



# 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, June 3, 2021

6:15 PM

On-line

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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 June 3, 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/87931262742>

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: 879 3126 2742  
 Webinar Password: 020321

**FIELD TRIP**

[21-209](#) Field trip for June 3, 2021

**Attachments:** [Map for 6-3-21.pdf](#)

**5:30 PM EXECUTIVE SESSION**

[21-215](#) Video training from Utah League of Cities and Towns

**Attachments:** [Land Use Powers and Duties video](#)

**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 Michael Christopherson  
 Commissioner Jeff Lovell  
 Commissioner Daniel Schoenfeld
- Absent** 1 - Commissioner Cameron Duncan

## Public Meeting Items

1. [CUP-05-03-2](#) [021-6036](#) Red Fox Originals Home Occupation (Conditional Use - Category II Home Occupation)  
8199 S. 740 E.  
[Community #6 - High Point]

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

Claire Hague presented this item to the Planning Commission.

Marty Sisam further presented this item to the Planning Commission.

Jeff Lovell opened this item to public comment.

Steve Van Maren had concerns with the staff report and what days they will be open.

Jeff Lovell closed this item to public comment.

Claire Hague explained the hours would be Monday - Friday, 9:00 am-6:00 pm, and that she will look into the square footage and update it if it's wrong.

James Sorensen agreed it would be good to include business hours in the motion.

Marty Sisam explained that they will conduct business Monday - Friday between 9:00 am - 6:00 pm but not all day.

Jamie Tsandes explained that the conditions for approval says Monday - Friday 9:00 am - 6:00 pm.

**A motion was made by Monica Collard, seconded by Michael Christopherson that the Planning Commission approve a Conditional Use Permit for Martin and Shelly Sisam for a Category II Home Occupation to operate a woodshop business as well as to utilize up to 240 square feet of the attached garage space on the property located at 8199 S. 740 E. based on the two findings and six conditions outlined in the staff report, with a modification to condition #1:**

1. **That the business hours are Monday - Friday 9:00 am - 6:00 pm.**

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

**Absent:** 1 - Cameron Duncan

2. [SPX051220](#)  
[21-006051](#) Lazarev Special Exception for 30% Slope  
4183 E. Wildcreek Rd.  
[Community #30 - Granite]

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

Craig Evans presented this item to the Planning Commission.

Patrick Romero further presented this item to the Planning Commission.

Jeff Lovell asked the applicant if they were comfortable with the staff report.

Patrick Romero said yes.

Jeff Lovell opened this item to public comment.

Jeff Lovell closed this item to public comment.

**A motion was made by Dave Bromley to approve the special exception for encroaching into the previously disturbed 30% slope area by approximately 4.5 feet thereby eliminating the required setbacks at property located at 4183 E. Wildcreek Rd, based on the two findings and four conditions outlined in the staff report.**

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

**Absent:** 1 - Cameron Duncan

## Administrative Business

1. [21-210](#) Planning Commission minutes 05.20-2021 (DRAFT)

**Attachments:** [05.20.2021 PC Minutes \(DRAFT\).pdf](#)

**An all in favor motion was made by Ron Mortimer to approve the meeting minutes for 5/20/21.**

2. Sandy City Development 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