



# 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*  
*Daniel Schoenfeld (Alternate)*

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Thursday, September 23, 2021

5:00 PM

On-line

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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.

Jeff Lovell, Chair  
Sandy City Planning Commission

The September 23, 2021 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/82033380927>

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: 820 3338 0927

Webinar Password: 612804

## **5:00 PM REGULAR SESSION**

### **Roll Call**

Welcome

Pledge of Allegiance

Introductions

**Present** 6 - Commissioner Monica Collard  
Commissioner Ron Mortimer  
Commissioner Michael Christopherson  
Commissioner Jeff Lovell  
Commissioner Cameron Duncan  
Commissioner Daniel Schoenfeld

**Absent** 2 - Commissioner Dave Bromley  
Commissioner Jamie Tsandes

### **Public Hearing Item**

1. [CA08052021](#) Amendments Related to Accessory Apartments (Internal Accessory Dwelling Units, I-ADUs)  
[-0006126 P](#)  
[C 2](#) Amend Title 21, Chapter 7, Permitted Land Uses in Residential Districts; Title 21, Chapter 8, Permitted Land Uses in Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts; Title 21, Chapter 11, Special Use Standards; and Title 21, Chapter 37, Definitions, of the Sandy Municipal Code

**Attachments:** [Staff Report.pdf](#)  
[Exhibit A.pdf](#)  
[Exhibit B.pdf](#)  
[Existing Definitions.pdf](#)  
[082421 - Discussion on HB 82.pdf](#)  
[Existing Accessory Apt Map.pdf](#)  
[Existing STRs Map.pdf](#)  
[Existing Accessory Apts & STRs Map.pdf](#)  
[Maps of Lots Under 6k Sq Ft.pdf](#)

Mike Wilcox presented this item to Planning Commission.

Monica Collard asked if there are restrictions based on how many accessory dwelling units per year or quarter and asked for clarification on what defines a moderate income and if bathrooms are allowed in guest houses.

Mike Wilcox said we are not allowed to restrict the number of ADU's. The term moderate income is found within the purpose statement of this code as this is a way to provide affordable housing. Moderate income is not defined in this particular section of the code. Bathrooms are allowed in guest homes.

Jeff Lovell asked about the maximum number of occupants allowed.

Mike Wilcox said we can't restrict that based on relationship status and that cities were given tools to enforce the mandate should violations of this regulation occur.

Jeff Lovell asked if these would be reviewed by Planning Commission going forward.

Mike Wilcox said no.

Jeff Lovell opened this item to public comment.

Steve van Maren asked about maps that were attached to this item.

Jeff Lovell closed this item to public comment.

Mike Wilcox said it was additional information that City Council had requested. The maps show the current number of applications that have been received and processed.

Jeff Lovell asked if we require licensing for rentals.

Mike Wilcox responded that we do.

**A motion was made by Michael Christopherson, seconded by Cameron Duncan, that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, Chapter 7, Permitted Land Uses in Residential Districts; Title 21, Chapter 8, Permitted Land Uses in Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts; Title 21, Chapter 11, Special Use Standards; and Title 21, Chapter 37, Definitions, of the Sandy Municipal Code, as shown in Exhibit "A," based on the two findings outlined in the staff report.**

**Yes:** 6 - Monica Collard  
Ron Mortimer  
Michael Christopherson  
Jeff Lovell  
Cameron Duncan  
Daniel Schoenfeld

**Absent:** 2 - Dave Bromley  
Jamie Tsandes

## **Adjournment**

**An all-in favor motion was made by Jeff Lovell to adjourn.**

## Meeting Procedure

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

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

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

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