



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, September 3, 2020

6:15 PM

On-line meeting

Meeting procedures are found at the end of this agenda.

Electronic Meeting Only

Sandy City Planning Commission Chair Statement:

In accordance with, Utah Code 52-4-207(4) Open and Public Meeting Act, I have determined that to protect the health and welfare of Sandy citizens, an in person Planning Commission meeting, including attendance by the public and the Planning Commission is not practical or prudent.

Considering the continued rise of COVID-19 case counts in Utah, meeting in an anchor location presents substantial risk to the health and safety of those in attendance because physical distancing measures may be difficult to maintain in the Sandy City Council Chambers.

The Center for Disease Control states that COVID-19 is easily spread from person to person between people who are in close contact with one another. The spread is through respiratory droplets when an infected person coughs, sneezes or talks and may be spread by people who are non-symptomatic.

It is my intent to safeguard the lives of Sandy residents, business owners, employees and commission members by meeting remotely through electronic means without an anchor location.

Community Development staff are hereby authorized and directed to include a copy of the above notice with each Planning Commission agenda.

Jamie Tsandes, Chair
Sandy City Planning Commission

The September 3, 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:

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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: 872 2938 3705

Webinar Password: 759284

FIELD TRIP

[20-292](#)

Field trip map

Attachments:

[Map for 9.3.2020.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Public Hearing Item

1. [ZONE-07-20-5877\(PC\)](#) Copper Creek Rezone
1368 E. Copper Creek Road from CN and R-1-8 to RM (12)
[Community #16 - Falcon Park]

Attachments:

[Staff report.pdf](#)

[Concept Plan \(7.28.20\).pdf](#)

[Neighborhood Meeting Summary \(8/13/20\).pdf](#)

Administrative Business

1. [20-293](#) Planning Commission minutes from 8.20.2020 (Draft)

Attachments:

[PC Minutes 08.20.2020 \(DRAFT\).pdf](#)

2. Sandy City Development Report
3. Director's Report

Adjournment

Meeting Procedure

1. Staff Introduction
2. Developer/Project Applicant presentation
3. Staff Presentation
4. Open Public Comment (if item has been noticed to the public)
5. Close Public Comment
6. Planning Commission Deliberation
7. Planning Commission Motion

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Sandy City, Utah

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Staff Report

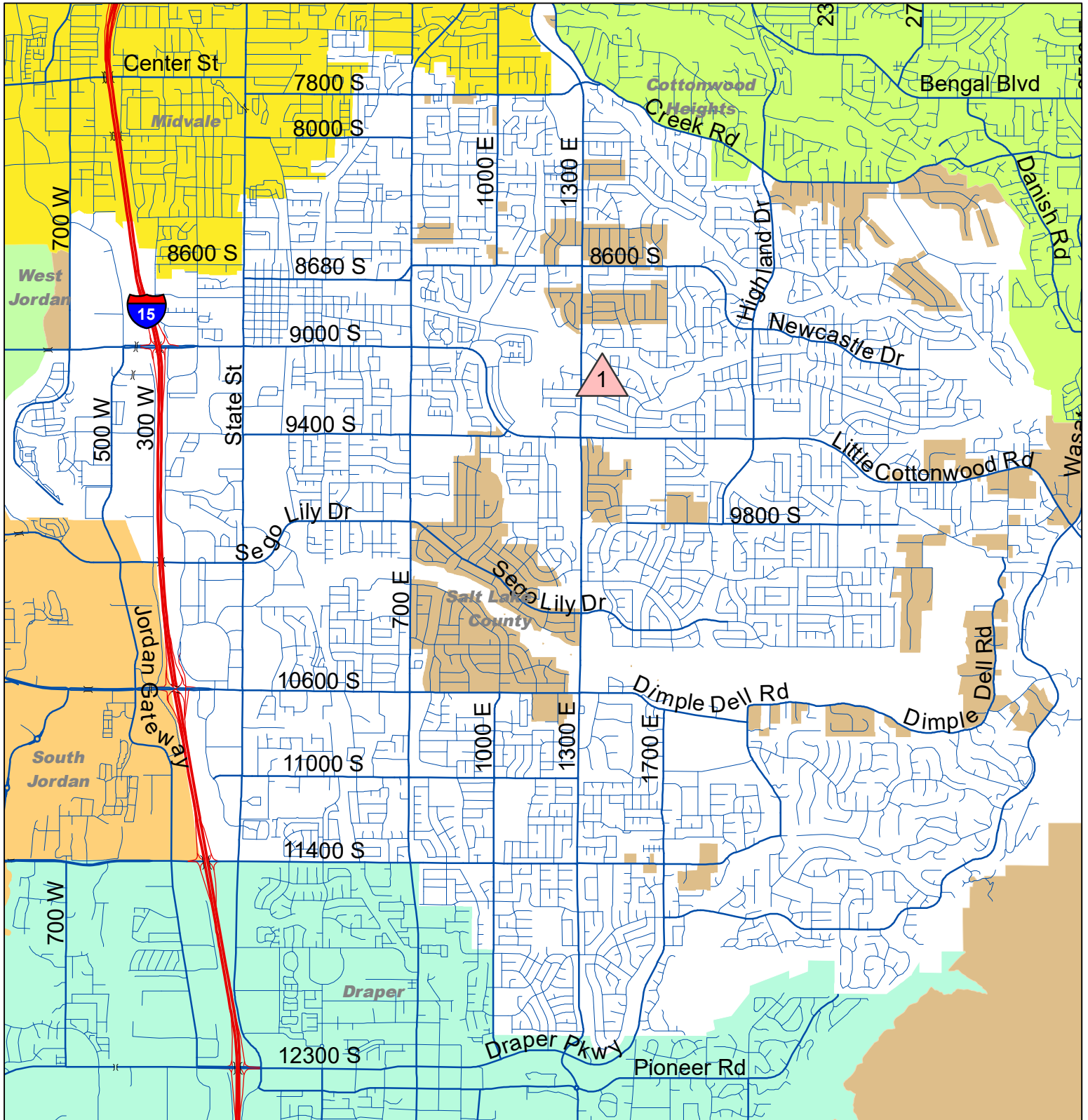
File #: 20-292, **Version:** 1

Date: 9/3/2020


Field trip map


Planning Commission Field Trip

September 3, 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 20 09/03 2 Miles





Staff Report

File #:
ZONE-07-20-5877(PC),
Version: 1

Date: 9/3/2020

Agenda Item Title:

Copper Creek Rezone
1368 E. Copper Creek Road from CN and R-1-8 to RM (12)
[Community #16 - Falcon Park]

Presenter:

Jake Warner

Description/Background:

Marco Diaz has submitted an application on behalf of Utah Development Group (Applicant) for a zone change of 1.02 acres located at 1368 E. Copper Creek Road from the CN ("Planned Center-Neighborhood District") and R-1-8 Zone ("Single Family Residential District") to the RM (12) Zone ("Residential Multi-Family District"). The Applicant has also submitted a concept plan. The concept plan shows 6 twin home buildings (12 units) on the subject property.

Fiscal Impact:

At the requested density, it is likely that the proposed subdivision would generate revenues to the City that would exceed expenses of the City.

Further action to be taken:

The action requested by the Application is a rezone, a legislative item, being presented to the Planning Commission for recommendation to the City Council. The City Council will make the final determination regarding the Application.

Recommended Action and/or Suggested Motion:

Alternatives:

1. Recommend that the City Council approve the zone change from CN and R-1-8 to RM (12).
2. Recommend that the City Council not approve the zone change from CN and R-1-8 to RM (12).
3. Table the decision for a future meeting.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

September 3, 2020

To: Planning Commission
From: Community Development Department
Subject: Copper Creek Rezone
CN & R-1-8 to RM (12)
1368 E. Copper Creek Road
[Community #16, Falcon Park]

ZONE-07-20-5877
1.02 Acres

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area, on public websites, and in the newspaper.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
S72-35	Silvercrest Park 1 (2/18/1972) – 11.95 acres
GG-41	GG-41 Annexation (3/12/1969) – 881.57 acres

REQUEST

Marco Diaz has submitted an application on behalf of Utah Development Group (Applicant) for a zone change of approximately 1.02 acres located at approximately 1368 E. Copper Creek Road (Property) from the CN (Planned Center-Neighborhood District) and R-1-8 Zone (Single Family Residential District) to the RM (12) (Residential Multi-Family District).

BACKGROUND

The subject property includes one parcel that is split-zoned (CN and R-1-8), and located on the corner of Copper Creek Road and 1380 E. An existing building on the property has most recently been used as a reception center.

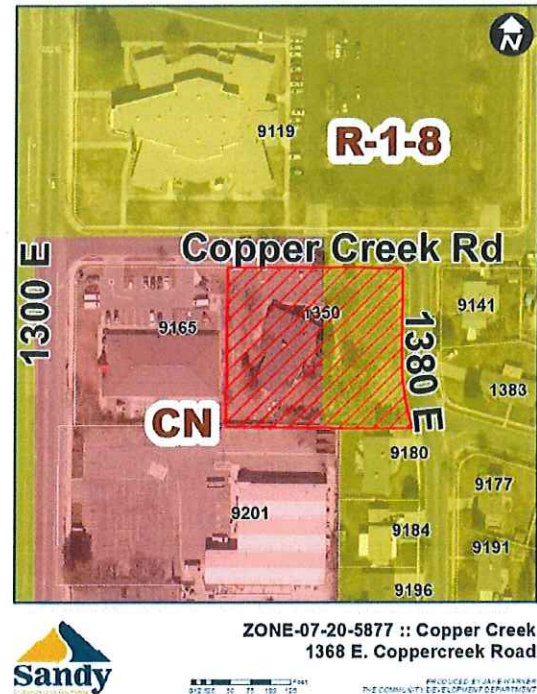


ZONE-07-20-5877 :: Copper Creek
1368 E. Coppercreek Road

The zoning designation (and existing land use) of the surrounding properties are as follows:

- North: R-1-8 (Copper Creek Road, church building)
- East: R-1-8 (1380 E., Silvercrest Park Subdivision)
- South: CN (church building)
- West: CN (day care)

The Applicant submitted a concept plan with the Application. The version (7/20/20) of the concept plan provided to City staff depicts 6 twin home buildings (12 units) replacing the existing building. Eight of the units are shown to access Copper Creek Road and 4 units accessing 1380 E. The final layout is ultimately subject to compliance with the Development Code upon a full review of a complete set of plans by City staff as part of a future application for a subdivision/site plan.



The Application was presented in a neighborhood meeting held by Zoom Webinar on Aug. 13, 2020. The meeting was attended by a total of 17 attendees. A summary of the meeting is attached.

FACTS AND FINDINGS

- The Property is adjacent to both Copper Creek Road and 1380 E. Both streets are City streets.
- The RM Zone (Development Code §21-20-08) includes, among others, the following requirements:
 - Setbacks:
 - A minimum of 20' from a public right-of-way.
 - For developments over 1 acre, the side setback shall be determined by the Planning Commission.
 - For developments over 1 acre, the rear setback shall be determined by the Director.
 - Height: Buildings shall be no higher than 35'.
 - Landscaping:
 - In no case shall the front yard landscaping be less than 20'.
 - For property lines other than the front property line, a minimum 5' landscaped buffer shall be provided.
- The Sandy City General Plan contains applicable goals and policies, including the following:

LAND USE

- *Goal 1.0 – Provide for orderly and efficient development which will be compatible with the natural and built environment*

- Goal 1.1 – Encourage new growth where vacant land already is served by public utilities.

HOUSING ELEMENT

- Goal 1.1 – Develop infill options that complement existing housing stock and neighborhood characteristics.
- Goal 1.4 – Ensure a range of housing options to accommodate an aging population and growth trends.

GROWTH PRINCIPLES

- Policy 1.1 – Promote redevelopment to better utilize existing infrastructure.
- Policy 1.3 – Promote compact development consistent with market demand.

APPENDIX O: SANDY CITY 1300 EAST CORRIDOR STUDY SUMMARY

While the Study specifically focused on properties that directly access 1300 E., the Recommendation section includes the following:

- “The nature of the use, impacts, hours of operation, scale, setback, and residential interface are important when considering compatible uses that should be approved within the area described.”
- “Low Density PUD (garden style or Townhouse at 6-8 units per acre)” is included among a list of recommended uses.
- “The RM (Residential Multiple) Zone and the PO (Professional Office) could still be used but in cases where more intense development is appropriate and will not adversely affect nearby neighborhoods.”

CONCLUSIONS

- The Planning Commission makes recommendation to the City Council regarding zoning amendments to “regulate the use and development of land within all or any part of the area of the City.” (Development Code of Sandy City 2008, 21-5-3(a)(1))
- As with all new development, particularly infill development, any development of the Property will impact and be impacted by surrounding properties.
- The land use of the subject property, being that the property is located between commercial uses and single family detached residential, could assist in transitioning and buffering between the different uses of the adjacent properties.

ATTACHMENTS

- Concept Plan (7/20/20)
- Neighborhood Meeting Summary (8/13/20)

Planner:


Jake Warner

Long Range Planning Manager

Reviewed by:


Brian McCuiston
Planning Director





Neighborhood Meeting Summary – Community #16

Date: 8.13.20

Location: Zoom Meeting

Community #/Name: #16 / Falcon Park

Community Coordinator: None

Project Name: The Copper Creek Rezone

Number of Attendees: 17

Applicants: Utah Development Group Marco Diaz

Number of Invitees: 85

Length of Meeting: 90 minutes

Notice Radius: 500 ft.

Project Description: Rezone of approximately 1.02 acres located at 1368 E. Copper Creek Road.

The Applicant is requesting the RM (12) Zone. Proposed concept residential 12 units in the form of 6 twin homes.

Community Comments:

1. Most participants in favor of development.
2. Would like to keep the trees if possible.
3. Would like HOA to maintain the property.
4. Owner occupied, not rentals.
5. Prefer Single story / less units.
6. Traffic concerns & safety concerns.
 - i. Requesting a traffic study.
 - ii. Guest parking on the street.
 - iii. Would like to request a prohibited street parking.
 - iv. Concerns over driveways causing congestion next to a stop sign.
 - v. Driveways interfere with bus stops
7. Upset that this project is not in line with the master plan.



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Staff Report

File #: 20-293, **Version:** 1

Date: 9/3/2020

Planning Commission minutes from 8.20.2020 (Draft)



Sandy City, Utah

10000 Centennial Parkway
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Meeting Minutes

Planning Commission

Dave Bromley
Michael Christopherson
Monica Collard
Ron Mortimer
Jamie Tsandes
Cameron Duncan
Jeff Lovell
NH Rather (Alternate)
Daniel Schoenfeld (Alternate)

Thursday, August 20, 2020

6:15 PM

On-line meeting

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The August 20, 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.

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+1 301 715 8592

Webinar ID: 851 9449 9165

Webinar Password: 954424

[20-272](#)

Field trip map for August 20, 2020

Attachments: [Map for 8-20-2020.pdf](#)

6:15 PM REGULAR SESSION

Roll Call

- Present** 7 - Commissioner Dave Bromley
Commissioner Ron Mortimer
Commissioner Jamie Tsandes
Commissioner Michael Christopherson
Commissioner Jeff Lovell
Commissioner NH Rather
Commissioner Daniel Schoenfeld
- Absent** 2 - Commissioner Monica Collard
Commissioner Cameron Duncan

Welcome

Pledge of Allegiance

Introductions

Public Meeting Items

1. [SPR-03-20-5](#) Dr. Kirk Moore Solar Carports Addition (Modified Site Plan Review)
[816](#) 7535 S. Union Park Avenue
[Community #6 - High Point]

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

Doug Wheelwright presented this item to the Planning Commission.

Kirk Moore further presented this item to the Planning Commission.

Jamie Tsandes asked if the applicant had read and was comfortable with the staff report.

Kirk Moore explained that he was and would also like to add lighting under the carports.

Jamie Tsandes opened this item to public comment.

Jamie Tsandes closed this item to public comment.

A motion was made by Dave Bromley, seconded by Michael Christopherson that the Planning Commission determine that preliminary site plan review is complete and that the proposed carport structures are approved, based on the two findings and subject to the five conditions detailed in the staff report.

- Yes:** 7 - Dave Bromley
Ron Mortimer
Jamie Tsandes
Michael Christopherson
Jeff Lovell
NH Rather
Daniel Schoenfeld

- Absent:** 2 - Monica Collard
Cameron Duncan

2. [CUP-07-20-5](#) Richardson Accessory Apartment (Conditional Use Permit)
[881](#) 1899 E. Summer Meadow Cir.
[Community #25 - The Bluff]

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

Claire Hague presented this item to the Planning Commission.

Jamie Tsandes opened this item to public comment.

Jim Edwards is in favor of this item.

Jamie Tsandes closed this item to public comment.

A motion was made by Michael Christopherson, seconded by Jeff Lovell that the Planning Commission approve a Conditional Use Permit for Brian and Susan Richardson to allow for an 920 square foot accessory apartment on the property located at 1899 E. Summer Meadows Cir. based on the two findings and subject to the four conditions detailed in the staff report.

Yes: 7 - Dave Bromley
Ron Mortimer
Jamie Tsandes
Michael Christopherson
Jeff Lovell
NH Rather
Daniel Schoenfeld

Absent: 2 - Monica Collard
Cameron Duncan

3. [SPR-06-20-5](#) Challenger School Sandy (Preliminary Site Plan Review)
[869](#) 10670 S. 700 E.
[Community #11 - Crescent]

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

[Site & Grading Plans.pdf](#)

[Building Renderings.pdf](#)

[Building Elevations.pdf](#)

Craig Evans presented this item to the Planning Commission.

Matt Cooper, the applicant, further presented this item to the Planning Commission.

Craig Evans clarified eight-foot masonry wall between the different zones. There is a proposed five-foot retaining wall along the northwest property line. This would result in an eight-foot wall on top of this retaining wall.

Jamie Tsandes asked if there would be residents along the new wall.

Craig Evans explained that it would only be one or two.

Dave Bromley asked if there are also residents along the north end where the five-foot rock wall is.

Craig Evans explained that there would be a few impacted by that wall.

James Sorensen explained where the property lines are and who would be impacted by the wall.

Dave Bromley asked if the Planning Commission needed to provide more flexibility in the motion if the residents would prefer a smaller wall opposed to a thirteen-foot wall behind them.

Craig Evans explained that if the residents did want that now would be the time to bring it up to work what the appropriate height of the wall would be.

Dave Bromley asked if 100% of the residents impacted would need to agree or a majority.

Craig Evans clarified that the adjacent residents would need to be the ones that request a lower wall.

James Sorensen clarified that if one person's requests the lower wall then the Planning Commission may consider the request for the entire wall.

Jamie Tsandes asked that if no one requests the modification during the meeting than the Planning Commission could not change the requirement.

Craig Evans said yes.

Matt Cooper explained that they do not have a problem lowering the fence but would need adequate notice to make the change for building permit requirements.

Craig Evans explained that it is possible that the neighbors are not here for the meeting or did not realize that request could be made, so the Planning Commission could add a condition in the motion that if any residents come forward with in a certain time, it could be worked out with city staff or be required to come back to the Planning Commission.

Jamie Tsandes asked if the residents would have to be notified all over again or is it just something, we would allow additional time for with this noticed meeting.

Dave Bromley recommended that if the applicant wants to lower the wall, they should be able to once they connect with adjacent residents.

Matt Cooper explained that they do not have an objective to lower the wall but are just trying to understand what the wall requirement is going to be.

James Sorensen explained that it would be good to have Ryan Kump, the City Engineer to discuss and see if he would be okay with the wall being lowered.

Jamie Tsandes opened this item to public comment.

Steve George asked about the retaining wall and if it will be five-feet at grade or above grade and if it will connect to eight-foot wall and has concerns about retaining water.

Reed Stallings had questions about the height of the wall and has concerns about storm water and the proposed gate around Challenger to keep it safe at night.

Jamie Tsandes closed this item to public comment.

Eric Winters, engineer for the applicant clarified the storm water drainage and water retention.

Jamie Tsandes asked if the thirteen-foot wall is more visible from the resident's side or are you mostly seeing the height on the school side.

Eric Winters explained that you would see the total of thirteen feet from the neighbor's side.

Dave Bromley asked Eric about the storm water drainage and if the owner of the grounds need to do anything to maintain it to keep it functioning.

Eric Winters explained that there is a long-term storm water plan which includes yearly inspections to keep clean and unclogged.

NH Rather asked to see the cross section between the residents and challenger again and if it is through the area that the Planning Commission has been talking about.

Eric Winters clarified that the cross section is along the southern property line.

NH Rather agreed that the thirteen feet sounds excessive and would be okay with a modification to reduce the height.

Jamie Tsandes asked about changing the material of the wall.

Craig Evans explained that the material cannot be changed according to code.

Dave Bromley explained that he was comfortable with a six-foot wall if the residents would prefer that height.

Jeff Lovell expressed his agreement and asked if that could be done by modifying condition four in the staff report.

Dave Bromley explained he wasn't sure how to modify it or if we need an official request from the adjacent residents.

Jamie Tsandes asked if the resident that made a comment to lower the height was an adjacent neighbor.

James Sorensen said that he was.

Dave Bromley expressed that he thought the one resident who backs the fence should be contacted and decided if they want the height of the wall reduced.

A motion was made by Michael Christopherson, seconded by Dave Bromley that the Planning Commission determine preliminary site plan review is complete for the Challenger School Sandy project based on the three findings and subject to the thirteen conditions outlined in the staff report with a modification of the fourth condition as follows:

4: That an eight-foot masonry wall be constructed along the length of the west property line where no retaining wall is present and that a minimum of six-foot masonry wall be constructed along the portion of the boundary where a retaining wall is present, subject to confirmation and discussion of the exact height based on coordinating with the adjacent residents the overall height, appearance and purpose of that wall.

Yes: 6 - Dave Bromley
Jamie Tsandes
Michael Christopherson
Jeff Lovell
NH Rather
Daniel Schoenfeld

Absent: 3 - Monica Collard
Ron Mortimer
Cameron Duncan

4. [CUP-07-20-5](#) Challenger School Sandy (Conditional Use Permit)
[883](#) 10670 S. 700 E.
[Community #11 - Crescent]

Attachments: [Staff report and maps.pdf](#)

See previous item comments.

A motion was made by Dave Bromley, Seconded by Daniel Schoenfeld that the Planning Commission grant the Conditional Use request to allow "School, private or quasi-public" land use, based on the staff report, the staff findings 1 to 15 in the analysis of the Conditional Use Standards and the three additional findings listed below and subject to the following three conditions also detailed in the staff report.

Yes: 6 - Dave Bromley
Jamie Tsandes
Michael Christopherson
Jeff Lovell
NH Rather
Daniel Schoenfeld

Absent: 3 - Monica Collard
Ron Mortimer
Cameron Duncan

Administrative Business

1. [20-273](#) Planning Commission meeting minutes from 8.6.2020 (Draft)

Attachments: [PC Minutes 08.06.2020 \(DRAFT\)](#)

A motion was made by Jeff Lovell, seconded by Michael Christopherson to approve the meeting minutes for 08.06.2020

2. Sandy City Development Report
3. Director's Report

Adjournment

A unanimous motion was made to adjourn.

DRAFT

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