

Field Trip

THOSE PRESENT: Ron Mortimer, Monica Collard, Lisa Hartman, Scott Sabey, Joe Baker, Cyndi Sharkey, Alternate Member; James Sorensen, Community Development Director; Brian McCuistion, Planning Director; Wade Sanner, Planner; Mitch Vance, Planner; Mike Wilcox, Long Range Planner; Andrew King, Zoning Administrator; Olivia Cvetko, Planning Technician; Darien Alcorn, City Attorney; Britney Ward, Traffic Engineer; Ryan Kump, City Engineer; Raima Fleming, Planning Secretary

THOSE EXCUSED: Nancy Day, Jared Clayton, Doug Haymore, Alternate Member; Maren Barker, City Council Representative

Executive Session

No Executive Session

Regular Session

THOSE PRESENT: Ron Mortimer, Nancy Day, Monica Collard, Lisa Hartman, Scott Sabey, Joe Baker, Cyndi Sharkey, Alternate Member; James Sorensen, Community Development Director; Brian McCuistion, Planning Director; Wade Sanner, Planner; Mitch Vance, Planner; Mike Wilcox, Long Range Planner; Andrew King, Zoning Administrator; Olivia Cvetko, Planning Technician; Darien Alcorn, City Attorney; Britney Ward, Traffic Engineer; Maren Barker, City Council Representative; Ryan Kump, City Engineer; Raima Fleming, Planning Secretary

THOSE EXCUSED: Jared Clayton, Doug Haymore, Alternate Member

**1. General Plan Amendment – Amending General Plan Goals and Policies –  
Urban Design **GPA-05-17-5266****

The Sandy City Community Development Department, at the request of the City Council, is requesting to make a minor amendment to the General Plan Goals and Policies. Specifically, it is proposed to add a new goal and policy under Urban Design that is related to the Dimple Dell Park area and development of land surrounding it.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to adopt a minor amendment to the City's General Plan, thus adding the proposed Policy 7.3 to the Urban Design Goal of the Sandy City General Plan.

Mike Wilcox presented this item to the Planning Commission.

Commissioner Ron Mortimer opened this item to public comment.

Joyce Walker 2486 E. Sego Lily Drive, Sandy, stated she is in full support of this request.

Commissioner Ron Mortimer closed this item to public comment.

Commissioner Cyndi Sharkey stated she is in support for the preservation for Dimple Dell. She is concerned about some of the language used in the amendment to the General Plan Goals and Policies. She wonders if the language would have unintended consequences. She also stated she does not understand what the characters of existing rural areas that are contiguous to Dimple Dell Park are. She asked does that mean the properties. She also asked for the definition of large lots.

Commissioner Scott Sabey stated this is to the General Plan. This language is only to show general intent. It is not drafted to be specific because that is in the body of the code and nor does it use definitional terms because in the code, definitional terms are capitalized. He also stated from a technical perspective, he does not have difficulty with the language.

Commissioner Joe Baker stated this is a policy statement; it is not an enforceable ordinance. The codes will follow to interpret and be specific about the enforcement. This is not an enforceable statement.

Commissioner Cyndi Sharkey stated to her, this language invites a long line of homeowners for contentious situations.

James Sorensen stated that could possibly happen. This is a General Plan statement. The city is aiming for this goal. It is a policy statement.

Commissioner Lisa Hartman asked wouldn't it give more latitude when someone comes in with a plan and is steered in the right direction.

James Sorensen stated we would obviously like them to comply with the General Plan. We always make sure rezoning request complies with the General Plan Goals & Policies of the City Council.

Commissioner Scott Sabey stated this does not limit or control what the City does.

Commissioner Cindy Sharkey stated if this is a guide, the language that specifies large lots could be restricted to the city or anyone that buys or build in the Dimple Dell area.

Commissioner Scott Sabey stated we want to restrict it to large lots.

Commissioner Cyndi Sharkey asked what would be considered a large lot.

Commissioner Scott Sabey stated that would be defined when we get to the body of the code.

Commissioner Nancy Day asked how large do the lots have to be in order to have a horse.

James Sorenson stated 20,000 square feet for a large animal.

Commissioner Joe Baker asked if it's logical to think that we can anticipate ordinances would become enforceable codes.

James Sorensen stated most of the areas around Dimple Dell are already zoned 20,000 or greater. There are lots on the north end that are in the County but they are R1-10. There are also smaller lots in the area that are zoned R1-15 as well. The existing zoning districts will remain as they are currently. This new policy will be for anything that would come before us in the future.

**Commissioner Monica Collard moved that the Planning Commission forward a positive recommendation to the City Council to adopt a minor amendment to the City's General Plan, thus adding the proposed Policy 7.3 to the Urban Design Goal of the Sandy City General Plan.**

Nancy Day seconded the motion. The vote was as follows: Monica Collard, yes; Nancy Day, yes; Cyndi Sharkey, no; Scott Sabey, yes; Lisa Hartman, yes; Joe Baker, yes; Ron Mortimer, yes. The vote was six to one in favor of the motion.

**2. Title 9 Property Maintenance Ordinance – Storage on a Residential Lot**  
**CODE-06-17-5270**

**This item was withdrawn**

**3. Cottage Avenue (Preliminary Review)**  
**150 West Cottage Avenue [Northwest Exposure, Community #1] SUB-05-17-5259**

The applicant, the Sandy City Redevelopment Agency who is representing the landowner Canyons School District, is requesting that the Planning Commission determine that the preliminary review is complete for a proposed 3-lot single-family subdivision. This proposal is located at 150 West Cottage Avenue and is in the R-1-6 zone. The applicant is not requesting any overlays or exceptions in association with this application. All provisions of the base zone will be adhered too through the review and approval process.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission determine that the Preliminary Subdivision Plan is **complete** for the Cottage Avenue Subdivision, located at 150 West Cottage Avenue, subject to the following two conditions:

1. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.
2. That all City provisions, codes and ordinances are adhered to during the review, construction and operations process of this project.