



# 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, May 6, 2021**

**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.

Cameron Duncan, Chair  
Sandy City Planning Commission

The May 6, 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/83671730112>

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: 836 7173 0112  
 Webinar Password: 335323

**FIELD TRIP**

[21-172](#) Field trip map for May 6, 2021

**Attachments:** [Map for 5-6-21.pdf](#)

**6:15 PM REGULAR SESSION**

**Roll Call**

Welcome

Pledge of Allegiance

Introductions

- Present** 7 - Commissioner Dave Bromley  
 Commissioner Ron Mortimer  
 Commissioner Jamie Tsandes  
 Commissioner Michael Christopherson  
 Commissioner Jeff Lovell  
 Commissioner Cameron Duncan  
 Commissioner Daniel Schoenfeld
- Absent** 1 - Commissioner Monica Collard

**Public Hearing Items**

[ZONE-04-21-6018\(PC\)](#) Crescent View Peaks Rezone - R-1-40A to R-1-20A  
137 E. 11000 S.  
[Community #11, Crescent]

**Attachments:** [Staff report.pdf](#)  
[Neighborhood Meeting Summary.pdf](#)  
[PC Notice Sign Pictures.pdf](#)

Jake Warner presented this item to the Planning Commission.

Kyle Simons further presented this item to the Planning Commission.

Cameron Duncan opened this item to public comment.

Steve Van Maren asked if the road would go all the way through and who will pay for the bridge?

Cameron Duncan closed this item to public comment.

Jake Warner clarified the right-of-way and that it will be extended beyond the current property at some point in the future if and when the neighbors decide to develop their property.

**A motion was made by Dave Bromley, seconded by Michael Christopherson that the Planning Commission forward a positive recommend to the City Council to approve the zone change from the R-1-40A Zone to the R-1-20A Zone.**

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

**Absent:** 1 - Monica Collard

[ZONE-03-21-6014\(PC\)](#) 9270 S. Realignment  
Intersection of 9270 S. and Benson Way from PO to R-1-8  
[Community #4 - Historic Sandy]

**Attachments:** [Staff report.pdf](#)  
[PC Notice Sign Pictures.pdf](#)

Jake Warner presented this item to the Planning Commission.

Ryan Kump further presented this item to the Planning Commission.

Jamie Tsandes asked about the abandonment of 9270.

Ryan Kump explained the potential subdivision layout that will include Larry H. Miller and Benson Way properties.

Cameron Duncan opened this item to public comment.

Cameron Duncan closed this item to public comment.

**A motion was made by Jamie Tsandes, seconded by Dave Bromley that the Planning Commission forward a positive recommend to the City Council to approve the zone change from the PO Zone to the R-1-8 Zone.**

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

**Absent:** 1 - Monica Collard

## Public Meeting Items

[CUP-03-21-6](#) Almi's Upholstry (Category II Home Occupation)  
[006](#) 2067 E. Gyrfalcon Ln.  
[Community #21 - Falcon Hill]

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

Claire Hague presented this item to the Planning Commission.

Victor Almiron further presented this item to the Planning Commission.

Cameron Duncan opened this item to public comment.

Cameron Duncan closed this item to public comment.

Dave Bromley asked about parking the applicant's car in the garage and moving the working space to fit it.

Cameron Duncan explained that the applicant will be condensing down the workspace to take up half the garage after the approved work hours.

**A motion was made by Jamie Tsandes, seconded by Daniel Schoenfeld that the Planning Commission approve a Conditional Use Permit for Victor Almiron for a Category II Home Occupation to operate an upholstery business as well as to utilize up to 200 square feet of the attached garage space on the property located at 2067 E. Gyrfalcon Ln. based on the two findings and seven conditions outlined in the staff report.**

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

**Absent:** 1 - Monica Collard

[CUP-03-21-6](#) Aoki Event Center (CUP - Reception Center and Extended Hours)  
[003](#) 8694 S. Monroe St.  
[Community #1 - Northwest Exposure]

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

Claire Hague presented this item to the Planning Commission.

Cameron Duncan asked what was currently existing on the site.

Claire Hague explained that it is just a big, landscaped area in order to have outdoor events.

Cameron Duncan asked if the applicant is starting from scratch to have events until 11:00 pm or if they currently have events that go until 10:00 pm.

Claire Hague explained that it used to be a landscaping business and are not currently hosting any events and that the conditional use would allow them to be a reception center.

Jamie Tsandes asked if the proposed trailers were portable restrooms.

Cameron Duncan said yes, they are temporary portable restrooms.

Claire Hague explained that the applicant is proposing to have them April through September.

Dave Bromley asked if the trailers were taken into consideration when the parking stalls were striped.

Claire Hague explained that they will be under the pavilion and will not affect the parking stalls.

Joi Aoki further presented this item to the Planning Commission.

Cameron Duncan asked if the applicant had read the staff report.

Joi Aoki said yes.

Cameron Duncan asked how they would enforce people leaving at 11:00 pm if no staff will be there.

Joi Aoki explained that she will be there to usher people out and lock up at 11:00 pm.

Cameron Duncan opened this item to public comment.

Cameron Duncan closed this item to public comment.

Doug Wheelwright explained that he thought this was a unique project and will be the jewel of the industrial zone.

**A motion was made by Jeff Lovell, seconded by Dave Bromley that the Planning Commission grant the Conditional Use request to allow extended hours to 11:00**

**PM and the Social Reception Center Use for the applicant Joi Aoki at 8694 S. Monroe St. based on the one finding, and seven conditions outlined in the staff report.**

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

**Absent:** 1 - Monica Collard

[SUB-03-21-6](#) Hagan Rd. Subdivision (Preliminary Review)  
[012](#) 11523 S. Hagan Rd.  
[Community #24]

**Attachments:** [Staff report.pdf](#)  
[PC maps, materials and notice.pdf](#)

Craig Evans presented this item to the Planning Commission.

Blair Johnson further presented this item to the Planning Commission.

Cameron Duncan opened this item to public comment.

Steve Van Maren asked about the residents to the south of the property.

Katie Lowder explained that she is the neighbor to the south and the jog is to the north by Blair Johnson's property.

Cameron Duncan closed this item to public comment.

Craig Evans explained that the entire square is Blair Johnsons property so the only code is that lot lines are supposed to be as close to right angles to the street frontage as possible and nothing will encroach on Katie Lowders property.

**A motion was made by Daniel Schoenfeld, seconded by Jamie Tsandes that the Planning Commission determine that preliminary review is complete for the Hagan Rd. Subdivision, located at 11523 S. Hagan Rd., based on the four findings and four conditions detailed in the staff report.**

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

**Absent:** 1 - Monica Collard

[SUB-01-21-5](#) Utah Auto Mall Phase 1 Amended Subdivision (Preliminary Review)  
[980](#) 10600 S. Holiday Park Dr.  
 [Community #9 - South Towne]

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

Craig Evans presented this item to the Planning Commission.

Cameron Duncan asked about the right-of-way and the property line going to the back of the sidewalk.

Craig Evans explained that the eastern property line needs to be adjusted back to allow the public sidewalk to be part of the public right-of-way as opposed to the private property of the Maverick.

Matthew Reider further presented this item to the Planning Commission.

Cameron Duncan opened this item to public comment.

Spencer Greer asked about the relocation of the right-of-way.

Cameron Duncan closed this item to public comment.

Craig Evans explained the right-of-way and that there will be no access onto 10600 S. from the Maverick site but there will be two ingress and egress sections proposed along the east.

**A motion was made by Michael Christopherson, seconded by Jeff Lovell that the Planning Commission determine that preliminary review is complete for the Utah Auto Mall Phase 1 Amended Subdivision located at approximately 10600 S. Holiday Park Dr., based on the three conditions outlined in the staff report.**

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

- Absent:** 1 - Monica Collard

[SPR-01-21-5](#) Maverik Convenience Store (Preliminary Site Plan Review)  
[979](#) 10640 S. Holiday Park Drive  
[Community #9 - South Towne]

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

Doug Wheelwright presented this item to the Planning Commission.

Cameron Duncan asked about the parking stalls.

Doug Wheelwright explained that the applicant is in the process of starting a parking study.

Matthew Reider further presented this item to the Planning Commission.

Dave Bromley asked about item number four and if the Planning Commission is comfortable with staff reviewing the parking study, then a modification is not required.

Doug Wheelwright said yes.

Cameron Duncan opened this item to public comment.

Steve Van Maren asked if a conditional use permit is required for the extended hours.

Doug Wheelwright explained that the Maverick is in the CBD zone and there are no residential uses within 250 feet of the site, so the restricted hours are not applicable.

Cameron Duncan asked what the business hours in the CBD Zone code are allowed.

Doug Wheelwright explained that the code allows 24/7 business hours in that zone.

Cameron Duncan closed this item to public comment.

Cameron Duncan asked if the Planning Commission was comfortable with staff reviewing the parking study instead of the applicant coming back to the Planning Commission.

The Planning Commissioners agreed that they are comfortable with staff reviewing and approving the parking study.

**A motion was made by Dave Bromley, seconded by Michael Christopherson that the Planning Commission find that the preliminary site plan review is complete for the proposed Maverik Convenience Store and Self-service Gasoline Station, located at 10640 S. Holiday Park Drive, and also approve the building architectural design, materials and colors as presented and recommends that the Planning Commission delegate the review and approval consideration of the 25% parking bonus and shared parking agreements to the Community Development Director as a part of final site plan review, based upon the two findings and eight conditions outlined in the staff report.**

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

**Absent:** 1 - Monica Collard

[SPR-03-21-6](#) Ken Garff Hyundai Dealership Remodel (Preliminary Site Plan Review)  
[008](#) 10770 S. Automall Drive  
[Community #9 - South Towne]

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

Doug Wheelwright presented this item to the Planning Commission.

Kirk Randall further presented this item to the Planning Commission.

Cameron Duncan opened this item to public comment.

Cameron Duncan closed this item to public comment.

**A motion was made by Jamie Tsandes, seconded by Jeff Lovell that the Planning Commission find that the preliminary site plan review is complete for the proposed Ken Garff Hyundai Dealership remodeling project, based upon the two findings and six conditions detailed in the staff report.**

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

**Absent:** 1 - Monica Collard

[SPR-02-21-5](#) School Yard Phase 3, Commercial Building (Preliminary Site Plan Review)  
[993](#) 11090 S. State Street  
[Community #9 - South Towne]

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

Doug Wheelwright presented this item to the Planning Commission.

Jake Tate further presented this item to the Planning Commission.

Cameron Duncan opened this item to public comment.

Cameron Duncan closed this item to public comment.

Dave Bromley expressed that he thought this is a good-looking project and will tie in well with the existing developments and is comfortable with the exceptions. Cameron Duncan agreed and added that he liked the arched windows and architecture. Daniel Schoenfeld explained that the applicant was very open to suggestions and change in the Architecture Review Committee meeting.

**A motion was made by Jeff Lovell, seconded by Daniel Schoenfeld that the Planning Commission determine that preliminary site plan review is complete for the School Yard, Phase 3, project, and approve the building architectural design, material and colors as proposed by the applicant, based on the three findings and three conditions detailed in the staff report.**

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

**Absent:** 1 - Monica Collard

[CUP-04-21-6](#) School Yard Phase 3, Commercial Building (CUP for Drive-up window)  
[030](#) 11090 S. State Street  
[Community #9 - South Towne]

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

See previous comments.

**A motion was made by Jeff Lovell, seconded by Daniel Schoenfeld that the Planning Commission grant the Conditional Use request to allow a Drive-up Window Restaurant to be located at the School Yard Phase 3 commercial building, based on the staff report, the staff findings 1 to 15 in the analysis of the Conditional Use Standards and the three additional findings and three conditions outlined in the staff report.**

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

**Absent:** 1 - Monica Collard

[SPR-02-21-5](#) Raising Cane's Chicken Fingers Restaurant (Preliminary Site Plan  
[997](#) Review)  
10986 S. State Street  
[Community #9 - South Towne]

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

Doug Wheelwright presented this item to the Planning Commission.

Chris Bick further presented this item to the Planning Commission.

Cameron Duncan thanked the applicant for working with the staff so well and be willing to re-arrange the site.

Cameron Duncan opened this item to public comment.

Cameron Duncan closed this item to public comment.

Michael Christopherson echoed Cameron's comments and expressed that it is great to see something more viable at the site and commended the developer for being great to work with and trying to understand Sandy City's vision.

**A motion was made by Michael Christopherson, seconded by Jamie Tsandes that the Planning Commission find that the preliminary site plan review is complete for the proposed Raising Cane's Restaurant Building project, based upon the two findings and seven conditions outlined in the staff report.**

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

**Absent:** 1 - Monica Collard

[CUP-002-21-5998](#) Raising Cane's Chicken Fingers Restaurant (CUP - Drive-Up Window)  
10986 S. State St.  
[Community #9 - South Towne]

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

See previous comments.

**A motion was made by Michael Christopherson, seconded by Jamie Tsandes that the Planning Commission grant the Conditional Use request to allow a Drive-up Window Restaurant Use to be located at 10986 S. State Street for the Raising Cane's restaurant, based on the staff report, the staff findings 1 to 15 in the analysis of the Conditional Use Standards and the three additional findings and three conditions detailed in the staff report.**

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

**Absent:** 1 - Monica Collard

## Administrative Business

[21-173](#) Planning Commission minutes from 4.15.21 (DRAFT)

**Attachments:** [04.15.2021 PC Minutes \(DRAFT\).pdf](#)

**An all -in favor motion was made by Jeff Lovell to approve the meeting minutes for 04.15.2021**

Sandy City Development Report

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