



Sandy City, Utah

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

Meeting Minutes

Planning Commission

Dave Bromley
Michael Christopherson
Monica Collard
Ron Mortimer
Jamie Tsandes
Cameron Duncan
Jeff Lovell
NH Rather (Alternate)
Daniel Schoenfeld (Alternate)

Thursday, October 15, 2020

6:15 PM

On-line Meeting

Meeting procedures are found at the end of this agenda.

Electronic Meeting

Planning Commission Chairman Statement

In accordance with, Utah Code 52-4-207(4) Open and Public Meeting Act, I have determined that to protect the health and welfare of Sandy citizens, an in person Planning Commission meeting, including attendance by the public and the Planning Commission is not practical or prudent.

Considering the continued rise of COVID-19 case counts in Utah, meeting in an anchor location presents substantial risk to the health and safety of those in attendance because physical distancing measures may be difficult to maintain in the Sandy City Council Chambers.

The Center for Disease Control states that COVID-19 is easily spread from person to person between people who are in close contact with one another. The spread is through respiratory droplets when an infected person coughs, sneezes or talks and may be spread by people who are non-symptomatic.

It is my intent to safeguard the lives of Sandy residents, business owners, employees and commission members by meeting remotely through electronic means without an anchor location.

Community Development staff are hereby authorized and directed to include a copy of the above notice with each Planning Commission agenda.

Jamie Tsandes, Chair
Sandy City Planning Commission

The October 15, 2020 Sandy City Planning Commission meeting will be conducted via Zoom Webinar. Public comment may be allowed after the presentation of the particular item by the Staff and Applicant, as directed by the Planning Commission Chairman. Each speaker is allowed two minutes. Citizens wishing to comment must access the meeting via the Zoom Webinar link below and must use the "raise hand" feature. The call-in number is for listening only. If a citizen is unable to attend a meeting via Zoom, he or she may e-mail the Planning Administrative Executive at bbohlender@sandy.utah.gov by 3:00 PM the day of the Planning Commission meeting to have those comments distributed to the Commission members and/or have them read into the record at the appropriate time.

Register in advance for this webinar:

<https://us02web.zoom.us/j/87901539065>

After registering, you will receive a confirmation email containing information about joining the webinar.

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592

Webinar ID: 879 0153 9065

Webinar Password: 013062

FIELD TRIP

[20-351](#)

Field trip map for 10.15.2020

Attachments: [map for 10.15.2020.pdf](#)

6:15 PM REGULAR SESSION

Roll Call

Present 7 - Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Ron Mortimer
Commissioner Michael Christopherson
Commissioner Jeff Lovell
Commissioner NH Rather
Commissioner Daniel Schoenfeld

Absent 2 - Commissioner Jamie Tsandes
Commissioner Cameron Duncan

Welcome

Pledge of Allegiance

Introductions

Public Meeting Items

1. [ANEX-09-20-5912\(PC\)](#) Robidoux Road Annexation
(R-1-10) Zone
2411-2533 East Robidoux Road and 8252-8337 South Escalante Drive
[Community #18]

Attachments: [Staff report and map.pdf](#)
[ROBIDOUX ANNEXATION-2020-09-15.pdf](#)
[ABBREVIATED DESCRIPTION OF THE ROBIDOUX ANNEXATION.pdf](#)
[Robidoux Annexation Owner consents.pdf](#)
[20-37c ANNEXATION RESOLUTION- Robodoux Road.pdf](#)

James Sorenson presented this item to the Planning Commission.

Michael Christopherson opened this item to public comment.

Michael Christopherson closed this item to public comment.

A motion was made by Dave Bromley, seconded by Monica Collard that the Planning Commission send a positive recommendation to the City Council that the Robidoux Road Annexation be approved and zoned R-1-10 based upon the four findings detailed in the staff report.

Yes: 6 - Dave Bromley
Monica Collard
Ron Mortimer
Michael Christopherson
Jeff Lovell
NH Rather

Absent: 2 - Jamie Tsandes
Cameron Duncan

2. [ANEX-09-20-5913\(PC\)](#) Sublette Circle Annexation
(R-1-10) Zone
8360-8391 South Sublette Circle, 2311-2356 East Sublette Place,
8432-8504 South Treasure Mountain Drive and 2330-2343 East Germania
Circle
[Community #18]

Attachments: [Staff report and map.pdf](#)

[SUBLETTE CIRCLE ANNEXATION 2020-09-15.pdf](#)

[ABBREVIATED SUBLETTE CIRCLE ANNEXATION
DESCRIPTION.pdf](#)

[Sublette Circle Annexation Owner consents.pdf](#)

[20-38c ANNEXATION RESOLUTION- Sublette Circle.pdf](#)

James Sorenson presented this item to the Planning Commission.

Michael Christopherson opened this item to public comment.

Michael Christopherson closed this item to public comment.

A motion was made by Jeff Lovell, seconded by Daniel Schoenfeld that the Planning Commission send a positive recommendation to the City Council that the Sublette Circle Annexation be approved and zoned R-1-10 based upon the four findings detailed in the staff report.

Yes: 7 - Dave Bromley
Monica Collard
Ron Mortimer
Michael Christopherson
Jeff Lovell
NH Rather
Daniel Schoenfeld

Absent: 2 - Jamie Tsandes
Cameron Duncan

3. [CUP-09-20-5
911](#) Marshall Accessory Structure (Conditional Use Permit requesting increase in square footage)
582 E. Pali Street
[Community #10- Crescent]

Attachments: [Staff report, materials and map.pdf](#)

Claire Hague presented this item to the Planning Commission.

Alex Marshall further presented this item to the Planning Commission.

Michael Christopherson opened this item to public comment.

Michael Christopherson closed this item to public comment.

A motion was made by Monica Collard, seconded by Dave Bromley that the Planning Commission approve a Conditional Use Permit for Alex Marshall 582 E. Pali Street for a total of 924 square feet of accessory structure as described in the application materials and subject to the two findings and four conditions detailed in the staff report.

Yes: 7 - Dave Bromley
Monica Collard
Ron Mortimer
Michael Christopherson
Jeff Lovell
NH Rather
Daniel Schoenfeld

Absent: 2 - Jamie Tsandes
Cameron Duncan

4. [CUP-09-20-5](#) Dawson Accessory Apartment (Conditional Use Permit)
[909](#) 92 E. Lee Lane
[Community #11 - Crescent]

Attachments: [Staff report, documents and map.pdf](#)

David Rodgers presented this item to the Planning Commission.

Mike Dawson further presented this item to the Planning Commission.

Michael Christopherson asked if the applicant read and was comfortable with the staff report.

Mike Dawson said that he was.

Michael Christopherson opened this item to public comment.

Michael Christopherson closed this item to public comment.

Michael Christopherson asked why this item was coming to the Planning Commission if it is under the allowed eight hundred square footage.

David Rodgers explained that this item is in front of the Planning Commission to get a conditional approval for the onsite parking.

A motion was made by Dave Bromley, seconded by Monica Collard that the Planning Commission approve a Conditional Use Permit for Mike and Alyssa Dawson to allow for a 615 square foot accessory apartment on the property located at 92 E Lee Lane based on the two finding and four conditions outlined in the staff report.

Yes: 7 - Dave Bromley
Monica Collard
Ron Mortimer
Michael Christopherson
Jeff Lovell
NH Rather
Daniel Schoenfeld

Absent: 2 - Jamie Tsandes
Cameron Duncan

5. [SUB-07-20-5](#) Synergy Canyons Subdivision 1st Amendment, Amending Lots 1 & 2
[884](#) (Preliminary Review)
9150 S. and 9270 S. Sandy Pkwy
[Community #2 - Civic Center]

Attachments: [Staff report , map and documents.pdf](#)

Craig Evans presented this item to the Planning Commission.

Soren Urry further presented this item to the Planning Commission.

Michael Christopherson asked if the applicant read and was comfortable with the staff report.

Soren Urry explained that he was.

Michael Christopherson opened this item to public comment.

Steve Van Maren asked what the third existing lot title will be and if it will affect new lots and noticed a discrepancy of grammar in the staff report.

Michael Christopherson closed this item to public comment.

A motion was made by Daniel Schoenfeld, seconded by Ron Mortimer that the Planning Commission determine Preliminary Subdivision review is complete for the Synergy Canyons Subdivision 1st Amendment, Amending Lots 1 & 2 plat, located at 9150 S. and 9270 S. Sandy Pkwy, based upon the two findings and four conditions detailed in the staff report.

Yes: 7 - Dave Bromley
Monica Collard
Ron Mortimer
Michael Christopherson
Jeff Lovell
NH Rather
Daniel Schoenfeld

Absent: 2 - Jamie Tsandes
Cameron Duncan

6. [SUB-09-20-5](#) Harris Lot Split Subdivision (Preliminary Review)
[908](#) 625 E. 8800 S.
[Community #4 - Historic Sandy]

Attachments: [Staff report.pdf](#)
[Map and materials.pdf](#)

Craig Evans presented this item to the Planning Commission.

Michael Christopherson asked if the Sandy City Historical Committee recommendations needed to be added to the conditions of approval.

Craig Evans said yes.

Michael Christopherson asked if the approved plat needed to be modified to show the recommended changes.

Craig Evans said the shared driveway would be the only modification that would need to be removed, but if the recommendations are added to the approval conditions, then that would take care of it.

Dave Bromley didn't see the plat in the staff report and if that will cause a problem for approving this item if it is just being seen now.

Michael Christopherson asked if the plat not being in the staff report will cause any issues.

Darien Alcorn, City Attorney, explained that it is not written in city code that the plat must be in the packet for the public and that information given in the meeting is part of the record and can be approved but if you are not comfortable without looking further into the plat you can table or continue the item.

Michael Christopherson asked if the commissioners would be comfortable with reviewing the plat during the meeting or if more time was needed to review it.

The Planning Commissioners agreed that they were comfortable with reviewing it now.

Jeff Lovell asked if Sandy City staff have any issues or concerns with the Sandy City Historical Committee recommendations.

Craig Evans said no and the only reason they were not included in the conditions of approval was because the committee meeting was held after the staff report had been written.

Al Boman, the applicant, further presented this item to the Planning Commission.

Dave Bromley asked if there was a twenty-four foot access in and out of the garages.

Al Boman explained that they originally showed a twenty-foot shared driveway but now they will widen it to make it easier so lot 1 will be twelve feet and lot 2 will be twenty feet.

Dave Bromley asked if a neighboring fence was built on the property line, would twenty feet be adequate to enter and exit the garage.

Al Boman said that it would.

Craig Evans explained that the applicant is requesting the Historic Sandy Development Overlay Zone which would allow them to do the development as proposed. It does require PC approval, but is not a special exception, however. It is something they request at the time of application, and then the PC can choose to approve or deny the application of the HSD Overlay Zone based on whether the PC finds it appropriate.

Dave Bromley asked Craig about concerns about a front porch in the historical zone and if that was covered in condition number two.

Craig Evans said yes.

Michael Christopherson asked if they needed to include any language in the motion to approve the HSD overlay zone or if the conditions of approval confirm that.

James Sorensen explained that the Planning Commission should affirmatively approve it.

Michael Christopherson opened this item to public comment.

Brooke Christensen, City Council member and member of the Sandy City Historic Committee explained that they are really pushing for two separate driveway's and if that is included that the neighborhood is okay with the development under those recommendations.

Michael Christopherson closed this item to public comment.

James Sorensen asked Craig Evans if we can change the language in the conditions to say that two separate driveways are required.

Craig Evans said yes.

Michael Christopherson clarified that it needs to be added as a condition.

James Sorensen said yes.

Michael Christopherson asked if it needed to be in addition to the separate driveway recommendation for the Sandy City Historic Committee or does that cover it.

James Sorensen said that should be fine.

A motion was made by Jeff Lovell, seconded by Monica Collard that the Planning Commission approve the application of the HSD overlay zone and determine Preliminary Subdivision review is complete for the Cliff Harris Lot Split Subdivision, located at 625 E. 8800 S., based upon the four findings and five conditions outlined in the staff report with the removal of condition three and With the additional three conditions added from the Historic Committee's recommendation as follows:

- 1. That both Lot 1 and Lot 2 have separate driveways. That Lot 1 driveway should be on the east side of the existing home, and Lot 2 driveway should be**

entirely contained within the boundary of Lot 2, and not cross the boundary onto Lot 1 at any point.

2. That the drive approach (not including the wings) for each lot be close to the 12-foot minimum width required by Sandy City.

3. That the garage on Lot 1, to be located behind the existing home, be oriented to the east rather than to the west.

Yes: 7 - Dave Bromley
Monica Collard
Ron Mortimer
Michael Christopherson
Jeff Lovell
NH Rather
Daniel Schoenfeld

Absent: 2 - Jamie Tsandes
Cameron Duncan

Administrative Business

1. [20-350](#) Planning Commission minutes (10.1.2020) Draft

Attachments: [PC Minutes 10.01.2020 \(DRAFT\).pdf](#)

A motion was made by Dave Bromley to approve the meeting minutes for 10.01.2020

Yes: 7 - Dave Bromley
Monica Collard
Ron Mortimer
Michael Christopherson
Jeff Lovell
NH Rather
Daniel Schoenfeld

Absent: 2 - Jamie Tsandes
Cameron Duncan

2. Sandy City Development Report

3. Director's Report

Adjournment

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