



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, September 1, 2022

6:15 PM

City Hall and 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. Register in advance:

https://us02web.zoom.us/webinar/register/WN_v8Da64vGTBaxoxIBSHLX4g

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

You can join the meeting with the following link:

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Webinar ID: 861 2713 6271

Passcode: 561282

4:00 PM FIELD TRIP

[22-321](#)

Field Trip Map

Attachments: [September 1, 2022](#)

5:15 PM EXECUTIVE SESSION

1. Discussion on Planning Commissioner Training
2. Discussion on Concept Plan - Shulsen Mixed Use Development

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present 5 -
Commissioner Dave Bromley
Commissioner Ron Mortimer
Commissioner Michael Christopherson
Commissioner Cameron Duncan
Commissioner Daniel Schoenfeld

Absent 2 -
Commissioner Monica Collard
Commissioner Jamie Tsandes

Consent Agenda

Public Hearings

1. [REZ0630202](#) Woodhaven Estates Rezone
[2-6356 \(PC\)](#) 7635 S. 300 E. from R-2-8 to PUD (12)
[Community #3 - Sandy Woods]

Attachments: [Staff Report](#)
[Applicant Letter](#)
[Neighborhood Meeting Summary](#)
[Notice Sign Pictures](#)
[Emails and Letters](#)

Jake Warner introduced this item to the Planning Commission.

Brandon Fry shared background history of what he's been doing to develop this project.

Jake Warner added that the surrounding zones include an SD (R-1-7) Zone to the north and east and in Midvale there's single family homes to the west and duplexes to the south.

Ron Mortimer opened this item to public comment.

Peggy Evans, 7646 S 300 E, asked to rehab the existing properties instead of building twenty four new units. She also said she has concerns for the amount of traffic for a dead end road and safety for kids that use the easement to walk to school.

Wiley Sharp, 7626 S 300 E, said that the existing duplexes look like a homeless shelter. He's in favor of the single family homes to the north and east because it helps his property value but building twenty four units across the street will decrease his property value. He said there's a walkway that goes north and east that has a constant flow of kids and concerned for their safety.

Matt Hastings, 290 E Regent Park, has a concern that there's Sandy property with Midvale roads and said that if this is approved the roads will not be maintained by Midvale. He said he has concerns for safety and crime with Mr. Fry's renters and that there's no parking.

David Evans, 7646 S 300 E, said that twenty four units is too much and shared his concerns of safety and crime.

Devan Callins, 7727 S Chad Heights Lane, would like to see a stronger plan and shares the same concern as her neighbors regarding safety and crime.

Ron Mortimer closed this item to public comment.

Brad Fry said this is a concept phase and there's plans for an additional side walk on the east side.

Brittney Ward, Sandy City Traffic Engineer, said that regarding traffic, she will require an approved turnaround at the end of the roadway or Mr. Fry needs to find another point of access. She also said that this is a very low volume ADT roadway and feels comfortable with traffic. Brittney suggested that residents talk to the school to find out where the safe walk routes are.

Michael Christopherson asked about visitor parking.

Ron Mortimer asked if parking is a site plan issue.

Michael Christopherson said yes approving the PUD12 will affect density which can relate to the parking.

Brittney Ward said it would be a site plan issue.

Jake Warner answered that if the rezone were to be approved, a subsequent application for a subdivision/site plan will be required. The applicant will need to submit full sets of plans and a public meeting will be held where the public can share their concerns. Jake said that a concept plan was required to apply for the rezone and they calculated that four additional guest parking stalls would be required.

Dave Bromley asked that if this item were to return for subdivision/site plan approval, will there be 27' on the roadway interior.

Brittney Ward answered that the local street standard is 27' of pavement and private streets need to adhere to the same but if Mr. Fry chooses to move forward to alleyways with pedestrian mews it's 24'. It just depends on how Mr. Fry nails it on the site plan.

Michael Christopherson said this is awkward and should be in Midvale City and wants to look at the density issue and whether or not it makes sense.

Dave Bromley agrees that this is awkward and is in favor of the re-zone.

Cameron Duncan said that he struggles with the amount of units proposed in the concept plan.

Dave Bromley asked if it's two units on 8,000 sq ft. or one unit on 8,000 sq ft.

Jake Warner said it's one duplex per 8,000 sq ft and his calculation figured seven or eight duplexes.

Michael Christopherson asked that under the current zone they could redevelop sixteen or seventeen units.

Jake Warner said that it depends on the road design.

Dave Bromley said his math calculation was the same as Jake's.

Michael Christopherson said that he could understand Cameron Duncan's point that the proposed units seem too much.

Cameron Duncan said six doesn't seem that big.

Michael Christopherson said that it's important to understand that this is a concept plan and the number of units are not confirmed.

Dave Bromley said that the site plan will address all of the issues mentioned regarding number of units allowed, parking and streets.

Danny Schoenfeld said it seems a little too dense right now and that under the existing

zone you could get what you're looking for but not with the same density.

Cameron Duncan stated that, with the PUD, the buildings wouldn't have to just be duplexes and asked staff if that was correct.

Jake Warner said yes.

Ron Mortimer said he doesn't know how the applicant is going to be able to make this all work. Ron said he doesn't think that the traffic will be a safety issue and not opposed to the current density.

Michael Christopherson said that he's in favor of reasonable density increases and six more units doesn't seem unreasonable.

A motion was made by Dave Bromley, seconded by Michael Christopherson, that the Planning Commission forward a positive recommendation, recommending that the City Council approve the application for a zone change from the R-2-8 Zone, to the PUD (12) Zone.

Yes: 4 - Dave Bromley
Ron Mortimer
Michael Christopherson
Cameron Duncan

No: 1 - Daniel Schoenfeld

Absent: 2 - Monica Collard
Jamie Tsandes

2. [CA08112022](#) Amendments to Mobile Food and Street Vendor Businesses
[-0006381](#)

Attachments: [Staff Report-Food Trucks.Final](#)

[Exhibit A - Food Truck Amendments.Final Draft](#)

[Exhibit B - Food Truck Amendments.Final Draft](#)

Melissa Anderson introduced this item to the Planning Commission.

Michael Christopherson asked about the definition of street vendors.

Melissa Anderson said she didn't include the definition of street vendors because the definition was not changed.

Mike Wilcox read the definition of a street vendor.

Ron Mortimer opened this item to public comment.

Steve Van Maren, 11039 S Lexington Circle, Sandy, asked how does he make a report to code enforcement if it's after hours and a mobile truck doesn't provide restrooms.

Ron Mortimer closed this item to public comment.

Cameron Duncan asked if there's a requirement to provide a restroom.

Michael Christopherson said yes but if there's a violation after hours it won't get reported in real time.

A motion was made by Cameron Duncan, seconded by Daniel Schoenfeld, that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, Chapter 11, Special Use Standards, Section 19, mobile Food and Street Vendor Businesses, and Chapter 37, Definitions, Section 14, "Mobile Food Business" of the Sandy Municipal Code, as shown in Exhibit "A", based on the five findings detailed in the staff report.

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

Absent: 2 - Monica Collard
Jamie Tsandes

Public Meeting Items

3. [SPX0825202](#) Park Lane Subdivision Special Exceptions
[2-006386](#) 1775 East 11400 South
[Community #26]

Craig Evans introduced this item to the Planning Commission.

Lane Fluekiger, 1775 E 11400 S, Sandy, shared some background of when he purchased the property and the reason for a flag lot.

Michael Christopherson said the boundary line for the back lot jogs at an angle and seems pretty tight to put in a driveway.

Lane Fluekiger said he needed the boundary line to allow for the bigger house and for him to have control over the utilities. He said there will be a shared driveway as well.

Craig Evans said this does conform to the zoning ordinance and they do have room to expand.

Ron Mortimer opened this item to public comment.

Steve Van Maren, 11039 S Lexington Circle, Sandy, said the flag lots are going to be more than 20% of the total number of lots and he doesn't like the jog in the property line.

Ron Mortimer closed this item to public comment.

Michael Christopherson said he thought Lane Fluekiger's explanation was good enough for the jog.

Mike Wilcox said that there's a cross access easement that's labeled on the plans that does address the jog.

Dave Bromley said he's curious about the 20% flag lot issue.

Craig Evans answered that the special exception is technically for more than 20% of the lots in the proposed development being flag lots. The Planning Commission is being asked to determine whether the use and configuration of the new buildable lots will warrant a special exception. Staff recommends that the Planning Commission approve the special exception for more than 20% of the proposed lots being flag lots.

Mike Wilcox suggested to add a finding that a flag lot configuration is the most efficient use of the land as it states in the code and add a specific condition that they're approving an increase beyond the 20% limitation.

A motion was made by Dave Bromley, seconded by Michael Christopherson, that the Planning Commission approve the following special exceptions: 1. Special exception for flag lots exceeding the 20% limit as provided in the code 2. Lots without public frontage for the Park Lane Subdivision, located at 1775 East 11400 South, based on the two findings, detailed in the staff report, with a third finding added that flag lots are the most efficient use of land in this case and the one condition detailed in the staff report.

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

Absent: 2 - Monica Collard
Jamie Tsandes

4. [SUB0708202](#) Park Lane Amended Subdivision (Preliminary Review)
[2-006359](#) 1775 East 11400 South
[Community #26]

Attachments: [PC Staff Report](#)
[PC Maps and Materials](#)

Craig Evans introduced this item to the Planning Commission.

Ron Mortimer opened this item to public comment.

Ron Mortimer closed this item to public comment.

A motion was made by Michael Christopherson, seconded by Daniel Schoenfeld, that the Planning Commission determine that the preliminary review is complete for the Park Lane Subdivision, located at 1775 East 11400 South, based on the two findings and subject to the five conditions detailed in the staff report.

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

Absent: 2 - Monica Collard
Jamie Tsandes

Administrative Business

An all in favor motion was made by Cameron Duncan to approve the meeting minutes for 08.18.2022.

1. Minutes

[22-322](#) Minutes

Attachments: [08.18.2022 PC Minutes \(DRAFT\)](#)

2. Sandy City Development Report

[22-323](#) Development Report

Attachments: [DEVELOPMENT REPORT 08.26.2022](#)

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.

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