



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
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

- Present** 5 - Commissioner Dave Bromley
Commissioner Ron Mortimer
Commissioner Jeff Lovell
Commissioner Cameron Duncan
Commissioner Daniel Schoenfeld
- Absent** 3 - Commissioner Monica Collard
Commissioner Jamie Tsandes
Commissioner Michael Christopherson

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](#)

An all-in favor motion was made that the Planning Commission determine that the Preliminary Subdivision review is complete for the Sandy East Village Lot 2, Second Amended Plat located at approximately 132 East Midvillage Boulevard, based upon the two findings and subject to the three conditions outlined in the staff report.

Yes: 4 - Ron Mortimer
Jeff Lovell
Cameron Duncan
Daniel Schoenfeld

Absent: 3 - Monica Collard
Jamie Tsandes
Michael Christopherson

Recused: 1 - Dave Bromley

- 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](#)

An all-in favor motion was made that the Planning Commission determine that the Preliminary Subdivision review is complete for the Pepperwood Phase 10C Amended Plat located at 2 & 3 Cobblewood Cove, based upon the two findings and subject to the two conditions outlined in the staff report.

Yes: 4 - Ron Mortimer
Jeff Lovell
Cameron Duncan
Daniel Schoenfeld

Absent: 3 - Monica Collard
Jamie Tsandes
Michael Christopherson

Recused: 1 - Dave Bromley

Public Hearing Items

- 3. [MSC110320](#) Aspen Ridge Road Partial Street Vacation
[21-006199\(P](#) 1286 E. Spring Ridge Dr.
[C\)](#) [Community #14]

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

Craig Evans introduced this item to the Planning Commission.

Barry Grzybowski said he initially made this request fifteen years ago, spoke on previous issues with abandoned vehicles and loitering on the property, understands there's still some more work left to do with the process and said he has no issues with the staff report.

Jeff Lovell opened this item to public comment.

Jeff Lovell closed this item to public comment.

A motion was made by Dave Bromley, seconded by Daniel Schoenfeld, that the Planning Commission forward a positive recommendation to the City Council for the partial street right-of-way vacation of a portion of Aspen Ridge Road as shown in the exhibit, based on the four findings and subject to the three conditions outlined in the staff report.

- Yes:** 5 - Dave Bromley
Ron Mortimer
Jeff Lovell
Cameron Duncan
Daniel Schoenfeld

- Absent:** 3 - Monica Collard
Jamie Tsandes
Michael Christopherson

- 4. [MSC101420](#) Centennial Parkway Partial Street Vacation
[21-006083\(P](#) 10280 S. Centennial Parkway
[C\)](#) [Community #9 - South Towne Commercial Area]

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

Craig Evans introduced this item to the Planning Commission.

Cameron Duncan asked if the street is vacated would it be part of the development or is it something that the City is going to do and how long would it take to make the street two-directional.

Ryan Kump said the physical closure of the southbound would occur in conjunction with the development who would also be widening northbound Centennial Parkway at the same time.

Jeff Lovell asked if there's any anticipated confusion with the flow of traffic as it's shifting from one way to two way.

Ryan Kump said that he, Brittany Ward and their engineers thought through several different travel patterns and don't foresee any issues.

Lesa Bridge said that she is comfortable with everything in the staff report.

Jeff Lovell opened this item to public comment.

Jeff Lovell closed this item to public comment.

A motion was made by Cameron Duncan, seconded by Dave Bromley that the Planning Commission forward a positive recommendation to the City Council for the partial street right-of-way vacation of a portion of southbound Centennial Parkway as shown in the exhibit, based on the four findings and two conditions as outlined in the staff report.

- Yes:** 5 - Dave Bromley
 Ron Mortimer
 Jeff Lovell
 Cameron Duncan
 Daniel Schoenfeld

- Absent:** 3 - Monica Collard
 Jamie Tsandes
 Michael Christopherson

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](#)

Mike Wilcox introduced this item to the Planning Commission.

Cameron Duncan asked if there was a city permit issued for both times in which the lot was filled or was the permit issued only for the second fill.

Mike Wilcox said a grading permit was issued in 2014 for the fill and based on discussions the previous fill was also approved but a permit cannot be found.

Cameron Duncan asked if the fill was done correctly and the area is safe to build on since a permit was issued.

Ryan Kump replied that he doesn't have the history, inspection reports or specifications on this fill but through conversations it does sound like it was done properly. He also told the applicant that if they decide to proceed with a building permit he would require a full geotechnical study to be done to recommend how the home sits in there. His initial thought, along with the geotech that the applicant has spoken to, will be to require that the foundation is dug down to native grade and then structurally filled in since he's unaware of what the existing layers are.

Logan Locke said that they've been going at this for nine months and are trying to figure out the best way to make use of what the lot is. He's asked several people what the damage would be to the surrounding areas if they had to re-dig the fill and re-establish the slopes and everyone that he's talked to says it'll be more damaging.

Chris Howells introduced himself as one of the owners of the lot and wanted to add more context to the history of the fill. He said that in 2014 Gerber Construction reached out to him about having extra fill after which he obtained a city permit thinking he went through the process correctly with the City Engineer and doesn't think the character of the lot has changed since it was filled by Gerber Construction.

Jeff Lovell clarified that they do not anticipate on making additional cuts or fills to the lot and that they are simply seeking approval for the existing fill.

Logan Locke said yes.

Jeff Lovell mentioned three emails received from Danielle Mattiussi, Rob Benda and Ginny Wakeland and said that their questions will be addressed after public comment has been closed.

Jeff Lovell opened this item to public comment.

Rand Locke said this lot was previously approved as a single family lot and he feels a single family home will be a benefit to the neighborhood.

Jim Wakeland has several concerns which include: the lot somehow becoming buildable after it was deemed unbuildable; wasn't given enough time to assess the situation; not confident that this property will not allow multiple homes; and has requested a one month delay in making any decisions.

Rob Benda objects this request and doesn't understand why anyone would want to build on this lot. He spoke about wildlife, flooding, fault lines and feels we need to do better in protecting the environment.

Danielle Mattiussi has concerns about the fill, potential flooding, environmental erosion and the need for the city to protect the wildlife travel zone.

Tori Locke said she has no plans on subdividing the property or building a big mansion. She also said that they have dug multiple test pits and there is no trace of water. They have checked for fault lines as well. She asked her potential neighbors to stop objecting to their request.

Jameson Hawkins acknowledged the previous concerns shared from the public and said that the intent of the Locke's is to build a single family home on a lot that was recorded as a buildable lot.

Chris Benda introduced her neighbor Marilyn who spoke about the wildlife in the area. She spoke about bobcats, foxes, coyotes and porcupine and is concerned about water run off.

Aaron Rigby said this has always been a buildable lot with the intention to build a single family home and that Ivory Homes has not built a home on this property because they did not want to deal with the challenges, for one home, that the Locke's have taken on.

Jeff Lovell closed this item to public comment.

Mike Wilcox reiterated that Lot 206 of Pepperwood Creek subdivision was deemed a buildable lot for a single family dwelling with limitations based upon the Sensitive Area Overlay Zone. He also clarified that there were two different times that fill was brought onto the site with City approval and that fault studies have been done. There is a wildlife corridor that was identified during the Pepperwood Creek Subdivision review and that is south of this lot. Mike Wilcox said that if this lot would ever request to be subdivided it would have to be

approved through the Planning Commission but he does not see that such a request would be supported by staff and the Planning Commission..

Ryan Kump spoke about drainage and said that this area was originally a natural drainage channel which has been changed and no longer receives upstream water and the only drainage that comes into the channel is from the surrounding area and not from anything East of Wasatch Boulevard. The home will need to be designed to where everything slopes away from the structure and he doesn't anticipate significant amounts of run off because there isn't a lot of impervious surface that comes down into it.

Cameron Duncan said that this is a buildable lot and that the fill was brought in with a permit and appears to be done properly. He would have more concerns if the request was to cut into the hillsides versus the fill that has been brought onto the site.

Danny Schoenfeld asked about subsequent development on the surrounding properties.

Mike Wilcox replied saying that it was part of the planned unit development for the Pepperwood Creek Development where the Planning Commission required single family detached homes along the boundary.

Jeff Lovell said he understands all of the concerns and going forward we need to do our due diligence and make the best of the situation.

A motion was made by Cameron Duncan, seconded by Daniel Schoenfeld, that the Preliminary Subdivision review is complete for the Pepperwood Creek Phase 2, Lot 206 Amended Plat located at approximately 10909 South Secret View Road, based upon the two findings and two conditions outlined in the staff report with a clarification regarding Finding #1. The zone should say PUD and not the MU Zone.

Yes: 4 - Ron Mortimer
 Jeff Lovell
 Cameron Duncan
 Daniel Schoenfeld

Absent: 3 - Monica Collard
 Jamie Tsandes
 Michael Christopherson

Recused: 1 - Dave Bromley

- 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](#)

A motion was made by Cameron Duncan, seconded by Daniel Schoenfeld, that Planning Commission approve the special exception for alterations of a continuous hillside of 30 percent or greater slope as well as fill over ten feet for the property located at 10909 South Secret View Road, based on the three findings outlined in the staff report with the amendment to finding number one that the footings are placed on natural and compacted fill based on the City Engineer's recommendation.

Yes: 4 - Ron Mortimer
Jeff Lovell
Cameron Duncan
Daniel Schoenfeld

Absent: 3 - Monica Collard
Jamie Tsandes
Michael Christopherson

Recused: 1 - Dave Bromley

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](#)

Mike Wilcox introduced this item to Planning Commission.

Brad Reynolds is excited to develop this project. Brad explained the project in more detail relative to the design of the units, parking, fencing on the west side, amenities for this phase and the need to modify the original condition of approval for a pool and clubhouse. Brad agreed with the staff report.

Dave Bromley asked Brad Reynolds to clarify what the site amenities are.

Brad Reynolds said a playground, picnic table and a gazebo on the north end by the Dimple Dell Park..

Dave Bromley asked if the parking stalls are cross accessed for both the project on the east and his project.

Brad Reynolds said the parking stalls on the west side of Canyon Villa Drive are going to be removed and the parking stalls across the street will stay with the project to the east.

Dave Bromley asked if he considered parking stalls towards the gazebo area.

Brad Reynolds said he's trying to keep it a walkable community between the two developments to the gazebo and there are some parallel stalls close by.

Jeff Lovell opened this item to Planning Commission.

Chari Wilson expressed concerns over the availability of parking. She also said that the HOA still needs to vote on the elimination of the pool and clubhouse as that has not been resolved..

Larry Mullenax supports the project and believes more attention needs to be paid towards off street parking.

Rob Bruendl said he is the president of the current HOA board and said they are having a ratification of a previous vote that was taken when the project first started per the advice of their attorney. He said the vote closes on Sunday and they are overwhelmingly in support of dissolution of the main HOA agreement and voting no on the pool. He said parking is an issue and always has been and

will need to figure out a parking solution with Brad Reynolds.

Jeff Lovell closed this item to public comment.

Mike Wilcox spoke about parking in saying that both projects will have adequate parking and that Brad Reynold's project will exceed parking by just a little bit and there are areas of shared parking with the adjacent commercial building.

Dave Bromley asked about CC&R's.

Mike Wilcox said that in the subdivision staff report two conditions have been provided that address cross access and shared maintenance however, a comment could be added to clarify the parking.

Cameron Duncan likes the project and asked Mike Wilcox about the 8 foot fence.

Mike Wilcox said it's been included as a condition of approval on the site plan review.

Cameron Duncan said he's ok with the 8 foot fence.

Dave Bromley agrees with Cameron Duncan on the fence and asked about the amendment of the master plan of the HOA.

Mike Wilcox said that condition 8 in the staff report for the site plan review addresses that concern. Staff will bring that as a separate item on a future agenda.

Dave Bromley also likes the project and feels it'll be an asset to the area and community.

Danny Schoenfeld also likes the project.

Ron Mortimer likes the project and is confident that management will handle the parking issues.

A motion was made by Dave Bromley, seconded by Cameron Duncan that the Planning Commission approve the Ridges at Dimple Dell Mixed Use Site and Master Plan, located at approximately 1405 East 10600 South, based upon the one finding and subject to the eight conditions listed in the staff report.

- Yes:** 5 - Dave Bromley
 Ron Mortimer
 Jeff Lovell
 Cameron Duncan
 Daniel Schoenfeld

- Absent:** 3 - Monica Collard
 Jamie Tsandes
 Michael Christopherson

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](#)

A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission approve the special exceptions for lots without public frontage, use of Private Streets/Mews/Alleys, and pavement width less than 27' for the property located at 1405 East 10600 South, based on the three findings and two conditions outlined in the staff report.

Yes: 5 - Dave Bromley
 Ron Mortimer
 Jeff Lovell
 Cameron Duncan
 Daniel Schoenfeld

Absent: 3 - Monica Collard
 Jamie Tsandes
 Michael Christopherson

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](#)

A motion was made by Dave Bromley, seconded by Cameron Duncan, that Planning Commission determine that the Preliminary Subdivision review is complete for the Ridges at Dimple Dell located at approximately 1405 East 10600 South, based on the two findings and subject to the seven conditions outlined in the staff report with a modification to condition number six to include cross parking access relative to the parking areas around the commercial property.

Yes: 5 - Dave Bromley
 Ron Mortimer
 Jeff Lovell
 Cameron Duncan
 Daniel Schoenfeld

Absent: 3 - Monica Collard
Jamie Tsandes
Michael Christopherson

Administrative Business

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

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

An all-in favor motion was made by Cameron Duncan to approve the meeting minutes for 11.04.2021

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

Adjournment

An all-in favor motion was made by Danny Schoenfeld 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