



Sandy City, Utah

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Sandy, UT 84070
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Meeting Minutes

Planning Commission

Dave Bromley
Michael Christopherson
Monica Collard
Ron Mortimer
Jamie Tsandes
Cameron Duncan
Jeff Lovell
Daniel Schoenfeld (Alternate)

Thursday, July 15, 2021

6:15 PM

On-Line

Meeting procedures are found at the end of this agenda.

Electronic Meeting

Planning Commission Chairman Statement

In accordance with, Utah Code 52-4-207(4) Open and Public Meeting Act, I have determined that to protect the health and welfare of Sandy citizens, an in person Planning Commission meeting, including attendance by the public and the Planning Commission is not practical or prudent.

Considering the continued rise of COVID-19 case counts in Utah, meeting in an anchor location presents substantial risk to the health and safety of those in attendance because physical distancing measures may be difficult to maintain in the Sandy City Council Chambers.

The Center for Disease Control states that COVID-19 is easily spread from person to person between people who are in close contact with one another. The spread is through respiratory droplets when an infected person coughs, sneezes or talks and may be spread by people who are non-symptomatic.

It is my intent to safeguard the lives of Sandy residents, business owners, employees and commission members by meeting remotely through electronic means without an anchor location.

Community Development staff are hereby authorized and directed to include a copy of the above notice with each Planning Commission agenda.

Jeff Lovell, Chair
Sandy City Planning Commission

Webinar Password: 865869

The July 15, 2021 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 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/82188608452>

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

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: 821 8860 8452

FIELD TRIP

[21-268](#) Field Trip for 7-15-21

Attachments: [map.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Public Meeting Items

1. [SUB051720](#) Derricott Subdivision (Preliminary Review)
[21-006052](#) 8566 S. Johnsonway Dr.
[Community #6 - High Point]

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

Craig Evans introduced this item to the Planning Commission.

Daniel Derricott presented this item to the Planning Commission.

Jeff Lovell opened this item to public comment..

Steve Van Maren shared concerns with 5 foot sidewalk requirement and time frame for completing the project.

Mike Derricott commented on the permit for the shed and completing construction within time frame and the possibility to get an extension if not completed within time frame.

Daniel Derricott explained that they do make the sidewalk 5 feet and the park strip 4 feet so it doesn't encroach on the property line.

Jeff Lovell closed this item to public comment.

Craig Evans commented further on the timing of the building permit and the possible need to add additional time for the Certificate of Occupancy.

Brittany Ward further explained the standard is to require a 5-foot sidewalk and 5-foot park strip unless they're in the downtown area.

Cameron Duncan asked if we have the ability to waive the 5 foot sidewalk requirement for established developments.

Craig Evans replied that it has been done in the past through a special exception request.

Darien Alcorn further commented that as long as we meet the noticing requirements and meet all of the findings without having it in writing then they would be able to do it.

Craig Evans commented that the notice only mentioned of a 2 lot subdivision and there was no mention of a right of way.

Brittany Ward further commented on the right of way.

Brian McCuiston commented that we can go back and review notes from the development review team meeting and condition number 1.

Dave Bromley asked Brittany Ward about the condition of the existing sidewalk when determinations are made.

Brittany Ward replied that the condition of the sidewalk is taken into consideration when the development is built.

Dave Bromley commented about the inconsistency of having a 4 foot sidewalk versus a 5

foot sidewalk.

Ryan Kump commented further on curb & gutter and sidewalk requirements.

A motion was made by Dave Bromley, seconded by Cameron Duncan that the Planning Commission determine that the preliminary review is complete for the Derricott Subdivision, located at 8566 S. Johnsonway Dr. with one additional condition that the applicant remove the existing 4 foot sidewalk and install a new 5 foot sidewalk appropriately transitioned to the north and south within the right of way.

Yes: 5 - Dave Bromley, Cameron Duncan, Ron Mortimer, Jamie Tsandes, Jeff Lovell

Absent: 3 - Monica Collard, Michael Christopherson, Daniel Schoenfeld

DRAFT

2. [MSC051120](#) Benson Way Partial Street Vacation
[21-006047](#) Approx. 9270 S. and Benson Way
[Community #4 - Historic Sandy]

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

Craig Evans introduced this item to the Planning Commission.

Dave Bromley asked about the area labeled 'new right-of-way' on the exhibit and why it does not connect all the way to the Larry Miller property.

Ryan Kump commented that it's for the wings of the driveway and that it will need to be amended through final review to put in an easement to tie that together in order to put in an easement.

Jeff Lovell opened this item to public comment.

Christine Wheat asked what is going to happen to the empty lot and if and when new homes will be built. Commented on issues with the public driving through her property to access the empty lot.

Jeff Lovell closed this item to public comment.

Ryan Kump commented about redrawing the property line for lot 401 and to rebuild fence to help protect Christine Wheat's driveway. He doesn't have a timeline for when homes will be built on empty lot.

A motion was made by Cameron Duncan seconded by Ron Mortimer that the staff recommend that the Planning Commission forward a positive recommendation to the City Council for the partial street right-of-way vacation of a portion of Benson Way based on the four findings outlined in the staff report.

Yes: 5 - Cameron Duncan, Ron Mortimer, Dave Bromley, Jamie Tsandes, Jeff Lovell

Absent: 3 - Monica Collard, Michael Christopherson, Daniel Schoenfeld

3. [SUB051020](#) Mt. Jordan Meadows No. 4 Subdivision (Preliminary Review)
[21-006046](#) Approx. 9270 S. and Benson Way
[Community #4 - Historic Sandy]

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

Craig Evans introduced this item to the Planning Commission.

Jeff Lovell opened this item to public comment.

Steve Van Maren asked about utilities for the two buildable house lots and if parcels A and B are subject to Parks Department.

Greg Flint commented about the entrance.

Jeff Lovell closed this item to public comment.

Ryan Kump explained that they did stub in utilities and commented on new fence property line. Explained that parcels A and B will remain City property for now.

A motion was made by Dave Bromley, seconded by Jamie Tsandes that the Planning Commission determine that preliminary review is complete and that the special exception request for non-buildable parcel creation be approved for the Mt. Jordan Meadows No. 4 Subdivision, located at approximately 9270 S. and Benson Way, based on the four findings outlined in the staff report.

Yes: 5 - Dave Bromley, Jamie Tsandes, Ron Mortimer, Cameron Duncan, Jeff Lovell

Absent: 3 - Monica Collard, Michael Christopherson, Daniel Schoenfeld

- [SPX070720](#) Mt. Jordan Meadows No. 4 Special Exception Request
[21-006098](#) Approx. 9270 S. and Benson Way
[Community #4 - Historic Sandy]

Public Hearing Item

4. [CA06232021-0006081](#) Amendments Related to Development Moratorium on Properties East of Wasatch Blvd
Amend Title 21, Chapter 15, Sensitive Area Overlay Zone and Title 21, Chapter 20, Residential Development Standards, of the Sandy Municipal Code

Attachments: [Staff Report](#)

[Exhibit A](#)

[Exhibit B.pdf](#)

[Ordinance 21-14 Temporary Land Use Regulation-Properties on Wasatch Blvd.pdf](#)

Mike Wilcox introduced this item to the Planning Commission.

Jeff Lovell commented that emails were received from Phil Mosher, Jeff Richards, David Tillotson, Michael Braun and Richard & Pamela Kinnersley. He asked that Mike Wilcox comment on the concern addressed in Phil Mosher's email regarding inconsistencies from the City with the cancelled sewer project in his area.

Mike Wilcox explained that he doesn't have enough information to address the concern.

James Sorensen commented that the City is not over sewer projects and would need to be addressed with the sewer company.

Jeff Lovell mentioned concerns from Jeff Richards email about land that could not be accessed through the slope and requested that it not be included in the calculation of the developable land. Also had same request for land that was in a flood plain, fault or 30% slope and to create a set back buffer between different land uses.

Mike Wilcox commented on the concern and explained how the proposed changes to the code would address those scenarios.

Jeff Lovell opened this item to public comment.

Justin Ethington commented on his support to the new zoning codes & the amendment on density and concerns on the over development on the Wasatch bench.

Andy Myers shared that residents have formed a nonprofit organization called Save the Wasatch Bench to ensure residents are represented and heard in the final outcome.

Jenny Wakeland spoke in support of proposed amendments.

Burke Staker supports the updated ordinance and shared his concern of factoring in buildable land to an inaccessible slope and asked Mike Wilcox to explain why the City would allow developers the flexibility to allow developers to do that.

Nichole Lambert asked a question about the moratorium duration.

Steve Van Maren commented on the restrictions on building roads through slopes and that it should be closer to 30%.

Melissa Holmstead wanted to state her support of the proposed changes.

Travis Johnson commented that he lives in Sandy, and owns a lot in Lost Canyon and is trying to build and is caught up on the moratorium and supports the proposed changes.

Jeff Lovell closed this item to public comment.

Mike Wilcox responded to Steve Van Maren's comment about slope and explained that code has always allowed for alterations on hillsides to allow for access. In response to Burke Staker's comment Mike Wilcox explained that the proposed amendment is designed to strike a balance between development rights and non-disturbance of natural open space .

Darien Alcorn responded to Nichole Lambert's question about the moratorium. She explained that the adoption of the ordinance was April 6 and the time limit was not to exceed 6 months and that it could be lifted at any time but will not go past October 6.

Dave Bromley commented on lighting and to keep things in the residential area as they currently are.

Cameron Duncan also agrees on residential lighting and maybe the City can look into a dark sky ordinance in the future to limit light pollution.

A motion was made by Cameron Duncan, seconded by Dave Bromley that the Planning Commission forward a positive recommendation to amend Title 21, Chapter 15, Sensitive Area Overlay Zone and Title 21, Chapter 20, Residential Development Standards, of the Sandy Municipal Code, as shown in Exhibit "A," based on the 2 findings outlined in the staff report.

Yes: 5 - Cameron Duncan, Dave Bromley, Ron Mortimer, Jamie Tsandes, Jeff Lovell

Absent: 3 - Monica Collard, Michael Christopherson, Daniel Schoenfeld

Administrative Business

1. [21-269](#) Planning Commission minutes

Attachments: [06.17.2021 PC Minutes \(DRAFT\).pdf](#)

An all-in favor motion was made by Ron Mortimer to approve the meeting minutes for 06.15.2021

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

Adjournment

A unanimous vote was taken 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