



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, August 17, 2023

6:15 PM

Council Chambers and Online

Meeting procedures are found at the end of this agenda.

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4:00 PM FIELD TRIP

[23-322](#)

Map

Attachments: [081723](#)

6:15 PM REGULAR SESSION

Welcome

Introductions

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

Pledge of Allegiance

Public Hearings

1. [CA07252023](#) OneTen Apartments (Code Amendment)
[-0006572 P](#) Amendments to Title 21 of the Land Development Code, Chapter 8 - Land
[C](#) Uses in the Commercial, Office, Industrial, Office, Industrial, Mixed Use,
 Transit Corridor, and Research and Development District
 109 W. 11000 S.
 [Commercial Area, #9]

- Attachments:** [Staff Report](#)
[Exhibit A](#)
[Exhibit B](#)

Mike Wilcox introduced this item to the Planning Commission.

John Lillenquist, 6995 Union Park Center, Midvale, representing the owner, shared history and details about the property.

Daniel Schoenfeld opened this item for public comment.

Steve Van Maren, 11039 S Lexington Circle, has a concern about the height of the building and asked the Planning Commission to add a restriction on the height.

Daniel Schoenfeld closed this item to public comment.

A motion was made by David Hart, seconded by Jamie Tsandes, that the Planning Commission forward a positive recommendation to the City Council to amend Section 21-8 of the Sandy Municipal Code as shown in Exhibit "A" based on the four findings detailed in the staff report.

- Yes:** 6 - Monica Collard
 Jamie Tsandes
 Ron Mortimer
 Daniel Schoenfeld
 Steven Wrigley
 David Hart

Absent: 2 - Dave Bromley
Cameron Duncan

Public Meeting Items

- 2. [SUB0329202](#) Sandy 110 Subdivision (Prelim. Comm. Subdivision Review)
[3-006511](#) 109 W. 11000 S.
[Commercial Area, #9]

Attachments: [Staff Report](#)
[Exhibit A - Application Materials](#)

Mike Wilcox introduced this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

David Hart asked Mike Wilcox if condition #2 means there's a 16' setback from the curb.

Mike Wilcox replied that it allows for public improvements to exist there which consists of an 8' park strip and an 8' sidewalk. Currently there's a 5' park strip and a 4' sidewalk.

David Hart asked if that's an improvement that would need to be made.

Mike Wilcox said yes.

A motion was made by David Hart, seconded by Jamie Tsandes, that the Planning Commission determine that preliminary commercial subdivision review is complete for the sandy 110 Subdivision plat as described in the staff report for the property located at 1090 W 11000 S based on the two findings and subject to the two conditions detailed in the staff report.

Yes: 6 - Monica Collard
Jamie Tsandes
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
David Hart

Absent: 2 - Dave Bromley
Cameron Duncan

3. [SPR1024202](#) OneTen Apartments (Preliminary Site Plan Review)
[2-006427](#) 109 W. 11000 S.
[Commercial Area, #9]

Attachments: [Staff Report](#)
[Exhibit A - Application Materials](#)

Mike Wilcox introduced this item to the Planning Commission.

John Lillenquist, 6995 Union Park Center, #440, Midvale, shared lots of details about this project and the canal.

David Hart asked how they accomplished the roof line variation.

Corey Solum, 7927 S High Point Parkway, Sandy, said that they varied the parapet lines by pushing up the parapet walls.

David Hart said there's only one access in and out of the parking garage and if there's a relief.

Corey Solum said there were two accesses and one was removed at the request of staff.

David Hart asked how many cars are parking.

Corey Solum said a little over 480.

David Hart said that's a lot of cars for only one access.

Monica Collard asked about the parking reduction.

Corey Solum said yes for 27 stalls because parking can be shared between guest parking requirement and commercial parking as most guests will come in the evening and most commercial will come in the daytime.

Monica Collard asked if it's the parking inside the parking structure or on the street.

Corey Solum said the parking is internal.

David Hart asked if there will be assigned parking.

Corey Solum said the apartment management will dictate that.

David Hart asked if parking on the lower level will be set aside for commercial.

Corey Solum said yes.

Steven Wrigley asked about green space.

Corey Solum said they did incorporate a lot of amenities to include park space, recreation pool, pickle ball court and walking paths.

David Hart asked about the corner patios and the material that would be placed under them. He asked if it would be faux wood panel.

Corey Solum said it would be a metal fascia, not wood.

Monica Collard asked how people are getting into the parking structure and asked about the driveway.

Corey Solum said the access way on the far south is for trash and emergency services and not a public access. He said the center access is the main garage access.

Monica Collard said that with cars added into this development, how are they going to address the additional traffic combined with Costco traffic.

Corey Solum said that they did add two access points and had to take one out.

Monica Collard asked if there was a traffic study done.

Corey Solum said yes and it was given to Brittney Ward.

Monica Collard asked if a traffic light will be installed.

Corey Solum said no light is planned but a dedicated crosswalk is something they'd like to integrate.

Britney Ward said there were concerns with the secondary access point because the building is being built so close to the street she was concerned about site visibility and asked them to open up the site triangles more to avoid conflict. Britney said she did not ask to get rid of the access. She has not approved the traffic study yet because it needs additional analysis. She has a project planned to do an intersection modification to widen Automall Drive to State Street.

Jamie Tsandes asked where the roundabout would go.

Britney Ward said at the southern Costco fuel entrance.

Monica Collard asked if there would be a traffic light.

Britney Ward said the traffic volume going east and west isn't heavy enough to warrant a traffic light.

Jamie Tsandes and Monica Collard both asked, "Even with a new development?"

Britney Ward said you have to look at more than just peak hour warranting factors you look more based on vehicle volumes during typical weekdays.

Steven Wrigley asked Britney Ward about the access on the north side.

Britney Ward said she was afraid that vehicles and pedestrians would collide on the north side.

Mike Wilcox said there were issues with grading and a down sloping ramp. He said that instead of redesigning to make a ramp work that did not have a down slope and complied with site visibility triangles, the applicant decided to eliminate it. He also said that the code doesn't require two points of access into a garage but could be addressed through the traffic study recommendations.

Steven Wrigley said that road is extremely busy with traffic and it's very difficult to make a left hand turn into Costco.

Ron Mortimer asked Britney Ward if she has an estimate of trips for each unit..

Britney Ward said for a low rise building it's about 8.4 and for high rise it's closer to 7.5 with 10% being during peak hours.

Monica Collard asked if there's any public transit nearby.

Britney Ward said no.

Monica Collard said she's still trying to wrap her head around the parking reduction.

Britney Ward said a parking stall reduction study is separate from a traffic study.

Mike Wilcox said a parking reduction less than 10% is under the purview of the Director. Anything beyond 10% is under the Planning Commission and currently their request is less than 10%.

Steven Wrigley asked what the code is for building height in this zone.

Mike Wilcox said this is in the Central Business District (CBD) which is 140' or ten stories.

Steven Wrigley asked if this building is eight stories.

Mike Wilcox said seven.

Jamie Tsandes asked if the fire lane needs to have a turn around.

Mike Wilcox said the fire department approved it with an exception.

Jamie Tsandes confirmed that the fire trucks would need to back out.

Mike Wilcox said yes.

David Hart asked about the parking study and if it needs a second exit would they need to return to the Planning Commission.

Mike Wilcox said that could be seen as a minor revision handled by the staff if the Planning Commission requires it through a condition of approval.

Monica Collard asked about the mix of units.

Corey Solum said the mix of units are 201 one bedroom units and 58 two bedroom units.

Monica Collard asked if they cater to families or professionals.

Corey Solum said it caters to urban professionals.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

David Hart said a second egress is important.

Ron Mortimer said a second access is needed.

A motion was made by David Hart, seconded by Ron Mortimer, that the Planning Commission determine preliminary site plan review is complete for the OneTen Apartments located at 109 W 11000 S based on the following two findings and subject to the twelve conditions with an addition of a 13th condition that the applicant needs to incorporate a second means of ingress and egress to the parking structure.

- Yes:** 6 - Monica Collard
Jamie Tsandes
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
David Hart

- Absent:** 2 - Dave Bromley
Cameron Duncan

DRAFT

- 4. [CUP0509202](#) [3-006531](#) Stage Office, LLC/Wilde Beach LLC. (DBA AJ Motion Sports) CUP for Storage Use.
8238 S. &00 E.
[Sandy Woods, Community #3]

Attachments: [Stage Office-Wilde Beach LLC. Storage Use Conditional Use Permit P.C. staff report for meeting August 17, 2023](#)

Doug Wheelwright introduced this item to the Planning Commission.

Steven Wrigley asked if this would be for applicant's office use only.

Doug Wheelwright said yes.

Matt Matthews, 8238 S 700 E, said that he's read the staff report and understands it. He purchased the building to use as office space and decided to build a warehouse to help store his equipment.

Daniel Schoenfeld opened this item for public comment.

Steve Van Maren, 11039 S Lexington Circle, feels there's a need for security but likes the project.

Daniel Schoenfeld closed this 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 a Storage (Mini Storage) FACility land use for the Stage Office LLC (DBA AJ Motion Sports) Storage Building Facility located at 8238 S 700 E based on the two findings and subject to the three conditions detailed in the staff report.

- Yes:** 6 - Monica Collard
Jamie Tsandes
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
David Hart

- Absent:** 2 - Dave Bromley
Cameron Duncan

- 635. [SPR0921202](#) Stage Office, LLC.,(DBA, AJ Motion Sports) Storage Building Addition
[2-006407](#) 8238 S. 700 E.
 [Sandy Woods, Community #3]

Presenter:
 Douglas L. Wheelwright

Attachments: [Stage Office Storage Building addition SPR P.C. staff report for JAugust 17, 2023 meeting](#)

A motion was made by Jamie Tsandes, seconded by Monica Collard, that the Planning Commission determine that Preliminary Commercial Site Plan Review is complete for the Stage Office, LLC Storage Building Addition project, located at 8238 S 700 E., and also to approve the proposed building architecture, materials and colors as now proposed by the applicant, and approve the partial reduction in the landscaped buffer strip and the paved driveway width on the south side of the office building, as discussed in the staff report, based on the following two findings and subject to the five conditions detailed in the staff report.

- Yes:** 6 - Monica Collard
 Jamie Tsandes
 Ron Mortimer
 Daniel Schoenfeld
 Steven Wrigley
 David Hart

- Absent:** 2 - Dave Bromley
 Cameron Duncan

Administrative Business

- 1. Minutes

An all in favor motion was made by David Hart to approve the meeting minutes from 08.03.2023.

[23-323](#) Minutes

Attachments: [08.03.2023 Minutes \(DRAFT\)](#)

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

Adjournment

An all in favor motion was made by Monica Collard 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