



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, April 1, 2021

6:15 PM

On-line Meeting

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 April 1, 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/86895484684>

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: 868 9548 4684

Webinar Password: 685913

FIELD TRIP

[21-124](#) Field trip for April 1 meeting

Attachments: [FT map.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

- Present** 6 - Commissioner Dave Bromley
 Commissioner Monica Collard
 Commissioner Ron Mortimer
 Commissioner Jamie Tsandes
 Commissioner Michael Christopherson
 Commissioner Daniel Schoenfeld
- Absent** 2 - Commissioner Jeff Lovell
 Commissioner Cameron Duncan

Public Meeting Items

1. [SPR-01-21-5](#) Sandy Lease Restaurant Building (Preliminary Site Plan)
[973](#) 9498 S. Highland Dr.
[Community #17 - Willow Canyon]

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

Doug Wheelwright presented this item to the Planning Commission.

Brandon Lundeen further presented this item to the Planning Commission.

Michael Christopherson asked about the other facilities that have a drive-up window.

Brandon Lundeen explained the history and that there are a few other places with drive-thru windows in that area.

Michael Christopherson opened this item to public comment.

Steve Van Maren asked about the handicap parking and why they are near the drive-thru lane. He also asked which way the doors swing open.

Michael Christopherson closed this item to public comment.

Doug Wheelwright explained that the handicap parking could be shifted to the west but that would need to be approved by the Chief Building Official.

Michael Christopherson asked if that would be taken care of during final site plan review.

James Sorensen explained that it would.

Doug Wheelwright explained the operation of the doors and that the City does not have any other specifications in place.

A motion was made by Monica Collard, seconded by Daniel Schoenfeld that the Planning Commission find that the preliminary site plan review is complete for the proposed Sandy Lease Restaurant Building project, based upon the two findings and seven conditions outlined in the staff report.

Yes: 6 - Dave Bromley
Monica Collard
Ron Mortimer
Jamie Tsandes
Michael Christopherson
Daniel Schoenfeld

Absent: 2 - Jeff Lovell
Cameron Duncan

2. [CUP-01-21-5](#) Sandy Lease Building (Conditional Use - Drive-up Window Restaurant)
[973](#) 9498 S. Highland Dr.
 [Community #17 - Willow Canyon]

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

See previous comments.

A motion was made by Monica Collard, seconded by Daniel Schoenfeld that the Planning Commission grant the Conditional Use requests to allow a Drive-up Window Restaurant to be located at 9492 S. Highland Drive, 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: 6 - Dave Bromley
 Monica Collard
 Ron Mortimer
 Jamie Tsandes
 Michael Christopherson
 Daniel Schoenfeld

Absent: 2 - Jeff Lovell
 Cameron Duncan

3. [SPR-09-20-5](#) K.Lund Mechanical Warehouse Addition (Preliminary Site Plan)
[906](#) 415 W. 9800 S. Street
 [Community #2 - Civic Center]

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

Doug Wheelwright presented this item to the Planning Commission.

Kelly Lund further presented this item to the Planning Commission.

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

Kelley Lund said yes.

Michael Christopherson opened this item to public comment.

Steve Van Maren had some questions about the retention pond and limitation to parking machinery on hard surfaces mentioned a concern about parking in the circle and it could be a hazard for emergency responders.

Michael Christopherson closed this item to public comment.

A motion was made by Jamie Tsandes, seconded by Dave Bromley that the Planning Commission find that the preliminary site plan review is complete, and that the building's architectural design, materials and colors meet the Sandy City Architectural Design requirements, for the proposed K. Lund Mechanical Warehouse Addition project, based upon the two findings and seven conditions detailed in the staff report.

Yes: 6 - Dave Bromley
 Monica Collard
 Ron Mortimer
 Jamie Tsandes
 Michael Christopherson
 Daniel Schoenfeld

Absent: 2 - Jeff Lovell
 Cameron Duncan

4. [CUP-03-21-6 011](#) K.Lund Mechanical Warehouse Addition (Conditional Use for Heavy Commercial Use)
 415 W. 9800 S. Street
 [Community #2 - Civic Center]

Attachments: [CUP Staff Report](#)

See previous comments.

A motion was made by Dave Bromley, seconded by Monica Collard that the Planning Commission grant the Conditional Use request to allow a “Heavy Commercial” land use in the existing RD zoning district, and thereby eliminating an existing “Legal Non- Conforming” land use, for the property located at 415 W. 9800 S, Street, 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: 6 - Dave Bromley
 Monica Collard
 Ron Mortimer
 Jamie Tsandes
 Michael Christopherson
 Daniel Schoenfeld

Absent: 2 - Jeff Lovell
 Cameron Duncan

5. [CUP-03-21-5](#) Utah Animal Adoption Center (Conditional Use for Commercial Kennel)
[999](#) 8465 S. 700 E.
[Community #6 - High Point]

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

David Rodgers presented this item to the Planning Commission.

Michael Christopherson asked about the hours of operation.

James Sorensen explained that they are regular business operation hours.

Rose Bentley further presented this item to the Planning Commission.

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

Rose Bentley said yes.

Michael Christopherson opened this item to public comment.

Michael Christopherson closed this item to public comment.

Dave Bromley expressed that he thought this was a great use and if the smell becomes an issue this is a conditional approval and can always be reexamined if necessary.

Michael Christopherson agreed and explained how that process works.

Danny Schoenfeld expressed his concerns about the shed being used for business.

Michael Christopherson explained that there is a condition of approval for the shed not being used for business.

A motion was made by Dave Bromley, seconded by Jamie Tsandes that the Planning Commission approve the Conditional Use Permit for Rose Bentley on behalf of the Utah Animal Adoption Center for the property located at 8465 S. 700 E. to allow an "Animal Kennel, Commercial" as described in the staff report based upon the two findings and subject to the six conditions detailed in the staff report.

Yes: 6 - Dave Bromley
Monica Collard
Ron Mortimer
Jamie Tsandes
Michael Christopherson
Daniel Schoenfeld

Absent: 2 - Jeff Lovell
Cameron Duncan

Administrative Business

1. [21-125](#) Planning Commission minutes 3.18.21 (DRAFT)

Attachments: [3.18.21 PC Minutes \(DRAFT\).pdf](#)

An all in favor motion was made by Jamie Tsandes, seconded by Dave Bromley to approve the Meeting Minutes for 03.18.2021

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

Adjournment

A unanimous vote was taken 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