



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
NH Rather (Alternate)
Daniel Schoenfeld (Alternate)

Thursday, August 6, 2020

5:30 PM

On-line Meeting

Meeting procedures are found at the end of this agenda.

The August 6, 2020 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 Zoning Administrator at mwilcox@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/88119446521>

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Webinar ID: 881 1944 6521

Webinar Password: 638020

FIELD TRIP

[20-252](#) Field trip map for Planning Commission members

Attachments: [Field trip map 8-6-2020.pdf](#)

5:30 PM EXECUTIVE SESSION

1. [20-032](#) Signal synchronization report from Sandy City Traffic Engineer, Britney Ward

Attachments: [Sandy City Signal Coordination Report_07APR2020 \(003\).pdf](#)
[SandyCitySignalTiming.pdf](#)
[SandyCitySignalTiming_Handout.pdf](#)

6:15 PM REGULAR SESSION

Roll Call

- Present** 5 - Commissioner Monica Collard
Commissioner Jamie Tsandes
Commissioner Jeff Lovell
Commissioner Cameron Duncan
Commissioner NH Rather
- Absent** 4 - Commissioner Dave Bromley
Commissioner Ron Mortimer
Commissioner Michael Christopherson
Commissioner Daniel Schoenfeld

Welcome

Pledge of Allegiance

Introductions

Public Hearing Item

2. [CODE-07-20](#) KLM Endeavors - Heavy Commercial Use in RD Zone
[-5879 PC](#) Amend Title 21, Chapter 8 - Land Uses in the Commercial, Office, Industrial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development District of the Sandy Municipal Code

Attachments: [Staff Report.pdf](#)
[Exhibit A.pdf](#)

Mike Wilcox presented this item to the Planning Commission.

Jamie Tsandes opened this item to the public.

Jamie Tsandes closed this item to the public.

NH Rather asked if this item would amend the Chapter 8 list of uses and enable any commercial use to not have to come back before the Planning Commission.

Mike Wilcox clarified that it would still need to come back to Planning Commission for a Conditional Use and to review the particulars on a site-specific basis.

A motion was made by Monica Collard, seconded by Cameron Duncan 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 detailed in the staff report.

- Yes:** 5 - Monica Collard
 Jamie Tsandes
 Jeff Lovell
 Cameron Duncan
 NH Rather

- Absent:** 4 - Dave Bromley
 Ron Mortimer
 Michael Christopherson
 Daniel Schoenfeld

Public Meeting Item

3. [SUB-06-20-5](#) Cottonwood Place Annex A Subdivision (Preliminary Review)
[859](#) 543 E. 10735 S.
[Community #11 - Crescent]

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

Craig Evans presented this item to the Planning Commission.

Jamie Tsandes asked if it was zoned R-1-20A and if it complied to this zone.

Craig Evans confirmed the zoning designation and that the plat does comply.

A.J. Kim, the applicant, further presented this item to the Planning Commission.

Jamie Tsandes read public comment email into the record.

Jamie Tsandes opened this item to public comment.

Jason Mendes clarified Colleen's email and wanted to know the proposal of fencing and how it would be divided.

Katie Johnson has concerns about the upkeep of the property and that previously there was a rat problem.

Gary McKellar appreciates that everything conforms to the codes and that there is attention to keeping things cleaned while this is built.

Sue Sharp wanted to clarify that there were no variances that were being requested and expressed support for the sidewalk.

Jeffrey Parke asked if the existing house is going to be occupied and when will the sidewalks be installed.

Jamie Tsandes closed this item to the public.

A.J. Kim answered public comment questions, and that they would be required to install a 6" vinyl fence. Maintenance problem is recognized and going forward will better maintain it. Sidewalk will hopefully begin when they have an approval from Sandy City. The house is not currently occupied but do plan on selling the home in the future.

A motion was made by Cameron Duncan, seconded by Monica Collard that the Planning Commission determine that preliminary review is complete for the Cottonwood Place Annex A Subdivision, located at approximately 543 East 10735 South based on the nine conditions detailed in the staff report.

Yes: 5 - Monica Collard
Jamie Tsandes
Jeff Lovell
Cameron Duncan
NH Rather

Absent: 4 - Dave Bromley
Ron Mortimer
Michael Christopherson
Daniel Schoenfeld

Administrative Business

1. [20-253](#) Planning Commission minutes from 7.16.2020 (Draft)

Attachments: [PC Minutes 07.16.2020 \(DRAFT\).pdf](#)

A motion was made by Monica Collard, seconded by Jeff Lovell to approve the meeting minutes for July 16, 2020.

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