



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
Cory Shupe
Jamie Tsandes
Cameron Duncan (Alternate)
Jeff Lovell (Alternate)

Thursday, August 15, 2019

6:15 PM

Council Chambers

Meeting procedures are found at the end of this agenda.

Voting Roll Call

This was approved.

Present 7 - Commissioner Cyndi Sharkey
Commissioner Jamie Tsandes
Commissioner Michael Christopherson
Commissioner Cory Shupe
Commissioner Jeff Lovell
Commissioner Ron Mortimer
Commissioner Cameron Duncan

Absent 2 - Commissioner Dave Bromley
Commissioner Monica Collard

4:00 PM FIELD TRIP

1. [19-264](#) Field Trip for August 15, 2019

Attachments: [8-15-19.pdf](#)

5:15 PM EXECUTIVE SESSION

2. [SPR-07-19-5](#) Princeton Terrace - Conceptual Discussion
[689](#) 8377 South Durham Street (115 East)
[Community #3, Sandy Woods]

Attachments: [PC Conceptual Plan Submittal.pdf](#)

6:15 PM REGULAR SESSION

Roll Call

Welcome

Pledge of Allegiance

Introductions

Public Hearings

3. [CUP-07-19-5](#) Olsen Massage Therapy
[684](#) 11075 S. State St.
[Community #11, Crescent]

Attachments: [Staff Report.pdf](#)
[master_vicinity_map_2018.pdf](#)

Darryll Wolnik introduced the item to the Planning Commission. This particular land use is classified as commercial retail sales and service, which requires a conditional use permit.

Nancy Olsen- applicant- explained that Message Therapists have used the space before, but she is here to obtain the conditional use permit.

Michael Christopherson opened the meeting for public comment, which there was none.

Meeting was closed to public comment.

A motion was made by Corey Shupe, seconded by Jamie Tsandes that the Planning Commission approve a conditional use permit for Nancy Olsen for the property located at 11075 S. State Street to allow for independent Message Therapist to operate as described in the staff report subject to the one finding and three conditions.

Yes: 7 - Cyndi Sharkey
Jamie Tsandes
Michael Christopherson
Cory Shupe
Jeff Lovell
Ron Mortimer
Cameron Duncan

Absent: 2 - Dave Bromley
Monica Collard

4. [CUP-06-19-5](#) St. Anna Greek Orthodox Church
[682](#) 9201 S. 1300 E.
[Community #16, Falcon Park]

Attachments: [Staff Report.pdf](#)
[master_vicinity_map_2018.pdf](#)

Darryll Wolnik presented item to Planning Commission.

Darryll Wolnik briefly explained public concerns that were raised in neighborhood meeting.

Michael Petrogeorge - Applicant - explained in more detail what their plans are for the space.

Cyndi Sharkey asked applicant if they intended to fix the fence around the property.

Michael Petrogeorge said they are very receptive to concerns with the chain-link fence and introduced the long-range plan and indicated they would need more time to obtain funding to fix the fence.

Michael Christopherson asked applicant how long he thought until they could have the fence fixed.

Jim Derby - architect - explained that they could have the encroachments and fence fixed in two years.

Cory Shupe asked if the fence needed to be taller because it is a commercial property.

Darien Alcorn explained that there are development standards for churches. A church is not considered a commercial use and so the masonry fence requirement is not applicable.

Cory Shupe asked what the weekly patronage would include.

Michael Petrogeorge explained weekly services and special occasions.

A motion was made by Ron Mortimer, seconded by Cory Shupe that the Planning Commission approve a conditional use permit for Michael Petrogeorge for the property located at 9201 S. 1300 E. to allow a church to operate as described in the staff report subject to the one finding in the staff report and also to the three conditions in the staff report with a fourth condition added, that the east property line will consist of a vinyl fence or something equivalent to that as stated in the staff report and that they have a three year period to work with the neighbors and that will be dealt with at a staff level and not have to come back before the Planning Commission

Yes: 7 - Cyndi Sharkey
Jamie Tsandes
Michael Christopherson
Cory Shupe
Jeff Lovell
Ron Mortimer
Cameron Duncan

Absent: 2 - Dave Bromley
Monica Collard

5. [SUB-06-19-5](#)
[681](#) Cottages on 80th
620 East 8000 South
[Community #3, Sandy Woods]

Attachments: [Staff Report](#)

[Plat](#)

[Site Plan](#)

[Grading Plan](#)

Darryll Wolnik presented item to Planning Commission.

Cyndi Sharkey asked about guest parking.

Brittney Ward explained parking plans and explained laws with parking on the street.

Cyndi Sharkey wants to know why we are not requiring 3 visitor parking places.

Brian McCusition explained that driveways have been counted towards guest parking traditionally.

Cory Shupe asked if the 20-foot driveways are taken out of the calculation.

Commission and staff discussed code.

Scott Gertson - representing applicant Troy Ferran, Ferran Construction - explained the idea behind the layout.

Michael Christopherson asked Scott Gertson his thoughts on the parking issue.

Ron Mortimer asked Scott Gertson if they had thought about the triplex becoming a duplex to provide another parking spot and if it would impact their project.

Scott Gertson indicated that losing a unit would impact their project significantly because of the cost of land and cost of development

Jamie Tsandes asked if the city dedicated area is for road widening.

Britney Ward explained that 8000 S. is a minor collector road and the developer will be required to install the road improvements.

Michael Christopherson opened the meeting for public comment.

Debra Buchanan who lives behind the development is concerned about 3 story units, size of backyards, and only one visitor parking stall.

This item was closed to public comment.

Planning Commission discussed the code problem with the parking and the possibility of the triplex changed into duplex.

Cindy Sharkey asked to table item.

Cameron Duncan mentioned there may be ways to modify the layout and provide additional guest stalls.

Britney Ward explained rules and dimensions allowed for the hammer head.

Scott Gertson - discussed possible parking options and is open to looking at trying to address this concern.

Michael Christopherson asked Darien Alcorn what their legal authority is to make conditions to parking.

Darien Alcorn explained that if they are within code, they cannot put a condition - the question is if they are within Code.

A motion was made by Cory Shupe, Seconded by Cyndi Sharkey that the Planning Commission table the item so that we can receive further clarity from staff on parking.

Yes: 7 - Cyndi Sharkey
Jamie Tsandes
Michael Christopherson
Cory Shupe
Jeff Lovell
Ron Mortimer
Cameron Duncan

Absent: 2 - Dave Bromley
Monica Collard

[SPEX-08-19-5702](#) Cottages on 80th Special Exceptions
620 East 8000 South
[Community #3, Sandy Woods]

Attachments: [Staff Report](#)
[Site Plan](#)
[Grading Plan](#)

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Yes: 7 - Cyndi Sharkey
 Jamie Tsandes
 Michael Christopherson
 Cory Shupe
 Jeff Lovell
 Ron Mortimer
 Cameron Duncan

Absent: 2 - Dave Bromley
 Monica Collard

- 6. [SPR-06-19-5](#) Panera Bread Restaurant and Drive-up Window
[679](#) 10200 S. State Street
 [Community #9, South Towne]

Attachments: [Staff Report](#)
[Exhibits](#)

Doug Wheelwright introduced item to Planning Commission.

John Lee - applicant - explained the request for the Site Plan Review and the Conditional Use Permit.

Cory Shupe asked why the outdoor patio was on the south side of the building opposed to the east with the trees, and if they considered moving the building further east.

Doug Wheelwright explained the grade of the land and that the canal is owned by Salt Lake City.

John Lee - representing the South Town Market Place shopping center and Panera Bread explained that Panera has worked with the city staff to enhance this building. It is very different than any other Panera.

A motion was made by Jamie Tsandes, seconded by Cory Shupe that the Planning Commission determine that the preliminary site plan review is complete based off the staff report and the four findings and subject to the eight conditons.

Yes: 7 - Cyndi Sharkey
 Jamie Tsandes
 Michael Christopherson
 Cory Shupe
 Jeff Lovell
 Ron Mortimer
 Cameron Duncan

Absent: 2 - Dave Bromley
 Monica Collard

[CUP-06-19-5](#) Panera Bread Restaurant Drive-Thru Window
[680](#) 10200 South State Street
 [Community #9, South Towne]

Attachments: [Staff Report](#)
[Panera Bread Restaurant CUP SCANNED P.C. staff report EXHIBITS 8-15-2019](#)

Doug Wheelwright introduced item to Planning Commission.

John Lee - applicant - explained the request for the Conditional Use Permit.

Cory Shupe asked why the outdoor patio was on the south side of the building opposed to the east with the trees, and if they considered moving the building further east.

Doug Wheelwright explained the grade of the land and that the canal is owned by Salt Lake City.

John Lee - representing the South Town Market Place shopping center and Panera Bread explained that Panera has worked with the city staff to enhance this building. It is very different than any other Panera.

A motion was made by Jamie Tsandes, seconded by Cory Shupe that the Planning Commission grant the conditional use request to allow for restaurant Drive-Up window land use based on the Staff Report, the staff findings one to fifteen in the above analysis of the conditional use standards and the three additional finings listed below and subject to the following three conditions

Yes: 7 - Cyndi Sharkey
 Jamie Tsandes
 Michael Christopherson
 Cory Shupe
 Jeff Lovell
 Ron Mortimer
 Cameron Duncan

Absent: 2 - Dave Bromley
 Monica Collard

Administrative Business

1. Minutes

A motion was made to approve the previous minutes by the Planning Commission.

Yes: 7 - Cyndi Sharkey
Jamie Tsandes
Michael Christopherson
Cory Shupe
Jeff Lovell
Ron Mortimer
Cameron Duncan

Absent: 2 - Dave Bromley
Monica Collard

[19-265](#) Minutes from August 1, 2019

Attachments: [8.1.2019 PC Meeting Minutes](#)

A motion was made by the Planning Commission to approve the previous meeting minutes

2. Sandy City Development Report

3. Director's Report

Adjournment

Planning commison voted unanimously to adjourn

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