



# 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*  
*Cyndi Sharkey*  
*Jamie Tsandes*  
*Cameron Duncan (Alternate)*  
*Jeff Lovell*

---

Thursday, November 21, 2019

6:15 PM

Council Chambers

---

Meeting procedures are found at the end of this agenda.

### Voting Roll Call

#### 5:00 PM FIELD TRIP

1. [19-428](#) Field trip map for November 21, 2019

**Attachments:** [11-21-19](#)

#### 6:15 PM REGULAR SESSION

#### Roll Call

**Present** 6 - Commissioner Dave Bromley  
Commissioner Monica Collard  
Commissioner Jamie Tsandes  
Commissioner Michael Christopherson  
Commissioner Jeff Lovell  
Commissioner Cameron Duncan

**Absent** 2 - Commissioner Cyndi Sharkey  
Commissioner Ron Mortimer

Welcome

Pledge of Allegiance

Introductions

### Public Meeting Items

- 2. [CUP-10-19-5](#) Body Worx Manual Therapy  
[750](#) 735 E. 9000 S.  
[Community #7 - Quarry Bend]

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

Claire Hague introduced item to Planning Commission.

Applicant had nothing to add.

Michael Christopherson opened item to public comment.

Michael Christopherson closed item to public comment.

**A motion was made by Jamie Tsandes, seconded by Monica Collard that the Planning Commission approve a conditional use permit for Body Worx Manual Therapy for property located at 735 East 9000 South to operate a massage therapy business as described in the staff report and subject to the one finding and three conditions outlined in the staff report.**

- 3. [CUP-10-19-5](#) Platt Barn (Accessory Structure - increased square footage)  
[746](#) 11140 S. 115 E.  
[Community #11 - Crescent]

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

Claire Hague introduced item to Planning Commission.

Applicant had nothing to add.

Michael Christopherson opened item to public comment.

Michael Christopherson closed item to public comment.

**A motion was made by Dave Bromley, seconded by Jeff Lovell that the Planning Commission approve a Conditional Use Permit for Jeff and Brydie Platt for the property located at 11140 S. 115 E. to allow for a barn as described in the application materials based on the two findings and the six conditions outlined in the staff report.**

- Yes:** 6 - Dave Bromley  
Monica Collard  
Jamie Tsandes  
Michael Christopherson  
Jeff Lovell  
Cameron Duncan

- Absent:** 2 - Cyndi Sharkey  
Ron Mortimer

4. [CUP10-19-5  
753](#) Brimley Home Occupation (Conditional Use for garage use)  
8269 S. Fallbrook Circle  
[Community #6 - High Point]

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

Claire Hague introduced the item to Planning Commission.

Michael Christopherson clarified that there are conditions that needs Planning Commission approval.

Russell Brimley, the applicant, stated he can answer any questions from the Planning Commission.

Michael Christopherson asked if the applicant wanted 100% of the garage to be utilized during working hours.

Russell Brimley said he didn't know that 100% was an option but would like to utilize that if it's possible.

Michael Christopherson asked James Sorensen if that's allowed and what they should be aware of if the Plannig Commission granted the applicant 100% of the garage.

James Sorensen explained that if the Planning Commission approves 100% of the garage space to be used during the business hours, we would just want to make sure that the applicant can comply with the conditions because the garage is primarily for the storage of vehicles.

Michael Christopherson asked the applicant how he planned to utilize the space.

Russell Brimley explained he planned on using the space during the approved working hours, then putting everything away and bringing the car back into the garage.

James Sorensen brought up no outside storage, that would be a violation of city code.

Monica Collard asked if the applicant wears a fresh air breather.

Russell Brimley explained that he does wear one.

Cameron Duncan asked if this would be seven days a week.

Russell Brimley explained that he only intends to work five days a week.

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 Monica Collard that the Planning Commission approve a Conditional Use Permit for Russell Brimley for a Category II Home Occupation inside the attached garage for the property located at 8269 S. Fallbrook Circle based on the three findings and nine conditions listed in the staff report with a modification to condition number one, that the applicant not operate outside the proposed hours of 4:30 pm – 8:00 pm, and condition number seven, that the Planning Commission determine that 100% of the garage**

can be used during the approved business hours.

- Yes:** 6 - Dave Bromley  
Monica Collard  
Jamie Tsandes  
Michael Christopherson  
Jeff Lovell  
Cameron Duncan

- Absent:** 2 - Cyndi Sharkey  
Ron Mortimer

## Public Hearing Items

5. [CODE-10-19](#) Jolley Pharmacy - Proposed Amendments to the SD(Carnation) Zone  
[-5752 PC](#) Amend Title 21, Chapter 19 - Special Development (SD) Districts, Section 20 - SD(Carnation), of the Sandy Municipal Code

**Attachments:** [Staff Report.pdf](#)

Mike Wilcox presented item to Planning Commission.

Michael Christopherson asked about when a compounding business would be reviewed for life safety.

Mike Wilcox explained that it would be through the building permit process.

Adam Nash further explained the request to allow for a medical use so they can have an onsite clinic.

Jamie Tsandes clarified items on map and what is included in the code change.

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 forward a positive recommendation to the City Council to adopt the proposed ordinance amendment as shown in Exhibit "A", attached, for the two reasons outlined in the staff report.**

- Yes:** 6 - Dave Bromley  
Monica Collard  
Jamie Tsandes  
Michael Christopherson  
Jeff Lovell  
Cameron Duncan

- Absent:** 2 - Cyndi Sharkey  
Ron Mortimer

- 6. [CODE-11-19-5755 PC](#) Cul-de-sac Length  
Amend Title 21, Chapter 21 - Subdivision Design Standards, Section 10 - Streets, of the Sandy Municipal Code

**Attachments:** [Staff Report.pdf](#)

Mike Wilcox presented item to Planning Commission.

Michael Christopherson opened this item to public comment.

Michael Christopherson closed this item to public comment.

**A motion was made by Jeff Lovell, seconded by Dave Bromley that the Planning Commission forward a positive recommendation to amend Title 21, Chapter 21" - Subdivision Design Standards, Section 10 - Streets, of the Sandy Municipal Code as shown in (Exhibit "A") based on the two findings listed in the staff report.**

- Yes:** 6 - Dave Bromley  
 Monica Collard  
 Jamie Tsandes  
 Michael Christopherson  
 Jeff Lovell  
 Cameron Duncan

- Absent:** 2 - Cyndi Sharkey  
 Ron Mortimer

### Administrative Business

- 1. Minutes
- 2. Sandy City Development Report
- 3. Director's Report

- 4. [19-425](#) PC Meeting Minutes for November 7, 2019

**Attachments:** [11.07.19 PC Meeting Minutes](#)

Dave Bromley clarified a comment he had made that reflected differently in the minutes.

Jamie Tsandes clarified a comment she had made that reflected differently in the minutes.

**Monica Collard made a motion to approve the Meeting Minutes for November 7, 2019.**

- Yes:** 6 - Dave Bromley  
 Monica Collard  
 Jamie Tsandes  
 Michael Christopherson  
 Jeff Lovell  
 Cameron Duncan

**Absent:** 2 - Cyndi Sharkey  
Ron Mortimer

## Adjournment

### 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