



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, June 15, 2023

6:15 PM

Council Chambers and Online

Revised Agenda

REVISED AGENDA

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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Webinar ID: 821 7383 1744

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4:45 PM FIELD TRIP

[23-223](#)

Map

Attachments: [061523](#)

5:15 PM EXECUTIVE SESSION

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

- Present** 6 - Commissioner Dave Bromley
Commissioner Jamie Tsandes
Commissioner Daniel Schoenfeld
Commissioner Steven Wrigley
Commissioner David Hart
Commissioner Cameron Duncan
- Absent** 2 - Commissioner Monica Collard
Commissioner Ron Mortimer

Public Hearings

DRAFT

1. [CA10262022-0006429](#) Amendments to Title 21 of the Land Development Code related to Improvement Completion Guarantees (Bonding)

Attachments: [Staff Report](#)

[Exhibit A - Title 21 Amendments - Redlined Version](#)

[Exhibit B - Title 21 Amendments - Clean Version](#)

Melissa Anderson introduced this item to the Planning Commission.

Darien Alcorn said there is a definition of what constitutes public landscaping.

Melissa Anderson said yes and it's in the packet.

Jamie Tsandes clarified that they were still talking about bonding.

Melissa Anderson said yes and offered solutions.

Dave Bromley asked what this does to existing bonds.

Melissa Anderson said that it will be effective for anything going forward after this is adopted and not retroactive.

Jamie Tsandes asked for more clarification regarding bonding for street trees.

Melissa Anderson explained that the State law stipulates the City is not allowed to bond for street trees that are located behind the sidewalk on private property. Alternatively, the City can bond for street trees in the public-way, that are dedicated and maintained by the City.

Dave Bromley asked if a road system within a private development would get bonded.

Melissa Anderson said yes.

Cameron Duncan spoke about trees within the park strip.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

Jamie Tsandes asked about the section that talks about engineer requirements and if the requirements are at their own discretion or do they have a list to follow.

Ryan Kump, Sandy City Engineer, replied that as long as it's compliant with state law and it's essential to development then he can ask to bond for it.

A motion was made by Cameron Duncan, seconded by Dave Bromley that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, of the Sandy Municipal Code, relating to improvement completion guarantees (bonding) as shown in Exhibit "A", based on the findings in the staff report and with the following amendments:

1. **Correct the scrivener's error by replacing the reference to Section 12-2-16 to Section 21-2-16.**
2. **For consistency, replace "Planning Division" and "Planning Staff" with**

“Community Development Department.”

3. Relocate the last sentence under Sec. 21-13-7(a) “On-Site Trees and Shrubs” to the paragraph that follows under Sec. 21-13-7(b) “Street Trees.”

Yes: 6 - Dave Bromley
Jamie Tsandes
Daniel Schoenfeld
Steven Wrigley
David Hart
Cameron Duncan

Absent: 2 - Monica Collard
Ron Mortimer

Public Meeting Items

2. [CUP0622202](#) VEG Animal Hospital Site Plan Review
[2-006351](#) 11084 S. State St.
[South Towne, Community #9]

Attachments: [Staff Report](#)

Doug Wheelwright introduced this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Steve Van Maren, 11039 S Lexington Circle, Sandy, said that he thinks it is a good use for the area.

Daniel Schoenfeld closed this item to public comment.

A motion was made by David Hart, seconded by Jamie Tsandes that the Planning Commission grant approval for the requested Conditional Use Permit for an Animal Hospital land use for the VEG Animal Hospital facility, as described in the Site Plan Review and the Conditional Use staff reports for the property located at 11084 S State St., based on the two findings and subject to the three conditions detailed in the staff report.

3. [SPR0826202](#) VEG Animal Hospital Site Plan Review
[2-006388](#) 11084 S. State St.
[South Towne, Community #9]

Attachments: [Staff Report](#)
[PC Site Plan Exhibits](#)

Doug Wheelwright introduced this item to the Planning Commission.

Jeff Larsen with Larsen Design Group spoke explained the articulation of the building and the site.

David Hart asked what the use is on the west side of the building.

Jeff Larsen replied that it is an access to an exterior generator that is fenced in and landscaped with one dog run.

Coleman Gregor with Larsen design group explained that the dog run wont be a play area but just to make sure dogs are able to walk.

Jamie Tsandes asked about the landscaping and if it meets code without sod.

Doug Wheelwright said yes.

Mike Wilcox clarified that if the park strip isn't 8' it cannot be sod and will need to be changed.

Doug Wheelwright explained the architecture meeting and that the building meets the design standards and recommends its approved as proposed.

Daniel Schoenfeld asked if the applicants are comfortable with staff report.

Kathy James said yes.

Daniel Schoenfeld opened this item to public comment

Steve Van Maren, 11039 S Lexington Circle, Sandy, asked about having working windows on the south and west sides of the building.

Daniel Schoenfeld closed this item to public comment.

Doug Wheelwright explained the windows and that it is back of house and some of the equipment stops them from having functional windows on those sides.

Cameron Duncan asked about electrical boxes and screening.

Doug Wheelwright said it is required and part of the final review with staff.

A motion was made by David Hart, seconded by Jamie Tsandes, that the Planning Commission determine that Preliminary Commercial Site Plan Review is complete for the VEG Animal Hospital project, located at 11084 S State St., and also to approve the proposed building architecture, materials and colors as now proposed by the applicant, based on the two findings and subject to the four conditions detailed in the staff report with a 5th condition added that the

landscaping plan meets the water wise ordinance if applicable.

Staff Note - After the meeting, it was determined that this application was made prior to the recent Waterwise Landscaping code amendments referenced in the discussion and motion went into effect. Therefore the new amendments will not apply to this project.

Yes: 6 - Dave Bromley
Jamie Tsandes
Daniel Schoenfeld
Steven Wrigley
David Hart
Cameron Duncan

Absent: 2 - Monica Collard
Ron Mortimer

Administrative Business

1. Minutes

An all in favor motion was made by Cameron Duncan to approve the meeting minutes from 06.01.2023.

[23-224](#)

Minutes

Attachments: [06.01.2023 Minutes \(DRAFT\)](#)

2. Election of Chair and Vice Chair

Daniel Schoenfeld was voted in as chair and David Hart was voted in as Vice Chair.

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