



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
Daniel Schoenfeld

Thursday, June 2, 2022

6:15 PM

City Hall and On-line

Meeting procedures are found at the end of this agenda.

This Planning Commission meeting will be conducted both in-person, in the Sandy City Council Chambers at City Hall, and via Zoom Webinar. Residents may attend and participate in the meeting either in-person or via the webinar link below. Register in advance for this webinar:

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4:00 PM FIELD TRIP

[22-208](#)

Field Trip Map

Attachments: [Map](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present 6 - Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Ron Mortimer
Commissioner Michael Christopherson
Commissioner Cameron Duncan
Commissioner Daniel Schoenfeld

Absent 1 - Commissioner Jamie Tsandes

Public Meeting Items

1. [CUP0509202](#) House of Green (Conditional Use for an off-premise beer retailer license)
[2-006316](#) 9680 South 700 East
(Community #5)

Attachments: [Final combined files House of Green.pdf](#)

Claire Hague introduced this item to the Planning Commission.

Cameron Duncan asked how often the audit happens.

Claire Hague said the audit is conducted once a year by our finance department.

Prem Kumar Gundu said they agree with the staff report and will not violate any Utah laws.

Monica Collard opened this item to public comment.

Rob Thorne asked if the sales are similar to a convenience store and gas station.

Prem Kumar Gundu said yes and it's also a gift shop.

Monica Collard closed this item to public comment.

A motion was made by Cameron Duncan, seconded by Dave Bromley that the Planning Commission grant a Conditional Use Permit to allow an off site premise beer retailer at the business located at 9860 S 700 E based upon the one finding and subject to the four conditions outlined in the staff report.

Yes: 6 - Dave Bromley
Monica Collard
Ron Mortimer
Michael Christopherson
Cameron Duncan
Daniel Schoenfeld

Absent: 1 - Jamie Tsandes

- 2. [SUB0415202](#) Sandy Park Center Lot 3 Amended Subdivision (Preliminary Review)
[2-006305](#) 9835 S. Monroe St.
[Community #2 - Civic Center]

Attachments: [PC Staff Report](#)
[PC Map and Materials](#)

Craig Evans introduced this item to the Planning Commission.

LeeAnn Miller said Craig Evans did a great job at explaining the project and agrees with the staff report.

Monica Collard opened this item for public comment.

Monica Collard closed this item for public comment.

A motion was made by Dave Bromley, seconded by Daniel Schoenfeld, that the Planning Commission determine that the preliminary review is complete for the Sandy Park Center Lot 3 Amended Subdivision based on the two findings and subject to the five conditions outlined in the staff report.

- Yes:** 6 - Dave Bromley
Monica Collard
Ron Mortimer
Michael Christopherson
Cameron Duncan
Daniel Schoenfeld

- Absent:** 1 - Jamie Tsandes

3. [SUB1115202](#) Parkland Subdivision (Preliminary Review)
[1-006208](#) 565 W. Parkland Dr.
[Community #1 - Northwest Exposure]

Attachments: [PC Staff Report](#)
[PC Map and Materials](#)

Craig Evans introduced this item to the Planning Commission.

Michael Christopherson asked to clarify the easement that's listed as one of the conditions.

Craig Evans said that staff wants to reserve room for little changes in alignment.

Dave Bromley asked if there's going to be a driveway access at the end of the bulb.

Craig Evans said that there's an access in the area and curb and gutter will be extended to the drive access.

Dave Bromley asked if storm drain easements need to be put in place.

Craig Evans said public utilities will take care of that.

Niko Hardman, with Dominion Engineering, said the storm water runoff will be on the north end of the road.

Monica Collard opened this item to public comment.

Steve Van Maren, 11039 S Lexington Circle, asked about the county recycling center and the garbage transfer station.

Jared Scott, with Trans Jordan City, confirmed the garbage transfer station and the recycling center and has been working with the public works department.

Monica Collard closed this item to public comment.

A motion was made by Cameron Duncan, seconded by Michael Christopherson that the Planning Commission determine that the preliminary review is complete for the Parkland Subdivision based on the two findings and subject to the eight conditions outlined in the staff report.

Yes: 6 - Dave Bromley
Monica Collard
Ron Mortimer
Michael Christopherson
Cameron Duncan
Daniel Schoenfeld

Absent: 1 - Jamie Tsandes

4. [SUB0118202](#) Dimple Dell Ridge Lot 1 Amended Subdivision (Preliminary Review)
[2-006256](#) 1703 East Dimple Dell Road
[Community #26]

Attachments: [Staff Report](#)
[Applicant Letter](#)
[Vicinity Map](#)
[City Engineer Recommendation](#)
[Subdivision Plans](#)

Mike Wilcox introduced this item to the Planning Commission.

Andrew Dever said when he acquired the property he had a survey done to confirm the slope line and that protected vegetation which should have been protected was not noted on the original plat. He also spoke about an overlapping easement and reducing the driveway to preserve vegetation.

Monica Collard opened this item for public comment.

Deanna Knight, 1743 E Dimple Dell Road, said that fill was brought in but not all of it was taken out, there's 40 feet of sand below the fill and that it's a very slippery area.

Monica Collard closed this item for public comment.

Ryan Kump said there's a lot of history of disturbance in the area and it's hard to originate where the original 30% slope lies. The fill that was originally brought in was taken out adequately per the old City Engineer, Mike Gladbach,'s report. With the latest survey and Ryan's inspection he feels the current 30% slope line is adequate.

Dave Bromley asked Ryan Kump if there will be a retaining wall next to the driveway.

Ryan Kump said yes.

Dave Bromley asked if the line drawn on the map includes the retaining wall because it doesn't look like there's enough space.

Ryan Kump said there's a little bit of space but will need to look at the design.

Dave Bromley said compromising the access by a foot or two doesn't make sense and if the condition needs to be specified in the motion.

Mike Wilcox said the driveway hasn't been fully designed.

Dave Bromley clarified what's being reviewed today and that it's not the stability of the soil but if the building pad will be expanded.

Ryan Kump said that's correct and when the home comes in for a building permit it will require a full survey, site plan, grading plan and engineered retaining walls because it's located in the SAO Zone.

Michael Christopherson said that the information that's on the current plat more

accurately reflects the 30% slope.

Ryan Kump said yes.

Isaac Murri, 11039 Ryan Park Avenue, said the grade is very steep and that he doesn't feel that the plat accurately reflects where the 30% grade line should be and he doesn't think all of the fill was completely removed.

Monica Collard closed this item to public comment.

Dave Bromley said he's comfortable with letting staff working with the applicant regarding the driveway.

Cameron Duncan agrees.

A motion was made by Ron Mortimer, seconded by Cameron Duncan, that the Planning Commission determine that the preliminary subdivision and Sensitive Area Overlay Zone reviews are complete for the Dimple Dell Ridge Lot 1 Amended Subdivision, located at 1703 East Dimple Dell Road subject to the three findings and three conditions outlined in the staff report.

Yes: 6 - Dave Bromley
 Monica Collard
 Ron Mortimer
 Michael Christopherson
 Cameron Duncan
 Daniel Schoenfeld

Absent: 1 - Jamie Tsandes

Administrative Business

1. Minutes

An all in favor motion was made by Michael Christopherson to approve the meeting minutes for 05.19.2022.

[22-209](#) Planning Commission Minutes from May 19, 2022

Attachments: [05.19.2022 PC Minutes \(DRAFT\)](#)

2. Sandy City Development Report

[22-210](#) Development Report

Attachments: [05.27.22 Development Report](#)

3. Director's Report

Adjournment

An all in favor motion was made and approved 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.

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