



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)

Thursday, September 2, 2021

6:15 PM

On-Line

Meeting procedures are found at the end of this agenda.

Electronic Meeting

Planning Commission 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 2, 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/89035326620>

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: 890 3532 6620

Webinar Password: 931334

FIELD TRIP

[21-328](#)

Field Trip for 9-2-21

Attachments: [map.pdf](#)

5:30 PM EXECUTIVE SESSION (Training on Vested Rights)

6:15 PM REGULAR SESSION

10 Welcome

Present 5 - Commissioner Dave Bromley
Commissioner Ron Mortimer
Commissioner Jamie Tsandes
Commissioner Michael Christopherson
Commissioner Cameron Duncan

Absent 3 - Commissioner Monica Collard
Commissioner Jeff Lovell
Commissioner Daniel Schoenfeld

Pledge of Allegiance

Introductions

Public Meeting Items

1. [SPR0616202](#) Bout Time Pub and Grub (Preliminary Site Plan Review)
[1-6077](#) 31 W. 10600 S.
[Community #9- South Towne]

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

Claire Hague introduced this item to Planning Commission.

Russ Naylor further described the project to the Planning Commission.

Michael Christopherson opened this item to public comment.

Steve Van Maren commented that he has some concerns of flooding due to the slope of the road and the tightness of the access to the parking.

Michael Christopherson closed this item to public comment.

Claire Hague responded to Steve Van Maren saying the project was reviewed by both public utilities and the engineering and there were no concerns of flooding.

James Sorensen commented that staff was initially concerned about parking and grading and that it required a full staff review which is why this took so long to get on the agenda. Staff wanted to make sure those items were taken care of.

A motion was made by Cameron Duncan, seconded by Dave Bromley that the Planning Commission determine that the preliminary site plan review is complete for Bout Time Pub and Grub located at approximately 31 W. 10600 S., based on the two conditions in the staff report.

Yes: 5 - Dave Bromley
Ron Mortimer
Jamie Tsandes
Michael Christopherson
Cameron Duncan

Absent: 3 - Monica Collard
Jeff Lovell
Daniel Schoenfeld

2. [SUB0720202](#) Alta View Commercial 1st Amd (Preliminary Subdivision Review)
[1-006108](#) 10315 S. 1300 E.
[Community # 17 - Willow Canyon]

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

Craig Evans introduced this item to Planning Commission.

James Copeland further presented this item to Planning Commission.

James Sorensen said that this east Sandy shopping center is one of the few that are thriving and having a fuel station and additional pad sites is a good investment.

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 Cameron Duncan that the Planning Commission determine the preliminary subdivision review is complete for the Alta View Commercial 1st Amended Subdivision based on the two findings and two conditions outlined in the staff report.

Yes: 5 - Dave Bromley
Ron Mortimer
Jamie Tsandes
Michael Christopherson
Cameron Duncan

Absent: 3 - Monica Collard
Jeff Lovell
Daniel Schoenfeld

3. [CUP0728202](#) [1-6114](#) Graff Accessory Structure (Conditional Use Permit - Increased square footage)
10673 S. 390 E.
[Community #11 - Crescent]

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

Claire Hague introduced this item to Planning Commission.

Larry Graff further presented this item to Planning Commission.

Michael Christopherson opened this item to public comment.

Steve Van Maren said this property is zoned as an R-1-40A but is less than 20,000 square feet and asked how can it be treated as such according to the size of the structure and the set back waiver.

Michael Christopherson closed this item to public comment.

Claire Hague responded to Steve Van Maren saying that occasionally a smaller parcel can end up in a zone that's much larger.

A motion was made by Jamie Tsandes, seconded by Dave Bromley that the Planning Commission approve a Conditional Use Permit for Larry Graff for the property located at 10673 S 390 E to allow for an accessory structure as described in the application materials based on the two findings and six conditions outlined in the staff report.

Yes: 5 - Dave Bromley
Ron Mortimer
Jamie Tsandes
Michael Christopherson
Cameron Duncan

Absent: 3 - Monica Collard
Jeff Lovell
Daniel Schoenfeld

Public Hearing Item

4. [CA08052021-0006126](#) Amendments Related to Accessory Apartments (Internal Accessory Dwelling Units, I-ADUs)
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](#)
[Staff Presentation on HB 82 to City Council.pdf](#)

Mike Wilcox introduced this item to the Planning Commission.

Michael Christopherson opened this item to public comment.

Steve Van Maren commented saying that he had no comment.

Michael Christopherson closed this item to public comment.

Michael Christopherson agreed with the suggested code changes and felt that staff did a nice job on implementing all of the necessary changes related to HB 82.

Dave Bromley agreed with Michael Christopherson.

Michael Christopherson said this was a thoughtful way to address the housing shortage in the state.

Dave Bromley said these changes will allow nearly retired residents to remain in their existing home.

A motion was made by Dave Bromley, seconded by Jamie Tsandes 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: 5 - Dave Bromley
Ron Mortimer
Jamie Tsandes
Michael Christopherson
Cameron Duncan

Absent: 3 - Monica Collard
Jeff Lovell
Daniel Schoenfeld

Administrative Business

An all-in favor motion was made by Dave Bromley to approve the meeting minutes for 08.19.2021

1. Sandy City Development Report
2. Director's Report
3. [21-329](#) Planning Commission minutes

Attachments: [08.19.2021 PC Minutes \(DRAFT\).pdf](#)

Adjournment

An all-in favor motion was made by Michael Christopherson 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