



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
NH Rather (Alternate)
Daniel Schoenfeld (Alternate)

Thursday, January 16, 2020

6:15 PM

Council Chambers

Meeting procedures are found at the end of this agenda.

Voting Roll Call

5:00 PM FIELD TRIP

1. [20-021](#) Field trip map for January 16, 2020

Attachments: [1-16-20](#)

5:30 PM EXECUTIVE SESSION

6:15 PM REGULAR SESSION

Roll Call

Welcome

Pledge of Allegiance

Introductions

Public Meeting Items

2. [CUP-12-19-5](#) Exercise Coach (CUP for Recreation Center)
[780](#) 9730 S. 700 E. Suite #110
[Community #5]

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

3. [SPR-10-19-57](#) Waterford School West Parking Lot (Preliminary Site Plan Review)
 [47](#) 9461 S. 1400 E.
 [Community #17 - Willow Canyon]
- Attachments: [Staff report, materials and map.pdf](#)

Administrative Business

1. [20-012](#) Planning Commission meeting minutes for 12.19.2019
- Attachments: [12.19.19 PC Meeting Minutes \(DRAFT\)](#)
2. [19-370](#) Vote for Chair and Vice Chair
3. [19-486](#) Appointment to Architectural Design Review Committee
4. Sandy City Development Report
5. 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



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Staff Report

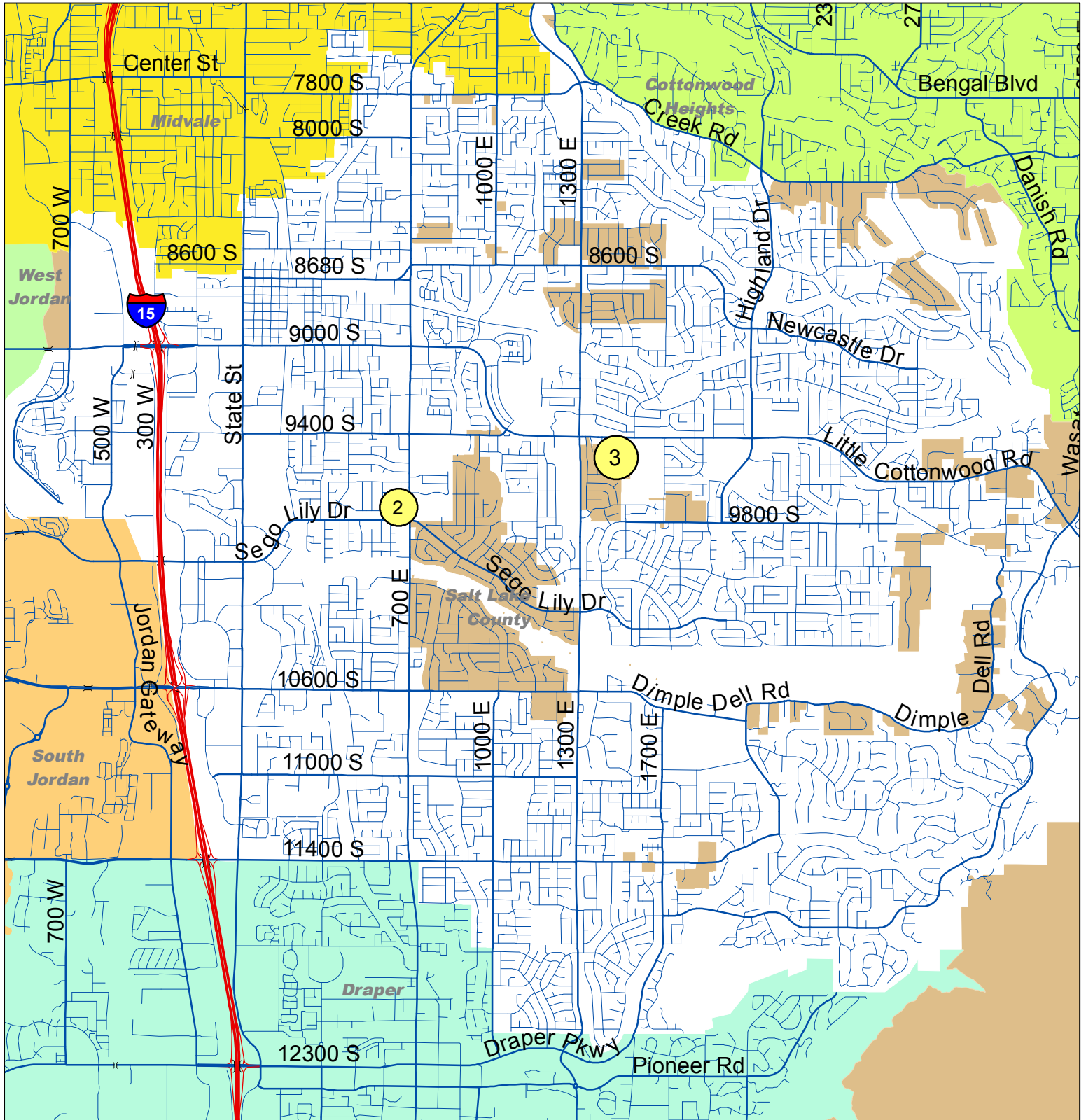
File #: 20-021, **Version:** 1

Date: 1/16/2020


Field trip map for January 16, 2020


Planning Commission Field Trip

January 16, 2020



Legend

 Locations to visit individually, with agenda item number

 Locations to be visited on tour, with agenda item number

See Planning Commission agenda packet for specific addresses and details regarding the application.

0 0.5 1 5 of 49 01/16 2 Miles





Staff Report

File #: CUP-12-19-5780,
Version: 1

Date: 1/16/2020

Agenda Item Title:

Exercise Coach (CUP for Recreation Center)

9730 S. 700 E. Suite #110

[Community #5]

Presenter:

Claire Hague

Description/Background:

The applicant, Jennifer Whiting, is requesting a Conditional Use Permit to allow for a workout studio to operate on the property located at 9730 S. 700 E. Suite #110 (*See Exhibit #1: Application Materials*). This particular land use is classified as a recreation center, which requires a Conditional Use Permit when located within 250 feet of a residential zone.

The subject property is a 950 square foot leased space located within an approximately 10,000 square foot building and is zoned Neighborhood Commercial (CN). The majority of parcels to the west are single family homes zoned R-1-8 with one parcel directly west of the property (2.34 acres) utilized for residential condominiums and zoned SD(C)(MF). Properties to the north and east are zoned R-1-8, PO and CN respectively.

Recommended Action and/or Suggested Motion: Recommendation

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve a Conditional Use Permit for Jennifer Whiting for the property located at 9730 S. 700 E. Suite #110 to allow for a recreation center (workout studio) to operate as described in the staff report due to the following findings and subject to the following conditions.

Findings

1. The proposed use meets the intent of the CN Zone.
2. All activities will be done indoors, which should have minimal, if any, impact on surrounding residential units.

Conditions

1. That the applicant complies with all Building & Safety, and Fire & Life Codes.
2. That the applicant be responsible for meeting all provisions of the Sandy City Development Code, and all conditions of approval imposed by the Planning Commission.

3. That this Conditional Use Permit be reviewed upon legitimate complaint.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

January 16, 2020

To: Planning Commission
From: Community Development Department
Subject: Exercise Coach
9730 S. 700 E. Suite #110
(Community #5)

CUP-12-19-5780
Zoned CN

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject property.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
SPR#-84-07	Candlelight Plaza Office Complex

DESCRIPTION OF REQUEST

The applicant, Jennifer Whiting, is requesting a Conditional Use Permit to allow for a workout studio to operate on the property located at 9730 S. 700 E. Suite #110 (*See Exhibit #1: Application Materials*). This particular land use is classified as a recreation center, which requires a Conditional Use Permit when located within 250 feet of a residential zone.

The subject property is a 950 square foot leased space located within an approximately 10,000 square foot building and is zoned Neighborhood Commercial (CN). The majority of parcels to the west are single family homes zoned R-1-8 with one parcel directly west of the property (2.34 acres) utilized for residential condominiums and zoned SD(C)(MF). Properties to the north and east are zoned R-1-8, PO and CN respectively.

NOTICE

A neighborhood meeting was held on January 9, 2020. No neighbors attended the meeting. Notices were mailed to property owners within a 500-foot radius of the subject parcel in advance of the Planning Commission meeting.

ANALYSIS

Per Section 21-08-02 of the Sandy City Land Development Code, a workout studio located within 250 feet of a residential district requires a Conditional Use approval from the Planning Commission. The distance is measured from the property line to the nearest residential zone.

The adjacent property to the west is a condo project. An R-1-8 zoned district is 36' feet from the nearest property line. (*See Exhibit #2: Residential Distance*). The office building and residential properties are separated by a 6 foot concrete wall and 36 foot private lane. Distance from the entrance (north side of the building) to the adjacent residential property is 141 feet.

Parking for patrons of the studio is located on the north, east and west sides of the property. The parking lot has approximately 80 parking spaces with parking shared by the tenants and patrons of the Candlelight Plaza.

COMPLIANCE WITH SECTION 21-33-04

Staff response in *italics*.

Conditions. In order to achieve compliance with the standards set forth herein, the City may impose conditions, which address standards 21-33-04 "1" to "15", as contained in the Sandy City Development Code. This proposed conditional use meets or satisfies all of Conditions "1" through "15", except the following conditions, which merit discussion or additional consideration by the Planning Commission:

15. Such other conditions determined reasonable and necessary by the City to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this Code.

That the applicant complies with all Building & Safety, and Fire & Life Codes.

CONCERNS

Staff has no concerns.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve a Conditional Use Permit for Jennifer Whiting for the property located at 9730 S. 700 E. Suite #110 to allow for a recreation center (workout studio) to operate as described in the staff report due to the following findings and subject to the following conditions.

Findings

1. The proposed use meets the intent of the CN Zone.
2. All activities will be done indoors, which should have minimal, if any, impact on surrounding residential units.

Conditions

1. That the applicant complies with all Building & Safety, and Fire & Life Codes.
2. That the applicant be responsible for meeting all provisions of the Sandy City Development Code, and all conditions of approval imposed by the Planning Commission.
3. That this Conditional Use Permit be reviewed upon legitimate complaint.

Planner: Claire Hague Reviewed by: EM
Claire Hague, Zoning Technician
S:\USERS\PLN\STAFFRPT\2019\CUP-12-19-5780 Exercise Coach

Exhibit #1 – Application Materials

To whom it may concern,

I am writing to the planning commission to justify the application of a conditional use permit for my new business that I am opening in Sandy city.

We are opening a franchise for The Exercise Coach. This is a personal training gym. We use proprietary technology to help create a safe and effective workout for the general public. If you would like to see a little about what we do feel free to visit our website at exercisecoach.com/sandy. I have also attached a document of our impact letter in this application.

We will be offering one on one and small group training from the hours of 6am-8pm Monday- Friday and on Saturdays from 7am-1pm. Our suite is approx. 950 sq feet located at the back of the building.

If you have any further questions or concerns after reading the attached letter please let me know.

Jenn Whiting

Jenn Whiting

Jenn.whiting@exercisecoach.com

(801)836-9660



The Exercise Coach® is a fitness training franchise with decades of successful operations. We operate fitness studios in the U.S. and have a robust international franchise development in Japan. Over the years our vision has become clear, and we are dedicated to becoming the leading high-efficiency, personal training brand worldwide. We have over one hundred territories sold throughout the U.S. and we attract highly qualified franchise owners and work hard to support and lead the franchisees and their staff members to operate successful local businesses.

Our franchisees operate small-footprint, personal training fitness businesses which have a minimal impact on the center and co-tenants. There are no large group classes, no noise or vibrations outside the studio itself, no showers or special plumbing or electrical needs, and a maximum occupancy of 10 people, including clients and staff, at any given time. All exercise programming is accomplished on quiet, controlled machines with no free weight or impact on the walls or floors of the studio. In this regard, both our usage and our parking needs are more similar to an office or medical use than a traditional gym or fitness business.

We consistently attract the most desirable consumer to our studios – our average client is a local resident, over the age of 40 with household income over \$100,000. These clients visit our studio once or twice a week, six to eight times per month on average. Firms such as DDR, Regency Centers, Publix and CBRE have enjoyed incorporating The Exercise Coach® in their properties. As a health and fitness concept, we contribute to the tenant mix for retail or office developments looking to provide high-quality personal services to their local community. Many of our clients are local business owners, executives and long-term residents of the local community.

The Exercise Coach® is an excellent addition to any retail center or professional office development. Please visit www.exercisecoach.com to discover more about our innovative fitness brand. If you have any need for additional information or further questions, please contact Paul Broeder, Director of Studio Operations at p.broeder@exercisecoach.com.

Exhibit #2 – Site Separation

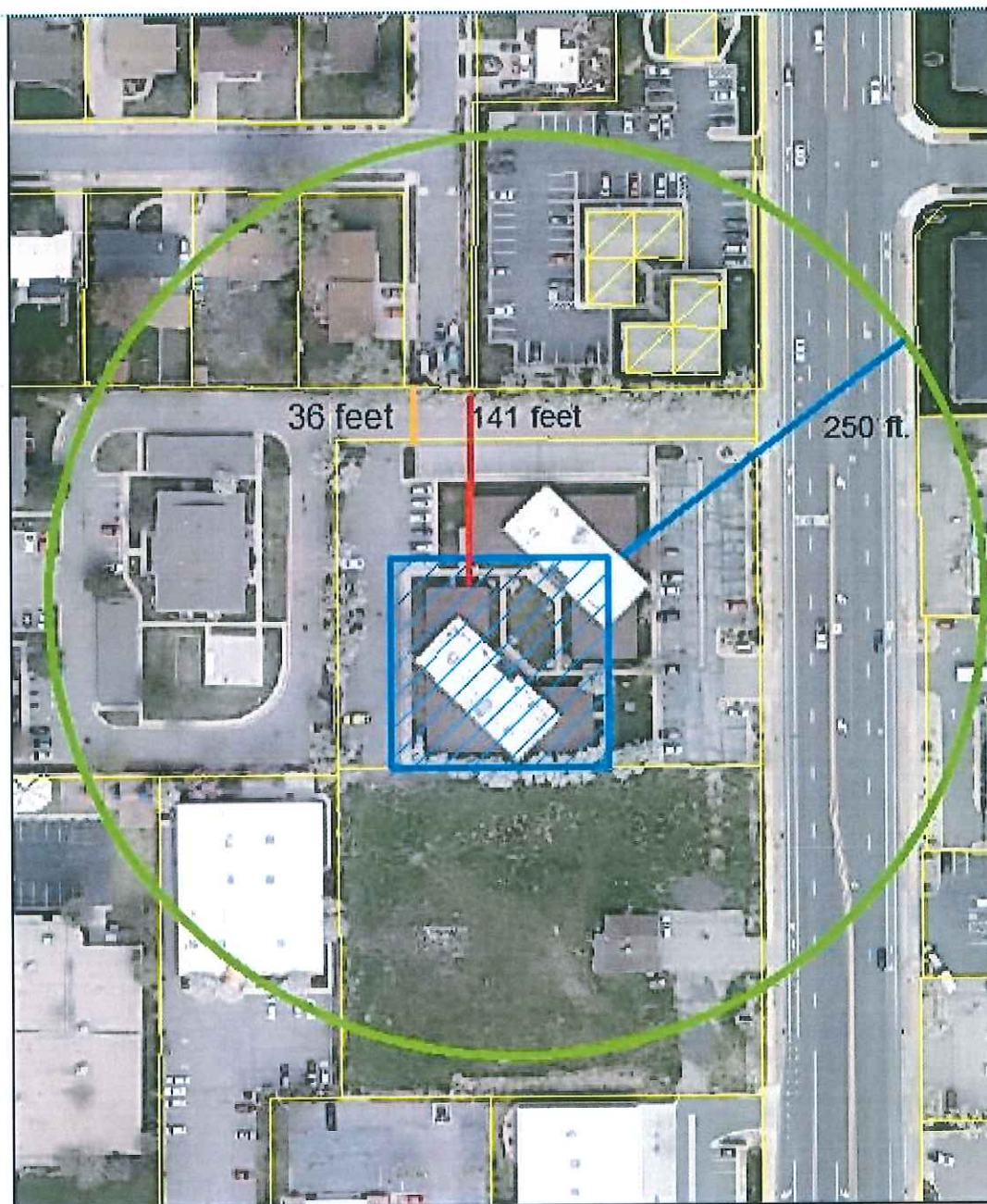
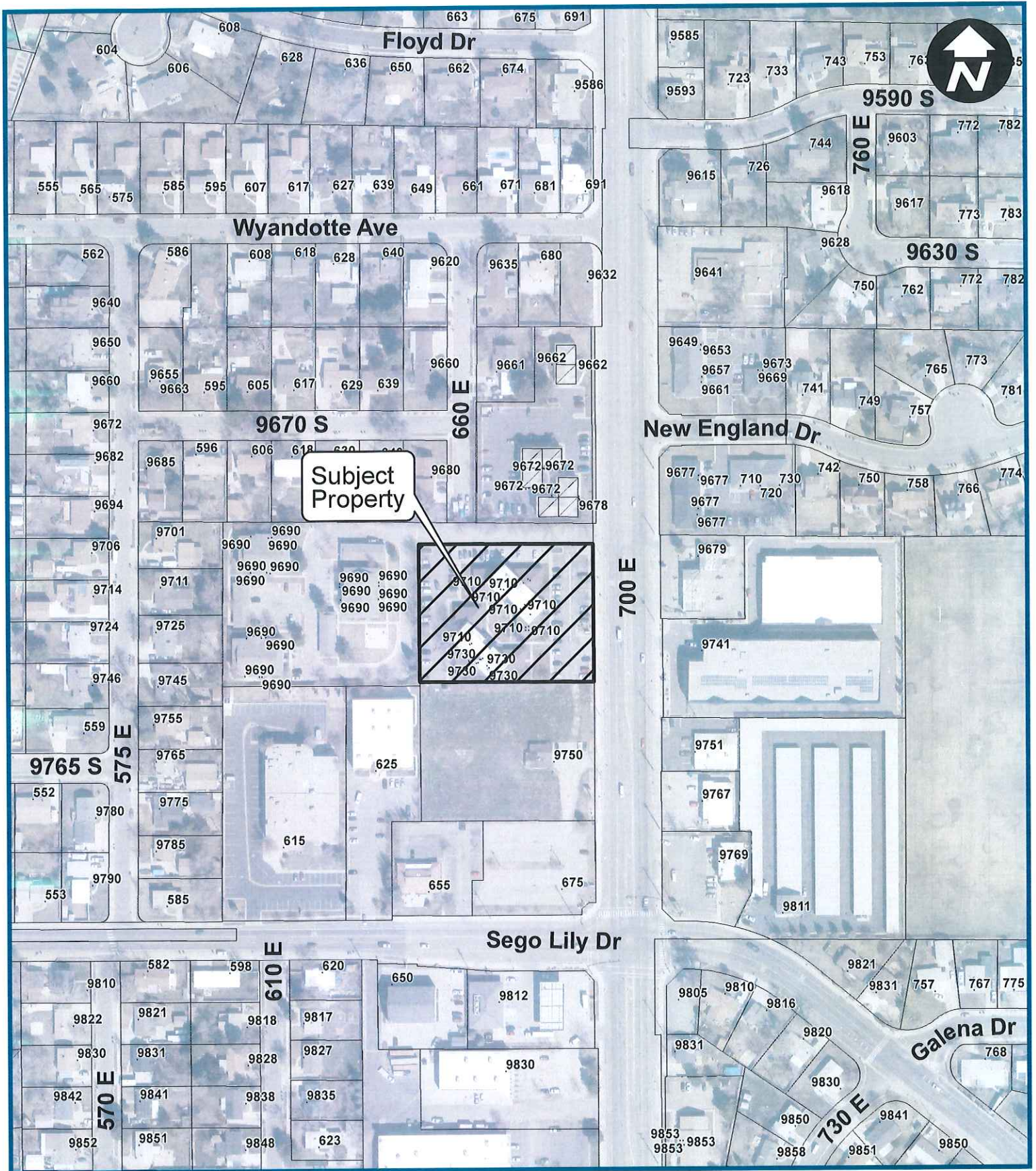


Exhibit #3 – Vicinity Map



CUP-12-19-5780
9730 S 700 E
Exercise Coach

PRODUCED BY CLAIRE HAGUE
 THE COMMUNITY DEVELOPMENT DEPARTMENT



Staff Report

File #: SPR-10-19-5747,
Version: 1

Date: 1/16/2020

Agenda Item Title:

Waterford School West Parking Lot (Preliminary Site Plan Review)
9461 S. 1400 E.
[Community #17 - Willow Canyon]

Presenter:

Douglas L. Wheelwright

Description/Background:

The applicant, Mr. Greg Miles, CFO for Waterford School is requesting that the Planning Commission review the proposed site plan for a 29 vehicle surface parking lot, to be added to the existing private school campus. The proposed parking lot is to be developed on an existing vacant lot, located at 9461 S. 1400 E., and will connect with a driveway to 1400 East. The Planning Commission is the land use approval body for this action, as designated in the Sandy City Development Code.

The property parcel has been owned by the school since 2002. A residence was once located on this property, but that house was torn down many years ago. The property has sat vacant since then. The school intends to use the new parking area for teachers and staff of the pre--kindergarten and the kindergarten portions of the school campus, which is immediately to the east of the proposed parking lot.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission determine that preliminary site plan review is complete, based on this staff report, and the three findings listed below and subject to the following five conditions:

Findings:

- A. That the various City Departments and Divisions, including the City Engineer, Transportation Engineer, Fire Marshal, and the ePublic Utilities Department Chief Engineer have all preliminarily approved the proposed site plan.
- B. That the proposed driveway access, internal site circulation and off-street vehicle parking will provide the needed additional public safety access and help disperse student loading and unloading and be both safer and more convenient for the students, teachers, staff and parents for this portion of the school campus.
- C. That the proposed parking lot driveway connection to 1400 East will not burden or overload the carrying capacity of 1400 East.

Conditions:

- 1. That the developer proceed through the final site plan review process with staff prior to the start of

any constuction (including payment of development fees and posting of an appropriate bond to guarantee copletion of all required improvements on and off the site), according to the Site Plan Review Procedures Handout. The final site plan shall be in compliance with all Development Code requirements and those modifications determined by the Planning Commission.

2. That the developer be responsible for the placement of a temporary 6 foot high chain link fence around the perimeter of the project during the construction phase of the project for security. Said fence shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary of if it is required by the Community Development Department during Site Plan Review.

3. That the applicant comply with the Sandy City Noise Ordinance, including working hours during construction.

4. That the applicant comply with all department requirements as noted in all Preliminary Review letters prior to submittal for final site plan review.



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

January 16, 2020

To:	Planning Commission	PO Zone
From:	Community Development Department	0.85 Acres
Subject:	Waterford School West Parking Lot--Site Plan Review 9461 S. 1400 East [Community #17, Willow Canyon]	SPR-10-19-5747

Public Notice: In addition to the posting of the meeting agenda, this project was noticed for this meeting to property owners within 500 feet of the subject property, by U.S. Mail delivery.

PROPERTY CASE HISTORY	
Case Number	Case Summary
SPR-96-21	Site Plan Review for School Expansion. 1996
SPR-03-32	Site Plan Review for School Expansion. 2003

DESCRIPTION OF REQUEST

The applicant, Mr. Greg Miles, CFO for Waterford School is requesting that the Planning Commission review the proposed site plan for a 29 vehicle surface parking lot, to be added to the existing private school campus. The proposed parking lot is to be developed on an existing vacant lot, located at 9461 S. 1400 E., and will connect with a driveway to 1400 East. The Planning Commission is the land use approval body for this action, as designated in the Sandy City Development Code.

BACKGROUND

The property parcel has been owned by the school since 2002. A residence was once located on this property, but that house was torn down many years ago. The property has sat vacant since then. The school intends to use the new parking area for teachers and staff of the pre-kindergarten and the kindergarten portions of the school campus, which is immediately to the east of the proposed parking lot.

NEIGHBORHOOD MEETING

A neighborhood meeting was held for this project on December 11, 2019. Only one couple attended this meeting from the neighborhood. Their concerns were only about the traffic generation and the proposed driveway connection to 1400 East. Otherwise, they were glad to have the vacant lot improved. (See the neighborhood meeting summary attached.) Staff has also received phone calls from two other residential neighbors and from the property manager of the abutting business office to

the north of the proposed parking lot. The only concerns expressed to staff dealt with the proposed connection of the driveway to 1400 East, and fears of excessive traffic on the residential street.

ANALYSIS

Landscaping. Landscaping will be added to the site as per the attached landscaping plan. Landscaping will meet the City requirements and help buffer the new parking lot from the street and from the residential neighbor to the south. (Please see the attached vicinity map, site plan and landscaping plan.)

Access and Parking. The proposed staff parking lot is designed to connect with a driveway to 1400 East Street, an existing, mainly residential street and neighborhood located within a Salt Lake County jurisdictional island. This driveway connection is necessary to provide another access for the student drop off by parents and carpools to the pre-kindergarten and the kindergarten portions of the campus, and to help improve emergency vehicle access to the campus.

The school directors have planned this parking lot development as part of the ongoing physical development of the school campus and have also analyzed how the school manages student drop-off and pick-up by parents and organized car pools. Because this is a private school, the administration knows exactly where the students live that attend the pre-kindergarten and the kindergarten, and have plotted the home locations of these students on a map attached to this report. The attached letter to the City from the school, states that approximately 53 Waterford School students of the pre-k and kindergarten age live south or west of the campus. Only the parents of these students will be invited by the administration to drop-off and pick-up these students using 1400 East to connect to the new parking lot driveway. For these student's drop-off and pick-up actions, the traffic flow will be restricted by the administration to "one way", as follows.

Once they reach 9400 South at 1400 East Street this "one way" flow will be south on 1400 East and then turning left into the new parking lot driveway. At the east end of the new parking lot, traffic flow will go to the south and turn around 180-degrees, now heading north. The students are loaded and unloaded at the curb in front of the kindergarten with parent and staff assistance. After the student loading and unloading, the parents/carpools will proceed north, directly to 9400 South, where they can turn west and rejoin 1300 East, or proceed east on 9400 South.

This means that the car volumes on 1400 East Street will increase by 29 vehicles per day for the teachers and staff and then 53 trips in the morning drop-off. Twenty trips will use the same route for noon pick-up of the Pre-K and then 33 trips for the P.M. pick-up. This activity will generate an additional 162 trips per day on 1400 East, southbound only, Monday thru Friday from September to May each year.

This residential street can accommodate this additional traffic. The City Engineer and City Transportation Engineer recommend that this project be approved by the Planning Commission

City and Agency Reviews. All of the regular reviewing agencies and City Departments have reviewed and approved this project, subject to their normal conditions, as per the site plan and site civil design drawings.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that preliminary site plan review is complete, based on this **staff report**, and the **three findings listed below and subject to the following five conditions:**

FINDINGS:

- A. That the various City Departments and Divisions, including the City Engineer, Transportation Engineer, Fire Marshal, and the Public Utilities Department Chief Engineer have all preliminarily approved the proposed site plan.
- B. That the proposed driveway access, internal site circulation and off-street vehicle parking will provide needed additional public safety access and help disperse student loading and unloading and be both safer and more convenient for the students, teachers, staff and parents for this portion of the school campus.
- C. That the proposed parking lot driveway connection to 1400 East will not burden or overload the carrying capacity of 1400 East.

CONDITIONS:

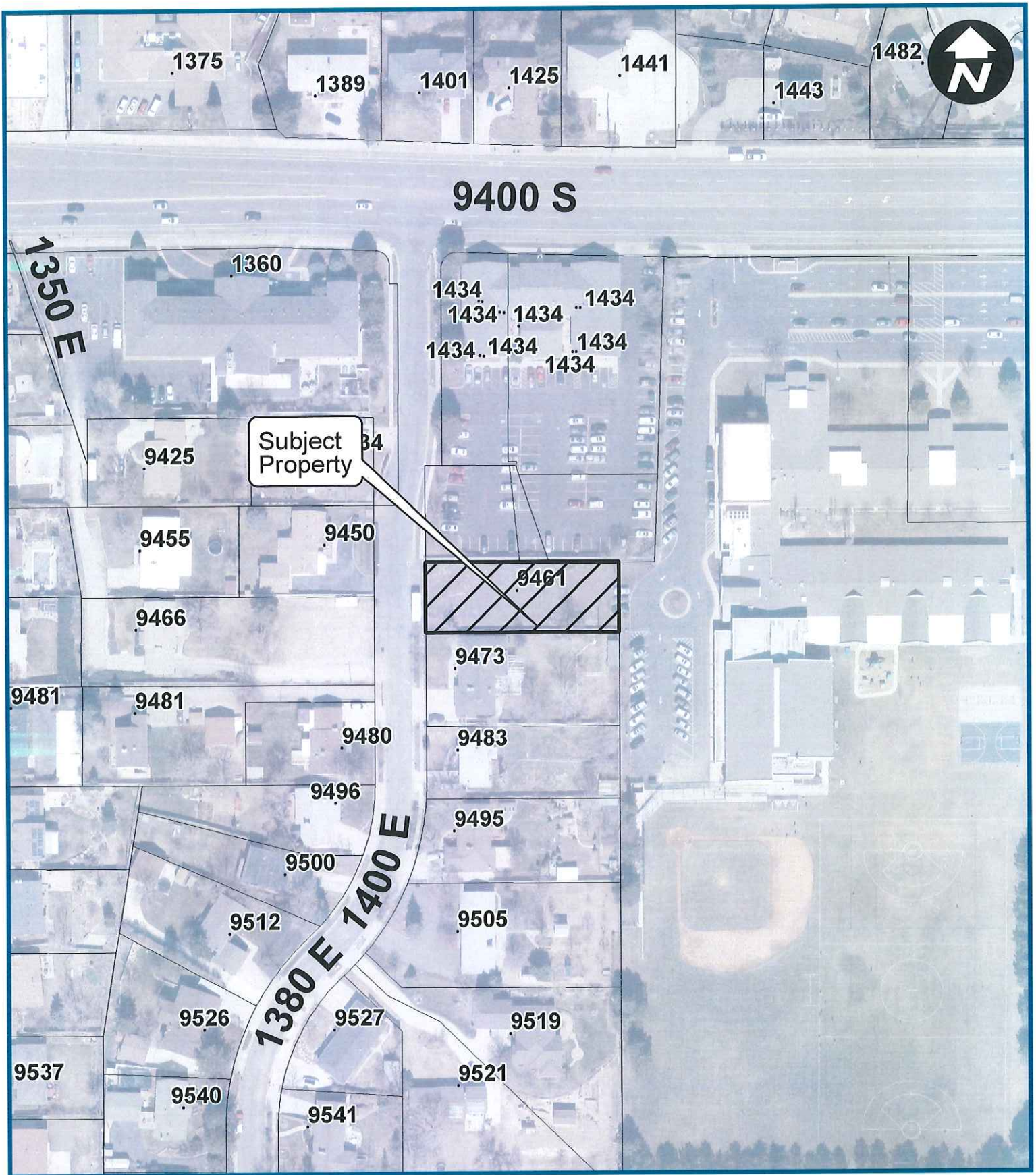
- 1. That the developer proceed through the final site plan review process with staff prior to the start of any construction (including payment of development fees and posting of an appropriate bond to guarantee completion of all required improvements on and off the site), according to the Site Plan Review Procedures Handout. The final site plan shall be in compliance with all Development Code requirements and those modifications determined by the Planning Commission.
- 2. That the developer be responsible for the placement of a temporary 6 foot high chain link fence around the perimeter of the project during the construction phase of the project for security. Said fence shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.
- 3. That the applicant comply with the Sandy City Noise Ordinance, including working hours during construction.
- 4. That the applicant comply with all department requirements as noted in all Preliminary Review letters prior to submittal for final site plan review.

Planner:

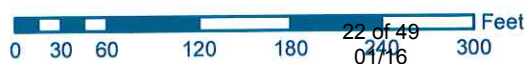
Reviewed by: *BW*

Douglas L. Wheelwright

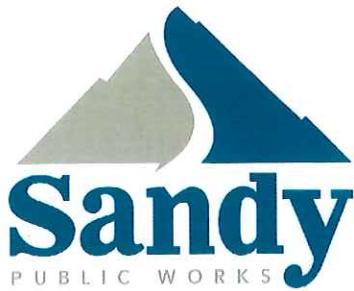
Douglas L. Wheelwright
Development Services Manager



SPR-10-19-5747
Waterford School
9461 S 1400 E



PRODUCED BY DOUG WHEELWRIGHT
THE COMMUNITY DEVELOPMENT DEPARTMENT



DEPARTMENT OF PUBLIC WORKS

Kurt Bradburn
Mayor

Matthew Huish
Chief Administrative Officer

Michael Gladbach, P.E.
Director

READY-FOR-PLANNING-COMMISSION MEMORANDUM

Date: November 11, 2019

To: Doug Wheelwright, Development Services Manager

From: Ryan C. Kump, P.E., City Engineer
Britney Ward, P.E., City Transportation Engineer
David J. Poulsen, Development Engineering Coordinator

Project Name: Waterford School Parking Expansion
Plan Case Number: SPR-10-19-005747
Project Address: 9461 South 1400 East Street

A review of the above-mentioned project has been made. Following is a list of comments from the Public Works Department:

1. THE PRELIMINARY SITE PLAN AND OTHER DOCUMENTS SUBMITTED BY THE DEVELOPER ARE GENERALLY ADEQUATE at this stage of the project with regard to Public Works Department concerns. A number of items will be required prior to final approval, including items mentioned in the drawing redlines, the "Plan Case Comments," and the "City Engineer Requirements" letter, but these items are not required as part of this preliminary submittal.
2. THE PUBLIC WORKS DEPARTMENT RECOMMENDS THAT THE PLANNING COMMISSION DECLARE THAT PLANNING COMMISSION PRELIMINARY SITE PLAN REVIEW IS COMPLETE, and that final project documents be prepared by the developer for review by city staff members.
3. PRIOR TO FINAL APPROVAL BY THE PUBLIC WORKS DEPARTMENT, the developer is required to complete all items mentioned in the drawing redlines, the "Plan Case Comments," and the "City Engineer Requirements" letter.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

Neighborhood Meeting Summary – Community #17

Date: 12/11/19

Location: East Conference Room

Community #/Name: #17

Community Coordinator:

Project Name: Waterford School Parking Lot

Number of Attendees: 2

Applicants: Waterford

Number of Invitees:

Length of Meeting:

Notice Radius: 500 ft.

Project Description: Waterford School, new parking lot for teachers and visitors to the Kindergarten, and will connect the parking lot and some of the existing internal campus driveways to the east, to 1400 East Street.

Community Comments:

1. Traffic and traffic flow are a concern.
2. They don't want a connection to 1400 E. She is worried about more cars coming in on 1400 E.
3. They would like there to be a no left turn sign put up.
4. Street parking on 1400 E is a concern.

Neighborhood Meeting Sign In Sheet

12/11/19

	Name	Email	Cell Phone Number
1	WADE MAUER	—	208-850-2657
2	MARLYNN MAUER	—	801-495-2659
3	Greg miles	gregmiles@waterfordschool.org	801-816-2289
4	TODD WINTERS	toddwinters@waterfordschool.org	801-816-2213
5			
6			
7			
8			
9			
10			
11			
12			
13			

By providing your email address, you may receive various email notifications from Sandy City. However, Sandy City will not share or sell your information, but will only use it for city communications. Additionally, you can unsubscribe at any time.



Waterford School, 1400 East Connection and Parking Project

January 16, 2020 Sandy City Planning Commission meeting notes

Self introduction. Greg Miles. Me and my family live on Shoshone Ave that connects to 1400 East. We have been here for 15 years and fully connected to this neighborhood. We care deeply about neighbors and friends.

Todd Winters has worked at the school since 1986. He knows the history and context from the earliest days.

History and General. Waterford School is a Not For Profit entity that was founded in Provo in 1981. The school moved to this location in 1986. The school is committed to being a good neighbor within this community.

Waterford School has owned this vacant parcel since 2002. In 2009 the school began making plans for this parking project but due to the economic downturn, the school was forced to put a freeze on all capital projects. Therefore this lot has sat vacant for the past 17 years.

Our intent is to pave this vacant lot and provide 29 parking spaces for teachers and staff and connect it to 1400 East. I will explain specific details of traffic flow, which traffic volume will be minor. We believe there are positives for the neighborhood as well. I'll start with a google map of this area.

Positives for the neighborhood:

1. The school looks forward to changing this parcel from an abandoned field into a much nicer space that will be well maintained. The school has coordinated with the adjoining neighbor (Mrs Nunley) so that trees compliment her large, mature trees (show google map jpg 1 and then show architect rendering jpg 2)
2. Waterford will restrict parking in this new parking lot so that neighbors' vehicles and trailers would not be allowed in these areas without prior school permission. (show landscape jpg 3)
3. Waterford School wants to continue being a good neighbor. Neighbors often ride their bikes or take a stroll through the campus and enjoy the open space. This project provides a little easier access for neighbors to access from the west side of Waterford.

Traffic flow and reasons Waterford needs access from 1400 East:

1. **Student safety and efficiency.** This project will allow approximately 53 parent cars to come from the south end of the valley to arrive in a safer manner. (show parent map jpg 4)
 - a. These 53 cars would be driving north on 1300 East and then turn east on 9400 South and then south onto 1400 East and then a quick left turn going east into this school access point where they would drop off and pickup the youngest students.
 - b. The school has 165 school days per year, Sep to May. This PreK and Kindergarten drop off and pickup occurs 8:10-8:30am (53 cars) and then mid-day pickup 11:30-12:00 (20 cars) and afternoon pickup 2:45-3:15pm (33 cars).
 - c. Only Preschool and Kindergarten parents who live in the south will be invited to use this entrance and will be provided instructions to access this lot coming from 9400 South (and not driving through the neighborhood). The sign will read Preschool and Kindergarten parents only. (The other student grades would not want to use this access anyways because their dropoff and pickup point is on the north side of the elementary school)
2. **More Parking.** Compared to 2005, although the school has the same number of classroom teachers in the elementary school, the school has more nearly 25 tutors and reading assistants and support staff and other part-time positions. The current parking lot is maxed out and the school needs more parking.
3. **General School and City Safety.** Currently only one way into the elementary school area and one way out. Having one more ingress point into a site creates quicker, more efficient movement of vehicles improving safety and emergency access routes in the event of an emergency.

Timing. The school hopes for the construction project to begin in March 2020 and end by June 2020. The work would occur during normal working hours—7:30am to 5:30pm.

Questions?

Alta Ridge Assisted
Living of Sandy

Sandy Family Dentistry:
Dr. Russell G. Lewis

Waterford School

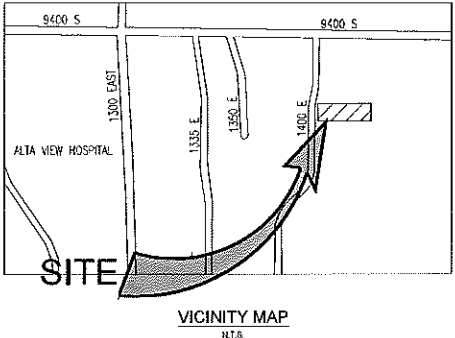
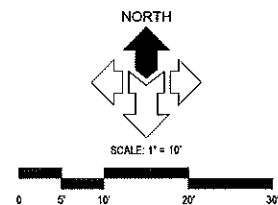


9400 South

S 1400 E

WATERFORD SCHOOL PARKING EXPANSION CONSTRUCTION PLANS

9461 SOUTH 1400 EAST
SANDY, UTAH
LOCATED IN THE NORTHWEST QUARTER OF SECTION 9
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN



DRAWING INDEX	
SHEET	DESCRIPTION
00.00	CIVIL COVER SHEET
00.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
01.01	SITE GRADING AND DRAINAGE PLAN
02.10	EROSION CONTROL PLAN
05.01	CIVIL DETAILS
05.02	CIVIL DETAILS

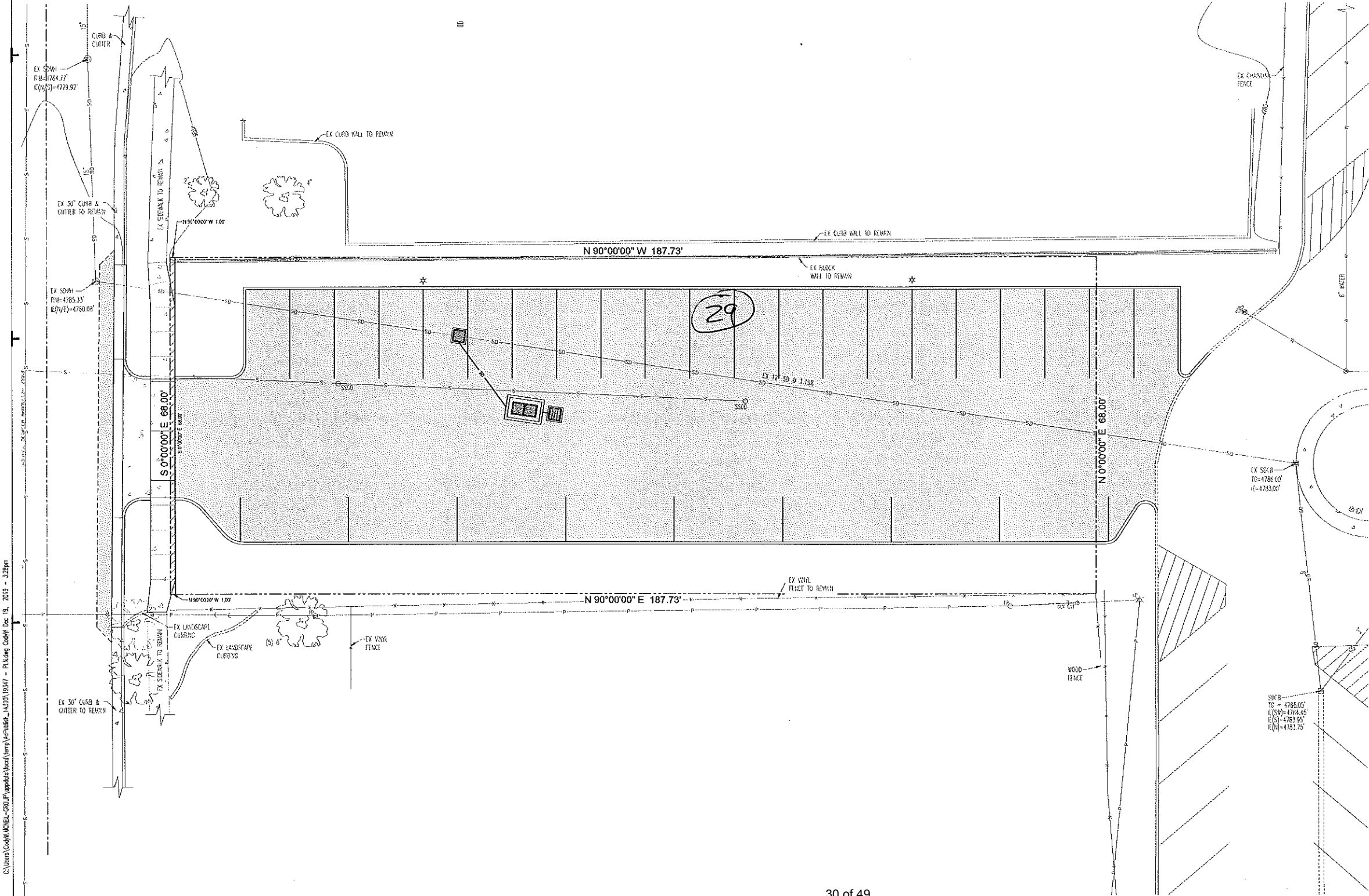
ALL WORK AND MATERIALS FOR SEWER
MUST CONFORM TO COTTONWOOD
IMPROVEMENT DISTRICT STANDARDS
AND SPECIFICATIONS

ALL WORK AND MATERIALS IN THE
PUBLIC RIGHT OF WAY MUST CONFORM
TO SANDY CITY STANDARDS AND
SPECIFICATIONS

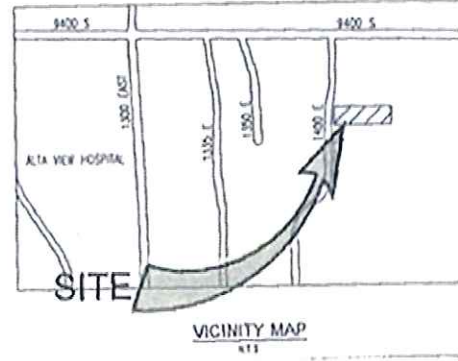
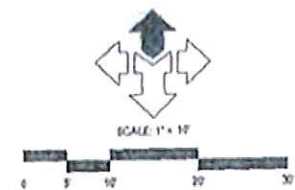
OWNER & ENGINEER
WATERFORD SCHOOL
CONTACT: MR. GREG MILES
1690 EAST 8400 SOUTH
SANDY, UTAH
801-816-2283
GREG.MILES@WATERFORDSCHOOL.ORG

ENGINEER
ROBERT POIRIER, PE
8610 SOUTH SANDY PARKWAY, SUITE 200
SANDY, UTAH 84070
801-255-7700

**McNEIL ENGINEERING™**
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS



Waterford School— 1400 East Connection Landscape Plan



Medical/Dental Offices

LITTLE BUNNY GRASSES AND MULCH

4" OF NATURAL MULCH IN THE BED AREAS

N 90°00'00" W 212.73'

Existing Bradford Pear

Autumn Blaze Maple

Weeping White Spruce

Waterford
parking lot

Autumn Blaze Maple

Weeping White Spruce

Autumn Blaze Maple

Weeping White Spruce

Weeping White Spruce

Existing Bradford Pear

N 90°00'00" E 212.73'

LITTLE BUNNY GRASSES AND MULCH

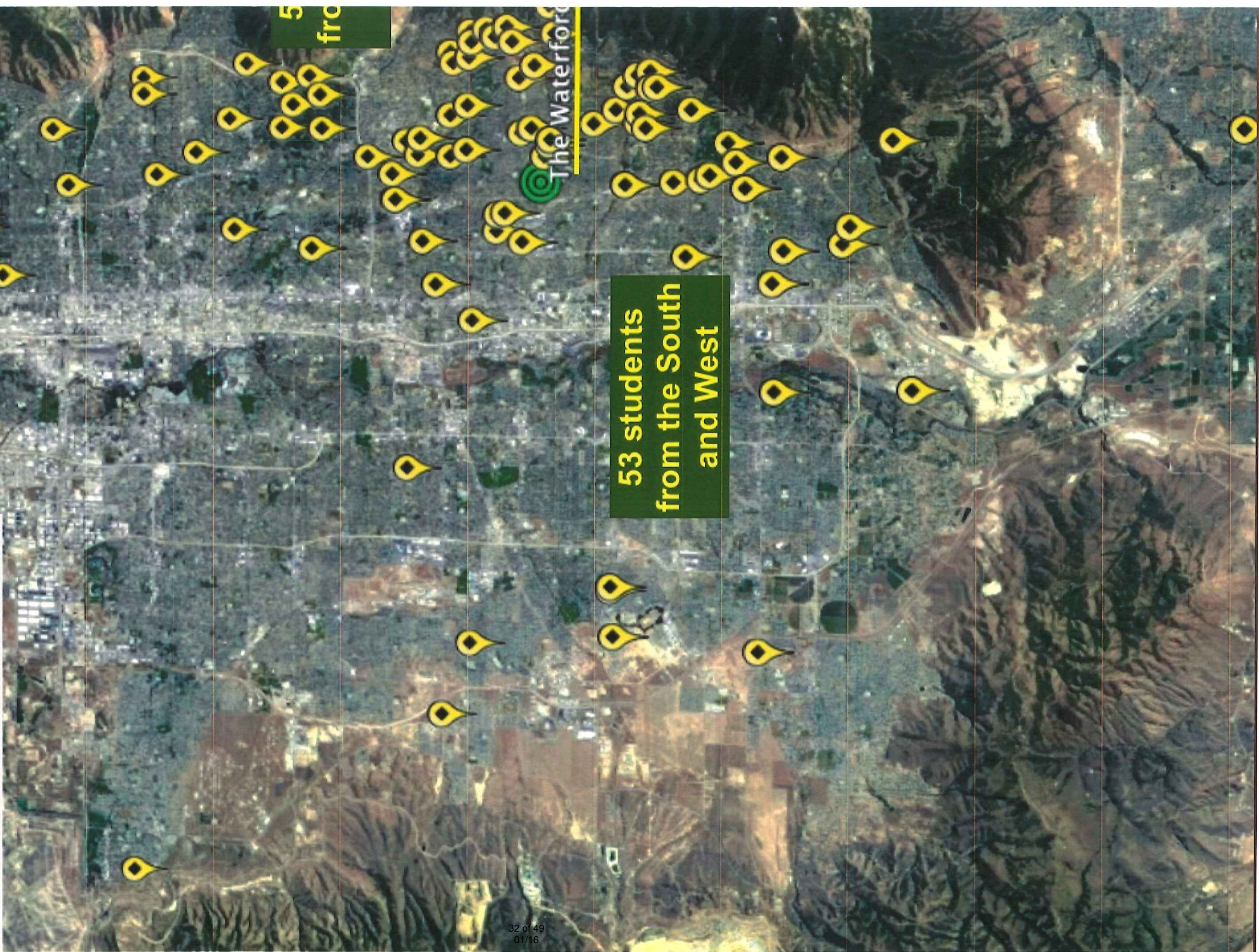
4" OF NATURAL MULCH IN THE BED AREAS

2 Existing Bradford Pear *Pyrus Calleryana* 'Bradford'

4 Autumn Blaze Maples *Acer x Freemanii* 'Jeffsred' 2" Caliper

4 Weeping White Spruce *Picea glauca* 'Pendula' 6'

Waterford School and Kindergarten student map





Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Staff Report

File #: 20-012, **Version:** 1

Date: 1/16/2020

Planning Commission meeting minutes for 12.19.2019



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
Cyndi Sharkey
Jamie Tsandes
Cameron Duncan (Alternate)
Jeff Lovell

Thursday, December 19, 2019

6:15 PM

Council Chambers

Meeting procedures are found at the end of this agenda.

Voting Roll Call

4:15 PM FIELD TRIP

1. [19-472](#) Field Trip Map for 12-19-19

Attachments: [12-19-19](#)

6:15 PM REGULAR SESSION

Roll Call

Present 5 - Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Jeff Lovell
Commissioner Ron Mortimer
Commissioner Cameron Duncan

Absent 3 - Commissioner Cyndi Sharkey
Commissioner Jamie Tsandes
Commissioner Michael Christopherson

Welcome

Pledge of Allegiance

Introductions

Public Meeting Items

2. [SIGN-12-19-5774](#) Country Square Sign Theme
8550 S. 1300 E.
[Community #6 - High Point]

Attachments: [Staff Report and proposed renderings.pdf](#)
[master vicinity map.pdf](#)

Monica Collard recused herself from this item.

Wade Sanner presented this item to the Planning Commission.

Erik Schinsato and Zach Collard further explained the sign theme to the Planning Commission.

Ron Mortimer opened this item to public comment.

Ron Mortimer closed this item to public comment.

Cameron Duncan asked if there would be an issue with time line for the project.

Wade Sanner explained that there would not be an issue and the time line is common for sign themes.

A motion was made by Dave Bromley, seconded by Cameron Duncan that the Planning Commission approve the sign theme for the Country Square Shopping Center at 8550 South 1300 East to allow the installation of the proposed signs as shown in the applicant's attached plans, and based on the following two findings and three conditions detailed in the staff report with an additional forth condition that the sight triangle issues be addressed with staff at the time of obtaining permits.

Yes: 4 - Dave Bromley
Jeff Lovell
Ron Mortimer
Cameron Duncan

Absent: 3 - Cyndi Sharkey
Jamie Tsandes
Michael Christopherson

Recused: 1 - Monica Collard

3. [CUP-11-19-5](#) Schmidt Accessory Structure (CUP for Height)
[764](#) 11511 S. Player Rd.
[Community #24]

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

Claire Hague presented this item to the Planning Commission.

Douglas Schmitt, the applicant, further explained the item to the Planning Commission.

Douglas Schmitt showed the Planning Commission samples of the materials he intends to use to build the structure.

Monica Collard asked if he had read and was comfortable with the staff report.

Douglas Schmitt explained that he has and is comfortable with the staff report.

Dave Bromley asked about the height pitch of the roof and if he would increase the roof pitch if he was able to.

Douglas Schmitt explained that he may want to go a little higher, but he does not want to make the structure any higher.

Ron Mortimer asked if he wanted the pitch of the structure to match the pitch on the house.

Douglas Schmitt clarified that the pitch is a little different, but he if he needs to go a little higher if he could.

Brian McCuiston brought up that if the raised height means the setbacks also would increase.

Monica Collard asked if that would have to be renoticed.

James Sorensen further explained the Planning Commission has the ability to allow more height, but staff is more concerned about the setbacks that were presented in neighborhood meetings.

Monica Collard opened this item to public comment.

Steve Van Marren asked if the ordinance required eight feet between main structures and accessory structures, but this item only has six

Brian McCuiston clarified that it is six feet between the structures.

Monica Collard closed this item to public comment.

Jeff Lovell asked the commissioners if they wanted a recommendation with a higher pitch.

Monica Collard added that a lot of the time they try to match the pitch of the structure and the home to keep similar compatibility.

Dave Bromley asked staff if the offset of the property line ordinance has leeway that the Planning Commission has or if that ordinance is set in stone.

Brian McCuiston explained that the Planning Commission does have the authority to modify those setbacks.

James Sorensen further explained that the concern is visibility since the structure is behind the home and not next to it. It is always hard to find a balance between staying in line with the home and architecture and to have the least impact on the neighbors by keeping it as low as we can.

Ron Mortimer explained that his concern was that the applicant might not have known he could have gone higher if he had desired.

A motion was made by Jeff Lovell, seconded by Cameron Duncan that the Planning Commission approve a Conditional Use Permit for additional height of an accessory structure for the property located at 11511 S. Player Rd. based on the following two findings and five conditions.

Yes: 5 - Dave Bromley
Monica Collard
Jeff Lovell
Ron Mortimer
Cameron Duncan

Absent: 3 - Cyndi Sharkey
Jamie Tsandes
Michael Christopherson

4. [SPR-11-19-5](#) Bell Canyon Preservation Trailhead (Preliminary Site Plan Review)
[756](#) 3400 E. 9900 S.
[Community #30 - Granite]

Attachments: [Staff report](#)
[Civil Plans](#)
[master vicinity map](#)
[Landscape Plan](#)

Craig Evans presented this item to the Planning Commission and explained he will be presenting all three Bell Canyon Trail Head items together.

Dan Medina further presented this item to the Planning Commission.

Dan Medina clarified that when the Staff report talks about parking, they have a total 133 parking stalls between the two phases. The traffic study recommended that there be around 250 stalls, but they physically cannot get 250 stalls on the site without destroying the sight.

Monica Collard asked if they will allow parking on the road leading up to the proposed parking lot.

Dan Medina explained that they will not allow for parking on that road and kept the road narrow to help enforce it.

Dan Medina also explained that the goal is to give ADA like experiences for citizens that cannot hike up in the canyon but still want to be able to enjoy nature.

Ron Mortimer asked if the existing homeowner will have access to all of this from his home and driveway.

Dan Medina explained that he will have access to the road, and they will maintain the roads in the winter.

Dave Bromley asked about the type of retaining walls they plan on using and why.

Dan Medina explained they plan on gravity wall opposed to rock retaining walls because they would be able to go more vertical.

Dave Bromley asked about the side walk and if the plan is to go all the way down to Wasatch.

Dan Medina explained that they are going to keep the sidewalk coming up from the intersection up through the parking lot.

Cameron Duncan asked how high the retaining walls would be.

Dan Medina explained that they will be 19-20 feet between the two walls.

Monica Collard opened this item to public comment.

Marvin Newman who lives adjacent to the proposed item worried about light trespass but

is very pleased with how hard Dan Medina has been working to address their concerns.

Steve Van Marren is in favor of stepping the wall back and that Rocky Mouth trail head parking had a staircase up the parking and thinks that might be a good idea to use opposed to the sidewalk.

Alexander Serebryakov, one of the neighbors below the trail, is worried about privacy and people looking into their homes.

Monica Collard closed this item to public comment.

Cameron Duncan asked how tall the proposed light poles will be.

Dan Medina explained that the ones in the parking lot will 20 feet total and on a concrete pedestal.

Dave Bromley asked about grades for ADA and why it would not be possible to move the trail further away from the south property line.

Dan Medina explained that he would only be able to get a 12% grade without making large cuts, taking out a lot of vegetation and taking off the top of a hill.

Dave Bromley asked how many feet of cut he would need to make in order to get back to an 8% grade.

Dan Medina explained that he doesn't remember the exact depths of the cut, but he would have to cut off the top of a hill in order to drop the trail down.

Jeff Lovell asked if the parking lot will be the only place that has lighting.

Dan Medina explained that there will be lighting on the road leading to the parking lot, but he could stain the retaining walls to make the light reflection lower in order to have as little light trespass as possible.

Monica Collard asked if it would be possible to deepen the trail so that it wasn't so high and overlooking the neighboring residents' homes.

Dan Medina explained that he could cut it down a couple of feet and use landscape to act as a barrier.

A motion was made by Cameron Duncan, seconded by Jeff Lovell that the Planning Commission determine that the preliminary site plan review is complete with the Bell Canyon Trailhead subject to the following findings and nine conditions detailed in the staff report with additional conditions that the block material be stained with earthy tones, some additional landscape on the south property line and looking into options with staff to depress the trail a couple of feet and create additional berming on the south side

Yes: 5 - Dave Bromley
Monica Collard
Jeff Lovell
Ron Mortimer
Cameron Duncan

Absent: 3 - Cyndi Sharkey
Jamie Tsandes
Michael Christopherson

DRAFT

CUP-12-19-5 Bell Canyon Preservation Trailhead (Conditional Use for Recreation,
775 Outdoor)
3400 E. 9900 S.
[Community #30 - Granite]

Craig Evans presented this item to the Planning Commission and explained he will be presenting all three Bell Canyon Trail Head items together.

Dan Medina further presented this item to the Planning Commission.

Dan Medina clarified that when the Staff report talks about parking, they have a total 133 parking stalls between the two phases. The traffic study recommended that there be around 250 stalls, but they physically cannot get 250 stalls on the site without destroying the sight.

Monica Collard asked if they will allow parking on the road leading up to the proposed parking lot.

Dan Medina explained that they will not allow for parking on that road and kept the road narrow to help enforce it.

Dan Medina also explained that the goal is to give ADA like experiences for citizens that cannot hike up in the canyon but still want to be able to enjoy nature.

Ron Mortimer asked if the existing homeowner will have access to all of this from his home and driveway.

Dan Medina explained that he will have access to the road, and they will maintain the roads in the winter.

Dave Bromley asked about the type of retaining walls they plan on using and why.

Dan Medina explained they plan on gravity wall opposed to rock retaining walls because they would be able to go more vertical.

Dave Bromley asked about the side walk and if the plan is to go all the way down to Wasatch.

Dan Medina explained that they are going to keep the sidewalk coming up from the intersection up through the parking lot.

Cameron Duncan asked how high the retaining walls would be.

Dan Medina explained that they will be 19-20 feet between the two walls.

Monica Collard opened this item to public comment.

Marvin Newman who lives adjacent to the proposed item worried about light trespass but is very pleased with how hard Dan Medina has been working to address their concerns.

Steve Van Marren is in favor of stepping the wall back and that Rocky Mouth trail head parking had a staircase up the parking and thinks that might be a good idea to use opposed to the sidewalk.

Alexander Serebryakov, one of the neighbors below the trail, is worried about privacy and people looking into their homes.

Monica Collard closed this item to public comment.

Cameron Duncan asked how tall the proposed light poles will be.

Dan Medina explained that the ones in the parking lot will 20 feet total and on a concrete pedestal.

Dave Bromley asked about grades for ADA and why it would not be possible to move the trail further away from the south property line.

Dan Medina explained that he would only be able to get a 12% grade without making large cuts, taking out a lot of vegetation and taking off the top of a hill.

Dave Bromley asked how many feet of cut he would need to make in order to get back to an 8% grade.

Dan Medina explained that he doesn't remember the exact depths of the cut, but he would have to cut off the top of a hill in order to drop the trail down.

Jeff Lovell asked if the parking lot will be the only place that has lighting.

Dan Medina explained that there will be lighting on the road leading to the parking lot, but he could stain the retaining walls to make the light reflection lower in order to have as little light trespass as possible.

Monica Collard asked if it would be possible to deepen the trail so that it wasn't so high and overlooking the neighboring residents' homes.

Dan Medina explained that he could cut it down a couple of feet and use landscape to act as a barrier.

A motion was made by Cameron Duncan, seconded by Jeff Lovell that the Planning Commission grant conditional use permit for a trailhead in the open space zone based upon the following findings and conditions listed in the staff report, as modified by the Planning Commission

Yes: 5 - Dave Bromley
Monica Collard
Jeff Lovell
Ron Mortimer
Cameron Duncan

Absent: 3 - Cyndi Sharkey
Jamie Tsandes
Michael Christopherson

[SPEX-12-19-5776](#) Bell Canyon Preservation trailhead (Special Exception for Cuts and Fills Greater than 10')
3400 E. 9900 S.
[Community #30 - Granite]

Craig Evans presented this item to the Planning Commission and explained he will be presenting all three Bell Canyon Trail Head items together.

Dan Medina further presented this item to the Planning Commission.

Dan Medina clarified that when the Staff report talks about parking, they have a total 133 parking stalls between the two phases. The traffic study recommended that there be around 250 stalls, but they physically cannot get 250 stalls on the site without destroying the sight.

Monica Collard asked if they will allow parking on the road leading up to the proposed parking lot.

Dan Medina explained that they will not allow for parking on that road and kept the road narrow to help enforce it.

Dan Medina also explained that the goal is to give ADA like experiences for citizens that cannot hike up in the canyon but still want to be able to enjoy nature.

Ron Mortimer asked if the existing homeowner will have access to all of this from his home and driveway.

Dan Medina explained that he will have access to the road, and they will maintain the roads in the winter.

Dave Bromley asked about the type of retaining walls they plan on using and why.

Dan Medina explained they plan on gravity wall opposed to rock retaining walls because they would be able to go more vertical.

Dave Bromley asked about the side walk and if the plan is to go all the way down to Wasatch.

Dan Medina explained that they are going to keep the sidewalk coming up from the intersection up through the parking lot.

Cameron Duncan asked how high the retaining walls would be.

Dan Medina explained that they will be 19-20 feet between the two walls.

Monica Collard opened this item to public comment.

Marvin Newman who lives adjacent to the proposed item worried about light trespass but is very pleased with how hard Dan Medina has been working to address their concerns.

Steve Van Marren is in favor of stepping the wall back and that Rocky Mouth trail head parking had a staircase up the parking and thinks that might be a good idea to use opposed to the sidewalk.

Alexander Serebryakov, one of the neighbors below the trail, is worried about privacy and people looking into their homes.

Monica Collard closed this item to public comment.

Cameron Duncan asked how tall the proposed light poles will be.

Dan Medina explained that the ones in the parking lot will 20 feet total and on a concrete pedestal.

Dave Bromley asked about grades for ADA and why it would not be possible to move the trail further away from the south property line.

Dan Medina explained that he would only be able to get a 12% grade without making large cuts, taking out a lot of vegetation and taking off the top of a hill.

Dave Bromley asked how many feet of cut he would need to make in order to get back to an 8% grade.

Dan Medina explained that he doesn't remember the exact depths of the cut, but he would have to cut off the top of a hill in order to drop the trail down.

Jeff Lovell asked if the parking lot will be the only place that has lighting.

Dan Medina explained that there will be lighting on the road leading to the parking lot, but he could stain the retaining walls to make the light reflection lower in order to have as little light trespass as possible.

Monica Collard asked if it would be possible to deepen the trail so that it wasn't so high and overlooking the neighboring residents' homes.

Dan Medina explained that he could cut it down a couple of feet and use landscape to act as a barrier.

A motion was made by Cameron Duncan, seconded by Dave Bromley that the Planning Commission grant a special exception for cuts and fills greater than 10' feet in vertical height based upon the following findings, and subject to the conditions outlined in the staff report, as modified by the Planning Commission

Yes: 5 - Dave Bromley
Monica Collard
Jeff Lovell
Ron Mortimer
Cameron Duncan

Absent: 3 - Cyndi Sharkey
Jamie Tsandes
Michael Christopherson

5. [SPR-11-19-5](#) Sandy Towers-West Office Building (Preliminary Site Plan Review)
[757](#) 9985 S. State Street
[Community #5]

Attachments: [Staff report, materials and map](#)

Doug Wheelwright presented this item to the Planning Commission.

Bruce Brigham, the applicant, further explained this item to the Planning Commission.

Anthony Lyman, architect for the project, explained in further detail the plans for the major plaza.

Scott Blake, landscape architect, explained that they wanted to have an urban mixed with mountain feel and talked about the enhancements with the plaza, canal, food court plaza, fire table and bus stop.

Trevor Evans, Stack Realty, brought up the advantages of UTA being so close to the site and that the food truck court will be stubbed with power.

Ron Mortimer said he was impressed they were able to fit everything in there with the canal running right through the middle of the site.

Cameron Duncan asked if they see a lot of people walking from the transit system.

Trevor Evans explained that they are seeing an increase in rider rates.

Paul Feezer talked about grading for parking garage.

Anthony Lyman talked about shalls vs should's of the staff report.

Cameron Duncan asked about LEED certification

Anthony Lyman explained they will build the building according to LEED but will not have the building certified.

Monica Collard opened this item to public comment.

Steve Van Marren asked about if the parking structure has an elevator.

Anthony Lyman stated it does not have an elevator right now, but the ADA parking is on the surface.

Monica Collard closed this item to public comment.

A motion was made by Cameron Duncan, seconded by Jeff Lovell that the Planning Commission find that the preliminary site plan review is complete for the proposed Sandy Towers-West office building and parking structure project, based upon the following three findings and the nine conditions listed in the staff report.

Administrative Business

1. [19-467](#) Planning Commission meeting minutes for 11.21.19

Attachments: [11.21.19 PC Meeting Minutes](#)

A motion was made to approve Planning Commission meeting minutes for 11.21.19

Yes: 5 - Dave Bromley
Monica Collard
Jeff Lovell
Ron Mortimer
Cameron Duncan

Absent: 3 - Cyndi Sharkey
Jamie Tsandes
Michael Christopherson

2. [19-466](#) Planning Commission meeting minutes for 12.05.19

Attachments: [12.05.19 PC Meeting Minutes](#)

A motion was made to approve Planning Commission meeting minutes for 12.05.19

Yes: 5 - Dave Bromley
Monica Collard
Jeff Lovell
Ron Mortimer
Cameron Duncan

Absent: 3 - Cyndi Sharkey
Jamie Tsandes
Michael Christopherson

3. Sandy City Development Report

4. Director's Report

Adjournment

A unanimous motion was made 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



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Staff Report

File #: 19-370, **Version:** 1

Date: 1/16/2020

Vote for Chair and Vice Chair



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Staff Report

File #: 19-486, **Version:** 1

Date: 1/16/2020

Appointment to Architectural Design Review Committee