



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
Daniel Schoenfeld

Thursday, May 5, 2022

6:15 PM

City Hall & 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.

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FIELD TRIP

[22-146](#)

Field trip map

Attachments: [Map.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present 6 - Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Jamie Tsandes
Commissioner Michael Christopherson
Commissioner Cameron Duncan
Commissioner Daniel Schoenfeld

Absent 1 - Commissioner Ron Mortimer

Public Meeting Item

1. [SGN0425202](#) Walmart Sign Theme Amendment and amended condition of approval for overall EIFS color
[2-027872](#) 9151 S. Quarry Bend Dr.
[Community #7 - Quarry Bend]

Attachments: [Staff report and attachments.pdf](#)

Claire Hague introduced this item to the Planning Commission.

Heather Maxwell said that WalMart is trying to match their signs nationwide and said she agrees with the staff report.

Monica Collard opened this item to public comment.

Monica Collard closed this item to public comment.

A motion was made by Dave Bromley, seconded by Michael Christopherson, that the Planning Commission approve the modified sign theme for 9151 S. Quarry Bend Drive to allow the installation of the proposed signs as shown in the applicant's attached plans, as well as to allow the proposed color theme changes as shown in the attached color legend, subject to the two findings and two conditions outlined in the staff report.

Yes: 6 - Dave Bromley
Monica Collard
Jamie Tsandes Michael
Christopherson
Cameron Duncan
Daniel Schoenfeld

Absent: 1 - Ron Mortimer

Public Hearing Item

2. [CA04182022](#) Amendments Related to Water Efficient Landscaping Standards
[-0006307](#) Amend Title 21, Chapter 25, Landscaping Standards, of the Sandy Municipal Code

Attachments: [Staff report.pdf](#)
[Exhibit A.pdf](#)
[Exhibit B.pdf](#)

Mike Wilcox presented this item to the Planning Commission.

Monica Collard asked to clarify the term of turf and asked if there's anything in the code that requires a barrier with xeriscape.

Mike Wilcox said that weed barriers are required with xeriscape and briefly spoke about maintenance.

Monica Collard asked if astro turf could be added as permitted use.

James Sorensen said there are several lawns that are full turf in the front.

Mike Wilcox said we could provide a provision that would allow for both live and artificial.

Monica Collard said it could be a good thing with water conservation.

Richard Benham from Public Utilities said that there is no minimum but there is a maximum of landscaping of 20% and that if they wanted to specifically say astro turf is allowed for permitted use they could include that.

Dave Bromley said that this could get confusing in the ordinance with having 20% live turf, 20% artificial turf and 60% mixed.

Michael Christopherson said he doesn't see a purpose for adding references for artificial turf if it's not prohibited or restricted.

Mike Wilcox said turf areas are not required.

Cameron Duncan said it's important to have a minimum live plant requirement.

Jamie Tsandes recommends not adding artificial turf in the ordinance. Jamie asked for clarification on turf allowed in park strips and if the city has many park strips wider than 8'.

Mike Wilcox said the city does have park strips that are 8' and wider and that astro turf is allowed.

Jamie Tsandes asked if the city has thought about requiring trees to be placed on a different irrigation zone and not allowing trees and grass to be planted in a park strip.

Mike Wilcox pointed out, in Exhibit A, that grouping plants together is encouraged but not required.

Richard Bernham said there's also language for drip irrigation.

Jamie Tsandes recommends the language to be spelled out saying trees need to be watered on a separate irrigation zone because it could be interpreted in different ways.

Abi Holt from Public Utilities said that the state has some requirements that they'll require from all municipalities that want to continue to receive funding from the state for local programs like flip your strip and localscape.

Monica Collard opened this item to public comment.

Steven Van Maren, 11039 S. Lexington Circle, asked if the slope should be the same and asked about bark mulch.

Monica Collard closed this item to public comment.

Dave Bromley replied to Steve Van Maren's comment, regarding the slope, that it seemed ok.

Mike Wilcox clarified that the reason the slope's are different is because it's for different areas.

Dan Media said that bark mulch is not allowed in park strips only rock.

A motion was made by Michael Christopherson, seconded by Cameron Duncan that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, Chapter 25, Landscaping Standards, of the Sandy Municipal Code, as shown in the revised Exhibit A as presented in the meeting and based on the two findings outlined in the staff report.

Yes: 6 - Dave Bromley
Monica Collard
Jamie Tsandes Michael
Christopherson
Cameron Duncan
Daniel Schoenfeld

Absent: 1 - Ron Mortimer

Administrative Business

1. [22-147](#) Planning Commission minutes (4-21-22) DRAFT

Attachments: [04.21.2022 PC Minutes \(DRAFT\).pdf](#)

Approved with revisions.

2. **22-150** Development report

Attachments: 4.29.22 Development Report.pdf

3. Director's Report

Adjournment

An all in favor motion was made and approved 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.

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