



# 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 21, 2020

6:15 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 21, 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/81655513307>

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  
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Webinar ID: 816 5551 3307

Webinar Password: 065371

### FIELD TRIP

1. [20-154](#) Field trip map for Planning Commission members

**Attachments:** [Map.pdf](#)

## 6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

**Present** 9 - Commissioner Dave Bromley  
Commissioner Monica Collard  
Commissioner Ron Mortimer  
Commissioner Jamie Tsandes  
Commissioner Michael Christopherson  
Commissioner Jeff Lovell  
Commissioner Cameron Duncan  
Commissioner NH Rather  
Commissioner Daniel Schoenfeld

## Public Hearing Items

2. [CODE-04-20](#) [-5845\\_PC](#) Solar Carports - Proposed Amendment to the SD(Harada) Zone Amend Title 21, Chapter 19 - Special Development (SD) Districts, Section 14 - SD(Harada), of the Sandy Municipal Code

**Attachments:** [Staff Report.pdf](#)  
[Exhibit A.pdf](#)  
[Exhibit B.pdf](#)  
[Applicant Request Letter.pdf](#)

Mike Wilcox presented this item to the Planning Commission.

Brian Barnhill, attorney representing applicant, further presented item to the Planning Commission.

Michael Christopherson opened this item to public comment.

Michael Christopherson closed this item to public comment.

Mike Wilcox further presented and clarified exhibit A and exhibit B to the Planning Commission.

Brian Barnhill explained they had no objections to the language and recommendation of exhibit B.

**A motion was made by Monica Collard, seconded by Cameron Duncan that the Planning Commission forward a positive recommendation to the City Council to adopt the proposed ordinance amendment as shown in Exhibit "B".**

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

3. [CODE-04-20](#) Limits on Dogs as Household Pets  
[-5846 PC](#) Amend Title 21, Chapter 11, Special Use Standards, Section 3 - Animals (Farm and Household Pets), of the Sandy Municipal Code

**Attachments:** [Staff Report.pdf](#)  
[Exhibit A.pdf](#)

Mike Wilcox presented this item to the Planning Commission.

Michael Christopherson opened this item to public comment.

Steve Van Maren is in favor of this item.

Michael Christopherson closed this item to the Planning Commission.

**A motion was made by Jamie Tsandes, seconded by Monica Collard that the Planning Commission forward a positive recommendation to amend Title 21, Chapter 11, Special Use Standards, Section 3 - Animals (Farm and Household Pets), of the Sandy Municipal Code, as shown in (Exhibit "A").**

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

**Public Meeting Items**

4. [CUP-03-20-5  
831](#) Schriever Accessory Structure (Request for increased square footage, height, and to allow a single structure to be over 1500 square feet)  
1829 E. 10980 S.  
[Community #26]

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

Claire Hague presented this item to the Planning Commission.

Tom Schriever further presented to the Planning Commission.

Michael Christopherson asked if the applicant was comfortable with the staff report.

Tom Schriever explained that he had read through the staff report and was comfortable with it and is okay with changing the color to white if needed but thinks the darker color will look fine and fit in well with the neighborhood.

Michael Christopherson opened this item to public comment.

Steve Van Maren asked if there was another accessory structure close to property line and has concerns about the two structures being subdivided in the future.

Rob Green expressed that there are multiple metal structures in the neighborhood and is in favor of this item.

Michael Christopherson closed this item to public comment.

Monica Collard does not have a problem with size and is okay with the darker color and does not think the Planning Commission needs to add a condition regarding a future subdivision.

Michael Christopherson agrees that the metal structure will fit well in the neighborhood.

**A motion was made by Monica Collard, seconded by Jamie Tsandes to approve a Conditional Use Permit for Thomas Schriever for the property located at 1829 E. 10980 S. to allow for an accessory structure as described in the application materials based on the findings and five conditions detailed in the staff report with a modification to Condition one that the Planning Commission finds the materials and design compatible within the immediate surroundings and nature of the zone.**

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

- 5. [CUP-04-20-5](#) Nelson Accessory Structure (Request for increased height)  
[841](#) 2 Eaglewood Ln.  
 [Community 28- Pepperdell]

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

**This Planning Item was withdrawn.**

- 6. [CUP-04-20-5](#) Morrill Accessory Structure (Request for increased height and setback  
[847](#) waiver)  
 10308 S. Ashley Meadows Circle.  
 [Community #21]

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

Claire Hague presented item to the Planning Commission.

Dave Bromley asked for clarification on 17 vs 18 feet.

James Sorensen said it would be better to say 18.

Brett Morrill further presented this item to the Planning Commission and clarified the use of concrete instead of brick at the base of the structure.

Michael Christopherson opened this item to public comment.

Steve Van Maren asked what is on the other side of the property line.

Michael Christopherson closed this item to public comment.

Claire clarified what is on the other side of the proposed structure.

Jeff Lovell asked about clarification on whether there should be a 1-foot setback wavier or a 2-foot setback wavier if the Planning Commission motions for 18 feet.

Brian McCuiston said yes that the wavier should be changed to a 2-foot setback wavier.

**A motion was made by Jeff Lovell, seconded by Monica Collard that the Planning Commission approve a Conditional Use Permit for Brett Morrill 10308 S. Ashley Meadows Circle for an 18' accessory structure and a two foot setback wavier as described in the application materials and subject to the two findings and four conditions listed in the staff report.**

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

- Absent:** 1 - Ron Mortimer

7. [CUP-05-20-5](#) Platt Guesthouse and Home Occupation  
[848](#) 11140 S. 115 E.  
[Community #11 -Crescent]

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

Claire Hague presented this item to the Planning Commission

Dave Bromley asked for clarification on whether two motions were needed.

James Sorensen explained that it would be best to have two separate motions for the structure and the home occupation.

Monica Collard asked if the Planning Commission has ever approved a guest house before.

James Sorensen said yes, they have approved a couple in the past.

Brian McCuiston explained in further detail the previous guest houses that have been approved.

Jeff Platt further presented this item to the Planning Commission.

Michael Christopherson opened this item to public comment.

Michael Christopherson closed this item to public comment.

Planning Commission discussed the best way to make the two separate motions.

Cameron Duncan expressed that a yearly inspection might not be necessary but that the Chief Building Official could conduct an inspection when he feels it is needed.

**A motion was made by Cameron Duncan, seconded by Dave Bromley that the Planning Commission approve a Conditional Use Permit for Brydie Platt for the property located at 11140 S. 115 E. to allow for a guesthouse as described in the application materials based on finding number two and all six conditions listed in the staff report.**

**Cameron Duncan – Yes**

**Dave Bromley – Yes**

**Jamie Tsandes – Yes**

**NH Rather – Yes**

**Monica Collard – Yes**

**Jeff Lovell – Yes**

**Michael Christopherson – Yes**

**A second motion was made by Cameron Duncan, seconded by Dave Bromley that the Planning Commission approve a Conditional Use Permit for Brydie Platt for the property located at 11140 S. 115 E. to allow for a home occupation as described in the application materials based on finding number one and the six conditions in the detailed in the staff report with a modification of removing**

condition number four.

Cameron Duncan – Yes  
Dave Bromley – Yes  
Jamie Tsandes – Yes  
Ron Mortimer – Yes  
Monica Collard – Yes  
Jeff Lovell – Yes  
Michael Christopherson – Yes

## Administrative Business

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

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

**A motion was made by Monica Collard, seconded by Ron Mortimer to approve the Planning Commission Meeting Minutes for 03.05.2020**

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

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

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

**A motion was made by Monica Collard, seconded by Ron Mortimer to approve the Test Planning Commission Meeting Minutes for 04.02.2020**

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

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

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

**A motion was made by Monica Collard, seconded by Dave Bromley to approve the Test Planning Commission Meeting Minutes for 04.16.2020**

4. [20-155](#) PC Meeting Minutes for 5.07.2020

**Attachments:** [PC Minutes 05.07.2020 \(DRAFT\)](#)

**A motion was made by Dave Bromley, seconded by Jamie Tsandes to approve the Planning Commission Meeting Minutes for 05.07.2020 with the modification to add the front and side yards on Lot 103 for Bell Canyon Cove and the misspelling of swale.**

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

Sandy City Development Report

Director's Report

## **Adjournment**

**A unanimous 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.

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

[CUP-05-20-5](#) Platt Guesthouse and Home Occupation  
[848](#) 11140 S. 115 E.  
[Community #11 -Crescent]

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