



Sandy City, Utah

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Meeting Minutes

Planning Commission

Dave Bromley
Monica Collard
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Jamie Tsandes
Steven Wrigley (Alternate)

Thursday, May 18, 2023

6:15 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:

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Webinar ID: 852 0541 8218

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4:00 PM FIELD TRIP

1. [23-185](#) Field Trip Map

Attachments: [Map](#)

5:15 PM EXECUTIVE SESSION

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

- Present** 6 - Commissioner Monica Collard
Commissioner Ron Mortimer
Commissioner Daniel Schoenfeld
Commissioner Steven Wrigley
Commissioner David Hart
Commissioner Cameron Duncan
- Absent** 2 - Commissioner Dave Bromley
Commissioner Jamie Tsandes

Consent Agenda

2. [SUB0316202](#) [3-006503](#) Pepperwood Ph 5 & Ph 11F, Amending Lots 505 & 1150 (Preliminary Subdivision Review)
14 E Pepperwood Drive and 8 E Bent Hollow Lane
[Pepper Dell, Community 28]

Attachments: [Staff Report](#)
[Amended Plat](#)

A motion was made by Monica Collard, seconded by Cameron Duncan, that the Planning Commission determine the Pepperwood Ph 5 & Ph 11F, Amending Lots 505 & 1150 Amended Plat is complete for the properties located at 14 E Pepperwood Drive and 8 E Bent Hollow Lane based on the two findings and subject to the four conditions detailed in the staff report.

- Yes:** 6 - Monica Collard
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
David Hart
Cameron Duncan

- Absent:** 2 - Dave Bromley
Jamie Tsandes

3. [SUB0308202](#) [3-006494](#) Autumn Ridge at Hidden Valley No. 1 Amended (Preliminary Subdivision Review)
11727 and 11767 S Autumn Ridge Drive
[Lone Peak, Community 27]

Attachments: [Staff Report](#)
[Applicant Letter](#)
[SUB03082023-006494 Autumn Ridge at Hidden Valley Amended Plat](#)

A motion was made by Monica Collard, seconded by Cameron Duncan, that the Planning Commission determined the Autumn Ridge at Hidden Valley No. 1 Amended Plat is complete for the properties located at 11767 S and 11727 S Autumn Ridge Drive based on the two findings and subject to the four conditions detailed in the staff report.

Yes: 6 - Monica Collard
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
David Hart
Cameron Duncan

Absent: 2 - Dave Bromley
Jamie Tsandes

Public Meeting Items

DRAFT

4. [CUP0418202](#) [3-006520](#) Heavenly Childcare (Category II Home Occupation Conditional Use Permit)
9342 S Maison Dr.
[Falcon Park, #16]

Attachments: [Heavenly Childcare Staff Report CUP - Final](#)

Sarah Stringham introduced this item to the Planning Commission.

Sarah Kingston, 9342 S Maison Dr, Sandy, said that she currently has a daycare in Murray and will maintain policies and practices to minimize noise, traffic, debris and will ensure kids will be cared for in a clean daycare. Sarah Kingston said she's actively addressing code enforcement issues by removing the dead trees and fixing her fence and porch railing.

David Hart asked Sarah Kingston if she read the conditions outlined in the staff report and if she's able to manage sixteen children while not exceeding the twenty four trip generations.

Sarah Kingston said yes.

Ron Mortimer asked Sarah Kingston if she's familiar with the conditions in the staff report and if she understands that she'll need to adhere to them if approved.

Sarah Kingston said yes.

Cameron Duncan asked Sarah Kingston what kind of rooms she has to accommodate sixteen kids.

Sarah Kingston replied that she has a large living room, kitchen area and a playroom.

Cameron Duncan said he appreciates the daily schedule, asked about outdoor playtime and off street parking for her one employee.

Sarah Kingston said that playtime will be a couple of hours each day and that she will have a parking spot available in her driveway for her one employee.

Steven Wrigley asked Sarah Kingston if she's considered a circular driveway

Sarah Kingston said she has considered the circular driveway and has submitted different traffic patterns.

Sarah Stringham spoke about the site visit with code enforcement and said that staff recommends an approval of the request.

Steven Wrigley asked how many Conditional Use Permit's that are in the city with sixteen kids in the daycare.

Sarah Stringham said there are multiple category II home daycare's in the city.

Ron Mortimer opened this item for public comment.

Ben Wunderlich, 9328 S Maison Dr, Sandy, said the daycare doesn't belong in the neighborhood and shared additional concerns.

Trenten Heemeyer, 1876 E Alla Panna Way, shared concerns over increased traffic and safety of kids playing outside.

Carolyn Heemeyer, 1876 E Alla Panna Way, Sandy, said that she's frustrated that the city would allow a daycare to go into a neighborhood, feels the Kingstons are inconsiderate to want to have an at home daycare, and worried about strangers, traffic, property maintenance and suggested that the daycare be placed in a strip mall.

Derek Maxwell, 1902 Arlen Way, Sandy, said he does not want to live next to a daycare and said he will be enraged if he's affected by the traffic.

Christopher Hill, 9345 S Springwood Lane, Sandy, said that he's spoken to several real estate agents who've all confirmed that his property value will significantly decrease with the daycare in the neighborhood and wants to know why staff believes Sarah Kingston is able to comply with the conditions.

Steven Van Maren, 11039 S Lexington Circle, Sandy, wanted clarification on the hours of operation.

Mrs. Salisbury, 9198 S Tortellini Dr, Sandy, shared concerns over speeding and traffic in her neighborhood.

Dean Fuhlsing, 9323 S Tortellini Dr, Sandy, would like the daycare to be a commercial business and not an at home business and shared concerns over traffic.

Larry Salisbury, 9198 S Tortellini Dr, Sandy, asked about off street parking and shared his concerns regarding traffic.

Ron Mortimer closed this item to public comment.

Sarah Kingston addressed the traffic concerns by reiterating her three different traffic plans that she was going to share with the parents. She also said that she plans on taking in children from families with multiple kids.

Monica Collard said that Conditional Use Permits are approved, with conditions, and asked Darien Alcorn to elaborate.

Darien Alcorn, Sandy City Attorney, explained that a conditional use is a permitted use and the standard that's used for the review is to impose conditions that will mitigate reasonably, anticipated, negative impacts. Those impacts are addressed through mitigation measures that are imposed on the conditional use permit as conditions. If there are no mitigation measures, that can be implemented, could a Conditional Use be denied which is rare. Anytime the conditions of a permit are not being met, it could be reviewed by the Planning Commission to add conditions or to consider revocation because the conditions are not being met.

Monica Collard said that Sandy City is great at encouraging home occupation businesses and there have been several at home daycare businesses that have come before the Planning Commission. Monica said that it's unfair that new owners take on frustrations from a previous home owner and that she's unaware of any complaints regarding her daycare and invited Sarah Kingston to share with the Commission if there are any.

Steven Wrigley said he is in support of a home daycare but has concerns with having

sixteen kids and suggested a circular driveway.

Daniel Schoenfeld asked Ryan Kump to explain the traffic pattern.

Ryan Kump, Sandy City Engineer, said the neighborhood probably generates 700 trips for the seventy homes in the neighborhood so the twenty four trips from the daycare is minimal only if the trips are spread out randomly and distributed throughout the day. If three or four parents are showing up at the same time during morning commuting hours then yes, it's a concern. The other issue is the routing plan which is circuitous taking parents all around the neighborhood. Ryan also said this neighborhood was built under old county roadway standards which is six feet narrower than a typical Sandy City road making it difficult for on street cars, turn around's and backing out. He also feels that the proposed routing plan will be difficult to enforce and have compliance with, staff recommends a circular driveway be installed so parents can drive up right into the home, drop off and exit, front facing which will eliminate backing up maneuvers.

Cameron Duncan said that twelve extra trips a day will be negligible, the speeding issue is coming from neighbors who reside there, he loves hearing kids playing in the street, street parking is from residents who live in the neighborhood and not from the applicant and agrees that installing the circular driveway will eliminate parking on the road and gets at least two cars off the road to mitigate the traffic.

David Hart suggested staggering the drop off and pick up times along with installing the circular driveway.

Ron Mortimer talked about a pre-school in his neighborhood that works very well with the residents and is in support of the circular driveway.

A motion was made by Daniel Schoenfeld, seconded by David Hart, that the Planning Commission approve a category II home occupation Conditional Use Permit for daycare use as described in the staff report for the property located at 9342 S Maison Drive based on the two findings and subject to the five conditions with a sixth condition being that a circular driveway to be installed.

Yes: 5 - Monica Collard
Ron Mortimer
Daniel Schoenfeld
David Hart
Cameron Duncan

No: 1 - Steven Wrigley

Absent: 2 - Dave Bromley
Jamie Tsandes

Administrative Business

1. Minutes

An all in favor motion was made by Cameron Duncan to approve the meeting minutes from 05.04.2023.

[23-187](#) Minutes from May 4, 2023 Meeting

Attachments: [05.04.2023 Minutes \(DRAFT\)](#)

2. Director's Report

Adjournment

An all in favor 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