



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, February 18, 2021

6:15 PM

On-line Meeting

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 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

- Present** 6 - Commissioner Monica Collard
Commissioner Jamie Tsandes
Commissioner Michael Christopherson
Commissioner Jeff Lovell
Commissioner Cameron Duncan
Commissioner Daniel Schoenfeld
- Absent** 2 - Commissioner Dave Bromley
Commissioner Ron Mortimer

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](#)
[Emails \(2.18.21 10am\)](#)

Jake Warner presented this item to the Planning Commission.

Ben Smith further presented this item to the Planning Commission.

Cameron Duncan opened this item to public comment.

Becky Shultz thinks that this is a single-family area and would rather see a few homes and is concerned about construction interrupting church meetings held next door.

Julie Hepworth has concerns about the corner of Coppercreek and 1380 E., visitors blocking views and creating a bottleneck and potential Airbnb's and illegal parking.

Tom and Joan Lewis agree with previous comments and think that this is not a high-density area, and there is no room for it. Leaving as commercial property is a threat. Would like to see single family residents.

Debra Stoker has concerns about congestion with added density.

Heather Meier is opposed to the request and does not think townhomes are a good idea for this area.

Dennis Hiatt agreed and believed that high density area will not work in the neighborhood.

Karen Conder pointed out that the dance studio across the street adds to the craziness of the congestions on 1380 E.

Cameron Duncan closed this item to public comment.

Monica Collard asked if residents would have to drive through the high density to get to single family homes.

Cameron Duncan explained that they would have an entrance on 1380 E.

Jake Warner clarified that the multi family would access Coppercreek and the single family would enter through 1380 E. He also clarified that the application is for about 0.63 of the 1.02 acre parcel.

Michael Christopherson asked if they could hear from Brittney Ward about the traffic concerns.

Brittney Ward explained that single family homes take 10 trips a day and the multifamily homes take 7.5 trips per day, creating 65 new trips on Coppercreek which is built for 2,000 trips per day at max and the added trips would not cause congestion or delays.

Brittney Ward also addressed parking concerns and explained that it is legal to park on local roads but are subject to current traffic codes and laws. She explained that there have only been two accidents since 2007 and that traffic from Silver Mesa would not affect congestion.

Michael Christopherson expressed that he is in favor and thinks Sandy City needs more housing like this.

Jeff Lovell agreed.

Daniel Schoenfeld explained that he is in favor of the homes but not sure that the high density fits this area.

A motion was made by Jamie Tsandes, seconded by Michael Christopherson that the Planning Commission forward a positive recommendation to the City Council to approve the requested zone change from CN and R-1-8 to RM (10)

Yes: 4 - Jamie Tsandes
 Michael Christopherson
 Jeff Lovell
 Cameron Duncan

No: 2 - Monica Collard
 Daniel Schoenfeld

Absent: 2 - Dave Bromley
 Ron Mortimer

Public Meeting Items

2. [CUP-01-21-5](#) The Bridge Church (Conditional Use Permit)
[977](#) 9066 S. 300 W.
 [Community #2 - Civic Center]

Attachments: [Staff report, documents and map.pdf](#)

Claire Hague presented this item to the Planning Commission.

Dan Rashid further presented this item to the Planning Commission.

Cameron Duncan opened this item to public comment.

Cameron Duncan closed this item to public comment.

A motion was made by Jeff Lovell, seconded by Daniel Schoenfeld that the Planning Commission approve the Conditional Use Permit for Dan and Michelle Rashid for the property located at 9066 South 300 West to allow a church to operate as described in the staff report based upon the three findings and the three conditions outlined in the staff report.

Yes: 6 - Monica Collard
 Jamie Tsandes
 Michael Christopherson
 Jeff Lovell
 Cameron Duncan
 Daniel Schoenfeld

Absent: 2 - Dave Bromley
 Ron Mortimer

- 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](#)

Brian McCuistion presented this item to the Planning Commission.

Cameron Duncan opened this item to public comment.

Steve Van Maren asked why the road adjacent to the property is not included.

Brian McCuistion explained that it will be included and is on the plat.

Jamie Tsandes asked about the access from the Water District property and which property was in the original request and which properties have been added.

Brian McCuistion explained that the property on the southern end was the one that was in the original proposal and the Metro water property is to the west and that is where the access to house is currently. This annexation is associated with the Wild Goose Estates where the access would be moved to go through the property at 2590 E. 10000 S.

Cameron Duncan closed this item to public comment.

A motion was made by Michael Christopherson, seconded by Monica Collard that the Planning Commission forward a positive recommendation to City Council that the Kasteler Annexation be approved and rezoned R-1-20A based upon the four findings outlined in the staff report.

Yes: 6 - Monica Collard
 Jamie Tsandes
 Michael Christopherson
 Jeff Lovell
 Cameron Duncan
 Daniel Schoenfeld

Absent: 2 - Dave Bromley
 Ron Mortimer

- 4. [SUB-11-20-5](#) Wild Goose Estates Subdivision (Preliminary Review and Special Exception Requests)
[940](#) 2570 E. 10000 S.
 [Community #21 - Falcon Hill]

Attachments: [Staff report.pdf](#)
[PC Maps and Documents.pdf](#)

Craig Evans presented this item to the Planning Commission.

Michael Christopherson asked if there was an extra special exception if there is not two points of access.

Craig Evans said yes.

Josh Kasteler further presented this item to the Planning Commission.

Cameron Duncan opened this item to public comment.

Stuart Goldfarb indicated that he has a conservation easement on his property to keep it a horse property and that is why they are asking for the road without a sidewalk to maintain the rural feel.

Cameron Duncan closed this item to public comment.

Jamie Tsandes asked about the swale and if it will be natural.

Craig Evans said that it will be natural.

A motion was made by Michael Christopherson, seconded by Daniel Schoenfeld that the Planning Commission determine that the preliminary review is complete, and the five special exceptions in the staff report be approved for the Wild Goose Estates subdivision located at 2570 E. 10000 S., based on the five findings and six conditions outlined in the staff report.

- Yes:** 6 - Monica Collard
 Jamie Tsandes
 Michael Christopherson
 Jeff Lovell
 Cameron Duncan
 Daniel Schoenfeld

- Absent:** 2 - Dave Bromley
 Ron Mortimer

- [SPEX-02-21-](#) Wild Goose Estates Subdivision (Special Exceptions)
[5990](#) 2570 E. 10000 S.
 [Community #21 - Falcon Hill]

Please see previous comments.

5. [SUB-01-21-5](#) Pepperwood 11E Subdivision (Final Review)
[983](#) 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](#)

Mike Wilcox presented this item to the Planning Commission.

Scott Bolton, representing the applicant, further presented this item.

Mike Wilcox explained that the Sensitive Area Overlay is applicable to this area and that there are two subdivision phases on the agenda, each one needing their own motion.

Cameron Duncan opened this item to public comment.

Cameron Duncan closed this item to public comment.

A motion was made by Daniel Schoenfeld, seconded by Jamie Tsandes that the Planning Commission determine that the final subdivision review and Sensitive Area Overlay Zone review is complete for the Pepperwood 11E Subdivision located at approximately 11140 S. Bentwood Lane (2900 East) based on the 12 conditions outlined in the staff report.

Yes: 6 - Monica Collard
 Jamie Tsandes
 Michael Christopherson
 Jeff Lovell
 Cameron Duncan
 Daniel Schoenfeld

Absent: 2 - Dave Bromley
 Ron Mortimer

6. [SUB-01-21-5](#) Pepperwood 11F Subdivision (Final Review)
[984](#) 11170 South Lone Hollow Road
 [Community #28 - Pepper Dell]

Attachments: [Staff Report \(11F\).pdf](#)
[Plat - Pepperwood 11F \(1-7-21\).pdf](#)
[Vicinity Map.pdf](#)

See previous comments.

A motion was made by Jeff Lovell, seconded by Jamie Tsandes that the Planning Commission determine that the final subdivision review and Sensitive Area Overlay Zone review is complete for the Pepperwood 11F Subdivision, located at approximately 11140 S. Bentwood Lane (approx. 3000 E.) based upon the 12 conditions outlined in the staff report.

Yes: 6 - Monica Collard
Jamie Tsandes
Michael Christopherson
Jeff Lovell
Cameron Duncan
Daniel Schoenfeld

Absent: 2 - Dave Bromley
Ron Mortimer

7. [MISC-01-21-5982](#) Modification and Piping of Rocky Mouth Creek
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](#)

Cameron Duncan explained that the Planning Commission did receive an email regarding this item.

Mike Wilcox presented this item to the Planning Commission.

David Jenkins further presented this item to the Planning Commission.

Michael Christopherson asked if the applicant had seen the public comment email.

David Jenkins saw the email, but believes it is not feasible at this time.

Jamie Tsandes asked how long the pipe will be.

David Jenkins explained that it will be over 300 feet.

Jamie Tsandes asked about a stream alteration permit.

David Jenkins explained that they have already applied for a flood control permit but was informed that this is not within the Salt Lake County flood control jurisdiction and that they would need to work with Sandy City Public Works and Public Utilities.

Tyler Shelley explained that they would need to investigate it and make sure it would not require a stream alteration permit.

David Jenkins explained he was told by the County that it was not in their jurisdiction.

Jamie Tsandes explained that the county might not have jurisdiction, but the state might.

Cameron Duncan opened this item to public comment.

Brad Beasley explained that he suggests the Rocky Mouth drainage area with the Big Willow drainage area be connected and then Big Willow Creek could be redeemed.

Cameron Duncan suggested that he reach out to the applicant on his idea.

Brad Beasley expressed that if it could be feasible, it would be nice for the area.

Cameron Duncan explained that the Planning Commission cannot consider that suggestion at this time but that they can let the applicant know.

Kassie Butt owns the lot and is excited to get going on building their home.

Cameron Duncan closed this item to public comment.

A motion was made by Michael Christopherson, seconded by Monica Collard that the Planning Commission approve the by Dave Bromley's request to modify the Rocky Mouth Creek Drainage Area and allow this segment to be relocated and piped per attached plans in the staff report.

Yes: 5 - Monica Collard
Michael Christopherson
Jeff Lovell
Cameron Duncan
Daniel Schoenfeld

No: 1 - Jamie Tsandes

Absent: 2 - Dave Bromley
Ron Mortimer

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](#)

Mike Wilcox presented this item to the Planning Commission.

Tyler Shelley further presented this item to the Planning Commission that the Public Utilities, Public Works, and Community Development Departments are proposing to amend several chapters with Title 21 of the Sandy Municipal Code and update the City's Standard Specifications and Details for Municipal Construction. The purpose of these amendments is to update our requirements and standards to better address issues related to proper storm water management and management of floodplains. This involves incorporating Low Impact Development (LID) standards throughout these documents. These proposed changes will bring us into alignment with state and federal standards. The proposed amendments to the Standard Specifications would also formally adopt several temporary changes, alterations, and amendments.

Jamie Tsandes expressed that this was put together well and is impressed by the work by staff that went into this item.

Ryan Kump outlined the detailed changes for the 2021 updates to the Standard Specifications, as identified in the City Engineers Memo dated February 12, 2021.

Cameron Duncan opened this item to public comment.

Cameron Duncan closed this item to public comment.

Michael Christopherson asked if two motions are needed.

Mike Wilcox said yes.

A motion was made by Michael Christopherson, seconded by Jamie Tsandes that

the Planning Commission forward a positive recommendation to City Council to 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 as shown in (Exhibit “A”) based on the two findings detailed in the staff report.

- Michael Christopherson – Yes
- Jamie Tsandes – Yes
- Jeff Lovell – Yes
- Daniel Schoenfeld – Yes
- Monica Collard – Yes
- Cameron Duncan – Yes

A second motion was made by Michael Christopherson, seconded by Jamie Tsandes that the Planning Commission forward a positive recommendation to the City Council to adopt the amendments to the City’s Standard Specifications and Details for Municipal Construction by ordinances as shown in City Engineers Memo.

- Yes: 6 - Monica Collard
- Jamie Tsandes
- Michael Christopherson
- Jeff Lovell
- Cameron Duncan
- Daniel Schoenfeld

- Absent: 2 - Dave Bromley
- Ron Mortimer

Administrative Business

- 1. [21-039](#) Draft minutes for January 21, 2021

Attachments: [PC Minutes 01.21.2021 \(DRAFT\).pdf](#)

An all-in favor motion was made by Daniel Schoenfeld to approve the meeting minutes for 01.21.2021

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

Adjournment

A unanimous vote was taken 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