



# Sandy City, Utah

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

## Meeting Minutes

### Planning Commission

*Dave Bromley*  
*Monica Collard*  
*Cameron Duncan*  
*David Hart*  
*Ron Mortimer*  
*Daniel Schoenfeld*  
*Jamie Tsandes*  
*Steven Wrigley (Alternate)*  
*Craig Kitterman (Alternate)*

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Thursday, February 1, 2024

6:15 PM

Council Chambers and Online

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Meeting procedures are found at the end of this agenda.

This Planning Commission meeting will be conducted both in-person, in the Sandy City Council Chambers at City Hall, and via Zoom Webinar. Residents may attend and participate in the meeting either in-person or via the webinar link below. Register in advance for this webinar:

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After registering, you will receive a confirmation email containing information about joining the webinar.

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Webinar ID: 875 7665 1609

Passcode: 396416

#### 4:30 PM FIELD TRIP

1. [24-036](#) Tour Map

Attachments: [020124](#)

#### 5:15 PM EXECUTIVE SESSION

#### 6:15 PM REGULAR SESSION

Welcome

Introductions

**Present** 5 - Commissioner Monica Collard  
Commissioner Jamie Tsandes  
Commissioner Ron Mortimer  
Commissioner Daniel Schoenfeld  
Commissioner Steven Wrigley

**Absent** 3 - Commissioner Dave Bromley  
Commissioner David Hart  
Commissioner Cameron Duncan

Pledge of Allegiance

**Public Meeting Items**

DRAFT

2. [SPX01082024-006695](#) Goldberg Special Exception for  
Cuts >10' in the Sensitive Area Overlay  
10 S Bentwood Lane  
[Bell Canyon, Community #28]

**Attachments:** [SPX01082024-006695 Staff Report.FINAL.with Exhibits](#)

Melissa Anderson introduced this item to the Planning Commission.

Lingkun Lee, with Avenue Consultants, gave history on the property and spoke about the revised grading plan.

Ryan Kump, Sandy City Engineer, spoke about the site and that the revised site grading plan worked better than the original plan.

Melissa Anderson recommended an approval of the request.

Daniel Schoenfeld opened this item to public comment.

Adam Thorpe, 9 Bentwood Lane, said he never received a notice for the meeting, asked for his property to be restored from the damage done by the applicant and shared his concerns over the height of the retaining wall.

Mike Wilcox said the notice was mailed to the address, in Henderson, Nevada, where his property taxes are mailed to.

Daniel Schoenfeld closed this item to public comment.

Daniel Schoenfeld asked the applicant if they read and understand the staff report.

Wes and Kristen Goldberg both nodded yes.

Steven Wrigley clarified that the Planning Commission cannot order the applicant to address the concerns made by Mr. Thorpe and that would have to be settled between the two neighbors.

Darien Alcorn, Sandy City Attorney, said correct.

Jamie Tsandes asked how does the city address impacts on someone else's property during construction.

Darien Alcorn said it's between the neighbors. The City would take into consideration items that are part of the site plan and plans would function per the code and then inspect the site as the construction is ongoing to ensure that its constructed according to the plans.

Jamie Tsandes clarified that if there is any kind of undermining of adjacent properties that have a wall that's a result of the construction, that would have to be coordinated between the two property owners and not involve the city.

Darien Alcorn said correct.

Craig Kitterman said his understanding of building permits is that you cannot encroach on

someone's property.

Darien Alcorn said the city doesn't adjudicate the issue between the two property owners as part of the developing property. They look to ensure that they have constructed what's on the building permit.

Craig Kitterman said he's sure the plan didn't show sluffing of the retaining wall on the neighbor's property and confused as to why the building department wouldn't be involved.

Darien Alcorn said the retaining wall, on the neighbor's property, had nothing to do with the project that was approved.

Daniel Schoenfeld clarified that's beyond the scope of this item.

Darien Alcorn said correct.

Mike Wilcox said that if the applicant and neighbor come to a resolution, that resulted in a wall over 4' in height, then they would need to apply for a building permit to rectify the wall.

**A motion was made by Monica Collard, seconded by Steven Wrigley, that the Planning Commission grant a Special Exception to allow a cut greater than 10 feet in the Sensitive Area Overlay for the property located at 10 S Bentwood Lane based on the findings and subject to the one condition detailed in the staff report.**

**Yes:** 5 - Monica Collard  
Jamie Tsandes  
Ron Mortimer  
Daniel Schoenfeld  
Steven Wrigley

**Absent:** 3 - Dave Bromley  
David Hart  
Cameron Duncan

## Public Hearings

3. [CA09082023](#) Amendments to Title 21 of the Land Development Code related to Mixed  
[-0006607 2n](#) Use Development  
[d](#)

**Attachments:** [Staff Report](#)  
[Exhibit A](#)  
[Exhibit B](#)  
[PC Minutes 9-21-23](#)

Mike Wilcox presented this item to the Planning Commission.

James Sorensen said we do know that Mixed Use is wanted in the Cairns area because that's been master planned and approved by the Planning Commission and City Council.

Ron Mortimer asked for clarification on the definition relating to traffic and suggested clarifying the type of traffic like vehicular or pedestrian.

Steven Wrigley said he appreciates this planning process.

James Sorensen said this also gives the Planning Commission and staff more time to discuss with the City Council on where the city wants Mixed Use Development to be.

Daniel Schoenfeld opened this item for public comment.

Steven van Maren, 11039 S Lexington Circle, Sandy, asked if the subscript is a mistake in the Land Use Matrix under MU.

Mike Wilcox stated that was an error.

Daniel Schoenfeld closed this item to public comment.

**A motion was made by Monica Collard, seconded by Ron Mortimer, that the Planning Commission forward a positive recommendation to the City Council to amend several portions of Title 21 of the Sandy Municipal Code as shown in Exhibit "A", based on the four findings detailed in the staff report with an amendment to traffic implying vehicular traffic and to remove the subscript from MU in the Land Use Matrix.**

**Yes:** 5 - Monica Collard  
Jamie Tsandes  
Ron Mortimer  
Daniel Schoenfeld  
Steven Wrigley

**Absent:** 3 - Dave Bromley  
David Hart  
Cameron Duncan

## Administrative Business

### 1. Minutes

An all in favor motion was made by Ron Mortimer to approve the meeting minutes from 01.18.2024.

[24-038](#)

Minutes from January 18, 2024

**Attachments:** [01.18.2024 Minutes \(DRAFT\)](#)

### 2. Sandy City Development Report

[24-039](#)

Development Report

**Attachments:** [01.12.2024 DEV REPORT](#)

### 3. Director's Report

## Adjournment

An all in favor motion was made to adjourn.

DRAFT

## 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