



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7256

Meeting Minutes

Planning Commission

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

Thursday, November 16, 2023

6:15 PM

Council Chambers and Online

Meeting procedures are found at the end of this agenda.

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Webinar ID: 843 1294 5927

Passcode: 317131

4:00 PM FIELD TRIP

1. [23-445](#) Field Trip Map

Attachments: [11/16/23](#)

6:15 PM REGULAR SESSION

Welcome

Introductions

- Present** 8 - Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Jamie Tsandes
Commissioner Ron Mortimer
Commissioner Daniel Schoenfeld
Commissioner Steven Wrigley
Commissioner David Hart
Commissioner Cameron Duncan

Pledge of Allegiance

Public Hearings

2. [ANEX08292](#) Olsen Farms Annexation (R-1-10 Zone)
[023-006598\(](#) 10216 S., 10250 S., and 10254 S. Dimple Dell Road
[PC\)](#) [Community #25]

Attachments: [Vicinity map](#)
[Staff Report](#)
[Preliminary Annexation Plat](#)
[Legal description](#)
[Resolution of Intent to Annex](#)

Brian McCuiston introduced this item to the Planning Commission.

Paxton Guymond, Attorney for applicant, said that his clients want to annex into Sandy City and intend to keep the current zone of R-1-10.

Daniel Schoenfeld opened this item for public comment.

Mary Young, 3260 E Wasatch Pines Lane, shared concerns about density in Dimple Dell.

Sandra Hawk, 10953 S Bay Meadow Circle, is the treasurer of the Dimple Dell Preservation Community and feels that R-1-20A would be appropriate. She shared concerns about the impact that increased density will have on traffic and wildlife.

Vaughn Cox, 9906 S 2700 E, feels that R-1-10 zone would eliminate the unique qualities that make up his community.

Armando Alvarez, 2973 E Dimple Dell Lane, asked who will provide water to this development and whether they can subdivide in the County without annexation.

Lisa Gading, 10241 S Weeping Willow Drive, shared concerns regarding density and asked for zoning to half acre lots.

Mr. Gorm, 2550 E Dimple Dell Road, asked for low density half acre lots.

Russell Larsen, 3023 E Dimple Dell Lane, shared concerns of Dimple Dell Lane being annexed into Sandy city.

Kathleen Larsen, 3023 E Dimple Dell Lane, shared concerns over the diminishing wildlife and traffic.

Ted Baudendistel, 10270 Dimple Dell Road, shared concerns with lot sizes and water rights.

Scott Stewart, 2962 Dimple Dell Lane, doesn't support the annexation of Dimple Dell Lane and wants half acre lots.

Todd Young, 3260 E Wasatch Pines Lane, shared concerns over traffic.

Steve Carlson, 2949 E Dimple Dell Lane, is asking for half acre lots.

Neil Jessop, 10543 Dimple Dell Road, is in support of half acre lots.

Aaron Dekeyzer, 2231 E Willow View Way, supports R-1-20A.

Dan Fisher, 2969 Bell Haven Lane, spoke about diminishing lot sizes in zones over time.

Terry Wood, 3227 E Deer Hollow Drive, spoke about the nature and beauty of Dimple Dell and is in support of larger lots.

Michael Braun, 3020 E Apple Hollow Cove, had several comments about traffic and soils report.

Daniel Schoenfeld closed this item to public comment.

Mr. Guymon said that questions relating to development will be addressed during the development process and asked the Planning Commission to retain the zone and if the commissioners don't honor the zone then his clients do not wish to annex into Sandy City.

Cameron Duncan asked Mr. Guymon what the maximum number of homes would be on half acre lots.

Mr. Guymon said 18.

Dave Bromley asked Mr. Guymon if he has considered a hybrid scenario.

Mr. Guymon said no.

Dave Bromley said he should consider it.

Jamie Tsandes asked how would they get water if they do not annex into Sandy City.

Mr. Guymon said he understands that Sandy City will provide the water.

Brian McCuiston said this area is where Sandy City provides water to however the applicant will need to work with the Public Utilities Director if they remain in the County.

Jamie Tsandes clarified that they don't need to annex into Sandy City to get water.

Brian McCuiston said it's policy that they would need to annex into Sandy if the city is going to provide the water but they would need to work it out with Public Utilities.

Mr. Guymon said they could develop in the county but they prefer to be part of Sandy City.

Monica Collard spoke about Bell Canyon and it's unique and is in support of R-1-20A.

David Hart said it's too close to the park to not be half acre and struggles with R-1-10.

Dave Bromley said they can provide a hybrid approach in the recommendation.

Jamie Tsandes said she hates to take density away but the Commission needs to do what's right for this area.

A motion was made by Dave Bromley, seconded by Cameron Duncan, that the

Planning Commission send a positive recommendation to the City Council that the Olsen Farms Annexation be approved and zoned R-1-10 as well as a portion to be zoned R-1-20A as determined through a Development Agreement with the applicant based upon findings 1-3 detailed in the staff report with a modification to finding #4 that a hybrid approach of the R-1-10 and R-1-20A is appropriate for this property based upon current land uses within the area.

Yes: 7 - Dave Bromley
Monica Collard
Jamie Tsandes
Ron Mortimer
Daniel Schoenfeld
David Hart
Cameron Duncan

Public Meeting Items

3. [SPR1011202](#) Hale Centre Theatre Revised Beehive Addition
[3-006636](#) 9886 S. Monroe St
[Civic Center, Community #2]

Attachments: [Staff Report](#)
[Exhibits](#)

Doug Wheelwright introduced this item to the Planning Commission.

Quinn Deitlein, 4288 W 11475 S, South Jordan, shared additional details about his project.

David Hart asked if they are going to flatten the wall on the parking structure that is exposed.

Quinn said yes.

David Hart asked if they're going to eliminate the notch in the building.

Quinn said there's a generator unit there.

Lyle Beecher with Beecher Walker, said the corner will remain because of the generator but the building sign will be proud from the wall and the sign grid will go away.

David Hart asked if EIFS system will be applied directly to the wall or will a board will be placed over.

Lyle Beecher said EIFS will be applied to a foam backing that will be added to the parking structures exposed surface.

Dave Bromley asked about the landscaping area.

Quinn said it's along the base of the building on the south side.

Jamie Tsandes asked what the width is of the landscaping area.

Lyle Beecher said it's four feet of landscaping.

Jamie Tsandes asked if they know what type of landscaping they're putting in.

Lyle Beecher said they're proposing the minimum possible.

Quinn Deitlein said they're going with something that matches what Mountain America has in front and that they can manage themselves.

Jamie Tsandes asked if they're planting trees.

Quinn Deitlein and Lyle Beecher both said no.

David Hart asked if they've decided on a color for the ephus.

Lyle Beecher said they're exploring it.

David Hart said matching the house color, which is the gray color, would be best.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by David Hart, seconded by Monica Collard, that the Planning Commission find that the proposed building addition's revised preliminary site plan review be determined to be complete and to determine that the final building's architectural design, building materials and colors as proposed, be approved for the Hale Centre's Beehive Academy Theatre located at 9886 S Monroe Street based upon the three findings and subject to the four conditions with the amendment to condition #2 - That the developer be responsible to meet all the provisions of the (CBD-O) zoning district and the Sandy City Architectural Design Requirements including an EIFS wall that is to cover the parking structure and other structures as required and details to be finalized with staff during the final site plan review and a 5th condition added - That the foundational landscaping be reviewed and finalized with staff during the final site plan review.

Yes: 7 - Dave Bromley
Monica Collard
Jamie Tsandes
Ron Mortimer
Daniel Schoenfeld
David Hart
Cameron Duncan

4. [SPX0828202](#) Allred Special Exception for
[3-006597](#) Restoration within 30% or greater slopes
1877 E Quail Crest Lane
[Bell Canyon, Community #29]

Attachments: [Staff Report](#)
[Exhibits A - D](#)

Melissa Anderson introduced this item to the Planning Commission.

Jamie Tsandes asked if a geotech report was done.

Ryan Kump, Sandy City Engineer, said the original home site plan did include structurally engineered retaining walls but at this time the applicant is proposing to reduce the existing slope by bringing it back to the natural grade.

Jamie Tsandes asked if they were looking at three to one.

Ryan Kump said yes, pretty close.

Jamie Tsandes asked if there's an irrigation plan.

Ryan Kump said pressurized irrigation is not allowed in the sensitive area slopes.

Jamie Tsandes asked if temporary irrigation is allowed.

Mike Wilcox replied that temporary irrigation can be established between May 15 through October.

Jamie Tsandes asked what measures will be taken to make sure it has been restored.

Mike Wilcox said field inspections will be done to verify what's on the plans has been completed.

Dave Bromley asked if a bond is required to make sure the landscape takes.

Mike Wilcox said that's something the Planning Commission could add in their conditions.

Ryan Kump said that state law mandates that local governments cannot bond for private landscaping but if this were to be considered a safety hazard then bonding requirements could be made.

David Hart asked if the wall is being removed.

Ryan Kump said he should have explained it better in his memo and shared additional details.

David Hart asked if the soil has to be compacted as they raise it.

Ryan Kump said it needs to be stabilized which could be as low as 80% and there are other stabilization measures like erosion control blankets and plantings that need to take hold.

Jamie Tsandes asked if they were seeding with Sandy City restoration specs.

Ryan Kump said yes and in addition there are scrub plantings that will be included.

Jamie Tsandes asked if they're seeding.

Melissa Anderson said the landscaping plan that was submitted proposed five new scrub oak plantings, existing scrub oak that needs to be protected and a native seed grass mix.

Jamie Tsandes said that it's really hard to restore without an irrigation system and it will struggle.

Ryan Kump said that is something they need to consider but doesn't want to allow a pressurized irrigation in the hillside.

Jamie Tsandes said they could have an above ground watering system that they could pull out in a couple of years and recommends that water be applied if they want it to be successful.

Jim Allred, 1877 E Quail Crest Lane, said the wall will be lowered to help stabilize the hill to prevent further sliding, he is willing to put in a temporary irrigation system that he can monitor and will use stabilization blankets.

Danny Schoenfeld opened this item for public comment.

Danny Schoenfeld closed this item to public comment.

A motion was made by Jamie Tsandes, seconded by Dave Bromley, that the Planning Commission grant a Special Exception to allow alteration and restoration of 30% or greater slopes in the Sensitive Area Overlay for the property located at 1877 E Quail Crest Lane, based on the findings and conditions detailed in the staff report with an amendment to add Condition #6 - That the applicant shall provide a temporary above ground irrigation system to be manually operated by the owner and removed once the site starts showing signs of successful growth.

Yes: 7 - Dave Bromley
Monica Collard
Jamie Tsandes
Ron Mortimer
Daniel Schoenfeld
David Hart
Cameron Duncan

5. [SPX08302023-006599](#) Planchita Special Exception for Restoration within 30% or greater slopes
10074 S Stone Mountain Cove
[Bell Canyon, Community #29]

Attachments: [SPX08302023-006599 Staff Report.FINAL Exhibits A - D](#)

Melissa Anderson introduced this item to the Planning Commission.

Ron Planchita, 10074 S Stone Mountain Cove, said they are planning on planting different species of oak and is planning on temporary irrigation to help the new plants take hold.

Daniel Schoenfeld opened this item for public comment.

Scott Irvin, 10085 Stone Wall Court, shared a list of concerns he has with the Planchita's project that directly affect his property.

Trevor Goff, 12075 S Draper Ridge Dr, is the superintendent for the landscaping company that is working on this property and addressed some of Mr. Irvin's concerns.

Michelle Irvin, 10085 Stone Wall Court, said that she'd like the privacy of the trees restored and the beauty of the hill back.

Daniel Schoenfeld closed this item to public comment.

Melissa Anderson spoke about the landscape restoration plan.

Jamie Tsandes asked if there's an issue with temporary irrigation.

Mike Wilcox said the Planning Commission can require a temporary irrigation regardless of the timing of the year.

Jamie Tsandes said they are potentially proposing trees which will require a drip system.

Mike Wilcox said that gamble oak is the best substitute that is native to what's on the hillside and spoke about requirements for protection of the seedlings.

Dave Bromley asked if there's any re-grading that will be occurring.

Melissa Anderson said yes.

Ryan Kump said that it's a balancing act to restore the hillside while not doing further damage.

Dave Bromley asked if there was anything related to the adjacent property that needs to be repaired.

Ryan Kump said the primary scar was contained on the applicant's property but there was spillage to the neighbor's property line.

Mike Wilcox spoke about an aerial image that shows a natural clearing that was slightly widened that encroaches onto the neighbors and Sandy City property.

Cameron Duncan asked if the natural cherry is a good fit or is it because it stabilizes the hillside.

Jamie Tsandes said choke cherry shrub would be fine.

Mike Wilcox said choke cherry is native to the hillside.

A motion was made by Jamie Tsandes, seconded by Cameron Duncan, that the Planning Commission grant a Special Exception to allow alteration and restoration of 30% or greater slopes in the Sensitive Area Overlay for the property located at 10074 S Stone Mountain Cove, based on the findings and three conditions detailed in the staff report with an amendment to add Condition #4 - That the applicant adds a temporary irrigation system for grass seed restoration and a drip irrigation (potentially permanent) system to assist in restoration of the trees and staff to assist in facilitating restoration on adjacent Sandy City and neighboring property that have been impacted.

Yes: 7 - Dave Bromley
Monica Collard
Jamie Tsandes
Ron Mortimer
Daniel Schoenfeld
David Hart
Cameron Duncan

6. [SPX1108202](#) Woodhaven Estates
[3-006652](#) Special Exceptions
7613 S. 300 E.
[Community #3, Sandy Woods]

Thomas Irvin introduced the item to the Planning Commission and said that due to a noticing issue, these items could not have motions made on them and will need to come back to the Planning Commission at a later date. The applicant would still appreciate the Commissions input on his proposal.

Brandon Fry, 2680 Hills, Salt Lake City, presented his project to the Planning Commission and asked for their input.

Cameron Duncan stated that a primary issue noted by staff was the lack of any amenity package and asked what the developer intended to do to alleviate this.

Brandon Fry stated that providing additional visitor parking and additional rear building setbacks could be considered amenities and that he is also reviewing the possibility of providing patio areas, pergolas, and perhaps a dog run or growing boxes for residents.

Cameron Duncan asked if the increase from the initially proposed 22 to 24 units was the driving force in changing the layout to have limited driveway space while providing clustered parking on the northeast corner of the development. Units backing out directly onto the street would create a pedestrian hazard.

Brandon Fry stated that his design was meant to match what was approved for the Red Sage development and that parking was clustered in order to allow for more efficient landscaping.

Daniel Schoenfeld stated that he was concerned that the development layout would provoke parking along the street instead of within the designated parking areas.

Brandon Fry said that one of the conditions he was willing to agree to would be the installation of no parking signs along the street.

Cameron Duncan that the purpose of the PUD ordinance was a trade off where increased density could be achieved for a higher quality of community amenities and that he did not feel the intent of this trade off is being met by the proposal.

Monica Collard said the parking is awful and recommend that the applicant not go forward with it as currently designed.

David Hart asked about the architectural details of the homes that have sides facing the common space in the middle of the development. They appeared to present blank walls towards this area which would create a no-mans land of uncomfortable space and effectively unusable by residents.

Dave Bromley agreed with David Hart.

Brandon Fry said that he will be making improvements to the interior elevations of the structures.

Cameron Duncan asked about the current access through the property to homes located to the east. Would a replacement access be provided to Sandy Park Circle?

Brandon Fry said yes, he would be providing this access.

Jamie Tsandes stated that she felt the parking layout was awful and not a smart layout for the residents. She then asked if the amount of sod within the development would be limited based upon recent code changes.

Mike Wilcox stated that the landscaping standards will be applied to this project. Sodded areas that are less than 8 feet in width will require additional review.

Jamie Tsandes asked if trees are allowed to be planted within sod.

Mike Wilcox said that trees can be within these areas as long as they are provided separate irrigation as their water needs are different.

David Hart asked if the building heights have the same limitations as the height limits of the surrounding homes.

Thomas Irvin stated that the project does comply with height limitations which are the same as those of the surrounding homes. He also said that the primary change that will be done to the project is the switch from the dedication of public streets through the project to private streets in order to better comply with dimensional standards.

Sandy City resident who did not share his address said that 300 East is a dead-end street and asked why the public street couldn't be extended to connect with Sandy Park Circle. He also stated that he does not like the proposed height of the buildings as the majority of homes around the project are one-story ramblers

Daniel Schoenfeld closed this item to public comment.

A motion was made by Cameron Duncan, seconded by Dave Bromley, that the Planning Commission table this item to a future date due to improper public noticing.

Yes: 7 - Dave Bromley
Monica Collard
Jamie Tsandes
Ron Mortimer
Daniel Schoenfeld
David Hart
Cameron Duncan

- 7. [SPR0110202](#) Woodhaven Estates
[3-006464](#) Preliminary Site Plan Review
7613 S. 300 E.
[Community #3, Sandy Woods]

Attachments: [Staff Report](#)
[Site Plan Set](#)

A motion was made by Cameron Duncan, seconded by Dave Bromley, that the Planning Commission table this item to a future date due to improper noticing.

Yes: 7 - Dave Bromley
Monica Collard
Jamie Tsandes
Ron Mortimer
Daniel Schoenfeld
David Hart
Cameron Duncan

- 8. [SUB0118202](#) Woodhaven Estates
[3-006471](#) Preliminary Subdivision Review
7613 S. 300 E.
[Community #3, Sandy Woods]

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

A motion was made by Cameron Duncan, seconded by Dave Bromley, that the Planning Commission table this item to a future date due to improper noticing.

Yes: 7 - Dave Bromley
Monica Collard
Jamie Tsandes
Ron Mortimer
Daniel Schoenfeld
David Hart
Cameron Duncan

Administrative Business

1. Minutes

An all in favor motion was made by Cameron Duncan to approve the meeting minutes from 11.02.2023.

[23-446](#) Minutes from November 2, 2023

Attachments: [11.02.2023 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.

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