



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

Thursday, April 21, 2022

6:15 PM

City Hall & 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.

<https://us02web.zoom.us/j/85293432956?pwd=SS95S3dWY0w4TEVsVzJqY1hLZGIqQT09>

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: 852 9343 2956

Passcode: 511992

4:00 PM FIELD TRIP and DINNER

[22-115](#) Planning Commission Field Trip

Attachments: [Map.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present 6 - Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Ron Mortimer
Commissioner Michael Christopherson
Commissioner Cameron Duncan
Commissioner Daniel Schoenfeld

Absent 1 - Commissioner Jamie Tsandes

Public Meeting Items

1. [SPR-06-40\(2022\)](#) Real Salt Lake Soccer Stadium (Rio Tinto Stadium)
2022 Parking & Access Management Plan - Annual Update
9256 S. State Street

Attachments: [Staff report.pdf](#)
[Quick facts.pdf](#)
[2022 Event Advance 4.11.22.pdf](#)
[Rio Tinto Stadium PMP Update 2022](#)
[Sandy Rio Tinto Stadium PMP 2022](#)

Monica Collard recused herself from this item.

Brian McCuiston presented this item to the Planning Commission.

Ryan Hales from Hales Engineering, 1220 N 500 W, Lehi, UT spoke about the parking management plan which included on site parking stalls, secured parking stalls that are within a fifteen minute walk and unofficial parking stalls managed by individual entrepreneurs. He also said they do display event signage to try and keep people from parking in residential areas.

Ron Mortimer opened this item for public comment.

Ron Mortimer closed this item for public comment.

A motion was made Michael Christopherson, seconded by Cameron Duncan that the Planning Commission review and approve the updated 2022 season Parking and Access Management Plan for the Real Salt Lake Soccer Stadium located at 9256 S. State Street.

Yes: 5- Dave Bromley
 Ron Mortimer
 Michael Christopherson
 Cameron Duncan
 Daniel Schoenfeld

Recused: 1 - Monica Collard

Absent: 1 - Jamie Tsandes

2. [SGN0325202](#) High Point Shopping Center Sign Theme Amendment
[2-27586](#) 7890 S. 1300 E.
[Community #6, High Point]

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

Claire Hague presented this item to the Planning Commission.

Braxton Schenk said there are two more monuments on the property by Papa Murphy's and Goldenwest Credit Union that are expected to be updated in the future and he has no concerns with the staff report.

Monica Collard opened this item to the public.

Monica Collard closed this item to the public.

Dave Bromley said he thinks the sign theme looks great.

Michael Christopherson asked if the sign theme amendment applies to the other two signs that are not updated and if they would need to come back to the Planning Commission once they're updated.

Monica Collard said that it would be at staff level as long as they meet the code and theme.

A motion was made by Dave Bromley, seconded by Cameron Duncan that the Planning Commission approve the modified sign theme for 7890 S 1300 E. to allow the renovations to the two pylon and one monument sign as shown in the attached plans with the modification that the other two monument signs that will be updated in the future can be worked out with staff and do not need to come back to the Planning Commission based upon the two findings and subject to the three conditions as outlined in the staff report.

Yes: 6 - Dave Bromley
Monica Collard
Ron Mortimer
Michael Christopherson
Cameron Duncan
Daniel Schoenfeld

Absent: 1 - Jamie Tsandes

Public Hearing Items

3. [REZ0308202](#) Sunrise Ridge Rezone
[2-6278 \(PC\)](#) 348 E. 8000 S. from IC to RM(12)
[Community #3 - Sandy Woods]

Attachments: [Staff Report and Materials](#)
[Emails and Letters \(4.21.22\)](#)
[PC Notice-Sign Picture 1](#)
[PC Notice-Sign Picture 2](#)

Jake Warner presented this item to the Planning Commission.

Adam Nash 1500 E Vine Street, Murray UT 84121, presented maps showing more about the concept plan, spoke about a traffic study done in 2020 and said they're building in a P.U.D zone which will allow for an H.O.A.

Dave Bromley asked Jake Warner if the RM12 zone is for multi family homes.

Jake Warner said there are multiple housing types allowed in that zone but 12 is the maximum units per acre allowed in the proposed zone.

Monica Collard said the zone now shows single family and if the Planning Commission approves an RM that means it could turn into duplexes which is not what's being presented, then asked, should it not be a P.U.D so it's limited to single family homes versus multi.

Jake Warner said a P.U.D. works the same way and there's a density attached.

James Sorensen said both zones would allow multiple attached units.

Cameron Duncan asked Jake Warner about the private road and if they're able to use it in their calculation if it's not dedicated.

Jake Warner clarified that he is proposing a private road. The City would prefer a public road whenever possible. If the developer wants a private road, he would need to request a number of special exceptions that would be reviewed by the Planning Commission.

Dave Bromley asked if the adjacent property in Midvale is a private road.

Adam Nash said the adjacent community is all private roads and the other subdivision in Midvale is a public road with a private maintenance agreement.

Monica Collard opened this item to public comment.

Monica Collard closed this item to public comment.

Michael Christopherson clarified that the Planning Commission is approving the zone and not the concept plan, roads or the subdivision.

A motion was made by Michael Christopherson, seconded by Dave Bromley that the Planning Commission forward a positive recommendation to the City Council to approve the application for a zone change from the IC Zone to the RM(12) Zone.

Yes: 6 - Dave Bromley
Monica Collard
Ron Mortimer
Michael Christopherson
Cameron Duncan
Daniel Schoenfeld

Absent: 1 - Jamie Tsandes

4. [REZ0119202](#) Sugarcreek Rezone
[2-6257 \(PC\)](#) 8968 S. 1300 E. from A-1, R-1-8, R-1-20A to R-1-10
[Community #7 - Quarry Bend]

Attachments: [Staff Report](#)
[Emails and Letters \(4.14.22\)](#)
[Emails and Letters \(4.21.22\)](#)
[PC Notice-Sign Pictures 1](#)
[PC Notice-Sign Pictures 2](#)

Jake Warner presented this item to the Planning Commission.

Walter Plum with Plum Holdings, 201 S. Main St #2000, said he's analyzed this property in numerous different ways and thinks that this is a good use for the property. They've completed Phase 1 environmental studies, extensive drilling on the property, soil studies, and a traffic report done by Mr. Hales.

Monica Collard opened this item to public comment.

David Lindberg, 9144 S. Mockingbird Circle, lives in the Quail Point Subdivision and asked what is an R-1-10 and if it could be expanded beyond single family dwellings.

James Sorensen said it's a single family zone. R means residential, 1 means one home, single family home per 10,000 square feet and that the neighborhoods around him and a big portion of Sandy City is zoned R-1-8 which means homes are on a minimum of 8,000 square foot lots.

Shirley Spears, 894 Spartan Drive, said she has no objection to the zoning but has concerns of drilling and flooding and asked if there will be improvements on the water shed.

Dave Erickson, 9150 Mockingbird Circle, asked questions about the zoning, the height of the homes, if the pond is going to stay and asked about the access road.

Paul Obrien, 8381 Parker Circle, said the new subdivision will create more traffic and asked if the commission will consider installing a traffic light or pedestrian signal at 1000 E and 8600 S.

Tom Spears, Shirley Spears husband, said that he knows of 30-40 homes that sit below the golf course that get flooded every year and asked for the developers to address this in their planning.

David Grolley, 1072 E Quarry View Road, talked about a piece of property that's marked on the concept plan as not part of the plan, that is empty, and he wants this piece of land to be brought into negotiations and remain undeveloped or have the city purchase the land and make pickle ball courts but doesn't want to see it developed as a 7-11.

James Sorensen said that City Council handles land negotiations.

Chandler Whipple, 8771 S 1260 E, lives in unincorporated county, asked if access can be considered to adjacent neighborhoods for any future parks that are put in and that it wouldn't be blocked off by H.O.A.'s.

Linda Linford, 9022 S 1300 E, has concerns about this development turning her neighborhood into an asphalt jungle, climate change and is upset that the city did not purchase the property to develop a park.

Shannon Summerhays, 9134 S Morning View Drive, said there's lots of woodpeckers in the area and wanted to know if that had been considered. Other questions were asked about accommodating the number of children in the schools and if the developer would do anything to prevent wildlife from invading other properties.

Monica Collard and James Sorensen both said these are concerns that the developer will take into consideration with the site plan.

Deborah Pecorelli, 8709 S Pebble Hills Drive, supports the rezone but has a concern over the process and wanted to make sure that they are given an opportunity to address their concerns to the developer. She wanted the developer to talk more about traffic issues, asked if a letter can be sent out to the public with time to review the plans and if the pond is going to stay.

James Sorensen replied saying that the plans being presented tonight are concept plans that can change due to engineering and building and confirmed that Mr. Plum said the pond will stay.

Deborah Pecorelli asked who will let her know when they can become more involved with sharing their concerns after the rezone is approved and what that process looks like.

James Sorensen said that City Council will take the next steps in approving the rezone after which it'll go back to the Planning Commission and told Deborah that she will be noticed on every step in this process if she were initially noticed on this Planning Commission meeting.

Chandler Whipple asked if he could be included in the notices.

James Sorensen said that residents within 500 feet of the property are noticed.

Monica Collard told Chandler Whipple that he could leave his name and address if he wants to be included in the notice.

Monica Collard closed this item to public comment.

Jake Warner said that the traffic engineer was in attendance if anyone wanted to go over the report.

Monica Collard said it's a larger discussion she'd rather save for a later time.

Michael Christopherson asked how the zone would affect the traffic and asked the applicant to give a very brief report.

Ryan Hales, 1220 N 500 W Lehi, from Hales Engineering said there's seven different outlets from this one area and it doesn't generate too much traffic.

Cameron Duncan said he's optimistic about this project.

Dave Bromley thinks it's a good use for the land.

Daniel Schoenfeld likes the concept and is sad to see the golf course leave.

Ron Mortimer said that all the issues brought up about traffic, water, etc will be looked into with more detail, by staff, as this process moves forward and didn't want the public to think they were disregarding their concerns.

Monica Collard asked the applicant how they are going to address water concerns that were made by residents.

Paul Watson explained how the storm drain will be handled and that the creek will be piped. This should create a better situation for the surrounding neighborhoods.

A motion was made by Cameron Duncan, seconded by Michael Christopherson, that the Planning Commission forward a positive recommendation that the City Council approve the zone change application and include a zone change of three adjacent A-1 Zone parcels (approximately 2.7 acres) owned by the City and the eastern portion (approximately 0.4 acres) of a R-1-20A Zone parcel owned by the City from the A-1, R-1-8, and R-1-20A Zones to the R-1-10 Zone.

Yes: 6 - Dave Bromley
Monica Collard
Ron Mortimer
Michael Christopherson
Cameron Duncan
Daniel Schoenfeld

Absent: 1 - Jamie Tsandes

5. [CA02232022](#) Amendments to SD(R-2-A) Fluckiger District
[-0006273](#) Amend Title 21, Chapter 19, Special Development Districts, Section 26, SD(R-2-A) District, of the Sandy Municipal Code

Attachments: [Staff report.pdf](#)
[Exhibit A.pdf](#)
[Exhibit B.pdf](#)
[Applicant letter.pdf](#)
[Neighborhood meeting comments.pdf](#)
[Vicinity map.pdf](#)
[Zoning map.pdf](#)
[CC Minutes 09191989.pdf](#)

Mike Wilcox presented this item to the Planning Commission.

Lane Fluckiger, 1775 East 11400 S, said that he purchased this property with his parents years ago and is asking for approval on this request to help them gain one more lot on their property.

Mike Wilcox said that staff has proposed numerous changes to the zone to simplify things.

Monica Collard opened this item to public comment.

Monica Collard closed this item to public comment.

A motion was made by Michael Christopherson, seconded by Daniel Schoenfeld, that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, Chapter 19, Special Development (SD) Districts, Section 26, SD(R-2-A) Fluckiger District, of the Sandy Municipal Code, as shown in Exhibit "A," based on the two findings outlined in the staff report.

Yes: 6 - Dave Bromley
Monica Collard
Ron Mortimer
Michael Christopherson
Cameron Duncan
Daniel Schoenfeld

Absent: 1 - Jamie Tsandes

Administrative Business

1. [22-116](#) Planning Commission minutes (4.7.22) DRAFT

Attachments: [04.07.2022 PC Minutes \(DRAFT\).pdf](#)

A motion was made by Dave Bromley to approve the minutes from 04.07.2022.

2. Sandy City Development 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