



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, February 20, 2020

6:15 PM

Council Chambers

Meeting procedures are found at the end of this agenda.

Voting Roll Call

5:00 PM FIELD TRIP

1. [20-066](#) Field trip map for February 20, 2020

Attachments: [Field trip map.pdf](#)

5:30 PM EXECUTIVE SESSION

6:15 PM REGULAR SESSION

Roll Call

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

Absent 2 - Commissioner Monica Collard
Commissioner Cameron Duncan

Welcome

Pledge of Allegiance

Introductions

Public Meeting Items

- 2. [SUB-01-20-5](#) Gailey Subdivision (Preliminary Subdivision Review)
[786](#) 657 E. 8680 S.
 [Community 4 - Historic Sandy]

Attachments: [Staff Report, Maps, and Documents.pdf](#)

Craig Evans presented item to the Planning Commission.

The applicants Craig Fairbanks and Brian Fairbanks further explained their item to the Planning Commission.

Michael Christopherson opened this item to the public.

Michael Christopherson closed this item to the public.

Michael Christopherson asked Craig Fairbanks if he had reviewed the staff report.

Craig Fairbanks said that he had reviewed the staff report and he is comfortable with the conditions.

NH Rather asked if they are planning to build the home now.

Craig Fairbanks said they would build the home now, once they get approval on the parcel.

A motion was made by Dave Bromley, seconded by Jeff Lovell that the Planning Commission determine preliminary subdivision review is complete for the Gailey Subdivision located at 657 East 8680 South, subject to the following three conditions detailed in the staff reports.

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

- Absent:** 2 - Monica Collard
 Cameron Duncan

3. [CUP-01-20-5](#) Haddadin Accessory Apartment (Conditional Use Permit)
[788](#) 11457 S. Gracey Ln.
[Community #25 - The Bluff]

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

Claire Hague presented item to the Planning Commission.

Michael Christopherson wanted to clarify if the plan was in a building permit review.

Claire Hague said that the Applicant had applied for a building permit, but the permit can't be issued until the conditional use as gone through.

Renae Haddadin further explained her item to the Planning Commission.

Michael Christopherson asked if Renae Haddadin had read the staff report, and if she was comfortable with the conditions, and findings.

Renae Haddadin said yes she was.

Jaime Tsandes asked questions about the pathway.

Renae Haddadin explained that it was a stepping stone pathway on the side of house.

Jaime Tsandes had a concern about the drop, and suggested putting in hand rails.

Michael Christopherson wanted to know if Renae Haddadin would agree to install hand rails.

Renae Haddadin gave the Planning Commission different options for entrance into the apartment and security along the pathway (privacy fence, access through garage, hand rails on pathway).

Michael Christopherson asked staff if they could have the Building Department look into seeing if a fence and/or hand rails on this property should be required.

James Sorensen said going through garage is not an option (has to be a separate outside entrance). He said they are looking at going down the side and making that work. James also said that the Planning Commission has the ability to say that they do have a concern, and to put a condition on it to address the issue.

NH Rather stated Building Department would be good idea, and to go through them.

Jeff Lovell is more concerned about the safety issue.

Michael Christopherson opened the items to public comment.

Michael Christopherson closed the item to public comment.

A motion was made by Jamie Tsandes, seconded by Dave Bromley to approve a conditional use permit for Ranae Haddadin to allow for a 712 square foot apartment on the property located at 11457 S. Gracey Ln. based on the three findings and four conditions with a modification to the third condition, that the

applicant have the Building Department review the safety of the path to see if additional safety measures will be required.

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

Absent: 2 - Monica Collard
Cameron Duncan

4. [SPR-06-40\(2020\)](#) Real Salt Lake Soccer Stadium (Rio Tinto Stadium) 2020 Parking & Access Management Plan - Annual Update
9256 S. State Street
[Community #2 - Civic Center]

Attachments: [Staff report, quick fact sheet and detailed report.pdf](#)

Brian McCuiston presented item to the Planning Commission.

Ryan Hales, the applicant, further presented item to the Planning Commission.

Ron Mortimer asked Ryan Hales if he thought there was a need to meet with the Planning Commission every year.

Ryan Hales did not think there was a need.

Michael Christopherson opened this item to public comment.

Jeremy Harold, a concerned resident, gave his input to the Planning Commission. He would like to have this meeting continue every year to let the residents know what is happening. There are many events that happen the same time as RSL events which also use parking. Jeremy would like more police to be on site enforcing code (safety concerns, illegal parking).

Michael Christopherson closed this item to public comment.

Ron Mortimer had same question to staff on annual meetings with RSL.

Brian McCuiston explained the Parking & Access Management Plan. In this plan, it gives some discretion to the Planning Commission on how often to have an item be heard.

James Sorenson will deliver the parking and enforcement concerns to the Police Chief.

Michael Christopherson thinks it is good to hear from public, and how it impacts the community. He does not know if we really have addressed the issue for the community. He suggested that we invite a representative of the Police Department to hear concerns every time we meet with RSL.

Ron Mortimer asked if this is the right venue to address this issue, or should it go to City Council.

James Sorenson said he thought it was good to stay with Planning Commission, because he can take the information back to Administration which is over the Police.

Michael Christopherson said that he hesitates to stop the yearly meetings with RSL.

Dave Bromley does not know if this is the right forum, or if there is a better way.

James Sorenson said it would be ideal to have the Police Department attend the RSL meetings.

Michael Christopherson asked if it would be appropriate to have the Police Department

come and share the data from the previous year.

James Sorensen thinks the Police Department would be willing to come to the Planning Commission with their data from the previous year.

Dave Bromley stated that Jeremy Harold's comments about his concern with parking is a concern while other events in the community are going on at the same time.

NH Rather asked if there was an issue with the noticing to the public.

Brian McCuistion said that due to the holiday, some residents may not have received them in time.

NH Rather would like to address this issue and get the notices out earlier to the public.

Jamie Tsandes asked, when there are changes to parking, is that updated on RSL's website?

Craig Martin, General Manager of RSL, stated that when they do have issues or conflicts, they put that on their website, and they also email everyone that they have in their data base, making them aware of those changes.

Michael Christopherson invited Matt Huish, Chief Administrator, to give his input about the Police Department attending Planning Commission, and to give their findings about the RSL events and how that affects the community.

Matt Huish agreed that he thought it was reasonable to have the Police Department come to this meeting each year with a data report.

A motion was made by Michael Christopherson, seconded by Ron Mortimer that the Planning Commission review and approve the updated 2020 season Parking and Access Management Plan for the Real Salt Lake Soccer Stadium located at 9256 S. State Street, Sandy, and is subject to the following modifications: that RSL provide information to the report regarding event scheduling conflicts and invite Sandy Police to attend annual Planning Commission meetings to provide additional information regarding traffic/parking enforcement issues around RSL events.

Administrative Business

1. [20-068](#) Planning Commission meeting minutes for 02.06.2020

Attachments: [PC Minutes 02.06.2020 \(DRAFT\)](#)

A motion was made by Dave Bromley to approve the meeting minutes for 02-06-20.

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

Absent: 2 - Monica Collard
Cameron Duncan

2. Sandy City Development Report

3. Director's Report

Adjournment

Planning Commission voted unanimously 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