

2. [CA09082023](#) Amendments to Title 21 of the Land Development Code related to Mixed  
[-0006607](#) Use Development

**Attachments:** [Staff Report](#)

[Exhibit A](#)

[Exhibit B](#)

Mike Wilcox introduced this item to the Planning Commission.

Cameron Duncan asked if a developer would have wiggle room with the 60% if they came to the Planning Commission under certain criteria.

Mike Wilcox said the code amendment does not give wiggle room or a set of criteria to have the Planning Commission apply a different ratio or mix.

Dave Bromley asked if there's a minimum of 15 acre area with a master plan with multiple owners. Does each parcel have to have a 60% ratio?

Mike Wilcox said the ratio would be for the entire master planned area.

Dave Bromley asked if that standard could be objectively followed.

Mike Wilcox said that the standards can be met by illustrating in the master plan how each property would be developed or redeveloped to integrate through physical improvements both the future and existing developments within the planned area.

Dave Bromley asked if there are any projects that were recently received that would not be approved under this approach.

Mike Wilcox said yes, they were referenced in the staff report.

Dave Bromley asked if there are other areas, other than the Cairns District, that have a similar standard to the 60%.

Mike Wilcox said we have reviewed all existing master plans adopted by the city and no set standard for mix of uses that was adopted. That determination was left to the Planning Commission to determine through site plan review.

Steve Wrigley understands that the mixed use development is intended to be a primarily business district with adding some additional housing within it. Is that why you are proposing this mix of uses standard?

Mike Wilcox said yes that is the intent.

Ron Mortimer said he's uncomfortable with the 60/40 mix and feels that staff is limiting the Planning Commissions ability to have flexibility.

Dave Bromley said he feels the same as Ron Mortimer.

Cameron Duncan said he's also uncomfortable with 60/40 mix.

Darien Alcorn said that the state statute requiring objective standards actually post dates the adoption of the Sandy City code that the Planning Commission has the flexibility.

Brian McCuiston asked the Planning Commission if they have a suggestion for a percentage mix or if they want staff to do more research.

Dave Bromley said he wants more research and not have such hard lines.

Cameron Duncan gave suggestions on percentage mixes.

Ron Mortimer said he likes a sliding scale.

David Hart said they could start at 60/40 and given criteria they could go to 90/10.

Cameron Duncan gave further examples and suggestions.

David Hart opened this item for public comment.

Steve Van Maren, 11039 S Lexington Circle, agrees with the 60/40 mix.

David Hart closed this item to public comment.

David Hart said he would like to know what other mixed use developments are doing in residential communities throughout the state or nationally.

Dave Bromley said the Cairns District doesn't have the same restrictions that other neighborhoods on the east side do in revitalizations areas.

Steven Wrigley said he supports further research.

Daniel Schoenfeld said he'd like to understand what other communities are doing and wanted further research done as well.

**A motion was made by Cameron Duncan, seconded by Ron Mortimer, that the Planning Commission table this item to a date unspecified with staff to provide additional research regarding mixed ratio, options with flexibility and acreage size.**

- Yes:** 6 - Dave Bromley  
Ron Mortimer  
Daniel Schoenfeld  
Steven Wrigley  
David Hart  
Cameron Duncan

- Absent:** 2 - Monica Collard  
Jamie Tsandes

## Public Meeting Items