



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, May 2, 2024

7:00 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_3nfUmPR_Q3WssxyksyRxdg

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/87690948618>

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US: +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 669 444 9171 or +1 669 900 6833

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Webinar ID: 876 9094 8618

Passcode: 579652

4:00 PM FIELD TRIP

1. [24-163](#) Field Trip will depart from the west steps of City Hall.

Attachments: [Map](#)

4:45 PM EXECUTIVE SESSION

General Plan discussion held in the Community Development Conference Room.

7:00 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present 7 - Commissioner Dave Bromley
Commissioner Cameron Duncan
Commissioner David Hart
Commissioner Daniel Schoenfeld
Commissioner Steven Wrigley
Commissioner Craig Kitterman
Commissioner Jennifer George

Absent 2 - Commissioner Ron Mortimer
Commissioner Jamie Tsandes

Public Meeting Items

DRAFT

2. [CUP0401202](#) Bullett Accessory Structure (Conditional Use Permit)
[4-006740](#) 3014 E. Old Dimple Dell Farm Ln.
[Community #29, The Dell]

Attachments: [Staff Report](#)

Sarah Stringham introduced this item to the Planning Commission.

David Koncar, 1100 W 7800 S, West Jordan, said he did read the staff report and has a question about the condition regarding removing the carport. He said the building is too tall but for the lot size it does fit. He asked about options for the covered patio on the east side of the property with concerns about not being able to work on the project during peak months.

Brian McCuiston said it is a condition of approval.

Mike Wilcox said the issue is the property needs to be brought into compliance for the land use as a part of the conditional use permit review.

Brian McCuiston said they could amend the condition depending on how the Planning Commission feels.

David Koncar asked if this is going to delay getting the building permit and start building.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

Dave Bromley said he understands that condition #3 doesn't need to be removed before they start.

David Hart asked if the intent of the new garage is to remove the carport.

Cameron Duncan said the carport was built without a building permit and is too close to the property.

Mike Bullett, 3014 E Old Dimple Dell Lane, said the intent is not to remove the carport.

Dave Bromley said he understands that condition #3 doesn't mean the applicant needs to remove the carport immediately but does need to be in compliance.

David Hart said they'd need to modify the condition by adding a time frame to remove the non compliant carport.

Steven Wrigley said the homeowner doesn't want to get rid of it.

David Hart said technically the carport is non compliant and needs to come into compliance.

Brian McCuiston said there isn't a time frame and suggested verbiage to use to amend condition #3.

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, square footage, and reduced setbacks as described in the staff report for the property located at 3014 E Old Dimple Dell Farm Lane based on the three findings and subject to the six conditions detailed in the staff report with a modification to condition #3 - That the carport structure attached to the main dwelling on the east side of the property be removed prior to Certificate of Occupancy. The motion carried by the following roll call vote:

Yes: 7 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George

Absent: 2 - Ron Mortimer
Jamie Tsandes

DRAFT

3. [SPX0201202](#) Alta Canyon Two Subdivision (Special Exception Review)
[4-006707](#) 9855 S. 3100 E.
[Community #30, Granite]

Mike Wilcox introduced this item to the Planning Commission.

Dana Conway, 2020 Candle Spruce Cove, said it's a single lot and the intention is for the four owners to build their homes on their newly created lot. She said she did read the staff report and understands it.

Steve Wrigley asked about snow removal on their hammer head street.

Dana Conway said they could push it onto the side yard of lots one and four.

David Hart asked if the applicant has talked to the fire department about the hammer head and if they're ok with it.

Dana Conway said yes and the fire department is the one who gave guidance on it.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

Dave Bromley suggested to modify condition #4 in the subdivision motion, regarding the tree preservation plan, by adding the words "where possible".

Cameron Duncan asked if snow removal is a city ordinance.

Mike Wilcox said yes and it's designated as a fire lane so the snow must be cleared to maintain access to these back lots.

Dave Bromley said if snow was moved onto other lots does there need to be a designated easement.

Mike Wilcox said they could push it to the rear of the hammerhead.

Craig Kitterman said you can't build anything off the ends of the T which could be used for snow removal storage.

A motion was made by David Hart, seconded by Cameron Duncan, that the Planning Commission approve special exceptions to create two flag lots on the property served by a private street that is longer than 150 feet in length for the Alta Canyon 2 Subdivision based on the five findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 7 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George

Absent: 2 - Ron Mortimer
Jamie Tsandes

4. [SUB0713202](#) Alta Canyon Two Subdivision (Preliminary Subdivision Review)
[3-006568](#) 9855 S. 3100 E.
[Community #30, Granite]

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

A motion was made by David Hart, seconded by Jennifer George, that the Planning Commission determine that preliminary subdivision review for the Alta Canyon Two Subdivision located at 9855 S 3100 E is substantially complete based on the two findings and subject to the four conditions detailed in the staff report with a modification to condition #4 - That the applicant works with staff on a tree preservation plan to ensure that all healthy mature trees be preserved where possible. The motion carried by the following roll call vote:

Yes: 7 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George

Absent: 2 - Ron Mortimer
Jamie Tsandes

Administrative Business

1. Minutes

[24-164](#) Minutes

Attachments: [04.18.2024 Minutes \(DRAFT\)](#)

An all in favor motion was made by Dave Bromley to approve the meeting minutes from 04.18.2024.

Yes: 7 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George

Absent: 2 - Ron Mortimer
Jamie Tsandes

2. Sandy City Development Report

[24-165](#) Development Report

Attachments: [05.01.2024 DEV REPORT](#)

3. Director's Report

Adjournment

An all in favor motion was made to adjourn.

DRAFT

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