



# 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)*

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Thursday, August 1, 2019

6:15 PM

Council Chambers

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Meeting procedures are found at the end of this agenda.

### Voting Roll Call

**Present** 6 - Commissioner Cyndi Sharkey  
Commissioner Jamie Tsandes  
Commissioner Michael Christopherson  
Commissioner Cory Shupe  
Commissioner Ron Mortimer  
Commissioner Cameron Duncan

**Absent** 3 - Commissioner Dave Bromley  
Commissioner Monica Collard  
Commissioner Jeff Lovell

### 4:30 PM FIELD TRIP

1. [19-235](#) Field Trip for August 1, 2019

Attachments: [8-1-19](#)

### 6:15 PM REGULAR SESSION

#### Roll Call

Welcome

Pledge of Allegiance

Introductions

#### Public Hearings

72. [ZONE-06-19-5665\(PC\)](#) Bell Canyon Cove Rezone  
1785 E. and 1815 E. 11400 S. from R-1-40A to R-1-10  
[Community #26]

**Attachments:** [Staff Report](#)  
[Zoning Map](#)  
[Concept Plan](#)  
[Neighborhood Meeting Summary](#)  
[Traffic Study](#)  
[Resident Emails](#)

Jake Warner, Long Range Planning Manager, presented item to the Planning Commission.

Jake Warner distributed citizen emails to Planning Commission members.

Cory Shupe recused himself for this item.

Cory Shupe, representing the applicant, gave information on this property to the Planning Commission.

Cyndi Sharkey asked for clarification on the egress and ingress for future development in regards to traffic.

Ron Mortimer opened item for public comment.

Steve Van Maren was in favor of the rezone.

Laine Fluekiger is in favor of this proposal and the improvements.

Landon Moyers is in favor of this proposal

Ron Mortimer closed this item for public comment.

Ryan Hales, Hales Engineering, gave information to Planning Commission in regards to the traffic study.

Michael Christopherson and Cyndi Sharkey discussed comments made by residents who submitted emails regarding the potential loss of animal rights.

Planning Commission members discussed item.

**A motion was made by Michael Christopherson, seconded by Cameron Duncan. that the Planning Commission recommend that the City Council approve the zone change from the R-1-40A Zone to the R-1-10 Zone.**

**Yes:** 4 - Cyndi Sharkey  
Michael Christopherson  
Ron Mortimer  
Cameron Duncan

**No:** 1 - Jamie Tsandes

**Absent:** 3 - Dave Bromley  
Monica Collard  
Jeff Lovell

**Recused:** 1 - Cory Shupe

3. [CUP-07-19-5](#) Cerny Half Pipe  
[683](#) 11120 S. 465 E.  
[Community #11 - Crescent]

**Attachments:** [Staff Report.pdf](#)  
[master\\_vicinity\\_map\\_2018.pdf](#)

Wade Sanner, planner, presented item to the Planning Commission.

Kirk Cerny, applicant, presented item in regards to the half pipe he is requesting for his property.

Cory Shupe opened this item to public comment.

Sam Milner is in favor of the applicants proposal.

Scott Brubaker is opposed to the applicants proposal.

Item closed to public comment.

**A motion was made by Ron Mortimer, seconded by Cyndi Sharkey that the Planning Commission approve a Conditional Use Permit for Kirk Cerny for the property located at 11120 South 465 East for a half-pipe ramp as described in the staff report based on the two findings and the five conditions:**

**Yes:** 6 - Cyndi Sharkey  
Jamie Tsandes  
Michael Christopherson  
Cory Shupe  
Ron Mortimer  
Cameron Duncan

**Absent:** 3 - Dave Bromley  
Monica Collard  
Jeff Lovell

4. [SUB-05-19-5](#) Harvard Park Church Preliminary Review  
[650](#) 8735 S. Harvard Park Dr.  
[Community #7]

**Attachments:** [Staff Report.pdf](#)  
[master\\_vicinity\\_map\\_2018.pdf](#)

Wade Sanner presented item to Planning Commission.

Alison Albert, speaking for the applicant, Benchmark Engineering, gave information regarding this item.

Cory Shupe opened the item to public comment.

Ferdinand Greenalch spoke in favor of this item

Item closed to public comment.

**A motion was made by Michael Christopherson, seconded by Jamie Tsandes that the Planning Commission determine that preliminary review is complete for the Harvard Park Church Subdivision, located at approximately 8735 Harvard Park Drive based on the findings and conditions set forth in the staff report.**

**Yes:** 6 - Cyndi Sharkey  
Jamie Tsandes  
Michael Christopherson  
Cory Shupe  
Ron Mortimer  
Cameron Duncan

**Absent:** 3 - Dave Bromley  
Monica Collard  
Jeff Lovell

5. [SUB-05-19-5](#) Brandon Canyon #1 Lot 9 Amended Subdivision  
[663](#) 11387 S. Gracey Ln.  
Community #25 - The Bluff

**Attachments:** [Staff Report Signed](#)  
[PC Submittal](#)

Darryll Wolnik, Planner, presented item to Planning Commission.

Jamie Tsandes asked for clarification on the land ownership on the plat

Vince Cordoza, property owner, stated that he is just wanting to make things right.

Cory Shupe closed item for public comment.

**A motion was made by Jamie Tsandes, seconded by Michael Christopherson, that the Planning Commission determine that the preliminary subdivision review is complete for the Brandon Canyon #1 - Lot 9 Amended Subdivision, located at 11387 S. Gracey Ln., subject to the following two findings and two conditions:**

**Yes:** 6 - Cyndi Sharkey  
Jamie Tsandes  
Michael Christopherson  
Cory Shupe  
Ron Mortimer  
Cameron Duncan

**Absent:** 3 - Dave Bromley  
Monica Collard  
Jeff Lovell

## Administrative Business

6. [19-218](#) Election of Chair and Vice Chair for next 6 months.

By secret ballot Mike Christopherson is voted as chairperson for Planning Commission.

By secret ballot Jamie Tsandes has been voted for vice chairperson.

1. Minutes

**A motion was made to approve the minutes from previous Planning Commission**

**Yes:** 6 - Cyndi Sharkey  
Jamie Tsandes  
Michael Christopherson  
Cory Shupe  
Ron Mortimer  
Cameron Duncan

**Absent:** 3 - Dave Bromley  
Monica Collard  
Jeff Lovell

7. [19-238](#) Planning Commission minutes July 18, 2019

**Attachments:** [7.18.2019 Meeting Minutes](#)

Planning Commission voted unanimously to approve previous minutes.

2. Sandy City Development Report

3. Director's Report

## Adjournment

Planning Commission voted unanimously to adjourn.

## 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