



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, June 6, 2019

6:15 PM

Council Chambers

4:30 PM FIELD TRIP

1. [19-183](#) Field Trip Map for June 6, 2019

5:00 PM EXECUTIVE SESSION

Executive Session and Dinner was at Asian Star Restaurant located at 7588 S. Union Park Avenue. The Fire Marshal discussed the Appendix D of the International Fire Code.

6:15 PM REGULAR SESSION

Welcome

Roll Call

Staff: James Sorensen, Community Development Director; Brian McCuiston, Planning Director; Wade Sanner, Planner; Jake Warner, Long Range Planning Manager; Darian Alcorn, Sr. City Attorney; Britney Ward, Transportation Engineer; Ryan Kump, City Engineer; Dan Medina, Parks and Recreation Assistant Director; Raima Fleming, Planning Secretary

- Present** 8 - Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Cyndi Sharkey
Commissioner Jamie Tsandes
Commissioner Michael Christopherson
Commissioner Cory Shupe
Commissioner Jeff Lovell
Commissioner Cameron Duncan
- Absent** 1 - Commissioner Ron Mortimer

Pledge of Allegiance

Introductions

Public Hearings

2. [CUP-04-19-5](#) Dimple Dell Park Bridge
[639\(a\)](#) Approx. 800 E. Carnation Dr.
[Community #8 - Edgemont]

Wade Sanner introduced this item to the Planning Commission.

Walt Gilmore, Salt Lake County Parks and Recreation, updated the Planning Commission on what has transpired since their last Planning Commission meeting.

Commissioner Cyndi Sharkey asked what uses would be allowed on the trails and the bridge.

Walt Gilmore replied all would be consistent with the use. He also stated he was very careful to follow the standard that Sandy City has in place.

Commissioner Cyndi Sharkey and the applicant had a brief discussion on the use of the trails.

The Chair opened this item to public comment.

Allan Perry, Representing the White City Community Council, believes the bridge is the best way to connect the trail system. He supports this proposal.

The Chair closed this item to public comment.

A motion was made by Cory Shupe, seconded by Jamie Tsandes, that the Planning Commission approve a Conditional Use Permit for Salt Lake County Parks and Recreation Department for the property located at approximately 800 East Carnation Drive to allow for the construction of a pedestrian bridge to be constructed across the Dimple Dell Park as described in the staff report based on the two findings and three conditions listed in the staff report. The motion carried by the following vote:

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

Absent: 1 - Ron Mortimer

3. [CUP-05-19-5](#) Morgan Accessory Apartment
[651](#) 8540 S. Sunvalley Dr.
[Community #18]

Wade Sanner introduced this item to the Planning Commission.

Reggie Morgan, Applicant, gave an overview of the proposed project.

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

A motion was made by Jamie Tsandes, seconded by Monica Collard, that the Planning Commission approve a Conditional Use Permit for Reggie Morgan to allow for a 500 square foot accessory apartment on the property located at 8540 S. Sunvalley Drive. This is based on the three findings and four conditions listed in the staff report. The motion carried by the following vote:

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

Absent: 1 - Ron Mortimer

**4. [GPA-03-19-5](#) Stadium Village Master Plan General Plan Amendment
[658\(PC\)](#)**

Jake Warner introduced this item to the Planning Commission. He stated the Stadium Village Master Plan is the area master plan for the Stadium Study Area. Together with the Carins Master Plan, the Stadium Village Master Plan is intended to guide decisions affecting future development in this area.

Mike Hawthorne, Community One, Applicant, gave an overview of the proposed Master Plan. He stated over the last 18 months, this has been a lengthy process but he feels like he was able to deliver something that will be very useful in the decision making process that will occur over the next 20 years.

Greg Haws, Psomas Engineering, gave an overview of the process for the proposed Master Plan. He stated they looked at each block in a block by block fashion to not only understand scale and massing but also land use and carrying compacity. He also stated there's nine identifying blocks in the proposed Master Plan. Each block has had an analysis on how much development it can hold.

Mike Hawthorne elaborated more on the development phases.

Commissioner Michael Christopherson asked for clarification on the steps that need to take place from adopting a master plan to starting to see reality change on the ground.

Mike Hawthorne replied we felt the responsibility to not only present the Master Plan, but the guidance needed to make it happen. He also stated there is a disconnect with the Regional Commercial Zoning that needs to be addressed.

The Planning Commission and the applicant had discussion on the adoption of the Master Plan, parking and traffic.

The Chair opened this item to public comment.

Debbie Stemimn stated she does not agree with this project.

Anne Andre asked about the roads and a time line on when the roads would be completed.

Brad Taylor stated he assumed the roads would be the first part of the project.

Carry Taylor stated she supports the Master Plan.

Steve Stucco stated he is concerned about his business possibly having to relocate.

Brett Young asked how would the city acquire the properties for the Master Plan.

Steve Van Maren stated the presentation was great but there are changes that need to happen.

The Chair closed this item to public comment.

Jake Warner stated there are several implementations measures that need to be considered as to how they will be triggered and enacted. Using the roads for example, the city is doing a master transportation plan update anticipated to start at the end of this year. That would be one step of an implementation plan that staff would ensure that the roads we want to have in the Stadium Village are reflected in the transportation plan. When developers come in, those roads are required to be built. As far as property owners that want to know when their property would be redeveloped, that decision would come from the property owners. When they are ready to redevelop, or sell to a developer, the city would want to see that the new development plans are consistent with what's in the documents.

The Planning Commission and staff had a discussion on rezoning, future infrastructure, and the order of development.

A motion was made by Michael Christopherson, seconded by Cory Shupe, that the Planning Commission forward a positive recommendation to the City Council to approve the Stadium Village Master Plan, adopting it as an addition to the Sandy City General Plan. The motion carried by the following vote:

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

Absent: 1 - Ron Mortimer

Administrative Business

Minutes

5. [19-184](#) Planning Commission minutes from May 16, 2019

A motion was made by Cyndi Sharkey, seconded by Cory Shupe, to approve the meeting minutes for the May 16, 2019 Planning Commission meeting. The motion carried by the following vote:

Yes: 4 - Dave Bromley
Cyndi Sharkey
Michael Christopherson
Cory Shupe

Absent: 1 - Ron Mortimer

Abstain: 3 - Monica Collard
Jamie Tsandes
Jeff Lovell

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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