



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7256

Meeting Minutes

Planning Commission

Dave Bromley
Monica Collard
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Jamie Tsandes
Steven Wrigley (Alternate)

Thursday, September 21, 2023

6:15 PM

Council Chambers and Online

Meeting procedures are found at the end of this agenda.

This Planning Commission meeting will be conducted both in-person, in the Sandy City Council Chambers at City Hall, and via Zoom Webinar. Residents may attend and participate in the meeting either in-person or via the webinar link below. Register in advance for this webinar:

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4:00 PM FIELD TRIP

[23-365](#)

[Map](#)

Attachments: [092123](#)

6:15 PM REGULAR SESSION

Welcome

Introductions

- Present** 6 - Commissioner Dave Bromley
 Commissioner Ron Mortimer
 Commissioner Daniel Schoenfeld
 Commissioner Steven Wrigley
 Commissioner David Hart
 Commissioner Cameron Duncan
- Absent** 2 - Commissioner Monica Collard
 Commissioner Jamie Tsandes

Pledge of Allegiance

Public Hearings

1. [ANEX08022](#) Middle Deer Hollow Annexation (R-1-40A Zone)
[023-006579\(](#) 3160 E. - 3295 E. Deer Hollow Drive
[PC\)](#) [Community #29]

- Attachments:** [Vicinity map](#)
[Staff report](#)
[Resolution 23-40C](#)

Brian McCuistion introduced this item to the Planning Commission.

Terry & Susan Wood, 3227 E Deer Hollow Drive said they are looking forward to being part of Sandy City.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

A motion was made by Dave Bromley, seconded by Cameron Duncan that the Planning Commission send a positive recommendation to the City Council that the Middle Deer Hollow Annexation be approved and zoned R-1-40A based on the four findings detailed in the staff report.

- Yes:** 6 - Dave Bromley
 Ron Mortimer
 Daniel Schoenfeld
 Steven Wrigley
 David Hart
 Cameron Duncan
- Absent:** 2 - Monica Collard
 Jamie Tsandes

2. [CA09082023](#) Amendments to Title 21 of the Land Development Code related to Mixed
[-0006607](#) Use Development

Attachments: [Staff Report](#)

[Exhibit A](#)

[Exhibit B](#)

Mike Wilcox introduced this item to the Planning Commission.

Cameron Duncan asked if a developer would have wiggle room with the 60% if they came to the Planning Commission under certain criteria.

Mike Wilcox said the code amendment does not give wiggle room or a set of criteria to have the Planning Commission apply a different ratio or mix.

Dave Bromley asked if there's a minimum of 15 acre area with a master plan with multiple owners. Does each parcel have to have a 60% ratio?

Mike Wilcox said the ratio would be for the entire master planned area.

Dave Bromley asked if that standard could be objectively followed.

Mike Wilcox said that the standards can be met by illustrating in the master plan how each property would be developed or redeveloped to integrate through physical improvements both the future and existing developments within the planned area.

Dave Bromley asked if there are any projects that were recently received that would not be approved under this approach.

Mike Wilcox said yes, they were referenced in the staff report.

Dave Bromley asked if there are other areas, other than the Cairns District, that have a similar standard to the 60%.

Mike Wilcox said we have reviewed all existing master plans adopted by the city and no set standard for mix of uses that was adopted. That determination was left to the Planning Commission to determine through site plan review.

Steve Wrigley understands that the mixed use development is intended to be a primarily business district with adding some additional housing within it. Is that why you are proposing this mix of uses standard?

Mike Wilcox said yes that is the intent.

Ron Mortimer said he's uncomfortable with the 60/40 mix and feels that staff is limiting the Planning Commissions ability to have flexibility.

Dave Bromley said he feels the same as Ron Mortimer.

Cameron Duncan said he's also uncomfortable with 60/40 mix.

Darien Alcorn said that the state statute requiring objective standards actually post dates the adoption of the Sandy City code that the Planning Commission has the flexibility.

Brian McCuiston asked the Planning Commission if they have a suggestion for a percentage mix or if they want staff to do more research.

Dave Bromley said he wants more research and not have such hard lines.

Cameron Duncan gave suggestions on percentage mixes.

Ron Mortimer said he likes a sliding scale.

David Hart said they could start at 60/40 and given criteria they could go to 90/10.

Cameron Duncan gave further examples and suggestions.

David Hart opened this item for public comment.

Steve Van Maren, 11039 S Lexington Circle, agrees with the 60/40 mix.

David Hart closed this item to public comment.

David Hart said he would like to know what other mixed use developments are doing in residential communities throughout the state or nationally.

Dave Bromley said the Cairns District doesn't have the same restrictions that other neighborhoods on the east side do in revitalizations areas.

Steven Wrigley said he supports further research.

Daniel Schoenfeld said he'd like to understand what other communities are doing and wanted further research done as well.

A motion was made by Cameron Duncan, seconded by Ron Mortimer, that the Planning Commission table this item to a date unspecified with staff to provide additional research regarding mixed ratio, options with flexibility and acreage size.

- Yes:** 6 - Dave Bromley
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
David Hart
Cameron Duncan

- Absent:** 2 - Monica Collard
Jamie Tsandes

Public Meeting Items

- 3. [CUP0803202](#) Learning to Love Dance (Conditional Use Permit - Category II Home Occupation)
[3-006581](#) 2167 E. 11620 S.
 [Community #27]

Attachments: [Learning To Love Dance CUP final](#)

Sarah Stringham introduced this item to the Planning Commission.

Steven Wrigley asked if the applicant is going to have 12 children at one time or 12 children total throughout the day.

Sarah Stringham said she can have 12 kids per session up to 24 a day but doesn't think she'll have that many in one session. She plans on having two to three classes on specific days and won't hold classes when school gets out to minimize traffic.

Cameron Duncan asked for clarification on the age.

Sarah Stringham said the applicant wanted to do classes for child and mom however she was told she can only do classes for children so she increased the age from 6 years old to 8 years old.

Dave Bromley asked Brittney Ward about the traffic plan.

Brittney Ward said she's okay with the submitted traffic plan.

David Hart opened this item for public comment.

David Hart 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 a category II home occupation for child group activities as described in the staff report for the property located at 2167 E 11620 S based on the two findings and subject to the three conditions detailed in the staff report.

- Yes:** 6 - Dave Bromley
 Ron Mortimer
 Daniel Schoenfeld
 Steven Wrigley
 David Hart
 Cameron Duncan

- Absent:** 2 - Monica Collard
 Jamie Tsandes

4. [CUP0807202](#) SLC Automotive (Conditional Use Permit)
[3-006582](#) 168 W. 9240 S.
[Civic Center, Community #2]

Attachments: [Staff Report](#)

Sarah Stringham introduced this item to the Planning Commission.

Blerim Aliji, 168 W 9240 S, said that he wants more space to park their vehicles outside.

Cameron Duncan asked the applicant if he read the staff report and understands that he can have up to four vehicles to park inside their unit.

Blerim Aliji said that he did read the staff report and is still requesting additional parking outside on the east side of the property.

David Hart opened this item for public comment.

Steve Van Maren, 11039 S Lexington Circle, agrees with the staff report and said that more parking spaces are needed outside and having more parking spots for vehicles is unrealistic.

David Hart closed this item to public comment.

Ron Mortimer asked if they were running another business how many additional parking stalls would they use on a daily basis.

Mike Wilcox said for a warehouse it's one space per 1,000 sq feet. For office space it would be four per 1,000 sq feet. For flex warehouse space it is contingent on how they're utilizing the space.

Dave Bromley said that it doesn't seem that the landlord has any restrictions with the other tenants.

Sarah Stringham said the lease agreement states that all parking is not exclusive to all the tenants in the two different buildings on the parcel.

Mike Wilcox said for this reason we are proposing to restrict on-site storage or parking of inventory buildings to within the building and not within the parking lot.

David Hart asked for clarification about exclusive use that the landlord hasn't given to the tenants.

Sarah Stringham said surrounding businesses have signs outside indicating parking for their business but in the lease agreement it states parking is not exclusive.

Blerim Aliji said that the landlord does not want exclusive parking but they've been parking on the east side for the last two years.

Steven Wrigley asked how many parking spaces are they allowed inside their unit.

Sarah Stringham said any cars for sale will need to be stored inside and up to three.

Ryan Kump, Sandy City engineer, said that Monroe phase 6 project will impact the east

frontage of this building. The City is currently negotiating the purchase of the east side so parking will be unavailable.

A motion was made by Ron Mortimer, seconded by Dave Bromley, that the Planning Commission approve a Conditional Use Permit for used auto sales for the property located at 168 W 9240 S, based on the four findings and nine conditions detailed in the staff report.

Yes: 6 - Dave Bromley
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
David Hart
Cameron Duncan

Absent: 2 - Monica Collard
Jamie Tsandes

Administrative Business

1. Minutes

An all in favor motion was made by Dave Bromley to approve the meeting minutes from 9.7.2023.

[23-366](#)

Minutes from September 7th Meeting

Attachments: [09.07.2023 Minutes \(DRAFT\)](#)

2. Sandy City Development Report

3. Director's Report

Adjournment

An all in favor motion was made 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.

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