



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, May 16, 2019

6:15 PM

Council Chambers

4:00 PM FIELD TRIP

1. [19-158](#) Field Trip Map for May 16, 2019

6:15 PM REGULAR SESSION

Roll Call

Staff: Jared Gerber, Community Development Assistant Director; Brian McCuiston, Planning Director; Mike Wilcox, Zoning Administrator; Wade Sanner, Planner; Darian Alcorn, Sr. City Attorney; Britney Ward, Transportation Engineer; Ryan Kump, City Engineer; Matt Huish, CAO; Raima Fleming, Planning Secretary

Present 6 - Commissioner Dave Bromley
Commissioner Cyndi Sharkey
Commissioner Michael Christopherson
Commissioner Cory Shupe
Commissioner Ron Mortimer
Commissioner Cameron Duncan

Absent 3 - Commissioner Monica Collard
Commissioner Jamie Tsandes
Commissioner Jeff Lovell

Welcome

Pledge of Allegiance

Introductions

Public Hearings

2. [SPR-03-19-5](#) Centennial Towers (Revised) - Phase 1 Preliminary Site Plan Review
[631](#) 215 W. Sego Lily Drive

[Community #9 - South Towne]

Cameron Duncan recused himself from this item.

Mike Wilcox introduced this item to the Planning Commission.

Russell Platt, Russell Platt Architecture, Applicant, gave an overview of the proposed item, including the description of the exceptions from the Cairn's Design Standards.

Commissioner Cyndi Sharkey asked the applicant what projects are included in phase one.

Russell Platt replied the condominium tower, the hotel, the office building, the town homes, and the extension of the parking structure.

Commissioner Cory Shupe asked about the streetscape improvements.

Russell Platt pointed out on the screen all the areas that would be landscaped. He stated he would be following the Cairns Design guidelines for landscaping.

Commissioner Dave Bromley asked about window coverings.

Russell Platt stated it would be in the CC&R's that everyone would have a certain specific color.

The Planning Commission, staff, and the applicant had discussion on the materials used on this product and setbacks.

The Chair opened this item to public comment.

Steve Van Maren asked about a sidewalk. He also suggested there be a time frame for this project.

The Chair closed this item to public comment.

The Planning Commission and staff had discussion on a completion time for phase one, landscaping and CC&R's.

A motion was made by Michael Christopherson, seconded by Cory Shupe, that the Planning Commission find that the preliminary site plan review is complete for Phase 1 of the Centennial Towers development located at approximately 215 W Sego Lily Dr, based on the fourteen conditions listed in the staff report with a modification to condition 1(a) and 10 to read: 1(a). That Centennial Parkway be further improved and dedicated to include a 14' wide streetscape behind the curb and gutter. The existing street trees be required to remain and protected in place during construction. 10. That the architectural materials be approved per the drawings presented, with TerraNeo being substituted instead of Stucco EIFS for the hotel building. That all roof mounted mechanical equipment be fully screened. Also, an added condition to read: 15. The CC&R's for the residential buildings will require uniformed window coverings visible to the exterior of the project. The motion carried by the following vote:

Yes: 5 - Dave Bromley
Cyndi Sharkey
Michael Christopherson
Cory Shupe
Ron Mortimer

Absent: 3 - Monica Collard
Jamie Tsandes
Jeff Lovell

Recused: 1 - Cameron Duncan

3. [CUP-04-19-5](#) Stohel Accessory Apartment
[643](#) 1108 E. 11780 S.
[Community #14]

Wade Sanner introduced this item to the Planning Commission.

Randy and Rayma Stohel, Applicants, gave an overview of the proposed item.

The Chair opened this item to public comment.

Michelle Mill stated she's strongly against any Conditional Use permits in her area.

Michael Olsen stated he is not in favor of this item.

The Chair closed this item to public comment.

The Planning Commission and staff had a brief discussion on this item.

A motion was made by Cyndi Sharkey, seconded by Cameron Duncan, that the Planning Commission approve a Conditional Use Permit for Randy and Rayma Stohel to allow for an 846 square foot accessory apartment on the property located at 1108 East 11780 South, based on the three findings and four conditions listed in the staff report. The motion carried by the following vote:

Yes: 6 - Dave Bromley
Cyndi Sharkey
Michael Christopherson
Cory Shupe
Ron Mortimer
Cameron Duncan

Absent: 3 - Monica Collard
Jamie Tsandes
Jeff Lovell

4. [SIGN-05-19-](#) Sandy Towers Sign Theme
[5652](#) 99 E. Sego Lily, 111 E. Sego Lily, and 9985 S. State St.
[Community #5]

Wade Sanner introduced this item to the Planning Commission.

Commissioner Dave Bromley asked if signs could be placed on the parking garage.

Wade Sanner replied that is an option for the applicants, but they did not request it.

Dave Bromley asked if the current Code would allow for signs to be placed on parking garages.

Wade Sanner replied yes, but the applicant isn't requesting it.

Commissioner Michael Christopherson stated what he believes Commissioner Dave Bromley is asking is if the Condition that requires the applicant to submit an amendment to the sign theme for the retail building would also apply to the parking structure or would the applicant be implied to think this sign theme is permitting them to put signs on the parking structure.

Wade Sanner stated that the details of the sign theme can be determined by the Planning Commission, whether the parking structure is or is not included with the overall sign theme.

Tyson Williamson, Applicant, gave an overview of the proposed item.

The Planning Commission and the applicant had a discussion on the total number of signs and the square footage of the signs.

The Chair opened this item to public comment.

Steve Van Maren suggest that the size of the sign should be limited to the size of the facade.

The Chair closed this item to public comment.

The Planning Commission and staff had a brief discussion in this item.

A motion was made by Michael Christopherson, seconded by Cory Shupe, that the Planning Commission approve the proposed sign theme for Sandy Towers located at 99 East Sego Lily Drive, 111 East Sego Lily Drive, and 9985 South State Street to allow the installation of the proposed wall signs, with a maximum allowable square footage for the wall signs to be at 300 square feet for each sign, with a maximum of two signs per facade and a maximum of four signs total for each building subject to the two findings and six conditions listed in the staff report, with an amendment to conditions number four and six to read: 4. That the two office buildings be allowed two signs per facade, up to a maximum of four signs total for each building. 6. That the applicant bring back the sign theme for amendment at the time of site plan review to address the future retail buildings signage and any signage contemplated for the parking structure. The motion carried by the following vote:

Yes: 6 - Dave Bromley
Cyndi Sharkey
Michael Christopherson
Cory Shupe
Ron Mortimer
Cameron Duncan

Absent: 3 - Monica Collard
Jamie Tsandes
Jeff Lovell

5. [ANEX-04-19-5637\(PC\)](#) Dean/Couch Annexation (R-1-40A) Zone
1785 East 11400 South
[Community #26]

Commissioner Cory Shupe recused himself.

Brian McCuistion introduced this item to the Planning Commission.

Cory Shupe, representing the applicant, gave an overview of the proposed annexation.

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

A motion was made by Cyndi Sharkey, seconded by Ron Mortimer, that the Planning Commission send a positive recommendation to the City Council that the Dean/Couch Annexation be approved and zoned R-1-40A based on the six findings listed in the staff report. The motion carried by the following vote:

Yes: 5 - Dave Bromley
Cyndi Sharkey
Michael Christopherson
Ron Mortimer
Cameron Duncan

Absent: 3 - Monica Collard
Jamie Tsandes
Jeff Lovell

Recused: 1 - Cory Shupe

Administrative Business

6. [19-160](#) Review and approval of the Findings of Fact for the Firefly Forest Subdivision (Waivers and Special Exceptions).

The Planning Commission and staff had a brief discussion on this item.

A motion was made by Cyndi Sharkey, seconded by Michael Christopherson, to adopt the Findings of Fact for the Firefly Forest Subdivision (Waivers and Special Exceptions). The motion carried by the following vote:

Yes: 5 - Cyndi Sharkey
Michael Christopherson
Cory Shupe
Ron Mortimer
Cameron Duncan

No: 1 - Dave Bromley

Absent: 3 - Monica Collard
Jamie Tsandes
Jeff Lovell

7. [19-159](#) Planning Commission minutes from May 2, 2019

A motion was made by Ron Mortimer, seconded by Cyndi Sharkey, that the Planning Commission approve the minutes from May 2, 2019 meeting. The motion carried by the following vote:

Yes: 5 - Dave Bromley
Cyndi Sharkey
Michael Christopherson
Cory Shupe
Ron Mortimer

Absent: 3 - Monica Collard
Jamie Tsandes
Jeff Lovell

Abstain: 1 - Cameron Duncan

Sandy City Development Report

Director's Report

Brian McCuistion 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