



Sandy City, Utah

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

Meeting Minutes

Planning Commission

Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Jamie Tsandes
Steven Wrigley
Craig Kitterman (Alternate)
Jennifer George (Alternate)

Thursday, April 4, 2024

6:15 PM

Council Chambers and Online

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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<https://us02web.zoom.us/j/89022122162>

Or join via phone by dialing:

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Webinar ID: 890 2212 2162

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4:00 PM FIELD TRIP

1. [24-126](#) Map

Attachments: [040424.pdf](#)

5:15 PM EXECUTIVE SESSION

General Plan Discussion

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

- Present** 7 - Commissioner Dave Bromley
Commissioner David Hart
Commissioner Ron Mortimer
Commissioner Daniel Schoenfeld
Commissioner Steven Wrigley
Commissioner Craig Kitterman
Commissioner Jennifer George
- Absent** 2 - Commissioner Cameron Duncan
Commissioner Jamie Tsandes

Consent Agenda

Public Hearings

2. [CA02292024](#) Amendments to Title 21 of the Land Development Code related to
[-0006725](#) Subdivision Review Standards and Public Notice Requirements

Attachments: [Staff Report and Exhibits](#)

Melissa Anderson introduced this item to the Planning Commission.

Steve Wrigley commented about the perimeter of 500 ft for noticing and asked if exceptions could be made.

Melissa Anderson replied that the code would need to be changed to allow the Director to expand the noticing area based on certain criteria.

James Sorenson said it's not feasible to notice an entire city.

Mike Wilcox said the code allows two options for noticing. One is a physical posting and one is by mail.

David Hart said that it should be consistent at 500 ft and when he served on Salt Lake County Council they noticed 300 feet for immediate neighbors.

Mike Wilcox reminded the commission that the code amendment is for subdivision amendments. The proposal does not include any changes to the noticing area.

Ron Motimer opened this item for public comment.

Steve Van Maren 11033 S Lexington Circle, shared his concern with the wording on page 12 with regards to the word "amended" being written twice in the sentence.

Ron Motimer closed this item for public comment.

Melissa Anderson replied that the code is clear as presented.

A motion was made by Dave Bromley, seconded by Steven Wrigley, that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, of the Sandy Municipal Code, relating to Subdivision Review Standards and Public Notice Requirements, as shown in Exhibit "A" based on the findings detailed in the staff report.

- Yes:** 6 - Dave Bromley
 David Hart
 Ron Mortimer
 Daniel Schoenfeld
 Steven Wrigley
 Craig Kitterman

- Absent:** 2 - Cameron Duncan
 Jamie Tsandes

Public Meeting Items

- 3. [ANX0102202](#) 886 E. 7800 S. Trust Annexation (R-1-10 Zone)
[4-006689\(PC](#) 886 E. 7800 S.
[\)](#) [Community #6, High Point]

- Attachments:** [Vicinity Map](#)
[Staff Report](#)
[Prelim. Plat](#)
[Resolution 24-09C](#)
[Public Notice signs](#)

Brian McCuiston introduced this item to the Planning Commission.

Brianna Bills, 11845 S 700 E #105, Draper, said that she's read the staff report and agrees with it.

Ron Mortimer opened this item for public.

Ron Mortimer closed this item to the public.

Craig Kitterman asked what is the advantage for annexing into Sandy City and why couldn't the property owner develop the property within the county.

Brian McCuiston explained that Sandy City currently provides water to this island and in order for the development to go forward it's required that they annex into Sandy City.

A motion was made by Steven Wrigley, seconded by Dave Bromley, that the Planning Commission send a positive recommendation to the City Council that the 886 E 7800 S Trust Annexation be approved and zoned R-1-10 based on the findings detailed in the staff report.

- Yes:** 6 - Dave Bromley
 David Hart
 Ron Mortimer
 Daniel Schoenfeld
 Steven Wrigley
 Craig Kitterman

- Absent:** 2 - Cameron Duncan
 Jamie Tsandes

4. [ANX0307202](#) FBAC Development Annexation (ID Zone)
[4-006727\(PC](#) 8700 S. 700 W.
[\)](#) [Community #1, Northwest Exposure]

- Attachments:** [Vicinity Map](#)
[Staff Report](#)
[Prelim. Plat](#)
[Resolution 24-10C](#)
[Public Notice signs](#)

Brian McCuiston introduced this item to the Planning Commission.

Josh Vance, 312 E South Temple, Salt Lake City said he's read the staff report and understands it.

Ron Mortimer opened to the public.

Ron Mortimer closed to the public.

A motion was made by Dave Bromley, seconded by Craig Kitterman, that the Planning Commission send a positive recommendation to the City Council that the FBAC Development Annexation be approved and zoned ID based on the findings detailed in the staff report.

- Yes:** 6 - Dave Bromley
 David Hart
 Ron Mortimer
 Daniel Schoenfeld
 Steven Wrigley
 Craig Kitterman

- Absent:** 2 - Cameron Duncan
 Jamie Tsandes

5. [SUB0221202](#) The Orchards at Dimple Dell
[4-006720](#) Preliminary Subdivision Review
10216 S Dimple Dell Road
[Community #29, The Dell]

Attachments: [Staff Report](#)
[Exhibit A](#)

Thomas Irvin introduced this item to the Planning Commission.

Dave Bromley asked to see the aerial view of the property.

Thomas Irvin discussed the context of the project and how the majority of vehicles would primarily use Dimple Dell Road instead of Dimple Dell Lane to access the community.

Steven Wrigley asked about the pedestrian access.

Thomas Irvin said that a pedestrian easement to Dimple Dell Park is proposed as well as one to the south of the development.

Dave Bromley asked how the storm water drainage adjacent to lot 19 would be directed to the south.

Brett Lovell talked about the storm drainage proposed adjacent to lot 19.

Steven Wrigley asked if there had been any discussion or commitment to creating half-acre lots.

Thomas Irvin said that it is zoned R-1-10, and while there are no half-acre lots proposed, all of the lots proposed significantly exceed the 10,000 square foot minimum.

James Sorensen said they are providing two less lots than the acreage would support. 25 instead of the possible 27.

Mike Wilcox said that during the Annexation Public Hearing that was held with the Planning Commission, there was a recommendation from the Planning Commission to consider some alternatives which the City Council did not adopt.

Ron Mortimer opened this item for public comment.

Mike & Tomi McCarthy, 10280 S Dimple Dell Road, shared concerns relating to traffic, wildlife access across the property, and potential flooding that could result from the road widening.

Doug Burch, 10292 S Dimple Dell Road, said he's worried about the water, traffic, and wildlife and how much of his property will be impacted by the location of the curb and gutter.

Ron Mortimer closed this item to public comment.

Britney Ward, Sandy City Transportation Engineer, said that Dimple Dell Road is a collector road and that the potential 300 trips generated by this development along this street is not considered a major impact. Britney mentioned that if residents have a

concern over speeding, she could conduct a speed study and a traffic count study to verify this, although it would be beyond the scope of the project under review.

Ryan Kump, Sandy City Engineer, said that Dimple Dell Road is a very old road and is not up to current standards. He said that in the future, Sandy City has a master plan to widen the road to accommodate traffic, bike lanes and sidewalks. Ryan said that the developer will install his share of those improvements. He also said that he shares the concerns about flooding and has requested the developer install a catch basin at the very south end of lot 19. Ryan also replied to public comments regarding future widening and said that those two residents are within Salt Lake Counties jurisdiction along with the majority of properties further south on Dimple Dell Road and therefore not something Sandy City has control over.

Dave Bromley asked Ryan Kump if there will be sufficient flow where there's going to be erosion along Dimple Dell Road.

Ryan Kump said he wants to ensure the water is directed back onto the development and to the proposed detention lot proposed to the south.

Dave Bromley asked what the structure is on lot 23.

Brett Lovell replied that it's a sewer lift station.

Craig Kitterman said that he doesn't feel that there will be a significant traffic impact for neighbors along the south portion of Dimple Dell Road.

Steven Wrigley asked what type of lighting would be used.

Brett Lovell replied that they'll be providing dark sky certified lighting per Sandy City standards.

Mike Wilcox said the light system is an LED down lit streetlight, which has been recently adopted as a new standard. The new lights prevent light pollution.

Brett Lovell discussed potential street name changes for the development and that specific names had yet to be finalized.

A motion was made by Dave Bromley, seconded by Steven Wrigley that the Planning Commission determine that preliminary subdivision review is complete for the Orchards at Dimple Dell Subdivision located at 10216 S., 10250 S., and 10254 S. Dimple Dell Road based on the findings and subject to the nine conditions detailed in the staff report.

Yes: 6 - Dave Bromley
David Hart
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman

Absent: 2 - Cameron Duncan
Jamie Tsandes

Administrative Business

1. Minutes

An all in favor motion was made by Craig Kitterman to approve the meeting minutes from 03.07.2024.

[24-127](#) Minutes from March 7, 2024 Meeting

Attachments: [03.07.2024 Minutes \(DRAFT\)](#)

2. Sandy City Development Report

[24-128](#) Development Report

Attachments: [04.01.2024 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