherson asked if all three Quick-Quack items are being presented together with separate motions

Doug Wheelwright explained that all the presentations inter-related and that presenting all three together will make more sense.

Michael Christopherson asked about the four stubbed accesses to the property, and if they have easements od other access rights to the site.

Doug Wheelwright explained that they don't but that they are stubbed to the property line with their driveways.

Dave Bromley asked if this problematic for the future.

Doug Wheelwright said yes and that they are insisting on the agreements between the property owners.

Joseph Ernest thanked staff and is excited to have a second location in sandy.

Michael Christopherson opened this item to public comment.

Michael Christopherson closed this item to public comment.

A motion was made by Jeff Lovell, seconded by Dave Bromley that the Planning Commission grant the Conditional Use request to allow the requested "Car Wash" land use, based on the staff report, the staff findings 1 to 15 in the analysis of the Conditional Use Standards and the three additional findings and subject to the three conditions listed in the staff report.

Yes: 4 - Dave Bromley
 Jamie Tsandes
 Michael Christopherson
 Jeff Lovell

Absent: 3 - Cyndi Sharkey
 Ron Mortimer
 Cameron Duncan

Recused: 1 - Monica Collard

- 7. [SUB-06-19-5](#) Quick Quack "Carwashopoly" Commercial Subdivision
[677](#) 9750 S. 700 E. Street
 [Community #5]

Attachments: [Staff Report](#)

Monica Collard recused herself from this item.

Doug Wheelwright presented this item to the Planning Commission.

Michael Christopherson asked if all three Quick-Quack items are being presented together with separate motions.

Doug Wheelwright explained that all the presentations are related and that presenting all three together will make more sense.

Michael Christopherson asked about the four stubbed accesses to the property, and if they have easements or other access rights to the site.

Doug Wheelwright explained that they don't but that they are stubbed to the property line with their driveways.

Dave Bromley asked if this problematic for the future.

Doug Wheelwright said yes and that they are insisting on the agreements between the property owners.

Joseph Ernest thanked staff and is excited to have a second location in Sandy.

Michael Christopherson opened this item to public comment.

Michael Christopherson closed this item to public comment.

A motion was made by Jamie Tsandes, seconded by Jeff Lovell that the Planning Commission determine that preliminary review is complete for the Quick Quack's "Carwashopoly" two-lot commercial subdivision, by making the two findings and subject to the two conditions in the staff report.

Yes: 4 - Dave Bromley
 Jamie Tsandes
 Michael Christopherson
 Jeff Lovell

Absent: 3 - Cyndi Sharkey
 Ron Mortimer
 Cameron Duncan

Recused: 1 - Monica Collard

Public Hearing Items

8. [ZONE-05-19-5655\(PC\)](#) Villas at Southtowne Rezone
10670 S. 700 E. from CN to PUD (10)
[Community #11 - Crescent]

Attachments: [PC Staff Report](#)

[Concept Plan](#)

[Neighborhood Meeting Summary](#)

Jake Warner presented item to planning commission.

Dave Bromley asked if there was a second neighborhood meeting.

Jake Warner explained that they did.

John Thackery presented history of application to the Planning Commission.

Michael Christopherson opened this item to the Planning Commission.

Gary Mckellar lives west of the Reams site and is opposed to the request. He believes it is incompatible with current neighborhood, but thinks the school is a great addition.

April Barton lives in the neighborhood right behind Reams. She is concerned that it will be rental property opposed to buying the homes and she is concerned about the buildup and grading of the land and is nervous about the lack of privacy.

Brad Pedersen explained why he was opposed to the item and his concerns about the privacy with the rentals.

Chris Johnson feels like there have been no real changes and that people have been dishonest about the sale of property and what this plan was going to be and would not like to see rentals in the area.

Monica Zoltanski who is running for City Council was canvassing and thinks it would be beneficial to keep it commercial and doesn't feel there has been any marketing to keep a commercial business like a grocery store on this site. She is also worried about the view and grading for the homes and wants to know where the guest parking will be.

Michael Christopherson closed this item to public comment.

Monica Collard asked how long the parcel has been vacant.

James Sorensen explained it's been vacant for about 25-30 years.

Monica Collard would like to see elevations drawings, but rentals are in high demand right now.

Michael Christopherson explained the site plan would come back to Planning Commission, but the focus now is the rezone of the property.

Jeff Lovell thinks that a PUD (8) or less would be more consistent with the area.

Monica Collard asked if there had been any other interest in the property.

John Thackery explained that there hasn't really been any other interest in the property and does not have the market appeal.

Jeff Lovell asked about rental vs home for purchase concerns addressed in public comment.

John Thackery explained they have a ground lease agreement and do not own the property and don't have the fee title to sell.

Dave Bromley asked who would be managing the property.

John Thackery said they manage the property. Sometimes they will bring in a management group to help with the day to day requirements but still stay very involved in the management.

Jeff Lovell asked if they had considered lower density for this specific property or looked to see how a PUD (8) would work with what their goals are.

John Thackery explained that they have settled on a 10.

Dave Bromley pointed out the previous application was a PUD (12) but presented closer to a PUD (10).

John Thackery explained that it was a PUD (12) but presented at a PUD (11).

Dave Bromley thinks PUD (8) relates better to the neighborhood.

Jamie Tsandes doesn't feel like the conceptual layout would create a community and the density doesn't fit.

Dave Bromley agreed with Mr. Thackery and the demands for rental properties.

Michael Christopherson explained his feelings for rental properties in the area.

Dave Bromley explained that he understands the neighbors and why they want the parcel to stay a commercial zone.

Jamie Tsandes agreed that the use is probably right but that the density didn't make sense.

Monica Collard asked where the PUD (8) Zones was near the property are.

Jake Warner explained PUD (8) Zones is across the street to the east.

Monica Collard asked Ryan Kump, the city engineer about building up of the site to level the grade.

Ryan Kump explained it is site specific and that infill development typically has some buildup in order to get water out of the site.

John Thackery explained they plan on a balanced site opposed to being level with 700 east.

A motion was made by Jeff Lovell seconded by Dave Bromley that the Planning Commission recommend that the City Council not approve the zone change from CN to PUD (10).

Yes: 4 - Dave Bromley
Monica Collard
Jamie Tsandes
Jeff Lovell

No: 1 - Michael Christopherson

Absent: 3 - Cyndi Sharkey
Ron Mortimer
Cameron Duncan

DRAFT

9. [ZONE-09-19-5726\(PC\)](#) Bell Canyon Cove Rezone
1785 E. and 1815 E. 11400 S. from R-1-40A to R-1-15A
[Community #26]

Attachments: [Staff Report](#)
[Concept Plan](#)
[Neighborhood Meeting Summary](#)
[Kofford Email \(10.3.19\)](#)
[Olsen Email \(9.23.19\)](#)
[Corey Bodily Letter \(10.11.19\)](#)
[Edwards Email \(10.17.19\).pdf](#)

Jake Warner presented item to Planning Commission.

Kirk Young, the applicant, explained that they are now requesting a R1-20A Zone instead of the R1-15A Zone.

Dave Bromley asked about stub to the west.

Kirk Young explained, it will provide access for possible future development.

Dave Bromley asked if it would meet fire code.

Jamie Tsandes asked why they decided on the R-1-20A opposed to the R-1-15A and how he is accommodating to their needs

Kirk Young explained they are responding to concern about protecting animal rights and smaller lots.

Michael Christopherson opened this item to public comment.

Corey Bodily thinks the applicant bent over backwards to accommodate concerns but thinks that it's not fair that he is not being allowed to develop his property the way he chooses.

Monica Zoltanski attended the neighborhood meeting and doesn't feel like the questions from the meeting were talked about in tonight's meeting and believes there is a high demand in the market for 1-acre horse property. She would like to see what the community interest is and the need that is being met.

Mary Ann Myler is in favor of this item and loves the open space but understands that she does not have the right to tell people how they can develop their property.

Richard Pope lives across the street from the development, believes this type of development has happened over and over again. Its offensive that people think that they can stop someone from developing land. There aren't very many people concerned about where their horses can walk opposed to where to kids can ride bikes.

Joe Garlington representing the group Save Our Animal Rights, believes that the R-1-20A is a good compromise.

Michael Christopherson closed this item to public comment.

Monica clarified that it isn't just horse rights but also other farm animals.

Jamie Tsandes agreed that she thought this was a good compromise.

A motion was made by Dave Bromley, seconded by Monica Collard that the Planning Commission recommend that the City Council approve the zone change from the R-1-40A Zone to the R-1-20A Zone.

Yes: 5 - Dave Bromley
 Monica Collard
 Jamie Tsandes
 Michael Christopherson
 Jeff Lovell

Absent: 3 - Cyndi Sharkey
 Ron Mortimer
 Cameron Duncan

Administrative Business

1. [19-363](#) PC Meeting Minutes for October 3, 2019

Attachments: [10.3.19 Meeting Minutes \(Draft\)](#)

A motion was made by Monica Collard, seconded by Jamie Tsandes that the Minutes from the October 3, 2019 be approved.

Yes: 5 - Dave Bromley
 Monica Collard
 Jamie Tsandes
 Michael Christopherson
 Jeff Lovell

Absent: 3 - Cyndi Sharkey
 Ron Mortimer
 Cameron Duncan

2. Sandy City Development Report
3. Director's Report

Adjournment

The Planning Commission unanimously voted to adjourn the meeting.

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