



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7256

Meeting Minutes

Planning Commission

Joe Baker
Dave Bromley
Monica Collard
Ron Mortimer
Cyndi Sharkey
Cory Shupe
Jamie Tsandes
Michael Christopherson (Alternate)
Jeff Lovell (Alternate)

Thursday, July 5, 2018

6:15 PM

Council Chambers

Meeting procedures are found at the end of this agenda.

Voting Roll Call

4:00 PM FIELD TRIP

1. [18-251](#) Field Trip for July 5, 2018

5:15 PM EXECUTIVE SESSION

Cairns Design Standards Review

6:15 PM REGULAR SESSION

Roll Call

Welcome

Pledge of Allegiance

Introductions

Public Hearings

2. [CUP-06-18-5](#) Quantum Health and Fitness
[436](#) 8734 S. 700 E. STE 250
Historic Sandy, Community #4

Wade Sanner introduced this item to the Planning Commission.

Katherin Miner, Applicant, gave an overview of the proposed item.

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

A motion was made by Joe Baker, seconded by Jamie Tsandes, that this Staff recommends that the Planning Commission approve a Conditional Use Permit for Katherin Miner of Quantum Health and Fitness to operate a massage therapy business on the property on the property located at 8734 South 700 East STE 250. This is based on the two findings and four conditions listed in the staff report. .. The motion carried by the following vote:

Yes: 7 - Joe Baker
Dave Bromley
Cyndi Sharkey
Jamie Tsandes
Michael Christopherson
Cory Shupe
Jeff Lovell

Absent: 2 - Monica Collard
Ron Mortimer

**3. [CUP-06-18-5](#) Simashov Accessory Structure
[431](#) 10911 S. Bowden St.**

Crescent, Community #11

Wade Sanner introduced this item to the Planning Commission.

Vladimir Simashov, Applicant, stated

Planning Commission members and staff had discussion concerning.....

Vladimir Simashov, Applicant stated

Commissioner Cyndi Sharkey asked about the elevation of the building

V statedhe need the extra setback because of the landscaping.

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

Commissioner Joe Baker stated a two foot setback is good but he feels a seven foot setback would be hard to maintain

A motion was made by Michael Christopherson, seconded by Dave Bromley, that this Staff recommends that the Planning Commission approve a Conditional Use Permit for Vladimir Simashov to allow a 4-foot setback waiver in order to construct a detached garage 3 feet from the property line, on the property located at 10911 South Bowden Street. This is based on the following findings and conditions:

Findings

1. The proposed use meets the intent of the accessory structure section of the Sandy City Land Development Code.

2. The applicant understands and is willing to comply with the Sandy City Land Development Code and conditions of approval.

Conditions

1. That the applicant complies with all Building & Safety, and Fire & Life Codes.

2. That the applicant be responsible for meeting all provisions of the Sandy City Land Development Code, and all conditions of approval imposed by the Planning Commission.

3. That this Conditional Use Permit be reviewed upon legitimate complaint.

4. That if a Home Occupation business take place in the accessory structure, a separate Conditional Use Permit be acquired by the property owner...
The motion carried by the following vote:

Yes: 7 - Joe Baker
Dave Bromley
Cyndi Sharkey
Jamie Tsandes
Michael Christopherson
Cory Shupe
Jeff Lovell

Absent: 2 - Monica Collard
Ron Mortimer

4. [MISC-06-18-5430](#) Partial Street Vacation of 10080 South
2,902 Square Foot Street Vacation
South Town, Community #9

Wade Sanner introduced this item to the Planning Commission.

The Chair opened this item to public comment.

Steve Van Maren stated he is concerned about the verbage of this staff report.

The Chair closed this

A motion was made by Jamie Tsandes, seconded by Joe Baker, that this that the Planning Commission forward a positive recommendation to the City Council for the partial street right-of-way vacation of a portion of 10800 South Street as shown in the attached exhibits, based on the three findings and two conditions of approval

FINDINGS

1. The partial street vacation action by the City will transfer the ownership of the subject property to the abutting property owners who will use the area in future development of the property, or agree to own and maintain the

property. Therefore, good cause for the action exists.

2. That there is neither material injury to either the public interest nor any person by the requested vacation.

3. Staff has not received any objection from the abutting property owners.

CONDITIONS

1. That the approval is conditioned upon the City proceeding through the vacation process through action by the City Council.

2. That the recording of the street vacation ordinance be done with the Salt Lake County Recorder's Office... The motion carried by the following vote:

Yes: 7 - Joe Baker
Dave Bromley
Cyndi Sharkey
Jamie Tsandes
Michael Christopherson
Cory Shupe
Jeff Lovell

Absent: 2 - Monica Collard
Ron Mortimer

5. [SUB-06-18-5](#) [438](#) Pepperwood Creek Phase 5 Reconsideration of Conditions
3000 E. Hiddenwood Dr.

The Dell, Community #29

Mitch Vance presented this item to the Planning Commission.

Skylar Toblert, Ivory Homes, Applicant, gave an overview of the proposed item.

Planning Commissioners, applicant, and staff had a brief conversation about de-emphasizing and the depth of the driveway.

Commissioner Cyndi Sharkey and the applicant had discussion about set back requirements of the home designs.

Commissioner Dave Bromley stated

Commissioner Cyndi Sharkey stated

James Sorensen stated

Planning Commission and staff had a discussion about the garage placement and the design standards.

Commissioner Joe Bakes asked if every home would be required to have columns.

Mitch Vance stated....

The Chair opened this item to public comment.

Steve Glacier asked about the side yard and rear yard setbacks.

Mitch Vance stated

Steve Glacier is concerned about the placement of the setback and the placement of the garage.

Commissioner Michael Christopherson asked

Steve Van Maren asked.....

James Sorensen stated these are approved lots.

Doug Kinning asked what is going to happen with the opposite side of the street. He also asked about the retaining wall.

Diane Emery stated she is concerned that if this item is approved that

The Chair closed this item to public comment.

Skylar Tolbert responded to all public concerns.

The Commission members had discussion about the language in the staff report.

A motion was made by Jeff Lovell, seconded by Dave Bromley, that this Staff recommends that the Planning Commission amend condition #5 of the Pepperwood Creek Phase 5 subdivision to read:

"5. Covered porches, de-emphasized garages, columns, and varied window shapes/treatments will be required.".. The motion carried by the following vote:

Yes: 6 - Joe Baker
Dave Bromley
Jamie Tsandes
Michael Christopherson
Cory Shupe
Jeff Lovell

No: 1 - Cyndi Sharkey

Absent: 2 - Monica Collard
Ron Mortimer

6. [SUB-05-18-5](#) 700 East and Pioneer Subdivision (Preliminary Review)
[413](#) 8506 S. 700 E.

Sandy Woods, Community #3

Mitch Vance presented this item to the Planning Commission.

Commissioner Michael Christopherson asked

Bob Thompson stated

Planning Commissioner members and staff had a discussion about legal non conforming.

Spencer Llewelyn, Applicant, gave an overview of the proposed item .

Commissioner Joe Baker asked what the garage would be used for.

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

A motion was made by Joe Baker, seconded by Jamie Tsandes, that this Staff recommends that the Planning Commission determine that preliminary review is complete for the 700 East and Pioneer Subdivision, located at 8506 South 700 East, subject to the following condition:

Condition:

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... The motion carried by the following vote:**

Yes: 7 - Joe Baker
Dave Bromley
Cyndi Sharkey
Jamie Tsandes
Michael Christopherson
Cory Shupe
Jeff Lovell

Absent: 2 - Monica Collard
Ron Mortimer

7. [SPR-01-18-5](#) Synergy Canyons Industrial Flex Space Project
[341](#) 9150 S. 500 W. Street

Civic Center, Community #2

Doug Wheelwright introduced this item to the Planning Commission.

Soren Urry, Applicant, gave an overview of the proposed project.

Planning Commissioners members and the applicant had discussion about the fence and landscaping.

Planning Commissioners, staff, and the applicant had discussion about the entrance points and the traffic flow.

The Chair opened this item to public comment.

Joe Larson asked about the fence.

Community Coordinator #2 stated he is concerned about traffic.

Steve Van Maren stated he appreciate the compromise and the design.

The applicant showed the landscape design on the screen.

Commissioner Cory Shupe asked about the building height.

The Chair closed this item to public comment.

A motion was made by Dave Bromley that this Staff recommends that the Planning Commission approve:

- The proposed master development and phasing plan;
- The preliminary site plan for phases one and two for the new development;
- The preliminary three lot commercial/business/industrial subdivision plat, for the proposed Synergy Canyons Business Park development, located at 9150 south 500 West Street, based on the staff report, and the three findings listed below and subject to the following nine conditions:

FINDINGS:

A. That the various City Departments and Divisions, including the City Engineer and the Transportation Engineer, have preliminarily approved the proposed site plan and subdivision plat.

B. That the proposed buildings design, materials and colors meet the Sandy City Architectural Design Requirements,

C. That the reasonably anticipated negative impacts of increased traffic and land use conflicts of the proposed development upon the area and the neighboring residential development have been considered and will be mitigated through sensitive site and building design, enforcement of City Codes and required improvements made to the site and the abutting streets.

CONDITIONS:

1. That the developer proceeds through the final site plan review process with staff prior to the start of any construction (including payment of development fees and posting of an appropriate bond to guarantee completion of all required improvements on and off the site), according to the Site Plan Review Procedures Handout. The final site plan shall be in compliance with all Development Code requirements and those modifications required by the Planning Commission.

2. That the development complies with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.

3. All utility boxes (i.e. transformers, switch gear, telephone, cable TV, etc.)

shall be shown on the site plan and shall be placed underground or moved behind the front setback (minimum of 30 feet from the front property line) and screened from view. Each box shall be shown in its exact location and shall be noted with its exact height, width and length and approved by staff.

4. That the architectural design, colors and materials proposed for this development and as approved by the Planning Commission as complying with the Sandy City Architectural Design Standards be finalized with staff prior to the issuance of a building permit.

5. That the developer be responsible for the placement of a temporary 6-foot-high chain link fence around the perimeter of the project during the construction phase of the project for security. Said fence shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.

6. That the applicant complies with the Sandy City Noise Ordinance, including working hours during construction.

7. That the applicant complies with all department requirements as noted in all Preliminary Review letters prior to submittal for final site plan review.

8. That the City Engineer determine compliance with the Sensitive Area Overlay District requirements and review of the geotechnical report and require incorporation of any mitigating requirements identified by these studies.

9. That the City staff work with the applicant to establish some form of "Open Space Preservation" Easement to protect the vegetation and final grade of the west facing steep slope area, acceptable to the City Administration... The motion carried by the following vote:

Yes: 6 - Joe Baker
Dave Bromley
Cyndi Sharkey
Jamie Tsandes
Michael Christopherson
Cory Shupe

Absent: 3 - Monica Collard
Jeff Lovell
Ron Mortimer

8. [SUB-01-18-5](#) Synergy Canyons Commercial Subdivision (Preliminary Review)
[342](#) 9150 S. 500 W. Street
Civic Center, Community #2

Doug Wheelwright presented this item to the Planning Commission.

The Planning Commission members and staff had discussion about...

Commissioner Joe Baker asked about the driveway

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

A motion was made by Jamie Tsandes, seconded by Jeff Lovell, that this Staff recommends that the Planning Commission approve:

- The proposed master development and phasing plan;
- The preliminary site plan for phases one and two for the new development;
- The preliminary three lot commercial/business/industrial subdivision plat, for the proposed Synergy Canyons Business Park development, located at 9150 south 500 West Street, based on the staff report, and the three findings listed below and subject to the following nine conditions:

FINDINGS:

- A. That the various City Departments and Divisions, including the City Engineer and the Transportation Engineer, have preliminarily approved the proposed site plan and subdivision plat.
- B. That the proposed buildings design, materials and colors meet the Sandy City Architectural Design Requirements,
- C. That the reasonably anticipated negative impacts of increased traffic and land use conflicts of the proposed development upon the area and the neighboring residential development have been considered and will be mitigated through sensitive site and building design, enforcement of City Codes and required improvements made to the site and the abutting streets.

CONDITIONS:

1. That the developer proceeds through the final site plan review process with staff prior to the start of any construction (including payment of development fees and posting of an appropriate bond

to guarantee completion of all required improvements on and off the site), according to the Site Plan Review Procedures Handout. The final site plan shall be in compliance with all Development Code requirements and those modifications required by the Planning Commission.
2. That the development complies with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
3. All utility boxes (i.e. transformers, switch gear, telephone, cable TV, etc.) shall be shown on the site plan and shall be placed underground or moved behind the front setback (minimum of 30 feet from the front property line) and screened from view. Each box shall be shown in its exact location and shall be noted with its exact height, width and length and approved by staff.
4. That the architectural design, colors and materials proposed for this development and as approved by the Planning Commission as complying with the Sandy City Architectural Design Standards be finalized with staff prior to the issuance of a building permit.

5. That the developer be responsible for the placement of a temporary 6-foot-high chain link fence around the perimeter of the project during the construction phase of the project for security. Said fence shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.

6. That the applicant complies with the Sandy City Noise Ordinance, including working hours during construction.

7. That the applicant complies with all department requirements as noted in all Preliminary Review letters prior to submittal for final site plan review.

8. That the City Engineer determine compliance with the Sensitive Area Overlay District requirements and review of the geotechnical report and require incorporation of any mitigating requirements identified by these studies.

9. That the City staff work with the applicant to establish some form of "Open Space Preservation" Easement to protect the vegetation and final grade of the west facing steep slope area, acceptable to the City Administration... The motion carried by the following vote:

Yes: 7 - Joe Baker
Dave Bromley
Cyndi Sharkey
Jamie Tsandes
Michael Christopherson
Cory Shupe
Jeff Lovell

Absent: 2 - Monica Collard
Ron Mortimer

Administrative Business

9. [18-252](#) Minutes of June 21, 2018 Planning Commission meeting

A motion was made by Joe Baker, seconded by Cyndi Sharkey, that this 9. 18-252 Minutes of June 21, 2018 Planning Commission meeting.. The motion carried by the following vote:

Yes: 5 - Joe Baker
Dave Bromley
Cyndi Sharkey
Jamie Tsandes
Michael Christopherson

Absent: 4 - Monica Collard
Cory Shupe
Jeff Lovell
Ron Mortimer

10. [18-242](#) Voting for Chair and Vice Chair

This item was continued til the next meeting.

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