



Sandy City, Utah

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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, July 16, 2020

6:15 PM

On-line Meeting

Meeting procedures are found at the end of this agenda.

The July 16, 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 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.

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FIELD TRIP

[20-228](#) Field trip for July 16, 2020

Attachments: [FT map for 7-16-20.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present 9 - Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Ron Mortimer
Commissioner Jamie Tsandes
Commissioner Michael Christopherson
Commissioner Jeff Lovell
Commissioner Cameron Duncan
Commissioner NH Rather
Commissioner Daniel Schoenfeld

Public Meeting Items

DRAFT

1. [CUP-06-20-5](#) Kair Accessory Apartment (Conditional Use Permit)
[862](#) 8161 S. 865 E.
[Community #6- High Point]

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

Claire Hague presented this item to the Planning Commission.

Kathleen Kair further presented this item to the Planning Commission.

Michael Christopherson opened this item to public comment.

Michael Christopherson closed this item to public comment.

NH Rather asked for clarification on the interior stairs and if the door exits to the exterior or if you have to go through the garage.

Claire Hague explained that the entrance is through the interior of the garage.

NH Rather explained that the building codes won't allow for a rentable space to enter through the garage and would need to have access from the exterior but that does not affect the Planning Commission approval but will need to be dealt with when submitting plans.

Brian McCuiston agreed and said that if that is the case staff will work with the applicant.

A motion was made by Cameron Duncan, seconded by Monica Collard that the Planning Commission approve a Conditional Use Permit for Kathleen Kair to allow for an 800 square foot accessory apartment on the property located at 8161 S. 865 E. based on the two findings and six conditions outlined in the staff report.

Yes: 7 - Dave Bromley
Monica Collard
Ron Mortimer
Jamie Tsandes
Michael Christopherson
Jeff Lovell
Cameron Duncan

2. [CUP-06-20-5](#) Bourdos Accessory Apartment (Conditional Use Permit)
[870](#) 11257 S. Crescent Vista Ln.
[Community #11- Crescent]

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

Claire Hague presented this item to the Planning Commission.

Cameron Duncan asked if there was enough room for one or two parking stalls.

Claire Hague clarified that there will be one parking stall.

Cameron Duncan asked if that was required by the code.

Claire Hague explained that it was.

Alex Bourdos further presented this item to the Planning Commission.

Dave Bromley asked if the concrete was poured to the property line. If that is the case, how is the drainage going to be kept on the applicant's property and will there be enough space for the required parking.

Alex Bourdos explained that his rain gutter slopes into the back yard into a French drain and the driveway stops four inches away from the property line. If there is an issue a sloped French drain could be installed to bring any water to the back of the house, but he is open to any ideas from staff.

Michael Christopherson opened this item to public comment.

Steve Van Maren asked about a washer and dryer and where that would be and/or if there is intent to have one.

Michael Christopherson closed this item to public comment.

Dave Bromley explained that he is comfortable with the size.

Michael Christopherson agreed.

Jeff Lovell asked about concerns for parking on the street and what is allowed by code.

Britney Ward, City Traffic Engineer, clarified concerns and what is and isn't allowed by code.

A motion was made by Dave Bromley, seconded by Cameron Duncan that the Planning Commission approve a Conditional Use Permit for Alex Bourdos to allow for an 800 square foot accessory apartment on the property located at 11257 S. Crescent Vista Ln based on the three findings and five conditions detailed in the staff report.

Yes: 7 - Dave Bromley
Monica Collard
Ron Mortimer
Jamie Tsandes
Michael Christopherson
Jeff Lovell
Cameron Duncan

DRAFT

3. [SPR-02-20-5](#) American Loans Office Site Plan (Preliminary Review)
[810](#) 8800 S. Harrison Street
[Community #1 - Northwest Exposure]

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

Brian McCuiston presented this item to the Planning Commission.

Dave Bromley asked about the subdivision and if there will be a shared access and shared parking agreement noted on the plat.

Brian McCuiston said he didn't see that in the plans, but the Planning Commission could require that as a condition to approval.

Jim Darling representing the applicant further presented this item to the Planning Commission.

Jim Darling explained that he agrees that there should be a cross access agreement.

Michael Christopherson opened this item to public comment.

Mark Stephenson, the general contractor, said that the owner has recorded a shared access and parking agreement for these two properties.

Michael Christopherson closed this item to public comment.

Dave Bromley asked if the cross-access agreement will be recorded separately or if it needs to be noted on the plat.

Brian McCuiston explained that he thinks it should be recorded with the plat.

James Sorenson said it would be a good idea to have them recorded together just to be safe.

Michael Christopherson agreed that it should be required.

Dave Bromley wanted the applicant to know that he thought they did a really good job with this project and is glad they were able to make something out of the property.

A motion was made by Cameron Duncan, seconded by Jeff Lovell that the Planning Commission determine that preliminary site plan review is complete and that the building architectural design, materials and colors are approved, based on the staff report, and the two findings and seven conditions outlined in the staff report.

Yes: 7 - Dave Bromley
 Monica Collard
 Ron Mortimer
 Jamie Tsandes
 Michael Christopherson
 Jeff Lovell
 Cameron Duncan

4. [SUB-02-20-5](#) American Loans Subdivision (Preliminary Review)
[811](#) 8800 S. Harrison Street
 [Community #1 - Northwest Exposure]

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

See previous item for a reflection of the minutes.

A motion was made by Cameron Duncan, Seconded by Jeff Lovell that the Planning Commission determine that preliminary review is complete for the American Loans two-lot commercial subdivision, based on the three findings and two conditions listed in the staff report, with an added third condition as follows:

3: That a cross-access and cross parking agreement be recorded on the plat.

Yes: 7 - Dave Bromley
 Monica Collard
 Ron Mortimer
 Jamie Tsandes
 Michael Christopherson
 Jeff Lovell
 Cameron Duncan

5. [SUB-06-20-5](#) Tolman Farms 3 Subdivision (Preliminary Review)
[861](#) 372 E. 9000 S.
 [Community #4 - Historic Sandy]

Attachments: [Staff Report, Map, and Proposed Plat.pdf](#)

Craig Evans presented this item to the Planning Commission.

Tyson and Chelsea Wakley further presented this item to the Planning Commission.

Michael Christopherson opened this item to public comment.

Chris Lundquist expressed his support for this item.

Michael Christopherson closed this item to public comment.

A motion was made by Jamie Tsandes, seconded by Monica Collard that the Planning Commission determine Preliminary Subdivision review is complete for the Tolman Farms 3 Subdivision located at 372 East 9000 South, subject to the three conditions detailed in the staff report.

Yes: 7 - Dave Bromley
Monica Collard
Ron Mortimer
Jamie Tsandes
Michael Christopherson
Jeff Lovell
Cameron Duncan

DRAFT

6. [SPEX-06-20-5873](#) Taft Retaining Wall Height (Special Exception)
1797 E. Plata Way
[Community #16 - Falcon Park]

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

Craig Evans presented this item to the Planning Commission.

Michael Christopherson asked for clarification that if the applicant had agreed to step the wall they would not have had to come before the Planning Commission and if the Planning Commission need to approve the fact that the wall is not stepped.

Craig Evans explained that they do need approval for not having the wall stepped.

Cameron Duncan indicated that the applicant had contacted him about getting on an earlier agenda. The other Commission members felt that it was appropriate for him to vote on this item.

Mandy Taft further presented this item to the Planning Commission.

Michael Christopherson asked if the applicant had read the staff report and was comfortable with what was included.

Mandy Taft explained that she was comfortable with the staff report. She also said that the property between the new wall and the park property will be repaired.

Jamie Tsandes asked about the Geotech cross-section and if the wall is eleven feet on her side or the park side.

Mandy Taft explained that the park will only see nine and a half feet because of the grade of the grass.

Jeff Lovell asked if the height of the wall will remain what it is now or if it will be higher.

Mandy Taft explained that it will be two blocks higher on the east side of the wall.

Michael Christopherson read emails sent from the public into the record.

Michael Christopherson opened this item to public comment.

Steve Van Maren asked about mitigating height and the safety of it.

Rick Austen is in favor of this item and thinks it will enhance the park and walkway.

Ken Hootamack expressed his frustration that the wall is already 75% complete without being approved. He would also like to see a railing installed and the wall be reviewed by engineers to make sure it is structurally sound.

Michael Christopherson closed this item to public comment.

Jamie Tsandes asked Dan Medina if the Parks & Recreation department has any concerns with the project.

Dan Medina, Assistant Parks and Recreation Director, said they did not have any major concerns. The contractors have used the parking lot as a staging area without permission. He also believes that the wall may get tagged with graffiti.

Michael Christopherson asked Ryan Kump about his role in the engineering of the wall.

Ryan Kump, City Engineer, explained the retaining wall procedures and that the structural engineering plan were submitted and that all retaining walls are required to be inspected by the original engineer to make sure that it is built to standard and original plans.

Michael Christopherson asked if Ryan Kump is comfortable with the engineered plans.

Ryan Kump explained that he was.

NH Rather asked about the height of the wall from the property owners' side.

Ryan Kump explained that it will be the backyard grade.

NH Rather said a rail or chain link fence would be required.

Michael Christopherson asked if that is something the Planning Commission could add as a condition of approval.

Craig Evans said that the Planning Commission could require it.

Brian McCuiston explained that the code says that a fence on top of a wall can only be at a maximum of eleven feet.

Ryan Kump explained that would be the five-foot wall with the six-foot fence, so the applicant is asking for an exception and that would apply to both scenarios.

Dave Bromley suggested that if the Planning Commission move forward with this item, we should require a chain link fence.

Michael Christopherson asked if the applicant could clarify her plans regarding fencing.

Mandy Taft explained that they are putting in a chain link fence and engineers have said the wall is structurally sound.

NH Rather asked Mandy asked if the grade of grass does come up to the top of the wall.

Mandy Taft said yes.

Jamie Tsandes asked if the fence posts are going be in the wall or behind it.

Mandy Taft explained that she would like to put the fence behind the wall rather than on top of it.

Brian McCuiston explained that the code does give an exception to having a six-foot fence on top of the wall.

A motion was made by Dave Bromley, seconded by Jamie Tsandes that the Planning Commission feel the special exception is warranted in this case and be

approved subject to the four conditions detailed in the staff report with an added fifth condition as follows:

5: That a chain-link fence be installed.

Yes: 7 - Dave Bromley
Monica Collard
Ron Mortimer
Jamie Tsandes
Michael Christopherson
Jeff Lovell
Cameron Duncan

Public Hearing Item

7. [MISC-07-20-5878](#) Partial Street Vacation of 9270 South Approximately 9270 South State Street [Community #4 - Historic Sandy]

Attachments: [Staff Report, Maps, and Materials.pdf](#)
[City Engineer Recommendation.pdf](#)

Craig Evans presented this item to the Planning Commission.

Ryan Kump further presented this item to the Planning Commission.

Michael Christopherson asked what the projected timeline for the project is.

Ryan Kump explained that this project should be completed by summer of 2021.

Michael Christopherson opened this item to public comment.

Bryan Chamberlain expressed support for the project and thinks it will help the neighborhood.

Doug and Carrie Maupin have concerns that the road is not wide enough for two lanes and a center medium and if so, are there plans to widen the road.

Michael Christopherson closed this item to public comment.

Ryan Kump explained that the road will have exact same width with larger sidewalks on both sides.

A motion was made by Jeff Lovell, seconded by Monica Collard that the Planning Commission forward a positive recommendation to the City Council for the partial street right-of-way vacation of a portion of 9270 South Street as shown in the attached exhibit, based on the three findings and three conditions outlined in the staff report.

Yes: 7 - Dave Bromley
Monica Collard
Ron Mortimer
Jamie Tsandes
Michael Christopherson
Jeff Lovell
Cameron Duncan

Administrative Business

1. [20-229](#) Planning Commission minutes from 6.18.2020 (Draft)

Attachments: [PC Minutes 06.18.2020 \(DRAFT\)](#)

A motion was made by Ron Mortimer, seconded by Dave Bromley to approve the Planning Commission meeting minutes for 06.18.2020

2. [20-227](#) Election of Chair and Vice Chair

A vote was taken by secret ballot for Chair and Vice Chair for the Planning Commission.

**Chair: Jamie Tsandes
Vice Chair: Cameron Duncan**

3. Sandy City Development Report
4. 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