



# 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)*

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**Thursday, February 18, 2021**

**6:15 PM**

**On-line Meeting**

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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.

Cameron Duncan, Chair  
Sandy City Planning Commission

The February 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](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/89723371260>

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: 897 2337 1260

Webinar Password: 384129

## FIELD TRIP

[21-038](#) Field trip map

Attachments: [map.pdf](#)

## 6:00 PM EXECUTIVE SESSION

[21-037](#) Open and Public Meetings Training

Attachments: [Link to State Auditor Training](#)

## 6:15 PM REGULAR SESSION

### Roll Call

Welcome

Pledge of Allegiance

Introductions

### Public Hearing Item

1. [ZONE-01-21-5975\(PC\)](#) Coppercreek Rezone  
1368 E. Coppercreek Road from CN and R-1-8 to RM(10)  
[Community #16 - Falcon Park]  
  
**Attachments:** [Planning Commission Summary](#)  
[Neighborhood Meeting Summary](#)  
[Notice Sign Pictures.pdf](#)

## Public Meeting Items

2. [CUP-01-21-5977](#) The Bridge Church (Conditional Use Permit)  
9066 S. 300 W.  
[Community #2 - Civic Center]  
  
**Attachments:** [Staff report, documents and map.pdf](#)
3. [ANEX-11-20-5953\(PC2\)](#) Kasteler Annexation  
R-1-20A Zone  
2576 E., 2590 E. 10000 S. and 10118 S. Alta Villa Drive  
[Community #21 - Falcon Hill]  
  
**Attachments:** [Staff report.pdf](#)  
[Resolution 21-10c.pdf](#)  
[Legal Description \(revised 2.1.2021\).pdf](#)  
[KASTELER ANNEXATION revision 2021-01-29.pdf](#)
4. [SUB-11-20-5940](#) Wild Goose Estates Subdivision (Preliminary Review and Special Exception Requests)  
2570 E. 10000 S.  
[Community #21 - Falcon Hill]  
  
**Attachments:** [Staff report.pdf](#)  
[PC Maps and Documents.pdf](#)  
  
[SPEX-02-21-5990](#) Wild Goose Estates Subdivision (Special Exceptions)  
2570 E. 10000 S.  
[Community #21 - Falcon Hill]
5. [SUB-01-21-5983](#) Pepperwood 11E Subdivision (Final Review)  
11140 South Bentwood Lane  
[Community #28 - Pepper Dell]  
  
**Attachments:** [Staff Report \(11E\).pdf](#)  
[Vicinity Map.pdf](#)  
[Construction Drawings - Pepperwood 11E \(1-7-21\).pdf](#)  
[Plat - Pepperwood 11E \(1-7-21\).pdf](#)

6. [SUB-01-21-59](#) Pepperwood 11F Subdivision (Final Review)  
[84](#) 11170 South Lone Hollow Road  
[Community #28 - Pepper Dell]  
  
**Attachments:** [Staff Report \(11F\).pdf](#)  
[Plat - Pepperwood 11F \(1-7-21\).pdf](#)  
[Vicinity Map.pdf](#)
7. [MISC-01-21-5](#) Modification and Piping of Rocky Mouth Creek  
[982](#) 2 & 3 Cobblewood Cove  
[Community #28 - Pepper Dell]  
  
**Attachments:** [Staff report.pdf](#)  
[Recommendation of Flood Plain Waiver - Pepperwood 10C.pdf](#)  
[Engineering Plans.pdf](#)  
[Engineering Report.pdf](#)  
[Vicinity Map.pdf](#)
8. [CODE-02-21-](#) Amendments Related to Storm Water and Floodplains  
[5989 PC](#) Amend Title 21, Chapter 15 - Sensitive Area Overlay Zone; Chapter 16 - Floodplain Overlay Zone; Chapter 20 -Residential Development Standards; Chapter 22 - Manufactured Home Parks; Chapter 23 - Commercial, Office, Industrial, and Transit Corridor Development Standards; Chapter 24 - Parking, Access, and Circulation; Chapter 25 - Landscaping Standards; Chapter 27 - Grading and Excavation; Chapter 30 - Subdivision Review; Chapter 32 - Site Plan Review; and Chapter 37 - Definitions of the Sandy Municipal Code.  
  
Review and Adoption of Amendments to the Standard Specifications and Details for Municipal Construction  
  
**Attachments:** [Staff report.pdf](#)  
[Exhibit A.pdf](#)  
[Exhibit B.pdf](#)  
[City Engineer Memo.pdf](#)

## Administrative Business

1. [21-039](#) Draft minutes for January 21, 2021  
  
**Attachments:** [PC Minutes 01.21.2021 \(DRAFT\).pdf](#)
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