



# 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, May 7, 2020

6:30 PM

On-line Meeting

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Meeting procedures are found at the end of this agenda.

Web address to view complete packet: <http://sandyutah.legistar.com>

The May 7, 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.

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<https://zoom.us/j/93212174152>

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

Webinar ID: 932 1217 4152

### FIELD TRIP MAP FOR PLANNING COMMISSION MEMBERS

[MAP](#)

Field Trip Map

**Attachments:** [Field Trip Map for 5-7-20.pdf](#)

### 6:30 PM REGULAR SESSION

## Roll Call

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

Welcome

Introductions

## Public Meeting Items

Draft

1. [SUB-03-20-5](#) LHM Jordan Commons Subdivision (Preliminary Review)  
[834](#) 9450 S. 150 E.  
[Community #4 - Historic Sandy]

**Attachments:** [Staff report, maps, and plat.pdf](#)

Craig Evans presented this item to the Planning Commission.

Greg Flint, the applicant further explained this item to the Planning Commission.

Michael Christopherson asked if Greg Flint had read and was comfortable with the staff report.

Greg Flint explained that he had read through everything in the staff report and was comfortable with it.

Michael Christopherson opened this item to public comment.

Joan Carter, a neighbor, asked if they will be taking down any existing buildings.

Matthew Baker, a neighbor, asked if this subdivision will play into the residential neighborhood connections to RSL plans.

Michael Christopherson closed this item to public comment.

Greg Flint responded to questions, that there is nothing proposed on any of the buildings and will be remaining the same. This subdivision will be internal and does not include any of the RSL plans or street connection.

Michael Christopherson asked if the Planning Commission is just being asked to approve the Subdivision not any site plans.

Craig Evans explained that is correct and anything else would require new applications.

**A motion was made by Monica Collard, seconded by Jeff Lovell that the Planning Commission determine preliminary subdivision review is complete for the LHM Jordan Commons two-lot commercial subdivision based on the findings and subject to the three conditions outlined in the staff report.**

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

**Absent:** 1 - Ron Mortimer

2. [SUB-02-20-5](#) Bell Canyon Cove Subdivision (Preliminary Review)  
[803](#) 1785 E. & 1815 E. 11400 S  
[Community #26]

**Attachments:** [Staff report, maps and documents.pdf](#)

Craig Evans presented this item to the Planning Commission.

NH Rather asked if this is in conjunction to a development to the east and the purpose of the road terminating as it does.

Craig Evans explained that it's stubbed for future development because it's reasonable to assume that at some point in the future the property to the east will annex into the city and that they will want develop and allow for two points of access per the conceptual master plan.

Michael Christopherson clarified that the master plan is a future possibility and they are not looking at anything with the east property at this time.

Cameron Duncan asked if they are asking for exceptions on both sides of the sidewalk, but it appears there is a sidewalk on the west side and the north side.

Craig Evans clarified that the applicant is requesting an exception on the requirement of having sidewalk on both sides.

Skyler Tolbert representing Ivory Development further presented to the Planning Commission.

Michael Christopherson asked about preserving the animal rights designation, and if the twenty-six-foot road width will eliminate the ability to use any of these properties for that designation.

Skyler Tolbert explained that the actual asphalt is no less than any other public right of way within the city and as far as trailers and things like that, it should be fine.

Michael Christopherson read email comments into the public record.

Sue and Fred Wagner have concerns about the road width and the ability to park and sidewalks.

Colette Engle has concerns about the preservation of animal rights and if the road width effectively limits or eliminates the ability to use the property for that purpose.

Jessica Merchant has concerns about keeping the street widths for trailer turn around.

Michael Christopherson opened this item to public comment.

Jodi Monaco is concerned that the original agreement will not be kept now with Ivory Homes and is concerned about the safety & lifestyle of animal rights.

Steve Van Maren has concerns about special exception number three and if fences will be able to come right up to the street edge in this subdivision.

Denise Stueber is concerned about the time frame for construction.

Michael Christopherson closed this item to public comment.

Skyler Tolbert explained that he wants to start as quickly as they can while they work through the process with Sandy City staff. The actual development will start with 60-90 days for utilities, asphalt, sidewalk, etc. Once the lot has sold it can take 5-9 months to build. Ivory does not allow for fences to come up to the street edge and there will be a big knuckle at the end of the development to help with trailer turn around when needed.

Michael Christopherson asked Craig Evans about fences being able to go the street edge.

Craig Evans explained that there are situations that allow for fences to go to the street like back and side yards. Because all of the proposed homes will be facing the street it would not be allowed.

Michael Christopherson asked Ryan Kump to clarify more on the public right away.

Ryan Kump, City Engineer, clarified that it is different and out of the box but a very good fit and further explained the special exceptions for the turnaround and will help with low impact design to help retain more water on site. The swell does not need a curb and will slightly have more width than Bell Canyon Acres.

Daniel Schoenfeld asked about similar roads in length with in the fifty-two feet or if it's different for this area.

Ryan Kump explained that it depends on where and when it was developed. A lot of the rural areas were developed back in the old county days before they were annexed into Sandy. The suburban residential road standards were created by the city for the traditional look we have now. The city does not currently have a standard for this type of road, so the proposed plan was a hybrid they created for this project.

Jamie Tsandes asked if people would be able to use the swells to drive or park on if needed to.

Ryan Kump explained that it does have a 2:1 slope which is a little steep but would allow for it but, recommends not driving all the way into the swell.

Jeff Lovell asked what kind of ground material would be used in the swells.

Ryan Kump explained that it is an imported soil that is grainer and would have a good percolation rate. It will be treated like a park strip and residents would get to choose what material they wanted.

Brian McCuistion stated that public utilities was thinking grass or sod and the fencing can come up to the road if it is a three foot fence and that it would be wise to put in a condition for the fence to be at least five feet from the edge of the road.

Michael Christopherson explained the history of the rezone and current plan for development.

Dave Bromley explained that he is good with the exceptions, the roadway is a standard roadway and they should add a condition to not allow for a fence on the front of the yard

and the side yard on lots 101, 102, and 103.

Cameron Duncan asked if the condition is no fences or within a certain distance from the roadway.

Michael Christopherson explained that his understanding is to have a five-foot setback from the roadway.

Jeff Lovell asked if the Planning Commission should put a condition on the swell material.

Michael Christopherson explained the he didn't think so.

Dave Bromley said he did not think a condition on the material was necessary as long as it is being maintained.

Jamie Tsandes explained that if you do have a car that parks on the swell and the resident has used gravel, the gravel will move and fall into the street and will make more of a mess. No condition is needed but she would recommend that it be seeded with a native seed they could mow and not water.

James Sorensen is okay with native seed if it is maintained and does not turn into a native weed problem.

Michael Christopherson asked Jamie Tsandes what her preferences would be.

Jamie Tsandes explained that she does not want to restrict anyone from putting in any gravel but just wanted it to be known that gravel can be messy and will fall into the paved area.

Michael Christopherson asked Skyler Tolbert for his opinion.

Skyler Tolbert explained that it would be six-inch gravel rock and not small gravel. Ivory homes will have a CC&R's the prohibits any of the residents from letting the yard go.

Michael Christopherson asked who would be enforcing the CC&R's.

Skyler Tolbert explained that Ivory will enforce them until they are done with the development, then it would fall to the neighbors to enforce.

**A motion was made by Dave Bromley, seconded by Jamie Tsandes that the Planning Commission determine the preliminary review as complete and the exceptions of A, B, and C detailed in the staff report be approved for Bell Canyon Subdivision located at 1785 E. and 1815 E. 11400 S. based on the three findings and five conditions with an added sixth condition that lots 101, 102, and 103 that if a fence in the front yard be installed, that it be installed no closer than five feet from the edge of the concrete roadway.**

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

**Absent:** 1 - Ron Mortimer

[SPEX-04-20-5842](#) Bell Canyon Cove Subdivision (Special Exceptions)  
1785 E. & 1815 E. 11400 S.  
[Community #26]

See discussion on the subdivision.

**A motion was made by Dave Bromley, seconded by Jamie Tsandes that the Planning Commission determine the preliminary review as complete and the exceptions of A, B, and C detailed in the staff report be approved for Bell Canyon Subdivision located at 1785 E. and 1815 E. 11400 S. based on the three findings and five conditions with an added sixth condition that lots 101, 102, and 103 that if a fence in the front yard be installed, that it be installed no closer than five feet from the edge of the concrete roadway.**

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

**Absent:** 1 - Ron Mortimer

Draft

3. [SPR-01-20-5  
794](#) Crescent Park Pickleball Courts (Amended CUP and Preliminary Site Plan Review)  
11071 S. 230 E.  
[Community #11 - Crescent]

**Attachments:** [Staff report, maps and documents.pdf](#)

Craig Evans presented the item to the Planning Commission.

Dan Medina, Parks and Rec Assistant Director, further explained the item to the Planning Commission.

Michael Christopherson opened this item to public comment.

Wayne Nelson is in favor of this item and would like to see more courts in the city. He also wanted to know if there will be lights on the court and when they will turn off.

Dan Medina further explained that the lights will be on a timer and will shut off at 10:00 pm.

Michael Christopherson closed this item to public comment.

Dan Medina explained that they have looked at adding more courts but in order to do that, it would require other features of the park to be taken out.

**A motion was made by Jeff Lovell, seconded by Cameron Duncan that the Planning Commission approve an amended conditional use permit for pickle ball courts in the OS (Open Space) Zone, based upon four findings, and subject to the five conditions listed in the staff report.**

**A second motion was made by Jeff Lovell, seconded by Monica Collard that the Planning Commission determine that the preliminary site plan review is complete for the pickle ball courts at Crescent Park, subject to the five conditions in the staff report.**

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

**Absent: 1 - Ron Mortimer**

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



**Absent:** 1 - Ron Mortimer

Draft

4. [SPR-03-20-5](#) Alta Canyon Park Pickleball Courts (Amended CUP and Preliminary Site  
[822](#) Plan Review)  
9565 S. Highland Dr.  
[Community #20 - Little Cottonwood]

**Attachments:** [Staff Report.pdf](#)  
[Civil drawings and neighborhood comments.pdf](#)

Craig Evans presented this item to the Planning Commission.

Michael Christopherson read public comment emails into the record.

Sara Hake has concerns about the placement of the pickleballs being so close to residents, noise and lighting impacting near by homes.

Easton McNeil is in favor of the pickle ball courts at Alta Canyon.

Mindy McNeil is in favor of the pickle ball courts at Alta Canyon.

Steve Moga has concerns about lack of upkeep of the courts, and noise and parking.

Ryan McNeil is in favor of the pickle ball courts at Alta Canyon.

Dan Medina Parks and Rec Assistant Director, further presented this item to the Planning Commission.

Dave Bromley asked if the retaining wall was ten feet tall.

Dan Medina explained that the wall is ten feet tall with a chain-link fence on top of the wall.

Michael Christopherson opened this item to public comment.

M'Liss Shurtleff is concerned about the parking stalls facing her home and headlights shining into her home at night.

Gary West is concerned about the sound from the courts and if the native plants are going to remain and not disturbed.

Wayne Nelson who is in favor of this item wanted to know when construction would begin and how long it would take.

Brandon Gardner is in favor for the courts.

Steve Van Maren asked if the pickle ball courts will be Sandy City courts or Alta Canyon facilities.

Dave Morgan is in favor for courts but wanted to know the success or failures of courts closer to homes like Dewey Bluth courts.

Troy Yates is in favor of this item and explained there is no noise issues with the courts at Dewey Bluth and thinks the pickleball community is a good community.

Danna Conway is also concerned about parking and headlights facing into the neighboring residents' homes.

Michael Christopherson closed this item to public comment.

Dan medina explained that he would be okay to remove the six parking spots facing the home, as they were there for extra parking. A sound barrier on chain link fence is something that could be done but wanted to keep them open for visibility. The landscaping is near project limit line and existing property line and native landscape would be left alone. The construction will most likely start September or October, the courts are on Sandy City property so Parks and Rec would maintain the courts. Dewey Bluth courts has never received any complaints from residents near the courts.

Jamie Tsandes said she would support removing the stalls six parking stalls.

Cameron Duncan asked how they can make a motion that the site plan review is complete if they are making modifications that have an impact on that being approved.

Michael Christopherson clarified that it would be added as a condition.

**A motion was made by Cameron Duncan, seconded by Jamie Tsandes that the Planning Commission approve an amended conditional use permit for pickle ball courts in the OS (Open Space) Zone, based upon the following findings, and subject to the five conditions listed in the staff report and with an added condition that the six parking stalls on the east side be redesigned by the developer to avoid headlights shining into residents homes.**

**A second motion was made by Cameron Duncan, seconded by Jamie Tsandes that the Planning Commission determine that the preliminary site plan review is complete for the pickle ball courts at Alta Canyon Park, subject to the four findings and the five conditions listed in the staff report as well as the added condition that the six parking stalls on the east side be redesigned by the developer to avoid headlights shining into residents homes.**

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

**Absent: 1 - Ron Mortimer**

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

**Absent:** 1 - Ron Mortimer

Draft

5. [SPR-02-20-5](#) Rees Capital Office Site Plan (Preliminary Review)  
[798](#) 1680 E. Dimple Dell Road  
[Community 22]

**Attachments:** [Staff report, maps and documents.pdf](#)

Doug Wheelwright presented this item to the Planning Commission.

Michael Christopherson asked for clarification as to what is being asked of them to approve.

Doug Wheelwright clarified that the Planning Commission is approving the preliminary site plan review and that the applicants have asked for some deviations from specific code requirements.

Cameron Duncan asked if the city code limits the height of the garage door in a commercial zone.

Doug Wheelwright explained the code says it has to maintain a residential character.

Michael Christopherson read public comments emails into the record.

Peggy Bert has concerns about the masonry wall not being eight feet tall per Sandy City code requirements.

Amy Anderson, the applicant, further explained item to the Planning Commission and that their office will not be open to the public but through appointment only.

Michael Christopherson opened this item to public comment.

Tiffany Janzen is concerned about parking against back yards, the two garage doors and would like to see the required eight-foot fence go up.

Howard Hyden is in favor of this item and is happy that of all the other commercial business that could use that land, the Rees Capital is going to be using the space.

Valarie Milnar has concerns about not having an eight-foot wall that would help reduce sound, light and damage from parking stalls.

Peggy Bert has concerns about the stucco color being super white vs a tan beige because bright colors are not permitted in Sandy code and the size of the garage door

Nick Milovich agrees with comments on the fence being eight feet and has concerns about the height of the garage.

Michael Christopherson closed this item to public comment.

Dave Bromley asked Jamie Tsandes what her thoughts were on the street trees, and he agrees with the applicant about the stucco and building materials and the garage doors do not look out of place.

Jamie Tsandes explained that she liked the street trees and all the other development down 10600 S. had to provide street trees.

Monica Collard shared her thoughts of design and that she liked the development.

Cameron Duncan agreed with the comments about the street trees and explained that parking could be modified to east to west instead of north to south and thinks that having a double fence can become a pain because of overgrowth and weeds that cannot be taken care of.

Daniel Schoenfeld explained he likes the trees as well.

Michael Christopherson explained the conditions and verbiage change for modifications for any motions.

Doug Wheelwright further explained and clarified wall issues.

James Sorensen clarified that they can not stop them from putting an eight-foot wall on their property and having a double wall, but the better alternative would be to have something worked out with the neighbors to have one wall.

Michael Christopherson asked how they would word that in a motion or condition.

Dave Bromley explained that he thought it would be good to have an agreement worked out to have one fence and if they make a condition for the wall, make it flexible so it does not need to be eight-feet tall but a six-foot tall wall between the residents and developer.

Doug Wheelwright explained that you could have the wall come back to the Planning Commission for a final approval upon agreement of the wall.

Daniel Schoenfeld stated that he agrees with having one wall if an agreement can be reached.

Lyle Beecher, project architect, expressed a desire to research the wall requirement but hoped that they could move forward with the site plan approval and not have the wall slow down the project.

**A motion was made by Daniel Schoenfeld, seconded by Dave Bromley that the Planning Commission determine that preliminary site plan review for Rees Capital Office is complete and that the building architectural design, materials and colors are approved, based on the staff report, and the two findings and subject to the ten conditions outlined in the staff report with condition 4 and condition 7 being modified as follows:**

**4. That if the developer receives the documentation for the city to allow for a shorter masonry wall, coming to a mutual agreement with neighboring residents to have one wall straddling property lines however if they cannot come to an agreement then the developer can move forward with the eight foot masonry wall**

**7. That applicant will work in good faith to find Terra Neo to match the white color that they are looking for but if they can't find that color then the Planning Commission approve the white stucco.**

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

**Absent:** 1 - Ron Mortimer

- 6. [SUB-02-20-5](#) Rees Capital Subdivision (Preliminary Review)  
[799](#) 1680 E. Dimple Dell Road  
 [Community #22]

**Attachments:** [Staff report, maps and documents.pdf](#)

Doug Wheelwright presented this item to the Planning Commission.

Michael Christopherson opened this item to public comment.

No comments were made regarding the proposed subdivision.

Michael Christopherson closed this item to public comment.

**A motion was made by Daniel Schoenfeld, seconded by Cameron Duncan that the Planning Commission determine that preliminary review is complete for the Rees Capital 1-lot commercial subdivision, based upon the following three findings and subject to the two conditions outlined in the staff report.**

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

**Absent:** 1 - Ron Mortimer

7. [SPR-07-19-5](#) Princeton Terrace - Mixed Use Development - Mix Use Zone (MU)  
[689 2nd](#) (Preliminary Site Plan Review)  
8377 S. 115 E.  
[Community #3 - Sandy Woods]

**Attachments:** [Staff Report.pdf](#)  
[Vicinity Map.pdf](#)  
[8.7.19 Neighborhood Meeting Summary.pdf](#)  
[PC - Plan Submittal Complete.pdf](#)  
[Architectural Site Plan.pdf](#)  
[Civil Site Plan.pdf](#)  
[Grading Plan.pdf](#)  
[Color Elev Type A.pdf](#)  
[TOWNHOME TYPE A.pdf](#)  
[TOWNHOME TYPE B.pdf](#)  
[Landscape Plan.pdf](#)  
[Landscape - Tree Overall.pdf](#)  
[Landscape - Shrub Overall.pdf](#)  
[Landscape - Shrub Detail - A.pdf](#)  
[Landscape - Shrub Detail - B.pdf](#)  
[Landscape - Shrub Detail - C.pdf](#)  
[Site Detail 4-24-20.pdf](#)  
[Conceptual PC Review Set.pdf](#)

Mike Wilcox presented this item to the Planning Commission

Mike Wilcox read in public comment emails into the record.

Carrie Howlett wanted a fence along the north side separating East Town Village from this proposed development.

Michael Christopherson read in public comment emails into the record.

Gerry Tully further presented this item to the Planning Commission.

Mike Wilcox explained staff concerns.

Gerry Tully addressed staff concerns.

Jamie Tsandes asked why the existing trees would be wiped out.

Gerry Tully explained that he wants to go through with an arborist and see what trees can be saved.

Michael Christopherson opened this item to public comment.



Lori Robison is concerned about traffic and lack of parking.

David Haralson in favor of the item and would like to see a Porter Rockwell extension completed with the development.

Rodolfo Maligon is concerned because the existing fence (behind single-family homes on 115 E.) is mostly fallen apart, missing, and mostly open and has concerns about safety. The impact of the development requires a new fence to mitigate impact of safety and security.

Mindy Ballenger wanted clarification that the East Town Village HOA and clubhouse would not be shared with new the development and has concerns about parking and lack of enforcement.

Michael Christopherson closed this item into public comment.

Mike Wilcox responded to public comments about parking and the proposed extension to the trail and crime prevention.

Michael Christopherson asked for clarification that the HOA and clubhouse are separate from the East Town Village.

Mike Wilcox explained a little of the history with the development and clarified that they are not part of the East Town Village HOA.

Jamie Tsandes suggested that a chain-link or open style fence along the west side of the proposed trail.

Dave Bromley agreed with leaving the existing fence on the east and a chain linked fence would provide the most security along the west property lines near the proposed public trail.

Daniel Schoenfeld agreed with leaving the fence alongside the east properties.

Jeff Lovell agreed with the applicant that a solid fence would attract graffiti along the trax and along the trail.

Monica Collard was ok with the proposed conditions but didn't want to see it back for Final and asked about condition eight and nine.

Daniel Schoenfeld said that he thought it would be okay to approve that they work out the amenities with staff and come back for the final architecture.

Dave Bromley agreed with Mike Wilcox comments and would like to see more varied colors in the development. Dave would like to see it back for Final Review but is open to letting staff and applicant work it out as well.

Michael Christopherson clarified architecture differences and feels that if the developer and staff cannot agree then they come back for a final approval.

Jamie Tsandes asked for clarification between condition between eight and nine.

Michael Christopherson clarified the conditions.

A motion was made by Dave Bromley, seconded by Jeff Lovell that the Planning Commission find that the preliminary site plan review is complete for the proposed Princeton Terrace Mixed Use Site Plan, located at approximately 8377 South 115 East, based upon the first six conditions and condition 7 be modified as follows:

7. That the architectural plans for all three (3) building types be required to be approved by staff before Final Approval. If resolution between staff and the applicant is not achieved, then the applicant may return to the Planning Commission for Final Approval.

And include an additional condition as follows:

8. A six foot (6') tall fence (type to be agreed upon by staff and the applicant) shall be constructed along the west side of the public trail.

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

**Absent:** 1 - Ron Mortimer

8. [SUB-10-19-5](#) Princeton Terrace Subdivision (Preliminary Review)  
[740](#) 8377 S. 115 E.  
[Community #3 - Sandy Woods]

**Attachments:** [Staff Report.pdf](#)  
[Vicinity\\_Map.pdf](#)  
[8.7.19 Neighborhood Meeting Summary.pdf](#)  
[Preliminary Plat.pdf](#)

Mike Wilcox presented this item to the Planning Commission.

Gerry Tully further presented this item to the Planning Commission.

Michael Christopherson opened this item to public comment.

Rodolfo Maligon has asked if they can put in slats on the chain linked fence to provide privacy to their homes and would like to see the trees remain.

Michael Christopherson closed this item to public comment.

Dave Bromley asked about condition number eight.

Mike Wilcox clarified condition eight.

**A motion was made by Monica Collard, seconded by Dave Bromley that the Planning Commission find that the preliminary subdivision review is complete for the proposed Princeton Terrace Subdivision, located at approximately 8377 South 115 East, based upon the eight conditions outlined in the staff report.**

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

**Absent:** 1 - Ron Mortimer

## Administrative Business

1. [20-134](#) PC Meeting Minutes for 03.05.2020

**Attachments:** [PC Minutes 03.05.2020 \(DRAFT\)](#)

This item was tabled.

2. [20-137](#) PC Test Meeting Minutes 04.02.2020

**Attachments:** [TEST PC Minutes 04.02.2020 \(DRAFT\)](#)

This item was tabled.

3. [20-138](#) PC Test Meeting Minutes for 04.16.2020

Attachments: [TEST PC Minutes 04.16.2020 \(DRAFT\)](#)

**This item was tabled.**

4. Sandy City Development Report  
5. Director's Report

## Adjournment

**A unanimous vote was taken 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.