



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, December 14, 2023

6:15 PM

Council Chambers

Meeting procedures are found at the end of this agenda.

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Webinar ID: 811 3254 0198

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4:00 PM FIELD TRIP

1. [23-484](#) FT Map

Attachments: [Map](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

- Present** 5 - Commissioner Dave Bromley
 Commissioner Daniel Schoenfeld
 Commissioner Steven Wrigley
 Commissioner David Hart
 Commissioner Cameron Duncan
- Absent** 3 - Commissioner Monica Collard
 Commissioner Jamie Tsandes
 Commissioner Ron Mortimer

Public Hearings

- 2. [REZ1018202](#) Meek Rezone
[3-006641](#) 3761 E. Little Cottonwood Lane from R-1-15 to R-1-8
[\(PC\)](#) [Community #30 - Granite]

Attachments: [PC Report-Meek Rezone \(12.8.23\).pdf](#)

Jake Warner introduced this item to the Planning Commission.

Robert Meek, 3761 E Little Cottonwood Lane, is requesting the rezone so his daughter can build a home.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

Steven Wrigley asked what will the lot size be.

Jake Warner said the applicant has previously stated that it could be 9,000.

Steven Wrigley asked if there are other lots that are R-1-8.

Jake Warner said not in the immediate area.

Steven Wrigley asked if it's legal to create a smaller zone within an existing zone.

Jake Warner said yes.

Cameron Duncan asked if there's a reason why they are not requesting an R-1-10.

Robert Meek said that, based on the location of the existing house, the area of the new proposed lot would be less than 10,000 square feet.

David Hart asked if both lots are going to be R-1-8.

Jake Warner said the proposal is to rezone the entirety of the existing property, so both proposed lots would be R-1-8.

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-1-15 Zone to the SD R-1-8 Zone.

Yes: 5 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
David Hart
Cameron Duncan

Absent: 3 - Monica Collard
Jamie Tsandes
Ron Mortimer

3. [CA09212023](#) Amendments to Title 21, Chapter 8 of the Land Development Code related
[-0006626](#) to Limiting Transitional Housing Facilities in the City
[\(PC\)](#)

Attachments: [Staff Report and Exhibits](#)

Melissa Anderson introduced this item to the Planning Commission.

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 Dave Bromley, that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, of the Sandy Municipal Code, relating to limiting Transitional Housing Facilities in the City based on the findings detailed in the staff report.

Yes: 5 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
David Hart
Cameron Duncan

Absent: 3 - Monica Collard
Jamie Tsandes
Ron Mortimer

4. [CA09272023](#) Amendments to Title 21 of the Land Development Code related to
[-0006628](#) Subdivision Review Standards

Attachments: [Staff Report and Exhibits](#)

Melissa Anderson introduced this item to the Planning Commission.

Cameron Duncan said that it's very rare that a subdivision with less than 10 lots that are not dedicating any new roads.

Melissa Anderson said correct but there could be.

Cameron Duncan said the Meek rezone could go through this new process.

Mike Wilcox said correct.

Dave Bromley asked what signatures are required by state law on a plat.

Melissa Anderson said the sewer and water companies, the mayor.

Dave Bromley asked if utility companies have to sign an amended plat.

Melissa Anderson said other utility companies could be added if needed.

Mike Wilcox said the intent is to minimize the signatures but improve the public record when someone is adjusting boundaries between lots on a subdivision plat.

David Hart asked if the Fire Department signs off on the plat.

Mike Wilcox said no but they do participate in the design review.

Dave Bromley asked if each department has it's own review time.

Melissa Anderson said each department reviews the application simultaneously.

Dave Bromley asked if the city doesn't meet the deadlines then that department cannot comment?

Darien Alcorn said no.

Dave Bromley asked what is the purpose for the deadline.

Darien Alcorn said if the city is non-responsive then there are other requests that the developer can make which are in state law that is not in the city code.

Dave Bromley said that sharing information about what the state requires needs to happen.

Darien Alcorn said one concern is that the state legislature is adopting requirements and they don't always stay the same and often change. The expectation is that the applicant will know the state law and whatever the remedies are in place at that time and needs to make the request that the state law gives them.

Dave Bromley said the city needs to proactively determine what they can do to keep

projects moving forward in a timely manner.

Mike Wilcox said with this revision in state code puts further onus on cities to be responsive within a timely matter otherwise there are methods and remedies discussed by Darien regarding arbitration and other clauses that can be invoked to settle issues or disagreements.

Cameron Duncan asked about the requirements of submitting sets.

Mike Wilcox clarified what a document set and a plan set are.

Cameron Duncan mentioned the applicant can bookmark the pages.

Mike Wilcox said they are looking to be more judicious on what they accept as a complete set and one requirement could be to submit a bookmarked set.

Cameron Duncan said the timeline is now shortened so it's important to be efficient.

Mike Wilcox said that with deadlines imposed by state law the city has to be picky on what they accept as a full and complete submittal so the city can reply with a full and complete response within the allotted time frame.

Daniel Schoenfeld opened this item to public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by David Hart, seconded by Cameron Duncan, that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, of the Sandy Municipal Code, relating to Subdivision Review Standards based on the analysis and findings detailed in the staff report.

Yes: 5 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
David Hart
Cameron Duncan

Absent: 3 - Monica Collard
Jamie Tsandes
Ron Mortimer

Public Meeting Items