



# 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*  
*Jamie Tsandes*  
*Cameron Duncan*  
*Jeff Lovell*  
*Daniel Schoenfeld (Alternate)*

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Thursday, November 4, 2021

6:15 PM

On-line

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Meeting procedures are found at the end of this agenda.

Electronic Meeting

Planning Commission Chairman Statement

In accordance with, Utah Code 52-4-207(4) Open and Public Meeting Act, I have determined that to protect the health and welfare of Sandy citizens, an in person Planning Commission meeting, including attendance by the public and the Planning Commission is not practical or prudent.

Considering the continued rise of COVID-19 case counts in Utah, meeting in an anchor location presents substantial risk to the health and safety of those in attendance because physical distancing measures may be difficult to maintain in the Sandy City Council Chambers.

The Center for Disease Control states that COVID-19 is easily spread from person to person between people who are in close contact with one another. The spread is through respiratory droplets when an infected person coughs, sneezes or talks and may be spread by people who are non-symptomatic.

It is my intent to safeguard the lives of Sandy residents, business owners, employees and commission members by meeting remotely through electronic means without an anchor location.

Community Development staff are hereby authorized and directed to include a copy of the above notice with each Planning Commission agenda.

Jeff Lovell, Chair  
Sandy City Planning Commission

The November 4, 2021 Sandy City Planning Commission meeting will be conducted via Zoom Webinar. Public comment may be allowed after the presentation of the particular item by the Staff and Applicant, as directed by the Planning Commission Chairman. Each speaker is allowed two minutes. Citizens wishing to comment must access the meeting via the Zoom Webinar link below and must use the "raise hand" feature. The call-in number is for listening only. If a citizen is unable to attend a meeting via Zoom, he or she may e-mail the Planning Director at [bmccuiston@sandy.utah.gov](mailto:bmccuiston@sandy.utah.gov) by 3:00 PM the day of the Planning Commission meeting to have those comments distributed to the Commission members and/or have them read into the record at the appropriate time.

Register in advance for this webinar:  
<https://us02web.zoom.us/j/88597440659>

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

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592

Webinar ID: 885 9744 0659  
Webinar Password: 915932

## FIELD TRIP

[21-417](#) Field Trip for 11-4-2021

**Attachments:** [map.pdf](#)

## 6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

- Present** 6 - Commissioner Dave Bromley  
Commissioner Jamie Tsandes  
Commissioner Michael Christopherson  
Commissioner Jeff Lovell  
Commissioner Cameron Duncan  
Commissioner Daniel Schoenfeld
- Absent** 2 - Commissioner Monica Collard  
Commissioner Ron Mortimer

## Consent Agenda

1. [SUB0917202](#) Majestic Overlook Subdivision Amendment (Preliminary Review)  
[1-006154](#) 3253 E. Bell Canyon Rd. & 3238 E. Wasatch Overlook Ct.  
[Communities #29 - The Dell & #30 - Granite]

**Attachments:** [Staff report.pdf](#)  
[Map, notice and materials.pdf](#)

**A motion was made by Michael Christopherson, seconded by Cameron Duncan, that the Planning Commission determine that preliminary review is complete for the Majestic Overlook Subdivision, located at 3253 E. Bell Canyon Rd. & 3238 E. Wasatch Overlook Ct., based on the two findings and subject to the four conditions outlined in the staff report.**

**Yes:** 7 - Dave Bromley  
Monica Collard  
Jamie Tsandes  
Michael Christopherson  
Jeff Lovell  
Cameron Duncan  
Daniel Schoenfeld

**Absent:** 1 - Ron Mortimer

## Public Meeting Item

2. [CUP1005202](#) Tyrrell Accessory Structure (Conditional Use Permit - Increased height, square footage, and setback waiver)  
[1-6168](#) 757 E Dry Creek Road  
[Community #14]

**Attachments:** [Staff report, materials and map.pdf](#)

Brynn Bohlender introduced this item to Planning Commission.

Aaron Tyrrell said that he's comfortable with the staff report.

Cameron Duncan asked how would the shared access agreement work to protect both neighbors if one person decides to sell in the future.

Aaron Tyrrell said they are having a real estate lawyer draft up the shared access agreement that's transferable if either him or his neighbor decide to sell.

Michael Christopherson clarified that it's a reciprocal access easement that runs with the property.

Cameron Duncan asked if it's finalized before a building permit would be issued.

Brynn Bohlender said yes and that it would be recorded with the county first before a building permit is issued.

Jeff Lovell opened this item to public comment.

Jeff Lovell closed this item to public comment.

**A motion was made by Jamie Tsandes, seconded by Michael Christopherson that the Planning Commission approve a Conditional Use Permit for Aaron Tyrrell for the property located at 757 E Dry Creek Rd., to allow for a 936 square foot accessory structure with a maximum height of 19'6" feet as described in the application materials with a setback waiver of four feet from the rear property line and two feet from the side property based on the one finding and subject to the six conditions outlined in the staff report.**

- Yes:** 7 - Dave Bromley  
Monica Collard  
Jamie Tsandes  
Michael Christopherson  
Jeff Lovell  
Cameron Duncan  
Daniel Schoenfeld
- Yes:** 7 - Dave Bromley  
Monica Collard  
Jamie Tsandes  
Michael Christopherson  
Jeff Lovell  
Cameron Duncan  
Daniel Schoenfeld
- Absent:** 1 - Ron Mortimer
- Absent:** 1 - Ron Mortimer

### Public Hearing Item

- 3. [CA10122021](#) Shops at South Town - Amend Setbacks in CBD Zone  
[-0006181](#) Amend Title 21, Chapter 23, General Commercial, Office, Industrial, and Transit Development Standards of the Sandy Municipal Code

**Attachments:** [Staff report.pdf](#)  
[Exhibit A.pdf](#)  
[Applicant Request Letter.pdf](#)

Mike Wilcox introduced this item to Planning Commission.

Leeza Evensen spoke about the reason for the code amendment and how the changes are beneficial for the economy.

Jeff Lovell opened this item for public comment.

Jeff Lovell closed this item to public comment.

Michael Christopherson said he agrees on the need for flexibility to adapt due to the current economic conditions and he feels this is consistent with the objectives and purposes of the future development of Sandy City.

Dave Bromley agreed with Michael Christopherson.

**A motion was made by Michael Christopherson, seconded by Dave Bromley, that the Planning Commission forward a positive recommendation to the City Council to adopt the proposed ordinance amendment as shown in Exhibit "A" as specified in the staff report and those discussed in deliberations.**

**Yes:** 7 - Dave Bromley  
Monica Collard  
Jamie Tsandes  
Michael Christopherson  
Jeff Lovell  
Cameron Duncan  
Daniel Schoenfeld

**Absent:** 1 - Ron Mortimer

## Administrative Business

1. [21-418](#) Planning Commission minutes from 10-21-2021 (DRAFT)

**Attachments:** [10.21.2021 PC Minutes \(DRAFT\).pdf](#)

**An all-in favor motion was made by Dave Bromley to approve the meeting minutes for 10.21.2021 with an adjustment to page three regarding the maintenance of the emergency access roads outside of the subdivision boundaries.**

2. Sandy City Development Report
3. Director's Report

## Adjournment

**An all-in favor motion was made by Monica Collard 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