



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, April 15, 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 April 15, 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/88480719291>

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: 884 8071 9291

Webinar Password: 706060

FIELD TRIP

[21-134](#) Field Trip Map for 4-15-21

Attachments: [4-15-21 map.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present 7 - Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Ron Mortimer
Commissioner Jamie Tsandes
Commissioner Jeff Lovell
Commissioner Cameron Duncan
Commissioner Daniel Schoenfeld

Absent 1 - Commissioner Michael Christopherson

Public Meeting Items

[CUP-03-21-6](#)
[013](#) Coccimiglio Accessory Structure (Conditional Use Permit for height and setback waiver)
8878 S. Taft Hill Ct.
[Community #19- Mountain Views]

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

Claire Hague presented this item to the Planning Commission.

Chris Coccimiglio further presented this item to the Planning Commission.

Cameron Duncan asked if the applicant had read and was comfortable with the staff report.

Chris Coccimiglio said yes.

Jamie Tsandes asked if they are replacing the existing shed.

Chris Coccimiglio said yes.

Cameron Duncan asked about the plans and if the applicant is planning on having the staircase and bonus space.

Chris Coccimiglio explained that they no longer plan on having the staircase but plan to use the bonus space for storage.

Cameron Duncan opened this item to public comment.

Steve Van Maren asked about the door and if it will be adjacent to the home or the fence.

Cameron Duncan closed this item to public comment.

Dave Bromley expressed that he thought the project looked nice and is comfortable with the setbacks.

A motion was made by Dave Bromley, seconded by Jeff Lovell that the Planning Commission approve a Conditional Use Permit for Chris Coccimiglio for the property located at 8878 S. Taft Hill Ct. to allow for an accessory structure as described in the application materials based on the findings and seven conditions detailed in the staff report with a modification to condition one as follows:

- 1. The it be allowed to have a 3 foot side and rear setback.**

Yes: 7 - Dave Bromley
Monica Collard
Ron Mortimer
Jamie Tsandes
Jeff Lovell
Cameron Duncan
Daniel Schoenfeld

Absent: 1 - Michael Christopherson

[SPR-06-40\(2021\)](#) Real Salt Lake Soccer Stadium (Rio Tinto Stadium) 2021 Parking and Access Management Plan - Annual Update
9256 S. State Street
[Community #2 - Civic Center]

Attachments: [Staff report.pdf](#)
[2021 Update Sandy Rio Tinto Stadium PMP 20210408 \(002\).pdf](#)

Brian McCuiston presented this item to the Planning Commission.

Ryan Hales further presented this item to the Planning Commission.

Cameron Duncan asked if the no parking sandwich board signs are working and keeping people out of the residential neighborhoods.

Ryan Hales believes that the signs are working. He also explained that a Canadian team will have their "home" games at Rio Tinto due to Covid-19 restrictions in Canada. However, there will not be any fans allowed for their games.

Officer Mark Soper reported that there was one ticket issued last year and he explained how they will enforce the parking situation for the upcoming year.

Brian McCuiston asked if there will be a limited number of fans allowed at the stadium due to Covid.

Craig Martin explained that they plan on having 10,000 fans but still not a full stadium but possibly moving towards full capacity by the middle of the season.

Cameron Duncan opened this item to public comment.

Cameron Duncan closed this item to public comment.

Jeff Lovell asked about the other team and the possibility of it being opened to fans.

Craig Martin said no but they could possibly end up playing the whole season here at the stadium.

A motion was made by Jamie Tsandes seconded by Daniel Schoenfeld that the Planning Commission review and approve the updated 2021 season parking and access plan for the REAL Salt Lake soccer stadium located at 9256 S. State Street.

Yes: 7 - Dave Bromley
Monica Collard
Ron Mortimer
Jamie Tsandes
Jeff Lovell
Cameron Duncan
Daniel Schoenfeld

Absent: 1 - Michael Christopherson

Administrative Business

[21-135](#) Planning Commission minutes 4.1.21 (Draft)

Attachments: [04.01.2021 PC Minutes \(DRAFT\).pdf](#)

An all -in favor motion was made by Jamie Tsandes to approve the meeting minutes for 04.01.2021

Sandy City Development Report

Director's Report

Adjournment

An all-in favor motion was made by Dave Bromley 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