



# 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)*

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Thursday, February 6, 2020

6:15 PM

Council Chambers

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Meeting procedures are found at the end of this agenda.

#### Voting Roll Call

#### 4:45 PM FIELD TRIP

1. [20-051](#) Field Trip for February 6, 2020

**Attachments:** [Field Trip Map for 2-6-20](#)

#### 5:30 PM EXECUTIVE SESSION

#### 6:15 PM REGULAR SESSION

#### Roll Call

**Present** 5 - Commissioner Dave Bromley  
Commissioner Jamie Tsandes  
Commissioner Michael Christopherson  
Commissioner Cameron Duncan  
Commissioner Daniel Schoenfeld

**Absent** 4 - Commissioner Monica Collard  
Commissioner Ron Mortimer  
Commissioner Jeff Lovell  
Commissioner NH Rather

Welcome

Pledge of Allegiance

Introductions

**Public Meeting Items**

- 2. [CUP-12-19-5](#) Berg Accessory Apartment (Conditional Use Permit)  
[781](#) 1850 E. 10980 S.  
 [Community #26]

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

Claire Hague presented this item to the Planning Commission.

Applicant had no comments.

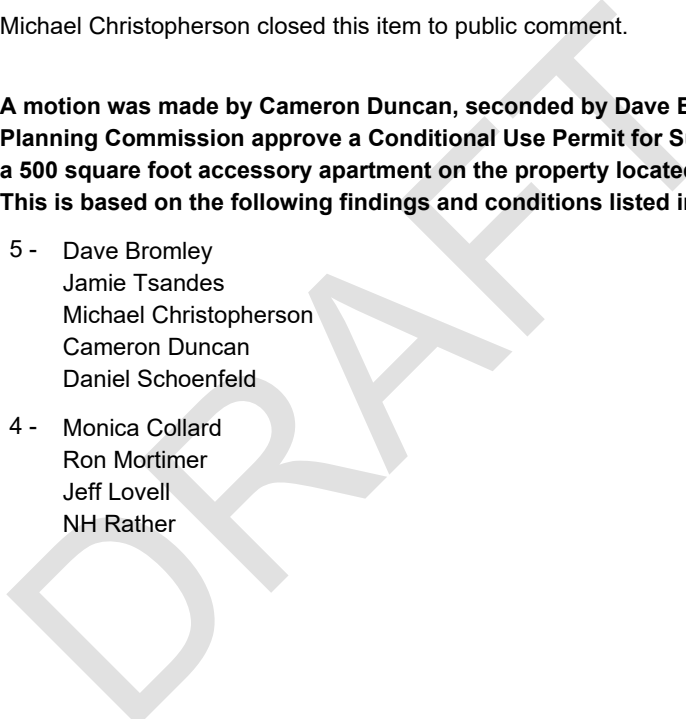
Michael Christopherson opened this item to public comment.

Michael Christopherson closed this item to public comment.

**A motion was made by Cameron Duncan, seconded by Dave Bromley that the Planning Commission approve a Conditional Use Permit for Sue Berg to allow for a 500 square foot accessory apartment on the property located at 1850 E. 10980 S. This is based on the following findings and conditions listed in the staff report.**

- Yes:** 5 - Dave Bromley  
 Jamie Tsandes  
 Michael Christopherson  
 Cameron Duncan  
 Daniel Schoenfeld

- Absent:** 4 - Monica Collard  
 Ron Mortimer  
 Jeff Lovell  
 NH Rather



- 3. [CUP-11-19-5](#) Enterprise Rent-A-Car (Conditional Use Permit)  
[759](#) 10710 S. State St.  
 [Community #9 - Commercial Area]

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

Claire Hague presented this item to the Planning Commission.

Matt Mraz, the applicant, further explained the item to the Planning Commission.

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

Matt Mraz indicated that he was.

Michael Christopherson opened this item to public comment.

Steve Van Marren is concerned about idling, impact of traffic affecting the neighboring bank, and where the employee parking will be.

Michael Christopherson closed this item to public comment.

**A motion was made by Jamie Tsandes, seconded by Cameron Duncan that the Planning Commission grant the Conditional Use request to allow the requested automotive rental and leasing agency land use, based on the staff report, the staff findings 1 to 15 in the analysis of the Conditional Use Standards and the two additional findings and subject to the three conditions listed in the staff report.**

- Yes:** 5 - Dave Bromley  
 Jamie Tsandes  
 Michael Christopherson  
 Cameron Duncan  
 Daniel Schoenfeld

- Absent:** 4 - Monica Collard  
 Ron Mortimer  
 Jeff Lovell  
 NH Rather

- 4. [SPR-11-19-5](#) Enterprise Rent-A-Car (Preliminary Site Plan Review)  
[758](#) 10710 S. State St.  
 [Community #9 - Commercial Area]

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

Claire Hague presented this item to the Planning Commission.

Matt Mraz, the applicant, further explained the item to the Planning Commission.

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

Matt Mraz indicated that he was.

Michael Christopherson opened this item to public comment.

Steve Van Marren is concerned about idling, impact of traffic affecting the neighboring bank, and where the employee parking will be.

Michael Christopherson closed this item to public comment.

**A motion was made by Dave Bromley, seconded by Daniel Schoenfeld that the Planning Commission determine that preliminary site plan review is complete, based on the staff report, and the two findings and subject to the nine conditions listed in the staff report.**

- Yes:** 5 - Dave Bromley  
 Jamie Tsandes  
 Michael Christopherson  
 Cameron Duncan  
 Daniel Schoenfeld

- Absent:** 4 - Monica Collard  
 Ron Mortimer  
 Jeff Lovell  
 NH Rather

- 5. [SPR-08-19-5](#) Jolley Pharmacy (Preliminary Site Plan Review)  
[704](#) 984 E. 10600 S.  
[Community #12]

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

Doug Wheelwright presented this item to the Planning Commission.

Adam Nash, the applicant, further explained the item to the Planning Commission.

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

Adam Nash indicated that he was.

Michael Christopherson opened this item to public comment.

Michael Christopherson closed this item to public comment.

Dave Bromley explained that he likes this project and how it looks.

**A motion was made by Dave Bromley, seconded by Jamie Tsandes that the Planning Commission determine that preliminary site plan review for Phase 2 is complete and that the building architectural design, materials and colors are approved, based on the staff report, and the two findings and subject to the seven conditions detailed in the staff report.**

**Yes:** 5 - Dave Bromley  
Jamie Tsandes  
Michael Christopherson  
Cameron Duncan  
Daniel Schoenfeld

**Absent:** 4 - Monica Collard  
Ron Mortimer  
Jeff Lovell  
NH Rather

- 6. [SUB-08-19-5](#) Jolley Pharmacy Subdivision (Preliminary Subdivision Review)  
[705](#) 984 E. 10600 S.  
 [Community #12]

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

Doug Wheelwright presented this item to the Planning Commission.

Adam Nash, the applicant, further explained the item to the Planning Commission.

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

Adam Nash indicated that he was.

Michael Christopherson opened this item to public comment.

Michael Christopherson closed this item to public comment.

Dave Bromley explained that he likes this project and how it looks.

**A motion was made by Cameron Duncan, seconded by Daniel Schoenfeld that the Planning Commission determine that preliminary review is complete for the Jolley Pharmacy three-lot commercial subdivision, by the three findings and subject to the two conditions listed in the staff report.**

**Yes:** 5 - Dave Bromley  
 Jamie Tsandes  
 Michael Christopherson  
 Cameron Duncan  
 Daniel Schoenfeld

**Absent:** 4 - Monica Collard  
 Ron Mortimer  
 Jeff Lovell  
 NH Rather

### Administrative Business

- 1. [20-043](#) Planning Commission meeting minutes for 01.16.2020

**Attachments:** [PC Minutes 01.16.2020 \(DRAFT\)](#)

**A motion was made by Cameron Duncan to approve the Planning Commission meeting minutes for 02.06.2020**

**Yes:** 5 - Dave Bromley  
 Jamie Tsandes  
 Michael Christopherson  
 Cameron Duncan  
 Daniel Schoenfeld

**Absent:** 4 - Monica Collard  
Ron Mortimer  
Jeff Lovell  
NH Rather

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

## Adjournment

**A unanimous motion was made to adjourn the meeting.**

### 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