



Sandy City, Utah

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Meeting Minutes

Planning Commission

Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman (Alternate)
Jennifer George (Alternate)

Thursday, July 18, 2024

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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<https://us02web.zoom.us/j/83574974375>

Or join via phone by dialing:

US: 253 215 8782 or 346 248 7799 or 669 444 9171 or 669 900 6833 or 719 359 4580 or 253 205 0468

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4:00 PM FIELD TRIP

1. [24-262](#) Map

Attachments: [071824.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

- Present** 6 - Commissioner Dave Bromley
Commissioner David Hart
Commissioner Daniel Schoenfeld
Commissioner Steven Wrigley
Commissioner Craig Kitterman
Commissioner Jennifer George
- Absent** 2 - Commissioner Cameron Duncan
Commissioner Ron Mortimer

Public Hearings

2. [CA04262024](#) Amendments to Title 21 of the Land Development Code related to
[-0006762](#) Home-based Microschools, Micro-education Entities, Charter and Public
[\(PC\)](#) Schools

Attachments: [Staff Report with Exhibits](#)

Melissa Anderson introduced this item to the Planning Commission.

Steven Wrigley asked if the city has a restriction on how many can be placed in a neighborhood.

Melissa Anderson said spacing requirements have not been proposed and state law says that both land uses are to be permitted throughout municipalities.

James Sorensen said that what's being proposed tonight is based on state law.

Melissa Anderson said standards are established which can help mitigate the number operating in a location.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

A motion was made by Dave Bromley, seconded by Daniel Schoenfeld, that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, of the Sandy Municipal Code, related to home-based microschools, micro-education entities, charter schools and public schools as shown in Exhibit "A", based on the four findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
David Hart
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
- Absent:** 2 - Cameron Duncan
Ron Mortimer

3. [CA07032024](#) Amendments to Title 21 of the Land Development Code related to
[-0006794](#) Accessory Structures in the Open Space District
[\(PC\)](#)

Attachments: [Staff Report and Exhibits](#)

Melissa Anderson introduced this item to the Planning Commission.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

A motion was made by Daniel Schoenfeld, seconded by Dave Bromley, that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, of the Sandy Municipal Code, related to Accessory Structures in the Open Space District as shown in Exhibit "A", based on the four findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
David Hart
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George

Absent: 2 - Cameron Duncan
Ron Mortimer

Public Meeting Items

4. [SPR0517202](#) Willow Creek CC Maintenance Area Reconstruction Project (Preliminary
[4-006771](#) Site Plan Review)
8505 S. Willow Creek Dr.
[Community #18, Willow Creek]

Attachments: [Staff Report](#)
[Exhibit B](#)

Doug Wheelwright introduced this item to the Planning Commission.

James Glascock, Architect representing Willow Creek Country Club, further presented on this item.

Doug Wheelwright spoke about neighbor concerns and site plan issues.

Steven Wrigley asked Doug Wheelwright to define what a conditional use is.

Doug Wheelwright explained that municipalities cannot usually deny a conditional use but we can impose mitigating measures if it's conditional. Doug also said that it's an effort to achieve a balance between the applicant's property rights to develop their property and the impact on the abutting neighbors.

Craig Kitterman asked if staff feels that 30' feet enough for a setback.

Doug Wheelwright said that if the property was zoned for residential development there would be houses 30' feet away from the rear property lines of the existing homes. Doug also mentioned that a 35' foot building height is standard for a single family home.

Craig Kitterman said that the new building is massive and homes would not be that big.

James Sorensen pointed out that there would not be just one house but a row of homes and the code does allow for 35' feet in height.

Craig Kitterman said a row of homes would be preferable.

David Hart asked the applicant if he's read the staff report and is comfortable with it.

James Glascock said yes, he's read and is comfortable with the staff report.

David Hart opened this item for public comment.

Todd Sheran, Sandy resident that lives close to holes 2 and 3, spoke about city codes.

Vivian Vonk, Unincorporated Salt Lake County resident, spoke about property values and her requests regarding setbacks, berm and landscaping.

Leslie Paul, 8298 S Etienne Way, spoke about setbacks, views, privacy and had the same requests as Vivian.

Mindy Fogg, 8364 S Etienne Way, spoke about the distance between Willow Creek's existing building and proposed building to surrounding homes.

Steven Harries, 2802 E Etienne Way, spoke about maintenance building setbacks at

various golf courses throughout Utah and elsewhere.

Brad Fogg, Unincorporated Salt Lake County resident, doesn't feel that the 30' foot setback is reasonable.

Erin Harries, Unincorporated Salt Lake County resident, spoke about open space, setbacks and how this proposed building will obstruct their views.

Lennie, 2786 E Etienne Way, said that his property will be directly affected. He proposed conditions to mitigate noise and light.

Steven Fehlender, 2773 E Etienne Way, asked if a traffic study has been done.

Ronald, Utah resident, shared his concerns over this maintenance building.

Allison Terry, 8766 S Snowbird Circle, shared her concerns with golfers and maintenance workers being so close to her neighbor's property that she often visits so her kids can swim in their pool.

David Brockbank, unincorporated county resident, asked about the hours of operation and for a lighting plan.

David Hart closed this item to public comment.

Steven Wrigley asked if a 21' foot home would be considered a Rambler.

Doug Wheelwright said yes, with a pitched roof.

Steven Wrigley asked if conditions could be put on lighting and the hours of operation.

Doug Wheelwright replied that lighting requirements are covered in the code.

Steven Wrigley asked if the hours of operation could be conditioned.

Doug Wheelwright replied that it's covered by a conditional use.

Dave Bromley asked what the hours of operation are.

James Glascock said that he believes the employees begin arriving around 5:00am in the summer and leave around 5:00pm.

Dave Bromley asked when does the work begin in the building.

James Glascock said employees begin arriving at 5:00am and start doing maintenance on the grounds. James also pointed out that a lighting plan was submitted with the site plan.

Dave Bromley asked for a brief description of the functions that will be done in the facility & where.

James Glascock explained those different functions and locations by using the site plan.

Dave Bromley asked if there's work done outside of the building.

James Glascock said there's an area where they wash and gas up the mowers. He also said on the north side of the building is a one man door with insulation to minimize warehouse noise.

Daniel Schoenfeld asked if it were possible to flip the design layout to help address neighbor concerns.

James Glascock replied that the activity during the day is going to occur on the south of the building. The building is designed to create a buffer, for the homes, from all the noise. If it were flipped then all the maintenance facilities will be on the north side facing the neighborhood where more activity is going on.

Jennifer George asked if there's any consideration to push the setback further than 30' feet.

James Glascock said they prefer a 30' foot setback.

Steven Wrigley asked if they would be able to function if the setback were moved back to 50' feet.

James Glascock said yes but it would start to constrict things.

Steven Wrigley asked about the temporary berm.

James Glascock said it's a mound of dirt with trees on top.

David Hart said that at one time it was a tee box.

Craig Kitterman asked staff to clarify that the Planning Commission cannot deny a conditional use.

Doug Wheelwright said that is generally correct.

Craig Kitterman said this site plan is inappropriate and as a neighbor he'd much rather look at the parking lot rather than the building. He feels this needs to be redesigned.

David Hart asked the applicant what is the largest vehicle that will occupy inside the building.

James Glascock replied that mowers will be inside the building which is about the size of a pickup truck.

David Hart asked the applicant to explain the 6 square boxes located at the southern end of the maintenance facility.

James Glascock answered that it's a carport to park the back hoes.

Craig Kitterman asked about the sand delivery that occurs on the street and if it's allowed by city ordinance.

Doug Wheelwright said that the street is in Salt Lake county jurisdiction.

Allen Davis, Willow Creek Country Club Golf Course Superintendent, said that sand deliveries do not occur on the street and that their tractor trailers are able to access the

yard due to the driveway and a corner easement. He wanted to clarify that this facility is housing for their equipment and feels that flipping the layout would be more disturbing for residents.

James Sorensen added clarification about a conditional use by saying that if it's determined that a project cannot reasonably be mitigated, a conditional use can be denied.

Dave Bromley asked for clarification on height of the building.

James Glacock said 21.8" feet at the highest point.

Craig Kitterman said he feels the site plan cannot mitigate the impact on the neighborhood the way it's designed and asked if any commissioners agreed.

Dave Bromley said he does not agree.

Craig Kitterman said to use a 21' foot wall as a buffer seems improper. He said the building is far too big, too close and oriented the wrong way.

Daniel Schoenfeld feels the 30' foot setback is too close and feels better with a 50' foot setback.

Dave Bromley said that he doesn't agree with flipping the building and feels the noise, cars and light would disturb the neighbors. He also said the noise inside the building is mitigated and spoke about the hours of operation being similar to construction hours.

Craig Kitterman said the site plan is wrong.

David Hart said there's a big open space going directly into the golf course. If they slid the project a little further south he feels the applicant could maintain their plan with a balance of meeting the concerns of the neighborhood. David said he wants to put conditions on the site that provides a greater amount of buffer space and asked staff how would they do that?

Dave Bromley answered that it would be the setback and a 50' foot setback would be more than adequate.

David Hart suggested that they align the back of the building with the southern edge of Salt Lake County Water District Property Line.

Craig Kitterman said he agrees.

Dave Bromley said that neighbors spoke about being comfortable with a 50' foot setback.

A motion was made by Dave Bromley, seconded by Daniel Schoenfeld. An alternate motion was then made by Craig Kitterman and seconded by David Hart. The alternate motion was voted on first.

An alternate motion was made by Craig Kitterman, seconded by David Hart, that the Planning Commission determine preliminary site plan review is complete for the proposed relocation and reconstruction of the Willow Creek Country Club Maintenance Area facilities, located at approximately 8505 S Willow Creek Dr., based on the two findings and subject to the six conditions detailed in the staff report with a modification to add a 7th condition - That the structures on the site be setback no closer than 70' from the property line. The motion did not carry by the following roll call vote:

Yes: 2 - Craig Kitterman
David Hart

No: 4 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Jennifer George

Absent: 2 - Cameron Duncan
Ron Mortimer

A motion was made by Dave Bromley, seconded by Daniel Schoenfeld, that the Planning Commission determine preliminary site plan review is complete for the proposed relocation and reconstruction of the Willow Creek Country Club Maintenance Area facilities, located at approximately 8505 S Willow Creek Dr., based on the two findings and subject to the six conditions detailed in the staff report with a modification to add a 7th condition - That the structures on the site be setback no closer than 50' from the property line. The motion carried by the following roll call vote:

Yes: 4 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Jennifer George

No: 2 - David Hart
Craig Kitterman

Absent: 2 - Cameron Duncan
Ron Mortimer

5. [CUP0527202](#) Willow Creek CC Maintenance Area Reconstruction Project (Conditional
[4-006775](#) Use Review)
8505 S. Willow Creek Dr.
[Community #18, Willow Creek]

Dave Bromley asked staff for guidance on the noise ordinance relating to the conditions in the staff report.

Ryan Kump, Sandy City Public Works Director, said that he would reference the Salt Lake County noise ordinance, which is no noise over a certain decibel from 10:00pm to 7:00 am.

A motion was made by Daniel Schoenfeld, seconded by Steven Wrigley, that the Planning Commission approve a Conditional Use Permit for the proposed reconstruction and relocation of the Willow Creek Country Club's Maintenance Area, which is an accessory and ancillary use to the "Park, Public and Private" and "Recreation, Outdoor" primary land use, and based upon the staff report analysis and the two findings and three conditions detailed in the staff report with an amendment to add Condition #4 - That the applicant follows the Salt Lake County noise ordinance. The motion carried by the following roll call vote:

Yes: 5 - Dave Bromley
David Hart
Daniel Schoenfeld
Steven Wrigley
Jennifer George

No: 1 - Craig Kitterman

Absent: 2 - Cameron Duncan
Ron Mortimer

6. [SPR0417202](#) Larkin's Sunset Gardens Cemetery Expansion - Garden of Resurrection
[4-006752](#) 1950 E. Dimple Dell Rd.
[Community #26]

Attachments: [Staff Report](#)
[Exhibit A](#)

Doug Wheelwright introduced this item to the Planning Commission.

Rob Larkin, 1950 E Dimple Dell Road, said they want to expand the improved area of the cemetery over 6 acres.

David Hart asked if he's reviewed the staff report.

Rob Larkin said yes.

David Hart asked what the distance is between the south property line and dotted project area line.

Rob Larkin said between 200-300 feet.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

A motion was made by Daniel Schoenfeld, seconded by Craig Kitterman, that the Planning Commission find that the proposed Site Plan Review for the Larkin's Sunset Gardens Cemetery Expansion Project, Garden of Resurrection Phase, be determined to be complete as proposed, based on the three findings and subject to the two conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
David Hart
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George

Absent: 2 - Cameron Duncan
Ron Mortimer

7. [SPX0626202](#) Southeast Industrial Park (Special Exception Review)
[4-006791](#) 8496 S. Harrison Street
[Community #1, Northwest Exposure]

Attachments: [Staff Report](#)
[Exhibit A Application Letter](#)
[Exhibit B Application Materials](#)

Thomas Irvin introduced this item to the Planning Commission.

Jessica Rice, UDOT project manager, said they are requesting a special exception with the condominium owner.

David Hart asked if she's read the staff report and is okay with it.

Jessica Rice said yes.

Thomas Irvin described the main issue as where the landscaping buffer was installed. It was built on the I-15 side instead of along the west side of the subject property. The intent of the ordinance is to provide a buffer from adjoining uses which is still being accomplished. Requiring the applicant to provide an additional buffer along the same corridor would only result in making large vehicle maneuvering difficult.

Dave Bromley asked if UDOT is responsible for maintaining the gravel area.

Thomas Irvin said yes.

David Hart opened this item for public comment.

Todd Codell, with Codell Properties, owns a couple of units, spoke about the existing landscaping and doesn't feel that having additional green space at the specified location would improve anything.

Troy Billiard, business owner on the property, said that if an additional buffer were installed, it would make it difficult for large vehicles to make it around the building.

David Hart said nothing is changing.

David Hart closed this item to public comment.

A motion was made by Jennifer George, seconded by Dave Bromley, that the Planning Commission approve a special exception to not provide a five-foot landscaping buffer along the west side of the property located at 8496 S Harrison St., based on the five findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
David Hart
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George

Absent: 2 - Cameron Duncan
Ron Mortimer

Administrative Business

1. Minutes

An all in favor motion was made to approve the meeting minutes from 06.20.2024.

[24-263](#) Minutes from the June 20, 2024 Meeting

Attachments: [06.20.2024 Minutes \(DRAFT\)](#)

2. Sandy City Development Report

[24-264](#) Development Report

Attachments: [07.01.2024 DEV REPORT](#)

3. 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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