



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
Daniel Schoenfeld (Alternate)

Thursday, December 2, 2021

6:15 PM

On-line

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.

Jeff Lovell, Chair
Sandy City Planning Commission

The December 2, 2021 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 Director at bmccuiston@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/87665161073>

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: 876 6516 1073
Webinar Password: 748029

FIELD TRIP

[21-470](#) Field Trip for December 2, 2021

Attachments: [Map.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

- Present** 7 - Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Ron Mortimer
Commissioner Jamie Tsandes
Commissioner Michael Christopherson
Commissioner Jeff Lovell
Commissioner Daniel Schoenfeld
- Absent** 1 - Commissioner Cameron Duncan

Public Hearing Item

- 1. [CA11122021](#) Floodplain Code Updates
[-0006207](#) Amend Title 21, Chapter 16, Floodplain Overlay Zone of the Sandy Municipal Code

Attachments: [Staff report.pdf](#)
[Exhibit A.pdf](#)
[Memo - PUAB Floodplain Updates.pdf](#)

Mike Wilcox introduced this item to the Planning Commission.

Tyler Shelly from Public Utilities said that minor recommendations were made in order to bring Sandy City into complete compliance with FEMA and NFIP requirements and asked Mike Wilcox if he wanted to review the recommendations.

Mike Wilcox said that the recommendations were included in the presentation and if anyone had any questions they could go further into detail.

Tyler Shelly said these recommendations were presented to the Public Utilities Advisory Board where a few minor suggestions for wording and definition were recommended. City Attorney Darien Alcorn reviewed the suggestions where it was decided that the exact verbiage given by FEMA and the state were appropriate to use. The Advisory Board was okay with this decision.

Jeff Lovell opened this item to public comment.

Jeff Lovell closed this item to public comment.

A motion was made by Monica Collard, seconded by Dave Bromley, that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, Chapter 16, Floodplain Overlay Zone, of the Sandy Municipal Code based on the two findings outlined in the staff report.

- Yes:** 7 - Dave Bromley
 Monica Collard
 Ron Mortimer
 Jamie Tsandes
 Michael Christopherson
 Jeff Lovell
 Daniel Schoenfeld

- Absent:** 1 - Cameron Duncan

Public Meeting Item

- 2. [SPR#04-31](#) The Village at Dimple Dell
Amend Conditions of Approval
1500 East 10600 South
[Community #22]

Attachments: [Staff report.pdf](#)
[PC Minutes 05192005.pdf](#)

Mike Wilcox introduced this item to the Planning Commission.

Rob Bruendl, current HOA President for Phase 1, reported that there were enough votes to eliminate the need for a pool and clubhouse. He also spoke about agreements that are being drafted to terminate the Master Association and allow an HOA for each phase of this overall development. There will also be an agreement for shared parking and access easements.

Jeff Lovell asked Mike Wilcox to clarify if the intended amenities were the clubhouse and pool.

Mike Wilcox said yes.

Paul Ranstrom said he is comfortable with the staff report.

Jeff Lovell opened this item to public comment.

Jeff Lovell closed this item to public comment.

A motion was made by Dave Bromley, seconded by Michael Christopherson, that the Planning Commission amend condition #10 of the Villages at Dimple Dell Mixed Use Site and Master Plan, located at approximately 1500 East 10600 South, to read as follows: 10. That the amenities currently constructed in phase 1 be the only required amenities of this development. That phase 2 shall have their own amenities as required by that project development approval.

- Yes:** 7 - Dave Bromley
Monica Collard
Ron Mortimer
Jamie Tsandes
Michael Christopherson
Jeff Lovell
Daniel Schoenfeld

- Absent:** 1 - Cameron Duncan

Administrative Business

1. [21-471](#) Planning Commission minutes November 18, 2021 (DRAFT)

Attachments: [11.18.2021 PC Minutes \(DRAFT\).pdf](#)

An all-in favor motion was made by Daniel Schoenfeld to approve the meeting minutes for 11.18.2021

2. Sandy City Development Report
3. Director's Report

Adjournment

An all-in favor motion was made by Monica Collard 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