



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
Daniel Schoenfeld (Alternate)

Thursday, January 21, 2021

6:15 PM

On-line Meeting

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.

Cameron Duncan, Chair
Sandy City Planning Commission

The January 21, 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 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/81436001220>

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: 814 3600 1220

Webinar Password: 752643

FIELD TRIP

[21-016](#) Field Trip for 1-21-21

Attachments: [1-21-21 map.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

- 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

Public Hearing Item

1. [GPA-12-20-5](#) Transportation Master Plan - General Plan Amendment
[972\(PC\)](#)

Attachments: [Staff report.pdf](#)

[Sandy City Transportation Master Plan \(draft, 1/14/21\).pdf](#)

[Sandy Downtown Master Plan \(draft, 1/14/21\).pdf](#)

Jake Warner introduced this item to the Planning Commission.

Brittney Ward further presented this item to the Planning Commission.

Cameron Duncan asked if the projected costs are in today's dollars.

Brittney Ward said yes.

Ron Mortimer explained that this was a great plan.

Brittney Ward explained that the citizen engagement website will be up until the end of the year.

Cameron Duncan opened this item to public comment.

Steve Van Maren asked about Wasatch Boulevard and why after the improvements it will remain at service level E and the current condition of the EIS to take Highland Drive over Dimple Dell park.

Cameron Duncan closed this item to public comment.

Brittney Ward explained that Wasatch Boulevard service level does not change because of the EIS starting this year and will take 1-2 years to complete. If the EIS confirms that the road is needed, then it would be completed in phases and no construction would start until 2030.

Ron Mortimer clarified that the levels of services reflective peak hours of the day.

A motion was made by Ron Mortimer, seconded by Dave Bromley that the Planning Commission forward a positive recommendation to the City Council to approve an amendment to the Sandy City General Plan, adopting the Sandy City Transportation Master Plan (2021), including the Sandy Downtown Transportation.

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

Public Meeting Items

- 2. [CUP-12-20-5](#) Adle Accessory Apartment (Conditional Use Permit)
[971](#) 11588 S. Woodhampton Dr.
[Community 27 - Lone Peak]

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

Claire Hague presented this item to the Planning Commission.

Nick Adle further presented this item to the Planning Commission.

Cameron Duncan asked if the applicant had read the staff report.

Nick Adle said yes.

Cameron Duncan opened this item to public comment.

Jeff and Valerie Cutrer are in support of the use.

Cameron Duncan closed this item to public comment after mentioning that staff did receive an email of opposition to the request.

A motion was made by Michael Christopherson, seconded by Jamie Tsandes that the Planning Commission approve a Conditional Use Permit for Nick Adle to allow for an 1266 square foot accessory apartment on the property located at 11588 S. Woodhampton Dr based upon the three findings and three conditions outlined in the staff report.

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

3. [ANEX-11-20-5953\(PC\)](#) Kasteler Annexation
(R-1-20) Zone
10118 South Alta Villa Drive
[Falcon Hill - Community #21]

Attachments: [Staff report.pdf](#)
[Vicinity map.pdf](#)
[KASTELER ANNEXATION DESCRIPTION.pdf](#)
[KASTELER ANNEXATION 2020-11-16.pdf](#)

Brian McCuiston presented this item to the Planning Commission.

Josh Kasteler further presented this item to the Planning Commission.

Jamie Tsandes asked if there is an easement on the west side of the property.

Brian McCuiston said yes, it is the Salt Lake aqueduct easement.

Cameron Duncan opened this item to public comment.

Cameron Duncan closed this item to public comment.

A motion was made by Dave Bromley, seconded by Jeff Lovell that the Planning Commission send a positive recommendation to the City Council that the Kasteler Annexation be approved, and zoned R-1-20 based on the four findings outlined in the staff report.

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

4. [ANEX-11-20-5954\(PC\)](#) Monte Cristo Annexation
(R-1-40) Zone
9565 S. Wasatch Boulevard
[Granite - Community #30]

Attachments: [Staff report.pdf](#)
[Vicinity map.pdf](#)
[MONTE CRISTO ANNEXATION DESCRIPTION.pdf](#)
[MONTE CRISTO ANNEXATION-2020-11-17.pdf](#)

Brian McCuiston presented this item to the Planning Commission.

Chris McCandless further presented this item to the Planning Commission.

Cameron Duncan opened this item to public comment.

Cameron Duncan closed this item to public comment.

A motion was made by Michael Christopherson, seconded by Dave Bromley that the Planning Commission send a positive recommendation to the City Council that the Monte Cristo Annexation be approved, and zoned R-1-40 based on the four findings detailed in the staff report.

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

5. [ANEX-11-20-5952\(PC\)](#) Fayeway Annexation
Approximately 1170 E. 8600 S.
[High Point - Community #6]

Attachments: [Staff report.pdf](#)
[Fayeway Street Annexation County Letter.pdf](#)
[Vicinity map.pdf](#)
[FAYEWAY ANNEXATION DESCRIPTION.pdf](#)
[FAYEWAY ANNEXATION 2020-11-16](#)

Brian McCuiston presented this item to the Planning Commission.

Cameron Duncan opened this item to public comment.

Cameron Duncan closed this item to public comment.

A motion was made by Jeff Lovell, seconded by Monica Collard that the Planning Commission send a positive recommendation to the City Council that the Fayeway Annexation be approved based upon the three findings outlined in the staff report.

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

Administrative Business

1. [21-017](#) Draft minutes from 12.17.2020

Attachments: [PC Minutes 12.17.2020 \(DRAFT\).pdf](#)

An all-in favor motion was made by Jamie Tsandes to approve the meeting minutes for 12.17.2020

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

2. Sandy City Development Report
3. 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