



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)

Thursday, May 4, 2023

6:15 PM

Council Chambers and Online

Meeting procedures are found at the end of this agenda.

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4:00 PM FIELD TRIP

[23-163](#)

Field Trip Map

Attachments: [050423](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present 6 - Commissioner Dave Bromley
Commissioner Cameron Duncan
Commissioner Ron Mortimer
Commissioner Daniel Schoenfeld
Commissioner Steven Wrigley
Commissioner David Hart

Absent 2 -
Commissioner Monica Collard
Commissioner Jamie Tsandes

Public Meeting Items

1. [SPX0417202](#) Rozenfeld Special Exception for
[3-006519](#) Cuts and Fill over 10 Feet & Alteration of 30% Slope
3802 E Catamount Ridge Way
[Granite, Community #30]

Attachments: [Staff Report](#)
[Staff Report Exhibits](#)

Melissa Anderson introduced this item to the Planning Commission.

Yuri Rozenfeld, 125 W. Redman Ave, Haddonfield, NJ, shared some history of this project and felt he's met the requests of staff in order to move forward.

Melissa Anderson shared her findings and said that staff recommends the Planning Commission approve the Special Exception request made by Yuri Rozenfeld.

David Hart asked what's the maximum vertical lift on the walls.

Yuri Rozenfeld said it's nine feet.

Steven Wrigley said that without the retaining walls there would be a greater chance of mudslides and asked if this engineering was necessary.

Melissa Anderson said that to place the home in this location, deep cuts are required to have a stable pad site. A rock fall study was done, which the city engineer evaluated, the rest of the hillside will remain in its natural vegetation, the construction will be contained to the lower area will help make this a stable pad site.

Ryan Kump, Sandy City Engineer, said that the three tiered retaining walls is a better solution versus having one single wall because it creates setback and provides opportunities for tiers for plantings which allows for additional stabilization and aesthetic. It also keeps everything below the separate road. By leaving everything above the upper road untouched it reduces the opportunity for future geological issues.

David Hart asked Yuri Rozenfeld if he's read over the staff report

Yuri Rozenfeld said he understands and accepts the conditions in the staff report.

Ron Mortimer opened this item for public comment.

Ron Mortimer closed this item to public comment.

Dave Bromley said the applicant has done a great job with what they're working with.

A motion was made by Dave Bromley, seconded by Cameron Duncan that the Planning Commission grant a Special Exception to allow cuts over 10 feet and alteration of 30% slopes for the property located at 3802 E Catamount Ridge Way based on the five findings and two conditions detailed in the staff report.

Yes: 6 - Dave Bromley
Cameron Duncan
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
David Hart

Absent: 2 - Monica Collard
Jamie Tsandes

2. [SPR1202202](#) Waterford School Student Common's Building - Preliminary Site Plan
[2-006451](#) Review
1590 E. 9400 S.
[Willow Canyon, Community #17]

Attachments: [Waterford School Student Commons Building SPR P.C. final 5-4-2023](#)
[Exhibits.pdf](#)

Doug Wheelwright introduced this item to the Planning Commission.

Greg Miles, 1590 E 9400 S, said this building was planned four years ago and is excited to move forward with the project. They are looking forward to this building because currently the students eat in the hallways, gym or outside.

Ron Mortimer said he's thrilled with having a place for kids to eat lunch.

David Hart asked if they plan on moving curb cut to the west or adjusting any of the curb cuts.

Greg Miles said there's no new curb cuts and the existing right two lanes stay where they're at but the buses will now be staged on the east side of the campus in the afternoon.

David Hart asked if there's enough space to manage the traffic.

Greg Miles said it's real busy from 8:15a-8:30a and 3:05p-3:35p but for the rest of the day it stays fairly empty.

David Hart asked if he thinks traffic will back up into 9400 S during these times.

Greg Miles said no.

Steven Wrigley asked if there was disability parking that had to be moved.

Greg Miles said yes there are two that will be moved to other existing parallel parking lanes.

Brittney Ward, Sandy City Transportation Engineer, said that she did require Waterford to do a traffic study which indicated that there is overflow into 9400 S. There's a queue of about five vehicles that bleed into 9400 S and they wait in the shoulder lane. Trip generation is based off of the number of students at the school and because Waterford is not planning on increasing their enrollment the traffic queuing situation would not change and would remain as is.

Ron Mortimer opened this item for public comment.

Ron Mortimer closed this item to public comment.

A motion was made by Cameron Duncan, seconded by Daniel Schoenfeld that the Planning Commission determine preliminary Commercial Site Plan Review is

complete for the Waterford School Student Commons Building project located at 1590 E 9400 S based on the two findings and six conditions detailed in the staff report.

Yes: 6 - Dave Bromley
Ron Mortimer
Cameron Duncan
Daniel Schoenfeld
Steven Wright
David Hart

Absent: 2 - Monica Collard
Jamie Tsandes

3. [SPR0302202](#) Waterford School Outdoor Sports Field and Parking Lot - Preliminary Site
[3-006493](#) Plan Review
9502 S. 1700 E.
[Willow Creek, Community #17]
Presenter:
Douglas L. Wheelwright

Attachments: [Waterford School Sportsfield and Parking Final PC Staff Report](#)
[4.28.2023](#)
[Exhibits.pdf](#)
[Exhibits.pdf](#)
[Exhibits.pdf](#)

Doug Wheelwright introduced this item to the Planning Commission.

Greg Miles said that he lives in the neighborhood, works at the school which is non-profit and they try their best to be great neighbors. The new field will be used for soccer and lacrosse games

Ron Mortimer asked Greg Miles if he's read the staff report and agrees with it.

Greg Miles said yes.

Steven Wrigley said he's glad to see artificial turf is going to be put in and asked if the lighting will be facing inward and how are they going to prevent it from bleeding into the neighborhood.

Greg Miles said light that will be used are LED lights that will shine down rather than all around.

Steven Wrigley asked how late games will go and if there's any restrictions.

James Sorensen said there's a standard for businesses which is 10pm.

Greg Miles said games should end by 10pm unless there's a situation where triple overtime is needed.

Doug Wheelwright said that staff recommends that the Planning Commission approve the request.

Steven Wrigley asked if there's a concern with traffic backing onto 1700 East with the additional parking.

Doug Wheelwright said there's two driveways and the traffic analysis was reviewed and approved by the Transportation Engineer showing no traffic backing onto 1700 East. Doug explained what has been discussed between the transportation engineer and the traffic study engineer and that now condition #2 in the staff report can be removed. The city transportation engineer is now satisfied with the current studies.

Ron Mortimer opened this item to public comment.

Kari Waring, 9531 S 1700 E, said that 1700 E is a traffic speedway and asked for a four

way stop to slow down traffic.

Brian Dalley, 1731 Albion Drive, said that loud music is a problem when games are being played on the existing sports field.

Ron Mortimer closed this item to public comment.

Brittney Ward said the most recent traffic study done in this area was June 2022 where the average speed was 32 mph. She said she did not remove the requirement for traffic study and the study addressed all her concerns. She said that adding a stop sign in this area would not be considered a traffic calming measure but it would increase the chance for accidents.

Dave Bromley asked if driver feedback is a traffic calming measure

Brittney Ward said they do work well and it lessens speed 3-5mph and currently there aren't any driver feedback signs on 1700 E.

Dave Bromley asked if this is an area where it would be advisable.

Brittney Ward said no because there isn't a need for them based upon her research and traffic accident records.

Dave Bromley asked if there's a natural tendency to place them in front of schools.

Britney Ward said when there's a safe walk route plan with a cross guard the neighborhood becomes a reduced speed area. However Waterford is a private school and not part of Canyons School District so it does not warrant for this.

Steve Wrigley said that almost every street has a traffic calming measure and at some point would 1700 East get one.

Britney Ward said no because the traffic studies do not show that one is needed.

Doug Wheelwright said that noise is addressed as a conditional use standard and this item is not a Conditional Use. Sandy City doesn't enforce noise regulations but Salt Lake County does and would need to be addressed there with decibel studies.

Steven Wrigley asked about the fence as a sound barrier.

Doug Wheelwright said it's going to be an open fence with tubular metal.

A motion was made by Daniel Schoenfeld, seconded by David Hart that the Planning Commission determine preliminary Commercial Site Plan Review is complete for the Waterford School Outdoor Sports Field and Vehicle Parking Lot Addition, project located at 1590 E 9400 S based on the two findings and five conditions detailed in the staff report with the removal of condition #2 from the staff report as recommended by city staff.

Yes: 6 - Dave Bromley
Ron Mortimer
Cameron Duncan
Daniel Schoenfeld
Steven Wrigley
David Hart

Absent: 2 - Monica Collard
Jamie Tsandes

4. [SUB0410202](#) Red Sky Apartments (Prelim. Comm. Subdivision Review)
[3-006516](#) 10145 S Centennial Pkwy.
[Commercial Area, #9]

Attachments:

Mike Wilcox introduced this item to the Planning Commission.

McKay Christensen, (11069 N Yarough Circle, listen for address) said it's 162 unit, Mixed Use development, with some commercial on the ground floor with the first two levels as live/work unit known as a podium structure.

Mike Wilcox said there is a concern with the dedication along 10080 South but does recommend the Planning Commission approve the request.

Ron Mortimer opened this item for public comment.

Ron Mortimer closed this item to public comment.

A motion was made by David Hart, seconded by Steven Wrigley, that the Planning Commission determine that preliminary commercial subdivision review is complete for the Red Sky Apartments plat as described in the staff report for the property located at 10145 S Centennial Parkway based on the two findings and two conditions detailed in the staff report.

Yes: 6 - Dave Bromley
Ron Mortimer
Cameron Duncan
Daniel Schoenfeld
Steven Wrigley
David Hart

Absent: 2 - Monica Collard
Jamie Tsandes

5. [CUP0427202](#) Red Sky Apartments (Mixed Use Development)
[3-006525](#) 10145 S Centennial Pkwy.
[Commercial Area, #9]

Attachments: [Staff Report - CUP](#)

Mike Wilcox introduced this item to the Planning Commission.

McKay Christiansen gave a detailed presentation of this development.

David Hart asked if all the parking is behind the wall.

McKay Christiansen said that for the front units, they can park within the structure and visitors can park in the front.

David Hart asked if the trees will be moved back.

McKay Christiansen said they'll have to relocate the trees or plant new ones.

David Hart asked if the commercial businesses are all on one side.

McKay Christiansen said yes.

Cameron Duncan said these spaces are designed as live/work and someone can come in and lease and run a shop out of there and not even live there?

McKay Christiansen said yes it's possible which in that case it would operate as a professional office.

David Hart asked if it would be limited to professional offices.

McKay Christiansen said he's not sure if they're permitted to do that.

Mike Wilcox said they would because the idea is convertible spaces and would allow for flexibility as the market changes.

David Hart asked if some of these spaces are ADA accessible inside and is staff requiring a lift.

McKay Christiansen said the live/work spaces are not ADA accessible inside the unit but a ramp is available to get into the main door.

Mike Wilcox said the idea of live/work is to have the fully livable space on the upper floor and fully commercial space on the bottom floor.

Steven Wrigley asked how the business would be licensed. Would it be a home occupation or a commercial license.

Mike Wilcox said it would depend on how the space is set up.

McKay Christiansen spoke about incorporating public art into the development.

David Hart asked if they're going to hire an artist.

McKay Christiansen said yes and spoke about applying an image on translucent film and applying it to the windows and then gave details about amenity space.

David Hart asked if they are mechanically ventilating the parking structure and if the exhaust is going to the roof or to the green deck.

Troy Tueller, with Think Architecture, said that they're looking to exhaust it to the back or to the south of the building, wanting to keep it off of the west and north ends on the main road.

David Hart said he's referring to the five foot area between the retaining wall and the back of the building.

Troy Tueller said yes we will be bringing in fresh air from one end of the building and exhausting it to the other area.

David Hart asked where the fans are going to be located.

Troy Tueller said most likely in the corners and maybe in the middle as needed.

David Hart said you're going to pull the air then push it.

Troy Tueller said yes.

David Hart said you'll need something in the middle to drag it to the middle.

Troy Tueller said in the middle of the parking deck there are two exterior ramps that go up to each parking level and in the middle it's open where they can bring in air or exhaust the air.

David Hart said there needs to be fans to distribute the air.

Troy Tueller said yes there will be fans and ducts.

David Hart asked if they're just providing natural light on the ramps now.

Troy Tueller said the ramps are exterior now.

David Hart asked if that's where the windows start.

McKay Christiansen said the windows are on the concrete, the ramps are external to the enclosed parking structure, and that you'll enter on the west and north side.

David Hart clarified that you'll drive up the ramp on the west or north side and drive through the parking area to the external ramp to get to level two. His concern is that it's a long parking structure with a lot of dead air space.

Troy said they're aware of that and will make sure they've got the proper air flow.

Mike Wilcox spoke more about the applicant's request and shared concerns with how staff defines live/work and whether or not they meet the criteria.

Steven Wrigley asked Mike Wilcox if the code states a percentage of what needs to be mixed use.

Mike Wilcox said there isn't and it's left up to the Planning Commission to determine that amount.

Dave Bromley asked MC if they've considered other aspects of a live/work area and if there are other viable alternatives.

McKay Christiansen said there's an agreement that they've inherited which talks about grants and easements which restrict the types of use on the property. This agreement prohibits anything that competes with Target which limits what they can do on the ground floor of their development. They view these live/work units for single working professionals and not for families. Also HUD will not finance them for units strictly used for commercial.

Dave Bromley asked MC if they've considered other configurations that open the space up a little bit more, like having the kitchen upstairs with more variability that provides more options.

McKay Christiansen said there isn't enough space to put a kitchen upstairs and he's not sure if HUD would approve the financing if he did that.

Dave Bromley suggested making some of the units bigger and have more of a variety.

McKay Christiansen said he's open to looking at different configurations.

Mike Wilcox said in order to meet the definition standard of live/work they'd have to have a separate live and work space. Currently it's co-mingled and offered other configuration options.

McKay Christiansen said he looked at Mike Wilcox's options and feels it would lose the business vibe feel.

Dave Bromley offered additional suggestions for variability.

David Hart asked if there's currently any live/work units in the city.

Mike Wilcox said he cannot recall any that have been approved.

Steven Wrigley asked if the approval is only going to be for the Cairns or for the entire city.

Mike Wilcox said this definition would be applied city wide.

Ron Mortimer said in this instance it would only be for this location.

David Hart asked what's planned for the south end of the building.

Mike Wilcox said currently it's urban town-homes, with a common amenity area at the south end.

David Hart said he has a problem with amount of direct retail. He likes the retail on the north that will help draw people in but in the south end, wondering if it could be converted to a full commercial facility that could be leased out. He would like to see more retail on this project.

Ron Mortimer said the applicant is restricted to retail because of Target.

McKay Christiansen said they are limited to retail and feels that the sound end is going to be a dark shell with a closed road.

Ron Mortimer opened this item for public comment.

Steve Van Maren, 11039 S Lexington Circle, Sandy, said this property is not mixed use because there isn't enough commercial on the bottom floor.

Kasey Dunlavy, Sandy City Economic Development Director, said this site has been difficult because of the deed restrictions and the applicant has done a great job in clearing through all the restrictions.

Ron Mortimer closed this item for public comment.

Cameron Duncan said he loves what the applicant has done with the space and believes it has the opportunity to transform in the future. He asked Mike Wilcox if it would still be considered Conditional Use if it were adaptive versus live/work.

Mike Wilcox said yes.

Cameron Duncan said he's comfortable with the proposal and likes the idea of looking at it more of an adaptive space versus live/work space.

Dave Bromley asked Cameron Duncan what his thoughts are on variability and adaptability.

Cameron Duncan said he loved the idea of taking two or three units and mixing them up to allow for much more adaptability in the future.

Dave Bromley said he wouldn't worry about the south end, would like to see more variability on the north end, the entire area needs more residential and feels the entire building is well designed and looks great.

Daniel Schoenfeld echoed Cameron Duncan's comments.

David Hart said he's comfortable with adaptability because of the depth and would like to see more retail on the north end.

Steven Wrigley asked if it's adaptive are they not allowed to do business.

Mike Wilcox said it depends on how the space is finished.

Dave Bromley asked the applicant if he's comfortable with the discussion thus far.

McKay Christiansen said he'd be comfortable with adding the adaptability component and will agree to take one unit out, add it somewhere else, so that the rest of the units will become wider and they'll come up with different floor plans.

Dave Bromley asked Mike Wilcox if that will meet the definition of flex commercial space.

Mike Wilcox said yes.

A motion was made by Cameron Duncan, seconded by Dave Bromley that the Planning Commission approve a Conditional Use Permit for a mixed use development in the CBD Zone for the Red Sky Apartments as described in the staff report for the property located at 10145 S Centennial Parkway based on the two findings and two conditions detailed in the staff report with an additional third condition that the developer adjust the area of the northern main level units to have a larger floor plate and are designed to meet the flex commercial space as defined in the Cairns District code.

Yes: 6 - Dave Bromley
Ron Mortimer
Cameron Duncan
Daniel Schoenfeld
Steven Wrigley
David Hart

Absent: 2 - Monica Collard
Jamie Tsandes

6. [SPR1206202](#) Red Sky Apartments (Cairns MU Site Plan Prelim Review)
[2-006452](#) 10145 S. Centennial Pkwy.
[Commercial Area, #9]

Attachments: [Staff Report](#)
[Exhibits](#)

Mike Wilcox introduced this item to the Planning Commission.

Ron Mortimer opened this item for public comment.

Steve Van Maren, 11039 S Lexington Circle, Sandy, shared his concern with the outdoor ramp to the second floor parking. Steve asked where they are going to push the snow and suggested heating the ramp. His second concern was with ventilation.

Ron Mortimer closed this item for public comment.

David Hart wanted to understand the requirements for public art and how it's defined.

Mike Wilcox said some public art is required and the applicant plans on applying glazing the windows.

David Hart does not think that putting up film is art. He is requesting a true piece of quality artwork rather than putting up glass film.

Ron Mortimer said he's ok with the back windows going away especially if they make an effort to getting real artwork.

McKay Christiansen said he thinks that's fair.

David Hart said that a heated driveway is a good option for the ramp, with regards to Steve Van Maren's concern.

McKay Christiansen said they're thinking of options and it's a valid point.

Danny Schoenfeld asked if he's going to charge extra for parking.

McKay Christiansen said yes it will be an additional cost.

Daniel Schoenfeld said parking has been an issue with apartments and asked Mike Wilcox for clarification on what's in the code.

Mike Wilcox said the code states that one stall be included with the rent of the unit and they may charge for additional stalls. This applies to the parking structure and not on street parking.

Cameron Duncan said there's a six foot gap between Target's existing retaining wall and asked if the property belongs to them or Target.

McKay Christiansen said the space is going to be fenced off.

Ron Mortimer closed this item for public comment.

Ron Mortimer said he doesn't want to load additional items onto the applicant and is glad that they're making it work with all the restrictions.

Dave Bromley said he agrees with Ron Mortimer.

A motion was made by David Hart, seconded by Dave Bromley, that the Planning Commission determine preliminary site plan review is complete for the Red Sky Apartments located at 10145 S Centennial Parkway based on the following five findings and ten conditions:

FINDINGS:

1. The applicant has met the intent of the applicable Cairns Design Standards and the Cairns Master Plan.
2. The development enhancements proposed provide the same or better overall quality design than the exceptions sought.
3. The mix of proposed uses is consistent with the objectives and plans for the South Village area and meets the criteria for a mixed use development.
4. The applicant has provided sufficient studies and evidence to support the parking reduction and sharing arrangements for this proposed development
5. The applicant has demonstrated that they have largely complied or intend to comply with the Land Development Code requirements for the CBD Zone and the intended use of a mixed use development in this area.

CONDITIONS:

1. That street improvements be carried out according to Plan and Profiles approved by the Sandy City Engineer and specifically:
 - a. That 10080 South Street be further improved and dedicated to include a 16' wide streetscape behind the curb and gutter.
 - b. That Centennial Parkway be further improved with on-street parking as proposed.
2. That the developer proceed through the final site plan review process with staff. The Final Site Plan shall be in compliance with all Development Code requirements, staff redlines, and those modifications as required by the Planning Commission.
3. That the development comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
4. That the developer be responsible to meet all provisions Cairns Design Standards as described below:
 - a. That the following exceptions be approved:
 - i. Tree selection deviation along Centennial Parkway
 - ii. Block length/building length over 400 feet
 - iii. On street parking on 10080 South
 - iv. Fenestration minimum percentage of base, middle, and top as shown on the proposed building elevations with the removal of the glazing from the podium parking structure on the east side.
 - b. That the appropriate development enhancement(s) of retaining an artist to develop the art pieces in the vertical elements at the stairways in alignment with the concept of the Red Sky at Night proposed during the meeting.
5. That the development be approved with a 20% parking reduction and a shared parking approval of 8 stalls between the residential guest parking and the retail area. The development shall provide 212 parking stalls within the on-site parking garage and 30 on-street stalls on Centennial Parkway.
6. All utility boxes (i.e. transformers, switch gear, telephone, cable tv, etc.) shall be shown on the site plan and shall be placed underground or moved behind the front setback of the buildings and screened from view. Each box shall be shown in its exact location and shall be noted with its exact height, width and length.

Building utility meters shall be mounted to the side or rear elevation or screened with a wing wall if fronting a public street.

7. That the developer be responsible for the placement of a temporary 6-foot-high chain link fence around the perimeter of the project during the construction phase of the project for security and safety. Said fence shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.

8. That the architectural materials be approved as presented in the application materials.

9. That project signs be allowed upon receiving a detailed sign package that complies with the Sandy City Sign Ordinance. Signs will need to be reviewed at final review with Staff.

10. A subdivision plat must be recorded before building permits can be issued for this development.

Yes: 6 - Dave Bromley
Ron Mortimer
Cameron Duncan
Daniel Schoenfeld
Steven Wrigley
David Hart

Absent: 2 - Monica Collard
Jamie Tsandes

Administrative Business

1. Minutes

An all in favor motion was made to approve the minutes.

[23-164](#) Minutes

Attachments: [03.30.2023 Minutes \(DRAFT\)](#)

2. Sandy City Development Report

[23-165](#) Development Report

Attachments: [03.13.2023 DEV REPORT](#)

3. Director's Report

Adjournment

An all in favor motion was made 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