



# 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, September 3, 2020**

**6:15 PM**

**On-line meeting**

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Meeting procedures are found at the end of this agenda.

Electronic Meeting Only

Sandy City Planning Commission Chair 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.

Jamie Tsandes, Chair  
Sandy City Planning Commission

The September 3, 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/87229383705>

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: 872 2938 3705

Webinar Password: 759284

## FIELD TRIP

[20-292](#) Field trip map

**Attachments:** [Map for 9.3.2020.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 Hearing Item

1. [ZONE-07-20-5877\(PC\)](#) Copper Creek Rezone  
1368 E. Copper Creek Road from CN and R-1-8 to RM (12)  
[Community #16 - Falcon Park]

**Attachments:** [Staff report.pdf](#)  
[Concept Plan \(7.28.20\).pdf](#)  
[Neighborhood Meeting Summary \(8/13/20\).pdf](#)  
[Applicant Email-Neighborhood Meeting Summary Response](#)  
[Combined Resident Emails \(9.2.20\)](#)

Jake Warner presented this item to the Planning Commission.

Jeff Lovell asked if the neighboring residential subdivisions are all R-1-8 zone.

Jake Warner said yes.

Marco Diaz, the applicant, further presented this item to the Planning Commission.

Jamie Tsandes asked what the red areas were on the site plan.

Marco Diaz explained that they are smaller tot-lots or open space areas.

Jeff Lovell asked if all the units on the private drive are rear loading.

Jake Warner said yes, except for the units that have access on 1380 E.

Michael Christopherson clarified that they Planning Commission is only approving a re-zone not a site plan yet.

Dave Bromley explained that he didn't know how the developer would meet parking requirements.

Michael Christopherson asked what the parking requirements were.

Jake Warner clarified that there are regulations on parking and that the site plan would be required to meet them, but right now we are just approving the re-zone.

Marco Diaz clarified his plan to meet parking requirements.

Jamie Tsandes opened this item to public comment.

Cody Kofoed is not in favor of this item and has concerns about traffic in the neighborhood.

Steve Van Maren likes the project and believes it is a good use for the property.

Heather Myer has concerns about traffic, parking on the street, and lack of property value but is open to a smaller density project.

Tom Lewis is not in favor of the development proposal and feels that nothing has changed from neighborhood meeting where he had concerns about traffic, parking and the two entrances to the subdivision on Copper Creek and Sterling.

Jamie Tsandes closed this item to public comment.

Dave Bromley asked Brittney Ward how we could limit parking on the road.

Brittney Ward, City Traffic Engineer, explained that vehicles that were to park on the street would be subject to local ordinances and possible citations.

Monica Collard asked that if half the lot is a CN zone, would that mean that if the lot was used for a commercial business, it would have more of an impact.

James Sorensen explained that it would only be able to be used for a commercial use like an office building.

Michael Christopherson asked if that could include a convenience store.

James Sorenson said yes.

Jamie Tsandes clarified that it could possibly generate more traffic than what is currently being proposed.

Brittney Ward explained the traffic use for a commercial use vs the proposed item and that she would require the applicant to do a traffic study and memo with the site plan approval.

Jeff Lovell asked what the limit on density would be.

Jake Warner clarified that a RM (12) zone designates 12 units per acre, so it can only go up to 12.

Jamie Tsandes asked if a convenience store went in would there be more traffic

Brittney Ward said yes, but it would also depend if they had fuel stations.

Michel Christopherson explained that he thinks that this is a good use and thinks it is a good density.

Monica Collard likes the project but with parking concerns she thinks the density will be too high.

Jamie Tsandes agreed.

**A motion was made by Monica Collard, seconded by Jeff Lovell that the Planning Commission recommend that the City Council not approve the zone change from CN and R-1-8 to RM (12) because the density is too high.**

- Yes:** 5 - Monica Collard  
 Ron Mortimer  
 Jamie Tsandes  
 Jeff Lovell  
 Cameron Duncan
- No:** 2 - Dave Bromley  
 Michael Christopherson

## Administrative Business

1. [20-293](#) Planning Commission minutes from 8.20.2020 (Draft)

**Attachments:** [PC Minutes 08.20.2020 \(DRAFT\).pdf](#)

**A motion was made by Dave Bromley, seconded by Jeff Lovell to approve the meeting minutes for 08.20.2020**

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

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

## Adjournment

**A unanimous 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.

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