



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)

Thursday, April 7, 2022

6:15 PM

On-Line

Meeting procedures are found at the end of this agenda.

Electronic Meeting

Planning Commission Chair 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.

Monica Collard, Chair
Sandy City Planning Commission

The April 7, 2022 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 Administrative Assistant at eyisham@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/85766022486>

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: 857 6602 2486

Webinar Password: 456563

FIELD TRIP

[22-102](#) Field trip for 4-7-22

Attachments: [map.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present 1 - Commissioner Daniel Schoenfeld
Commissioner Dave Bromley
Commissioner Jamie Tsandes
Commissioner Ron Mortimer

Absent 2 - Commissioner Michael Christopherson
Commissioner Cameron Duncan
Commissioner Monica Collard

Public Hearing Item

1. [SUB0222202](#) Southeast Industrial Park Amended Condominium Plat (Preliminary Review)
[2-006272](#) 8496 S. Harrison St.
[Community #1 - Northwest Exposure]

Attachments: [Staff report.pdf](#)
[Map, notice and materials.pdf](#)

Craig Evans introduced this item to the Planning Commission.

David Mckinney, land surveyor, said he's comfortable with the staff report and will fix what he needs to. He also said asked if the landscaping needs to be on their property.

Craig Evans asked David Mckinney if the landscaping is within their property lines.

David Mckinney said no it's just outside and within the new UDOT R.O.W.

Craig Evans said the five foot landscaping is required to be on their property.

David Mckinney asked how it got reconstructed without the landscaping being on the property.

Craig Evans said he didn't know how the landscaping evolved through the prior amendment.

Ron Mortimer opened this item to public comment.

Steve Van Maren said it's an obvious approval.

Paul Quilter said he owns a couple of units in the complex and has been working with UDOT for a couple of years to settle on the compensation amount due from UDOT. He said UDOT put in gravel and wasn't sure if the landscaping requirement included the gravel or if they have to cut into their existing parking.

Craig Evans replied saying that by ordinance the landscaping needs to be installed on the property between the parking/access area and the right of way area.

Paul Quilter asked what the landscaping needs to look like.

Craig Evans replied saying it could consist of xeriscape or sod with trees and bushes.

Paul Quilter said that UDOT told him that they would have the same amount of space that they've had before but is now being told they have to cut into their parking another five feet.

Jennifer Quilter asked if the owners will have to pay for the cost to rip up asphalt and curb in order to landscape.

Paul Quilter said they're not paying for anything since UDOT caused this issue.

James Sorensen asked Craig Evans to clarify what the focus of the Planning Commission was.

Craig Evans said we are asking the Planning Commission to determine that the preliminary review is complete, that according to the plat there is 46.59 feet between the building and the right of way line and that five feet of landscaping is required by ordinance.

James Sorensen asked if the Planning Commission has any leeway for the five feet.

Doug Wheelwright said no and that UDOT doesn't check into city requirements.

Ron Mortimer asked Doug Wheelwright what the applicant or property owners need to do next after Planning Commission makes a decision.

Doug Wheelwright said they need to work with staff if they're going to install the landscaping or have a notice of non compliance recorded against the property if they are not going to add back the landscaping that was removed by the freeway widening project.

Homer Prison said he owns a unit in the complex and said that UDOT was supposed to compensate them for the cost to cure and asked if they need to go back to UDOT to compensate for tearing up the asphalt and curb.

James Sorensen said that would be a discussion he'd need to have with staff and asked Doug Wheelwright to confirm.

Doug Wheelwright said yes and that they were compensated for the fifty feet of land that included the landscaping that the state condemned.

Homer Prison said they did that wrong.

Doug Wheelwright and James Sorensen both said that's a discussion he'd have to have with UDOT.

Homer Prison asked about the noncompliance and if they would get fined for it.

Doug Wheelwright said that it shows up in the title, it could become a title exception and could possibly hold up finance.

Homer Prison asked if they could get a variance on it.

Doug Wheelwright said no.

Jennifer Quilter said they wouldn't have enough space for the turnaround.

Doug Wheelwright said it's not a turnaround it would be a fire access aisle.

Paul Quilter said they were guaranteed, by UDOT, a certain amount of space for parking and taking away five feet is a significant space.

Jennifer Quilter said there are a lot of 18 foot trailers that access that road and they need a big enough space to get around the building.

Ron Mortimer closed this item to public comment.

Dave Bromley asked if the applicant wanted to have this item moved to a subsequent agenda and bring it back to the Planning Commission once concerns have been worked out with UDOT.

Both Danny Schoenfeld and Ron Mortimer agreed with Dave Bromley's direction.

Ron Mortimer asked the Quilters, Dave Mckinney and Mr. Prison to raise their virtual hand if they had any objections with Planning Commission moving forward with a decision before they address concerns with UDOT.

Paul Quilter said he does not want Planning Commission to move forward because they haven't settled with UDOT.

Dave Bromley told Paul Quilter that the Planning Commission's decision does not change his position with UDOT. All it means is that it doesn't require them to come back before the Planning Commission.

Paul Quilter said he doesn't want to lose any negotiating power with UDOT by moving forward.

Dave Bromley asked Dave Mckinney if they want to move forward.

Dave Mckinney said they were hired to prepare the plat and wants to move forward with the approval.

A motion was made by Dave Bromley, seconded by Danny Schoenfeld that the Planning Commission determine that preliminary review is complete for the Southeast Industrial Park Amended Condominium Plat based on the two findings and five conditions outlined in the staff report.

- Yes:** 4 - Daniel Schoenfeld
 Dave Bromley
 Jamie Tsandes
 Ron Mortimer

- Absent:** 3 - Michael Christopherson
 Cameron Duncan
 Monica Collard

Public Meeting Item

2. [SPR0104202](#) [2-006242](#) Betos Mexican Restaurant Modified Site Plan (Preliminary Review)
255 W. 9000 S.
[Community #2 - Civic Center]

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

Doug Wheelwright introduced this item to the Planning Commission.

Brennan Alldredge 7488 S 2540 W, West Jordan is the architect and said he's comfortable with the staff report.

Ron Mortimer opened this item for public comment.

Steve Van Maren 11039 S. Lexington Circle, Sandy says he's in favor of the landscaping and glad there's a new tenant.

Ron Mortimer closed this item for public comment.

A motion was made by Jamie Tsandes, seconded by Dave Bromley, that the Planning Commission find that the preliminary site plan review is complete for the proposed Betos Restaurant modified site plan and building additions project, and approve the building's architectural design, materials and colors as proposed, based upon the two findings and six conditions outlined in the staff report.

Yes: 4 - Daniel Schoenfeld
Dave Bromley
Jamie Tsandes
Ron Mortimer

Absent: 3 - Michael Christopherson
Cameron Duncan
Monica Collard

Administrative Business

1. [22-103](#) Planning Commission minutes (3-17-22) DRAFT

Attachments: [03.17.2022 PC Minutes \(DRAFT\).pdf](#)

An all in favor motion was made by Dave Bromley to approve the meeting minutes for 03.17.2022.

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