



Sandy City, Utah

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Meeting Minutes

Planning Commission

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

Thursday, January 18, 2024

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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Webinar ID: 899 0953 2153

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4:00 PM FIELD TRIP

1. [24-021](#) Map

Attachments: [011824](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

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

Public Meeting Items

DRAFT

2. [SPX0104202](#) KV Larson Special Exception
[4-006691](#) 963 E 8600 S
[Community #6, High Point]

Attachments: [KV Larson Sub Staff Report SUB06132023-006549](#)
[Exhibit A](#)

Thomas Irvin introduced this item to the Planning Commission.

Ronald Larsen, 963 E 8600 S, said that the buildings will match the surrounding neighborhood and spoke about the stubbed roads and how much easier it will be to access 8600 S from the surrounding neighborhoods.

Danny Schoenfeld asked the applicant if he had read the staff report and had any questions.

Ronald Larsen said he did read the staff report and does not have any questions.

Daniel Schoenfeld opened this item for public comment.

Will & Dana Drunk, 2567 E 6710 S, Cottonwood Heights, spoke in support of the development and wanted to know what was going to happen to the elm trees along the property line and were also concerned on how best to manage the gopher infestation.

Daniel Schoenfeld closed this item to public comment.

Ronald Larsen said they've been actively addressing the gopher infestation with gopher traps & poisoned holes and have caught a number of gophers. He said the trees are trimmed on a regular basis and the trees along the fence line may or may not be removed.

Jamie Tsandes asked if the sidewalk on the south east side will require an ADA ramp.

Brittney Ward, Sandy City Transportation Engineer, said no.

Cameron Duncan asked if there is a requirement to put up a fence where it's adjacent to residential.

Thomas Irvin said no there is not.

A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission determined that a special exception for a less than full width public street is approved for the property located at 963 E 8600 S based on the findings detailed in the staff report.

Yes: 6 - Dave Bromley
Jamie Tsandes
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
Cameron Duncan

Absent: 2 - Monica Collard
David Hart

- 3. [SUB0613202](#) KV Larson Subdivision
[3-006549](#) 963 E 8600 S
[Community #6, High Point]

Attachments: [KV Larson Sub Staff Report SUB06132023-006549](#)
[Exhibit A](#)

A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission determine that preliminary subdivision review for the KV Larson Subdivision located at 963 E 8600 S is substantially complete based on the two findings and subject to the four conditions detailed in the staff report.

Yes: 6 - Dave Bromley
Jamie Tsandes
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
Cameron Duncan

Absent: 2 - Monica Collard
David Hart

- 4. [CUP1204202](#) Rachel Hardy Therapeutic Massage (Conditional Use Permit)
[3-006665](#) 7821 S. 700 E.
[Community #6, High Point]

Attachments: [Staff Report Rachel Hardy - CUP - Final.pdf](#)

Sarah Stringham introduced this item to the Planning Commission.

Rachel Hardy, 7821 S 700 E, said she has read the staff report and understands it and doesn't have any questions.

Daniel Schoenfeld opened this item to public comment.

Daniel Schoenfeld closed this item for public comment.

A motion was made by Jamie Tsandes, seconded by Steven Wrigley, that the Planning Commission approve a Conditional Use Permit for the commercial retail sales and services in the BC zone for the property located at 7821 S 700 E based on the three findings and subject to the four conditions detailed in the staff report.

Yes: 6 - Dave Bromley
Jamie Tsandes
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
Cameron Duncan

Absent: 2 - Monica Collard
David Hart

DRAFT

5. [CUP1121202](#) Madder Tazz Kitchen (Conditional Use Permit) - Reconsideration of
[3-006658 2n](#) Conditions of Approval
[d](#) 668 E. Union Square
[Community #5]

Attachments: [Madder Tazz Kitchen CUP reconsideration Final](#)

Sarah Stringham introduced this item to the Planning Commission.

Dave Bromley asked Sarah Stringham if all businesses will be required to have a business license.

Sarah Stringham said yes and spoke about the Acknowledgement of Onsite Sales form that they will have to sign.

Steven Wrigley asked where the storefront will be and how will sales work with so many vendors.

Robert Molling, 668 E Union Square, Sandy, said that all the tenants are not renting full time and it's an incubation kitchen. He said some tenants will use the facility for two days and others will use three. Tenants will have window signage and sales will be done to order.

Steven Wrigley said he still doesn't understand the storefront.

Robert Molling said sales would be done on DoorDash and Uber Eats along with signage on the front window that will advertise in store sales. Since the businesses are only part time they are only required to have product available to sell while they are in the facility.

Daniel Schoenfeld asked Sarah Stringham if that was correct.

Sarah Stringham said yes.

Mike Wilcox said products produced on site need to be sold on site.

Steven Wrigley asked if the product is sold over the phone is that considered on site.

Mike Wilcox said yes.

Daniel Schoenfeld asked Robert Molling if he's read the staff report and understands it.

Robert Molling said yes and asked about condition #2 regarding food trucks.

Mike Wilcox replied that under the current zoning it does not allow food truck use in the zone and would require a code amendment to make it a permitted use within the zone. A commissary kitchen is a permitted use allowed only in the industrial zone.

Daniel Schoenfeld opened this item to the public.

Steve Van Maren, 11039 S Lexington Circle, is confused between food truck sales and online sales being delivered by UberEats or Door Dash.

Daniel Schoenfeld closed this item to the public.

Mike Wilcox replied to Steve Van Maren's comment saying that UberEats & Door Dash are delivery services that are picking up food that's made to order. The tenants are in the facility preparing and selling their products on site which works for this limited definition for on-site retail sales associated with a light industrial production type use.

Dave Bromley said there's concerns about sewage dumping into the system with food trucks but a delivery type of service doesn't have that issue.

A motion was made by Cameron Duncan, seconded by Dave Bromley, that the Planning Commission reconsider the Conditions of Approval for the Conditional Use Permit for Light Industrial Use with on-site retail sales in the CC zone and approve the following change: The light industrial use with on-site sales will be limited to food-related production only. Prior to business license approval, new businesses will be required to sign a statement provided by the City ensuring they understand the requirement for on-site sales as part of the business operations; for the property located at 668 E Union Square based on the two findings and subject to the seven conditions detailed in the staff report.

Yes: 6 - Dave Bromley
 Jamie Tsandes
 Ron Mortimer
 Daniel Schoenfeld
 Steven Wrigley
 Cameron Duncan

Absent: 2 - Monica Collard
 David Hart

Administrative Business

1. Minutes

An all in favor motion was mad to approve the meeting minutes from 12.14.2023.

[24-022](#) Minutes from Dec 14, 2023 Meeting

Attachments: [12.14.2023 \(DRAFT\)](#)

2. Sandy City Development Report

[24-023](#) Development Report

Attachments: [01.12.2024 DEV 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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