



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
Daniel Schoenfeld

Thursday, July 7, 2022

6:15 PM

Council Chambers

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:

https://us02web.zoom.us/webinar/register/WN_gBEo1rO9QfOdNqYQaAV3vw

After registering, you will receive a confirmation email containing information about joining the webinar.

You can join the meeting with the following link:

<https://us02web.zoom.us/j/83224667264>

Or join via phone by dialing:

US: 253 215 8782 or 346 248 7799 or 669 900 6833 or 301 715 8592 or 312 626 6799 or 929 436 2866
(for higher quality, dial a number based on your current location):

Webinar ID: 832 2466 7264

Passcode: 998056

4:00 PM FIELD TRIP

[22-261](#)

Field Trip Map

Attachments: [July 7, 2022](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present 5 - Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Ron Mortimer
Commissioner Cameron Duncan
Commissioner Daniel Schoenfeld

Absent 2 - Commissioner Jamie Tsandes
Commissioner Michael Christopherson

Public Meeting Items

1. [CUP0407202](#) [2-006301](#) Kirchner Accessory Structure (Conditional Use Permit - Increased Height)
371 East 8680 South
[Community #1 - Historic Sandy]

Attachments: [Kirchner Staff Report with Materials](#)

Brynn Bohlender introduced this item to the Planning Commission.

Jason & Nicole Kirchner, 371 E 8680 S, Sandy, said that they're aware of the setbacks and are thinking of moving the garage forward towards the street.

Mike Wilcox said if they slide it forward it doesn't meet the height requirements and they'd be limited to ten feet.

Jason Kirchner said they thought to move it forward to give them more space in their backyard but are ok if they can't move it forward.

Mike Wilcox asked the Kirchner's to clarify how far forward they're asking to move the garage.

Nicole Kirchner said just a few feet.

Mike Wilcox said they'd probably need five feet for landscape buffer.

Dave Bromley asked if screening was intended to north or west.

Jason Kirchner said to the west.

Nicole Kirchner said she's planning on using board and batten and possibly rock for the outside materials.

Monica Collard asked them if they read the staff report and if they're comfortable with it.

Nicole Kirchner said she did not read the staff report and is ok with that.

Ron Mortimer opened this item to public comment.

Steve Van Maren, 11039 S Lexington Circle, Sandy, said this garage looks like a large structure for the lot and doesn't want them to move it forward.

Ron Mortimer closed this item to public comment.

Brynn Bohlender replied to Steve Van Maren's comment saying that there are neighbors who have similar detached structures that are the same size to what the Kirchner's are proposing or bigger.

Dave Bromley said he's comfortable with the change from brick to board & batten and is comfortable moving the structure closer to the street (equal to 1/3 of the length of the structure).

Cameron Duncan said he's ok with the garage going a little bit higher and moving forward.

A motion was made by Dave Bromley, seconded by Monica Collard, that Planning Commission approve a conditional Use Permit for Jason and Nicole

Kirchner for the property located at 371 East 8680 South to allow for an accessory structure with a maximum height of sixteen feet (16') as described in the application and based on the two findings and the four conditions as outlined in the staff report with a fifth condition added that the new proposed structure not be any closer to the street than 12 feet (which is 1/3 of the home's depth) behind the front plane of the home.

Yes: 5 - Dave Bromley
Monica Collard
Ron Mortimer

Absent: 2 - Cameron Duncan
Daniel Schoenfeld

Jamie Tsandes
Michael Christopherson

2. [CUP0528202](#) Pham Accessory Structure (Conditional Use Permit - Increased Size)
[2-006336](#) 1487 East Thistle Down Dr.
[Community #22]

Attachments: [Pham Staff Report with attachments](#)

Brynn Bohlender introduced this item to the Planning Commission.

Melinda Pham, 1487 E Thistle Down Dr, Sandy, said they took down two large structures in her back property and wanted to replace it with one shed/barn to use for storage of recreational vehicles and to operate her home owned business.

Ron Mortimer asked Melinda if she's read the staff report and is comfortable with it.

Melinda Pham said she's read the staff report and doesn't have any questions.

Ron Mortimer opened this item to public comment.

Mark Weron, 1469 E Thistledown Dr, Sandy, said he has a few issues. He's concerned that the bridle trail will be used to load and unload inventory for their home owned business, he wants the Pham's to build their garage at the same elevation as his property and the bridle trail.

Steve Van Maren, 11039 S Lexington Circle, Sandy, said he was surprised that the garage wasn't rotated 90 degrees so the doors are facing the front of the property and that the roof doesn't seem to have a steep pitch.

Margaret Allen, 1472 E Thistledown Dr. Sandy, asked what materials the garage will be made of.

Sandra Haak, 10953 S Bay Meadow Circle, Sandy, has concerns over the fill, due to the ground being sandy, and has asked that the minimum amount of fill be brought in.

Ron Mortimer closed this item to public comment.

Brynn Bohlender answered Margaret Allen's question and said that it will be a metal structure with metal siding.

Ryan Kump, Sandy City engineer, said that since this project is not in the SAO Zone the applicant is not required to submit a grading plan but they are required to meet SWPPP requirements.

Dave Bromley asked if the building department is going to ensure adequate compaction, relating to the fill, during construction.

Brynn Bohlender said that the building department will continually check on this project during the building process.

Dave Bromley asked specifically for compacting issues.

Ryan Kump said that would apply only to the structure and the rest would be considered landscaping so it would need to be compacted.

Monica Collard said it doesn't make sense to her why the entire back yard was leveled

with fill.

Brynn Bohlender said part of the reason for the fill was there was a fiberglass pool that was taken out along with another structure.

Danny Schoenfeld asked about the orientation of the garage doors and the side approach.

Melinda Pham said that her husband doesn't want to change the direction of the shed because he wants a garden that goes from the front of the house all the way to the back. Once her business has moved out of the garage she plans on storing hay and will use the bridle trail to deliver that. And with regards to the fill the plan is to have all grass, big garden and a small stable across from the shed.

Dave Bromley asked if the driveway is going to wrap around the structure over to the garage doors.

Melinda Pham said yes just a little bit.

Monica Collard asked if she will be keeping the dirt and not compacting it so she's not 2 1/2 feet higher than her neighbor.

Melinda Pham said they are planning to compact the dirt and grade it more appropriately.

Monica Collard asked what would be the overall additional height.

Melinda Pham said she thinks two feet.

Monica Collard asked for clarification on how the code currently reads, that you can bring in up to three feet of fill without a grading permit.

Mike Wilcox said you could actually have up to five feet along the property line as far as a retaining wall and then you could place a six foot fence along the top of that retaining wall.

Melinda Pham said she doesn't plan on putting a fence on top of the fill.

Dave Bromley asked if there's anything in the current ordinance that addresses the break up of elevations.

Mike Wilcox said no.

Dave Bromley confirmed with Brynn Bohlender that the fill that was brought in, established the new finished grade.

Cameron Duncan clarified, according to what Mike Wilcox said, that they could potentially bring in five feet of new fill and then put a twenty foot tall structure on top and still be within the ordinance.

Monica Collard said she's not comfortable with the size and how close it is to the side.

Mike Wilcox said the Planning Commission could impose restrictions to help mitigate the impacts of the overall size of the structure.

Ron Mortimer said that the trade off for the additional 150 square feet could be to move it over.

Monica Collard said maybe put in some landscape to break up the appearance of a large home.

Cameron Duncan said the orientation of the overhead doors seems problematic with the horse corral next to the shed.

Monica Collard has a concern with access to the bridle trail.

Danny Schoenfeld said the application seems unclear.

Dave Bromley said the appropriate mitigation seems to be to move the structure to the east and then require vertical landscaping.

Cameron Duncan suggested that they could make the setback six feet and then slope it towards the property with a 2:1 slope.

Mike Wilcox said the only caveat to that would be that they have to maintain drainage on their lot with some type of swell and keep it on their lot.

Monica Collard said she's not comfortable with the retaining wall and fence being even with each other.

Ron Mortimer said she's not required to have a fence.

Monica Collard said that the applicant said she's moving the retaining wall from the right side of the property to the left and isn't sure why if they've leveled out the yard.

Dave Bromley said he would suggest to move the shed further to the east and the garage to face the street.

Danny Schoenfeld said maybe moving the site over slightly with the swell water mitigation which would add a buffer.

Dave Bromley asked how far over.

Mike Wilcox said if the shed is being built at the raised elevation with a retaining wall it would be three feet. If there's no retaining wall being built it would need to be bigger.

Ryan Kump suggested to require a site grade plan as if it were in the SAO Zone.

Danny Schoenfeld asked if requesting a site grade plan would help.

Mike Wilcox said a site plan doesn't give staff direction if the Planning Commission is comfortable with the elevation of the structure or the setback.

Dave Bromley said he would feel comfortable moving the structure to six to nine feet to the east and condition it to require some vertical landscaping.

Cameron Duncan said that he's ok with the setback but the height of the fill along the property line is his concern. If they were to suggest a grading plan he would like to see how the applicant would lower the grade of the site against the adjacent property keeping

it at the old existing grade and then let the applicant raise the grade on their side.

Dave Bromley asked what distance from the fence would be appropriate with existing grade.

Monica Collard said they would be okay with six feet as long as it was back to the original grade.

Cameron Duncan said he's comfortable with six feet and if they held the retaining wall that came off the edge of the foundation coming forward with a two foot step coming down would be okay for him.

A motion was made by Cameron Duncan, seconded by Daniel Schoenfeld, that the Planning Commission approve a Conditional Use Permit for John and Melinda Pham for the property located at 1487 E. Thistledown Dr. to allow for a 1,650 square foot accessory structure as described in the application based on the two findings and subject to the four conditions outlined in the staff report with one additional condition that the site grade be taken back to the original finish grade for the six foot buffer along the west property line.

Yes: 5 - Dave Bromley
Monica Collard
Ron Mortimer
Cameron Duncan
Daniel Schoenfeld

Absent: 2 - Jamie Tsandes
Michael Christopherson

3. [CUP0602202](#) [2-006340](#) Pure Chakra (Conditional Use Permit - Category II Home Occupation)
 1487 East Thistle Down Dr.
 [Community #22]

Attachments: [Pure Chakra Staff Report with attachments](#)

Brynn Bohlender introduced this item to the Planning Commission.

Melinda Pham, 1487 E. Thistle Down Dr, Sandy, said she owns a small business and would use less than 800 sq feet of the shed and the goal is to eventually move to a commercial location.

Ron Mortimer asked Melinda Pham if she's comfortable with the staff report.

Melinda Pham said yes.

Dave Bromley asked staff to clarify the allowable storage in the detached structure.

Brynn Bohlender answered that it's 50%.

Ron Mortimer opened this item for public comment.

Mark Weron, 1469 Thistledown Drive, Sandy, shared concerns irrelevant to this particular item.

Steve Van Maren, 11039 S Lexington Circle, Sandy, asked Mike Wilcox about a neighborhood meeting, that was previously held, to change a code for this subdivision prohibiting home businesses.

Margaret Allen, 1472 E Thistledown Drive, Sandy, asked a question irrelevant to this particular item.

Ron Mortimer closed this item to public comment.

Mike Wilcox replied to Steve Van Maren's question saying there is no proposed prohibition of home occupied businesses in the Bell Canyons Acres neighborhood.

A motion was made by Daniel Schoenfeld, seconded by Dave Bromley, that the Planning Commission approve a Conditional Use Permit for John and Melinda Pham for a Category II Home Occupation inside the detached garage/barn for the property located at 1487 East Thistledown Drive based on the one finding and subject to the four conditions detailed in the staff report.

- Yes:** 5 - Dave Bromley
 Monica Collard
 Ron Mortimer
 Cameron Duncan
 Daniel Schoenfeld

- Absent:** 2 - Jamie Tsandes
 Michael Christopherson

4. [CUP0513202](#) 300 East Trailhead (Conditional Use Permit)
[2-006319](#) 321 East 10195 South
[Community #5]

Craig Evans introduced this item to the Planning Commission.

Dan Sonntag said they've gone through several design iterations and this is what they've come up with and he's comfortable with the staff report.

Ron Mortimer opened this item to public comment.

Joyce Walker, 2486 E Segoe Lily Drive, Sandy, is the president of the Dimple Dell Preservation Community and supports the project.

Adrian Covington, 9995 S 300 E, Sandy, had a petition signed by 50% of the property owners on 300 East next to this project asking to incorporate the existing trees into the plan instead of taking them out.

Steve Van Maren, 11039 S Lexington Circle, Sandy, said he has some sympathy for the removal of the existing trees. He asked if the parking lot sits on Dimple Dell Park land or Sandy City property and how big does the parking lot need to be to consider restroom services.

Sandra Haak, 10539 S Bay Meadow Circle, Sandy, is the treasurer of the Dimple Dell Preservation community and is in support of this project. She asked Dan Sonntag to explain the situation of the land between the county and the city.

Ron Mortimer closed this item to public comment.

Dan Sonntag replied to Sandra Haak's question and said that they're working with Sandy City to obtain ownership of some of the land so they can maintain and control the improvements to this area. And he believes restroom services are decided by the land manager.

Ron Mortimer asked if there's any future plans for restrooms.

Dan Sonntag said not right now and not for this project.

Ron Mortimer asked if there's any criteria on parking.

Dan Sonntag said they're trying to build as many stalls as possible but there will be no parking allowed in the turn circle.

Dave Bromley asked Ryan Kump a question about the grading and said he can't tell, from the plan, what's existing grade and what's proposed in the bulb.

Ryan Kump said this area sits outside the SAO Zone and that it does sit on a landfill. The grading and contouring on the plan is not finished and we'll be working with the county to get a final grading plan.

Monica Collard said she thought the trees looked nice and asked staff if there's any chance the trees could be saved.

Craig Evans said there's no way to re-align the cul-de-sac without removing the trees and asked Dan Medina to speak more on the trees.

Dan Medina, Sandy City Parks & Recreation Director, said that the trees in question are not a good quality tree and one of the trees is 50% alive right now and have a short life span. He also said there isn't a way to save the trees, put a proper turn-around and keep it all on city property. Dan said as soon as he was made aware of the dead trees, that Adrian Covington spoke about, he told his forester who then removed them. New trees have been ordered and will be replaced within the next couple of weeks. Dan encouraged residents to report any dead trees directly to his department via phone or through the Cityserve app.

A motion was made by Dave Bromley, seconded by Daniel Schoenfeld, that the Planning Commission grant the Conditional Use Permit request to allow the expansion of "Public and private parks and recreation areas" in the SD(OS) Zone for the 300 East Trailhead project located at 321 East 10195 South, based on the two findings and subject to the four conditions detailed in the staff report.

Yes: 5 - Dave Bromley
 Monica Collard
 Ron Mortimer
 Cameron Duncan
 Daniel Schoenfeld

Absent: 2 - Jamie Tsandes
 Michael Christopherson

- 5. [SPR0513202](#) 300 East Trailhead (Preliminary Site Plan Review)
[2-006318](#) 321 East 10195 South
 [Community #5]

Attachments: [PC Staff Report](#)
[PC Maps and Materials](#)

A motion was made by Dave Bromley, seconded by Daniel Schoenfeld, that the Planning Commission determine that preliminary site plan review is complete for the proposed 300 East Trailhead project, located at approximately 321 East 10195 South, based on the three findings and four conditions detailed in the staff report.

Yes: 5 - Dave Bromley
 Monica Collard
 Ron Mortimer
 Cameron Duncan
 Daniel Schoenfeld

Absent: 2 - Jamie Tsandes
 Michael Christopherson

6. [CUP0513202](#) Lone Peak Trailhead (Conditional Use Permit)
[2-006323](#) 10042 South 700 East

[Community #10, Crescent White Willows]

Craig Evans introduced this item to the Planning Commission.

Dan Sonntag said he thinks this is a really good solution since it's already being used as a parking lot.

Ron Mortimer opened this item to public comment.

Sandra Haak, 10953 S Bay Meadow Circle, Sandy, is the treasurer of the Dimple Dell Preservation Community and said that she supports the project.

Jeffrey Nelson, 10083 S Mountain View Drive, Sandy, said that he has a gate on the back side of the parking lot and drives over the curb and through the parking lot to access his gate and wants to know if he will still have access to do that.

Ron Mortimer closed this item to public comment.

Craig Evans said that Jeffrey Nelson will not be able to utilize county property to access his private property. There's going to be full high back curb in this area and discouraged the act of damaging property belonging to others.

A motion was made by Monica Collard, seconded by Cameron Duncan, that the Planning Commission grant the Conditional Use Permit request to allow the expansion of "Public and private parks and recreation areas" in the SD(OS) Zone for the Lone Peak Trailhead project located at 10042 South 700 East, based on the two findings and subject to the two conditions detailed in the staff report.

Yes: 5 - Dave Bromley
Monica Collard
Ron Mortimer
Cameron Duncan
Daniel Schoenfeld

Absent: 2 - Jamie Tsandes
Michael Christopherson

7. [SPR0513202](#) Lone Peak Trailhead (Preliminary Site Plan Review)
[2-006322](#) 10042 South 700 East
[Community #10, Crescent White Willows]

Attachments: [PC Staff Report](#)
[PC Maps and Materials](#)

A motion was made by Monica Collard, seconded by Cameron Duncan, that the Planning Commission determine that the preliminary site plan review is complete for the proposed Lone Peak Trailhead project, located at approximately 10042 South 700 East, based on the two findings and three conditions detailed in the staff report.

Yes: 5 - Dave Bromley
 Monica Collard
 Ron Mortimer
 Cameron Duncan
 Daniel Schoenfeld

Absent: 2 - Jamie Tsandes
 Michael Christopherson

8. [CUP0513202](#) Badger Cove Trailhead (Conditional Use Permit)
[2-006321](#) 1651 East Badger Cove
 [Community #22]

Craig Evans introduced this item to the Planning Commission.

Ron Mortimer opened this item to public comment.

Joyce Walker, 2486 E Segoe Lily Drive, is the President of the Dimple Dell Preservation Community and is in support of this project.

Ron Mortimer closed this item to public comment.

Dave Bromley asked about the lighting.

Craig Evans said the lighting is an optional condition. City staff would like to see some lighting because it's so dark on that trail and the county is willing to do whole lights and lights situated on the restroom facility.

Dave Bromley thinks this is a good use of the funds.

Cameron Duncan said he likes the lighting and it's easier to install the lighting when the construction is happening.

A motion was made by Cameron Duncan, seconded by Monica Collard, that the Planning Commission grant the Conditional Use Permit request to allow the expansion of "Public and private parks and recreation areas" in the SD(OS) Zone for the Badger Cove Trailhead project located at 1651 East Badger Cove, based on the two findings and the two conditions detailed in the staff report.

Yes: 5 - Dave Bromley
 Monica Collard
 Ron Mortimer
 Cameron Duncan
 Daniel Schoenfeld

Absent: 2 - Jamie Tsandes
 Michael Christopherson

9. [SPR0513202](#) Badger Cove Trailhead (Preliminary Site Plan Review)
[2-006320](#) 1651 East Badger Cove
[Community #22]

Attachments: [PC Staff Report](#)
[PC Maps and Materials](#)

A motion was made by Cameron Duncan, seconded by Monica Collard, that the Planning Commission determine that the preliminary site plan review is complete for the proposed Badger Cove Trailhead project, located at approximately 1651 East Badger Cove, based on the two findings and subject to the five conditions detailed in the staff report.

Yes: 5 - Dave Bromley
Monica Collard
Ron Mortimer
Cameron Duncan
Daniel Schoenfeld

Absent: 2 - Jamie Tsandes
Michael Christopherson

10. [CUP0513202](#) [2-006325](#) Wrangler Trailhead (Conditional Use Permit)
10305 South 1300 East
[Community #17, Willow Canyon]

Craig Evans introduced this item to the Planning Commission.

Dan Sonntag said this trailhead is great but not functioning properly. He talked about reinforcement of the trail and the parking lot will not be paved to remain an equestrian specific parking lot.

Cameron Duncan asked if he's going to provide lighting.

Dan Sonntag said yes but making sure they strike a balance between safety and not creating light pollution.

Ron Mortimer opened this item to public comment.

Joyce Walker, 2486 E Sego Lily Drive, Sandy, said she's looking forward to completion of the restrooms, is in support of the project and is questioning if it's necessary to have lighting at every park.

Sandra Haak, 10953 Bay Meadow Circle, Sandy, member of the Dimple Dell Preservation Community, said that she thinks light pollution is an issue but would appreciate security lighting and is in support of the project.

Ron Mortimer closed this item to public comment.

Cameron Duncan said he's in support of the lighting and wants to prevent light pollution.

A motion was made by Daniel Schoenfeld, seconded by Dave Bromley, that the Planning Commission grant the Conditional Use Permit request to allow the expansion of "Public and private parks and recreation areas" in the SD(OS) Zone for the Wrangler Trailhead project located at approximately 10305 South 1300 East, based on the two findings and subject to the two conditions detailed in the staff report.

Yes: 5 - Dave Bromley
Monica Collard
Ron Mortimer
Cameron Duncan
Daniel Schoenfeld

Absent: 2 - Jamie Tsandes
Michael Christopherson

11. [SPR0513202](#) Wrangler Trailhead (Preliminary Site Plan Review)
[2-006324](#) 10305 South 1300 East
[Community #17, Willow Canyon]

Attachments: [PC Staff Report](#)
[PC Maps and Materials](#)

A motion was made by Daniel Schoenfeld, seconded by Dave Bromley, that the Planning Commission determine that preliminary site plan review is complete for the proposed Wrangler Trailhead project, located at approximately 10305 South 1300 East, based on the two findings and subject to the four conditions with an addition to condition #4 that the lighting is dark sky friendly.

Yes: 5 - Dave Bromley
Monica Collard
Ron Mortimer
Cameron Duncan
Daniel Schoenfeld

Absent: 2 - Jamie Tsandes
Michael Christopherson

12. [SPR1228202](#) Centennial Village - Master Site Plan and Phase 1 Preliminary Site Plan
[1-006237](#) Review
235 West Segó Lily Drive
[Community #9 - South Towne]

Attachments: [Staff Report](#)
[Centennial Village Development Plans](#)
[ARC 05.25.2022](#)

Mike Wilcox introduced this item to Planning Commission.

Travis Nesbit, 723 Pacific Avenue, SLC, reviewed each phase of the project in further detail and said they agree with the staff report.

Monica Collard asked what is the third land use intended for phase 1.

Travis Nesbit said residential, retail and restaurant.

Monica Collard asked where does he propose to have the restaurants.

Travis Nesbit said the west end of the post office building.

Dave Bromley wanted to clarify that the amenities were to be included in phase 2.

Travis Nesbit said yes.

Dave Bromley asked Mike Wilcox asked to clarify condition #5 in the first motion.

Mike Wilcox said the roadway in front of Monroe has never been dedicated and it's a cleanup item that's required for this development.

Dave Bromley asked if there's a timeline for this.

Mike Wilcox said that a subdivision plat must be recorded before Final Site Plan approval is granted.

Dave Bromley asked to see the materials.

Danny Schoenfeld said he reviewed the materials during the Architectural Review Committee.

Travis Nesbit said he'll coordinate with staff to provide that.

Monica Collard asked what his target audience is for the project.

Dan Simons said it depends on the market but they're trying to go for young professionals.

Danny Schoenfeld asked if the units will be apartments, condos, a mix, and will they be for sale.

Dan Simons said they decided to build them as condo's that they can convert into sales

depending on the market.

Mike Wilcox spoke about staff concerns.

Dave Bromley asked if there's a group of retail in other areas aside from the existing post office.

Mike Wilcox said that instead of having one space for retail use that there be a row of retail grouped together with several different users.

Dave Bromley asked if soffet is considered facade.

Mike Wilcox said no it's horizontal materials.

Monica Collard asked how to help define the group of retail use.

Dave Bromley and Ron Mortimer said flexibility is important.

Mike Wilcox said they have the ability to control the amount of mixed use.

Dan Simons spoke about the intended use of the land.

Dave Bromley asked Dan Simons if he's comfortable with complying to the conditions in the staff report.

Dan Simons said he can comply as long as he has flexibility.

Brian McCuistion mentioned condition #11 regarding amenities.

Dave Bromley said that it makes sense not to do it in the first phase and to keep it in phase 2.

Ron Mortimer opened this item to public comment.

Steve Van Maren, 11039 S Lexington Circle, Sandy, asked if this is the project that included high end vehicles on the bottom floor.

Ron Mortimer closed this item to public comment.

Mike Wilcox answered Steve Van Maren saying there was a code amendment requesting to allow for automotive retailers to be allowed in this zone and the request has been tabled.

Dave Bromley said it's a great project and hopes it can move forward.

A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission approve the Master Site Plan for the Centennial Village development located at approximately 235 West Sego Lily Drive, subject to the six conditions detailed in the staff report.

Yes: 5 - Dave Bromley
Monica Collard
Ron Mortimer
Cameron Duncan
Daniel Schoenfeld

Absent: 2 - Jamie Tsandes
Michael Christopherson

A motion was made by Dave Bromley, seconded by Monica Collard, that the Planning Commission find that the preliminary site plan review is complete for Phase 1 of the Centennial Village development located at approximately 235 West Segoe Lily Drive subject to the 13 conditions detailed in the staff report.

**Dave Bromley - Yes
Monica Collard - Yes
Danny Schoenfeld - Yes
Cameron Duncan - Yes
Ron Mortimer - Yes
Jamie Tsandes - Absent
Michael Christopherson - Absent**

Administrative Business

1. Minutes

An all in favor motion was made by Monica Collard to approve the minutes from 06.16.2022.

[22-263](#) Minutes from June 16, 2022

Attachments: [06.16.2022 PC Minutes \(DRAFT\)](#)

2. Sandy City Development Report

[22-265](#) Development Report July 1, 2022

Attachments: [DEVELOPMENT REPORT July 1, 2022](#)

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.

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.