



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
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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, November 2, 2023

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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Webinar ID: 875 5528 2039

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4:00 PM FIELD TRIP

[23-432](#)

Field Trip Map

Attachments: [110223](#)

4:30 PM EXECUTIVE SESSION - General Plan Discussion

6:15 PM REGULAR SESSION

Welcome

Introductions

Present 5 - Commissioner Dave Bromley
Commissioner Jamie Tsandes
Commissioner Daniel Schoenfeld
Commissioner Steven Wrigley
Commissioner David Hart

Absent 3 - Commissioner Monica Collard
Commissioner Ron Mortimer
Commissioner Cameron Duncan

Pledge of Allegiance

Public Hearings

1. [CA09062023](#) Amendments to Title 21 of the Land Development Code, Chapter 19,
[-0006605](#) Special Development (SD) Districts, Section 20, SD (Carnation) -10600 S.
1000 E.

Attachments: [Staff Report](#)
[Exhibits A - D](#)

Melissa Anderson introduced this item to the Planning Commission.

Adam Nash, 1500 East Vine Street, SLC, spoke about the staff report and that his project will have minimal impact to his neighbors.

Melissa Anderson spoke about staff's analysis and a recommendation to not approve the code amendment.

Steven Wrigley asked if a restaurant is allowed.

Melissa Anderson said a restaurant is a permitted use but a restaurant with a drive up window is not.

Dave Bromley asked Brittney Ward if she could talk about the arterial road.

Brittney Ward, Sandy City Traffic Engineer, said that 10600 South is an arterial road that can take between 25k-50k trips a day and is designed to handle heavier use.

Dave Bromley said that the applicant mentioned in his presentation that the 250 foot regulation can be removed if the arterial road bisects the area.

Melissa Anderson said that arterial road is to the north but to the east it's a residential zone.

Dave Bromley asked if 1000 East is an arterial road.

Britney Ward said that 1000 East is a major collector roadway.

Dave Bromley clarified that the exclusion of the 250 foot regulation that the applicant mentioned would not apply.

Jamie Tsandes said there's one point of access along 10600 South and asked if a second access is allowed there or does it have to be on 1000 East or on the access road to the south which is owned by the county.

Brittney Ward said that Sandy City owns 60-70 feet of the access to the southeast and two access roads are needed for circulation with businesses that have a high trip generation rate, such as a fast food drive through.

Daniel Schoenfeld opened this item for public comment.

Steve Van Maren, 11039 S Lexington Circle, is not in favor of the proposal due to traffic concerns.

Jackie Smith, Heather Circle, shared her concerns regarding traffic.

Daniel Schoenfeld closed this item to public comment.

Dave Bromley said he appreciates the desire to develop the property but does agree with staff's recommendation.

A motion was made by David Hart, seconded by Jamie Tsandes, that the Planning Commission forward a negative recommendation to the City Council on this application to amend Section 21-19-20 of the Sandy Municipal Code to allow drive-up windows for food-related uses in the SD Carnation zone based on the findings detailed in the staff report.

- Yes:** 5 - Dave Bromley
 Jamie Tsandes
 Daniel Schoenfeld
 Steven Wrigley
 David Hart

- Absent:** 3 - Monica Collard
 Ron Mortimer
 Cameron Duncan

Public Meeting Items

- 2. [CUP0916202](#) Juicy Automotive Details (Conditional Use Permit)
[3-006611](#) 8650 S. 700 E.
 [Community #4, Historic Sandy]

Attachments: [Staff Report Juicy Automotive - CUP Final](#)

Sarah Stringham introduced this item to the Planning Commission.

Victor Lee, 8650 S 700 E, spoke about parking, the wash bay, the water containment mat and the noise from his business will have minimal impact to the neighbors.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by Dave Bromley, seconded by Steven Wrigley, that the Planning Commission approve a Conditional Use Permit for car detailing in the BC Zone and as described in the staff report for the property located at 8650 S 700 E based on the two findings and subject to the five conditions detailed in the staff report.

- Yes:** 5- Dave Bromley
 Jamie Tsandes
 Daniel Schoenfeld
 Steven Wrigley
 David Hart
 Cameron Duncan

- Absent:** 3 - Monica Collard
 Ron Mortimer
 Cameron Duncan

- 3. [CUP0905202](#) The Wonder Toddlers (Category II Home Occupation Conditional Use Permit)
[3-006603](#) 112 E. 8680 S.
 [Community #4, Historic Sandy]

Attachments: [Staff Report Wonder Toddlers - CUP Final](#)

Sarah Stringham introduced this item to the Planning Commission.

Elizabeth Summers, 112 E 8680 S, spoke about the need for child care in Sandy.

Selva Strickland, 202 E 880 S, said she owns and operates the Wonder Schoolhouse.

Steven Wrigley asked Elizabeth Summers if she lives there.

Elizabeth Summers said yes she lives at 112 E 8680 S.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by David Hart, seconded by Dave Bromley, that the Planning Commission approve a category II home occupation conditional use permit for daycare use as described in the staff report for the property located at 112 E 8680 S based on the one finding and subject to the four conditions detailed in the staff report.

- Yes:** 5 - Dave Bromley
 Jamie Tsandes
 Daniel Schoenfeld
 Steven Wrigley
 David Hart

- Absent:** 3 - Monica Collard
 Ron Mortimer
 Cameron Duncan

Administrative Business

1. Minutes

An all in favor motion was made by David Hart to approve the meeting minutes from 10.05.2023.

[23-433](#) Minutes from October 5, 2023

Attachments: [10.05.2023 Minutes \(DRAFT\)](#)

2. Sandy City Development Report

[23-434](#) Development Report

Attachments: [11.02.2023 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