



Sandy City, Utah

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Meeting Minutes

Planning Commission

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

Thursday, June 1, 2023

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/89153255803>

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Webinar ID: 832 7043 9373

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4:00 PM FIELD TRIP

1. [23-208](#) Tour Map

Attachments: [060123](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present 4 - Commissioner Monica Collard
Commissioner Cameron Duncan
Commissioner Daniel Schoenfeld
Commissioner Jamie Tsandes

Absent 4 - Commissioner Dave Bromley
Commissioner Ron Mortimer
Commissioner Steven Wrigley
Commissioner David Hart

Public Meeting Items

DRAFT

2. [SUB0104202](#) Sheep Ranch Subdivision
[3-006461](#) 3170 E. Little Cottonwood Road
[Community #30, Alta Canyon]

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

Thomas Irvin introduced this item to the Planning Commission.

Nate Pretl, 1511 Eastern Ave, Baltimore, MD, said he understands the staff report, accepts all the conditions and is hoping his item is approved.

Daniel Schoenfeld opened this item for public comment.

Joel France, 9688 S Granitewood Circle, is concerned with the traffic on Little Cottonwood Road.

Steve Van Maren, 11039 S Lexington Circle, commented on the use of stub streets instead of a cul-de-sac.

Spencer Mortensen, 9673 S 3100 E, Sandy, shared his concerns about the developing close to his private culinary water well and is opposed to stubbing into his property.

Randy Moore, 9691 S Granitewood Circle, spoke about the half stubbed road and said the bigger issue is the traffic on 3100 S and Little Cottonwood Road.

Daniel Schoenfeld closed this item for public comment.

Thomas Irvin said he spoke to Public Utilities regarding the private well and there is no concern under Sandy City ordinance.

Brittney Ward, Sandy City Transportation Engineer, spoke about site visibility concerns, site triangle standards and UDOT street connection requirements.

Cameron Duncan said the property to the east that has a pull through and if it's a driveway then it's going to be really hard to limit obstruction heights to less than three feet on someone else's property.

Brittney Ward said she cannot inflict development standards on existing lots that are not in this subdivision however UDOT could require that property to clear the site triangle if the area became hazardous.

Cameron Duncan asked if a traffic study had been done.

Brittney Ward said a traffic study had not been done but she and UDOT have required one to be submitted.

Monica Collard asked if the road will be widened.

Brittney Ward said she's currently working with UDOT on a Solutions Development Study to review things such as safety on the roadway, site visibility, existing signage, number of lanes, traffic volumes and frequency of access. They will make recommendations on improvements such as widening the roadway, adding a median, seeing if another lane is

needed, fencing, curb and gutter and sidewalk. Brittney also addressed the concerns relating to stubbed roads.

Cameron Duncan asked about accidents at the cross walk.

Brittney Ward said the intersection is mostly in the county jurisdiction where UDOT installed the cross walk. She has not reviewed the accidents associated with the crosswalk but will from now on and will work with UDOT if she finds concerns.

Ryan Kump, Sandy City Engineer, spoke about stubbing and how it's critical to the city and said it provides options for future development.

Cameron Duncan asked about the intent of putting in a half cul-de-sac south of this development.

Ryan Kump said this was all county property at the time so they probably thought it was their best option. Installing half a cul-de-sac provided the best option at the time.

Nate Pretl shared that there was traffic study done by Hales Engineering and that specific improvements are being planned for the intersection of the new proposed road and Little Cottonwood Road. The elevation where the intersection is will be raised up by ten feet which will provide additional site lines, there will be a new ten foot sidewalk on the south side of East Cottonwood Road, the width of the pavement will have an additional fifteen feet of paved area which will allow for dedicated shoulder for cars to turn into the subdivision.

Monica Collard asked about the traffic study.

Brittney Ward said that she will work with the developer to get the traffic study and does not feel that the report will have a major impact on the layout of this property.

Cameron Duncan said the resident's concerns of traffic and speeding does not supersede someone's right to develop their property.

Jamie Tsandes said she's concerned about high speeds and allowing access on a curve and wished there was a traffic study to refer to.

Cameron Duncan asked Brittney Ward if they could make a recommendation to turn right from a state road.

Monica Collard said that she likes the addition of fifteen feet of clear space and the addition of a shoulder.

Cameron Duncan said the curb and gutter will help as well.

Brittney Ward said that if the traffic study came back saying it wasn't safe to do the access onto the roadway, UDOT could deny granting access to the roadway.

A motion was made by Cameron Duncan seconded by Monica Collard that the Planning Commission determine that a special exception for a single-access subdivision be approved and preliminary subdivision review is complete for the Sheep Ranch Subdivision located at 3170 E Little Cottonwood Road based on the six findings and subject to the four conditions detailed in the staff report.

Yes: 4 - Monica Collard
Cameron Duncan
Daniel Schoenfeld
Jamie Tsandes

Absent: 4 - Dave Bromley
Ron Mortimer
Steven Wrigley
David Hart

3. [SUB1011202](#) Brand Estates Subdivision
[2-006417](#) 285 East 11000 South
[Community #11, Crescent]

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

Thomas Irvin introduced this item to the Planning Commission.

John Thomas, 11616 S State St #1504, Draper, is relieved that the project is moving along.

Daniel Schoenfeld asked John Thomas if he's read the staff report.

John Thomas said yes.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by Monica Collard seconded by Cameron Duncan that the Planning Commission determine that a special exception for a private lane be approved with a lesser width and preliminary subdivision review is complete for the Brand Estates Subdivision located at 285 East 11000 South based on the four findings and subject to the six conditions detailed in the staff report.

Yes: 4 - Monica Collard
Cameron Duncan
Daniel Schoenfeld
Jamie Tsandes

Absent: 4 - Dave Bromley
Ron Mortimer
Steven Wrigley
David Hart

- 4. [MSC052620](#) Interpretation of the term “Mixed Use Development”
[23-006538](#) OneTen Apartments
 109 W. 11000 S.
 [Commercial Area, #9]

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

Mike Wilcox stated that the subject property owner has requested that this item be tabled to a future date. Since this item has been noticed, we will need to open it for public comment.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by Cameron Duncan, seconded by Monica Collard that the Planning Commission table this item until a future date to be determined.

- Yes:** 4 - Monica Collard
 Cameron Duncan
 Daniel Schoenfeld
- Absent:** 4 - Jamie Tsandes
 Dave Bromley
 Ron Mortimer
 Steven Wrigley
 David Hart

Administrative Business

- 1. Minutes

An all in favor motion was made by Cameron Duncan to approve the meeting minutes for 05.18.2023.

[23-211](#) Minutes

Attachments: [05.18.2023 Minutes \(DRAFT\) \(1\)](#)

- 2. Sandy City Development Report

[23-210](#) Development Report

Attachments: [5.26.23 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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