



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)
Craig Kitterman (Alternate)

Thursday, February 15, 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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<https://us02web.zoom.us/j/89776742686>

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Webinar ID: 897 7674 2686

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4:00 PM FIELD TRIP

1. [24-049](#) Map

Attachments: [021524](#)

5:15 PM EXECUTIVE SESSION

2. General Plan Discussion

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present 5 - Commissioner Dave Bromley
 Commissioner Ron Mortimer
 Commissioner Daniel Schoenfeld
 Commissioner Criag Kitterman
 Commissioner Cameron Duncan

Absent 4 - Commissioner Monica Collard
 Commissioner David Hart
 Commissioner Jamie Tsandes
 Commissioner Steven Wrigley

Public Hearings

- 3. [REZ1127202](#) Riverside Park Rezone
[3-006661](#) 9016 S. Riverside Drive from CvC to RM (12)
[\(PC\)](#) [Community #2, Civic Center]

Attachments: [Staff Report](#)

Jake Warner introduced this item to the Planning Commission and said that the applicant has requested that his application be tabled.

Daniel Schoenfeld opened this item for public comment.

Jeremiah Johnson, Sandy resident, shared his concerns about road access and increased traffic from the proposed development.

Jen Archuleta, 734 W Jordan Oaks Drive, shared similar concerns over the project.

Win Packer, owner of adjacent property to the east, said he was interested in listening to the meeting and was available for any questions regarding his property.

Daniel Schoenfeld closed this item to public comment.

A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission table this item to an unspecified date.

Yes: 5 - Dave Bromley
 Ron Mortimer
 Daniel Schoenfeld
 Craig Kitterman
 Cameron Duncan

Absent: 4 - Monica Collard
 David Hart
 Jamie Tsandes
 Steven Wrigley

Public Meeting Items

- 4. [SUB1218202](#) South Towne Market Place Subdivision
[3-006671](#) (Commercial Subdivision)
10192 S. State Street
[Commercial Area, Community #9]

Attachments: [Staff Report](#)
[Exhibit A](#)

Mike Wilcox introduced this item to the Planning Commission.

Jason Boal, Urban Planner, said this property has never been platted and is in agreement with staff with the exception of condition #4.

Mike Wilcox said that staff met with the applicant before the meeting today and shared concerns with conditions numbers 3 & 4. He also said that staff recommends approval with an amendment to condition number 4.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by Cameron Duncan, seconded by Dave Bromley, that the Planning Commission determine preliminary review is complete for the South Towne Market Place Subdivision plat located at 10192 S State Street based on the two findings and subject to the four conditions detailed in the staff report with an amendment to Condition #4 - That the final plat should include all parcels that were originally part of the main parcel to clean up prior to divisions of land that were done without a proper subdivision plat as determined necessary by staff.

Yes: 5 - Dave Bromley
Ron Mortimer
Daniel Schoenfeld
Craig Kitterman
Cameron Duncan

Absent: 4 - Monica Collard
David Hart
Jamie Tsandes
Steven Wrigley

- 5. [SUB1219202](#) Canyon Center Subdivision (Amended)
[2-006457](#) (Commercial Subdivision)
2039 E. 9400 S.
[Community #19, Mountain Views]

Attachments: [Staff Report](#)
[Exhibit A](#)

Doug Wheelwright introduced this item to the Planning Commission.

Robert Poirier, 2087 E Falcon Hill Drive, Sandy, said he's requesting the subdivision amendment and has worked with staff regarding concerns. He said that they hired a traffic consultant and spoke about parking stalls. Robert said that the east to west circulation in the parking lot isn't good so Jiffy Lube shrunk their store from four bays to three to provide a new east/west parking lot driveway, which he believes will help.

Daniel Schoenfeld asked if he has read the staff report and understands it.

Robert Poirier said yes.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

Doug Wheelwright followed up with staff's recommendation of approval.

Cameron Duncan asked Doug Wheelwright to clarify the address on the amended plat.

Doug Wheelwright said the street address for Jiffy Lube lot will be assigned 2047 E 9400 S.

A motion was made by Cameron Duncan, seconded by Dave Bromley, that the Planning Commission determine preliminary review is complete for the Canyon Center Amended Plat located at 2039 E 9400 S based on the two findings and subject to the three conditions detailed in the staff report.

- Yes:** 5 - Dave Bromley
Cameron Duncan
Craig Kitterman
Ron Mortimer
Daniel Schoenfeld

- Absent:** 4 - Monica Collard
David Hart
Jamie Tsandes
Steven Wrigley

- 6. [SPR1018202](#) Jiffy Lube Canyon Center
[2-006422](#) (Site Plan Review)
 Approx. 2047 E. 9400 S.
 [Community #19, Mountain Views]

Attachments: [Staff Report](#)
[Exhibit B](#)

Doug Wheelwright introduced this item to the Planning Commission and shared that the applicant has addressed all of staff's concerns and meets the architectural design standards.

Craig Kitterman asked if the queuing area is on the west and exits back out to the parking lot to the south.

Doug Wheelwright said yes.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by Cameron Duncan, seconded by Craig Kitterman that the Planning Commission determined preliminary site plan review is complete for the Jiffy Lube at Canyon Center projected located at 2047 E 9400 S based on the two findings and subject to the six conditions detailed in the staff report.

- Yes:** 5 - Dave Bromley
 Ron Mortimer
 Daniel Schoenfeld
 Craig Kitterman
 Cameron Duncan

- Absent:** 4 - Monica Collard
 Jamie Tsandes
 Steven Wrigley
 David Hart

- 7. [CUP1219202](#) Jiffy Lube Canyon Center
[2-006456](#) (Conditional Use Review)
 Approx. 2047 E. 9400 S.
 [Community #19, Mountain Views]

A motion was made by Cameron Duncan, seconded by Craig Kitterman that the Planning Commission approve a Conditional Use Permit for the proposed Jiffy Lube at Canyon Center "Automotive Service and Repair-Minor", located at 2047 E 9400 S, based on the two findings and subject to the two conditions detailed in the staff report.

- Yes:** 5 - Dave Bromley
 Ron Mortimer
 Daniel Schoenfeld
 Craig Kitterman
 Cameron Duncan

Absent: 4 - Monica Collard
Jamie Tsandes
Steven Wrigley
David Hart

- 8. [CUP0122202](#) The Inn, LLC - Adult and Child Daycare
[4-006701](#) (Conditional Use Permit)
11333 S. 1000 E.
[Community #13, Alta High]

Attachments: [Staff Report](#)

Sarah Stringham introduced this item to the Planning Commission.

Tuiono Malakai, said his business is for special needs adults and youth where the ratio for adult to student is 1:8. He said the hours of operation are from 9a-3p for the day program and the after school program will be from 3p-7:30p and the majority of the day they'll be out in the community.

Cameron Duncan asked if they currently have clients.

Tuiono said yes they have 15 clients they're working with.

Daniel Schoenfeld opened this item for public comment.

Karen Young, 11292 S 10000 E, asked about the impact this facility will have on traffic and what are the safety measures if a client wanders away from the group and mixes in with the nearby high school students.

Daniel Schoenfeld closed this item to public comment.

Tuiono Malakai said that they will be well staffed to watch clients and their facility will not produce any more traffic than the old medical facility did.

A motion was made by Ron Mortimer, seconded by Dave Bromley, that the Planning Commission approve a Conditional Use Permit for adult and child daycare in the PO Zone as described in the staff report for the property located at 11333 S 10000 E based on the two findings and subject to the eight conditions detailed in the staff report.

Yes: 5 - Dave Bromley
Ron Mortimer
Daniel Schoenfeld
Craig Kitterman
Cameron Duncan

Absent: 4 - Monica Collard
Jamie Tsandes
David Hart
Steven Wrigley

Administrative Business

1. Minutes

An all in favor motion was made by Ron Mortimer to approve the meeting minutes from 02.01.2024.

[24-050](#) Minutes

Attachments: [02.01.2024 Minutes \(DRAFT\)](#)

2. Director's Report

Adjournment

An all in favor motion was made by Dave Bromley 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.