



Sandy City, Utah

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Meeting Minutes

Planning Commission

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

Thursday, October 21, 2021

6:15 PM

On-line

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 October 21, 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 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/88986038235>

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: 889 8603 8235

Webinar Password: 274532

FIELD TRIP

[21-399](#)

Field Trip for 10-21-2021

Attachments: [Map.pdf](#)

5:30 PM EXECUTIVE SESSION - Planning Commission Training

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present 6 - Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Jamie Tsandes
Commissioner Michael Christopherson
Commissioner Jeff Lovell
Commissioner Daniel Schoenfeld

Absent 2 - Commissioner Ron Mortimer
Commissioner Cameron Duncan

Public Meeting Item

1. [SUB0426202](#) Monte Cristo at LaCaille Subdivision (Preliminary Review)
[1-006034](#) 9701 S. 3775 E.
[Community #30 - Granite]

Attachments: [PC Staff Report](#)
[PC Maps and Materials](#)

Craig Evans introduced this item to Planning Commission.

Chris McCandless spoke more about the project. He talked about preservation of the area, the price range of the homes, the possibility of a neighborhood vineyard on the City owned parcel as well as adding more vineyards to the area, no internal fencing to allow wildlife to flow through the community, and gate access.

Jeff Lovell said he was glad to hear Chris McCandless mention that emergency responders will have gate access.

Chris McCandless said that having the gate access was necessary along with the installation of the new water line to enhance the existing water system that both will help with fire protection. He also said they will use red brick paver roads to match LaCaille.

Jamie Tsandes asked if red brick will be used on the emergency access connection.

Chris McCandless said that it would and it'll have a two feet concrete border on both sides of the red brick.

Dave Bromley said in the grading plan there's a conflict with tree maintenance in the limited disturbance area and asked Chris McCandless to elaborate.

Chris McCandless said the graded area will be a strictly limited area and the rest of the property associated with those lots will remain the same until they can pass through several reviews. He said the grading plan will change as they move through the final stages.

Dave Bromley asked what is the cross-section width of the emergency access area.

Chris McCandless said its twenty feet wide.

Dave Bromley asked if the proposal will entail the maintenance of the emergency access roads outside of the subdivision boundaries.

Chris McCandless replied that there's a master association for the entire project and then there's a sub association for just Monte Cristo and Monte Cristo members will be members of the master association and all the additional expenses will be pro rated based upon land mass and everyone will share the cost.

Dave Bromley asked if this is the area that the Planning Commission will request a stub going into the Cottonwood Heights area.

Chris McCandless said the road that goes up and over Little Cottonwood Creek is what Craig Evans was referring to and if the bridge doesn't get approved he still has two other access roads out of the subdivision for emergency egress.

Dave Bromley asked if there are any fault issues in the area or if it's maintained west of the property.

Chris McCandless said it is west of the property and an environmental assessment was done and they have been cleared of any issues.

Jeff Lovell opened this item to public comment.

Michael Nebeker asked Craig Evans to clarify what he meant about the redevelopment of the Sandy owned property where the vineyard was proposed to be and then asked if residents on Little Cottonwood Lane will be able to walk through this neighborhood and over to LaCaille.

Eric Millican said that Lot 109 seems to be unbuildable with the thirty percent grade restrictions and then asked about the pathway on the southern end of the existing vineyard.

David Tillotson commented on exception number four regarding the emergency access to the west and wanted to reiterated the importance of a crash gate to prevent vehicular access to the commercial parts of LaCaille because he doesn't want his neighborhood to become the gateway to the gondola if and when that happens. He also wants pedestrian access to be limited to the public and as long as these items are provided he is okay with the development.

Michelle Larsen said her house backs up to the development and has environmental concerns regarding soil contamination and requested for the soil to be tested.

Kelli Buttars commented about speeding on Little Cottonwood Road and asked for a traffic impact study to be done or installation of speed bumps to help people slow down and asked for Chris McCandless if he had any plans to refurbish the sign going into Little Cottonwood Road.

Todd Smith said Chris McCandless's letter written on September 8 states that only one lot will have access under the public road but now there are three lots that will have access and asked for clarification.

Jeff Lovell closed this item to public comment.

Craig Evans answered Michael Nebeker's question by saying the development he was referring to was a second well house that the City will build not any residential or commercial development.

Ryan Kump answered Eric Millican's question regarding Lot 109. He said that this lot has two different zones and that this lot is buildable but the twenty foot setbacks will shrink the buildable area of the lot and it still meets the minimum required building pad which would make the house on this lot significantly smaller than the rest of the development.

Chris McCandless answered questions regarding pedestrian traffic and said that all their sidewalk systems are intended to be a private trail system with limited public access that will be controlled and maintained by their owners association.

Craig Evans answered Michelle Larsen's question about the cancer risk due to the soil contamination and said that he thought it would be handled with the geotech report that's

done and asked Ryan Kump to elaborate.

Ryan Kump said this area was annexed into Sandy City about five or six years ago so he doesn't have history on this property regarding soil contamination so he asked Chris McCandless to do a type 1 environment study.

Brittany Ward answered Kelli Buttars question on speeding and speed bumps and said she will be requiring a traffic study to be done for this project. A recent traffic study was done in 2020 on Little Cottonwood Lane and speeding issues weren't identified but said she will be happy to do another study if she needs but if there are certain vehicles that are speeding, that would be best handled through the police department.

Chris McCandless answered Kelli Buttars question about refurbishing the entrance sign and said that he'd be happy to look at this with the neighbors to see what can be done.

Dave Bromley asked if the emergency access that comes off of Quail Ridge Road if it's existing, do improvements need to be done and when and what is the timing of widening of the road.

Chris McCandless replied saying that particular project is separate from Monte Cristo since it's in Salt Lake County and spoke more about working with Lennie from public utilities regarding water and sewer lines.

Dave Bromley asked if the secondary emergency access will be in play prior to buildings going into the subdivision.

Chris McCandless said yes. They need to finish the water line first then they'll finish the road.

Dave Bromley asked if staff would follow up and review to ensure that emergency access points will be in place prior to any vertical construction.

Craig Evans said yes and suggested that it be added as one of the conditions of approval.

Dave Bromley asked Craig Evans if he planned on requiring a building placement plan for Lot 109.

Craig Evans said it's not something that he considered but it could be done. Regardless, Lot 109 will be required to submit a site plan. Craig Evans also said that a future builder or home owner may apply for a special exception to decrease the setbacks from the thirty percent slope area or eliminate it altogether.

Brian McCuistion said they would have to meet code in order to qualify for the special exceptions if they decide to apply and suggested that a home placement plan be submitted for further review for Lot 109.

Dave Bromley said he's comfortable with the development.

Jamie Tsandes said she thinks a phase 1 environmental assessment needs to be added.

Jeff Lovell agreed with Jamie Tsandes.

Dave Bromley said he thinks the emergency secondary access requirement being in play prior to vertical construction also be added as an additional condition as well as the

building placement plan for Lot 109. He asked the Commission what their thoughts are and if they think requiring a building placement plan is needed or if they should let it play out.

Jamie Tsandes said to let it play out and feels Lot 111 may have the same issues as Lot 109.

Dave Bromley said he thinks letting it play out will be fine and suggested just the two additions to the conditions of approval.

Michael Christopherson asked if an environmental study was done with the acquisition of the property.

Ryan Kump said he didn't know if Chris McCandless did one when he acquired the property. In reviewing the geotech he was reviewing flood plains, earthquake zones and soil type and it didn't occur to him that the area might have been mining tailings. And given the potential for contamination he'd like a study to be done.

Dave Bromley said historically there had been issues in the general area.

Jamie Tsandes agreed with Dave Bromley and asked Ryan if he needs to look at phase 2 environmental study.

Ryan Kump said he'd like to get phase 1 first one and if needed he will move to phase 2.

A motion was made by Dave Bromley, seconded by Daniel Schoenfeld, that the Planning Commission find that the preliminary review is complete for Monte Cristo at LaCaille Subdivision located at 9701 S 3775 E based upon the first two findings and subject to the five conditions listed in the staff report plus the additional two conditions included in the Special Exceptions motion.

Yes: 6 - Dave Bromley
Monica Collard
Jamie Tsandes
Michael Christopherson
Jeff Lovell
Daniel Schoenfeld

Absent: 2 - Ron Mortimer
Cameron Duncan

[SPX1012202](#) Monte Cristo at LaCaille Subdivision (Special Exceptions)
[1-006172](#) 9701 S. 3775 E.
[Community #30 - Granite]

A motion was made by Dave Bromley, seconded by Michael Christopherson, that the Planning Commission approve the following five special exceptions as detailed in the staff report for Monte Cristo at LaCaille subdivision located at approximately 9701 S 3775 E., based on the three findings and five conditions detailed in the staff report with two additional conditions being that a phase 1 environmental study be completed and submitted to the City for review and that the emergency/secondary access requirements for this subdivision be put in place prior to the vertical construction of the buildings within this proposed development.

Yes: 6 - Dave Bromley
Monica Collard
Jamie Tsandes
Michael Christopherson
Jeff Lovell
Daniel Schoenfeld

Absent: 2 - Ron Mortimer
Cameron Duncan

Administrative Business

1. [21-400](#) Planning Commission minutes from 10-7-2021 (DRAFT)

Attachments: [PC Minutes 10.07.2021 \(DRAFT\).pdf](#)

An all-in favor motion was made by Jamie Tsandes to approve the meeting minutes for 10.07.2021

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

Adjournment

An all-in favor motion was made by Dave Bromley 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