



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
Jamie Tsandes
Cameron Duncan (Alternate)
Jeff Lovell

Thursday, October 3, 2019

6:15 PM

Council Chambers

Meeting procedures are found at the end of this agenda.

Voting Roll Call

5:15 PM EXECUTIVE SESSION

1. [19-346](#) Discuss Planning Commission By-laws

6:15 PM REGULAR SESSION

Roll Call

Present 5 - Commissioner Monica Collard
Commissioner Jamie Tsandes
Commissioner Michael Christopherson
Commissioner Jeff Lovell
Commissioner Ron Mortimer

Absent 3 - Commissioner Dave Bromley
Commissioner Cyndi Sharkey
Commissioner Cameron Duncan

Welcome

Pledge of Allegiance

Introductions

Public Hearings

2. [CUP-08-19-5](#) Brown Accessory Apartment
[717](#) 490 E. 10735 S.
[Community #11 - Crescent]

Attachments: [Staff Report.pdf](#)
[master_vicinity_map_2019.pdf](#)

Wade Sanner introduced item to Planning Commission.

Michelle Brown, applicant, stated that she will be building a new home, and is requesting the accessory apartment approval.

Michael Christopherson opened the item to the public.

Steve Van Maren asked why there is no zone change since the lot is non-compliant.

Brian McCuiston explained the lot has been legal non-conforming since the 70's and that no rezone application has been brought forward for the homes in this area.

Michael Christopherson closed this item to the public.

A motion was made by Jeff Lovell, seconded by Monica Collard that the Planning Commission approve a conditional use permit for Sheldon and Michelle Brown to allow for a 667 square foot accessory apartment on the property located at 490 E. 10735 S. based on the three findings and four conditions listed in the staff report.

Yes: 5 - Monica Collard
Jamie Tsandes
Michael Christopherson
Jeff Lovell
Ron Mortimer

Absent: 3 - Dave Bromley
Cyndi Sharkey
Cameron Duncan

3. [CODE-06-19](#) Commercial Land Use Matrix - Kuwahara Wholesale
[-5669 PC\(2nd\)](#) Amend Title 15A, Chapter 8, Land Uses in the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts , Section 2, Permitted Land Use Matrix by the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts, Revised Ordinances of Sandy City, 2008

Attachments: [Staff Report.pdf](#)
[PC Minutes 090519.pdf](#)

Mike Wilcox explained to the Planning Commission that the applicant would like to postpone this item and request it be tabled for an uncertain date.

Michael Christopherson opened item to public.

Michael Christopherson closed item to public comment.

A motion was made by Monica Collard, seconded by Jamie Tsandes that the Planning Commission table the Kuwahara code amendment for a date uncertain.

Yes: 5 - Monica Collard
Jamie Tsandes
Michael Christopherson
Jeff Lovell
Ron Mortimer

Absent: 3 - Dave Bromley
Cyndi Sharkey
Cameron Duncan

4. [CODE-08-19-5713 PC\(2nd\)](#) Implementing Appendix D of the International Fire Code and Other Miscellaneous Text Amendments
Amend Title 15A, Chapter 21, Subdivision Design Standards; Chapter 15, Sensitive Area Overlay Zone; Chapter 20, Residential Development Standards; Chapter 24, Parking, Access and Circulation Requirements; and Chapter 37, Definitions, Revised Ordinances of Sandy City, 2008

Attachments: [Staff Report.pdf](#)
[PC Minutes 090519.pdf](#)

Mike Wilcox explained item to Planning Commission and why we are re-hearing the item.

Mike Wilcox explained a couple of staff changes since the hearing on September 5, 2019.

Michael Christopherson opened item to the public.

Michael Christopherson closed item to the public.

Michael Christopherson asked that since the minutes for that meeting had already been approved, if they need to have a motion or re-adopt the conclusions and the discussion that they held previously.

Mike Wilcox explained that a new motion needs to be made.

A motion was made by Michael Christopherson, seconded by Monica Collard that the Planning Commission forward a positive recommendation to amend Title 15A, Chapter 21 Subdivision Design Standards, Chapter 15 Sensitive Overlay Zone, Chapter 20 Residential Development Standards, Chapter 24 Parking Access and Circulation requirements, and Chapter 37 Definitions, Revised Ordinances of Sandy City 2008 as shown in Exhibit A based on the findings outlined in the staff report and incorporating the additional changes highlighted and proposed by staff in tonight's meeting based on the discussion and findings from the September 5, 2019 meeting where this item was first discussed and addressed.

Yes: 5 - Monica Collard
Jamie Tsandes
Michael Christopherson
Jeff Lovell
Ron Mortimer

Absent: 3 - Dave Bromley
Cyndi Sharkey
Cameron Duncan

Administrative Business

1. [19-344](#) Planning Commission meeting minutes for September 19, 2019

Attachments: [9.19.19 PC Meeting Minutes \(draft\)](#)

Planning Commission approved the Minutes for the September 19, 2019 meeting.

Yes: 5 - Monica Collard
Jamie Tsandes
Michael Christopherson
Jeff Lovell
Ron Mortimer

Absent: 3 - Dave Bromley
Cyndi Sharkey
Cameron Duncan

2. Sandy City Development Report
3. Director's Report

Adjournment

Planning Commission unanimously voted to adjourn the meeting.

DRAFT

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