

2. Compliance with the Goals and Policies of the General Plan by establishing appropriate development standards for all uses and zoning categories within Sandy City.

Mike Wilcox presented this item to the Planning Commission. He stated request to amend would make three small changes:

1. Emphasizes that street trees are not permitted within site visibility triangle as per the City's Standard Specifications.
2. Provides clarity on the dimensional requirements of pruning street trees over streets and sidewalks.
3. Clarifies that the City is only required to prune and maintain trees along city maintained streets.

Commissioner Scott Sabey opened this item to public comment.

Steve Van Maren, 11039 Lexington Circle, Sandy, stated this was noticed in the paper but not under the public meeting notice.

Commissioner Doug Haymore moved that the Planning Commission forward a positive recommendation to the City Council to adopt the proposed ordinance amendment as shown in Exhibit "A", for the two reasons outlined in the staff report.

Monica Collard seconded the motion. The vote was as follows: Doug Haymore, yes; Monica Collard, yes; Nancy Day, yes; Ron Mortimer, yes; Lisa Hartman, yes; Joe Baker, yes; Scott Sabey, yes. The vote was unanimous in favor.

2. **Standard Specifications and Details for Municipal Construction Amend Title 15A, Chapter 2, General Provisions, Land Development Code, Revised Ordinances of Sandy City, 2008** **CODE-11-17-5326**

The Sandy City Public Works Department has filed a request to amend Title 15A, Chapter 2, General Provisions, Land Development Code, Revised Ordinances of Sandy City, 2008. The purpose of the Code Amendment is to make changes in our code that will align it with recent State Code changes relating to formal codification of the City's Standard Specifications and Details for Municipal Construction (SB 232). The proposed changes will establish a process by which the city may annually review and adopt the City's Standard Specifications and Details for Municipal Construction.

STAFF RECOMMENDATIONS

The Community Development Department requests that the Planning Commission forward a positive recommendation to the City Council to adopt the proposed ordinance amendment as shown in Exhibit "A", for the following reasons:

1. Compliance with the Purpose of the Land Development Code by facilitating the orderly

growth and development of Sandy City and facilitate adequate provision for transportation, water, sewage, schools, parks, and other public requirements, by establishing a system of fair, comprehensive, consistent and equitable regulations, and standards under which all proposed development will be reviewed and evaluated within the City.

2. Compliance with the Goals and Policies of the General Plan by establishing appropriate development standards for all uses and zoning categories within Sandy City.

The Community Development Department also requests that the Planning Commission forward a positive recommendation to the City Council to adopt the City's Standard Specifications and Details for Municipal Construction by ordinance as shown in Exhibit "B."

Mike Wilcox presented this item to the Planning Commission.

Commissioner Scott Sabey asked if this Code Amendment would bring Sandy City into compliance with the new state statute.

Mike Wilcox replied yes.

Commissioner Doug Haymore stated as a point of clarification, we are not asked to look at drafting. Its standards that have already been in place and are being utilized by staff for the purposes of the standards. It is going from being policies within the department to being codified as pursuant to state statutory requirements.

Mike Wilcox replied that is correct. This is creating a formalized process to adopt those changes.

Commissioner Scott Sabey opened this item to public comment.

Steve Van Maren, 11039 Lexington Circle, Sandy, stated it is no longer in compliance with the new City Ordinance. There is a trimming limit change that needs to be made.

Commissioner Scott Sabey asked what Steven is referring to when using the word "it".

Steve Van Maren replies the existing standard and the new standard are not conformed to the new Ordinance for trim height.

Commissioner Scott Sabey closed this item to public comment.

Commissioner Nancy Day moved that the Planning Commission forward a positive recommendation to the City Council to adopt the proposed ordinance amendment as shown in Exhibit "A" and for the two reasons listed in the staff report.

Commissioner Doug Haymore asked if there should be two motions.

Mike Wilcox replied as two separate motions.

Monica Collard seconded the motion. The vote was as follows: Nancy Day, yes; Monica Collard, yes; Doug Haymore, yes; Ron Mortimer, yes; Lisa Hartman, yes; Joe Baker, yes; Scott Sabey, yes. The vote was unanimous in favor.

3. Review and Adoption of Standard Specifications and Details for Municipal Construction MISC-11-17-5330

Commissioner Nancy Day moved that the Planning Commission forward a positive recommendation to the City Council to adopt the City's Standard Specifications and Details for Municipal Construction by ordinance as shown in Exhibit "B, which is listed in the staff report.

Commissioner Scott Sabey asked if he could amend the recommendation to read for the two reasons set forth in the staff report.

Commissioner Nancy Day agreed.

Monica Collard seconded the motion. Monica Collard seconded the motion. The vote was as follows: Nancy Day, yes; Monica Collard, yes; Doug Haymore, yes; Ron Mortimer, yes; Lisa Hartman, yes; Joe Baker, yes; Scott Sabey, yes. The vote was unanimous in favor.

**4. Bell Canyon View – Preliminary Review 2543 E. 10000 S.
[Little Cottonwood, Community #20] SUB-07-17-5286 SPEX-11-17-5329**

The applicant, Jeff Mansell, is requesting preliminary subdivision approval for a six-lot single family subdivision. The proposal includes the creation of five new buildable lots and one lot where an existing home is located and will remain. The proposed subdivision will dedicate a public road that will provide a stub street on the north end of the property in anticipation of future connection to the Altamont Drive stub street from the Granite Hollow PUD to the north. The applicant is also requesting that the Planning Commission grant a Special Exception to allow for a single point of ingress/egress as well as the creation of a half street.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that preliminary review is complete for the Bell Canyon View Subdivision located at 2543 East 10000 South and that the Planning Commission grant a Special Exception to allow for a subdivision with a single point of ingress/egress and the construction of a half street, based on the follow findings and subject to the following conditions:

Findings: