



Sandy City, Utah

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

Meeting Agenda

Planning Commission

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

Thursday, May 6, 2021

6:15 PM

On-line Meeting

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 May 6, 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 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/83671730112>

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: 836 7173 0112

Webinar Password: 335323

FIELD TRIP

[21-172](#)

Field trip map for May 6, 2021

Attachments:

[Map for 5-6-21.pdf](#)

6:15 PM REGULAR SESSION

Roll Call

Welcome

Pledge of Allegiance

Introductions

Public Hearing Items

[ZONE-04-21-6018\(PC\)](#)

Crescent View Peaks Rezone - R-1-40A to R-1-20A
137 E. 11000 S.
[Community #11, Crescent]

Attachments:

[Staff report.pdf](#)

[Neighborhood Meeting Summary.pdf](#)

[PC Notice Sign Pictures.pdf](#)

[ZONE-03-21-6014\(PC\)](#) 9270 S. Realignment
Intersection of 9270 S. and Benson Way from PO to R-1-8
[Community #4 - Historic Sandy]

Attachments: [Staff report.pdf](#)
[PC Notice Sign Pictures.pdf](#)

Public Meeting Items

[CUP-03-21-6006](#) Almi's Upholstry (Category II Home Occupation)
2067 E. Gyrfalcon Ln.
[Community #21 - Falcon Hill]

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

[CUP-03-21-6003](#) Aoki Event Center (CUP - Reception Center and Extended Hours)
8694 S. Monroe St.
[Community #1 - Northwest Exposure]

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

[SUB-03-21-6012](#) Hagan Rd. Subdivision (Preliminary Review)
11523 S. Hagan Rd.
[Community #24]

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

[SUB-01-21-5980](#) Utah Auto Mall Phase 1 Amended Subdivision (Preliminary Review)
10600 S. Holiday Park Dr.
[Community #9 - South Towne]

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

[SPR-01-21-5979](#) Maverik Convenience Store (Preliminary Site Plan Review)
10640 S. Holiday Park Drive
[Community #9 - South Towne]

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

[SPR-03-21-6008](#) Ken Garff Hyundai Dealership Remodel (Preliminary Site Plan Review)
10770 S. Automall Drive
[Community #9 - South Towne]

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

[SPR-02-21-5993](#) School Yard Phase 3, Commercial Building (Preliminary Site Plan Review)
11090 S. State Street
[Community #9 - South Towne]

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

[CUP-04-21-6
030](#) School Yard Phase 3, Commercial Building (CUP for Drive-up window)
11090 S. State Street
[Community #9 - South Towne]

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

[SPR-02-21-59
97](#) Raising Cane's Chicken Fingers Restaurant (Preliminary Site Plan Review)
10986 S. State Street
[Community #9 - South Towne]

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

[CUP-002-21-
5998](#) Raising Cane's Chicken Fingers Restaurant (CUP - Drive-Up Window)
10986 S. State St.
[Community #9 - South Towne]

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

Administrative Business

[21-173](#) Planning Commission minutes from 4.15.21 (DRAFT)

Attachments: [04.15.2021 PC Minutes \(DRAFT\).pdf](#)

Sandy City Development Report

Director's Report

Adjournment

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