



# 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*

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Thursday, November 7, 2019

6:15 PM

Council Chambers

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Meeting procedures are found at the end of this agenda.

### Voting Roll Call

**Present** 7 - Commissioner Dave Bromley  
Commissioner Monica Collard  
Commissioner Jamie Tsandes  
Commissioner Michael Christopherson  
Commissioner Jeff Lovell  
Commissioner Ron Mortimer  
Commissioner Cameron Duncan  
**Absent** 1 - Commissioner Cyndi Sharkey

### 4:00 PM FIELD TRIP

1. [19-405](#) Field trip map for November 7, 2019

Attachments: [11-7-19](#)

### 6:15 PM REGULAR SESSION

#### Roll Call

Welcome

Pledge of Allegiance

Introductions

## Consent Agenda Items

Michael Christopherson explained how the consent agenda will proceed.  
Michael Christopherson opened consent items to public comment.  
Steven Pelch wanted to voice his support for the Leach Accessory conditional use.  
Michael Christopherson closed consent items to public comment.

**A motion was made by Monica Collard, seconded by Dave Bromley that the Planning Commission approve the three consent calendar items.**

**Yes:** 7 - Dave Bromley  
Monica Collard  
Jamie Tsandes  
Michael Christopherson  
Jeff Lovell  
Ron Mortimer  
Cameron Duncan

**Absent:** 1 - Cyndi Sharkey

2. [CUP-10-19-5](#) Pilates for Everyone  
[742](#) 8789 S. Highland Dr.  
Community #18 - Willow Creek

**Attachments:** [Staff Report, materials and map.pdf](#)

**A motion was made by Monica Collard, seconded by Dave Bromley that the Planning Commission approve the three consent calendar items.**

**Yes:** 7 - Dave Bromley  
Monica Collard  
Jamie Tsandes  
Michael Christopherson  
Jeff Lovell  
Ron Mortimer  
Cameron Duncan

**Absent:** 1 - Cyndi Sharkey

3. [CUP-09-19-5](#) Leach Accessory Apartment  
[729](#) 8933 S. 500 E.  
Community #4 - Historic Sandy

**Attachments:** [Staff Report, materials and map.pdf](#)

**A motion was made by Monica Collard, seconded by Dave Bromley that the Planning Commission approve the three consent calendar items.**

**Yes:** 7 - Dave Bromley  
Monica Collard  
Jamie Tsandes  
Michael Christopherson  
Jeff Lovell  
Ron Mortimer  
Cameron Duncan

**Absent:** 1 - Cyndi Sharkey

4. [CUP-10-19-5](#) Shine Collision Towing LLC  
[738](#) 9472 S. 560 W.  
Community #2 - Civic Center

**Attachments:** [Staff Report, materials and map.pdf](#)

**A motion was made by Monica Collard, seconded by Dave Bromley that the Planning Commission approve the three consent calendar items.**

**Yes:** 7 - Dave Bromley  
Monica Collard  
Jamie Tsandes  
Michael Christopherson  
Jeff Lovell  
Ron Mortimer  
Cameron Duncan

**Absent:** 1 - Cyndi Sharkey

## Public Meeting Items

5. [CUP-09-19-0](#) Reilly Accessory Structure  
[05725](#) 1956 E. Brandon Park Pl.  
Community #26

**Attachments:** [Staff Report, materials and map.pdf](#)

Claire Hague introduced this item to the Planning Commission.

Applicant expressed he had nothing additional to add.

Michael Christopherson opened this item to public comment.

Michael Christopherson closed this item to public comment.

**A motion was made by Monica Collard, seconded by Jeff Lovell that the Planning Commission grant a conditional use permit for the additional height and size of the accessory structure for the property located at 1956 East Brandon Park Place based on the one finding and five conditions outlined in the staff report.**

**Yes:** 7 - Dave Bromley  
Monica Collard  
Jamie Tsandes  
Michael Christopherson  
Jeff Lovell  
Ron Mortimer  
Cameron Duncan

**Absent:** 1 - Cyndi Sharkey

6. [SUB-04-19-5](#) Alta View Commercial Plat - Preliminary Review  
[646](#) 10291 South 1300 East  
Community #17 - Willow Canyon

**Attachments:** [Staff Report.pdf](#)  
[plat-6983a.pdf](#)

Mike Wilcox introduced item to the Planning Commission.

Joshua Binkley the applicant further explained item to Planning Commission and the concern they have about their lease with Smiths and reciprocal access with the property to the east.

Mike Wilcox explained options with the reciprocal access in the future.

Monica Collard asked why this adjustment would affect the lease with Smiths.

Josh Binkley explained that in the lease it states that changes to property would make them delinquent with their lease.

Cameron Duncan asked if they plan on making any additional changes to the site.

Josh Binkley explained that they have no plans to do any development or make any changes to the site.

Mike Wilcox further clarified conditions of the item.

Michael Christopherson opened this item to public comment.

Steve Van Marren would like clarification where the lot boundaries will be.

Mike Wilcox explained the lot boundaries for the site.

Michael Christopherson closed this item to public comment.

**A motion was made by Jamie Tsandes, seconded by Dave Bromley that the Planning Commission determine that the preliminary review is complete for the Alta View Commercial Plat located at approximately 10291 South 1300 East subject to the following five conditions and omitting condition number six.**

**Yes:** 7 - Dave Bromley  
Monica Collard  
Jamie Tsandes  
Michael Christopherson  
Jeff Lovell  
Ron Mortimer  
Cameron Duncan

**Absent:** 1 - Cyndi Sharkey

7. [SPEX-10-19-5744](#) Zundel Grading Plan - Cuts and Fills over 10 Feet & Alteration of 30% Slope  
10471 South Wasatch Blvd  
[Community #29 - The Dell]

**Attachments:** [Staff Report.pdf](#)  
[Applicant Letter and Plans](#)  
[Arch Plans.pdf](#)  
[Geotechnical Study - Lot 27 Seven Springs.pdf](#)

Mike Wilcox introduced item to the Planning Commission.

Bryce Zundel, the applicant further explained the item.

Cameron Duncan asked how the applicant is proposing the 17-foot cut wall on the edge of the road and the material that would be used.

Mike Wilcox went over a couple concerns outlined in the staff report.

Michael Christopherson opened this item to public comment.

Jim Martin a neighbor of the property is concerned about the walls because they look more like loose rocks instead of actual walls. He is also concerned about the time to build and how it affects the flow of traffic.

Marc Marrocco would like to see the project moved 25ft south to lessen the cuts just like he did with his neighboring property.

Cameron Duncan asked what the numbers of cuts and fills for his property were.

Marc Marrocco said he couldn't remember the exact numbers.

Mark Miller, a General Contractor who worked on the Marrocco property and now the proposed Zundel property, explained the problems that come with pulling the home forward and further down south.

Michael Christopherson closed this item to public comment.

Cameron Duncan expressed that he thinks the plan comes off as a little misleading on the set back of walls and heights as well as how the wall would be designed.

Michael Christopherson read the conditions from the Board of Adjustment meeting minutes for the design of the retaining walls.

Ryan Kump, City Engineer, explained/clarified the give and take of building on a difficult lot like this one and how rotating the home and other changes helps lower the cuts. Ryan also explained that he will make sure that everything will be engineered correctly.

Monica suggested they give their opinions to Ryan Kump, so he understands what they are looking for.

Cameron Duncan expressed that he is okay with deeper driveway and stepped walls for

the north.

Jeff Lovell would like to see retaining wall design closer to Marrocco's walls to better blend in.

Monica Collard thinks they could minimize flat space as they are building on a steep slope property.

Jamie Tsandes wants to make sure there is minimal disturbance to the vegetation in the front and would like them to come back with a final plan.

Dave Bromley closing in the rockwall's on to the home as the Marrocco's have done and leaving some of open back yard would be appropriate to enveloping the home into the hillside.

Ron Mortimer had no additional comments to add to what has already been said.

**A motion was made by Cameron Duncan, seconded by Ron Mortimer that the Planning Commission grant a special exception to allow cuts over 10-feet and alterations of a thirty percent slope at 10471 south Wasatch Blvd. Lot 27 of the seven springs subdivision based on the following findings and conditions, with a sixth condition to work with the city staff to minimize the amount of retaining walls on the north side yard of the property and minimize the retaining wall extending pass the 110-foot setback.**

**Yes:** 7 - Dave Bromley  
Monica Collard  
Jamie Tsandes  
Michael Christopherson  
Jeff Lovell  
Ron Mortimer  
Cameron Duncan

**Absent:** 1 - Cyndi Sharkey

## Public Hearing Items

8. [ZONE-10-19-5730\(PC\)](#) Spectrum Rezone  
9107 S. Monroe Street, 9295 S. 255 W.  
[Community #2 - Civic Center]

**Attachments:** [Staff Report](#)

Jake Warner presented this item to Planning Commission.

Ted Smith, representing applicant, further explained item.

Michael Christopherson opened this item to public comment.

Michael Christopherson closed this item to public comment.

**A motion was made by Dave Bromley, seconded by Jeff Lovell that the Planning Commission recommend that the City Council approve the change from the R-140A zone and PUD-8 zone to the RC Zone**

**Yes:** 6 - Dave Bromley  
Monica Collard  
Jamie Tsandes  
Michael Christopherson  
Jeff Lovell  
Ron Mortimer

**Excused:** 1 - Cameron Duncan

**Absent:** 1 - Cyndi Sharkey

9. [GPA-10-19-5](#) Housing Updates - General Plan Amendment  
[748\(PC\)](#)

**Attachments:** [Staff Report](#)  
[Housing Element-amended draft](#)

Jake Warner presented item to the Planning Commission.

Michael Christopherson opened this item to public comment.

Andrew Davies expressed that he would like to see more city involvement.

Michael Christopherson closed this item to public comment.

**A motion was made by Dave Bromley, seconded by Monica Collard that the Planning Commission recommend that the City Council approve the revised housing element of the Sandy City General Plan.**

**Yes:** 6 - Dave Bromley  
Monica Collard  
Jamie Tsandes  
Michael Christopherson  
Jeff Lovell  
Ron Mortimer

**Excused:** 1 - Cameron Duncan

**Absent:** 1 - Cyndi Sharkey

## Administrative Business

1. [19-396](#) Adoption of Planning Commission By-Laws

**Attachments:** [PC By-Laws 2019 \(Draft Revisions 11.1.19\)](#)

**A motion was made by Michael Christopherson, seconded by Monica Collard that the Planning Commission adopt the Planning Commission Bylaws as revised subject to some additional modification of the language in Article 15 to state the expectations of Commissioners conduct as affirmative expectations instead of consequences for failure**



**Yes:** 6 - Dave Bromley  
Monica Collard  
Jamie Tsandes  
Michael Christopherson  
Jeff Lovell  
Ron Mortimer

**Excused:** 1 - Cameron Duncan

**Absent:** 1 - Cyndi Sharkey

2. [19-400](#) PC Meeting Minutes for September 17, 2019

**Attachments:** [10.17.19 PC Meeting Minutes](#)

**A motion was made by Dave Bromley, seconded by Monica Collard to approve the Meeting Minutes for 10.17.2019**

**Yes:** 6 - Dave Bromley  
Monica Collard  
Jamie Tsandes  
Michael Christopherson  
Jeff Lovell  
Ron Mortimer

**Excused:** 1 - Cameron Duncan

**Absent:** 1 - Cyndi Sharkey

3. Sandy City Development Report

4. 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