



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, June 20, 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:

https://us02web.zoom.us/webinar/register/WN_9aDW5WmETcaSalA6huY40g

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

You can join the meeting with the following link:

<https://us02web.zoom.us/j/84845202124>

Or join via phone by dialing:

US: 346 248 7799 or 699 444 9171 or 669 900 6833 or 719 359 4580 or 253 205 0468 or 253 215 8782

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

International numbers available: <https://us02web.zoom.us/j/84845202124>

Webinar ID: 848 4520 2124

Passcode: 789849

4:00 PM FIELD TRIP

1. [24-232](#) Field Trip will depart from the west steps of City Hall.

Attachments: [Map](#)

5:15 PM EXECUTIVE SESSION

General Plan discussion held in the Community Development Conference Room.

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

- Present** 6 - Commissioner Dave Bromley
Commissioner Cameron Duncan
Commissioner David Hart
Commissioner Ron Mortimer
Commissioner Daniel Schoenfeld
Commissioner Jennifer George
- Absent** 3 - Commissioner Jamie Tsandes
Commissioner Steven Wrigley
Commissioner Craig Kitterman

Public Hearings

2. [CA04262024](#) Amendments to Title 21 Land Development Code related to Elements of
[-0006761](#) the General Plan
[\(PC\)](#)

Attachments: [Staff Report and Exhibits](#)

Melissa Anderson introduced this item to the Planning Commission and stated that the code amendments ensure the General Plan Elements referenced in the Land Development Code are consistent with the requirements of the Utah Code.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, of the Sandy Municipal Code, related to Elements of the General Plan Elements based on the findings detailed in the staff report. The motion carried by the following role call vote:

- Yes:** 6 - Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Jennifer George
- Absent:** 3 - Jamie Tsandes
Steven Wrigley
Craig Kitterman

Public Meeting Items

3. [SPX0612202](#) Alta Park Subdivision (Special Exception Review)
[4-006781](#) 11190 S. 1000 E.
[Community #13, Alta High]

A motion was made by David Hart, seconded by Dave Bromley, that the Planning Commission approve a special exception to create two flag lots for the Alta Park Subdivision located at 11190 S 1000 E served by a private street based on the findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Jennifer George

Absent: 3 - Jamie Tsandes
Steven Wrigley
Craig Kitterman

DRAFT

4. [SUB0507202](#) Alta Park Subdivision (Preliminary Subdivision Review)
[4-006766](#) 11190 S. 1000 E.
[Community #13, Alta High]

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

Thomas Irvin introduced this item to the Planning Commission.

David Hart asked if the fire department has reviewed this for fire access.

Thomas Irvin said yes.

Dwayne Rasmussen, 6900 S 900 E, Midvale, is the developer for this project and is available for any questions.

Daniel Schoenfeld asked Dwayne Rasmussen if he's read the staff report.

Dwayne Rasmussen said yes.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

Dave Bromley asked if there should be an additional condition regarding a maintenance agreement for the private driveway.

Mike Wilcox said that would be an acceptable addition.

A motion was made by Cameron Duncan, seconded by David Hart, that the Planning Commission determine that preliminary subdivision review for the Alta Park Subdivision located at 11190 S. 1000 E. is substantially complete based on the findings and subject to three conditions detailed in the staff report with the addition of a 4th condition - That a shared access and maintenance agreement is applied to the flagpole portion of the lot. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Jennifer George

Absent: 3 - Jamie Tsandes
Steven Wrigley
Craig Kitterman

5. [CUP0219202](#) Canny Kids Daycare (Conditional Use Permit)
[4-006714](#) 1669 E. 11400 S.
[Community #23, Sunrise]

Attachments: [Staff Report](#)

Sarah Stringham introduced this item to the Planning Commission.

Christine Boyd, 1669 E 11400 S, said she has every intention on keeping the children and neighborhood safe.

Daniel Schoenfeld asked if she's read the staff report.

Christine Boyd said yes and mentioned that the kids in her daycare do not climb trees and understands some concerns in the staff report are related to traffic.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

Cameron Duncan asked Sarah Stringham about the direction of travel and if it was resolved.

Sarah Stringham said yes.

David Hart asked Christine Boyd if she's okay with condition #1.

Christine Boyd said that her gate system makes it a little difficult and feels the flow of traffic goes in the direction of her gates and asked if its mandatory to change.

Cameron Duncan said if it's a condition then it's mandatory.

David Hart said the issue is the line of sight and the request to switch is that it's a better view when you're leaving.

Mike Wilcox said the other alternative is to work with the neighbor and have them modify their fencing and the easier solution would be to switch the direction of travel.

A motion was made by David Hart, seconded by Jennifer George, that the Planning Commission approve a category II home occupation conditional use permit for daycare use as described in the staff report for the property located at 1669 E 11400 S based on the findings and subject to the four conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Jennifer George

Absent: 3 - Jamie Tsandes
Steven Wrigley
Craig Kitterman

6. [CUP0506202](#) Milk and Cookies Painting (Conditional Use Permit)
[4-006764](#) 107 E. Benson Way
[Community #4, Historic Sandy]

Attachments: [Staff Report](#)

Sarah Stringham introduced this item to the Planning Commission.

Jeff Olson, 107 E Benson Way, said he's a graphic designer & artist and would love to teach art.

Daniel Schoenfeld asked Jeff Olson if he's read the staff report.

Jeff Olson said yes.

David Hart said his sign might be out of compliance.

Daniel Schoenfeld opened this item for public comment.

Sally Egbert, 103 E Benson Way, is Jeff Olson's neighbor and said that she has no problem with this request.

Daniel Hackley, 92 E Benson Way, asked what his business hours will be.

Daniel Schoenfeld closed this item to public comment.

Jeff Olson replied that the business hours will be range from 9a -8:30pm.

A motion was made by Dave Bromley, seconded by David Hart, that the Planning Commission approve a Conditional Use Permit for a category II home occupation for child group activities as described in the staff report for the property located at 107 E Benson Way based on the findings and subject to the four conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Jennifer George

Absent: 3 - Jamie Tsandes
Steven Wrigley
Craig Kitterman

7. [CUP0507202](#) Dall Accessory Structure (Conditional Use Permit)
[4-006765](#) 27 Northridge Way
[Community #28, Pepper Dell]

Attachments: [Staff Report](#)

Sarah Stringham introduced this item to the Planning Commission.

Corby Dall, 27 Northridge Way, said the accessory structure is to store excess vehicles.

Daniel Schoenfeld asked Corby Dall if he's read the staff report.

Corby Dall said yes.

Cameron Duncan asked how high the garage door is

Corby Dall said 12 feet and that he's done everything in his power to make it so this is not a giant obstruction for his next door neighbor.

Daniel Schoenfeld opened this item for public comment.

Robert Tucker, 28 Northridge Way, said that he opposes the project unless he and the applicant can come to a compromise that doesn't result in damaging his view and the value of his property.

Andrew Stitt, 1084 S Lostwood Drive, asked if there's been an environmental study has been done and if there's any mitigation to prevent erosion.

Daniel Schoenfeld closed this item for public comment.

Sarah Stringham said this area is in the SAO Zone and this project would go through the sensitive area overlay zone review process.

Ryan Kump, Acting City Engineer, said with an SAO review they are requiring a full grading plan and a SWIPP to be submitted.

Mike Wilcox said that the Planning Commission can mitigate impacts created by the applicant's request and the request tonight is for height and reduction in setback. The code prohibits protection of views or sight lines.

Cameron Duncan said that it looks like there's still two or three feet where the garage could be moved over a bit.

Dave Bromley said that makes sense.

David Hart said his only hesitation is that it's a little off centered visually because of the door.

Cameron Duncan said it probably sits back 70 feet from the road and would be okay if they dropped the roof a little bit.

A motion was made by Dave Bromley, seconded by David Hart, that the Planning

Commission approve a Conditional Use Permit for an accessory structure with additional height and reduced setbacks as described in the staff report for the property located at 27 Northridge Way based on the findings and subject to the five conditions detailed in the staff report with a modification to add a 6th condition - That there be a 7 ft setback from the property line. The motion carried by the following roll call vote:

Yes: 5 - Dave Bromley
David Hart
Ron Mortimer
Daniel Schoenfeld
Jennifer George

No: 1 - Cameron Duncan

Absent: 3 - Jamie Tsandes
Steven Wrigley
Craig Kitterman

Administrative Business

1. Minutes

An all in favor motion was made by Cameron Duncan to approve the meeting minutes from 05.16.2024.

[24-233](#)

Minutes

Attachments: [05.16.2024 Minutes](#)

2. Election of Chair and Vice Chair

David Hart was voted in as Chair and Dave Bromley 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