



# 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*  
*Jeff Lovell*  
*NH Rather (Alternate)*  
*Daniel Schoenfeld (Alternate)*

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**Thursday, November 5, 2020**

**6:15 PM**

**On-line Meeting**

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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.

Jamie Tsandes, Chair  
Sandy City Planning Commission

The November 5, 2020 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/82397789137>

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: 823 9778 9137

Webinar Password: 224290

## FIELD TRIP

[20-381](#) Field trip for 11-5-2020

**Attachments:** [Map for 11-5-2020.pdf](#)

## 6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

- Present** 8 - Commissioner Dave Bromley  
 Commissioner Monica Collard  
 Commissioner Ron Mortimer  
 Commissioner Jamie Tsandes  
 Commissioner Michael Christopherson  
 Commissioner Jeff Lovell  
 Commissioner Cameron Duncan  
 Commissioner Daniel Schoenfeld
- Absent** 1 - Commissioner NH Rather

Introductions

## Public Hearing Item

1. [ZONE-03-20-5825\(PC2\)](#) Orchards at Farnsworth Farms Rezone (amended)  
11228 S. 700 E. from R-1-40A to PUD(10)  
[Community #11 - Crescent]

**Attachments:** [Planning Commission Staff Report.pdf](#)  
[Emails Received \(10.21.20-10.23.20\).pdf](#)  
[Emails Received \(10.23.20-11.5.20\)](#)  
[Emails Received \(11.5\)](#)

Jake Warner, Long Range Planning Manager, presented staff report to Planning Commission.

Representing DAI, the applicant, Nate Shipp and Joe Salisbury. Ryan Hales, Traffic Engineer for DAI, presented for the applicant as well.

No comments and/or questions from Planning Commission members to the applicant.

Jamie Tsandes opened the meeting for public comment.

Chad Jones, 735 Dusty Creek Ave, is against the rezoning of this property.

Shane Duffin, 11159 Farnsworth Ln, is in favor of the rezoning of this property.

Mark Cuillo, 476 E Wild Cherry, is against the rezoning of this property.

Dan Nelson, 11035 S Great Pine Cove, Apt 101, is against the rezoning of this property.

John Annunziata, 11175 S Farnsworth Ln, is in favor of the rezoning of this property.

Lucy, 1300 E 11400 S, is against the rezoning of this property.

Don Cann, 10566 S Blossom Tree Ln, is against the rezoning of this property.

Andy Welch, 10681 S 540 E, is in favor of the rezoning.

Katie Johnson, lives by the new Reams development, is in favor of the rezoning.

Tyler Hurd, 11282 S Sandy Dunes Dr, is against the rezoning of this property.

David Hall, 646 Apple Tree Dr, is in favor of the rezoning.

Jody Hadfield, 722 Sandy Dunes Dr, is against the rezoning.

Jamie Tsandes closed the meeting to public comment.

Discussion among staff regarding rezoning.

A discussion among Planning Commission members and applicant regarding the need of a gate into this development.

Ryan Kump, Sandy City Engineer, responded to questions from citizens and staff regarding water pressure concerns.  
questions from Commission Members regarding a survey that had been put out on Facebook from City Councilwoman Monica Zoltanski.

Planning Commissioners shared their opinions on the rezone and concept plan as requested by City Council:

Jamie Tsandes believes that the Applicant has done a great job in revising their plan. She likes the theme of the project.

Michael Christopherson said that he was the only one that voted for the PUD (12) last time. He is supportive of the changes as proposed and believes there is a need for this type of project to provide opportunities for people to live in our community, especially along the transportation corridor like 700 E.

Dave Bromley appreciated the civil communication with the developer and the residents. Dave feels that the Applicant has done a good job of taking the feedback and revising the plan. He thought the amenity package was well-themed and thought out. He also likes the location of the open space and the view corridor into the project from 700 E. The gate at the entrances is a good thing but is concerned about the stacking and potential blocking of traffic on 700 E. Dave also felt that the building articulation was commendable. There is a concern of the cumulative effect over time of higher density projects in the City but feels that the higher density projects should be closer to the freeway.

Monica Collard feels that the Applicant has definitely improved the plan. Monica has a concern over rear loaded units. She does like the townhome project that was built along 7800 S and feels that a lot of the concerns about traffic have not come to fruition. She has concerns with the gate, and additional discussion is needed on how fast people will be able to move through.

Cameron Duncan likes the unit reduction and the open space. He expressed support of the PUD, which will allow the Planning Commission to have influence on the heights of buildings and other elements of the project.

Jeff Lovell likes the changes and feels that this is a good compromise. He lives close to a similar project and believes that the perceived impacts have not been as bad as people thought they would be.

Daniel Schoenfeld says he has concerns about the gate and possible stacking onto 700 E.

**A motion was made by Michael Christopherson, seconded by Dave Bromley, that the Planning Commission recommend that the City Council approve the zone change from R-1-40A to PUD(10) based on the concept plan "as presented" and with direction to City Staff to provide a more detailed summary of the Planning Commission's specific comments, both positive and negative, in reaction to the concept plan and presentation presented to them in response to the City Councils request. In addition, that the Planning Commission be allowed, even informally, to review and approve that summary prior to it being forwarded to the City Council for their review.**

- Yes:** 7 - Dave Bromley  
 Monica Collard  
 Ron Mortimer  
 Jamie Tsandes  
 Michael Christopherson  
 Jeff Lovell  
 Cameron Duncan

- Absent:** 1 - NH Rather

## Administrative Business

1. [20-382](#) Planning Commission minutes 10.15.2020 (Draft)

**Attachments:** [PC Minutes 10.15.2020 \(DRAFT\).pdf](#)

**A motion was made by Jamie Tsandes, seconded by Dave Bromley, to approve the 10.15.2020 Planning Commission minutes . The motion carried by the following vote:**

**Yes:** 7 - Dave Bromley  
Monica Collard  
Ron Mortimer  
Jamie Tsandes  
Michael Christopherson  
Jeff Lovell  
Cameron Duncan

**Absent:** 1 - NH Rather

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

## Adjournment

**A motion was made by Michael Christopherson that this Adjournment.. The motion carried by the following vote:**

**Yes:** 8 - Dave Bromley  
Monica Collard  
Ron Mortimer  
Jamie Tsandes  
Michael Christopherson  
Jeff Lovell  
Cameron Duncan  
Daniel Schoenfeld

**Absent:** 1 - NH Rather

## 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