



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
Daniel Schoenfeld

Thursday, June 16, 2022

6:15 PM

City Hall and On-line

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: 827 4489 3459

Passcode: 198691

4:00 PM FIELD TRIP

[22-228](#)

Field Trip Map

Attachments: [061622](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present 6 - Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Ron Mortimer
Commissioner Jamie Tsandes
Commissioner Michael Christopherson
Commissioner Daniel Schoenfeld

Absent 1 - Commissioner Cameron Duncan

Public Hearings

1. [REZ0504202](#) Brand Estates Rezone
[2-6315 \(PC\)](#) 285 E. 11000 S. from R-1-40A to R-1-10 and R-1-15
[Community #11 - Crescent]

Attachments: [Planning Commission Staff Report](#)
[Notice Pictures](#)

Jake Warner introduced this item to the Planning Commission.

Brandon Harrison, 11099 S Farnsworth Lane, Sandy, UT & Kyle Denos, 10319 S 2950 W. South Jordan, UT - introduced themselves as the applicants. Brandon Harrison said that they're planning on building homes similar to the community down the road to the west with larger high end homes.

Monica Collard opened this item for public comment.

Dolene Currit, 310 Clover Ridge Drive, Sandy, UT, has concerns about the property being a fire hazard from unmaintained landscape.

James Burns, 242 E Clover Ridge Drive, Sandy, UT, wants to know what's going to be built and what will happen to the existing homes on the property.

Monica Collard explained that the item in discussion is for a rezone and not for construction.

Jake Warner said that he's not aware of any existing homes close to Mr. Burns but there are two homes closer to 11000 S and as far as he knew those homes would remain.

Monica Collard closed this item for public comment.

James Sorensen told the owners that it is their responsibility to maintain the property and cut the weeds down especially with the 4th of July coming up.

A motion was made by Dave Bromley, seconded by Michael Christopherson, that the Planning Commission forward a positive recommendation that the City Council approve the application for a zone change from the R-1-40A Zone to the R-1-10 and R-1-15 Zones.

Yes: 6 - Dave Bromley
 Monica Collard
 Ron Mortimer
 Jamie Tsandes
 Michael Christopherson
 Daniel Schoenfeld

Absent: 1 - Cameron Duncan

Public Meeting Items

- 2. [SUB0114202](#) [2-006249](#) Corner Bend Subdivision (Preliminary Review & Sensitive Area Overlay)
 2186 East Powderkeg Drive & 2193 East DeBeers Drive
 [Community #18, Willow Creek & Community #19, Mountain Views]

Attachments: [PC Staff Report](#)
[PC Maps and Materials.pdf](#)

Craig Evans introduced this item to the Planning Commission.

Dan Moore, 2186 Powderkeg Drive, Sandy, UT, said that he's looking to expand his lot.

Monica Collard opened this item for public comment.

Monica Collard closed this item for public comment.

A motion was made by Jamie Tsandes, seconded by Dave Bromley, that the Planning Commission determine that the preliminary review is complete for the Corner Bend Subdivision, located at 2186 East Powderkeg Drive & 2193 East DeBeers Drive, based on the two findings and subject to the four conditions outlined in the staff report.

Yes: 6 - Dave Bromley
 Monica Collard
 Ron Mortimer
 Jamie Tsandes
 Michael Christopherson
 Daniel Schoenfeld

Absent: 1 - Cameron Duncan

3. [CUP0519202](#) Storm FabWorks (Conditional Use - Category II Home Occupation)
[2-006330](#) 8502 South Fair Oaks Way
[Community #3 - Sandy Woods]

Attachments: [Staff Report with combined files.pdf](#)

Claire Hague introduced this item to the Planning Commission.

Brock Christiansen, 8502 S Fair Oaks Way, Sandy, UT said that he will be the only employee and no-one will be coming to his home.

Monica Collard opened this item to public comment.

Steve Van Maren, 11039 S Lexington Circle, Sandy, UT said that the staff report doesn't mention anything about odors and ventilation.

Monica Collard closed this item to public comment.

Mike Wilcox said that odors are part of the standards for home occupation businesses.

A motion was made by Michael Christopherson, seconded by Daniel Schoenfeld that the Planning Commission approve a Conditional Use Permit for Brock Christiansen for a Category II Home Occupation to operate a welding business as well as to utilize the entirety of his detached garage space based on the two findings and subject to conditions 1-6 outlined in the staff report.

Yes: 6 - Dave Bromley
Monica Collard
Ron Mortimer
Jamie Tsandes
Michael Christopherson
Daniel Schoenfeld

Absent: 1 - Cameron Duncan

4. [CUP0520202](#) [2-006331](#) Little Blooms Montessori Preschool (Category II Home Occupation Conditional Use Permit)
10891 South Chapada Way
[Community #12]

Attachments: [Little Blooms with all attachments.pdf](#)

Claire Hague introduced this item to the Planning Commission.

Cecilia Haselton, 10891 S. Chapada Way, Sandy, UT, said that her neighbors have been very supportive of her business and that she's running a preschool but due to Sandy City standards it needs to be categorized as a daycare. She gave an update on the weeds and that they've been cut down, gave a background of her education and experience and said that Todd visited her property recently and found no evidence of rodents.

Monica Collard opened this item to public comment

Monica Collard closed this item to public comment.

Dave Bromley said that he's in support of the project.

Daniel Shoenfeld asked if a Montessori School is licensed for a daycare.

Cecilia Haselton said that she is getting a childcare license.

Dave Bromley asked if the applicant has read the staff report.

Cecilia Haselton said the conditions in the staff report are fine.

Monica Collard asked Brittney Ward about condition #6 with regards to the fence inside the site triangle.

Brittney Ward said that the house is older than the site triangle standard otherwise the house would've been built to meet the current standard. She said the fence needs to be moved and that the driveway needs to be 30 feet away from the ADA ramp.

Cecilia Haselton asked for clarification if the fence needs to be moved further back.

James Sorensen said in order for her business license to be approved she would need to comply with moving the fence according to condition #6.

Monica Collard asked Brittney Ward if she wants this to be enforced.

Brittney Ward said yes it is a standard that needs to be met.

A motion was made by Jamie Tsandes, seconded by Daniel Schoenfeld, that the Planning Commission approve a Conditional Use Permit for Cecilia Haselton for the property located at 10891 S Chapada Way to operate a Category II Home Occupation as described in the application materials based on the two findings and subject to the eight conditions outlined in the staff report.

Yes: 6 - Dave Bromley
Monica Collard
Ron Mortimer
Jamie Tsandes
Michael Christopherson
Daniel Schoenfeld

Absent: 1 - Cameron Duncan

Administrative Business

Ron Mortimer was voted in as Chair and Cameron Duncan was voted in as Vice Chair.

1. Minutes

An all in favor motion was made to approve the minutes from 06.02.2022.

[22-230](#) Minutes from June 2, 2022

Attachments: [06.02.2022 PC Minutes \(DRAFT\)](#)

2. Sandy City Development Report

[22-229](#) Development Report

Attachments: [05.27.22 Development Report](#)

3. Director's Report

Adjournment

An all in favor motion was made and approved 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