



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7256

Meeting Agenda

Planning Commission

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

Thursday, November 18, 2021

5:30 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

The November 18, 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/83287485614>

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: 832 8748 5614

Webinar Password: 884422

FIELD TRIP

[21-452](#)

Field Trip for Nov 18, 2021

Attachments: [Map.pdf](#)

5:30 PM EXECUTIVE SESSION

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Consent Agenda

1. [SUB0910202](#) Sandy East Village Lot 2, Second Amended
[1-006149](#) 132 East Midvillage Blvd
[Community #5]

Attachments: [Staff report.pdf](#)
[Vicinity map.pdf](#)
[Subdivision plat.pdf](#)
[Excerpt of Approved Site Plan.pdf](#)

2. [SUB1101202](#) Pepperwood Phase 10C Amended
[1-006197](#) 2 & 3 Cobblewood Cove
[Community #28 - Pepper Dell]

Attachments: [Staff report.pdf](#)
[Vicinity map.pdf](#)
[Amended plat.pdf](#)
[Proof of notice.pdf](#)

Public Hearing Items

3. [MSC1103202](#) Aspen Ridge Road Partial Street Vacation
[1-006199\(PC\)](#) 1286 E. Spring Ridge Dr.
[Community #14]

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

4. [MSC1014202](#) Centennial Parkway Partial Street Vacation
[1-006083\(PC\)](#) 10280 S. Centennial Parkway
[Community #9 - South Towne Commercial Area]

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

5. [SUB0716202](#) Pepperwood Creek Ph 2, Lot 206 Amended Plat
[1-006105](#) (Preliminary Review)
10909 South Secret View Road
[Community #28 - Pepper Dell]

Attachments: [Staff report.pdf](#)
[Vicinity map.pdf](#)
[Amended plat.pdf](#)
[Recommendation for Pepperwood Creek 206 30% Slope Special Exception.pdf](#)
[Pepperwood Creek 2.pdf](#)
[Proof of Notice Sign#1.pdf](#)
[Proof of Notice Sign#2.pdf](#)

6. [SPX1111202](#) Lot 206, Pepperwood Creek Ph 2
[1-006203](#) (Special Exception for Alteration of 30% Slope & Cut/Fill over 10')
10909 South Secret View Road
[Community #28 - Pepper Dell]

Attachments: [Staff report.pdf](#)
[Vicinity map.pdf](#)
[Existing conditions grading plan.pdf](#)
[City Engineer Recommendation.pdf](#)
[Aerial image history.pdf](#)
[Engineering report on original subdivision.pdf](#)

Public Meeting Items

7. [SPR0803202](#) The Ridges at Dimple Dell - Mixed Use Development
[1-006125](#) (Preliminary Site Plan)
1405 East 10600 South
[Community #22]

Attachments: [Staff report.pdf](#)
[Vicinity map.pdf](#)
[Neighborhood meeting minutes.pdf](#)
[Applicant letter.pdf](#)
[Development plans.pdf](#)

8. [SPX1111202](#) The Ridges at Dimple Dell
[1-006204](#) (Special Exception Review)
1405 East 10600 South
[Community #22]

Attachments: [Staff report.pdf](#)
[Vicinity map.pdf](#)
[Planning Commission Letter 11.11.21.pdf](#)
[Site plan.pdf](#)

9. [SUB0805202](#) The Ridges at Dimple Dell
[1-006127](#) (Preliminary Subdivision Review)
1405 East 10600 South
[Community #22]

Attachments: [Staff report.pdf](#)
[Vicinity map.pdf](#)
[Planning Commission Letter 11.11.21.pdf](#)
[The Ridges at Dimple Dell Plat.pdf](#)
[Proof of notice- 1.pdf](#)
[Proof of notice- 2.pdf](#)

Administrative Business

1. [21-450](#) Planning Commission minutes 11.4.2021 (DRAFT)

Attachments: [11.4.2021 PC Minutes \(DRAFT\)](#)

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

Adjournment

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