



Sandy City, Utah

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Meeting Minutes

Planning Commission

Dave Bromley
Monica Collard
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Jamie Tsandes
Steven Wrigley (Alternate)

Thursday, November 16, 2023

6:15 PM

Council Chambers and Online

Meeting procedures are found at the end of this agenda.

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Webinar ID: 843 1294 5927

Passcode: 317131

4:00 PM FIELD TRIP

1. [23-445](#) Field Trip Map

Attachments: [11/16/23](#)

6:15 PM REGULAR SESSION

Welcome

Introductions

- Present** 8 - Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Jamie Tsandes
Commissioner Ron Mortimer
Commissioner Daniel Schoenfeld
Commissioner Steven Wrigley
Commissioner David Hart
Commissioner Cameron Duncan

Pledge of Allegiance

Public Hearings

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2. [ANEX08292](#) Olsen Farms Annexation (R-1-10 Zone)
[023-006598\(](#) 10216 S., 10250 S., and 10254 S. Dimple Dell Road
[PC\)](#) [Community #25]

Attachments: [Vicinity map](#)
[Staff Report](#)
[Preliminary Annexation Plat](#)
[Legal description](#)
[Resolution of Intent to Annex](#)

Brian McCuiston introduced this item to the Planning Commission.

Paxton Guymond, Attorney for applicant, said that his clients want to annex into Sandy City and intend to keep the current zone of R-1-10.

Daniel Schoenfeld opened this item for public comment.

Mary Young, 3260 E Wasatch Pines Lane, shared concerns about density in Dimple Dell.

Sandra Hawk, 10953 S Bay Meadow Circle, is the treasurer of the Dimple Dell Preservation Community and feels that R-1-20A would be appropriate. She shared concerns about the impact that increased density will have on traffic and wildlife.

Vaughn Cox, 9906 S 2700 E, feels that R-1-10 zone would eliminate the unique qualities that make up his community.

Armando Alvarez, 2973 E Dimple Dell Lane, asked who will provide water to this development and whether they can subdivide in the County without annexation.

Lisa Gading, 10241 S Weeping Willow Drive, shared concerns regarding density and asked for zoning to half acre lots.

Mr. Gorm, 2550 E Dimple Dell Road, asked for low density half acre lots.

Russell Larsen, 3023 E Dimple Dell Lane, shared concerns of Dimple Dell Lane being annexed into Sandy city.

Kathleen Larsen, 3023 E Dimple Dell Lane, shared concerns over the diminishing wildlife and traffic.

Ted Baudendistel, 10270 Dimple Dell Road, shared concerns with lot sizes and water rights.

Scott Stewart, 2962 Dimple Dell Lane, doesn't support the annexation of Dimple Dell Lane and wants half acre lots.

Todd Young, 3260 E Wasatch Pines Lane, shared concerns over traffic.

Steve Carlson, 2949 E Dimple Dell Lane, is asking for half acre lots.

Neil Jessop, 10543 Dimple Dell Road, is in support of half acre lots.

Aaron Dekeyzer, 2231 E Willow View Way, supports R-1-20A.

Dan Fisher, 2969 Bell Haven Lane, spoke about diminishing lot sizes in zones over time.

Terry Wood, 3227 E Deer Hollow Drive, spoke about the nature and beauty of Dimple Dell and is in support of larger lots.

Michael Braun, 3020 E Apple Hollow Cove, had several comments about traffic and soils report.

Daniel Schoenfeld closed this item to public comment.

Mr. Guymon said that questions relating to development will be addressed during the development process and asked the Planning Commission to retain the zone and if the commissioners don't honor the zone then his clients do not wish to annex into Sandy City.

Cameron Duncan asked Mr. Guymon what the maximum number of homes would be on half acre lots.

Mr. Guymon said 18.

Dave Bromley asked Mr. Guymon if he has considered a hybrid scenario.

Mr. Guymon said no.

Dave Bromley said he should consider it.

Jamie Tsandes asked how would they get water if they do not annex into Sandy City.

Mr. Guymon said he understands that Sandy City will provide the water.

Brian McCuiston said this area is where Sandy City provides water to however the applicant will need to work with the Public Utilities Director if they remain in the County.

Jamie Tsandes clarified that they don't need to annex into Sandy City to get water.

Brian McCuiston said it's policy that they would need to annex into Sandy if the city is going to provide the water but they would need to work it out with Public Utilities.

Mr. Guymon said they could develop in the county but they prefer to be part of Sandy City.

Monica Collard spoke about Bell Canyon and it's unique and is in support of R-1-20A.

David Hart said it's too close to the park to not be half acre and struggles with R-1-10.

Dave Bromley said they can provide a hybrid approach in the recommendation.

Jamie Tsandes said she hates to take density away but the Commission needs to do what's right for this area.

A motion was made by Dave Bromley, seconded by Cameron Duncan, that the

Planning Commission send a positive recommendation to the City Council that the Olsen Farms Annexation be approved and zoned R-1-10 as well as a portion to be zoned R-1-20A as determined through a Development Agreement with the applicant based upon findings 1-3 detailed in the staff report with a modification to finding #4 that a hybrid approach of the R-1-10 and R-1-20A is appropriate for this property based upon current land uses within the area.

Yes: 7 - Dave Bromley
Monica Collard
Jamie Tsandes
Ron Mortimer
Daniel Schoenfeld
David Hart
Cameron Duncan

Public Meeting Items

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