



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, October 7, 2021

6:15 PM

On-line

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.

Jeff Lovell, Chair
Sandy City Planning Commission

The October 7, 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/87869881963>

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: 878 6988 1963

Webinar Password: 117571

FIELD TRIP

[21-379](#) Field Trip for 10-7-21 meeting

Attachments: [Map.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Present 5 - Commissioner Ron Mortimer
Commissioner Jamie Tsandes
Commissioner Michael Christopherson
Commissioner Jeff Lovell
Commissioner Daniel Schoenfeld

Absent 3 - Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Cameron Duncan

Pledge of Allegiance

Introductions

Public Hearing Item

1. [CA09032021-0006144](#) Centennial Village - Amend CBD-A&C Zone for Auto Dealers & Related Uses
Amend Title 21, Chapter 8, Land Uses in the Commercial, Office, Industrial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development District of the Sandy Municipal Code.

Attachments: [Staff report.pdf](#)
[Exhibit A.pdf](#)
[Exhibit B.pdf](#)
[Code Amd Request.pdf](#)
[Centennial Village Project Presentation](#)

Mike Wilcox introduced this item to Planning Commission.

Jon Lee introduced Simon Rucinski.

Simon Rucinski said the developer for this project hopes to bring in a number of high end auto manufacturers as dealerships into the ground level along Monroe Street and 10080 South.

Jon Lee said the intent of the overall design was to create jewel boxes throughout the ground level of the project and treat it like a museum where you could also buy the artwork.

Jeff Lovell asked about an auto service component.

Jon Lee said that it's fully enclosed inside the garage which is sound proof and away from the street and that maintenance on these vehicles are very low.

Simon Rucinski said that the space will be designed by a qualified sound engineer to ensure that noise concerns are taken care of.

Jon Lee proposed two adjustments to footnote 25. He proposed to increase the maximum area from 20,000 square feet to 25,000 square feet and proposed to add a note of clarification to include "and sub-grade retail space".

Michael Christopherson asked Mike Wilcox if staff was supportive of applicant's suggested adjustments.

Mike Wilcox said yes and that he feels it's an important clarification.

James Sorensen also agreed with Mike Wilcox.

Jeff Lovell opened this item to public comment.

Jeff Lovell closed this item to public comment.

Jeff Lovell complimented Mike Wilcox and the applicant for all their work.

Michael Christopherson said he supports the code amendment.

A motion was made by Jamie Tsandes, seconded by Michael Christopherson, that the Planning Commission forward a positive recommendation to the City Council to adopt the proposed ordinance amendment as shown in Exhibit "A", and to include the proposed adjustment to footnote 25 that 'This land use is only allowed as part of a vertical mixed use development (not permitted as a standalone use) as a ground level or sub grade level use in the area bounded by Sego Lily Drive to the north, Monroe Street to the west, 10080 South to the south, and Centennial Parkway to the east. A maximum area of 25,000 square feet of ground level and sub grade retail space shall be used for these uses within this block. No portion of the dealership or related uses shall be allowed within the building frontage of Centennial Parkway. Vehicle storage and display shall be within a building or screened parking structure.

Yes: 5 - Ron Mortimer
Jamie Tsandes
Michael Christopherson
Jeff Lovell
Daniel Schoenfeld

Absent: 3 - Dave Bromley
Monica Collard
Cameron Duncan

Public Meeting Items

DRAFT

2. [SUB0823202](#) Edgemont Elementary Subdivision (Preliminary Review)
[1-006136](#) 1085 E. Galena Dr.
[Community #8 - Edgemont]

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

Craig Evans introduced this item to Planning Commission.

Jerron Atkin said he wanted to make sure they're meeting current standards and that he's comfortable with the staff report.

Jeff Lovell opened this item to public comment.

Steve Wilde wanted to know how this proposal would affect adjacent neighborhoods.

Barbara Erickson asked if the sidewalk will be replaced on Galena or if you would go straight into the parking lot.

Jeff Lovell closed this item to public comment.

Craig Evans answered Steve Wilde's question by saying that public schools do not need to follow municipal zoning ordinances since they're governed by state statutes, talked about the height of the building and the setbacks and answered Barbara Erickson's question saying there will be a 5 foot sidewalk in front of the lot.

Jerron Atkin also confirmed the sidewalk.

Ron Mortimer confirmed there are sidewalks shown on the plans.

Michael Christopherson said there should be no impact to the adjacent neighborhoods since all we are doing are combining lots.

Craig Evans said this is essentially a lot line adjustment that's more formalized since it's being done through a plat versus through an administrative process.

Jeff Lovell asked if we would conduct a site plan review.

Craig Evans said no.

Jeff Lovell said since this is being handled at the state level would the public have a chance to be involved in any discussions if interested..

Brian McCuiston said to contact Jerron Atkin with comments.

A motion was made by Michael Christopherson, seconded by Jamie Tsandes, that the Planning Commission determine the preliminary review is complete for the Edgemont Elementary Subdivision, located at 1085 E. Galena Dr., based on the findings and subject to the two conditions outlined in the staff report.

Yes: 5 - Ron Mortimer
Jamie Tsandes
Michael Christopherson
Jeff Lovell
Daniel Schoenfeld

Absent: 3 - Dave Bromley
Monica Collard
Cameron Duncan

3. [SUB0628202](#) Altawood No. 2 2nd Amd Subdivision (Preliminary Review)
[1-006092](#) 19 S. Altawood Dr. & 23 E. Altawood Ln.
[Community #30 - Granite]

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

Craig Evans introduced this item to Planning Commission.

Tony Calderone said his neighbor has the right of way on the driveway and they've mutually agreed to change it so the neighbor owns the right of way.

Jeff Lovell opened this item for public comment.

Jeff Lovell closed this item to public comment.

Michael Christopherson said he supports the application and asked if the Planning Commission could get training on state codes for lot line adjustments.

Craig Evans replied saying the way the code is currently written makes it so that lot line adjustments have to go through Planning Commission but Mike Wilcox is currently amending the code to make it an administrative process handled by staff.

A motion was made by Michael Christopherson, seconded by Danny Schoenfeld that the Planning Commission determine that preliminary review is complete for the Altawood No. 2 2nd Amended Subdivision, located at 19 S. Altawood Dr. and 23 E. Altawood Ln., based on the findings and subject to the three conditions outlined in the staff report.

Yes: 5 - Ron Mortimer
Jamie Tsandes
Michael Christopherson
Jeff Lovell
Daniel Schoenfeld

Absent: 3 - Dave Bromley
Monica Collard
Cameron Duncan

4. [CUP0907202](#) Lunar Manufacturing (Conditional Use - Category II Home Occupation)
[1-6146](#) 1092 E. Kirkwood Way
[Community #6 - High Point]

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

Claire Hague introduced this item to Planning Commission.

Austin Bowers talked about the history of his business and said he feels comfortable with the staff report.

Jeff Lovell opened this item to public comment.

Jeff Lovell closed this item to public comment.

A motion was made by Jamie Tsandes, seconded by Michael Christopherson, that the Planning Commission approve a Conditional Use Permit for Austin Bowers for a Category II Home Occupation to operate a custom snowboard workshop, in an attached garage, on the property located at 1092 E. Kirkwood Way with the findings and six conditions outlined in the staff report.

Yes: 5 - Ron Mortimer
Jamie Tsandes
Michael Christopherson
Jeff Lovell
Daniel Schoenfeld

Absent: 3 - Dave Bromley
Monica Collard
Cameron Duncan

Administrative Business

1. [21-380](#) Planning Commission meeting minutes from 9-16-21 (DRAFT)

Attachments: [09.16.2021 PC Minutes \(DRAFT\).pdf](#)

An all-in favor motion was made by Danny Schoenfeld to approve the meeting minutes for 09.16.2021

2. [21-381](#) Planning Commission meeting minutes 9-23-21 (DRAFT)

Attachments: [09.23.2021 PC Minutes \(DRAFT\).pdf](#)

An all-in favor motion was made by Danny Schoenfeld to approve the meeting minutes for 09.23.2021

3. Sandy City Development Report

4. Director's Report

Adjournment

An all-in favor motion was made by Michael Christopherson 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