



Sandy City, Utah

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

Meeting Agenda

City Council

Brooke Christensen, District 1
Alison Stroud, District 2
Kristin Coleman-Nicholl, District 3
Monica Zoltanski, District 4
Marci Houseman, At-large
Zach Robinson, At-large
Cyndi Sharkey, At-large

Tuesday, July 7, 2020

5:15 PM

Online Meeting

Web address to view complete packet: <http://sandyutah.legistar.com>

The July 7, 2020 Sandy City Council Meeting will be conducted via Zoom Webinar. Public comment will occur no sooner than 6:00 PM. Each speaker is allowed three minutes. Citizens wishing to comment must access the meeting via the Zoom Webinar link below. 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 City Council Executive Director at mapplegarth@sandy.utah.gov by 3:00 PM the day of the Council Meeting to have those comments distributed to the City Council and have them read into the record at the appropriate time.

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_rdlIDo_2SN25-nw6mx9GGQ

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: 878 4705 8528

Password: 676087

5:15 Council Meeting

Prayer / Pledge of Allegiance

Non-voting Items

Agenda Planning Calendar Review & Council Office Director's Report

Council Member Business

Mayor's Report

CAO Report

Information Items

1. [20-224](#) Parks and Recreation Department recommending that the Council receive a presentation on the Bell Canyon Preservation Trail Head Bid Results, Site Plan Review, & Funding Recommendation

Attachments: [BELL CANYON SITE PLAN](#)
[bid results and funding](#)

Voting Items

Consent Calendar

2. [20-220](#) City Council Office recommending that the Council reappoint Greg Wilson as a regular member of the Community Development Block Grant (CDBG) Special Committee

Attachments: [Resolution 20-27C](#)
3. [20-221](#) City Council Office recommending that the Council reappoint Wade Greenwood as a regular member of the Community Development Block Grant (CDBG) Special Committee

Attachments: [Resolution 20-24C](#)

Council Items

4. [20-222](#) Council Member Christensen is recommending that the Council appoint Rebekah Cowdell as a regular member of the Community Development Block Grant (CDBG) Special Committee

Attachments: [Resolution 20-25C](#)
5. [20-223](#) Council Member Christensen is recommending that the Council appoint Jillian Gallard as an alternate member of the Community Development Block Grant (CDBG) Special Committee

Attachments: [Resolution 20-26C](#)
6. [20-226](#) Council to receive public comment on Administration's proposed changes to the weekly recycling program.

Attachments: [2020 Sandy EOW Recycle Proposal](#)
[Social Media Plan](#)
[2020 EOW Sandy Customer Svc Talking Points](#)
[2020 Sandy City EOW Postcard](#)
[Sandy City Proposal Fact Sheet](#)
[2020 Sandy City Resident FAQ](#)
[2020 Sandy City EOW Email](#)

7. [CODE-04-20-5844 CC](#) Jolley Pharmacy - Proposed Amendments to the SD(Carnation) Zone Amend Title 21, Chapter 19 - Special Development (SD) Districts, Section 20 - SD(Carnation), of the Sandy Municipal Code

Attachments:

[Staff Report.pdf](#)

[Exhibit A.pdf](#)

[Exhibit B.pdf](#)

[Applicants Letter.pdf](#)

[Ord 20-06 LDC-Jolley Pharmacy 21-19-20.pdf](#)

[PC Minutes 06.04.2020.pdf](#)

8. [20-225](#) Election of City Council Chair and Vice Chair for June 7, 2020 through the first regularly scheduled City Council meeting in January of 2021.

6:00 Time Certain Items

Citizen Comments

Adjournment



Staff Report

File #: 20-224, **Version:** 1

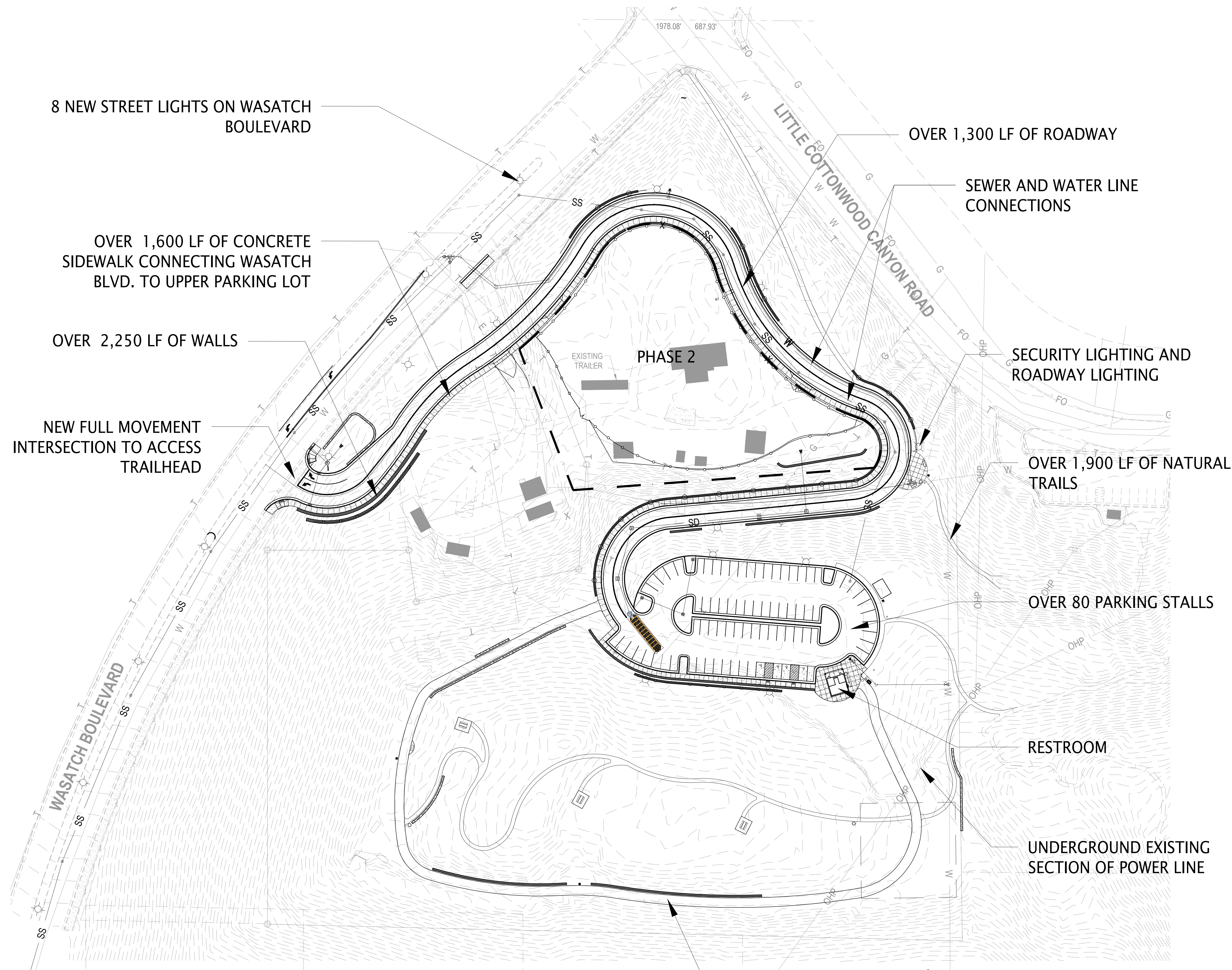
Date: 7/7/2020

Agenda Item Title:

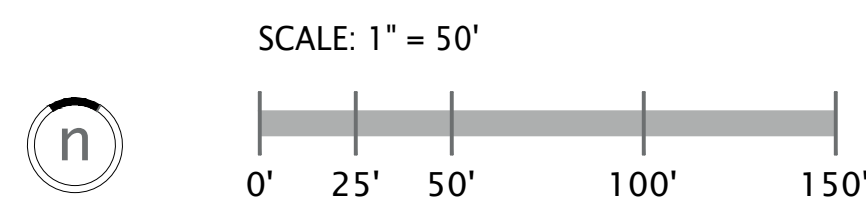
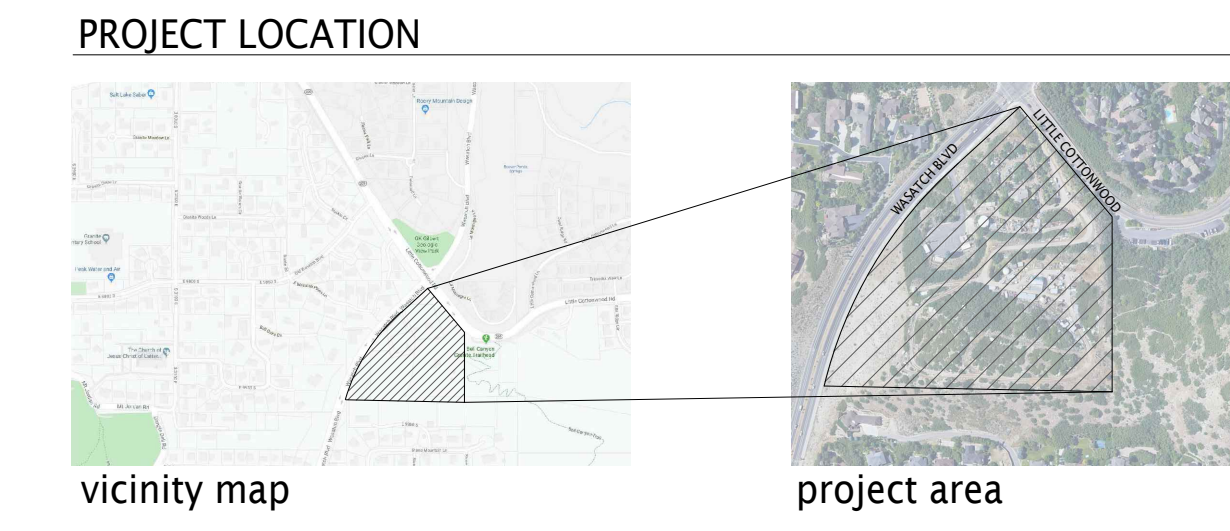
Parks and Recreation Department recommending that the Council receive a presentation on the Bell Canyon Preservation Trail Head Bid Results, Site Plan Review, & Funding Recommendation

Presenter: Scott Earl, Parks and Recreation Director

Description/Background:



SITE PLAN DATA:	
TOTAL PROJECT ACREAGE:	12.80 Acres (557,732 SF)
HARD SURFACE COVERAGE:	117,115 SF (21%)
LANDSCAPING COVERAGE:	440,617 SF (79%)
CURRENT ZONING:	OS



blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

OWNER:
SANDY CITY
440 EAST 8680 SOUTH
SANDY, UT 84070

CONTACT:
DAN MEDINA
PH: 801-568-2900

SANDY
BUILT FOR THE FUTURE

SANDY CITY
BELL CANYON PRESERVATION TRAILHEAD
3384 LITTLE COTTONWOOD ROAD
SANDY, UT 84092

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT

Stamp
STATE OF UTAH
CORP A
1122100445301
Landscape Architect
05/20/2020

Designed By:	RBD
Drawn By:	AQ
Date:	05.20.20
Checked By:	RBD
Project No:	18-223

Drawing Title
**OVERALL
SITE PLAN
PHASE 1**

Drawing number
SP101

Bell Canyon Preservation Trailhead

Bid Results June 19, 2020

S & L	\$	3,815,000
J Lyne	\$	4,247,000
Van Con	\$	5,674,740

Note: need to issue conditional notice of award by July 17, 2020

Funding Sources

FY 19 - Governors Office of Economic Development (Business-Tourism-Film) Grant	\$	1,355,000
FY 19 - Utah Outdoor Recreation Grant	\$	100,000
FY 20 - Park Impact Fees	\$	500,000
FY 21 - Park Impact Fees	\$	700,000
Total Funding	\$	2,655,000

Expenses to Date

FY 19 - ES Moving Fund	\$	6,563
FY 19 - Asbestos Pipe ID and Prep for Disposal	\$	7,157
FY 19 - Blu Line Design	\$	28,760
FY 19 - Tire disposal	\$	475
FY 19 - Asbestos Pipe Disposal	\$	1,301
FY 20 - Blu Line Design	\$	53,908
FY 20 - Chemical Disposal	\$	34,241
FY 20 - Misc.	\$	1,307
FY 20 - Tire Disposal	\$	1,525
FY 20 - Waste Disposal	\$	132
FY 20 - Application Fee	\$	150
FY 20 - Ad for construction	\$	143
Total Expenses to Date	\$	135,663

Remaining Expenses

Blu Line Design	\$	39,868
Misc. encumbrances	\$	5,628
Sandy City Development Fees - Estimated	\$	78,111
Construction Cost	\$	3,815,000
Construction Contingency (Very Difficult Site Construction)	\$	381,500
Other Fees /cost (Sewer, Power, subdivision,...)	\$	50,000
Total Remaining Expenses	\$	4,370,108

Budget Summery

Total Expenses	\$	4,505,771
Total Funding	\$	2,655,000
Shortfall	\$	(1,850,771)

Funding Recommendation

Move Park Impact Fees for Dry Creek Tunnel not needed due to First Mile Grant	\$	915,000
Park Impact Fee Contingency (\$2,275,813 Available)	\$	935,771
Total	\$	1,850,771



Staff Report

File #: 20-220, **Version:** 1

Date: 7/7/2020

Agenda Item Title:

City Council Office recommending that the Council reappoint Greg Wilson as a regular member of the Community Development Block Grant (CDBG) Special Committee

Presenter: Dustin Fratto, Council Analyst

Description/Background:

Greg Wilson was last appointed to the CDBG committee in 2018 for a two year term. He has expressed that he is interested and willing to continue serving on the committee for another term.

Recommended Action and/or Suggested Motion:

Motion to adopt resolution 20-27C appointing Greg Wilson as a regular member to the Sandy City Community Development Block Grant Committee for a term expiring on June 30, 2022.

RESOLUTION #20-27C

A RESOLUTION APPOINTING **GREG WILSON** AS A **REGULAR** MEMBER TO THE SANDY CITY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) COMMITTEE

BE IT RESOLVED by the City Council in Sandy City, Utah, that Greg Wilson be appointed as a regular member to the Sandy City Community Development Block Grant Committee.

The appointment will be as follows:

to fill a term as a regular member, beginning on July 8, 2020 and ending on June 30, 2022.

PASSED AND APPROVED this 7th of July 2020

Kris Nicholl, Chair
Sandy City Council

ATTEST:

City Recorder

RECORDED this _____ day of _____, 2020



Staff Report

File #: 20-221, **Version:** 1

Date: 7/7/2020

Agenda Item Title:

City Council Office recommending that the Council reappoint Wade Greenwood as a regular member of the Community Development Block Grant (CDBG) Special Committee

Presenter: Dustin Fratto, Council Analyst

Description/Background:

Wade Greenwood was last appointed to the CDBG committee in 2018 for a two year term. He has expressed that he is interested and willing to continue serving on the committee for another term.

Recommended Action and/or Suggested Motion:

Motion to adopt resolution 20-24C appointing Wade Greenwood as a regular member to the Sandy City Community Development Block Grant Committee for a term expiring on June 30, 2022.

RESOLUTION #20-24C

A RESOLUTION APPOINTING **WADE GREENWOOD** AS A **REGULAR** MEMBER TO THE SANDY CITY COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE

BE IT RESOLVED by the City Council in Sandy City, Utah, that Wade Greenwood be appointed as a REGULAR member to the Sandy City Community Development Block Grant Committee.

The appointment will be as follows:

WADE GREENWOOD to fill a term as a **REGULAR** member, beginning on **July 8, 2020** and ending on **JUNE 30, 2022**.

PASSED AND APPROVED this July 7, 2020.

Kris Nicholl, Chair
Sandy City Council

ATTEST:

City Recorder

RECORDED this _____ day of _____, 2020



Staff Report

File #: 20-222, **Version:** 1

Date: 7/7/2020

Agenda Item Title:

Council Member Christensen is recommending that the Council appoint Rebekah Cowdell as a regular member of the Community Development Block Grant (CDBG) Special Committee

Presenter: Council Member Brooke Christensen

Description/Background:

Should the Council decide to appoint Rebekah Cowdell to the CDBG committee, she must undergo a background check prior to beginning her duties. This requirement was established, and is defined in the policies and procedures for appointments to special committees.

Recommended Action and/or Suggested Motion:

Motion to adopt resolution 20-25C appointing Rebekah Cowdell as a regular member to the Sandy City Community Development Block Grant Committee for a term expiring on June 30, 2022.

RESOLUTION #20-25C

A RESOLUTION APPOINTING **REBEKAH COWDELL** AS A **REGULAR** MEMBER TO THE SANDY CITY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) COMMITTEE

BE IT RESOLVED by the City Council in Sandy City, Utah, that Rebekah Cowdell be appointed as a regular member to the Sandy City Community Development Block Grant Committee.

The appointment will be as follows:

to fill a term as a regular member, beginning on July 8, 2020 and ending on June 30, 2022.

PASSED AND APPROVED this 7th of July 2020

Kris Nicholl, Chair
Sandy City Council

ATTEST:

City Recorder

RECORDED this _____ day of _____, 2020



Staff Report

File #: 20-223, **Version:** 1

Date: 7/7/2020

Agenda Item Title:

Council Member Christensen is recommending that the Council appoint Jillian Gallard as an alternate member of the Community Development Block Grant (CDBG) Special Committee

Presenter: Council Member Brooke Christensen

Description/Background:

Should the Council decide to appoint Jillian Gallard to the CDBG committee, she must undergo a background check prior to beginning her duties. This requirement was established, and is defined in the policies and procedures for appointments to special committees.

Recommended Action and/or Suggested Motion:

Motion to adopt resolution 20-26C appointing Jillian Gallard as an alternate member to the Sandy City Community Development Block Grant Committee for a term expiring on June 30, 2022.

RESOLUTION #20-26C

A RESOLUTION APPOINTING **JILLIAN GALLARD** AS AN **ALTERNATE** MEMBER TO THE SANDY CITY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) COMMITTEE

BE IT RESOLVED by the City Council in Sandy City, Utah, that Jillian Gallard be appointed as an alternate member to the Sandy City Community Development Block Grant Committee.

The appointment will be as follows:

to fill a term as an alternate member, beginning on July 8, 2020 and ending on June 30, 2022.

PASSED AND APPROVED this 7th of July 2020

Kris Nicholl, Chair
Sandy City Council

ATTEST:

City Recorder

RECORDED this _____ day of _____, 2020



Staff Report

File #: 20-226, **Version:** 1

Date: 7/7/2020

Agenda Item Title:

Council to receive public comment on Administration's proposed changes to the weekly recycling program.

Presenter:

Mike Gladbach, Public Works Director

Paul Browning, Asst. Public Works Director

Blake Leonelli, Waste Management

Description/Background:

Waste Management is proposing that Sandy transition to every-other-week recycling collection.

Fiscal Impact:

The proposal recommends maintaining the current rate for waste and recycling service for residents. There will be an estimated cost savings of \$132,492 annually. This can be used to defer future rate increases.

Further action to be taken:

A future decision on the proposal will be required by the Council

Recommended Action and/or Suggested Motion:



SANDY CITY RECYCLING PROPOSAL: SHIFTING TO EVERY OTHER WEEK COLLECTION



21 Years of Partnership

Regular presence in Sandy City

Current services: weekly trash and recycling collection

99.98% service success rate

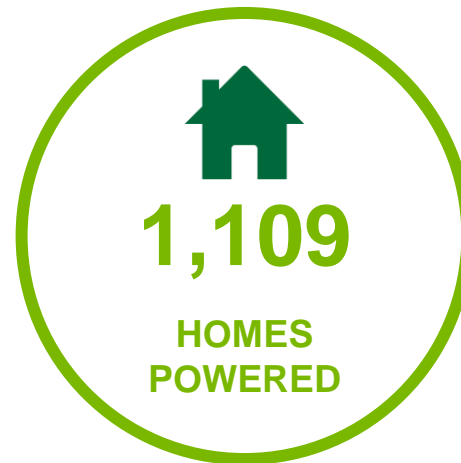


RECYCLING MAKES A DIFFERENCE

Sandy City residents recycled 3,696 tons of materials in 2019. These efforts created measurable benefits including cleaner air and natural resources preserved:



with water saved by
recycling



with electricity saved by
recycling



saved by recycling

RECYCLING CAN IMPROVE

An average of 439 tons of recycling collected monthly

- 100 tons are **trash** (“contamination”)

Good participation (90%) but...

- Weekly set-out rate varies
- Half of carts are only half-filled
- Full carts often have boxes not broken down
- Half of carts have visible contamination



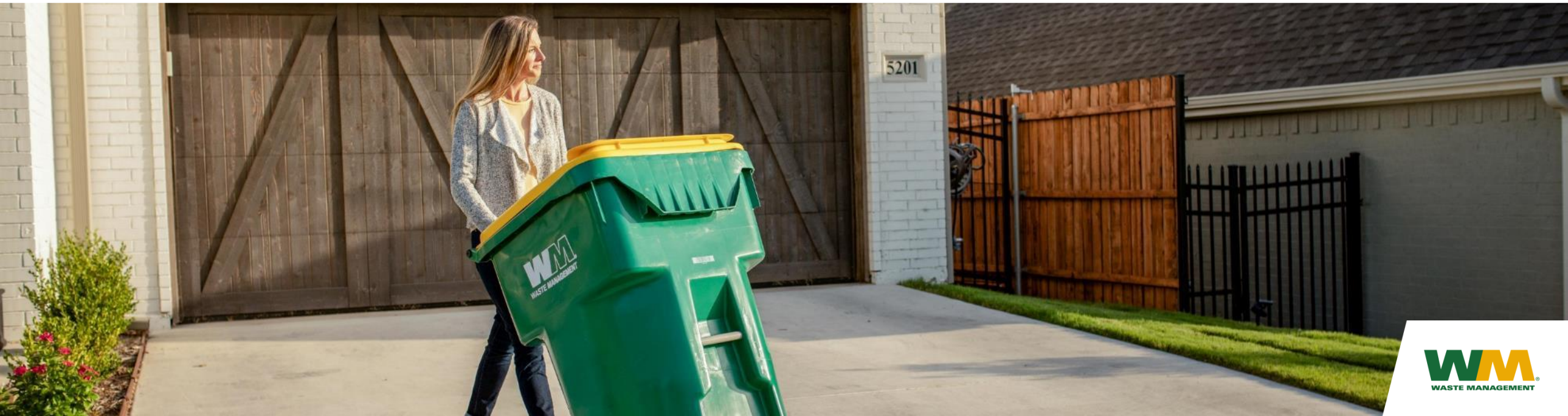
Sandy City Impacted by Global Challenges

- Recycling markets shifted dramatically in 2018
- The cost of recycling has increased while the value of recyclables has plummeted
 - Despite brief respite during the beginning of health epidemic, commodity values are beginning to return to previous low levels.



The Proposal

- Transition to **every-other-week** recycling collection
 - This is common across the Wasatch Front
- Maintain current rate for waste and recycling service for residents



Benefits of Every Other Week Collection

- **Cost savings of \$132,492 annually** - funds can be used to defer future rate increases
- Fewer trucks on the road
 - Decrease in carbon footprint
 - Less wear and tear on the roads
- Unlikely to significantly impact city diversion
- Less room for contamination in carts



For the Heavy Recyclers

Upon resident request, WM will deliver a larger 96-gallon cart at no charge.
New trash customers will automatically receive 96-gallon cart.



4 Week Implementation Plan

WM Communications Team will provide a comprehensive recycling campaign to Sandy City to communicate changes.

- Email
- Postcard mailer
- Social media (Facebook, Instagram, Twitter)
- Next Door
- City website updates
- FAQ for residents (housed on website)
- Bill Insert
- Community Newsletter
- Printed calendars for City Hall and WM drivers



Subject: Changes to your Waste Management Recycling Service



Dear Residents of Sandy City,

As you may be aware, the cost to recycle is continuing to rise nationwide. Sandy City and Waste Management are working together to keep your waste and recycling services affordable while maintaining excellent service.

Starting August 1, your recycling collection will decrease to every-other-week service. Your bill will NOT change. This change is intended to help offset any potential rate increases and maintain outstanding recycling collection. We do not anticipate this will negatively affect recycling levels across Sandy City.

Here are a few tips to help make more room in your recycling cart.

1. Recycle all empty plastic bottles, aluminum cans, paper and cardboard.
2. Empty and break down all cardboard boxes.
3. Keep plastic bags out of the recycling bin. No bagged recyclables.
4. Keep food and liquids out of the recycling.
5. When in doubt throw it out.

To find your new recycling service day, a recycling calendar, and other information, please go to your online account or call 801-568-2999.

Thank you,

Your WM and Sandy City Teams

Service Details

Customer ID Number

00002-05721-85006

Service Address

123 TEST PL PERKIN IL 61554-6011

CHANGES TO YOUR RECYCLING PROGRAM

Beginning August 1, your recycling will be collected **every other week**, instead of once a week.

When will my new collection day be? Learn your new scheduled collection day for recycling by going to WWW.WEBSITE.COM or scanning the QR Code.

Who is affected? This change applies to Sandy City residents with Waste Management services only.

Why is recycling changing? The cost of recycling is increasing. This decrease in service is offsetting higher costs, allowing us to keep your recycling rates at the same affordable rate.

Does this mean my waste and recycling bill is going up? No. Your bill will stay the same.

Question

We appreciate



CHANGES TO YOUR RECYCLING PROGRAM

As of August 1, your recycling will be collected **every other week**, instead of weekly. To find out if your collection week is **green** or **gold**, go to WEBSITE or scan the QR Code.

This change applies to Sandy City residents with Waste Management services only.

Waste Management (WM) and Sandy City are committed to providing you with affordable, reliable, and excellent recycling services. We appreciate your cooperation and understanding.

Questions? Learn more by visiting WEBSITE or call us at 801-568-2999.



RECYCLE RIGHT

ALWAYS RECYCLE



EMPTY PLASTIC
BOTTLES, TUBS
AND JUGS



EMPTY FOOD AND
BEVERAGE CANS



FLATTENED CARDBOARD
AND PAPERBOARD
(e.g. cereal boxes)



CLEAN PAPER

NEVER PUT IN YOUR RECYCLING CONTAINER



GLASS BOTTLES
OR JARS



NO FOOD OR
LIQUIDS



NO PLASTIC BAGS OR
BAGGED RECYCLABLES



NO CLOTHING
OR BEDDING

WM.COM/RECYCLERIGHT



You have a new
recycling pickup
schedule. Learn
more today.



A photograph of a white Waste Management truck with a green body. The driver, a man wearing a green cap and a high-visibility vest, is smiling and waving from the driver's seat. Two young boys are standing in the foreground, facing the truck and waving their hands. The boy on the left is wearing a blue hoodie, and the boy on the right is wearing a striped shirt. The truck is parked on a residential street in front of a house with a green garage door. The scene is brightly lit, suggesting it is daytime. The text "THANK YOU" is overlaid in white capital letters on the left side of the image.

THANK YOU

A photograph of a white recycling truck with a green body, parked on a residential street. A driver wearing a green cap and a high-visibility vest is visible through the window, waving. Two young children are standing in the foreground, facing the truck with their arms raised in excitement. The background shows a suburban house with a green garage door and a well-maintained lawn. A semi-transparent grey box containing white text is overlaid on the left side of the image.

TRANSITION TO EVERY-OTHER-WEEK RECYCLING COLLECTION: SOCIAL MEDIA STRATEGY

Sandy City, UT

FACEBOOK

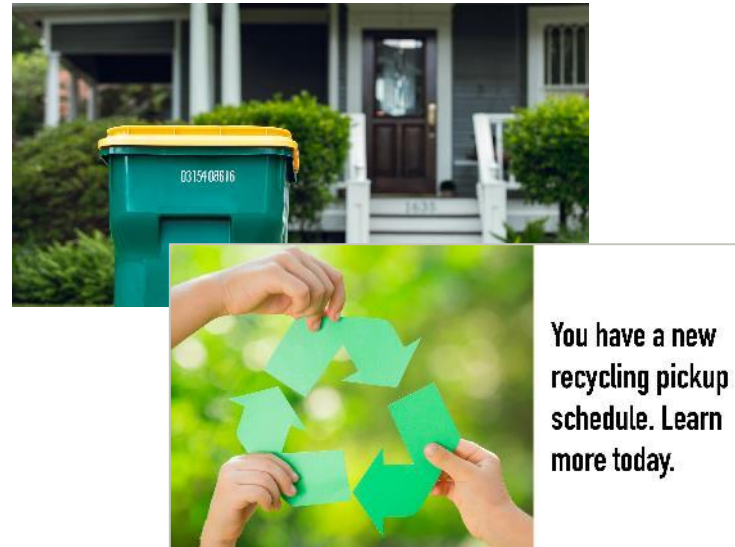
Pre-Launch



Recycling in Sandy City will be picked up every-other-week starting August 1, 2020. Find your new service day and learn more at [WEBSITE HERE](#).

Last year, Waste Management did a study that concluded weekly recycling is more than residents typically need. The study found that around half of households already utilize recycling every-other-week or less. By decreasing service, Sandy City is able to offset increases in the cost to recycle and meet the needs of the community for affordable, reliable service.

During Launch



Attention Sandy Residents! Your recycling container will be picked up every-other-week starting this week (August 1). Find your new service day and learn more at [WEBSITE HERE](#).

Recycling is an essential community service provided by Waste Management to Sandy City residents. However, a study found that around half of households already utilize recycling every-other-week or less. The cost to recycle is increasing, and this decrease in service allows WM to keep your bill the same and offset increasing recycling costs.

Post-Launch



Sandy residents, your recycling service has changed. Recycling is now being picked up every-other-week. Find your new service day and learn more at [WEBSITE HERE](#).

- Here are some tips to help make more room in your recycling cart:
- Recycle the basics. Aluminum cans; plastic bottles, tubs & jugs (the shape is the most important), paper, and cardboard.
 - Breakdown all boxes to make more space in your bin.
 - No food, liquids, or plastic bags.
 - Do not bag your recyclables. Recyclables in bags will most likely go to the landfill, thwarting your hard work.
 - Wood and other plant-based materials from the garden should not go in the recycling bin.

Instagram

Pre-Launch



Recycling in Sandy City will be picked up every-other-week starting August 1, 2020. Find your new service day and learn more at [WEBSITE HERE](#).

Last year, Waste Management did a study that concluded weekly recycling is more than residents typically need. The study found that around half of households already utilize recycling every-other-week or less. By decreasing service, Sandy City is able to offset increases in the cost to recycle and meet the needs of the community for affordable, reliable service.

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Post-Launch



Sandy residents, your recycling service has changed. Recycling is now being picked up every-other-week. Find your new service day and learn more at [WEBSITE HERE](#).

Here are some tips to help make more room in your recycling cart:

- Recycle the basics. Aluminum cans; plastic bottles, tubs & jugs (the shape is the most important), paper, and cardboard.
- Breakdown all boxes to make more space in your bin.
- No food, liquids, or plastic bags.
- Do not bag your recyclables. Recyclables in bags will most likely go to the landfill, thwarting your hard work.
- Wood and other plant-based materials from the garden should not go in the recycling bin.

TWITTER

Pre-Launch

A change is coming to your recycling service



Recycling in Sandy City will be picked up every-other-week starting August 1, 2020. Find your new service day and learn more about why this is happening at [WEBSITE HERE](#).

During Launch



You have a new recycling pickup schedule. Learn more today.



Attention Sandy Residents! Recycling service is changing. Your recycling container will be picked up every-other-week starting this week (August 1).

Find your new service day and learn more about why this is happening at [WEBSITE HERE](#).

Post-Launch

Do you know your new recycling pickup schedule?



Sandy residents, your recycling service has changed. Recycling is now being picked up every-other-week.

Find your new service day and learn more about why this is happening at [WEBSITE HERE](#).

NEXTDOOR

Pre-Launch



A new recycling schedule is coming

Recycling in Sandy City will be picked up every-other-week starting August 1, 2020. Find your new service day and learn more at [WEBSITE HERE](#).

Last year, Waste Management did a study that concluded weekly recycling is more than residents typically need. The study found that around half of households already utilize recycling every-other-week or less. By decreasing service, Sandy City is able to offset increases in the cost to recycle and meet the needs of the community for affordable, reliable service.

During Launch



You have a new recycling pickup schedule. Learn more today.

Attention Sandy Residents! Your recycling container will be picked up every-other-week starting this week (August 1). Find your new service day and learn more at [WEBSITE HERE](#).

Recycling is an essential community service provided by Waste Management to Sandy City residents. However, a study found that around half of households already utilize recycling every-other-week or less. The cost to recycle is increasing, and this decrease in service allows WM to keep your bill the same and offset increasing recycling costs.

Post-Launch



New recycling pickup schedule.

Sandy residents, your recycling service has changed. Recycling is now being picked up every-other-week. Find your new service day and learn more at [WEBSITE HERE](#).

Here are some tips to help make more room in your recycling cart:

- Recycle the basics. Aluminum cans; plastic bottles, tubs & jugs (the shape is the most important), paper, and cardboard.
- Breakdown all boxes to make more space in your bin.
- No food, liquids, or plastic bags.
- Do not bag your recyclables. Recyclables in bags will most likely go to the landfill, thwarting your hard work.
- Wood and other plant-based materials from the garden should not go in the recycling bin.



Customer Service Talking Points

Sandy City 2020 Transition to Every-Other-Week Recycling

Beginning August 1, 2020, Sandy City residential recycling will be collected every other week (EOW), instead of weekly. Please reference this guide to help answer customer questions.

Start Date	Service schedule will change starting August 1, 2020
Why is recycling changing to EOW collection?	<p>The City and WM see this change as the best way to meet the community's needs of service affordability, reliability, and excellence.</p> <p>In 2019, WM conducted a study to see how widely the recycling program in Sandy City was being utilized. While participation is strong in the city (90% participation), the study concluded that weekly recycling is unnecessary to support the current efforts.</p> <p>The study found that approximately half of households set out recycling carts every-other-week or less frequently. Half of containers are less than 50% full when they are set out for service. Around 40% of containers that are full have cardboard boxes that are not broken down, taking up lots of empty space.</p>
Will my bill change?	<p>The price of service recycling will <u>not</u> be changing. With a change in frequency of recycling services, we can offset increased costs to recycle and maintain the current rate.</p>
New collection day	WEBSITE GOES HERE
Who is affected?	<p>This change applies to Sandy City residents with Waste Management services only.</p>
Does this affect trash too?	<p>No, your trash collection schedule will not change. Trash pickup will remain weekly.</p>
I need more room for my recyclables	<p>WM has some tips to help you make more room in your recycling bin.</p> <ul style="list-style-type: none">• Recycle the basics. Aluminum cans; plastic bottles, tubs & jugs (the shape is the most important), paper, and cardboard.• Breakdown all boxes to make more space in your bin• No food, liquids, or plastic bags.• Do not bag your recyclables. Recyclables in bags will most likely go to the landfill, thwarting your hard work.• Wood and other plant-based materials from the garden should not go in the recycling bin.

That's not enough. I need more room for recycling	<p><i>For very frustrated customers, insisting that every other week service in a 64-gallon container is not enough, you may offer them a swap to a 96-gallon cart at no cost to the resident. Please use discretion in making this offer. We want to be careful not to overwhelm operations with cart swap requests.</i></p> <p>We understand that some households produce more recyclables than others. If you (resident) have found that you need more space for your recyclables, we can swap your cart for a larger one at no cost to you. Our largest cart size is 96-gallons.</p> <p><i>NOTE: WM has limited delivery capacity. Please check delivery schedule for next available delivery date. We will try to accommodate this resident's need as quickly as possible.</i></p>
Will this set Sandy City back sustainably?	<p>Studies by SERA Inc. and The Recycling Partnership found a small decrease in diversion (materials kept out of the landfill) of 3-5% when comparing weekly to every other week recycling pickup. While WM cannot guarantee similar results in Sandy City, WM has found similar results in other communities that have made this service change. We do hope that this decrease in service will not significantly impact recycling rates.</p>
For the sustainability minded	<p>Because recycling trucks will be on the road 50% less, there will be 50% less green house gas emissions produced. There will also be less wear and tear on Sandy City roads.</p>
Is this the first step in eliminating our recycling program?	<p>No, Sandy City and Waste Management are firmly committed to recycling. This change allows us to keep the program sustainable at the current rate. Waste Management recently invested \$17 million to build a new Material Recovery Facility in Salt Lake City to process recyclable materials from our fast-growing region. The company is invested in recycling for the long-term.</p>
Why would rates change to recycle? Why is Sandy City affected by global recycling markets?	<p>The global economy has become more connected and recycling is no exception.</p> <p>Recycling markets have changed dramatically since 2018. These changes have caused increased processing costs and decreased commodity values. Because of this, the cost to recycle has increased around the world.</p> <p>Waste Management and Sandy City are committed to recycling. Waste Management recently invested \$17 million to build a new Material Recovery Facility in Salt Lake City to process recyclable materials from our fast-growing region. The company is invested in recycling for the long-term.</p>

Recycling tips:

- Ensure all recyclables fit in your recycling cart. Break down boxes to maximize space.
- Place recycling and trash carts at the curb by 6:00 a.m. on collection day.
- Recycling service is EOW, on your regular trash service day. Find your pickup schedule online at [WEBSITE HERE](#)



- Keep your recycling clean, dry and loose. Only recycle your bottles, cans, paper, and cardboard. When in doubt, throw it out.

CHANGES TO YOUR **RECYCLING** PROGRAM



Beginning August 1, your recycling will be collected **every other week**, instead of once a week.

When will my new collection day be? Learn your new scheduled collection day for recycling by going to **WWW.WEBSITE.COM** or **scanning the QR Code**.



Who is affected? This change applies to Sandy City residents with Waste Management services only.

Why is recycling changing? The cost of recycling is increasing. This decrease in service is offsetting higher costs, allowing us to keep your recycling rates at the same affordable rate.

Does this mean my waste and recycling bill is going up? No. Your bill will stay the same.

Questions? Call (888) 496-8824.

We appreciate the opportunity to serve Sandy City!





8652 S. 4000 West
West Jordan, UT 84088

New recycling service
schedule starts August 1.

Questions? Call us at
(888) 496-8824.

Please recycle these items:



Steel and
Aluminum Cans



Plastic Bottles,
Tubs and Jugs



Clean
Paper



Flattened
Cardboard



SANDY CITY

Every Other Week Recycling

It has been a pleasure serving your community. We have enjoyed our working relationship with Sandy City and we look forward to the opportunity to continue our long-term partnership.

Waste Management is committed to continuing to provide superior quality services that are convenient, reliable and responsive for Sandy City residents.

Below is an outline of our proposed service changes that will provide residents a sustainable recycle program, while allowing the City to manage its costs.

Recycle Service

Audit Findings:

The dramatic shift in recycling over the past two years has caused many municipalities across the country to evaluate their recycling programs - Sandy City is no different. As a valued partner, Waste Management and Sandy City have been working together to look for opportunities to reduce the recycle program costs, while maintaining a service that is very important to your constituents.

One of the first areas of opportunity is evaluating the current services to ensure they are relevant based on customer usage. Currently Sandy City provides a weekly residential curbside recycling program, although this program provides for ease of use, it is costlier than a more typical every other week curbside recycling program.

The Customer Audit Included:

- Approximately 200 Homes, and over 400 containers audited
- Geographically distinct parts of the City
- Week over week participation comparison

Audit Findings:

- Customer participation fluctuates from week to week. Some weeks participation is as high as 85%, and other weeks as low as 50%. Residents who put out one week are likely not to set out the following week
- 50% of the recycle containers set out were ½ full or less
- Of the recycle carts that were full, 42% contained boxes not broken down
- 87.5% of overloaded carts had large cardboard boxes not broken down
- Roughly 49% of all the containers audited were visibly contaminated with items such as plastic bags, food, pizza boxes, wood

Of Note:

- Throughout the Wasatch Front, most cities provide every other week recycle service.

- 
- City examples include: Riverton, Draper, Midvale, West Valley, Bluffdale
 - Reasons Cities prefer Every Other Week Recycling: reduced carbon footprint, reduction in wear and tear on the streets

In conclusion, our audit showed there is strong participation in the recycle program, approximately 90% of households utilize the recycle service. However, utilization of the recycle service varies from week to week and can have a set-out rate of less than 50%. Of those setting out containers, 50% of the containers were half-full or less; containers that were full, had large boxes not broken down.

These findings correlate with the tonnage of recyclables being collected in Sandy City. On average, Waste Management collects 439 tons of recyclables per month. Based on the total number of recycle carts collected each week, the average cart contains 9lbs of recyclables, a 64 gallon recycle container can hold approximately 45lbs of recycling material.

Based on the audit and tonnage information, implementing an every other week recycling program would provide enough capacity to meet your constituents' needs, while allowing the City to realize a significant cost savings.

If a resident needs a larger recycle container, Waste Management will deliver a 96-gallon cart at no charge - a hassle free option for heavy recyclers.

In addition to the cost savings, there are environmental and infrastructure benefits from going to an every other week program.

Waste Management will partner with Sandy City to develop a robust communication strategy that will allow for a smooth transition.

Benefits of Every Other Week Services

Having two less collection vehicles in Sandy City each day means reduced greenhouse gas emissions, and less wear and tear on roads.

Lower contamination because less available space in containers means users will be more judicious on what they put in their carts. Lower contamination also results in lower processing costs to City.

New trash service customers will automatically receive 96-gallon recycle container.

Cost savings from every other week service will allow funds to be allocated to other critical City needs.

Waste Management's communication team will provide a comprehensive recycling campaign dedicated to Sandy City and its residents including social media and bill inserts.

Swift 4 week implementation.

Unit Price per single family household for every other week recycle:

- Reduce rate from \$3.44 to \$2.99
 - City savings of \$11,041 per month, annually \$132,492

Sample Communications

PHONE/DIAL OUT MESSAGE

Hello, starting **DATE** your recycling will be picked up every other week by Waste Management. For more information, please call VM at 888-496-8824 or go to your VM account online. Thank you for helping us keep your community clean and green.

EMAIL UPDATE:

Subject: Changes to your Waste Management Recycling Service

Dear Residents of Sandy City,

As you may be aware, the cost to recycle is continuing to rise nationwide. Sandy City and Waste Management are working together to keep your waste and recycling services affordable while maintaining excellent service.

Starting **DATE**, your recycling collection will decrease to every other week service, and your waste and recycling bill will increase by \$###. The frequency of trash services will not change. For your new recycling calendar and to find out when your recycling will be picked up, please go to your online account or call 888-496-8824.

Just follow these three simple rules when you recycle, and, remember, when in doubt, throw it out. Recycle all empty bottles, cans, paper, and cardboard. Keep food and liquids out of the recycling. Empty your recycling loose into the recycling bin. No plastic bags in your recycling. From our team in Utah, we are grateful to be your service provider.

Service Details

Customer ID Number

00002-05721-85006

Service Address

123 TEST PL PERKIN IL 61554-6011

Recycling in Sandy City

- On collection day, place your recycling and trash carts at the curb with wheels facing the curb by 6:00 a.m.
- Please ensure recyclables fit in your recycling cart with the lid closed. Do not bag your recyclables.
- If you have any questions regarding your service, please contact us at (888) 496-8824.

What to Recycle



Clean and Dry Aluminum & Steel Cans



Clean and Dry Plastic Bottles, Jugs & Jars



Clean Cardboard & Beerboard



Clean Paper

Do NOT Put These Items in Your Cart*:

- Plastic bags, wrap or film (return bags to store)
- Glass
- Food, liquids
- Yard waste, wood
- Shredded paper
- Electronics
- Clothes, bedding, carpet
- Medical/hazardous waste
- Foam cups, take-out containers, packing material

*Items are not limited to those above.

2020 Recycling Calendar

CHANGE NOTICE: Starting on May 1, recycling services will be every other week on your normal trash day.

May							June						
S	M	T	W	Th	F	Sa	S	M	T	W	Th	F	Sa
					1	2	1	2	3	4	5	6	7
3	4	5	6	7	8	9	7	8	9	10	11	12	13
10	11	12	13	14	15	16	14	15	16	17	18	19	20
17	18	19	20	21	22	23	21	22	23	24	25	26	27
24	25	26	27	28	29	30	28	29	30				
31													
July							August						
S	M	T	W	Th	F	Sa	S	M	T	W	Th	F	Sa
					1	2	1	2	3	4	5	6	7
5	6	7	8	9	10	11	2	3	4	5	6	7	8
12	13	14	15	16	17	18	9	10	11	12	13	14	15
19	20	21	22	23	24	25	16	17	18	19	20	21	22
26	27	28	29	30	31		23	24	25	26	27	28	29
							30	31					
September							October						
S	M	T	W	Th	F	Sa	S	M	T	W	Th	F	Sa
					1	2							
4	5	6	7	8	9	10	4	5	6	7	8	9	10
12	13	14	15	16	17	18	11	12	13	14	15	16	17
20	21	22	23	24	25	26	18	19	20	21	22	23	24
27	28	29	30				25	26	27	28	29	30	31
November							December						
S	M	T	W	Th	F	Sa	S	M	T	W	Th	F	Sa
1	2	3	4	5	6	7	1	2	3	4	5	6	7
8	9	10	11	12	13	14	4	5	6	7	8	9	10
15	16	17	18	19	20	21	11	12	13	14	15	16	17
22	23	24	25	26	27	28	18	19	20	21	22	23	24
29	30						25	26	27	28	29	30	31

Holiday

New Year's Day
Independence Day
Thanksgiving Day
Christmas Day

Wednesday, Jan. 1
Saturday, July 4
Thursday, Nov. 26
Friday, Dec. 25

Observed Holiday Schedule: Service will be delayed by one day for all days that fall on or after the holiday. Normal schedule resumes the following week.

Questions? Call (888) 496-8824



CHANGES TO YOUR **RECYCLING** PROGRAM

Beginning **DATE**, your recycling will be collected every other week, instead of once a week.

When will my new collection day be? Learn your new scheduled collection day for recycling by logging into your WM account starting **DATE**, or go to **WEBSITE**.

Who is affected? This change applies to Sandy City residents with Waste Management services only.

What if my cart is too small? If you have a 64-gallon recycling cart, increase it to a 96-gallon cart at no additional cost to you. Just call Customer Service at (888) 496-8824. An extra 96-gallon recycling cart is **\$###** per month.

We appreciate the opportunity to serve Sandy City!



You have a new recycling pickup schedule. Learn more today.





FREQUENTLY ASKED QUESTIONS

Sandy City 2020 Transition to Every-Other-Week (EOW) Recycling

RECYCLING SERVICE IS CHANGING IN SANDY CITY

Beginning August 1, 2020, Sandy City residential recycling will be collected every other week (EOW), instead of weekly. The City and WM see this change as the best way to meet the community's needs for service affordability, reliability, and excellence.

WHO IS AFFECTED?

This change applies to Sandy City residents with Waste Management services only.

WHY IS RECYCLING CHANGING TO EOW COLLECTION?

In 2019, WM conducted an audit to see how widely the recycling program in Sandy City was being utilized. While participation is strong in the city (90% participation), the study concluded that weekly recycling is unnecessary to support the current efforts.

The study found that approximately half of households set out recycling carts every-other-week or less frequently. Half of containers are less than 50% full when they are set out for service. Around 40% of containers that are full have cardboard boxes that are not broken down, taking up lots of empty space.

WILL MY BILL CHANGE?

No. The price of your recycling service will not be changing. With a change in frequency of recycling services, we can offset increased costs to recycle and maintain the current rate.

IS THIS THE FIRST STEP IN ELIMINATING RECYCLING?

No, Sandy City and Waste Management are firmly committed to recycling. This change allows us to keep the program sustainable at the current rate. Waste Management recently invested \$17 million to build a new Material Recovery Facility in Salt Lake City to process recyclable materials from our fast-growing region. The company is invested in recycling for the long-term.

LOOK UP YOUR NEW COLLECTION DATE HERE:

Insert website here/QR CODE

RECYCLING TIPS TO HELP MAKE MORE ROOM IN YOUR CART

- Recycle the basics. Aluminum cans; plastic bottles, tubs & jugs (the shape is the most important), paper, and cardboard.
- Flatten/break down all boxes to make more space in your cart.
- No food, liquids, or plastic bags in recycling.
- Do not bag your recyclables; empty them loose into your cart. Recyclables in bags will most likely go to the landfill, thwarting your hard work.

HAVE MORE QUESTION?

Call us at (insert #)

Subject: Changes to your Waste Management Recycling Service



Dear Residents of Sandy City,

As you may be aware, the cost to recycle is continuing to rise nationwide. Sandy City and Waste Management are working together to keep your waste and recycling services affordable while maintaining excellent service.

Starting August 1, your recycling collection will decrease to every-other-week service. Your bill will NOT change. This change is intended to help offset any potential rate increases and maintain outstanding recycling collection. We do not anticipate this will negatively affect recycling levels across Sandy City.

Here are a few tips to help make more room in your recycling cart.

1. Recycle all empty plastic bottles, aluminum cans, paper and cardboard.
2. Empty and break down all cardboard boxes.
3. Keep plastic bags out of the recycling bin. No bagged recyclables.
4. Keep food and liquids out of the recycling.
5. When in doubt throw it out.

To find your new recycling service day, a recycling calendar, and other information, please go to [your online account or call ###-###-####](#).

Thank you,

Your Team and Sandy City

Service Details

Customer ID Number

00002-05721-85006

Service Address

123 TEST PL PERKIN IL 61554-6011



Staff Report

File #:
CODE-04-20-5844_CC,
Version: 1

Date: 7/7/2020

Agenda Item Title:

Jolley Pharmacy - Proposed Amendments to the SD(Carnation) Zone
Amend Title 21, Chapter 19 - Special Development (SD) Districts, Section 20 - SD(Carnation), of the Sandy Municipal Code

Presenter:
Mike Wilcox

Description/Background:

Adam Nash, representing several property owners that are part of the area zoned SD(Carnation), has submitted another application for more code amendments to the existing SD(Carnation) Special Development District. The proposal would amend Title 21, Chapter 19 - Special Development (SD) Districts, Section 20 - SD(Carnation), of the Sandy Municipal Code. The existing SD Zone only affects approximately 3.3 acres located at approximately 980 East 10600 South (see zoning map). The proposed zone changes would allow for a pharmacy to operate with a drive-up and walk-up window and to reduce the amount of required parking for all retail commercial uses within this zone district (see the attached applicant letter). The requested changes are shown in Exhibit A. Staff has provided our own recommendation in Exhibit B.

Additional details are found in the attached Staff Report.

The Planning Commission recommended the Council approve staff's recommendation of "Exhibit B".

Recommended Action and/or Suggested Motion:

That the City Council adopt the proposed ordinance #20-06, which is an amendment to the Land Development Code and shown in Exhibit "B", for the following reasons:

1. The proposal complies with the Purpose of the Land Development Code as stated in section 21-1-03.
2. Compliance with the Goals and Policies of the General Plan by establishing appropriate development standards for all uses and zoning categories within Sandy City.



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

May 28, 2020

To: Planning Commission
From: Community Development Department
Subject: Jolley Pharmacy (2nd Request) – Proposed Amendments CODE-04-20-5844
to the SD(Carnation) Zone
Amend Title 21, Chapter 19 – Special Development (SD)
Districts, Section 20 – SD(Carnation), of the Sandy
Municipal Code

HEARING NOTICE: *This item has been noticed on public websites, and in the newspaper at least 10 days prior to the Public Hearing.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
R#04-04	Rezoned from CVC and OS to the SD(Carnation) Zone
SPR#04-20	Phase 1 of the 106 th South Retail Center Site Plan Review
CODE-10-19-5752	A couple of code amendments to the SD(Carnation) Zone for Jolley Pharmacy was approved by the City Council on December 17, 2019. The amendment allowed for a pharmacy (including ancillary compounding) and medical and health care office as permitted uses in this zone. It also reduced the required landscape buffer along 10600 South.

REQUEST

Adam Nash, representing several property owners that are part of the area zoned SD(Carnation), has submitted another application for more amendments to the existing SD(Carnation) Special Development District. The proposal would amend Title 21, Chapter 19 – Special Development (SD) Districts, Section 20 – SD(Carnation), of the Sandy Municipal Code. The existing SD Zone only affects approximately 3.3 acres located at approximately 980 East 10600 South (see zoning map). The proposed zone changes would allow for a pharmacy to operate with a drive-up and walk-up window and to reduce the amount of required parking for all retail commercial uses within this zone district (see the attached applicant letter).

BACKGROUND

In 2004, the SD(Carnation) Zone was developed specifically for this site and is not used in any other location. These properties were previously zoned CvC (Convenience Commercial) and OS (Open Space). The purpose of the SD Zone is expressed in the code:

Sec. 21-19-20. - SD(Carnation)—10600 S. 1000 E.

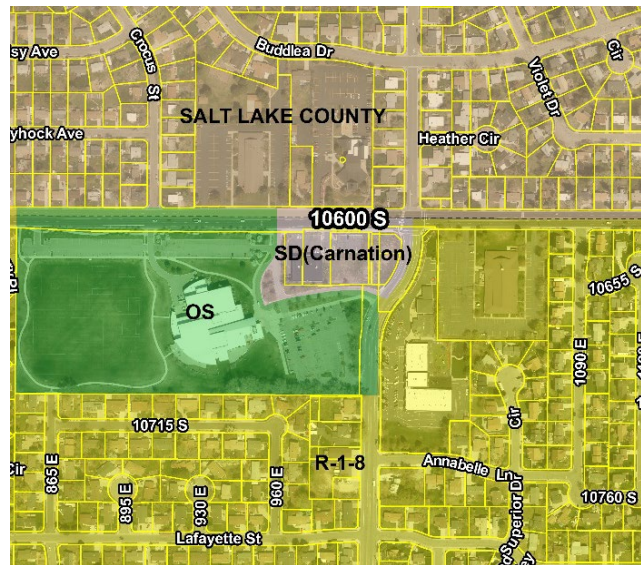
- (a) *Purpose.* The SD(Carnation) Zone is established to provide an area for convenience commercial retail services and professional and business offices with development standards compatible with those of contiguous properties.

A site plan was approved in 2004 for the existing retail building (currently used by Big 5 Sporting Goods Store) and showed future phases being inline retail buildings and more parking. The future phases never materialized to date. The applicant is currently working with staff on a new site plan for the remaining undeveloped property.

Last fall, the same applicant submitted a code amendment request that was unanimously approved by the City Council on December 17, 2019. The code amendment made two (2) changes to this zone district:

- 1) Made pharmacy (including ancillary compounding) and medical and health care office permitted uses in this zone.
- 2) A reduction in the required landscape buffer along 10600 South.

The properties are bordered to the north by single-family homes and churches (Salt Lake County Island - White City); to the west and south by the Dimple Dell Recreation Center (OS Zone); and to the east is a school and a church (R-1-8 Zone).



ANALYSIS

The Planning Commission must review the following criteria when considering a requested Code Amendment:

Is the change reasonably necessary?

Is it in the public interest?

Is it in harmony with the objectives and purposes of the future development of Sandy City?

Is the change consistent with the General Plan?

The applicant's request letter does not state how the requested code amendments meet these criteria. The current request includes proposed amendments that were originally proposed with their previous code amendment request from last year. Staff did not support all the original requests. After discussing the proposal further with the applicant, the request was revised and those received approval. The applicant has now returned with this current application that includes the two (2) items that were removed from the previous application.

The first request is to allow drive-up and walk-up windows (in particular for a pharmacy) as permitted uses in this zone. This zone was originally created with a limited selection of permitted and conditional uses that mostly follows those of the CVC Zone, with some further exceptions. This was done to limit the potential negative impacts from certain uses. Drive-up windows can create negative impacts, in particular those connected with restaurants. Staff was initially concerned with this request to allow any drive-up windows in this area. However, if these are limited to a non-food uses (and possibly only a pharmacy), Staff is supportive. It's also important to note that a walk-up window is already allowed and not restricted.

The second request is to reduce the parking requirement to 3.5 parking stalls per 1,000 square feet of net retail square footage. This is a large reduction from the current standard of five (5) stalls per 1,000 square feet of gross commercial space. The request represents a 30% reduction from the standard. The distinction of net retail vs gross building square footage also constitutes an additional large reduction on top of the 30% reduction. This would exclude all storage space from parking calculation and only include retail/commercial floor space. This is not consistent with how the city administers the parking requirements throughout all commercial zones. In the parking requirement section of the Land Development Code (section 21-24), it already contains a mechanism to reduce parking requirements up to 25% if it is demonstrated that such a reduction can be justified by meeting certain criteria (see section 21-24-3). Staff is not supportive of this request.

A redlined version of all proposed text changes of the affected chapter is shown in Exhibit "A" attached hereto. Staff's recommended version of all proposed text changes is shown in the attached Exhibit "B".

NON-CONFORMING USES

This Code Amendment would not create any non-conforming use situations.

LAND DEVELOPMENT CODE PURPOSE COMPLIANCE

The Sandy City Land Development Code in 21-1-3 lists the criteria explaining the intent and purpose of the Ordinance. The purpose is:

Sec. 21-1-3. - Purpose and Scope.

- (a) *Purpose.* The ordinance from which this title is derived is adopted to implement the Sandy City's General Plan and to promote public health, safety, convenience, aesthetics, and welfare; efficient use of land; sustainable land use and building practices; transportation options and accessibility; crime prevention; timely citizen involvement in land use decision making; and efficiency in development review and land use administration. Specifically, this title is established to promote the following purposes:
 - (1) *General.*
 - a. To facilitate the orderly growth and development of Sandy City.
 - b. To facilitate adequate provision for transportation, water, sewage, schools, parks, and other public requirements.
 - c. To stabilize property values.
 - d. To enhance the economic well-being of Sandy City and its inhabitants.
 - (2) *Implementation of General Plan.* To coordinate and ensure the implementation of the City's General Plan through effective execution of development review requirements, adequate facility and services review and other goals, policies, or programs contained in the General Plan.

- (3) *Comprehensive, Consistent and Equitable Regulations.* To establish a system of fair, comprehensive, consistent and equitable regulations, standards and procedures for review and approval of all proposed land development within the City.
- (4) *Efficiently and Effectively Managed Procedures.*
 - a. To promote fair procedures that are efficient and effective in terms of time and expense.
 - b. To be effective and responsive in terms of the allocation of authority and delegation of powers and duties among ministerial, appointed, and elected officials.
 - c. To foster a positive customer service attitude and to respect the rights of all applicants and affected citizens.

GENERAL PLAN COMPLIANCE

The General Plan encourages appropriate development standards for all uses and zoning categories within Sandy City. This code amendment would further that goal and objective. The proposed Code Amendment will facilitate the orderly growth and development of Sandy City. These regulations would help promote the health, safety and welfare of our residents.

STAFF RECOMMENDATIONS

The Community Development Department requests that the Planning Commission forward a positive recommendation to the City Council to adopt the proposed ordinance amendment as shown in Exhibit "B", attached, for the following reasons:

1. The proposal complies with the Purpose of the Land Development Code as stated in section 15A-01-03.
2. Compliance with the Goals and Policies of the General Plan by establishing appropriate development standards for all uses and zoning categories within Sandy City.

Planner:



Mike Wilcox
Zoning Administrator

Exhibit "A"

Sec. 21-19-20. - SD (Carnation)-10600 S. 1000E.

- (a) *Purpose.* The SD(Carnation) Zone is established to provide an area for convenience commercial retail services and professional and business offices with development standards compatible with those of contiguous properties.
- (b) *Uses Allowed.*
 - (1) *Permitted and Conditional Uses.* Permitted or Conditional Uses shall follow the use list for the CvC Zone, as listed in Section 21-8-2, with the following exceptions:
 - a. All alcoholic beverage related land uses shall be not permitted within this district with the exception of alcoholic beverage off-premises beer retailer licenses.
 - b. All automotive-related land uses, including repair, oil change, gasoline dispensing, rental and other service activities, shall be not permitted within this district.
 - c. All pharmacy (including ancillary compounding) and medical and health care office uses shall be permitted within this district.
 - d. Drive-up window (non-food) uses (limited to banks, ATMs, dry cleaners, pharmacy, etc.) shall be permitted within this district.
- (c) *Development Standards.* The following standards shall apply specifically to development in the SD(Carnation) Zone. Where a specific standard is not mentioned, the development requirements of the CvC Zone District shall apply, in addition to general standards provided in Chapter 21-23. Where conflict may be found to exist, the provisions of this zone district shall prevail.
 - (1) *Planning Commission Review.* Review of all preliminary and final site plans in the SD(Carnation) Zone is required by the Planning Commission according to the standards outlined in Chapter 21-32. A Traffic Study shall be submitted before Planning Commission review, as may be required by the Transportation Engineer.
 - (2) *Building Setbacks.*
 - a. *From all Streets.* All buildings shall be set back at least 30 feet from the 10600 South Street right-of-way line. All buildings shall be set back at least 15 feet from the 1000 East realignment right-of-way line.
 - b. *Interior Yard.* There shall be at least a ten-foot setback from each interior property line.
 - (3) *Landscaping.* The minimum depth of landscaping along the 10600 South street frontage shall be eight feet. The minimum depth of landscaping adjacent to all drive access points for the Dimple Dell Recreation Center Drive access roads shall be ten feet. Landscaping along the 1000 East Realignment shall be at least 15 feet.
 - (4) Parking. The minimum parking requirement for retail commercial space shall be 3.5 parking stalls per 1,000 square feet of net retail square footage (not including any storage or warehouse space).

(LDC 2008, § 15A-19-17; Ord. No. 17-09, 3-9-2017; Ord. No. [19-34](#), § 1(exh. A), 12-17-2019)

Exhibit "B"

Sec. 21-19-20. - SD (Carnation)-10600 S. 1000E.

- (a) *Purpose.* The SD(Carnation) Zone is established to provide an area for convenience commercial retail services and professional and business offices with development standards compatible with those of contiguous properties.
- (b) *Uses Allowed.*
 - (1) *Permitted and Conditional Uses.* Permitted or Conditional Uses shall follow the use list for the CvC Zone, as listed in Section 21-8-2, with the following exceptions:
 - a. All alcoholic beverage related land uses shall be not permitted within this district with the exception of alcoholic beverage off-premises beer retailer licenses.
 - b. All automotive-related land uses, including repair, oil change, gasoline dispensing, rental and other service activities, shall be not permitted within this district.
 - c. All pharmacy (including ancillary compounding) and medical and health care office uses shall be permitted within this district.
 - d. Drive-up window (non-food) uses (limited to banks, ATMs, dry cleaners, pharmacy, etc.) shall be permitted within this district.
- (c) *Development Standards.* The following standards shall apply specifically to development in the SD(Carnation) Zone. Where a specific standard is not mentioned, the development requirements of the CvC Zone District shall apply, in addition to general standards provided in Chapter 21-23. Where conflict may be found to exist, the provisions of this zone district shall prevail.
 - (1) *Planning Commission Review.* Review of all preliminary and final site plans in the SD(Carnation) Zone is required by the Planning Commission according to the standards outlined in Chapter 21-32. A Traffic Study shall be submitted before Planning Commission review, as may be required by the Transportation Engineer.
 - (2) *Building Setbacks.*
 - a. *From all Streets.* All buildings shall be set back at least 30 feet from the 10600 South Street right-of-way line. All buildings shall be set back at least 15 feet from the 1000 East realignment right-of-way line.
 - b. *Interior Yard.* There shall be at least a ten-foot setback from each interior property line.
 - (3) *Landscaping.* The minimum depth of landscaping along the 10600 South street frontage shall be eight feet. The minimum depth of landscaping adjacent to all drive access points for the Dimple Dell Recreation Center Drive access roads shall be ten feet. Landscaping along the 1000 East Realignment shall be at least 15 feet.

(LDC 2008, § 15A-19-17; Ord. No. 17-09, 3-9-2017; Ord. No. [19-34](#), § 1(exh. A), 12-17-2019)

Mike Wilcox

From: Jared Gerber
Sent: Tuesday, April 21, 2020 2:19 PM
To: Mike Wilcox
Subject: FW: 984 East 10600 South - Code Amendment
Attachments: scan13164199.jpg.pdf

From: Adam Nash <adam@growthaid.com>
Sent: Tuesday, April 21, 2020 1:18 PM
To: Jared Gerber <jgerber@sandy.utah.gov>
Cc: Mitchell Vance <mvance@sandy.utah.gov>
Subject: 984 East 10600 South - Code Amendment

Jared,

Please let this email serve as my formal request to have the SD-Carnation Zone amended to include Drive Through Window and to decrease the overall parking requirement to 3.5 stalls per 1,000 sq ft of net retail space (not include storage or warehouse space).

One thing that must be conveyed is the fact that this property is the only property in the city that has the SD-Carnation zoning. Approving the Text change will not effect any other property in Sandy City.

The first request is to allow drive up and walkup windows.

The request complies to the land use and general plans of the community:

Pharmacy was declared a essential and critically necessary business and was ordered to stay open to serve the community.

The recent issues brought forth by the coronavirus show that a drive though window is necessary for a retail pharmacy to serve it's customers and stay in business during these incredibly difficult time.

One question that comes up is wether the change is in the public interest?

The answer is obvious. The best way to serve the community is to allow drive up windows.

The second request is to reduce the parking requirements.

The property has been overpacked ever since it was planned and developed in 2000-2005.

Big 5 has never filled the parking lot the way it is and this type of building won't because it is a retail warehouse building.

The development plan all along was for this site to have Big 5 and two additional buildings. Without the parking reduction this isn't. Possible and will leave the site substantially over parked with only two buildings, Big 5 and Jolleys.

Please schedule this request for the next available Planning Commission meeting.

Attached please find the General Development Application and Code Amendment Application.

Thank you,

Adam

Adam Nash
Land Development LLC
Growth Aid LLC-Broker
adam@growthaid.com
(801) 580-1428

ORDINANCE 20-06

AN ORDINANCE AMENDING TITLE 21 OF THE SANDY CITY MUNICIPAL CODE CHAPTER 19, “SPECIAL DEVELOPMENT (SD) DISTRICTS”, SECTION 20, “SD(CARNATION)” TO CONSIDER SEVERAL REVISIONS TO THIS SD ZONE TO ACCOMMODATE A DEVELOPMENT PROPOSAL OF THE JOLLEY PHARMACY AND MEDICAL PLAZA FACILITY; ALSO PROVIDING A SAVING CLAUSE AND EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, a request has been made to amend Title 21 of the Sandy City Municipal Code (formerly Title 15A of the Revised Ordinances of Sandy City), Chapter 19, “Special Development (SD) District”, Section 20, “SD(Carnation)” to consider several revisions to this SD Zone to accommodate a development proposal of the Jolley Pharmacy and Medical Plaza Facility; and

WHEREAS, the Planning Commission held a public hearing on June 4, 2020 which meeting was preceded by notice by publication in the Salt Lake Tribune on May 21, 2020, and by posting in Sandy City Hall, the Sandy City Parks & Recreation Building, Salt Lake County Library – Sandy, on the Sandy City Website – <http://www.sandy.utah.gov>, and the Utah Public Notice Website – <http://pmn.utah.gov> on May 15, 2020; and

WHEREAS, following the public hearing before the Planning Commission, the Commission recommended the amendment to the City Council; and

WHEREAS, a public meeting was held by the Sandy City Council on July 7, 2020 to consider adoption of the proposed amendment; and

WHEREAS, the City Council has been given specific authority in Title 10, Chapter 9a, Utah Code Ann. to adopt land use regulations to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures, and the uses of land; and

WHEREAS, the State legislature has granted welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the City to pass ordinances which are reasonable and appropriate to the objectives of that power, i.e., providing for the public safety, health, morals, and welfare; and

WHEREAS, the forgoing legitimate governmental objectives are achieved by reasonable means, in that any adverse impact on private property value or use has been carefully balanced against the corresponding gain to the public; and the regulations have been calculated, on recommendation of City planning staff to permit property owners to beneficially use their properties for the practical purposes to which the property is reasonably adaptable; and procedures have been established by the Land Development Code and Utah Code Ann. Whereby appeals can be heard and decided if it is alleged that there is legislative or administrative error, or where a special exception or variance to the ordinance is required.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Sandy City, State of Utah, as follows:

Section 1. Amendment. Title 21 is amended as shown on **Exhibit “__”**, which is attached hereto and by this reference made a part hereof.

Section 2. Severable. If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgement shall not affect, impair or invalidate the remainder of this ordinances or the application thereof to other persons and circumstances, but shall be confined in its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted of such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section 3. Effective. This ordinance shall become effective up on publication of a summary thereof.

PASSED AND APPROVED this ____ day of _____, 2020.

Kristin Coleman-Nicholl, Sandy City Council

ATTEST:

City Recorder

PRESENTED to the Mayor of Sandy City for his approval this ____ day of _____, 2020.

APPROVED this ____ day of _____, 2020.

Kurt Bradburn, Mayor

ATTEST:

City Recorder

PUBLISHED this ____ day of _____, 2020.



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, June 4, 2020

6:15 PM

On-line meeting

Meeting procedures are found at the end of this agenda.

The June 4, 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 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/88575038835>

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: 885 7503 8835

Webinar Password: 819205

FIELD TRIP

[20-172](#)

Field trip for Planning Commission members

Attachments: [6-4-20 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 Michael Christopherson
Commissioner Cameron Duncan
Commissioner Daniel Schoenfeld
- Absent** 2 - Commissioner Jeff Lovell
Commissioner NH Rather

Public Meeting Items

1. [CUP-05-20-5](#) Hunt Accessory Apartment (Conditional Use Permit)
[854](#) 10069 S. Rockview Dr.
[Community #21- Falcon Hill]

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

Claire Hague presented this item to the Planning Commission.

Elwin Hunt further presented this item to the Planning Commission.

Michael Christopherson asked if the applicant had read and was comfortable with the staff report.

Elwin Hunt said yes.

Cameron Duncan asked if the applicant was going to be using 100% of the basement and about the layout.

Elwin Hunt explained that they were using the entire basement and further explained the layout design.

Michael Christopherson opened this item to public comment.

Steve Van Maren is in favor of the reduced square footage in the staff report.

Michael Christopherson closed this item to public comment.

Monica Collard thought that the accessory apartment was a good size.

A motion was made by Monica Collard, seconded by Ron Mortimer that the Planning Commission approve a Conditional Use Permit for Lynette and Elwin Hunt to allow for an 1207 square foot accessory apartment on the property located at 10069 S. Rockview Dr. based of the three findings and four conditions detailed in the staff report.

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

Absent: 2 - Jeff Lovell
NH Rather

2. [CUP-05-20-5](#) Haislip Accessory Structure (Conditional Use - Increased square footage, height, and setback waiver)
[849](#) 801 E. Silver Sage Dr.
[Community #12]

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

Claire Hague presented this item to the Planning Commission.

Michael Christopherson asked for clarification on what is allowed and the setback waiver in the staff report.

Claire Hague explained what the applicant is allowed by right and explained the different requests.

Jason Haislip, the applicant, further presented this item to the Planning Commission.

Michael Christopherson asked if the applicant had read and was comfortable with the staff report.

Jason Haislip explained that he was.

Monica Collard asked if there was a second accessory structure on the property and if it will be removed once the new one is approved.

Jason Haislip said yes and that once the new one is built the old one will be taken down.

Jamie Tsandes asked if the proposed structure will be primarily for storage.

Jason Haislip explained that the only purpose is for storage of his RV and other storage items.

Cameron Duncan asked about the trees and if the project will impact them or if they need to be removed.

Michael Christopherson clarified the location of the structure.

Michael Christopherson opened this item to public comment.

Steve Van Maren is concerned about the setback requirements and think they should only allow for a six-foot waiver.

Kate Shoenhalls is opposed to this item and has concerns about the run-off mitigation, if they will be allowed to use it for other activities and construction hurting or destroying the roots of the mature trees in her back yard behind the proposed structure.

Michael Christopherson closed this item to public comment.

Claire Hague responded to the public comment's questions.

Brian McCuiston said the city has an urban forester that could look at the trees, depending on the motion.

Michael Christopherson asked Darien Alcorn where that consideration fits with the power the Planning Commission has.

Dave Bromley asked about the concerns for the storm water run-off mitigation.

James Sorenson explained that the City code requires the property owners to maintain and store all storm water on the property.

Darien Alcorn, City Attorney, explained that if there is an impact that needs to be mitigated then a condition needs to be added in order to mitigate the impact which would be the comparison of the three-foot wavier and the six-foot wavier.

Michael Christopherson asked if the property owners have a duty to protect and preserve the neighbors tree roots or are the setbacks designed to account for that anyway.

Darien Alcorn explained that it would be hard to determine but as a private property owner you do have obligations to adjacent private property owners.

Jason Hailslip further responded to questions.

Michael Christopherson re-opened this item to public comment.

Linda, Kates Shoenhalls neighbor, had concerns about bad code/code violations and height of the structure.

Michael Christopherson reclosed this item to public comment.

Daniel Schoenfeld is comfortable with the height and square footage but thinks no wavier should be given and the applicant should stay with the nine-foot setback.

Monica Collard explained that she is having a hard time with the setback waiver for both side and rear and asked about the height of the neighboring trees and if they are putting in a concrete pad or if one is already there.

Cameron Duncan explained that the trees look about thirty or forty feet tall.

Monica Collard said she would be comfortable with a setback wavier but nothing less than six feet.

Dave Bromley said with neighbors opposed he is not comfortable with the setbacks of three feet but is okay with the height of the structure.

Cameron Duncan is okay with the size but does think that they should have to stick with the nine-foot setback.

Dave Bromley asked if they could do a motion where they allow the height but have the setback wavier be between six to nine feet, that way the applicant has some leeway in the placement of the structure.

Jamie Tsandes explained that someone has the right to trim or cut roots of a tree if it encroaches on their property and thinks that in the motion there needs to be a condition that an arborist must be hired to clean cut the roots.

Michael Christopherson asked if they have that ability if they are not allowing a setback

wavier.

Darien Alcorn clarified that when looking at a CUP that is larger or taller, often the consideration of nearby foliage is taken into consideration when deciding what the impact is and if it is being mitigated.

Dave Bromley thinks that the neighbors who are concerned about the height and setbacks are to the north and behind the property, so the Planning Commission could impose a setback waiver on the west side to have better functional access to the garage.

A motion was made by Jamie Tsandes, seconded by Daniel Schoenfeld that the Planning Commission approve a Conditional Use Permit for Jason Haislip for the property located at 801 E. Silver Sage Dr. to allow for an accessory structure as described in the application materials based on the findings and five conditions and condition six be modified as follows:

6. To not allow a rear setback waiver and the side setback be as low as three feet but not closer than three feet to the west property line.

And included an additional condition as follows:

7. That the property owner hires an arborist during construction to make sure the tree roots and branches are clean cut, protected, not ripped.

Yes: 6 - Dave Bromley
Monica Collard
Ron Mortimer
Jamie Tsandes
Michael Christopherson
Daniel Schoenfeld

No: 1 - Cameron Duncan

Absent: 2 - Jeff Lovell
NH Rather

Public Hearing Items

3. [CODE-04-20-5844 PC](#) Jolley Pharmacy (2nd Request) - Proposed Amendments to the SD(Carnation) Zone
Amend Title 21, Chapter 19 - Special Development (SD) Districts, Section 20 - SD(Carnation), of the Sandy Municipal Code

Attachments: [Staff Report.pdf](#)

[Exhibit A.pdf](#)

[Exhibit B.pdf](#)

Michael Wilcox presented this item to the Planning Commission.

Michael Christopherson clarified exhibit between exhibit A and exhibit B.

Michael Christopherson opened this item to public comment.

Steve Van Maren explained that he is in favor for the drive-up window but not for the parking reduction and recommended having signs for no idling while in line.

Cassandra Shaw Myers is in favor for both window and parking reduction.

Michael Christopherson closed this item to public comment.

Monica Collard said she is okay with parking reduction.

Ron Mortimer thinks the parking reduction is fine.

Dave Bromley explained that he's okay with it but doesn't think that they have a reason to justify it.

Michael Christopherson explained that the Planning Commission hasn't approved parking reductions for other businesses that have a walk-up window in the past, so approving this would be a unique parking requirement waiver.

Michael Wilcox clarified that it would be all businesses in that specific zone because it is a code change and would not just be limited to Jolley Pharmacy.

Michael Christopherson asked for further clarification.

Mike Wilcox further explained the zone and code change.

Jamie Tsandes asked how much the reduction would be.

Mike Wilcox clarified that it would be reduced by 1.5 and net retail footage verses gross square footage.

Ron Mortimer explained that this request is one small unique SD Zone. We should be helping it, not making it harder.

Michael Christopherson said that the retail impact is small because they are a compounding pharmacy, but in the future if the business were to move, would the Planning Commission be okay or want a different business to have that parking reduction.

Dave Bromley agrees with Ron but has concerns about future business and adequate parking.

Ron Mortimer is open to Exhibit A, but just wanted to make a point that this site has been struggling for a long time.

A motion was made by Dave Bromley, 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 "B" for the two reasons listed in the staff report.

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

Absent: 2 - Jeff Lovell
NH Rather

4. [ZONE-03-20-5825](#) Orchards at Farnsworth Farms Rezone
11228 S. 700 E. from R-1-40A to PUD (12)
[Community #11 - Crescent]

Attachments: [Staff report, zoning map and conceptual plan.pdf](#)
[Neighborhood Meeting Summary \(5.18.20\)](#)
[Emails Received \(5.22.20-5.28.20\)](#)
[Emails Received \(5.29.20-6.4.20\)](#)
[Traffic Impact Study \(6.4.20\)](#)

Jake Warner presented this item to the Planning Commission.

Nate Shipp and Joe Salsberry, the applicants, further presented this item to the Planning Commission.

Josh Gibbons representing Ryan Hales, presented the traffic study.

Michael Christopherson opened this item to public comment.

Brook McElmurry has concerns about traffic flow during school hours, also the view from the homes on the west side of the development, overcrowding of schools and high density does not fit in the neighborhood.

Shane Duffin, also representing Nick Wright, are both in favor of the item

Mark Ciullo is in favor for the item and is disappointed that presentation was theory of the end product and not about the rezone itself.

Don Cann explained the history of the site and has concerns about the traffic on 700 East.

Jody Hadfield is concerned on traffic on 700 East and would like to see R-1-8 or R-1-10 zones.

Adam and Jessica Clayton have questions about gates and where visitors of residents will be parking, and if the housing is affordable.

Tyler Herd in favor of development in the area but not a PUD zone. Would like to see any R zone and has concerns about the traffic impact of 700 East.

John Annunziata thinks that applicant should re-evaluate traffic study but is in favor of the item.

Dan Nelson is concerned on water pressure and the development effecting the surrounds neighborhoods.

Laura Lunceford thinks that this item effects more than the 500 foot radius for notices, PUD zones are a nightmare and she is concerned about all the parking ending up on the street. Gates create traffic backup, and she would like to see less density.

Susan Wittig had questions about the children study; turn lanes on 700 East; all the concern is for the west side but no concern for the north side; an 8 foot fence needs to be

done on the north side; and wanted to know how big the town homes will be.

Ashley Rasmussen agreed that this item has too much density and would like to see something lower. School study is low and needs to be looked at again.

Katie Atkinson not in favor of this item and would like to see a traffic projection that also includes the traffic for the Challenger school impacting the traffic on 700 East and the PUD zone.

Scott Fielding said that more people should be considered as being affected; is worried about the traffic and the children walking to school; the safety and the bottle neck traffic going into Draper and would like to see a lower density project.

Leo Farnsworth owner of the property is in favor of this item and would like to see the PUD Zone.

Lucy Ortega is concerned about traffic and crime and feels the project is not the same character of Sandy City.

Jody Hadfield asked if the traffic study included the three streets that all come out onto 700 East.

Rick Hoffmann will have five new neighbors and is against high density, okay with smaller development. More neighbors to the south should be considered as affected people. This is the Zone meeting not the concept plan.

Michael Christopherson closed this item to public comment.

Daniel Schoenfeld asked about traffic study.

Jake Warner clarified that it was not required but done by the development team.

Monica Collard explained that this project is beautiful but doesn't think it's right for the land and the density might be too high.

Daniel Schoenfeld is concerned about the zoning, traffic and parking for the surrounding the neighborhood.

Ron Mortimer shared that he thought the traffic would not be super noticeable, but the density is too much.

Cameron Duncan empathizes with citizens and their worries for traffic and thinks the density might be too high.

Daniel Schoenfeld asked if they should table and have them come back or just not recommend this item to the City Council.

Michael Christopherson explained that tabling the item wont change anything on the project and that it is just a positive or negative recommendation.

James Sorensen clarified that either way the applicant can take it to the City Council and that the Planning Commission is just making a recommendation.

Dave Bromley explained that he is concerned about the density, but the product is very

nice, PUD Zones would be fine but with a reduced number of units

Jamie Tsandes likes the project and thinks it looks great but agrees it is too dense for the area.

Michael Christopherson expressed that he is in favor of the proposed density of the project and thinks that Sandy City needs high density housing.

Dave Bromley agrees that Sandy could use more high-density housing but thinks it would be more applicable closer to the freeway.

A motion was made by Monica Collard, seconded by Daniel Schoenfeld that the Planning Commission forward a negative recommendation to the City Council to deny the zone change from R-1-40A to PUD (12).

Yes: 6 - Dave Bromley
Monica Collard
Ron Mortimer
Jamie Tsandes
Cameron Duncan
Daniel Schoenfeld

No: 1 - Michael Christopherson

Absent: 2 - Jeff Lovell
NH Rather

Administrative Business

1. [20-173](#) Planning Commission minutes from 5.21.20

Attachments: [PC Minutes 05.21.2020 \(DRAFT\).pdf](#)

A motion was made by Dave Bromley, seconded by Monica Collard that the Planning Commission approve the meeting minutes for 05.21.2020

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

Absent: 2 - Jeff Lovell
NH Rather

Sandy City Development Report

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 #: 20-225, **Version:** 1

Date: 7/7/2020

Election of City Council Chair and Vice Chair for June 7, 2020 through the first regularly scheduled City Council meeting in January of 2021.