



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)

Thursday, March 5, 2020

6:15 PM

Council Chambers

Meeting procedures are found at the end of this agenda.

Voting Roll Call

4:30 PM FIELD TRIP

1. [20-086](#) Field trip for March 5, 2020

Attachments: [Map.pdf](#)

5:30 PM EXECUTIVE SESSION

2. [20-085](#) Conceptual site plan discussion regarding Classic Fun Center Expansion, located at 9151 S. Monroe Street.

Attachments: [PC Concept Discussion March 2020](#)

6:15 PM REGULAR SESSION

Roll Call

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

Welcome

Pledge of Allegiance

Introductions

Public Hearing Item

3. [SUB-02-20-5](#) Windcroft Subdivision (Amended Plat Review)
[802](#) 11778 S. Windcroft Ct
[Community #27 - Lone Peak]

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

Craig Evans introduced this item to the Planning Commission.

Rich Welch, the Applicant, gave additional information about the project to the Planning Commission.

Dave Bromley asked the Applicant if the actual utilities had been installed with the amended plat easement areas versus the previous one.

Rich Welch said that the improvements are already there. This shifts the lot line down a little bit and will not cause any problems.

Michael Christopherson opened this matter to the public.

Michael Christopherson closed this matter to the public

A motion was made by Ron Mortimer, seconded by Dave Bromley, that the Planning Commission determined the preliminary plat review is complete for the Windcroft plat amendment located at 11778 S. Windcroft Ct. subject to the two conditions in the staff report.

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

Absent: 1 - Monica Collard

Public Meeting Items

4. [CUP-01-20-5](#) Wright Accessory Structure (Conditional Use Permit)
[790](#) (Increased square footage, height, and setback waiver)
88 E. 11000 S.
[Community #11 - Crescent]

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

Claire Hague introduced item to the Planning Commission. Claire also addressed the concerns listed in the staff report, one of those being the applicant should go through the City's lot line adjustment process prior to issuance of a building permit. Condition #8 could be modified to accommodate this concern.

Cody and Bobby Wright, the Applicants, further introduced the item to the Planning Commission, and explained what they have gone through with Salt Lake County and now with Sandy City, and their frustrations with trying to get this Conditional Use Permit.

Brian McCuiston explained Sandy City's process to the Applicants about the lot line adjustment.

Applicants explained the difficulty with some of their neighbors, and worries about what might happen if they do not comply with their part.

Michael Christopherson explained that the Planning Commission is here to enforce codes and review the staff reports presented to them.

Applicant stated that currently the home on the property has a metal roof, and that they are trying to match metal to metal. They eventually are going to tear down the existing home, and want to tear down the garage immediately, but they do not want to do that until they get approval from the Planning Commission on their new accessory structure.

Cameron Duncan wanted to make sure that due to the setbacks, they might not be able to have windows. Also, depending on the type of construction, the Applicants may have to do a rated fire wall which would be an added cost. Further, wondering what the plans were with the water coming off the roof?

Applicants stated that there would be no windows on the west side, and that they would use rain gutters that would run onto gravel, helping the water seep into the ground. Landscaping will also be done after the accessory building has been built.

Dave Bromley asked Applicants if their surrounding neighbors had any issues with the building height.

Applicants stated neighbors are aware and do not have any problems.

Jaime Tsandes asked about demolition of their home.

Applicants said that they do want to demo it, and rebuild it to match the look of the accessory building they want to put in now.

Michael Christopherson opened this matter to the public.

Michael Christopherson closed this matter to the public.

Michael Christopherson asked Darien about flexibility of the paperwork from the County and whether or not the Applicants have to go through this again with the City.

Darien Alcorn, Sandy City Attorney, has not looked into the Counties process and how it overlaps with Sandy's process. They will definitely look into seeing what overlaps.

Michael Christopherson wanted to see if staff would recognize what the County has already done as satisfying the City's requirements. This would have Legal and the Planning Department looking into the Counties paperwork and how it relates to our process.

NH Rather asked what the Planning Commission needed to determine about setbacks because it is subject to the building code.

Michael Christopherson said that even if the Planning Commission grants the setback waiver to four feet, that does not exempt them from the building code.

Dave Bromley stated he would feel comfortable with written approval from the neighbors and adding it as a condition to the setbacks.

Applicants came up again to address concerns regarding written approval from neighbors.

Cameron Duncan said that the Applicants had a neighborhood meeting, they had not received any emails or phone calls from neighbors and he feels that due process has been done.

Dave Bromley agrees that due process has been done, but feels more comfortable with setbacks being ten and going down to five, if they got approval.

Ron Mortimer is comfortable with four, and still meet all other requirements.

Michael Christopherson asked any if there were any concerns with square footage, or the architectural materials being used.

Planning Commission had none.

Michael Christopherson asked if there were any other conditions that would need modifications to reflect what has been discussed.

A motion was made by Jeff Lovell, seconded by Cameron Duncan, that the Planning Commission approve a Conditional Use Permit for Cody Wright for the property located at 88 E. 11000 S. to allow for an accessory structure as described in the application based on the findings and conditions listed in the staff report. Adjusting the findings to add finding #2, which consists of the same language found in condition #1, however, stating that the Planning Commission has determined that the proposed size of the structure and architectural materials are compatible with the immediate surroundings, nature of the zone, and impact adjacent properties. Removing condition #1, and modifying condition #4 to say that the setback of 4 feet on the east side has been approved by the Planning Commission. Condition #8 to indicate that the applicant will work with staff to meet the city's lot line adjustment process requirements.

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

Absent: 1 - Monica Collard

DRAFT

5. [SUB-11-19-5](#) Tannenbaum Cove Subdivision (Preliminary Review)
[754](#) 2888 E. Little Cottonwood Rd
[Community #9 - Granite]

Attachments: [Staff report, map and documents.pdf](#)
[Preliminary Plat and Civil Plans.pdf](#)

Craig Evans introduced this item to the Planning Commission.

Ryan Kump, City Engineer, discussed how grading is determined and where the water will go in this project.

Applicant, Ashley Atkinson, further discussed this project to Planning Commission.

Cameron Duncan asked about snow removal.

Applicant said there would be an HOA that would deal with snow removal.

Jaimie Tsandes asked about the canal/open ditch.

Applicant stated that it would be piped, and be the irrigation source for the lots. The canal would be filled in.

Applicant stated they are working with South Despain Ditch Company about existing and proposed improvements.

Michael Christopherson opened this matter to public comment.

Rick Perkins, a neighbor on Chylene Dr., addressed the Planning Commission. Rick does not want Sandy City to approve this project due to concerns about flooding.

James Sorensen explained to the Planning Commission that staff is recommending that each lot have an engineered site plan as well as an engineered drainage plan explaining how the water and grading will be handled.

Josh Grammar, a resident on Chylene Dr., wanted to know about the landscape plan and if it was something that could be reviewed as well as the CC&Rs. Josh also had concerns with the pressurized water line and grading.

Kenneth Larsen, representing South Despain Ditch, explained what their company is doing on the project with the water lines.

Paul Florez, a resident on Chylene Dr., is concerned about the traffic and guest parking and if there will be a fence that would be installed to mitigate the noise.

Dale Bennett, engineer for Benchmark Engineering and project engineer, wanted to clarify some of the concerns people had expressed related to snow removal and drainage.

Michael Christopherson closed the matter to the public.

Jaimie Tsandes asked about the possibility of a fence along the west side of a portion of the road.

Michael Christopherson stated that there is no legal requirement to have them put up a fence, but the Planning Commission could impose that as a condition.

Dave Bromley wanted to make sure that the public was aware that they could view the full packets online.

A motion was made by Dave Bromley, seconded by Ron Mortimer, that the Planning Commission determined the preliminary review is complete for the Tannenbaum Cove Subdivision located at 2888 E. Little Cottonwood Road based on the findings, and subject to the 9 conditions, but deleting condition #7 within the staff report.

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

- Absent:** 1 - Monica Collard

[SPEX-02-20-5815](#) Tannenbaum Cove Subdivision (Special Exceptions)
 2888 E. Little Cottonwood Rd
 [Community #30 - Granite]

A motion was made by Dave Bromley, seconded by Ron Mortimer, that the Planning Commission determined the 5 special exceptions, as detailed in the staff report, be approved for the Tannenbaum Cove Subdivision located at 2888 E. Little Cottonwood Road based on the 3 findings and 9 conditions that are detailed in the staff report, delete condition #7, and add a condition #10 adding approximately 173' of fence along the western portion of the road north of lot 101.

Michael Christopherson voted no because of the condition that required the fence.

- Yes:** 6 - Dave Bromley
 Ron Mortimer
 Jamie Tsandes
 Jeff Lovell
 Cameron Duncan
 NH Rather

- No:** 1 - Michael Christopherson

- Absent:** 1 - Monica Collard

Administrative Business

1. [20-088](#) Planning Commission Minutes for 02.20.2020

Attachments: [PC Minutes 2.20.2020 \(draft\)](#)

A motion was made by Jaimie Tsandes to approve the minutes for February 20, 2020.

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

Absent: 1 - Monica Collard

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

Adjournment

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