



Sandy City, Utah

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Meeting Minutes

Planning Commission

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

Thursday, February 16, 2023

6:15 PM

Council Chambers & Online

Meeting procedures are found at the end of this agenda.

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4:00 PM FIELD TRIP

[23-055](#)

Map

Attachments: [Field Trip Map](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present 6 - Commissioner Dave Bromley
Commissioner Ron Mortimer
Commissioner Michael Christopherson
Commissioner Cameron Duncan
Commissioner Daniel Schoenfeld
Commissioner David Hart

Absent 2 -
Commissioner Monica Collard
Commissioner Jamie Tsandes

Public Hearings

DRAFT

1. [CA01172023](#) Amendments related to Temporary Signs:
[-0006470](#) Amend Title 21, Chapter 26, Signage and Outdoor Advertising, Section 8,
[\(PC\)](#) Temporary Signs, of the Sandy Municipal Code

Attachments: [Staff Report on Temporary Signs](#)
[Exhibit A - Temporary Signs - Red-lined version](#)
[Exhibit B - Temporary Signs - Clean Version](#)
[Exhibit C - Request to amend temporary sign code](#)
[Exhibit D - Public Comment](#)

Melissa Anderson introduced this item to the Planning Commission.

Cameron Duncan asked if these temporary signs are ones similar to a welcome sign that you could hang on your fence.

Melissa Anderson said this would allow for certain allowed temporary signs to be put on a fence.

James Sorensen said you would typically see this in a residential zone outside of the public right of way and would be allowed.

Ron Mortimer opened this item for public comment.

Don Cann, 10966 S Blossom Tree Lane, Sandy, said he's in favor of the change.

Ron Mortimer closed this item for public comment.

David Hart asked if there's a time limit associated with the type of sign.

Melissa Anderson said that in the Temporary Sign code it outlines certain types of temporary signs with or without a permit. The size and time limit depends on the type of sign.

A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, Chapter 26, Signage and Outdoor Advertising, Section 8, Temporary Signs, of the Sandy Municipal Code, as shown in Exhibit "A", based on the four findings detailed in the staff report.

Yes: 5 - Dave Bromley
Ron Mortimer
David Hart
Michael Christopherson
Cameron Duncan

Absent: 3 -
Jamie Tsandes
Daniel Schoenfeld
Monica Collard

DRAFT

2. [REZ0106202](#) Larson Rezone
[3-6463 \(PC\)](#) 963 E. 8600 S. from R-1-8 to SD R-1-7
[Community #6 - High Point]

Attachments: [Staff report - Larson Rezone](#)

Jake Warner introduced this item to the Planning Commission.

Ron Larson, 963 E 8600 S, Sandy, said he wants the property to look similar to surrounding neighbors.

Cameron Duncan asked if the two existing homes across from lots one and two will connect to the new road.

Ron Larson said it's a water district pump house that belongs to Jordan District Water and their main focus is to maintain their easement.

Ron Mortimer asked Ron Larson if he's read and the staff report and is comfortable with it.

Ron Larson said yes.

Ron Mortimer opened this item for public comment.

Chad Paulsen, 8707 S Buena Vista Dr, Sandy, shared his concerns about traffic on 8600 S and asked if the road could be widened to accommodate the additional homes being built in this area.

Andy Baldwin, 8722 S Buena Vista Dr, Sandy, shared his concerns about traffic on 8600 S and that the road does not support the amount of traffic.

Ron Mortimer closed this item to public comment.

Brittney Ward, Transportation Engineer Sandy City, said that 8600 S and 1000 E is an intersection that she's been watching. A warrant study was done a few years ago for a traffic signal and a three way stop but neither were warranted just yet. Brittney said 8600 S is a major collector road that carries a heavier amount of volume and one day the City would like to widen it and add a center turn lane to the west. She also said development standards are in place so that developers are required to build street frontages along roads which is what this developer will be doing.

Ron Mortimer confirmed that 8600 S is planned to have a center turn lane, shoulders and one lane in each direction.

Brittney Ward replied yes, one lane in each direction and a major collector cross section does allow the city to remove the shoulders and add another lane in each direction if they ever have to go to the five lane cross section. It is also a bike route so cyclists can use the shoulder space.

Ron Mortimer asked if there's a schedule of when the improvements will be installed.

Brittney Ward said it's not in the city's capital improvement projects yet however current improvements are driven by the development.

David Hart asked Jake Warner if the zoning to the west is R-1-7.

Jake Warner said it's the SD R-1-7 which is the same zone they're requesting.

A motion was made by Cameron Duncan, seconded by David Hart that the Planning Commission forward a positive recommendation, recommending that the City Council approve the application for a zone change from the R-1-8 Zone to the SD R-1-7 Zone.

Yes: 6 - Dave Bromley
Ron Mortimer
Michael Christopherson
Cameron Duncan
David Hart
Daniel Schoenfeld

Absent: 2 - Monica Collard
Jamie Tsandes

Public Meeting Items

3. [CUP0127202](#) MedVet
[3-006475](#) 10291 S. State St.
[Crescent White Willows, #10)

Attachments: [Staff Report MedVet Final.pdf](#)

Claire Hague introduced this item to the Planning Commission.

Lynn Wackerly said their facility is a veterinary urgent care. They will not be keeping animals overnight and pets that have emergency needs will be referred to their ER and specialty hospital located in South Salt Lake. Lynn also said they did take sound into account as they designed and built this space along with exterior pet waste. They will have stations located outside for client use and team members will empty stations so waste does not become an issue.

Ron Mortimer opened this item for public comment.

Ron Mortimer closed this item for public comment.

A motion was made by Daniel Schoenfeld, seconded by Dave Bromley, that the Planning Commission approve a Conditional Use Permit for a veterinary office to operate in the CBD zone as described in the staff report for the property located at 10291 S. State Street based on the following three findings and subject to the four conditions detailed in the staff report.

Yes: 6 - Dave Bromley
Ron Mortimer
Michael Christopherson
Cameron Duncan
David Hart
Daniel Schoenfeld

Absent: 2 - Monica Collard
Jamie Tsandes

4. [SPR1117202](#) Cedarwood Estates Expansion (Site Plan Review)
[2-006447](#) 575 E. 11000 S.
[Crescent, Community#11]

Attachments: [Staff Report](#)
[Application Materials](#)

Thomas Irvin introduced this item to the Planning Commission.

Ryan Griffiths, with Beecher Walker, said there have been several different designs and the current concept for transition from independent living to assisted living is positive and fits well with the neighborhood.

Dave Bromley asked if there's adjacent parking for visitors.

Ryan Griffiths said there are visitor parking stalls between each unit and each unit has two car garages. There's also a parking lot on the northeast corner for the adjoining facility that can be used for visitors.

David Hart asked if there's two parking stalls or one in between each unit.

Ryan Griffiths said there's one parking stall between each unit.

David Hart asked if the shaded areas between buildings are walkways.

Ryan Griffiths replied yes, it's a pedestrian pathway.

Ron Mortimer opened this item for public comment.

Don Cann, 10966 S Blossom Tree Lane, Sandy, supports the project and asked if the London Plain trees, on the south end of the property, could be rescued.

Ron Mortimer closed this item to public comment.

Thomas Irvin addressed the concern over the trees on the south end of the property and said that within the ordinance there is a condition that could require the developer to do an inventory and survey the existing trees and then work with the Urban Forester on recommendations. The trees on the north are in bad shape and doesn't feel they are worth the repair and said that the ordinance allows for requiring a tree inventory be conducted to be reviewed with the Urban Forester for recommendations. This survey found that the north trees may not be worth saving, while the ones to the south could.

David Hart said that it's critical to the development that the mature trees are saved and it's the one amenity that the residents have expressed concerns about.

Thomas Irvin said a landscaping plan was provided that proposed a different breed of trees along the south and west sides of the property. The Urban Forester was considering requiring them to propose additional London Plain trees to match those we would like to see retained.

Cameron Duncan said he agrees that the trees need to be saved.

A motion was made by Cameron Duncan, seconded by Daniel Schoenfeld that the Planning Commission determine that the preliminary review is complete for the Cedarwood Estates Expansion located at 575 E 11000 S based on the one finding and subject to the six conditions detailed in the staff report with an amendment to condition #6 - that it is the urban forester and city staff to look at preserving the existing trees on the south side of the property.

Yes: 6 - Dave Bromley
Ron Mortimer
Michael Christopherson
Cameron Duncan
David Hart
Daniel Schoenfeld

Absent: 2 - Monica Collard
Jamie Tsandes

5. [SUB1122202](#) Sandy Oaks Phase 5 Subdivision
[2-006448](#) 8449 S. 300 E.
[Sandy Woods, Community #3]

Attachments:

[Staff Report](#)

[Application Materials](#)

Thomas Irvin introduced this item to the Planning Commission.

Greg Larson, 1042 E Fort Union Blvd, Midvale, said that he's looking forward to completing this last phase of this ongoing project.

Ron Mortimer opened this item for public comment.

Verna Greenwell said she agrees with the project.

Ron Mortimer closed this item to public comment.

A motion was made by Dave Bromley, seconded by David Hart that the Planning Commission determine preliminary review is complete for the Sandy Oaks Phase 5 Subdivision located at 8449 S 300 E based on the three findings and subject to the six conditions detailed in the staff report.

Yes: 6 - Dave Bromley
Ron Mortimer
Michael Christopherson
Cameron Duncan
David Hart
Daniel Schoenfeld

Absent: 2 - Monica Collard
Jamie Tsandes

6. [SUB1115202](#) Scenic Oaks Lot 5 Amended Subdivision
[2-006446](#) 2156 E. Scenic Oaks Cove
[Pepper Dell, Community #28]

Attachments: [Staff Report](#)
[Application Materials](#)

Mike Wilcox introduced this item to the Planning Commission.

Brian Coffin, 2156 E Scenic Oaks Cove, Sandy, said that during reconstruction of his deck an inspection was done and they were made aware of a 30% slope restriction that the previous deck had covered. Determining where the original slope was located was difficult because the maps that were provided were not very clear. His engineering firm was able to reconstruct what they believe what the slope may have been like prior to the home being built. He also spoke about slope stability and re-vegetation.

Mike Wilcox said that normally staff does not like to change the 30% slope on an existing plat unless there's good cause for the amendment. Based on reconstruction history, staff is in support of the request.

David Hart asked for clarification on the date in condition #4 and if the applicant is comfortable with the May 15, 2023 date.

Mike Wilcox said post May 15, per the ordinance, anything planted in a hillside area will need to be irrigated. If plants are established prior to that then an irrigation system isn't needed.

Ron Mortimer asked if the applicant would need to handle this with staff.

Mike Wilcox said that condition could be amended that if the date is not achieved, the applicant will need to work with staff to install a temporary irrigation system.

Ron Mortimer asked Brian Coffin if he's comfortable with the date.

Brian Coffin replied that his understanding of the staff report says that no grading permit will be allowed until re-vegetation has occurred. He said he doesn't have a problem with the date of May 15 however if they can't continue on with the construction, it's hard to do the re-vegetation without having the grading plan completed so he can follow it up with the landscaping.

Mike Wilcox said the re-vegetation plan is part of the grading permit that needs to be submitted and approved before the building permit for the deck can be issued. The re-vegetation doesn't need to be completed prior to the grading plan being submitted.

David Hart asked the applicant if he has a landscape architect.

Brian Coffin replied he didn't know he needed a landscape architect until recently and asked staff, when he gets the grading permit, how long will he have to begin planting vegetation.

Dave Bromley said the modification to condition #4 expands the time frame.

Mike Wilcox said as soon as the grading permit is issued, he can begin to work on

reconstituting the hillside. Once the dirt work is accomplished then he can work on the landscape.

Ryan Kump, Sandy City Engineer, said he reviewed the historical aerials and contours and the slope was violated back in the 90's when the home was built. Looking at the historical evidence, the historical survey and the fact that the original protected slope was hand drawn and not easy to replicate, he feels that this is the best solution.

Ron Mortimer opened this item for public comment.

Ron Mortimer closed this item to public comment.

A motion was made by David Hart, seconded by Cameron Duncan that the Planning Commission determine preliminary review and sensitive area overlay zone review is complete for the Scenic Oaks Lot 5 Amended Subdivision located at 2156 E Scenic Oaks Cove based on the three findings and subject to the six conditions detailed in the staff report with an amendment to condition #4 that a temporary irrigation system be permitted if hillside restoration is not completed by May 15, 2023.

Yes: 6 - Dave Bromley
Ron Mortimer
Michael Christopherson
Cameron Duncan
David Hart
Daniel Schoenfeld

Absent: 2 - Monica Collard
Jamie Tsandes

Administrative Business

1. Minutes

An all in favor motion was made by Dave Bromley to approve the meeting minutes from 01.19.2023.

[23-057](#)

Minutes from January 19, 2023

Attachments: [01.19.2023 Minutes \(DRAFT\)](#)

2. Sandy City Development Report

[23-056](#)

Development Report

Attachments: [02.10.2023 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.

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