



# 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)*

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Thursday, April 18, 2019

6:15 PM

Council Chambers

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#### 4:45 PM FIELD TRIP

1. [19-122](#) Field Trip Map for April 18, 2019

#### 5:30 PM EXECUTIVE SESSION

Discussion of Windflower Townhomes

#### 6:15 PM REGULAR SESSION

### Rollcall

Staff: James Sorensen, Community Development Director; Brian McCuiston, Planning Director; Mike Wilcox, Zoning Administrator; Wade Sanner, Planner; Jake Warner, Long Range Planning Manager; Darian Alcorn, Sr. City Attorney; Britney Ward, Transportation Engineer; Ryan Kump, City Engineer; Dan Medina, Assistant Director of Parks and Recreation; Matt Huish, CAO; Mearle Marsh, Director of Community Events; Raima Fleming, Planning Secretary

- Present** 6 - Commissioner Cyndi Sharkey  
Commissioner Michael Christopherson  
Commissioner Cory Shupe  
Commissioner Jeff Lovell  
Commissioner Ron Mortimer  
Commissioner Cameron Duncan
- Absent** 3 - Commissioner Dave Bromley  
Commissioner Monica Collard  
Commissioner Jamie Tsandes

Welcome

Pledge of Allegiance

## Introductions

**Public Hearings****2. [GPA-03-19-5](#) Trails Master Plan General Plan Amendment-Bicycle Revisions  
[624\(PC\)](#)**

Jake Warner introduced this item to the Planning Commission.

Dan Medina, Assistant Director for Parks and Recreation, gave an overview of the proposed item. He stated for the Neighborhood Byway, he would like to change the wording from "Signage and striping may be used to increase driver awareness that bicyclist may be present" to " Signage and striping may be used to mark the maps neighborhood byways'.

Britney Ward, Transportation Engineer, gave an overview of the technical side of the proposed item.

Commissioner Cory Shupe asked who sent out the survey.

Britney Ward replied the survey was done at the Town Hall.

Commissioner Cory Shupe stated it is important for us to know and understand who offered the answers.

The Chair opened this item to public comment.

Monica Zoltanski, Chair of the Dimple Dell Preservation Community, gave reasons as to why she was in opposition to this item, mainly how the plan still shows a partial trail on the North Rim.

Judith Engarcia, stated she was not aware of the paving of the trails.

Steve Van Maren asked what the definition of a bicycle is. He also stated he believes this could be a great thing.

Lisa Caddy asked that this project be reconsidered and thought out more.

Nathan Jensen stated he is not in support of paving the trails.

Diane Long asked that the trails not be paved.

Commissioner Michael Christopherson asked if staff could address the paving issue.

Dan Medina addressed the paving issues. He stated the North Rim Trail is from the Salt Lake County's Dimple Dell Masterplan. He also stated that Salt Lake County has not changed the Master plan. His recommendation is to not start anything until Salt Lake County makes changes to the Master plan. Salt Lake County owns the land. Sandy City is the approval agency for Conditional Uses.

The Planning Commission and staff had a brief discussion on Salt Lake County's process and the Dimple Dell Master plan.

Scott ?, Chair of the Advisory Board for Salt Lake County, stated he has been to these meetings for the last six years. He thought this was already approved.

Pete Keers, Community Coordinator for Community 2, asked if this was an amendment for the bicycle part of the plan.

Commissioner Michael Christopherson replied yes. In order to do this, the entire Master Plan has to be amended.

Walt Gilmore, Salt Lake County Parks and Recreation, Associate Division Director of Planning, gave more clarity on the proposed project.

Lisa Caddy, stated Dimple Dell is due for an update of the Management Plan.

Jeff Kofy, stated the city should keep Dimple Dell wild.

The Chair closed this item to public comment.

Commissioner Cory Shupe asked if Sandy City has a different definition of Multi-Use Trails.

Britney Ward stated she is not fully familiar with Salt Lake County's definition of Multi Use Trail. By Sandy City's definition, the trail would be paved or hard surfaced to accommodate all types of users.

The Planning Commission and staff had discussion on the Town Hall meeting, trail designations, and updating the Master Plan.

The Planning Commission and staff had a brief discussion on how to move forward with the proposed Amendment.

**A motion was made by Michael Christopherson, seconded by Ron Mortimer, that the Planning Commission forward a positive recommendation to the City Council to adopt the proposed bikeway revisions to the Trails Master Plan of the Sandy City General Plan, subject to removal of the proposed multi use trail adjacent to the existing north rim trail and also changing the language requested by staff. The motion carried by the following vote:**

**Yes:** 6 - Cyndi Sharkey  
 Michael Christopherson  
 Cory Shupe  
 Jeff Lovell  
 Ron Mortimer  
 Cameron Duncan

**Absent:** 3 - Dave Bromley  
 Monica Collard  
 Jamie Tsandes

**3. [SUB-01-19-5](#) Marlin Subdivision (Preliminary Review)  
[592](#) 147 E. 11000 S.  
 [Community #11 - Crescent]**

Darryll Wolnik introduced this item to the Planning Commission.

Jason Anderson, Applicant, gave an overview of the proposed item.

Commissioner Cory Shupe asked if the neighbor to the west agrees with the proposed subdivision.

Jason Anderson replied John Rushton is the current owner of the house in front of the of the proposed subdivision. He is completely on board with this project.

The Chair opened this item to public comment.

Noel Hardcastle asked about the roads and surface water. He also asked about fencing.

Lisa Caddy stated she would ask the Planning Commission to be cautious about this consideration because of zoning rights.

Joe Cook stated he is in opposition to this project.

The Chair closed this item to public comment.

Jason Anderson stated the zoning would not be changed. He also stated the the two properties would share the driving lane.

The Planning Commission had a brief discussion on this item.

**A motion was made by Ron Mortimer, seconded by Michael Christopherson, that the Planning Commission grant a special exception for the use of flag or L-shaped lots, for the establishment of lots without public right-of-way frontage, and for the establishment of a private lane of over 150 feet based on the three findings and one condition listed in the staff report.**

**A motion was made by Ron Mortimer, seconded by Michael Christopherson, that the Planning Commission determine that the the preliminary subdivision review is complete for the Marlin Subdivision, located at 147 E. 11000 S., subject to the eight conditions listed in the staff report. The motion carried by the following vote:**

**Yes:** 6 - Cyndi Sharkey  
 Michael Christopherson  
 Cory Shupe  
 Jeff Lovell  
 Ron Mortimer  
 Cameron Duncan

**Absent:** 3 - Dave Bromley  
 Monica Collard  
 Jamie Tsandes

- 4. [CUP-6-10-13](#) UTA 11400 South Park and Ride  
[84](#) Parking and Safety Plan Annual Update (2018)  
 361 E. 11400 S.  
 [Community #11 - Crescent]

Brian McCuiston introduced this item to the Planning Commission.

Greg Thorp, Project Manager with UTA, Applicant, gave an update on the Parking and Safety Plan to the Panning Commission for review and approval.

Commissioner Cyndi Sharkey stated the reports show a significant increase in crime for 2016, 2017, and 2018.

Greg Thorp replied crime rate went down in 2017.

Commissioner Cyndi Sharkey and the applicant had discussion on the crime rate and patrol increase.

The Chair opened this item to public comment.

Steve Van Maren stated the three month rule is not meaningful. He asked if the requirement could be modified to a monthly report. He also asked at what point is public patrol required.

The Chair closed this item to public comment.

Commissioner Cory Shupe asked the applicant about submitting a monthly report.

Greg Thorp replied the monthly report is included in the Parking and Safety Report.

The Chair closed this item to public comment.

The Planning Commission, staff, and the applicant had discussion on additional patrol and the need to keep bringing this back to the Planning Commission on an annual basis.

**A motion was made by Jeff Lovell, seconded by Ron Mortimer that the Planning Commission review and approve the 2018 annual updated Parking Management and Safety Plan for the UTA 11400 South Park and Ride facility lot located at 361 East 11400 South. The motion carried by the following vote:**

- Yes:** 6 - Cyndi Sharkey  
 Michael Christopherson  
 Cory Shupe  
 Jeff Lovell  
 Ron Mortimer  
 Cameron Duncan

- Absent:** 3 - Dave Bromley  
 Monica Collard  
 Jamie Tsandes

**5.**     [CUP-03-19-5](#)    Vitality Massage and Ashiatsu  
           [633](#)            741 E. 9000 S. STE 205  
                       [Community #7 - Quarry Bend]

Wade Sanner introduced this item to the Planning Commission.

Jenelle Tagovailoa, Applicant, gave an overview of this item.

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

**A motion was made by Cyndi Sharkey, seconded by Cameron Duncan, that the Planning Commission approve a Conditional Use Permit for Vitality Massage and Ashiatsu for property located at 741 East 9000 South to operate a massage therapy business as described in the staff report based on the one finding and three conditions listed in the staff report. The motion carried by the following**

**vote:**

**Yes:** 6 - Cyndi Sharkey  
Michael Christopherson  
Cory Shupe  
Jeff Lovell  
Ron Mortimer  
Cameron Duncan

**Absent:** 3 - Dave Bromley  
Monica Collard  
Jamie Tsandes

**6.** [CUP-04-19-5](#) Dimple Dell Park Bridge  
[639](#) Approx. 800 E. Carnation Dr.  
[Community #8 - Edgemont]

Wade Sanner introduced this item to the Planning Commission.

James Sorenson stated notices were sent within 500 feet of the proposed item. We were told by Salt Lake County that they would handle the public part of this item through the Dimple Dell Advisory Board.

Jon Ruedas, Park Development Project Manager for Salt Lake County Parks and Recreation Department, gave an overview of the proposed project.

Commissioner Ron Mortimer asked if this item is tabled, what the process would be for Salt Lake County on notifying the public.

Jon Ruedas replied Salt Lake County is meeting with the Advisory Board next month on how to notify the public. He also stated this project would be communicated through the County's website.

The Planning Commission and the applicant had discussion on the affordability of the project.

The Chair opened this item to public comment.

Ellen Wallace asked what the cost would be associated with this project. She also asked what safety measures would be taken. She is in opposition.

Monica Zoltanski believes more than 500 feet should be noticed. She suggests this item be tabled for more public participation.

Doug Sorenson believes this would be a good idea. He asked if a masonry wall would be built.

Lisa Caddy stated in theory, she believes this is a great idea. She asked about the cost and process. She also stated the information given is misleading.

Steve Van Maren stated he likes the design. He also stated keeping it flat is appropriate.

Jeff Kofe stated he is concerned for the children safety.

Allan Perry stated he thinks the bridge would be an asset.

The Chair closed this item to public comment.

Jon Ruedas answered all of the public concerns.

The Planning Commission and the applicant had discussion on notifying the public on the proposed item.

James Sorenson stated Sandy City fulfilled the requirements of the ordinance as far as advertising.

Commissioner Jeff Lovell asked if an alternative style of bridges was considered.

Jon Ruedas replied a suspension bridge was considered. The cost of a suspension bridge was much higher. Another reason he decided not to use a suspension bridge was safety.

The Planning Commission had discussion on this item.

**A motion was made by Michael Christopherson, seconded by Cameron Duncan, that the Planning Commission table this item to a date uncertain. The motion carried by the following vote:**

**Yes:** 6 - Cyndi Sharkey  
Michael Christopherson  
Cory Shupe  
Jeff Lovell  
Ron Mortimer  
Cameron Duncan

**Absent:** 3 - Dave Bromley  
Monica Collard  
Jamie Tsandes

7. [CODE-03-19](#) Alcohol Permits in SD(MU) Zone - Amend Title 15A, Chapter 19-03,  
[-5635 PC](#) SD-MU Mixed Use, Land Development Code, Revised Ordinances of  
Sandy City, 2008

Mike Wilcox presented this item to the Planning Commission on behalf of the City Council and Administration. This Code Amendment would affect the SD- MU Mixed Use Zone. This zone is only used in two locations throughout the city. One is the Amphitheater located on the corner of 1300 E. 9400 S. and the other is the Outback Steakhouse located at 7800 S. 1300 E. The SD-MU Mixed Use zone was created for a mix of uses such as professional offices, multi family, and quasi-public. This proposed amendment would allow for new uses, such as the Alcoholic Beverage Single Event Permit and the Alcoholic Beverage Temporary Beer Permit.

Commissioner Cory Shupe asked if the reason the corner of 7800 S. 1300 E. is included is because it is the same zone. So, the code amendment would affect not only the Amphitheater but that area because they share the same zone.

Mike Wilcox replied that is correct.

James Sorenson stated he believes that since Outback Steakhouse is a restaurant, they can already serve alcohol.

The Planning Commission had discussion on the zoning for the corner of 7800 S. 1300 E.

Mike Wilcox explained what the definitions were for an Alcoholic Beverage Single Event Permit and the Alcoholic Beverage Temporary Beer Permit.

The Planning Commission and staff had discussion on the use of the proposed code amendment.

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

**A motion was made by Cyndi Sharkey, seconded by Jeff Lovell, that the Planning Commission forward a positive recommendation to City Council to approve a code amendment to amend a portion of Title 15A, Chapter 19-03, SD-MU Mixed Use, Land Development Code, Revised Ordinances of Sandy City, 2008 (Exhibit "A") based on the two findings listed in the staff report. The motion carried by the following vote:**

**Yes:** 6 - Cyndi Sharkey  
Michael Christopherson  
Cory Shupe  
Jeff Lovell  
Ron Mortimer  
Cameron Duncan

**Absent:** 3 - Dave Bromley  
Monica Collard  
Jamie Tsandes

## Administrative Business

### 8. [19-121](#) Planning Commission Minutes from March 21, 2019

**A motion was made by Michael Christopherson, seconded by Cyndi Sharkey, that the Planning Commission approve the meeting minutes from March 21, 2019. The motion carried by the following vote:**

**Yes:** 4 - Cyndi Sharkey  
Michael Christopherson  
Jeff Lovell  
Cameron Duncan

**Absent:** 3 - Dave Bromley  
Monica Collard  
Jamie Tsandes

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.

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