



Sandy City, Utah

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Meeting Minutes

Planning Commission

Dave Bromley
Michael Christopherson
Monica Collard
Ron Mortimer
Jamie Tsandes
Cameron Duncan
Jeff Lovell
Daniel Schoenfeld (Alternate)

Thursday, September 16, 2021

6:15 PM

On-Line

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 September 16, 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 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/87391129838>

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

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

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Webinar ID: 873 9112 9838

Webinar Password: 325169

FIELD TRIP

[21-345](#)

Field Trip for 9-16-21

Attachments: [map.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

- Present** 5 - Commissioner Dave Bromley
Commissioner Ron Mortimer
Commissioner Michael Christopherson
Commissioner Jeff Lovell
Commissioner Cameron Duncan
- Absent** 3 - Commissioner Monica Collard
Commissioner Jamie Tsandes
Commissioner Daniel Schoenfeld

Public Meeting Items

1. [SUB0707202](#) Creek Road Office Condominiums 5th Amended (Preliminary Review)
[1-006097](#) 7410 S. Creek Road
[Community #6]

Attachments: [Staff report, materials and map.pdf](#)
[Posting Pic 1 \(09-03-21\)](#)

Brian McCuistion introduced this item to Planning Commission.

Cameron Duncan asked for clarification of the training area.

Brian McCuistion said it's for office space.

Marcus Green said the space would be used for training his employees on how to do real estate and that his employees have their individual office spaces upstairs.

Cameron Duncan asked if the space would be used for visitor use.

Marcus Green said it's for employee training use only.

Jeff Lovell said there was an email received from a member of the community, Christine Olsen, who has concerns about the lack of windows in the basement and parking limitations.

Marcus Green reiterated that the area downstairs would not be used for office space and would only be used for training.

Jeff Lovell asked about overall parking congestion.

Marcus Green said that parking congestion has never been an issue.

Jeff Lovell opened this item to public comment.

Jeff Lovell closed this item to public comment.

A motion was made by Cameron Duncan, seconded by Dave Bromley that the Planning Commission determine that the preliminary review is complete for the Creek Road Office Condominium 5th Amended plat located at 7410 S Creek Road, based on the two findings and five conditions outlined in the staff report.

Yes: 5 - Dave Bromley
Ron Mortimer
Michael Christopherson
Jeff Lovell
Cameron Duncan

Absent: 3 - Monica Collard
Jamie Tsandes
Daniel Schoenfeld

2. [CUP0816202](#) Taylor Accessory Structure (Conditional Use Permit - Increased square
[1-006130](#) footage and setback waiver)
10853 S. High Ridge Lane
[Community #28 - Pepper Dell]

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

Brynn Bohlender introduced this item to Planning Commission.

Cameron Duncan asked about condition number three and how it talks about having columnar trees spaced at twenty feet on center and asked if it's a big enough space to plant trees.

Brynn Bohlender said it was just to create a buffer due to the increase in height of the structure.

Brad Taylor further commented on the height of the structure and that he will plant trees if he needs to.

Dave Bromley asked Brad Taylor if his property line was recently cut down on the south side.

Brad Taylor said that it was and that his backyard was tiered and had a steep grade so he moved the retaining walls back and flattened the backyard and confirmed there is a retaining wall on the south side and the structure of the building would be next to the retaining wall.

Dave Bromley asked about height of the retaining wall.

Brad Taylor said the wall is under four feet.

Jeff Lovell opened to public comment

Jeff Lovell closed public comment

Dave Bromley suggested to remove the condition on the trees because of the height of the retaining wall.

Ron Mortimer agreed with Dave Bromley.

Cameron Duncan also agreed to omit the condition of the trees.

Michael Christopherson also agreed with the direction of the discussion.

A motion was made by Dave Bromley, seconded by Michael Christopherson that the Planning Commission approve a Conditional User Permit for Brad Taylor for the property located at 10853 S. High Ridge Lane to allow for a 1,144 square foot accessory structure with a maximum height of 19.5 feet as described in the application materials with a setback waiver of four feet (minimum setback of seven feet from the property line) based on the two findings and subject to the

seven conditions detailed in the staff report and omit condition number three that the applicant landscapes the side of the proposed structure with columnar trees spaced 20' on center to mitigate the potential impacts of the requested setback waiver.

Yes: 5 - Dave Bromley
Ron Mortimer
Michael Christopherson
Jeff Lovell
Cameron Duncan

Absent: 3 - Monica Collard
Jamie Tsandes
Daniel Schoenfeld

3. [SPR08032021-006124](#) The Summit Two @ the Cairn's Mixed Use Development Master Plan and Phase Two Preliminary Site Plan Review
10281 S. Monroe St.
[Community #9 - South Towne]

Attachments: [Staff report, Appendix D, plans and elevations.pdf](#)

Doug Wheelwright explained the project in full detail.

Ron Raddon said they've been working for six years on this project, talked about the restaurants in the hotel and thanked the staff for their hard work.

Anthony Lyman talked about the Cairns district having strict requirements. He explained that this project is requesting exceptions to a few of the requirements. The proposed enhancement for this project are outlined in the response to Appendix D. He felt that the enhancements are aligned with the exceptions requested.

Jeff Lovell opened this item to public comment.

Jeff Lovell closed this item to public comment.

Dave Bromley said he thought the details and exceptions in this project were handled well.

Cameron Duncan agreed with Dave Bromley and then asked about the wetlands relocation project.

Doug Wheelwright talked about the wetland relocation project and that it's five acres at the new site and it's still in the works.

A motion was made by Michael Christopherson, seconded by Dave Bromley that the Planning Commission accept the proposed master site plan, with two phases and find that the preliminary site plan review is complete for Phase 1, Summit 2 @ The Cairns, mixed use development located at approximately 10281 S. Monroe Street based on the four findings and subject to the thirteen conditions outlined in the staff report.

Yes: 5 - Dave Bromley
Ron Mortimer
Michael Christopherson
Jeff Lovell
Cameron Duncan

Yes: 5 - Dave Bromley
Ron Mortimer
Michael Christopherson
Jeff Lovell
Cameron Duncan

Absent: 3 - Monica Collard
Jamie Tsandes
Daniel Schoenfeld

Absent: 3 - Monica Collard
Jamie Tsandes
Daniel Schoenfeld

4. [CUP0907202](#) The Summit @ the Cairn's Mixed Use Development (Conditional Use
[1-006145](#) Permit)
10281 S. Monroe Street
[Community #9 - South Towne]

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

A motion was made by Michael Christopherson, seconded by Dave Bromley that the Planning Commission grant the Conditional Use request to allow a Mixed Use Development to be located at 10281 S. Monroe St., based on the staff report, the staff findings 1 to 15 detailed in the staff report and the analysis of the Conditional Use Standards and the three additional findings and subject to the three conditions outlined in the staff report.

Yes: 5 - Dave Bromley
Ron Mortimer
Michael Christopherson
Jeff Lovell
Cameron Duncan

Absent: 3 - Monica Collard
Jamie Tsandes
Daniel Schoenfeld

5. [SUB0628202](#) The Orchard at Farnsworth Farms Subdivision (Preliminary Review)
[1-006091](#) 11237 S. Farnsworth Ln.
[\(PC\)](#) [Community #11 - Crescent]

Attachments: [Staff report.pdf](#)
[Maps and materials.pdf](#)
[Neighborhood Meeting Summary](#)
[Mark Ciullo Public Comment email](#)
[Posting Pic 1 \(09-03-21\)](#)
[Itemized list to City Staff for Site Plan](#)

Craig Evans presented this item to Planning Commission.

Nathan Shipp said this project came back to Planning Commission twice and believes their application is now complete.

Michael Christopherson asked about widening the pedestrian mews from four feet to six feet.

Joe Salisbury replied saying they will keep it at four feet to keep as much green space as possible.

Cameron Duncan asked Craig Evans if a four foot sidewalk will function for emergency access.

Craig Evans said that four feet would be fine.

Jeff Lovell asked Craig Evans if there will be any fencing along 700 East or will it remain open.

Craig Evans said that there will be fencing between the buildings and there are gates being proposed that do meet city ordinance and UDOT requirements since 700 East is a UDOT road. Craig Evans also talked about a traffic study that was done regarding queuing at the gates.

Dave Bromley asked if cars are not able to gain access past the gate is there room for vehicles to exit without having cars behind them backing up.

Joe Salisbury said that the entrances have been slightly widened and shaped to accommodate cars to easily turn around and exit.

Dave Bromley said that he saw a visual with four car stacking that did not show that cars could easily turn around without vehicles behind them having to back up.

Nathan Shipp said that was an old visual and since then they've modified it based on feedback from traffic engineers addressing this very issue.

Brittany Ward said that the latest traffic study showed there's enough room for three vehicles to queue at the gate but the trip generation rate said there would be one vehicle entering every three minutes so there would be plenty of room for queuing. The design appears to have enough room for a car to turn around, if they need to, and said that the

splitter islands have mountable curbs that cars can drive up and over if they need to.

Dave Bromley asked Brittany Ward if she's seen modeling.

Brittany Ward said there hasn't been an auto turn diagram submitted and Planning Commission can request one for her to review and she's confident that the results of the traffic study are accurate.

Dave Bromley asked if there are future safety issues could there be a condition put in that the gates remain open during peak morning and evening hours.

Craig Evans recommended that it be upon review.

Brittany Ward suggested that Planning Commission request to submit an auto turn diagram for her to review and approve to prevent this from having to come back for review.

Cameron Duncan said that on the second motion, condition number four it says, that the gates be located such that they adhere to Sandy City ordinance and also comply with UDOT's queuing requirements and asked if Dave Bromley feels comfortable with that.

Dave Bromley said he doesn't know what UDOT's requirements are, or if Sandy City ordinances are being complied with.

Cameron Duncan said he feels comfortable with the approvals.

Joe Salisbury said that part of UDOT's approval did include an understanding of the queuing at the gate.

Dave Bromley asked if UDOT's approval included the ability to safely turn around without vehicles having to back out and still keep the three vehicle stacking.

Joe Salisbury said they will provide the auto turn diagram to Brittany Ward for review.

James Sorensen said the city attorney is available to comment on what Planning Commission's role is for this project.

Darien Alcorn explained that there is a City Council ordinance that incorporated a concept plan and the intent was to ensure the project went through the standard Planning Commission and staff review process and if that created any changes, those changes would go back to City Council for review and approval. Darien also said that some of the special exceptions are a reflection of an attempt to stay as close to the concept plan as possible and that the intent was not to dictate to Planning Commission on how to review a project but any changes made will need to go to City Council for review and approval.

Dave Bromley asked about the 38 foot right of way versus 40 feet on the plat and what staff is comfortable with.

Craig Evans answered saying the 38 foot cross section is correct and the plat showing 40 feet is incorrect.

Jeff Lovell introduced public comments submitted via email from Mark Ciullo and Mark Scott and asked Craig Evans if a noise study was conducted.

Craig Evans said there hasn't been one submitted.

Jeff Lovell opened this item to public comment.

John Annunziata commented that he supports the project.

Dan Nelson is concerned that the four foot wide sidewalk in the parcel A area isn't wide enough and recommends a wider sidewalk so emergency response teams can have adequate room.

Michael Mahoney has concerns relating to flood risk and the height of the units.

Mark Ciullo does not want the site plan to be approved due to changes and items that have not been included on the site plan.

Jeff Lovell closed this item to public comment.

Craig Evans said that the single story twin homes that run around the perimeter are 24' tall and said the four feet sidewalk is up for change.

Michael Christopherson wanted to clarify that emergency response teams would access the road behind the units and not the pedestrian mews.

Craig Evans said that the Fire Department reviewed the project and clarified that they may gain access through the alley for their truck but will enter through the front door unless there's an obvious bigger emergency where they'll need to gain access from any point.

Michael Christopherson asked if the Fire Department is comfortable with a four foot sidewalk.

Craig Evans said the Fire Department has seen the plan and has not expressed any concerns with it.

James Sorensen confirmed that if the Fire Department signs off on the plat that means they've reviewed and approved it.

Ryan Kump responded to Michael Mahoney's concern about flood risk and said that the developer will create a pond to catch and detain water to prevent flooding. There's also a storm drain inlet that will run through the easement and into the existing storm drain system as the overflow.

Dave Bromley asked Ryan Kump where does the storm drain go.

Ryan Kump said this development has an existing storm drain easement that runs to the west and ties into the storm drain system in the neighborhood to the west.

James Sorensen verified what Ryan Kump said.

Joe Salisbury confirmed the easement and said their current plan is to tie in the storm drain and flow it westward to Farnsworth Farms Lane.

Ryan Kump said the ability to tie into that existing storm drain network will greatly reduce the risk for flood potential.

Dave Bromley asked if it's ok to not to have the specific building height for the perimeter units in the conditions of approval.

Craig Evans said that in the staff report there is a paragraph dedicated to the building height and it also includes the twin homes surrounding the perimeter.

Michael Christopherson asked Craig Evans if they are supposed to add in the architectural elevations into the conditions.

Jeff Lovell asked if they would include the special exceptions in the subdivision motion.

Craig Evans said the special exceptions would be part of the subdivision motion because it's one of the conditions of approval.

Jeff Lovell asked if commissioners had any concerns over special exceptions or four foot walk.

Dave Bromley likes the walk systems but he just wanted to make sure to put wording on the vehicle stacking and modeling.

Michael Christopherson asked Dave Bromley if it was part of the subdivision or site plan review.

Dave Bromley is unsure.

Craig Evans recommends it to be on the site plan review.

Michael Christopherson asked for clarification to existing conditions to require an auto turn diagram that is approved by our traffic engineer as a condition for approval.

Dave Bromley is comfortable with the rest of the special exceptions and the project.

Michael Christopherson said that special exceptions are granted all the time for infill developments and feels that the developer has done a good job with trying to create a balance and that the special exceptions make a lot of sense based on very detailed and careful work with the City and supports all the special exceptions.

Jeff Lovell said he thought the developer did a good job in trying to work the neighbors and put together a nice project.

Ron Mortimer suggested to use the term engineering analysis versus auto turn.

Cameron Duncan said he's fine with the four foot sidewalk plan.

A motion was made by Michael Christopherson, seconded by Dave Bromley, that the Planning Commission find the preliminary subdivision review is complete for The Orchard at Farnsworth Farms Subdivision, located at approximately 11237 S. 700 E., and that the Planning Commission approve special exceptions 1-5 as listed in the staff report based upon the three findings and subject to the seven conditions minus condition number six outlined in the staff report.

Yes: 5 - Dave Bromley
Ron Mortimer
Michael Christopherson
Jeff Lovell
Cameron Duncan

Absent: 3 - Monica Collard
Jamie Tsandes
Daniel Schoenfeld

[SPX0628202](#) The Orchard at Farnsworth Farms
[1-006088](#) 11237 S. 700 E.
[Community #11 - Crescent]

6. [SPR0628202](#) The Orchard at Farnsworth Farms (Preliminary Site Plan Review)
[1-006089](#) 11237 S. 700 E.
[\(PC\)](#) [Community #11 - Crescent]

Attachments: [Staff report.pdf](#)
[Maps and materials.pdf](#)
[Ordinance 20-04.pdf](#)

A motion was made by Michael Christopherson, seconded by Dave Bromley that the Planning Commission find that the site plan review is complete for The Orchard at Farnsworth Farms Subdivision, located at approximately 11237 S. 700 E., based upon conditions 1-8 in the staff report with an added condition that the architectural elevations, materials and colors reflected in the proposal included within the staff report be complied with and that the applicant submit an engineering analysis equivalent to an auto turn diagram to address concerns about vehicles turning around in the two entry way areas and that the Sandy City traffic engineer approve the analysis at her discretion.

Yes: 5 - Dave Bromley
Ron Mortimer
Michael Christopherson
Jeff Lovell
Cameron Duncan

Absent: 3 - Monica Collard
Jamie Tsandes
Daniel Schoenfeld

7. [CUP0628202](#) The Orchard at Farnsworth Farms (Conditional Use Permit)
[1-006086](#) 11237 S. 700 E.
[Community #11 - Crescent]

Attachments: [Staff report.pdf](#)

A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission grant the Conditional Use request to allow a PUD and multi-family dwelling uses to be located at 11237 S. 700 E. for The Orchard at Farnsworth Farms, based on the staff report, the staff findings 1 to 15 in the above analysis of the Conditional Use Standard and the two additional findings and subject to the four conditions detailed in the staff report.

Yes: 5 - Dave Bromley
Ron Mortimer
Michael Christopherson
Jeff Lovell
Cameron Duncan

Absent: 3 - Monica Collard
Jamie Tsandes
Daniel Schoenfeld

Administrative Business

1. [21-346](#) Planning Commission Minutes 9-02-21 (DRAFT)

Attachments: [09.02.2021 PC Minutes \(DRAFT\).pdf](#)

An all-in favor motion was made by Michael Christopherson to approve the meeting minutes for 09.02.2021

Yes: 5 - Dave Bromley
Ron Mortimer
Michael Christopherson
Jeff Lovell
Cameron Duncan

Absent: 3 - Monica Collard
Jamie Tsandes
Daniel Schoenfeld

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

Adjournment

An all-in favor motion was made by Jeff Lovell 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