



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, November 15, 2018

5:30 PM

Council Chambers

4:45 PM FIELD TRIP

1. [18-433](#) Field trip for November 15, 2018 meeting

5:30 PM REGULAR SESSION

Roll Call

Staff: James Sorensen, Community Development Director; Brian McCuiston, Planning Director; Mitch Vance, Planner; Wade Sanner, Planner; Matt Huish, CAO; Darien Alcorn, Sr. City Attorney; Britney Ward, Transportation Engineer; Ryan Kump, City Engineer; Raima Fleming, Planning Secretary

Present 5 - Commissioner Joe Baker
Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Cyndi Sharkey
Commissioner Michael Christopherson

Absent 4 - Commissioner Jamie Tsandes
Commissioner Cory Shupe
Commissioner Jeff Lovell
Commissioner Ron Mortimer

Welcome

Pledge of Allegiance

Introductions

Public Hearings

2. [CUP-10-18-5](#) Nannie's Day School
[503](#) 791 E. 8600 S.
[High Point, Community #6]

Wade Sanner introduced this item to the Planning Commission.

Commissioner Joe Baker asked if the Conditional Use permit had to be reviewed and renewed every two years.

Brian McCuiston stated the business license had to be renewed annually and the Conditional Use permit goes with the land.

The Planning Commission and staff had a brief discussion on the conditions in the staff report.

Andrea Landeen, Applicant, gave an overview of the proposed item.

Commissioner Cyndi Sharkey asked if the driveway would be paved.

Andrea Landeen stated the single driveway is paved. There would be a separate paved area for employees.

Commissioner Joe Baker asked if the east bound drop-offs would pull into the driveway. He stated he wouldn't want drivers unloading on the side of the street.

Andrea Landeen stated yes, east bound drivers would drop-off in the driveway.

Commissioner Monica Collard asked if the yard conditions would be improved.

Andrea Landeen stated yes, the yard will be improved.

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

A motion was made by Michael Christopherson, seconded by Dave Bromley, that the Planning Commission approve a Conditional Use Permit for Andrea Landeen for property located at 791 East 8600 South to operate a Category II Home Occupation as described in the application materials based on the one finding and five conditions listed in the staff report with condition number three (3) to read: All pick-up/drop-off be on the north side of 8600 South. Whenever the north side of 8600 South is improved with curb and gutter, pick up and drop off must utilize the existing driveway, and/or a horseshoe driveway. The motion carried by the following vote:

Yes: 5 - Joe Baker
Dave Bromley
Monica Collard
Cyndi Sharkey
Michael Christopherson

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

**3. [SUB-10-18-5](#) Crescent Highlands Plat B Amended - Preliminary Review
[498](#) 1778 E. Crescent View Dr.
[Community #26]**

Mitch Vance introduced this item to the Planning Commission.

Michelle Todd and Kevin Ward, Applicants, introduced themselves to the Planning Commission.

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

A motion was made by Joe Baker, seconded by Cyndi Sharkey, that the Planning Commission determine that preliminary review is complete for the Crescent Highlands Plat B Amended Subdivision, located at 1778 E. Crescent View Drive based on the two conditions listed in the staff report. The motion carried by the following vote:

Yes: 5 - Joe Baker
Dave Bromley
Monica Collard
Cyndi Sharkey
Michael Christopherson

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

4. [SUB-08-18-5](#) Noel Subdivision - Preliminary Review
[470](#) 328 E. 11000 S.

[Crescent, Community #11]

Mitch Vance introduced this item to the Planning Commission.

Brian Noel, Applicant, gave an overview of the proposed item.

Commissioner Joe Baker asked the applicant if he was comfortable with widening the road and adding curb and gutter.

Brian Noel stated he was hoping for a 20-foot wide street. He also stated if that's the only way to get this project done, he will do it.

Mitch Vance explained more in detail about the private lane and the fire turnaround.

The Planning Commission and staff had discussion on private lanes.

The Chair opened this item to public comment.

Steve Van Maren asked why Canyon School District is concerned about parking if the LDS church owns the property.

Mitch Vance replied the lot to the south is owned by the LDS church. The gate would be between the school district and the private street.

The Chair closed this item to public comment.

A motion was made by Dave Bromley, seconded by Michael Christopherson, that the Planning Commission determine that preliminary review is complete for the Noel Subdivision, located at 328 E. 11000 S. and grant a waiver for the installation of curb and gutter on the east side of 325 East, based on the two findings and three conditions listed in the staff report. The motion carried by the following vote:

Yes: 5 - Joe Baker
Dave Bromley
Monica Collard
Cyndi Sharkey
Michael Christopherson

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

5. [SUB-05-17-5](#) Wasatch Overlook Subdivision - Final Review (Revised)
[260A](#) 10000 S. Wasatch Blvd., 3171 E. 10000 S., and 3140 E. 10000 S.
[Granite, Community #30]

Wade Sanner introduced this item to the Planning Commission.

Commissioner Monica Collard asked how to access lots eight and nine.

Wade Sanner stated access would come from 10000 South.

The Planning Commission had discussion about driveway placement and emergency access.

Roger Hall, Applicant, and Evan Nixon, Engineer, gave an overview of the proposed item.

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

A motion was made by Cyndi Sharkey, seconded by Michael Christopherson, that the Planning Commission determine the final subdivision and Sensitive Area Overlay reviews are complete for the Wasatch Overlook Subdivision, located at 10000 S. Wasatch Blvd., twenty four revised conditions, with an added condition to read: (26). That the driveway access to lots 2 and 6 be restricted to come directly off the cul-de-sac bulb and not off the 20 foot access driveway west of the cul-de-sac bulb. The motion carried by the following vote:

Yes: 5 - Joe Baker
Dave Bromley
Monica Collard
Cyndi Sharkey
Michael Christopherson

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

Administrative Business

6. [18-434](#) Minutes of November 1, 2018

A motion was made by Joe Baker, seconded by Dave Bromley, to approve the November 1, 2018 meeting minutes.

Yes: 5 - Joe Baker
Dave Bromley
Monica Collard
Cyndi Sharkey
Michael Christopherson

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

Sandy City Development Report

Director's Report

James Sorensen 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.

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