



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, August 18, 2022

6:15 PM

City Hall and Online

Amended 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: 858 1667 5277

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4:00 PM FIELD TRIP

[22-308](#)

Field Trip Map

Attachments: [081822](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present 5 - Commissioner Monica Collard
Commissioner Jamie Tsandes
Commissioner Michael Christopherson
Commissioner Cameron Duncan
Commissioner Daniel Schoenfeld

Absent 2-
Commissioner Dave Bromley
Commissioner Ron Mortimer

Public Hearings

DRAFT

1. [GPA0727202](#) General Plan Amendment
[2-6366 \(PC\)](#) Moderate Income Housing Element

Attachments: [Staff Report](#)

[Moderate Income Housing Element \(proposed-new\)](#)

[Housing Element \(proposed-revised\)](#)

[Housing Element \(proposed clean\)](#)

[Notice](#)

Jake Warner introduced this item to the Planning Commission.

Cameron Duncan asked Jake Warner about allowing external accessory dwelling units.

Jake Warner explained saying we need to look at the potential.

Cameron Duncan asked about parking requirements.

Jake Warner said we have introduced implementation actions for monitoring and evaluation to prevent additional burden on residents.

Cameron Duncan opened this item to public comment.

Steve Van Maren, 11039 S Lexington Circle, Sandy, said the housing costs for 2020 are different from 2022 and wants this item to be available to City Council for public comment.

James Sorensen deferred Steve Van Maren's comment to city council.

Cameron Duncan closed this item to public comment.

Michael Christopherson said he's in support of moving this item forward.

Danny Schoenfeld asked about the station area plans for stations located in Draper.

Jake Warner said that they'll most likely ask for waivers for the two stations that overlap into Draper. And in response to Steve Van Maren's question about housing costs, Jake said that this draft uses the existing moderate-income housing information from the Housing Element, knowing that the City will be updating with the new General Plan.

Michael Christopherson asked what is the process for annually tracking information.

Jake Warner described the City's current process and explained that the State is working on providing models and better direction for annual reporting.

A motion was made by Michael Christopherson, seconded by Monica Collard, that the Planning Commission forward a positive recommendation to the City Council to amend the Sandy City General Plan, revising the Housing Element and adopting the Moderate Income Housing Element.

Yes: 5 - Monica Collard
Jamie Tsandes
Michael Christopherson
Cameron Duncan
Daniel Schoenfeld

Absent: 2 - Dave Bromley
Ron Mortimer

Public Meeting Items

2. [CUP0412202](#) Pavel Accessory Structure (Conditional Use Permit - Increased Size)
[2-006302](#) 529 E. 8800 S.
[Community #1 - Historic Sandy]

Attachments: [Final Staf Report with attachments](#)

Brynn Bohlender introduced this item to the Planning Commission.

Pavel Uhlir said the detached garage is behind the fence on the left side, there's two entrances into the garage and is in agreement with the staff report.

Michael Christopherson mentioned the landscaping concern in the staff report and asked him if he feels comfortable with the maintenance code.

Pavel Uhlir said he was unaware of the maintenance code but will

comply. Brynn Bohlender said Sandy City doesn't allow for zeroscaping.

Mike Wilcox clarified that Sandy City allows xeriscaping (drought tolerant plants/trees, mulch, etc) but not zeroscaping.

Cameron Duncan asked if the applicant is required to put down sod.

Mike Wilcox said no.

Jamie Tsandes asked if there's a percentage of live plants that we're asking the applicant to do.

Mike Wilcox said no, there just needs to be live plant materials in the landscape and that staff will work with the applicant to make sure he complies.

Cameron Duncan opened this item to public comment.

Cameron Duncan closed this item to public comment.

A motion was made by Monica Collard, seconded by Jamie Tsandes, that the Planning Commission approve a Conditional Use Permit for Pavel Uhlir at the property located at 529 East 8800 South to allow for a 900 square foot accessory structure as described in the application and based on the one finding and subject to the five conditions detailed in the staff report.

Yes: 5 - Monica Collard
Jamie Tsandes
Michael Christopherson
Cameron Duncan
Daniel Schoenfeld

Absent: 2 - Dave Bromley
Ron Mortimer

3. [CUP0722202](#) Sandy Infant and Childcare (Category II Home Occupation Conditional Use
[2-006363](#) Permit)
1616 East Waters Lane
[Community #16 - Falcon Park]

Attachments: [Request to Withdraw](#)
[Sandy Infant and Childcare.pdf](#)

This item was withdrawn by the applicant.

DRAFT

4. [SPR-02-20-5](#) American Loans Office - Architectural Design Exception Request for a
[810-A](#) Modification of the 20 Percent Limit on Stucco Exterior Building Material
Use
8800 South Harrison Street
[Community #1, Northern Exposure]

Attachments: [STAFF REPORT](#)

Doug Wheelwright introduced this item to Planning Commission.

Jim Darling, 4747 Box Elder Street, Murray and Mark Stephenson, 2003 Eagle Crest Drive, Draper. Both said that they agree with the staff report and wanted to make a correction to the background section on page 2 of the staff report, as to how this fire rated wall issue came about. Mr. Darling stated that it was the City Fire Marshall that changed his mind about whether or not the fire sprinklers were needed.

Cameron Duncan asked how would they apply the metal grid and still maintain the water resistance of the north wall.

Jim Darling said it would be a screwed on system which is much less evasive than scoring.

Cameron Duncan asked if they adhered the metal grid would it offer long term durability.

Jim Darling answered yes.

Monica Collard asked if the grid system is similar to what's on the south west.

Mark Stephenson answered yes.

Monica Collard asked why they chose the color of the terra neo and if there was a color that was more compatible to the rest of the building.

Mark Stephenson said the Terra Neo product has mainly earth tone colors available and what they chose was the most compatible to the black brick on the building.

Monica Collard said she likes the look of the rustic building but the Terra Neo doesn't fit.

Jim Darling said this is what you would see in other jurisdictions and industrial districts with the anticipation that another building might be built right up against that wall.

Mark Stephenson said there's no windows allowed on the north wall.

Jim Darling said this property was affected by the expansion of I-80 and in the end they were left with a very difficult shaped parcel to try to do the best they could.

Monica Collard asked if they thought about using a metal product with regards to fire rating.

Jim Darling answered that they didn't think about using a metal product here.

Cameron Duncan opened this item to public comment.

Steve Van Maren, 11039 S Lexington Circle, Sandy, said the sprinklers are on the inside and asked why is the outside being protected.

Jim Darling answered Steve Van Maren's question saying that the fire rating is from both sides of the wall.

Cameron Duncan closed this item to public comment.

Cameron Duncan said if there was an adjacent building built one foot away from your building and that caught on fire the fire rated wall will protect your building.

Jamie Tsandes said she saw this item went to the Architectural Review Committee in 2021 and asked if it will go again.

Doug Wheelwright said it will not go to the Architectural Review Committee.

A motion was made by Michael Christopherson, seconded by Daniel Schoenfeld, that the Planning Commission find that the requested use of "Terra Neo type" stucco material on 90 percent of the north wall of the north building on the site at 8800 S. Harrison Street be approved as proposed with the aluminum strips being added to increase the appearance of scoring density as represented in the new building elevation drawing details, based upon the three findings and one condition detailed in the staff report.

Yes: 5 - Monica Collard
 Jamie Tsandes
 Michael Christopherson
 Cameron Duncan
 Daniel Schoenfeld

Absent: 2 - Dave Bromley
 Ron Mortimer

Administrative Business

1. Minutes

An all-in favor motion was made by Michael Christopherson to approve the meeting minutes from 07.21.2022.

[22-310](#) Minutes from the July 21, 2022 Meeting

Attachments: [07.21.2022 PC Minutes \(DRAFT\)](#)

2. Review By-Law Amendments

[22-306](#) Amendments to the Planning Commission By-Laws

Attachments: [PC By-Laws \(Revision 8-18-2022\) - Draft](#)

Melissa Anderson spoke about the amendments.

An all-in favor motion was made to approve the amended by-laws.

3. Sandy City Development Report

[22-309](#) Development Report

Attachments: [DEVELOPMENT REPORT 07.28.2022](#)

4. 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.

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