



Sandy City, Utah

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Meeting Minutes

Planning Commission

Dave Bromley
Michael Christopherson
Monica Collard
Ron Mortimer
Jamie Tsandes
Cameron Duncan
Daniel Schoenfeld

Thursday, January 19, 2023

6:15 PM

Council Chambers & 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: 891 5325 5803

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4:00 PM FIELD TRIP

[23-020](#)

Field Trip Map

Attachments: [011923](#)

5:15 PM EXECUTIVE SESSION

One hour meeting on Open and Public Meetings Act

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Present 6 - Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Ron Mortimer
Commissioner Jamie Tsandes
Commissioner Cameron Duncan
Commissioner Daniel Schoenfeld

Absent 1 - Commissioner Michael Christopherson

Introductions

Public Hearings

1. [GPA0105202](#) General Plan Amendment
[3-6462 \(PC\)](#) Moderate Income Housing Element Amendment

Attachments: [Staff Report](#)
[Implementation Plan \(current\)](#)
[Implementation Plan \(proposed\)](#)

Jake Warner introduced this item to the Planning Commission.

Cameron Duncan asked if the proposed changes have been reviewed by the State.

Jake Warner replied that we intend to send the proposed changes to the State but we're not sure if the State will give additional input until an official submittal is made.

Ron Mortimer opened this item for public comment.

Steve Van Maren, 11039 S Lexington Circle, Sandy, said he would have liked to have seen a red line and that Canyons School District hasn't built a CTEC house in a couple of years.

Ron Mortimer closed this item to public comment.

A motion was made by Jamie Tsandes, seconded by Cameron Duncan that the Planning Commission forward a positive recommendation to the City Council to amend the Sandy City General Plan, revising the current implementation plan of the Moderate Income Housing Element (Exhibit "C") as proposed (Exhibit "D") based on the five findings detailed in the staff report.

Yes: 6 - Dave Bromley
Monica Collard
Ron Mortimer
Jamie Tsandes
Cameron Duncan
Daniel Schoenfeld

Absent: 1 - Michael Christopherson

Public Meeting Items

2. [SPR1017202](#) WHW Engineering Office Building
[2-006421](#) 733 W. 9000 S. St.
[Civic Center, Community #2]

Attachments: [WHW Engineering Office P.C. Staff report 01-19-2023](#)
[Neighborhood email 12-11-22](#)

Doug Wheelwright introduced this item to the Planning Commission.

Win Packer, 8619 S Sandy Parkway, Sandy, said that he wanted to address concerns that were shared during the neighborhood meeting. One of the concerns is the proposed dumpster location. He said that having the dumpster face 9000 S, planting trees behind it, the existing wall, and having it emptied during the day versus early mornings or evenings will all help with sound mitigation. He also addressed the neighbors concern of traffic and said that the easement requires access for utilities which needs to remain open and his business doesn't generate a lot of foot traffic since their business is a consulting engineering firm.

Ron Mortimer opened this item to the public.

Steve Van Maren, 11039 S Lexington Circle, Sandy, said that he's concerned the parking is incorrect and questioned if the calculations included the mezzanine.

Tom Ruan, said he wants the dumpster to be placed in area further away from the homes (northwest area) and is concerned about smell, dust and dirt with the dumpster being so close to his house.

Jen Archuleta, 734 W Jordan Oaks Dr, Sandy, said that she wanted to clarify the height of the fence and that it's eight feet, on both sides, and not ten. She's disappointed with staff and expected a quicker reply to her email given history with the neighboring project. She also said that the open parking lot will invite loitering.

Ron Mortimer closed this item to public comment.

Doug Wheelwright spoke about the easement agreement and said that the parking includes the mezzanine.

Jamie Tsandes asked about landscaping to the south.

Doug Wheelwright said the applicant's landscape architect is thinking of possibly replanting the existing trees to allow for better growth and possibly increasing the tree density.

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 WHW Engineering Office, located at 733 W. 9000 S., based on the two findings and subject to the seven conditions detailed in the staff report.

Yes: 6 - Dave Bromley
Monica Collard
Ron Mortimer
Jamie Tsandes
Cameron Duncan
Daniel Schoenfeld

Absent: 1 - Michael Christopherson

DRAFT

3. [SPR05272022-006335](#) TrenZoil Automotive Quick Lube Store
Site Plan Review and Conditional Use Permit
SPR-05272023-006335 CUP-07112022-006360
9750 S. 700 E.
CN Zone

Attachments: [TrenZoil Automotive Lube Store SPR and CUP P.C Staff Report 1-19-2023 Draft](#)

Doug Wheelwright introduced this item to the Planning Commission.

John Flores, is the project designer, and said that they are proposing a quick drive thru oil change service where you do not get out of the car.

Ron Mortimer asked John Flores if he's read the staff report and is comfortable with it.

John Flores said he's comfortable with the staff report.

Ron Mortimer opened this item to public comment.

Adam Anderson, represents Candlelight Office Plaza, said he's publicly opposing the request because of the cross level access that has not been solved since Quick Quack Car Wash came in. He said the issues that need to be resolved are the number of cars coming through, the existing school bus stop, and their parking lot is expecting to be 95% capacity.

Steve Van Maren, 11039 S Lexington Circle, Sandy, said the Trenzoil property doesn't need that many spaces since the cars will be all lined up in a service queue.

Ron Mortimer closed this item to public comment.

Brittney Ward, Sandy City Traffic Engineer, said that 700 East is a UDOT road and spoke about drive approach access, spacing standards to have a reduced access spacing distance would need to be granted through the state. She said that UDOT roads are large and carry a lot of traffic and when you have a lot of accesses too close together it creates conflict points along the roadway which can increase accident rates. It's another reason why median's are installed.

Monica Collard asked Brittney Ward if UDOT's standard is 350 feet why don't businesses further down the road have that same distance between accesses.

Brittney Ward replied that it could have changed from what was approved in the past or maybe they got an exception and that she could only speak to the current standards.

Cameron Duncan commented to Monica Collard that when Quick Quack subdivided they forced the other parcel to share access.

Monica Collard said the traffic pattern is odd.

Brittney Ward continued on to talk about trip generation rates, traffic, parking and the cross access agreement.

Doug Wheelwright said there was a transportation impact study done with an outside agency and the city required Quick Quack to do a concept plan for how the north lot

could be developed and how it would relate to the stubbed accesses. The report showed the trip generation for a fast food use and the Quick Quack use. That combined use trip generation rate was much higher than the combined use trip generation rate for the Quick Lube and the Quick Quack uses.

Ron Mortimer said the trip generation difference was 1200 versus 200.

Doug Wheelwright then addressed concerns from Adam Anderson.

Dave Bromley asked for clarification on timing of when the north property needs to implement the access easements.

Doug Wheelwright said they would consider their access a legal non-conforming use, which are allowed to remain and change ownership but expansion of non-conforming buildings or changes in use, without meeting current ordinances.

Ron Mortimer said that the land use is minimal and peak time will regulate output as you come in however someone is willing to put a viable business on that property.

Dave Bromley asked if you can currently access from the car wash over to the auto parts store.

Ron Mortimer said yes, in the front.

Monica Collard asked if there's a level change on the west side.

Doug Wheelwright said there's about a two foot grade change down to the church property.

Ron Mortimer said that's a nice provision to have in the future as redevelopment occurs south to the property.

A motion was made by Cameron Duncan, seconded by Dave Bromley, that the Planning Commission determine Preliminary Site Plan Review is complete for the proposed TrenZoil Automotive quick lube facility, located at 9750 S. 700 E., as described in the staff report, based on the two findings and six conditions detailed in the staff report.

Yes: 6 - Dave Bromley
Monica Collard
Ron Mortimer
Jamie Tsandes
Cameron Duncan
Daniel Schoenfeld

Absent: 1 - Michael Christopherson

4. [CUP0711202](#) TrenZoil Auto Lube Center in Proximity to Residential
[2-006360](#) 9730 S. 700 E. St.
[Community #5]

A motion was made by Cameron Duncan, seconded by Dave Bromley, that the Planning Commission grant approval for the requested Conditional Use for an Automotive Service (Non-Mechanical) use., based on the two findings and two conditions detailed in the staff report.

Yes: 6 - Dave Bromley
Monica Collard
Ron Mortimer
Jamie Tsandes
Cameron Duncan
Daniel Schoenfeld

Absent: 1 - Michael Christopherson

Administrative Business

1. Minutes

An all in favor motion was made by Cameron Duncan to approve the meeting minutes for 12.15.2022.

[23-023](#) Minutes from December 15, 2022 Meeting

Attachments: [12.15.2022 PC Minutes \(DRAFT\)](#)

2. Sandy City Development Report

[23-022](#) Development Report

Attachments: [01.13.23 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.

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