



# 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)*

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Thursday, August 20, 2020

6:15 PM

On-line meeting

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Meeting procedures are found at the end of this agenda.

The August 20, 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 Director at [bmccuiston@sandy.utah.gov](mailto: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/85194499165>

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Webinar ID: 851 9449 9165

Webinar Password: 954424

[20-272](#)

Field trip map for August 20, 2020

**Attachments:** [Map for 8-20-2020.pdf](#)

### 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

1. [SPR-03-20-5](#) Dr. Kirk Moore Solar Carports Addition (Modified Site Plan Review)  
[816](#) 7535 S. Union Park Avenue  
 [Community #6 - High Point]

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

Doug Wheelwright presented this item to the Planning Commission.

Kirk Moore further presented this item to the Planning Commission.

Jamie Tsandes asked if the applicant had read and was comfortable with the staff report.

Kirk Moore explained that he was and would also like to add lighting under the carports.

Jamie Tsandes opened this item to public comment.

Jamie Tsandes closed this item to public comment.

**A motion was made by Dave Bromley, seconded by Michael Christopherson that the Planning Commission determine that preliminary site plan review is complete and that the proposed carport structures are approved, based on the two findings and subject to the five conditions detailed in the staff report.**

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

- Absent:** 2 - Monica Collard  
 Cameron Duncan

- 2. [CUP-07-20-5](#) Richardson Accessory Apartment (Conditional Use Permit)  
[881](#) 1899 E. Summer Meadow Cir.  
 [Community #25 - The Bluff]

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

Claire Hague presented this item to the Planning Commission.

Jamie Tsandes opened this item to public comment.

Jim Edwards is in favor of this item.

Jamie Tsandes closed this item to public comment.

**A motion was made by Michael Christopherson, seconded by Jeff Lovell that the Planning Commission approve a Conditional Use Permit for Brian and Susan Richardson to allow for an 920 square foot accessory apartment on the property located at 1899 E. Summer Meadows Cir. based on the two findings and subject to the four conditions detailed in the staff report.**

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

- Absent:** 2 - Monica Collard  
 Cameron Duncan

- 3. [SPR-06-20-5](#) Challenger School Sandy (Preliminary Site Plan Review)  
[869](#) 10670 S. 700 E.  
 [Community #11 - Crescent]

**Attachments:** [Staff report and location map.pdf](#)  
[Site & Grading Plans.pdf](#)  
[Building Renderings.pdf](#)  
[Building Elevations.pdf](#)

Craig Evans presented this item to the Planning Commission.

Matt Cooper, the applicant, further presented this item to the Planning Commission.

Craig Evans clarified eight-foot masonry wall between the different zones. There is a proposed five-foot retaining wall along the northwest property line. This would result in an eight-foot wall on top of this retaining wall.

Jamie Tsandes asked if there would be residents along the new wall.

Craig Evans explained that it would only be one or two.

Dave Bromley asked if there are also residents along the north end where the five-foot rock wall is.

Craig Evans explained that there would be a few impacted by that wall.

James Sorensen explained where the property lines are and who would be impacted by the wall.

Dave Bromley asked if the Planning Commission needed to provide more flexibility in the motion if the residents would prefer a smaller wall opposed to a thirteen-foot wall behind them.

Craig Evans explained that if the residents did want that now would be the time to bring it up to work what the appropriate height of the wall would be.

Dave Bromley asked if 100% of the residents impacted would need to agree or a majority.

Craig Evans clarified that the adjacent residents would need to be the ones that request a lower wall.

James Sorensen clarified that if one person's requests the lower wall then the Planning Commission may consider the request for the entire wall.

Jamie Tsandes asked that if no one requests the modification during the meeting than the Planning Commission could not change the requirement.

Craig Evans said yes.

Matt Cooper explained that they do not have a problem lowering the fence but would need adequate notice to make the change for building permit requirements.

Craig Evans explained that it is possible that the neighbors are not here for the meeting or did not realize that request could be made, so the Planning Commission could add a condition in the motion that if any residents come forward with in a certain time, it could be worked out with city staff or be required to come back to the Planning Commission.

Jamie Tsandes asked if the residents would have to be notified all over again or is it just something, we would allow additional time for with this noticed meeting.

Dave Bromley recommended that if the applicant wants to lower the wall, they should be able to once they connect with adjacent residents.

Matt Cooper explained that they do not have an objective to lower the wall but are just trying to understand what the wall requirement is going to be.

James Sorensen explained that it would be good to have Ryan Kump, the City Engineer to discuss and see if he would be okay with the wall being lowered.

Jamie Tsandes opened this item to public comment.

Steve George asked about the retaining wall and if it will be five-feet at grade or above grade and if it will connect to eight-foot wall and has concerns about retaining water.

Reed Stallings had questions about the height of the wall and has concerns about storm water and the proposed gate around Challenger to keep it safe at night.

Jamie Tsandes closed this item to public comment.

Eric Winters, engineer for the applicant clarified the storm water drainage and water retention.

Jamie Tsandes asked if the thirteen-foot wall is more visible from the resident's side or are you mostly seeing the height on the school side.

Eric Winters explained that you would see the total of thirteen feet from the neighbor's side.

Dave Bromley asked Eric about the storm water drainage and if the owner of the grounds need to do anything to maintain it to keep it functioning.

Eric Winters explained that there is a long-term storm water plan which includes yearly inspections to keep clean and unclogged.

NH Rather asked to see the cross section between the residents and challenger again and if it is through the area that the Planning Commission has been talking about.

Eric Winters clarified that the cross section is along the southern property line.

NH Rather agreed that the thirteen feet sounds excessive and would be okay with a modification to reduce the height.

Jamie Tsandes asked about changing the material of the wall.

Craig Evans explained that the material cannot be changed according to code.

Dave Bromley explained that he was comfortable with a six-foot wall if the residents would prefer that height.

Jeff Lovell expressed his agreement and asked if that could be done by modifying condition four in the staff report.

Dave Bromley explained he wasn't sure how to modify it or if we need an official request from the adjacent residents.

Jamie Tsandes asked if the resident that made a comment to lower the height was an adjacent neighbor.

James Sorensen said that he was.

Dave Bromley expressed that he thought the one resident who backs the fence should be contacted and decided if they want the height of the wall reduced.

**A motion was made by Michael Christopherson, seconded by Dave Bromley that the Planning Commission determine preliminary site plan review is complete for the Challenger School Sandy project based on the three findings and subject to the thirteen conditions outlined in the staff report with a modification of the fourth condition as follows:**

**4: That an eight-foot masonry wall be constructed along the length of the west property line where no retaining wall is present and that a minimum of six-foot masonry wall be constructed along the portion of the boundary where a retaining wall is present, subject to confirmation and discussion of the exact height based on coordinating with the adjacent residents the overall height, appearance and purpose of that wall.**

**Yes:** 6 - Dave Bromley  
 Jamie Tsandes  
 Michael Christopherson  
 Jeff Lovell  
 NH Rather  
 Daniel Schoenfeld

**Absent:** 3 - Monica Collard  
 Ron Mortimer  
 Cameron Duncan

- 4. [CUP-07-20-5](#) Challenger School Sandy (Conditional Use Permit)  
[883](#)  
 10670 S. 700 E.  
 [Community #11 - Crescent]

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

See previous item comments.

**A motion was made by Dave Bromley, Seconded by Daniel Schoenfeld that the Planning Commission grant the Conditional Use request to allow “School, private or quasi-public” land use, based on the staff report, the staff findings 1 to 15 in the analysis of the Conditional Use Standards and the three additional findings listed below and subject to the following three conditions also detailed in the staff report.**

**Yes:** 6 - Dave Bromley  
 Jamie Tsandes  
 Michael Christopherson  
 Jeff Lovell  
 NH Rather  
 Daniel Schoenfeld

**Absent:** 3 - Monica Collard  
Ron Mortimer  
Cameron Duncan

## Administrative Business

1. [20-273](#) Planning Commission meeting minutes from 8.6.2020 (Draft)

**Attachments:** [PC Minutes 08.06.2020 \(DRAFT\)](#)

**A motion was made by Jeff Lovell, seconded by Michael Christopherson to approve the meeting minutes for 08.06.2020**

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

## Adjournment

**A unanimous motion was made to adjourn.**

DRAFT

## 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