



# 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, December 6, 2018

6:15 PM

Council Chambers

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#### 4:00 PM FIELD TRIP

1. [18-458](#) Field trip for December 6, 2018 Planning Commission meeting

#### 6:15 PM REGULAR SESSION

##### Roll Call

Staff: James Sorensen, Community Development Director; Brian McCuiston, Planning Director; Darryll Wolnik, Planner; Wade Sanner, Planner; Mike Wilcox, Zoning Administrator; Matt Huish, CAO; Darien Alcorn, Sr. City Attorney; Britney Ward, Transportation Engineer; Ryan Kump, City Engineer; Raima Fleming, Planning Secretary

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

Welcome

Pledge of Allegiance

Introductions

#### Public Hearings

2. [CUP-10-18-5](#) Sorenson Accessory Apartment  
[553](#) 319 East Segó Lily  
 [Community #5]

Wade Sanner introduced this item to the Planning Commission.

The Planning Commission and staff had discussion about the square footage and code requirements.

Wade Sanner gave more details about the proposed item.

The Planning Commission had brief discussion on the proposed item.

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

**A motion was made by Monica Collard, seconded by Dave Bromley, that the Planning Commission approve a Conditional Use Permit for Joseph Sorenson to allow for an 869 square foot accessory apartment on the property located at 319 E. Segó Lily Drive based on the four findings 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:** 1 - Cory Shupe

DRAFT

3. [CUP-11-18-5](#) Morgan Accessory Apartment  
[561](#) 2376 East Summerfield Ln.  
 [Community #27 - Lone Peak]

Darryll Wolnik presented this item to the Planning Commission.

Stephanie Morgan, Applicant, gave an overview of the proposed item.

Commissioner Cyndi Sharkey asked the applicant if she was aware that she is required to have tenants park on-site and not on the street.

Stephanie Morgan replied yes, she is aware and has already made arrangements for tenant parking.

Commissioner Cyndi Sharkey asked the applicant if she is aware that the Short Term Rental process is a separate process.

Stephanie Morgan replied yes, she is aware.

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

**A motion was made by Jamie Tsandes, seconded by Monica Collard, that the Planning Commission approve a Conditional Use Permit for Todd Morgan to allow for an 1,107 square foot accessory apartment on the property located at 2376 East Summerfield Lane based on the three findings 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: 1 - Cory Shupe

4. [SIGN-11-18-5563](#) Boyer Office Building Sign Theme  
 280 West 10200 South  
 [Community #9 - South Towne]

Commissioner Monica Collard recused herself for the rest of the meeting. Commissioner Michael Christopherson sat for her.

Wade Sanner introduced this item to public comment.

Dave Collard, Applicant, gave an overview of the proposed item.

The Chair opened this item to public comment.

Steve Van Maren pointed out that the highlighted building (shown on the screen) was not the proposed building.

The Chair closed this item to public comment.

**A motion was made by Dave Bromley, seconded by Cyndi Sharkey, that the Planning Commission approve the sign theme for the Boyer Office Building at 280 West 10200 South, to allow for the installation of the proposed signs subject to the two findings and three conditions listed in the staff report. The motion carried by the following vote:**

- Yes: 7 - Joe Baker
- Dave Bromley
- Cyndi Sharkey
- Jamie Tsandes
- Michael Christopherson
- Jeff Lovell
- Ron Mortimer

Absent: 1 - Cory Shupe

Recused: 1 - Monica Collard

5. [SPR-08-18-5472](#) Princeton Commons - Mixed Use Development - Mix Use Zone (MU)  
 (Preliminary Site Plan Review)  
 8303 South State Street  
 [Community #3 - Sandy Woods]

Mike Wilcox introduced this item to the Planning Commission.

Gerry Tully, Applicant, gave an overview of the proposed project.

The Chair opened this item to public comment.

Steve Van Maren asked if there was a formal parking study for the proposed project.

Gerry Tully stated there was a formal parking study conducted for the project.

Bob Robertson, gave reasons why he opposed this project. He stated when he purchased his townhome, the agent stated there would only be single story commercial buildings built on the empty lot.

The Chair closed this item to public comment.

Gerry Tully stated the lot is zoned commercial and two-story buildings are allowed.

Mike Wilcox gave more details on this item.

The Planning Commission, staff, and the applicant had discussion about access and building height.

**A motion was made by Dave Bromley, seconded by Michael Christopherson, that the Planning Commission find that the preliminary site plan review is complete for the proposed Princeton Commons Mixed Use Site Plan, located at approximately 8303 South State Street based on the seven conditions listed in the staff report. The motion carried by the following vote:**

- Yes: 7 - Joe Baker
- Dave Bromley
- Cyndi Sharkey
- Jamie Tsandes
- Michael Christopherson
- Jeff Lovell
- Ron Mortimer

- Absent: 2 - Monica Collard
- Cory Shupe

**6.**     [SUB-10-18-5](#) Granite Glen Subdivision (Preliminary Review and Special Exception Requests)  
[556](#)           2893 East Little Cottonwood Road  
                  [Community #30 - Granite]

Mike Wilcox introduced this item to the Planning Commission.

Mark Garza, Applicant, gave an overview of the proposed project.

Mike Wilcox gave more details on the proposed item.

The Planning Commission and staff had discussion on the sidewalk, driveway orientation, and the acreage.

Commissioner Michael Christopherson asked how would the requirement for snow removal by the HOA be enforced.

Mike Wilcox stated there's not a standard for how it has to happen. We would want to

make sure that if a private road is approved, there is a mechanism in place that governs the private elements within the development.

Commissioner Michael Christopherson and staff had a brief discussion about the HOA.

Commissioner Joe Baker asked about the Fire Marshal recommendation.

Mike Wilcox stated the Fire Marshal did recommend approval. The approval letter was not included in the staff report. He also stated there is a hammerhead at the top of the existing Hidden Pine Lane.

The Planning Commission and staff had discussion on the Fire Marshal recommendation and the annexation of the property.

The Chair opened this item to public comment.

Steve Van Maren stated putting in a sidewalk now would be appreciated later.

The Chair closed this item to public comment.

Ryan Kump stated if anyone has driven down Little Cottonwood Rd, they would notice over the past few years that spot sections of sidewalk are being installed. The ultimate goal is to have sidewalk up and down Little Cottonwood Road. The sections that are missing are Salt Lake County parcels. The city would be excited about this proposed subdivision because it completes one of the missing county links. He also stated sidewalks are not required on a private lane.

Commissioner Cyndi Sharkey asked since sidewalks on a private lane are not required, could the Planning Commission require the developer to add a sidewalk.

Mike Wilcox stated yes, the code states the Community Development Director and City Engineer can recommend that a 5-foot sidewalk on a private street be installed in conjunction with a private road. It is not a requirement unless they dictate it or if the Planning Commission dictates it.

The Chair closed this item to public comment.

The Planning Commissioners had discussion about sidewalks and trash pickup.

**A motion was made by Michael Christopherson seconded by Dave Bromley, that the Planning Commission determine that the Preliminary Subdivision review is complete and that special exception requests be approved for the Granite Glen Subdivision, located at 2893 E. Little Cottonwood Road, based on the two findings and eleven conditions listed in the staff report with a modification to finding number one (1) to read:**

**(1). The City Engineer, Fire Marshal, and other staff have recommended approving the special exceptions that have been requested from the City Development Code requirements for lots without public frontage, up to 50% of the lots being flag lots, and a subdivision without two points of access. Also add a new condition to read: (12). Annexation of the subject property be completed before recordation of the plat and final approval. The motion carried by the following vote:**

**Yes:** 6 - Joe Baker  
Dave Bromley  
Jamie Tsandes  
Michael Christopherson  
Jeff Lovell  
Ron Mortimer

**No:** 1 - Cyndi Sharkey

**Absent:** 2 - Monica Collard  
Cory Shupe

7. [SUB-06-18-5](#) [433](#) Bell's View Subdivision (Preliminary Review, Special Exception Request, & Historic Sandy Development Overlay Zone) - 8 Units  
8940 South 220 East  
[Community #4 - Historic Sandy]

Mike Wilcox introduced this item to the Planning Commission.

Sam Drown, Applicant, gave an overview of the proposed project.

Commissioner Cyndi Sharkey asked if the wall expanded the entire length of the west side of the property. She also asked about the landscape plan.

Sam Drown stated yes, the wall covers the length of the west side of the property. As for the landscape, 27% would be landscaped. Most of which would be common area to all eight residents and maintained by the HOA. There would be limited landscaped areas in front of the HOA maintained area that has a landscape plan that would meet all the requirements of the city as far as the number and location of trees.

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

The Chair opened this item to public comment.

Stacy Wayne stated the density is an issue for her. She also stated the homelessness is a huge issue in her neighborhood and this proposed subdivision would make it worse.

Steve Smith, subject property owner, shared his opinion on why this request should be granted. He also agreed that homelessness is an issue in the neighborhood.

Shana Wilkerson asked if the end of 220 E. would remain blocked off. She stated that she does not approve of the pass through to the UTA property.

Sheldon Wayne, stated the neighbors are against the pass through. He also stated he has a problem with the density.

The Chair closed this item to public comment.

Mike Wilcox gave more details about the proposed item.

Planning Commission and staff had discussion about density, access, and irrigation.

The Planning Commission, applicant, and staff had discussion about building setbacks and landscaping.

A motion was made by Michael Christopherson, seconded by Dave Bromley, that the Preliminary Subdivision review is complete and that special exception requests be approved for the Bell’s View Subdivision, located at 8940 South 220 East, based on the three findings and ten conditions listed in the staff report with modifications to condition numbers (4), (5) and (7) to read: (4). That the maximum density of the development be limited to eight (8) units on this site. (5). Distance between the two proposed buildings be increased not less than 3-feet, but no more than 5-feet and that the west setback be correspondingly adjusted. (7). That the Planning Commission determine that no gate to the UTA Historic Sandy Trax Station is needed at this time. The motion carried by the following vote:

- Yes:** 6 - Joe Baker  
 Dave Bromley  
 Jamie Tsandes  
 Michael Christopherson  
 Jeff Lovell  
 Ron Mortimer

- No:** 1 - Cyndi Sharkey

- Absent:** 2 - Monica Collard  
 Cory Shupe

- 8. [CODE-11-18](#) Architectural Review Committees - Amending a portion of Title 15A, [-5564 PC](#) Chapter 23-21(A) & (B), Central Business District & Automall, Land Development Code, Revised Ordinances of Sandy City, 2008  
 Mike Wilcox presented this item to the Planning Commission.

The Chair opened this item to public comment.

Steve Van Maren stated he objects to everything changing.

The Chair closed this item to public comment.

A motion was made by Dave Bromley, seconded by Jeff Lovell, 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 - Joe Baker  
 Dave Bromley  
 Cyndi Sharkey  
 Jamie Tsandes  
 Michael Christopherson  
 Jeff Lovell  
 Ron Mortimer

- Absent:** 2 - Monica Collard  
 Cory Shupe

**Administrative Business**

- 9. [18-455](#) Minutes of November 15, 2018

A motion was made by Cyndi Sharkey, seconded by Dave Bromley, to approve the November 15, 2018 meeting minutes. The motion carried by the following vote:

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.

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