



# 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, June 20, 2019

6:15 PM

Council Chambers

---

#### 4:45 PM FIELD TRIP

1. [19-201](#) Field Trip for June 20, 2019

**Attachments:** [6-20-19](#)

#### 6:15 PM REGULAR SESSION

##### Roll Call

Staff: James Sorensen, Community Development Director; Brian McCuiston, Planning Director; Mike Wilcox, Zoning Administrator; Darryll Wolnik, Planner; Jeff Robinson, City Attorney; Britney Ward, Transportation Engineer; Ryan Kump, City Engineer; Bob Thompson, City Attorney; Raima Fleming, Planning Secretary

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

Welcome

Pledge of Allegiance

Introductions

#### Public Hearings

2. [CUP-05-19-5](#) F45 Cottonwood Heights (Recreation Center and Extended Hours)  
[661](#) 7653 S. 700 E.  
[Community #6 - High Point]

**Attachments:** [Staff Report.pdf](#)  
[Seperation Map A](#)

Darryll Wolnik introduced this item to the Planning Commission.

Commissioner Cory Shupe asked who determines legitimate complaints.

Brian McCuiston stated if staff receives a complaint, we will do an investigation on the complaint and if it needs to come back to the Planning Commission, staff can bring it back.

Commissioner Cyndi Sharky asked about the two exhibits in the staff report that are the same, but shows two different distances.

Brian McCuiston replied that the correct distance is 50 feet. The first map is incorrect.

Arrin Wray, Applicant, gave an overview of the proposed item.

Commissioner Cyndi Sharkey asked about the time on the noise ordinance.

Commissioner Cyndi Sharkey and the applicant had a brief discussion on the noise ordinance.

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

**A motion was made by Cory Shupe, seconded by Monica Collard, that the Planning Commission approve a Conditional Use Permit for F45 Cottonwood Heights for the property located at 7653 South 700 East to operate a fitness studio with extended hours beginning at 5:00 AM based on the one findings and four 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  
Jeff Lovell

**Absent:** 2 - Ron Mortimer  
Cameron Duncan

3. [CUP-05-19-5](#) Bourdough Accessory Apartment  
[656](#) 1924 E. 10980 S.  
[Community #26]

**Attachments:** [Staff Report.pdf](#)  
[master\\_vicinity\\_map\\_2018.pdf](#)

Darryll Wolnik introduced this item to the Planning Commission.

Commissioner Cory Shupe asked if in prior years, have there been any complaints on the applicants.

Brian McCuiston replied not that he can recall.

Cory Kellion and Britta Bourdough, Applicants, gave an overview of the proposed item.

The Chair opened this item to public comment.

Jim Peterson stated he is in support of this item.

Sabrina Smith stated she supports this proposal.

The Chair closed this item to public comment.

**A motion was made by Monica Collard, seconded by Jeff Lovell, that the Planning Commission approve a Conditional Use Permit for Britta Bourdough to allow for an 957 square foot accessory apartment on the property located at 1924 East 10980 South based on the three 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  
Jeff Lovell

**Absent:** 2 - Ron Mortimer  
Cameron Duncan

- 4. [SIGN-06-19-5667](#) Town Ridge Sign Theme  
75 W. Town Ridge Pkwy  
[Community #2 - Civic Center]

**Attachments:** [Staff Report.pdf](#)  
[Sign Renderings.pdf](#)  
[master\\_vicinity\\_map\\_2018.pdf](#)

Darryll Wolnik introduced this item to the Planning Commission.

Zane Latimer, IG Signs and Construction, gave an overview of the proposed item.

Commissioner Michael Christopherson asked the applicant if he agreed with the condition of permitting any future and existing signage.

Zane Latimer replied yes, he agreed.

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

**A motion was made by Jamie Tsandes, seconded by Cory Shupe, that the Planning Commission approve the sign theme for the Town Ridge Office Towers located at 75 West Town Ridge Parkway to allow the installation of the proposed wall signs on the two office towers, subject to the two findings and four 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  
Jeff Lovell

- Absent:** 2 - Ron Mortimer  
Cameron Duncan

5. [SUB-04-19-5](#) Kemry Place Subdivision (Prelim Review) - 4 New Lots  
[647](#) 590 E. & 606 E. 10600 S.  
[Community #11 - Crescent]

**Attachments:** [Final Staff Report with Plat and Grading and Drainage Plans](#)

Darryll Wolnik introduced this item to the Planning Commission.

Commissioner Dave Bromley asked about the drainage issues and how they will be handled.

Darryll Wolnik explained the drainage issues and explained the conditions of approval.

Commissioner Dave Bromley and staff had a discussion on the drainage plan.

Bob Kelez, Applicant, gave an overview of the proposed item.

Commissioner Cory Shupe asked about the neighbor concerns.

The applicant replied originally, he was requesting 11 lots, which would have changed the zoning. That was a big concern for the neighbors. City Council passed an ordinance to rezone the property from R-1-20A to R-1-15A.

The Chair opened this item to public comment.

Jeff Welch asked what the fencing requirement is. He also stated he would like to see a masonry fence.

Colleen Stetzinagier stated she agrees with this proposal.

The Chair closed this item to public comment.

The Planning Commission, staff, and applicant had a brief discussion on fencing.

**A motion was made by Michael Christopherson, seconded by Jeff Lovell, that the Planning Commission grant a waiver for a public street without a public sidewalk and park strip on the east side of the cul-de-sac, based on the one finding listed in the staff report.**

**A motion was made by Michael Christopherson, seconded by Monica Collard, that the Planning Commission grant a special exception for a public street with only one point of access, based on the three findings listed in the staff report.**

**A motion was made by Michael Christopherson, seconded by Cory Shupe, that the Planning Commission determine that the preliminary subdivision review is complete for the Kemry Place Subdivision, located at 590 E. & 606 E. 10600 S., based on the four 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  
Jeff Lovell

**Absent:** 2 - Ron Mortimer  
Cameron Duncan

6. [SUB-12-18-5](#) Firefly Forest Subdivision (Final Review) - 1 New Lot  
[580\(2nd\)](#) 3392 E. Deer Hollow Circle  
[Community #29 - The Dell]

**Attachments:** [Staff Report - Final PC.pdf](#)  
[Vicinity Map.pdf](#)  
[PC Final Submittal Set.pdf](#)

Mike Wilcox introduced this item to the Planning Commission.

Bruce Baird, Attorney, representing the applicant, stated his clients agree with the conditions in the staff report.

Commissioner Dave Bromley stated as it relates to this item, the Planning Commission is here to determine if the applicant has presented the proper materials and meets the approval of the conditions that were previously approved. Those are the items that will be addressed.

Jeff Robinson, City Attorney, gave clarity on the written comment that was received today. He stated the letter relates to the prior hearing on the special exceptions and the waiver. It does not relate to whether or not the subdivision complies with the code.

Commissioner Dave Bromley stated that is correct. He also stated the issues addressed in the letter may impact future issues.

The Chair opened this item to public comment.

James Dunkelberger, representing Mr. Guo, stated Mr. Guo does not agree with the this proposal nor does he agree with being lot #2. He also stated that he respectfully requests the Planning Commission deny this proposed subdivision until all parties involved can come to an agreement.

The Chair closed this item to public comment.

The Planning Commission and staff had discussion on the application and if it complies with code.

**A motion was made by Cyndi Sharkey, seconded by Cory Shupe, that the Planning Commission determines that the final subdivision and Sensitive Area Overlay zone reviews are complete for the Firefly Forest Subdivision, located at approximately 3392 E. Deer Hollow Circle, subject to the fourteen conditions listed in the staff report. The motion carried by the following vote:**

**Yes:** 6 - Monica Collard  
Cyndi Sharkey  
Jamie Tsandes  
Michael Christopherson  
Cory Shupe  
Jeff Lovell

**No:** 1 - Dave Bromley

**Absent:** 2 - Ron Mortimer  
Cameron Duncan

## Administrative Business

### Minutes

7. [19-202](#) Planning Commission minutes from June 6, 2019

**Attachments:** [6.6.19 pc meeting Minutes.pdf](#)

**A motion was made by Cory Shupe, seconded by Cyndi Sharkey, to approve the meeting minutes for the June 6, 2019 Planning Commission meeting. The motion carried by the following votes.**

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

**Absent:** 2 - Ron Mortimer  
Cameron Duncan

### Sandy City Development Report

### Director's Report

James Sorenson 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