



# 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)*

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**Thursday, November 5, 2020**

**6:15 PM**

**On-line Meeting**

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Meeting procedures are found at the end of this agenda.

Electronic Meeting

Planning Commission Chairman Statement

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

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

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

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

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

Jamie Tsandes, Chair  
Sandy City Planning Commission

The November 5, 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](mailto: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/82397789137>

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: 823 9778 9137

Webinar Password: 224290

## FIELD TRIP

[20-381](#)

Field trip for 11-5-2020

Attachments:

[Map for 11-5-2020.pdf](#)

## 6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

## Public Hearing Item

1. [ZONE-03-20-5825\(PC2\)](#) Orchards at Farnsworth Farms Rezone (amended)  
11228 S. 700 E. from R-1-40A to PUD(10)  
[Community #11 - Crescent]

Attachments:

[Planning Commission Staff Report.pdf](#)

[Emails Received \(10.21.20-10.23.20\).pdf](#)

## Administrative Business

1. [20-382](#) Planning Commission minutes 10.15.2020 (Draft)

Attachments:

[PC Minutes 10.15.2020 \(DRAFT\).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

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

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**File #:** 20-381, **Version:** 1

**Date:** 11/5/2020

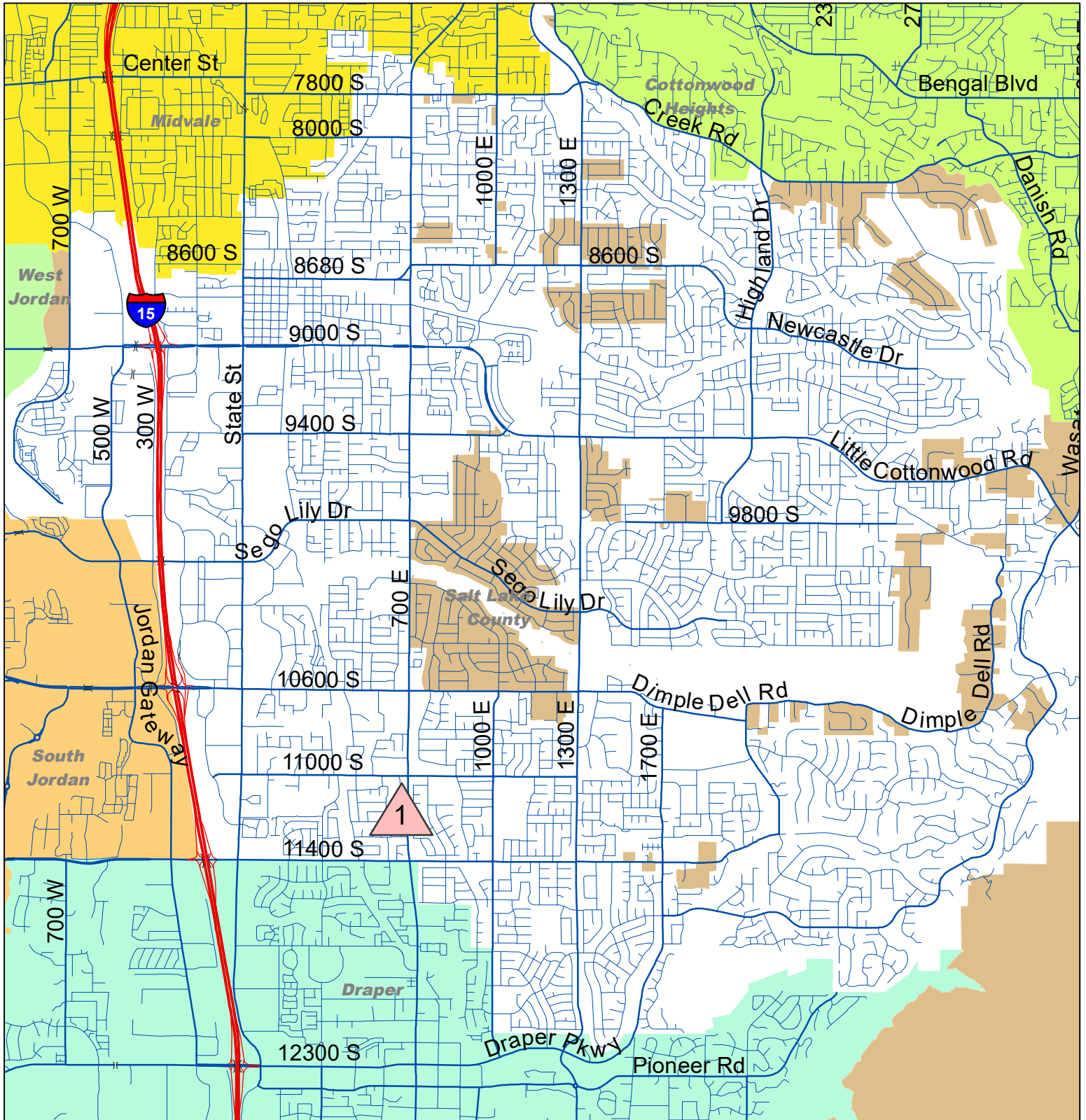
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Field trip for 11-5-2020





# Planning Commission Field Trip

## November 5, 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 33 11/05 2 Miles





## Staff Report

**File #:**  
ZONE-03-20-5825(PC2),  
**Version:** 1

**Date:** 11/5/2020

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### Agenda Item Title:

Orchards at Farnsworth Farms Rezone (amended)  
11228 S. 700 E. from R-1-40A to PUD(10)  
[Community #11 - Crescent]

### Presenter:

Jake Warner

### Description/Background:

Joe Salisbury submitted an application on behalf of DAI (Applicant) for a zone change of 10.07 acres located at 11228 S. 700 E. from the R-1-40A Zone ("Single Family Residential District") to the PUD (12) Zone ("Planned Unit Development"). The Applicant also submitted a concept plan showing 116 dwelling units, which would be a density of 11.52 units per acre. The Application was presented in a neighborhood meeting on May 18, 2020 and to the Planning Commission, in a public hearing, on June 4, 2020. Following the Planning Commission meeting, the Applicant revised the concept plan, in response to input received regarding density, by reducing the total number of units to 96 units. The density of the revised concept plan is 9.53 units per acre. The Application was presented to the City Council on October 13, 2020. The Applicant presented the revised concept plan to the City Council. By a vote of 4-3, the City Council remanded to the Application back to the Planning Commission to consider a potential zone change to the PUD(10), rather than a PUD(12), with the revised concept plan.

### Fiscal Impact:

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

### Further action to be taken:

The Application is being returned to the Planning Commission per a City Council motion. The Application is a rezone, a legislative item, being presented to the Planning Commission for a recommendation, based on an amendment to the zone requested in the original application, to be sent back to the City Council. The City Council will consider the Planning Commission's recommendation, and 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 R-1-40A to PUD(10).
2. Recommend that the City Council not approve the zone change from R-1-40A to PUD(10).
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

November 5, 2020

**To:** Planning Commission  
**From:** Community Development Department  
**Subject:** Orchards at Farnsworth Farms Rezone  
R-1-40A to PUD (10)  
11228 S. 700 E.  
[Community #11]

ZONE-03-20-5825  
10.07 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  |
| S04-30                | Farnsworth Farms Subdivision (7/26/2005) – 23.0 acres |
| A #79-2               | Fairborn Annexation (2/13/1979) – 640.8 acres         |

### REQUEST

Joe Salisbury submitted an application on behalf of DAI (Applicant) for a zone change of approximately 10.07 acres located at approximately 11228 S. 700 E. (Property) from the R-1-40A Zone (Single Family Residential District) to the PUD (12) (Planned Unit Development). The Application was presented to the Planning Commission in a public hearing on June 4, 2020, and the Planning Commission forwarded a recommendation that the City Council not approve the Application. The City Council held a meeting on October 13, 2020 to consider the Application. The City Council passed a motion requesting that the Application be remanded the back to the Planning Commission for consideration of a zone change to PUD(10), with an associated concept plan, before a final decision is made by the City Council.



ZONE-03-20-5825 :: Orchards at Farnsworth Farms  
11228 S. 700 E.

0 100 200 300 400 500

UNOFFICIAL PRELIMINARY MAP  
FOR INFORMATIONAL PURPOSES ONLY



**BACKGROUND**

The subject property includes approximately 10.07 acres on one parcel located on 700 E. The zoning designation (and existing land use) of the surrounding properties are as follows:

- North: SD(EH) (Crescent Heights Senior Housing)
- East: R-1-8 (700 E., Altara Heights Subdivision)
- South: R-1-8 (South Valley Estates Subdivision)
- West: R-1-10 (Orchard Farms Subdivision)

The Applicant originally submitted a concept plan with the Application that showed a total of 116 dwelling units, 24 single-story twin home units and 92 townhome units. The Application was presented in a neighborhood meeting held by Zoom Webinar on May 18, 2020. A public hearing was held for the Application by the Planning Commission on June 4, 2020. By a vote of 6-1, the Planning Commission forwarded a recommendation that the City Council not approve the Application.

The Application was presented to the City Council on October 13, 2020. During the meeting the Applicant presented a revised concept plan. The revised concept plan reduced the total number of units to 96, 30 single-story twin home units and 66 townhome units, and added additional amenities. After several motions failed, the City Council passed a motion by a vote of 4-3 that the Application be returned to the Planning Commission for consideration of a zone change to PUD(10) and to provide input on the revised concept plan. City staff is administering the action by the City Council as an amendment to the original application.

**FACTS AND FINDINGS**

- The Property would be accessed from 700 E., which is a State-owned road and designated by the City as a major arterial.
- There are no streets stubbed from the adjacent neighborhood.
- The PUD Zone requires that a maximum density be established for a property with a rezone of the property to the PUD Zone. The purpose of the PUD Zone includes “greater flexibility of design,” “more efficient use of land and the preservation of greater proportions of open space,” and encouraging “a variety of dwelling types and site arrangements.” (Development Code of Sandy City 21-20-07).
- 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.*

**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 PUD Zone allows flexibility to consider adequate height restrictions, buffering, screening, density, product type, etc. that could be utilized to help address the challenges of infill development.

**ATTACHMENTS**

- Zoning Map
- Original Concept Plan
- Revised Concept Plan

Planner:



Jake Warner  
Long Range Planning Manager

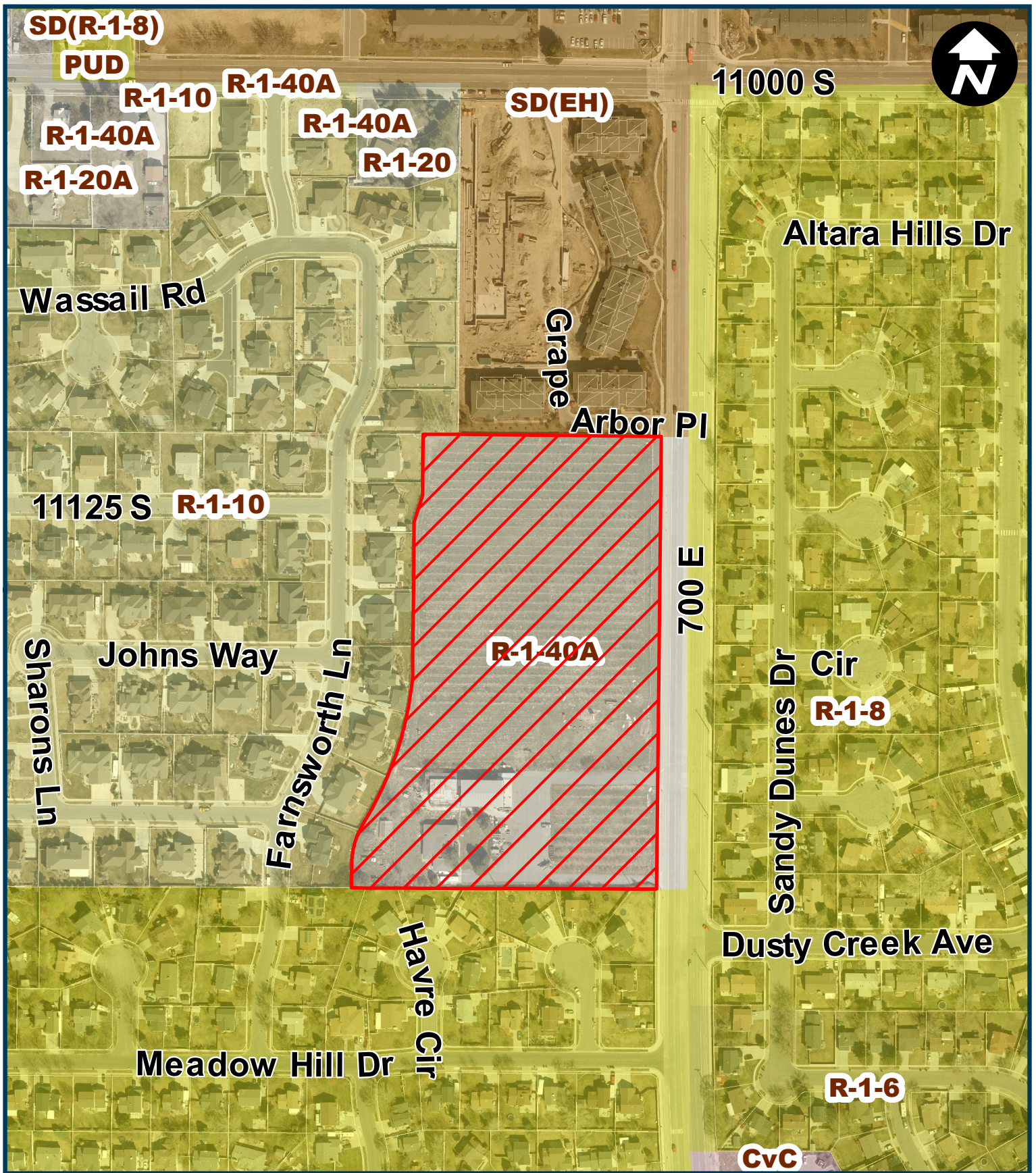
Reviewed by:



Brian McCuiston  
Planning Director

File Name: S:\USERS\PLN\STAFFRPT\2020\ZONE-03-20-5825 Orchards at Farnsworth Farms

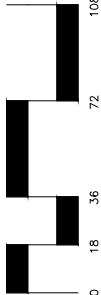








May 18, 2020



### Project Summary

| Overall Site Summary |                 |  |
|----------------------|-----------------|--|
| Gross Site Area      | 10.0 Ac         |  |
| Total Open Space     | 4.57 Ac (45.7%) |  |

### Building Summary

|                         |     |
|-------------------------|-----|
| Twin Homes              | 24  |
| Front Loaded Town Homes | 29  |
| Rear Loaded Town Homes  | 63  |
| Total Units             | 116 |

### Parking Provided

|                          |     |
|--------------------------|-----|
| Garage Spaces            | 232 |
| Guest Parking (Driveway) | 158 |
| Guest Parking (Surface)  | 58  |
| Total Parking Provided   | 448 |



# NEW DESIGN

- » 9.6 units/acre (20 units less than previous plan)
- » Over 50% open space
- » More parking
- » Developed historic Sandy theme
- » More sidewalks





**From:** [Leo Balitsky](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] Rezoning Orchards at Farnsworth Farms ZONE-03-20-5825  
**Date:** Thursday, October 22, 2020 12:34:19 PM

---

Hello Jake,

Please oppose rezoning for Orchards at Farnsworth Farms (ZONE-03-20-5825).

This will have negative impacts to traffic, schools, water, crime, police response times & ER wait times.

The intersection on 700 with 11400 and 9000 at peak hours already can't handle the traffic. Problems on entering I-15. You have to wait 2 lights or more. Smaller (one lane) streets, especially around schools are getting clogged.

With repetitive dry conditions we soon may have issues with water supply.

And it is getting impossible to find parking to our small canyons along Wasatch.

I will try to make it to the public hearing.

Just want to make sure my opposition is heard.

Thank you,

Leo Balistkiy  
(646)643-4848  
11735 S 2280 E, Sandy, UT 84092

**From:** [Marcelle Brown](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] Proposed rezoning on Farnsworth Farms  
**Date:** Wednesday, October 21, 2020 6:45:03 PM

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Mr. Warner -

I am writing to you about the proposed rezoning of Farnsworth Farms. I believe the developer is asking for approval for 96 units. I am HEARTILY **AGAINST** THIS PROPOSAL.

This is a busy area on both 700 East and 11400 South. Adding 96 homes would severely impact that area and everyone who already traverses those streets daily. Squeezing more people into smaller homes is not what Sandy is all about. I am not against the development but it has to be scaled way down so that the roads and neighborhood can handle the influx. Both major streets would be impacted by over 100 cars going in and out several times per day. These high density projects do not belong in already established neighborhoods. They are much better suited to areas like near Quarry Bend and near Jordan High School, where there are NOT long established neighborhoods.

Please take this under consideration and vote NO.

Marcelle Brown  
36 Lone Hollow Dr  
Sandy, UT

**From:** [Donna Burton](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] Farnsworth Farm zoning hearing  
**Date:** Thursday, October 22, 2020 10:12:25 PM

---

Dear Mr. Warner,

I am writing to voice my opinion concerning the proposition to change the zoning of the Farnsworth Farm from 10 homes to a 96 unit high density structure. Please **DO NOT** allow this to happen to our city. I strongly oppose and hope that you will listen to the concerned citizens of Sandy that you will be representing.

Donna Burton

**From:** [Emily Inouye Huey](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] Rezone at Farnsworth Farms  
**Date:** Friday, October 23, 2020 11:20:57 AM

---

Please do not rezone the Farnsworth Farms area to make it high density housing. Four residences per acre is the zoning in the surrounding neighborhood, and with a school already going in next door, you will create the same kind of traffic mess on 700 East that the city is already struggling to address on State Street.

Sincerely, Emily Huey

**From:** [Helize Matusick](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] 11/5 Planning Commission High Density Rezone Farnsworth Farms  
**Date:** Wednesday, October 21, 2020 4:18:04 PM

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Mr. Warner,

As Sandy City home owners, tax paying citizens and registered voters we are opposed to rezoning the Farnsworth Farms property into high density housing. We would like to see no more than the 10 single family homes the property is currently zoned for.

Thank you,  
Matusick Family  
Sandy City

**From:** [Jeninne Park](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] Farnsworth Farms Development  
**Date:** Thursday, October 22, 2020 8:02:14 AM

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Jake,

A lot of people are wondering what is the best way to voice their opinion, again, regarding the Farnsworth Farms rezone. There are a lot of people who would like to do this before this rezone comes before the planning commission on Thursday, November 5th. Should people email you or each member of the commission? Any information you can give me is much appreciated.

I would like to say that I am very much against this rezone. The developer going before the city council with a 20 unit reduction isn't much of a reduction in density. This high of density is going to put a strain on traffic and schools in the area and many other concerns which have been expressed over and over the last several months. It is strange that the planning commission voted down this rezone in June, the city council voted it down last week, and now it is before the planning commission again. The people of Sandy have made it known that the majority of people do not believe this type of development belongs in this area.

Regards,

Jeninne Park  
Sandy City Resident

**From:** [Susanne Price](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] Upcoming meeting November 5th  
**Date:** Thursday, October 22, 2020 8:31:50 AM

---

Dear Jake Warner and members of the Planning Commission,

It is my understanding that a developer wants a 10x higher density rezoning of the 10 acre Farnsworth Farms apple orchard near 700E & 114S and that the current zoning is 10 homes, but he is asking for 96 units.

I also understand that a traffic study shows level of service (LOS) impacts to multiple major intersections with negative impacts to traffic, schools, water, crime, police response times & ER wait times.

I also understand that 'Shared wall' construction means rentals, not deeply rooted homeowners.

It is my understanding that the developer has already been rejected by both the Planning Commission and City Council, but that the rezoning process would allow him to keep trying to slip it thru with minor modifications.

It is my understanding that the surrounding neighborhoods are 4 units per acre or less.

I am adding my voice against this proposal as I feel it will have a negative effect on our community.

Thanks so much.  
Susanne Price  
1719 E Tuscan Ridge Cove (11450 S)  
Sandy, Utah 84092  
801-572-5841

Sent from my iPhone

**From:** [Ashley Rasmussen](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] Opposing Rezoning of Farnsworth Farms (AGAIN)  
**Date:** Wednesday, October 21, 2020 10:01:10 PM

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Hello,

My name is Ashley Rasmussen. My husband and I have been Sandy residents for a little over a year! To give you an idea of our demographic, we are in our early 30's, both hard working with a family.

We are reaching out in hopes of putting a stop to the rezoning Farnsworth Farms. Before purchasing our home in Sandy, we lived in Saratoga Springs in a set of high density townhomes. It was affordable and beautiful out there, but we were quickly turned off to the idea of high density housing.

Townhomes and condos were going up everywhere around us. Our beautiful view was quickly destroyed, the roads were always stopped with extreme traffic, the schools had more students than they had desks, and the area became more and more transient. We wanted a place without these thorns, so we both worked extremely hard so we could sell and afford to buy a place in a city with no high density housing.

After searching around, we felt Sandy best met our needs. We love our neighborhood, we love the surrounding shops, and we love how well Sandy is maintained. More than anything, we loved how few townhomes and apartment buildings there were near our home. It allowed us to feel safer, and we were able to buy a home with a large yard for our kids to play in!

I was in attendance with the original planning meeting regarding Farnsworth Farms in June, as well as the City Council meeting in October. I do recognize the changes that the developers made in response to concerns the Sandy community had. However, I feel like they "sacrificed" the bare minimum out of reputation and not out of genuine care for what we the people had to say. I do applaud them on changing the design of the homes. Before they were modern and ugly and didn't blend in at all! Now, the cosmetic design is more traditional and matches better with the homes in Sandy. However, you are still trying to squeeze 96 townhomes into a neighborhood that is already established with large homes, large yards, and well established families. What about that blends in? I feel like that is going to be a huge eyesore to the neighborhood, as well as a physical disruption.

The developers addressed the high density concern by eliminating 20 homes. If it was a smaller number of homes to begin with, that number could have more impact. However, when you are looking at the difference of 116 vs 96 homes... that is only a 17.3% difference. That is still very much high density. Replacing those 20 homes, they are simply adding more green space and a community garden. I don't feel like this addresses the water concern. Just as much water will be used, if not more, to maintain the green grass and the garden fruits/vegetables! While it is considered a "community" garden and social area, the only people that would benefit from it are those living in the community. That doesn't actually give back to Sandy or the surrounding neighbors in any way.

Rezoning for 96 units will still directly impact my children and their schooling. It will be impossible for them to get the quality education that a small classroom provides. I have 2



children that will be directly impacted. The elementary school assigned to the area is Altara, where my 2 children are assigned to attend. Along with the standard boundaries, Altara is now home to a spanish immersion program. Along with the students already assigned to go there, many children from the surrounding areas will be petitioning to attend there to benefit from this program! That alone is going to increase the number of students in a classroom. Then adding 96 townhomes on top of that will increase them that much more. In Utah, the average number of children per household in Utah is 2.32. Even if it was just 1 kid per household in Farmsworth Farms, that is 96 new children being enrolled in Altara Elementary! Most likely the children will be young and range from pre-school to 3rd grade, seeing the townhomes are intended to be "starter" homes for new and starting families, as presented in June. The classrooms would be overcrowded, impacting the quality of education a teacher can give.

I am concerned with the traffic. Especially knowing that just down the street a Challenger upper grade school will be built, 700 east will eventually be so tight and congested, especially during the morning and early evening hours. That increases danger for the nearby elementary and junior high up 11000 south as well. That will increase pollution and noise, too.

We strongly oppose the rezoning of Farnsworth Farms and hope you will consider all of the options. Please, do not approve the building of 96 units. There are plenty of areas outside of Sandy that can accommodate high density housing and already have. Sandy is a popular city because of the fact that there is no high density housing. This is a constant debate among the city and community members. Recognize that we do not want high density housing in the city of Sandy, especially so close to the open neighborhoods. I am open to splitting the land to 1/3 or even 1/4 acre lots, but please keep it zoned for single family homes. No townhomes. No apartment complexes. We didn't want it in June, and we don't want it now.

Thank you for your time in reading this. We ask that my comments be recorded at the planning meeting on November 5th, which we will be attending. We appreciate your time.

Sincerely,

Zachary and Ashley Rasmussen  
1109 E Lafayette St  
801-750-5175  
[ashleyhrasmussen@gmail.com](mailto:ashleyhrasmussen@gmail.com)



# Sandy City, Utah

10000 Centennial Parkway  
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Phone: 801-568-7141

## Staff Report

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**File #:** 20-382, **Version:** 1

**Date:** 11/5/2020

---

Planning Commission minutes 10.15.2020 (Draft)



# Sandy City, Utah

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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)*

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Thursday, October 15, 2020

6:15 PM

On-line Meeting

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### Planning Commission Chairman Statement

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Jamie Tsandes, Chair  
Sandy City Planning Commission

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<https://us02web.zoom.us/j/87901539065>

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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: 879 0153 9065

Webinar Password: 013062

## FIELD TRIP

[20-351](#)

Field trip map for 10.15.2020

**Attachments:** [map for 10.15.2020.pdf](#)

## 6:15 PM REGULAR SESSION

### Roll Call

**Present** 7 - Commissioner Dave Bromley  
Commissioner Monica Collard  
Commissioner Ron Mortimer  
Commissioner Michael Christopherson  
Commissioner Jeff Lovell  
Commissioner NH Rather  
Commissioner Daniel Schoenfeld

**Absent** 2 - Commissioner Jamie Tsandes  
Commissioner Cameron Duncan

Welcome

Pledge of Allegiance

Introductions

## Public Meeting Items

1. [ANEX-09-20-5912\(PC\)](#) Robidoux Road Annexation  
(R-1-10) Zone  
2411-2533 East Robidoux Road and 8252-8337 South Escalante Drive  
[Community #18]

**Attachments:** [Staff report and map.pdf](#)  
[ROBIDOUX ANNEXATION-2020-09-15.pdf](#)  
[ABBREVIATED DESCRIPTION OF THE ROBIDOUX ANNEXATION.pdf](#)  
[Robidoux Annexation Owner consents.pdf](#)  
[20-37c ANNEXATION RESOLUTION- Robodoux Road.pdf](#)

James Sorenson presented this item to the Planning Commission.

Michael Christopherson opened this item to public comment.

Michael Christopherson closed this item to public comment.

**A motion was made by Dave Bromley, seconded by Monica Collard that the Planning Commission send a positive recommendation to the City Council that the Robidoux Road Annexation be approved and zoned R-1-10 based upon the four findings detailed in the staff report.**

**Yes:** 6 - Dave Bromley  
Monica Collard  
Ron Mortimer  
Michael Christopherson  
Jeff Lovell  
NH Rather

**Absent:** 2 - Jamie Tsandes  
Cameron Duncan

2. [ANEX-09-20-5913\(PC\)](#) Sublette Circle Annexation  
(R-1-10) Zone  
8360-8391 South Sublette Circle, 2311-2356 East Sublette Place,  
8432-8504 South Treasure Mountain Drive and 2330-2343 East Germania  
Circle  
[Community #18]

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

[SUBLETTE CIRCLE ANNEXATION 2020-09-15.pdf](#)

[ABBREVIATED SUBLETTE CIRCLE ANNEXATION  
DESCRIPTION.pdf](#)

[Sublette Circle Annexation Owner consents.pdf](#)

[20-38c ANNEXATION RESOLUTION- Sublette Circle.pdf](#)

James Sorenson presented this item to the Planning Commission.

Michael Christopherson opened this item to public comment.

Michael Christopherson closed this item to public comment.

**A motion was made by Jeff Lovell, seconded by Daniel Schoenfeld that the Planning Commission send a positive recommendation to the City Council that the Sublette Circle Annexation be approved and zoned R-1-10 based upon the four findings detailed in the staff report.**

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

**Absent:** 2 - Jamie Tsandes  
Cameron Duncan

3. [CUP-09-20-5  
911](#) Marshall Accessory Structure (Conditional Use Permit requesting increase in square footage)  
582 E. Pali Street  
[Community #10- Crescent]

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

Claire Hague presented this item to the Planning Commission.

Alex Marshall further presented this item to the Planning Commission.

Michael Christopherson opened this item to public comment.

Michael Christopherson closed this item to public comment.

**A motion was made by Monica Collard, seconded by Dave Bromley that the Planning Commission approve a Conditional Use Permit for Alex Marshall 582 E. Pali Street for a total of 924 square feet of accessory structure as described in the application materials and subject to the two findings and four conditions detailed in the staff report.**

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

**Absent:** 2 - Jamie Tsandes  
Cameron Duncan

4. [CUP-09-20-5](#) Dawson Accessory Apartment (Conditional Use Permit)  
[909](#) 92 E. Lee Lane  
[Community #11 - Crescent]

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

David Rodgers presented this item to the Planning Commission.

Mike Dawson further presented this item to the Planning Commission.

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

Mike Dawson said that he was.

Michael Christopherson opened this item to public comment.

Michael Christopherson closed this item to public comment.

Michael Christopherson asked why this item was coming to the Planning Commission if it is under the allowed eight hundred square footage.

David Rodgers explained that this item is in front of the Planning Commission to get a conditional approval for the onsite parking.

**A motion was made by Dave Bromley, seconded by Monica Collard that the Planning Commission approve a Conditional Use Permit for Mike and Alyssa Dawson to allow for a 615 square foot accessory apartment on the property located at 92 E Lee Lane based on the two finding and four conditions outlined in the staff report.**

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

**Absent:** 2 - Jamie Tsandes  
Cameron Duncan



5. [SUB-07-20-5](#) Synergy Canyons Subdivision 1st Amendment, Amending Lots 1 & 2  
[884](#) (Preliminary Review)  
9150 S. and 9270 S. Sandy Pkwy  
[Community #2 - Civic Center]

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

Craig Evans presented this item to the Planning Commission.

Soren Urry further presented this item to the Planning Commission.

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

Soren Urry explained that he was.

Michael Christopherson opened this item to public comment.

Steve Van Maren asked what the third existing lot title will be and if it will affect new lots and noticed a discrepancy of grammar in the staff report.

Michael Christopherson closed this item to public comment.

**A motion was made by Daniel Schoenfeld, seconded by Ron Mortimer that the Planning Commission determine Preliminary Subdivision review is complete for the Synergy Canyons Subdivision 1st Amendment, Amending Lots 1 & 2 plat, located at 9150 S. and 9270 S. Sandy Pkwy, based upon the two findings and four conditions detailed in the staff report.**

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

**Absent:** 2 - Jamie Tsandes  
Cameron Duncan

6. [SUB-09-20-5](#) Harris Lot Split Subdivision (Preliminary Review)  
[908](#) 625 E. 8800 S.  
[Community #4 - Historic Sandy]

**Attachments:** [Staff report.pdf](#)  
[Map and materials.pdf](#)

Craig Evans presented this item to the Planning Commission.

Michael Christopherson asked if the Sandy City Historical Committee recommendations needed to be added to the conditions of approval.

Craig Evans said yes.

Michael Christopherson asked if the approved plat needed to be modified to show the recommended changes.

Craig Evans said the shared driveway would be the only modification that would need to be removed, but if the recommendations are added to the approval conditions, then that would take care of it.

Dave Bromley didn't see the plat in the staff report and if that will cause a problem for approving this item if it is just being seen now.

Michael Christopherson asked if the plat not being in the staff report will cause any issues.

Darien Alcorn, City Attorney, explained that it is not written in city code that the plat must be in the packet for the public and that information given in the meeting is part of the record and can be approved but if you are not comfortable without looking further into the plat you can table or continue the item.

Michael Christopherson asked if the commissioners would be comfortable with reviewing the plat during the meeting or if more time was needed to review it.

The Planning Commissioners agreed that they were comfortable with reviewing it now.

Jeff Lovell asked if Sandy City staff have any issues or concerns with the Sandy City Historical Committee recommendations.

Craig Evans said no and the only reason they were not included in the conditions of approval was because the committee meeting was held after the staff report had been written.

Al Boman, the applicant, further presented this item to the Planning Commission.

Dave Bromley asked if there was a twenty-four foot access in and out of the garages.

Al Boman explained that they originally showed a twenty-foot shared driveway but now they will widen it to make it easier so lot 1 will be twelve feet and lot 2 will be twenty feet.

Dave Bromley asked if a neighboring fence was built on the property line, would twenty feet be adequate to enter and exit the garage.

Al Boman said that it would.

Craig Evans explained that the applicant is requesting the Historic Sandy Development Overlay Zone which would allow them to do the development as proposed. It does require PC approval, but is not a special exception, however. It is something they request at the time of application, and then the PC can choose to approve or deny the application of the HSD Overlay Zone based on whether the PC finds it appropriate.

Dave Bromley asked Craig about concerns about a front porch in the historical zone and if that was covered in condition number two.

Craig Evans said yes.

Michael Christopherson asked if they needed to include any language in the motion to approve the HSD overlay zone or if the conditions of approval confirm that.

James Sorensen explained that the Planning Commission should affirmatively approve it.

Michael Christopherson opened this item to public comment.

Brooke Christensen, City Council member and member of the Sandy City Historic Committee explained that they are really pushing for two separate driveway's and if that is included that the neighborhood is okay with the development under those recommendations.

Michael Christopherson closed this item to public comment.

James Sorensen asked Craig Evans if we can change the language in the conditions to say that two separate driveways are required.

Craig Evans said yes.

Michael Christopherson clarified that it needs to be added as a condition.

James Sorensen said yes.

Michael Christopherson asked if it needed to be in addition to the separate driveway recommendation for the Sandy City Historic Committee or does that cover it.

James Sorensen said that should be fine.

**A motion was made by Jeff Lovell, seconded by Monica Collard that the Planning Commission approve the application of the HSD overlay zone and determine Preliminary Subdivision review is complete for the Cliff Harris Lot Split Subdivision, located at 625 E. 8800 S., based upon the four findings and five conditions outlined in the staff report with the removal of condition three and With the additional three conditions added from the Historic Committee's recommendation as follows:**

- 1. That both Lot 1 and Lot 2 have separate driveways. That Lot 1 driveway should be on the east side of the existing home, and Lot 2 driveway should be**

entirely contained within the boundary of Lot 2, and not cross the boundary onto Lot 1 at any point.

2. That the drive approach (not including the wings) for each lot be close to the 12-foot minimum width required by Sandy City.

3. That the garage on Lot 1, to be located behind the existing home, be oriented to the east rather than to the west.

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

**Absent:** 2 - Jamie Tsandes  
Cameron Duncan

## Administrative Business

1. [20-350](#) Planning Commission minutes (10.1.2020) Draft

**Attachments:** [PC Minutes 10.01.2020 \(DRAFT\).pdf](#)

**A motion was made by Dave Bromley to approve the meeting minutes for 10.01.2020**

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

**Absent:** 2 - Jamie Tsandes  
Cameron Duncan

2. Sandy City Development Report

3. Director's Report

## Adjournment

## Meeting Procedure

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

In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 2 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these time limits should be submitted in writing to the Community Development Department prior to noon the day before the scheduled meeting.

Planning Commission applications may be tabled if: 1) Additional information is needed in order to take action on the item; OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. No agenda item will begin after 11 pm without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regular scheduled meeting.

In compliance with the Americans With Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance, or if you have any questions regarding the Planning Commission Agenda or any of the items, please call the Sandy City Planning Department at (801) 568-7256