



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, July 18, 2019

6:15 PM

Council Chambers

Meeting procedures are found at the end of this agenda.

Voting Roll Call

4:00 PM FIELD TRIP

1. [19-216](#) Field Trip for July 18, 2019

Attachments: [7-18-19](#)

6:15 PM REGULAR SESSION

Roll Call

Staff: James Sorensen, Community Development Director; Brian McCuistion, Planning Director; Wade Sanner, Planner; Jake Warner, Long Range Planning Manager; Darryll Wolnik, Planner; Doug Wheelwright, Development Services Manager; Darien Alcorn, Sr. City Attorney; Britney Ward, Traffic Engineer; Ryan Kump, City Engineer; Jennifer Ford, Executive Assistant

- Present** 5 - Commissioner Dave Bromley
Commissioner Jamie Tsandes
Commissioner Cory Shupe
Commissioner Jeff Lovell
Commissioner Ron Mortimer
- Absent** 4 - Commissioner Monica Collard
Commissioner Cyndi Sharkey
Commissioner Michael Christopherson
Commissioner Cameron Duncan

Welcome

Pledge of Allegiance

Introductions

Public Hearings

2. [ZONE-06-19-5664\(PC\)](#) White Pine Row Rezone
2888 E. Little Cottonwood Road from R-1-20A to R-1-10
[Community #30 - Granite]

Attachments: [Staff Report](#)
[Zoning Map](#)
[Concept Plan](#)
[Neighborhood Meeting Summary](#)

Jake Warner, Long Range Planning Manager, introduced this item to the Planning Commission.

Ashley Atkinson, Sequoia Development, gave an overview of the proposed project.

The Chair opened this item to public comment.

Jennifer Hubbard, property owner, spoke in favor of the rezoning.

Steve VanMaren spoke in favor of the rezoning and felt it would be well received.

Josh Grammer asked whether a geological review had been done on this property. He was also concerned about the potential loss of trees that would affect his property and property values.

Dave Bromley stated that the Planning Commission was just addressing the rezone and that those concerns would be addressed when this project came up for Site Plan Review at a later date.

James Sorensen, Community Development Director, confirmed that was correct.

Chair closed the meeting to public comment.

The Planning Commission had discussion regarding a pond that was on the property.

A motion was made by Jeff Lovell, seconded by Jamie Tsandes, that the Planning Commission forward a positive recommendation to the City Council to approve a zone change from the R1-20A zone to the R-1-10 zone.

Yes: 5 - Dave Bromley
Jamie Tsandes
Cory Shupe
Jeff Lovell
Ron Mortimer

Absent: 4 - Monica Collard
Cyndi Sharkey
Michael Christopherson
Cameron Duncan

3. [CUP-05-19-5](#) Brown Accessory Apartment
[659](#) 3285 Bell Oaks Cir.
[Community #30 - Granite]

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

Wade Sanner, planner, introduced item to the Planning Commission.

A brief discussion was held between Commission Members and Wade Sanner for clarification regarding stairs and access.

Doug Brown, applicant, gave an overview of the proposed project.

Chair opened the meeting to public comment and there was none.

A motion was made by Cory Shupe, seconded by Ron Mortimer, that the Planning Commission approve a Conditional Use Permit for Douglas Brown to allow for an 1151 square foot accessory apartment on the property located at 3285 Bell Oaks Circle with the three findings and four conditions.

Yes: 5 - Dave Bromley
Jamie Tsandes
Cory Shupe
Jeff Lovell
Ron Mortimer

Absent: 4 - Monica Collard
Cyndi Sharkey
Michael Christopherson
Cameron Duncan

4. [CUP-12-18-5](#) Combustion Technologies
[587](#) 179 E. Main Street
[Community #4 - Historic Sandy]

Attachments: [Combustion Technologies signed CUP staff report to P.C. 7-18-2019](#)
[Combustion Technologies signed exhibits 7-18-2019](#)

Doug Wheelwright, Development Services Manager, introduced this item to the Planning Commission.

Brett Linberg, applicant, and his architect gave an overview of the project with a computer presentation they had prepared.

A brief discussion between Planning Commission members and applicant regarding the materials stored on the property.

Chair opened the meeting for public comment.

Larry Salisbury, property manager of the apartments located across the street from Combustion Technologies, voiced concerns regarding flammable materials. However, after attending public meetings, felt that it was a benefit to the area and had no objections.

Steve Van Maren had concerns regarding spillage into the storm water system.

Reed Stansfield had similar concerns regarding safety of hazardous material in the area and surrounding schools.

Chair closed item to public comment.

Doug Wheelwright addressed the concerns regarding safety and spillage.

The applicant addressed the concerns regarding safety and spillage. He also addressed the company protocol if a spill did occur.

A motion was made by Jamie Tsandes, seconded by Cory Shupe, that the Planning Commission grant the Conditional Use requests to allow "Medium Industry" land use within the proposed new building, based on the staff report, the staff findings 1 to 15 in the above analysis of the Conditional Use Standards and the three additional findings listed below and subject to the five conditions listed.

Yes: 5 - Dave Bromley
Jamie Tsandes
Cory Shupe
Jeff Lovell
Ron Mortimer

Absent: 4 - Monica Collard
Cyndi Sharkey
Michael Christopherson
Cameron Duncan

5. [SPR-12-18-5](#) Combustion Technologies
[586](#) 179 E. Main Street
[Community #4 -Historic Sandy]

Attachments: [Combustion Technologies Signed SPR staff report to P.C. 7-18-2019](#)
[Combustion Technologies signed exhibits 7-18-2019](#)

Jamie Tsandes, seconded by Cory Shupe, recommend that the preliminary site plan review is complete, based on the staff report and the five findings listed below and subject to the following eight conditions.

Yes: 5 - Dave Bromley
Jamie Tsandes
Cory Shupe
Jeff Lovell
Ron Mortimer

Absent: 4 - Monica Collard
Cyndi Sharkey
Michael Christopherson
Cameron Duncan

6. [SUB-06-19-5](#) Pepperwood 11D Subdivision (Final Review)
[670](#) 11105 South Bentwood Lane
[Community #28 - Pepper Dell]

Attachments: [Staff Report.pdf](#)
[PC Submittal Set - Phase 11D.pdf](#)

Darryll Wolnik, Planner, introduced this item to Planning Commission

Dave Bromley, on behalf of Autumn Ridge Development, gave an overview of the proposed project.

Meeting opened for public comment.

John Farr asked for clarification for the special exception of the Sensitive Area Overlay slope.

The meeting was closed to public comment.

Ryan Kump, City Engineer, explained the anomaly of the 30% slope for the area.

A motion was made by Jamie Tsandes, seconded by Ron Mortimer, that the final subdivision review and Sensitive Area Overlay Zone review is complete for the Pepperwood 11D Subdivision, located at 11105 South Bentwood Lane (2900 East) and subject to the following conditions with the modifications made to Condition 1(a) to change the road width from 32' in the staff report to 30' measured from back of curb to back of curb and Condition 9 that it read the existing slope ratio be unaltered, unless otherwise approved by the City Engineer, and that the grading and landscaping of any of the hillside areas have approval of the Sandy City Engineering Division in accordance with the Sensitive Area Overlay Zone prior to building permits being issued.

Yes: 4 - Jamie Tsandes
Cory Shupe
Jeff Lovell
Ron Mortimer

Absent: 4 - Monica Collard
Cyndi Sharkey
Michael Christopherson
Cameron Duncan

Recused: 1 - Dave Bromley

7. [SUB-05-19-5](#) Pepperwood 11G Subdivision (Final Review)
[662](#) 11200 South Lone Hollow Road
[Community #28 - Pepper Dell]

Attachments: [Staff Report.pdf](#)
[PC Submittal - Pepperwood 11G.pdf](#)

Darryll Wolnik, Planner, introduced this item to Planning commission.

Dave Bromley, on behalf of Autumn Ridge Development, gave an overview of the proposed project.

Jamie Tsandes asked for more information regarding the slope of the cul-de-sac.

Dave Bromley explained the cul-de-sac is "very flat".

This item was opened to public comment.

John Farr addressed some concerns regarding the exception to the sensitive area overlay zone.

Steve Van Maren asked for clarification regarding the width of the road.

Meeting closed to public comment.

Dave Bromley addressed the concerns regarding the slope and setbacks.

A motion was made by Jeff Lovell, seconded by Jamie Tsandes, recommended that the Planning Commission determine that final subdivision review and Sensitive Area Overlay Zone review is complete for the Pepperwood 11G Subdivision, located at approximately 11200 South Lone Hollow Road (2900 East) and be subject to the 14 conditions found in the staff report with the corrections made to Condition 1(a) to change the road width from 32' in staff report to 25' and Condition 9 that it read the existing slope ratio be unaltered, unless otherwise approved by the City Engineer, and that the grading and landscaping of any of the hillside areas have approval of the Sandy City Engineering Division in accordance with the Sensitive Area Overlay Zone prior to building permits being issued.

Yes: 4 - Jamie Tsandes
Cory Shupe
Jeff Lovell
Ron Mortimer

Absent: 4 - Monica Collard
Cyndi Sharkey
Michael Christopherson
Cameron Duncan

Recused: 1 - Dave Bromley

Administrative Business

8. [19-218](#) Election of Chair and Vice Chair for next 6 months.

Item postponed until next Planning Commission meeting.

9. [19-217](#) Planning Commission minutes from June 20, 2019

Attachments: [6.20.2019 Meeting Minutes](#)

Minutes from previous meeting approved.

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

Yes: 5 - Dave Bromley
Jamie Tsandes
Cory Shupe
Jeff Lovell
Ron Mortimer

Absent: 4 - Monica Collard
Cyndi Sharkey
Michael Christopherson
Cameron Duncan

Minutes

Sandy City Development Report

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