



# Sandy City, Utah

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

## Meeting Agenda

### Planning Commission

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

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**Thursday, June 17, 2021**

**6:15 PM**

**On-line**

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Meeting procedures are found at the end of this agenda.

Electronic Meeting

Planning Commissioner 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.

Cameron Duncan, Chair  
Sandy City Planning Commission

The June 17, 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](mailto: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/82942884527>

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

Or join by phone:

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

US: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592

Webinar ID: 829 4288 4527

Webinar Password: 243402

## FIELD TRIP

[21-231](#)

Field trip map for 6-17-21

**Attachments:** [Field trip map.pdf](#)

## 6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

## Public Meeting Items

- [SUB0427202](#) Crescent View Peaks Subdivision (Preliminary Review)  
[1-006035](#) 137 E. 11000 S.  
[Community #11 - Crescent]

**Attachments:** [Staff report.pdf](#)  
[PC maps and materials.pdf](#)
- [SUB0506202](#) Sandy Mall Subdivision 2, Amending Lot 1 (Preliminary Review)  
[1-006044](#) 9471 S. 700 E.  
[Community #8 - Edgemont]

**Attachments:** [Staff report.pdf](#)  
[PC maps and materials.pdf](#)

3. [CUP-05-30-2  
021-6037](#) Anderson Accessory Structure (Conditional Use Permit - Increased height and setback waiver)  
36 S. Northridge Way  
(Community #28 - Pepper Dell)  
  
**Attachments:** [Staff report, documents and map.pdf](#)
4. [MISC-06-04-2  
021-6064](#) Pioneer Crossing Subdivision (Reconsideration of Condition of Approval Number 16)  
143 E. Pioneer Ave. (8530 South)  
[Community #3 - Sandy Woods]  
  
**Attachments:** [Staff report with attachments.pdf](#)
5. [SPR-04-21-60  
24](#) Comcast Headquarters Modified Site Plan (Preliminary Review)  
9602 S. 300 W.  
[Community #2 - Civic Center]  
  
**Attachments:** [Staff report.pdf](#)  
[PC Exhibits.pdf](#)
6. [SPX0603202  
1-006063](#) Clark Special Exception for Alteration of 30% Slope  
3 Pepperwood Drive  
[Pepper Dell, Community #28]  
  
**Attachments:** [Staff Report](#)  
[Applicant Letter to PC.pdf](#)  
[DRAWING OF SLOPE DEVIATION.pdf](#)  
[AS-BUILT SITE PLAN.pdf](#)  
[City Engineer Letter.pdf](#)  
[Original Approved Grading Plan.pdf](#)  
[Original Approved ReVegetation Plan.pdf](#)  
[Photos](#)

## Public Hearing Item

7. [CA06012021-  
0006062](#) Effects of Eminent Domain Proceedings  
Amend Title 21, Chapter 2, General Provisions, of the Sandy Municipal Code  
  
**Attachments:** [Staff report.pdf](#)  
[Exhibit A.pdf](#)

## Administrative Business

1. [21-232](#) Planning Commission Minutes for 6.3.21 (DRAFT)  
  
**Attachments:** [06.03.2021 PC Minutes \(DRAFT\).pdf](#)

2. [21-224](#) Voting for Chair and Vice Chair

3. Director's Report

## Adjournment

### 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