



# Sandy City, Utah

10000 Centennial Parkway  
Sandy, UT 84070  
Phone: 801-568-7256

## Meeting Minutes

### Planning Commission

*Dave Bromley*  
*Michael Christopherson*  
*Monica Collard*  
*Ron Mortimer*  
*Jamie Tsandes*  
*Cameron Duncan*  
*Jeff Lovell*  
*Daniel Schoenfeld (Alternate)*

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**Thursday, March 18, 2021**

**6:15 PM**

**On-line Meeting**

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Meeting procedures are found at the end of this agenda.

Electronic Meeting

Planning Commission Chairman Statement

In accordance with, Utah Code 52-4-207(4) Open and Public Meeting Act, I have determined that to protect the health and welfare of Sandy citizens, an in person Planning Commission meeting, including attendance by the public and the Planning Commission is not practical or prudent.

Considering the continued rise of COVID-19 case counts in Utah, meeting in an anchor location presents substantial risk to the health and safety of those in attendance because physical distancing measures may be difficult to maintain in the Sandy City Council Chambers.

The Center for Disease Control states that COVID-19 is easily spread from person to person between people who are in close contact with one another. The spread is through respiratory droplets when an infected person coughs, sneezes or talks and may be spread by people who are non-symptomatic.

It is my intent to safeguard the lives of Sandy residents, business owners, employees and commission members by meeting remotely through electronic means without an anchor location.

Community Development staff are hereby authorized and directed to include a copy of the above notice with each Planning Commission agenda.

Cameron Duncan, Chair  
Sandy City Planning Commission

The March 18, 2021 Sandy City Planning Commission meeting will be conducted via Zoom Webinar. Public comment may be allowed after the presentation of the particular item by the Staff and Applicant, as directed by the Planning Commission Chairman. Each speaker is allowed two minutes. Citizens wishing to comment must access the meeting via the Zoom Webinar link below and must use the "raise hand" feature. The call-in number is for listening only. If a citizen is unable to attend a meeting via Zoom, he or she may e-mail the Planning Director at [bmccuiston@sandy.utah.gov](mailto:bmccuiston@sandy.utah.gov) by 3:00 PM the day of the Planning Commission meeting to have those comments distributed to the Commission members and/or have them read into the record at the appropriate time.

Register in advance for this webinar:

<https://us02web.zoom.us/j/84671907887>

After registering, you will receive a confirmation email containing information about joining the webinar.

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592

Webinar ID: 846 7190 7887

Webinar Password: 269058

## FIELD TRIP

[21-101](#) Field Trip for 3-18-2021

**Attachments:** [3-18-21 map.pdf](#)

## 6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

**Present** 7 - Commissioner Dave Bromley  
Commissioner Monica Collard  
Commissioner Ron Mortimer  
Commissioner Jamie Tsandes  
Commissioner Jeff Lovell  
Commissioner Cameron Duncan  
Commissioner Daniel Schoenfeld

**Absent** 1 - Commissioner Michael Christopherson

## Public Hearing Items

1. [CODE-11-20](#) Kuwahara Wholesale - Proposed SD(FM-HSN) Zone  
[-5947 PC](#) Amend Title 21, Chapter 19, Special Development (SD) Districts, of the Sandy Municipal Code

**Attachments:** [Staff report.pdf](#)  
[Exhibit A.pdf](#)  
[Exhibit B.pdf](#)  
[Council\\_Memo.pdf](#)

Mike Wilcox presented this item to the Planning Commission.

Cameron Duncan asked if the 240 days is limited to eight months.

Mike Wilcox explained that it would need to be a continuous period.

Alex and Sarah Kuwahara thanked the Planning Commission for their time and staff for the work that has gone into this item.

Cameron Duncan opened this item to public comment.

Matt Shadle explained that his business on the corner of 9000 S. and State Street is only allowed to operate for 150 days and would like to also be allowed to stay open for 240 days.

Steve Van Maren had some objections to how the code was written and thinks this is too big of a compromise for a special district zone.

Cameron Duncan closed this item to public comment.

James Sorensen mentioned that this request is geared specifically for properties in Historic Sandy and that the City Council member Brooke Christiansen is willing to work with Matt Shadle with his needs in the area.

Mike Wilcox answered Steve Van Maren's code questions and explained the area requirements, drainage, UDOT controlled roads, change of use and the timeline projections.

Dave Bromley asked when the applicant would need to submit a site plan.

Mike Wilcox explained it would be submitted after the code is approved by City Council.

Dave Bromley asked about the issues with the temporary structures that the Planning Commission saw the last time this item came before the Commission.

Mike Wilcox explained that through the site plan review process they will be able to work through those issues.

James Sorensen explained that Kuwahara would still be responsible for meeting life and safety codes and building and fire codes.

Cameron Duncan explained that this feels like spot zoning to help the applicant around some of the issues they are having.

**A motion was made by Dave Bromley, seconded by Monica Collard that the Planning Commission forward a positive recommendation to the City Council to adopt the proposed ordinance amendment as shown in Exhibit “A” for the two reasons detailed in the staff report.**

**Yes:** 6 - Dave Bromley  
 Monica Collard  
 Ron Mortimer  
 Jamie Tsandes  
 Jeff Lovell  
 Daniel Schoenfeld

**No:** 1 - Cameron Duncan

**Absent:** 1 - Michael Christopherson

- 2. [ZONE-02-21-5995\\_PC](#) Kuwahara Wholesale Rezone, CN(HSN) to SD(FM-HSN)  
 8565 & 8575 South State Street  
 Historic Sandy, Community #4

**Attachments:** [Staff report.pdf](#)  
[Sign Photo Close Up Mar 5 2021](#)  
[Sign Photo Mar 5 2021](#)  
[Sign Photo Mar 11th 2021](#)  
[Downed Sign Photo Mar 11th 2021](#)

Mike Wilcox presented this item to the Planning Commission.

Jeff Lovell asked about Matt Shadles property and if he applied for the same zone change, would it be reviewable and applicable.

James Sorensen explained that he was not sure if it would be applicable, but it can't really be discussed until the code has been approved.

Cameron Duncan opened this item to public comment.

Matt Shadle explained that he did not mean that 240 days was too long to operate in his previous comments.

Steve Van Maren clarified that he was only seeking closer parody to the City standard of less than 240 days.

Cameron Duncan closed this item to public comment.

**A motion was made by Dave Bromley, seconded by Monica Collard that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property, located at 8565 S. & 8575 S. Sate Street, from CN(HSN) “Neighborhood Commercial – Historic Sandy Neighborhood District to the SD(FM-HSN) “Historic Sandy Neighborhood Farmer’s Market” based on the four findings detailed in the staff report.**

**Yes:** 7 - Dave Bromley  
Monica Collard  
Ron Mortimer  
Jamie Tsandes  
Jeff Lovell  
Cameron Duncan  
Daniel Schoenfeld

**Absent:** 1 - Michael Christopherson

## Public Meeting Items

3. [SPR-10-20-5](#) Jackson's "C" Store (Preliminary Site Plan Review)  
[932](#)  
1295 E. 10600 S. Street  
[Community #12]

**Attachments:** [Staff report and documents.pdf](#)

Doug Wheelwright presented this item to the Planning Commission.

Jason Sandburg, the architect for the site further presented this item and explained that he agrees with everything in the staff report.

Cameron Duncan opened this item to public comment.

Steve Van Maren asked about the light fixtures.

Doug Wheelwright explained that they are down lighting fixtures.

Angela Wright thinks the update will be great but had a question on the timing of the construction.

Bill and Liz Sackewitz are in favor for this item and made comments about possible sharing some signage.

Cameron Duncan closed this item to public comment.

Jason Sandburg explained that the entrance will be made wider, the signage will need to be worked out with the Jacksons, and that the construction plan can be worked out with the adjacent business owners to resolve any concerns.

Doug Wheelwright explained that the signage will be a separate item that the business owners can discuss with Planning Staff outside of this meeting.

Dave Bromley expressed that he thought this would be a great enhancement.

**A motion was made by Monica Collard, seconded by Daniel Schoenfeld that the Planning Commission find that the preliminary site plan review is complete for the proposed Jackson "C" Store project, located at 1295 E. 10600 S., based upon the two findings and six conditions outlined in the staff report.**

**Yes:** 7 - Dave Bromley  
 Monica Collard  
 Ron Mortimer  
 Jamie Tsandes  
 Jeff Lovell  
 Cameron Duncan  
 Daniel Schoenfeld

**Absent:** 1 - Michael Christopherson

4. [CUP-03-21-6](#) Jackson's "C" Store (Conditional Use Permit - gas sales, alcohol sales  
[004](#) and extended hours)  
 1295 E. 10600 S. Street  
 [Community #12]

**Attachments:** [Staff report and documents.pdf](#)

Doug Wheelwright presented this item to the Planning Commission.

Cameron Duncan opened this item to public comment.

Julie Hard, regional manager for Jackson Food Stores explained that they currently operate two other stores in Sandy under the same requested operating parameters and they have had no issues with those stores.

Cameron Duncan closed this item to public comment.

**A motion was made by Jamie Tsandes, seconded by Monica Collard that the Planning Commission grant a Conditional Use Permit to allow an Automotive Self Service Gas Station; Beer Sales for Off-premises Consumption and Extended Business Hours to 6:00 am to Midnight, based on the staff report, the staff findings 1 to 15 in the above analysis of the Conditional Use Standards and the three findings and additional three conditions outlined in the staff report.**

**Yes:** 7 - Dave Bromley  
 Monica Collard  
 Ron Mortimer  
 Jamie Tsandes  
 Jeff Lovell  
 Cameron Duncan  
 Daniel Schoenfeld

**Absent:** 1 - Michael Christopherson

5. [SPR-01-21-5](#) School Yard Dumpster Addition (Preliminary Site Plan Review)  
[986](#) 11020 S. State Street  
[Community #9 - South Towne]

**Attachments:** [Staff report and documents.pdf](#)

Doug Wheelwright presented this item to the Planning Commission.

Jake Tate further presented this item to the Planning Commission.

Brittney Ward explained her initial concerns with the site and that she is now comfortable to move forward with the changes that were made.

Cameron Duncan opened this item to public comment.

Parker Robertson, the project manager for Wadsworth Development explained that they want to have a site that is beautiful and functional and are doing that with more enclosures.

Cameron Duncan closed this item to public comment.

**A motion was made by Dave Bromley, seconded by Monica Collard that the Planning Commission approve the addition of two new dumpster enclosures to the site as proposed by the applicant based on the three findings and four conditions detailed in the staff report.**

**Yes:** 7 - Dave Bromley  
Monica Collard  
Ron Mortimer  
Jamie Tsandes  
Jeff Lovell  
Cameron Duncan  
Daniel Schoenfeld

**Absent:** 1 - Michael Christopherson

6. [SUB-06-20-5](#) Thackeray Towns Subdivision (Preliminary Review)  
[863](#) 10760 S. 700 E.  
[Community #11 - Crescent]

**Attachments:** [Staff report.pdf](#)  
[Maps and Materials.pdf](#)

Craig Evans presented this item to the Planning Commission.

John Thackeray further presented this item to the Planning Commission.

Cameron Duncan asked about the concern around the rental units and what changed in order to make them for sale units.

John Thackeray explained that since their last meeting they have started working with a home builder that will build the units with the intent that they will be for-sale units in the future. This will require the Thackeray Company to work with the property owner on their contractual agreements.

Dave Bromley expressed a concern about the distanced between the pads and the road improvements. It does not appear to have enough room for public utility easements.

John Thackeray explained that they will have utilities, but he could turn the time over to VanDaele Homes for the specifics from the site plan.

Todd Demerets explained that most of the utilities are in the common driveway, with power and gas being stubbed into each of the properties.

Dave Bromley explained that typically they provide 15-feet outside of the right-of-way.

Todd Demerets explained that they will have some in the driveways on the townhome side and in the common area. He believes there is room for the utility easements.

Cameron Duncan opened this item to public comment.

Cathy Spuck has concerns with traffic.

Steve George expressed that he likes the idea that this neighborhood will be for-sale units instead of rentals. He had questions related to the timing of the change from first being rentals to being for sale. He also asked about guest parking for the project.

Matt Cooper explained that Challenger will start construction soon and will be submitting the final site plan soon and is in support of the Thackeray subdivision.

Coleen Stutzenegger has concerns about guest parking and if there will be an HOA and asked what Parcel A and B are for.

Craig Evans clarified that all the units will have a two-car garage and will have a 20-foot driveway and that there will be additional guest parking.

Katie Johnson asked about the timeline for rentals to owners for the ramblers.

Cameron Duncan closed this item to public comment.



Craig Evans explained what Parcel A and B will be used for. He also mentioned that the project will have an HOA that will be responsible for the maintenance of the common area.

Brittney Ward explained that she will require trip generations for both the Thackeray and Challenger sites.

John Thackeray explained the timeline for the rentals vs sales.

Cameron Duncan re-opened this item to public comment.

Abbie Nielsen asked about the park that was in the original site plan.

April Burton asked if the homes being transitioned from rentals to owners, will the HOA still be run by the Thackeray Company and how would that transition take place.

Cameron Duncan re-closed this item to public comment.

John Thackeray explained that the HOA will be controlled by the Thackeray Company at first. It will then transition over to the community when the homes are sold. They will not be evicting any one from the units, rather they will work with specific lease agreements.

Dave Bromley expressed that he feels comfortable with the exceptions that are being requested but would like to get Craig Evans opinion of the utility easements.

Craig Evans explained the proposed setbacks on the property and that in a PUD zone there are no specific prescribed setbacks and that is something that gets determined by the Planning Commission.

Dave Bromley still felt uncomfortable regarding the utilities and the associated easements with this layout.

Dave Bromley asked about the hatching on the east side of the Challenger school.

Craig Evans indicated that was for possible road dedication.

Ryan Kump explained that he will investigate the utilities easements and that the dedication is there in order to get full improvements on 700 E.

Cameron Duncan asked if these things need to be finalized before they can review the preliminary subdivision and site plan.

Craig Evans explained that it is something that can be worked out through staff final review, but the Planning Commission can request it to come back.

Daniel Schoenfeld expressed his concerns regarding the elimination of the park strip and the sidewalk on one side. He also feels that parking will create some issues in this project.

Dave Bromley explained that he thought that the main road coming into the development would be 52-feet.

Daniel Schoenfeld clarified that he is concerned about the circular area around the

homes.

Dave Bromley explained that it still has 27 feet of pavement which is standard for a city road.

Ryan Kump explained that the widths would be out of the park strip and sidewalk on one side and so traffic and vehicle wise, it would be the same as the other residential neighborhood roads.

Brian McCuiston explained that the Planning Commission could table the item and direct staff to further investigate the site plan, or the Planning Commission could say that they are comfortable with the preliminary review and condition it to come back for a final review.

Eric Winters, project engineer explained that the hatch by Challenger is a deceleration lane and a roadway dedication on the Challenger side. He clarified that he works on a number of similar projects and believes that there is enough room for the utilities.

Dave Bromley asked if that also pertains to the townhomes.

Eric Winters explained that they have not worked with the utility companies yet, but he assumes that they will route the majority of the main lines around the exterior and tie across to the townhomes and will most likely have blanket easements based on what Rocky Mountain Power approves.

Monica Collard agreed with Dave Bromley and his concerns.

Jeff Lovell asked if the Planning Commission was comfortable with keeping the conditions in place and tabling it or making a motion and adding a condition for them to come back to the Planning Commission.

Dave Bromley asked if Thackeray would be coming back the Planning Commission for a final review.

Brian McCuiston explained that the Planning Commission would need to condition them to come back for a final review.

Dave Bromley suggested that the Planning Commission ask the applicant to provide the utilities on the plat and plans they submit to the City.

Jeff Lovell asked if the applicant could make those changes with little change to the subdivision, then the Planning Commission would not need to see it again for final review.

James Sorensen explained that staff has no issue if the Planning Commission wants this item to come back for final review.

The Planning Commissioners agreed to have this item come back for final review.

**A motion was made by Dave Bromley, seconded by Jeff Lovell that the Planning Commission approve the preliminary subdivision review to be complete for the Thackeray Towns Subdivision located at 10670 S. and 10760 S. 700 E. based on the two findings and three conditions outlined in the staff report, with an added fourth condition as follows:**

**4: That this project come back to the Planning Commission for final review.**

**Yes:** 7 - Dave Bromley  
Monica Collard  
Ron Mortimer  
Jamie Tsandes  
Jeff Lovell  
Cameron Duncan  
Daniel Schoenfeld

**Absent:** 1 - Michael Christopherson

[SPEX-03-21-6001](#) Thackeray Towns Special Exception Requests  
10760 S. 700 E.  
[Community #11 - Crescent]

See previous comments.

**A motion was made by Dave Bromley, seconded by Jeff Lovell that the Planning Commission approve the three special exceptions requests for the Thackeray Towns Subdivision located at 10670 S. and 10760 S. 700 E. as detailed in the staff report based on the two findings and three conditions outlined in the staff report.**

**Yes:** 7 - Dave Bromley  
Monica Collard  
Ron Mortimer  
Jamie Tsandes  
Jeff Lovell  
Cameron Duncan  
Daniel Schoenfeld

**Absent:** 1 - Michael Christopherson

7. [SPR-06-20-5](#) Thackeray Towns Site Plan (Preliminary Site Plan Review)  
[868](#) 10760 S. 700 E.  
[Community #11 - Crescent]

**Attachments:** [Staff report.pdf](#)  
[Maps, documents, and elevations.pdf](#)

Craig Evans presented this item to the Planning Commission.

Ryan Kump explained that the homes will sit a couple of feet higher than the west property line according to the grading plan.

Cameron Duncan asked about stucco percentages on the homes.

Craig Evans explained that the 20% rule does not apply to a PUD zone, but the Planning Commission could condition how much is allowed.

Cameron Duncan asked if drain easements would need to be put in place.

Craig Evans said that was correct and that the Public Utilities would require them as well.

Dave Bromley asked if Craig Evans had a sense of what the neighbors would like to see regarding fencing along the west and south sides and if they have talked with the developer.

Craig Evans explained that the owner of the lot that would possibly have two different types of fence, did not want two types of fencing.

Mike VanDaele further presented and explained that upgrading the amenities is something they are open to. The concern relative to the materials used on the homes is another item they can work with staff on.

Craig Evans explained that staff is willing to work with them and, as suggested in the staff report, if there is not a consensus on the materials then materials can come back to the Planning Commission.

Cameron Duncan opened this item to public comment.

Abbie Nielsen is happy with the improvements but has concerns about the selling vs renting timeline and the fencing.

Steve George asked about the drainage for the parcels and the slope to the west and asked if the drainage would go back up to 700 East.

Steve Van Maren suggested that the wall should be 7 feet on the commercial side.

Cameron Duncan closed this item to public comment.

John Thackeray explained that they are building for sale units and the goal is to sell them as soon as possible.

Mike VanDaele explained that there is an easement (Parcel A) and that is where the sewer will connect and that they will work with the adjacent owners regarding the fencing.

Ryan Kump explained the contour lines on the south side and that they will be sitting a little lower.

Dave Bromley expressed that overall this will be a great project but felt that a consistent wall should be constructed along the one property owner with the potential of having two types of fencing.

Brian McCuiston mentioned that condition 15 requires that this site plan come back to the Planning Commission for final review unless otherwise determined.

Cameron Duncan explained he is comfortable with leaving it up to staff.

Ron Mortimer agreed to leave it up to staff.

Daniel Schoenfeld agreed and reiterated his concerns about parking relative to the density.

**A motion was made by Ron Mortimer, seconded by Jeff Lovell that the Planning Commission determine the preliminary site plan review is complete for the Thackeray Towns Site Plan, located at 10760 S. 700 E., based on the two findings and 15 conditions detailed in the staff report, with modifications to conditions 13, 14, and 15 as follows:**

**13: That the applicant extends the masonry wall along the west property line to the southern property line of 10717 S. 580 E. and work with neighbors to achieve a cohesive fence along the west property lines.**

**14: That the applicant work with neighbors along the south property line to achieve a cohesive fence. This item may come back to the Planning Commission for review if it is determined to by staff.**

**15: That the project not come back to the Planning Commission for final review unless staff determines any changes to be significant enough and requires Planning Commission to review additional changes.**

**Yes:** 7 - Dave Bromley  
 Monica Collard  
 Ron Mortimer  
 Jamie Tsandes  
 Jeff Lovell  
 Cameron Duncan  
 Daniel Schoenfeld

**Absent:** 1 - Michael Christopherson

## Administrative Business

1. [21-102](#) Planning Commission minutes 3-4-2021 (Draft)

**Attachments:** [03.04.2021 PC minutes \(DRAFT\).pdf](#)

**An all in favor motion was made by Dave Bromley to approve the Meeting Minutes for 3.04.2021**

**Yes:** 7 - Dave Bromley  
Monica Collard  
Ron Mortimer  
Jamie Tsandes  
Jeff Lovell  
Cameron Duncan  
Daniel Schoenfeld

**Absent:** 1 - Michael Christopherson

2. Sandy City Development Report

3. Director's Report

## Adjournment

**A unanimous vote was taken 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