



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
NH Rather (Alternate)
Daniel Schoenfeld (Alternate)

Thursday, November 19, 2020

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.

Jamie Tsandes, Chair
Sandy City Planning Commission

The November 19, 2020 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/82012894519>

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: 820 1289 4519

Webinar Password: 987966

FIELD TRIP

[20-405](#) Field Trip for November 19, 2020

Attachments: [Map for 11-19-2020.pdf](#)

6:15 PM REGULAR SESSION

Roll Call

- Present** 7 - Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Jamie Tsandes
Commissioner Michael Christopherson
Commissioner Jeff Lovell
Commissioner Cameron Duncan
Commissioner NH Rather
- Absent** 2 - Commissioner Ron Mortimer
Commissioner Daniel Schoenfeld

Welcome

Pledge of Allegiance

Introductions

Public Hearing Item

1. [GPA-11-20-5](#) Active Transportation Plan General Plan Amendment
[938 \(PC\)](#)

Attachments: [Planning Commission Staff report.pdf](#)
[Sandy City Active Transportation-proposed draft.pdf](#)

Jake Warner presented this item to the Planning Commission.

Brittney Ward further presented this item to the Planning Commission.

Jamie Tsandes opened this item to public comment

Thomas McMurtry, a consultant for the project explained where the public can find the plan and research data online.

Jamie Tsandes closed this item to public comment.

Michael Christopherson explained that he is excited for this item and that it will be good improvement for Sandy City.

Cameron Duncan agreed.

A motion was made by Michael Christopherson, seconded by Monica Collard that the Planning Commission forward a positive recommendation to the City Council to approve an amendment to the Sandy City General Plan to add the proposed Active Transportation Plan subject to the revisions and refinements referenced in the presentation to the Planning Commission.

Yes: 7 - Dave Bromley
Monica Collard
Jamie Tsandes
Michael Christopherson
Jeff Lovell
Cameron Duncan
NH Rather

Absent: 2 - Ron Mortimer
Daniel Schoenfeld

Public Meeting Items

- 2. [CUP-10-20-5](#) Silva Soccer School (Conditional Use Permit for Indoor Recreation)
[925](#) 547 W. 9460 S.
 [Community #2 - Civic Center]

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

Claire Hague presented this item to the Planning Commission. The request is for the applicant to operate an Indoor Recreation facility in the Industrial Zone.

Jamie Tsandes opened this item to public comment.

Jamie Tsandes closed this item public comment

A motion was made by Monica Collard, seconded by Jeff Lovell that the Planning Commission approve a Conditional Use Permit for Silva Soccer School for property located at 547 W. 9460 S. to operate a “Indoor Recreation” (soccer training) facility as described in the staff report and subject to the two findings and four conditions detailed in the staff report.

- Yes:** 7 - Dave Bromley
 Monica Collard
 Jamie Tsandes
 Michael Christopherson
 Jeff Lovell
 Cameron Duncan
 NH Rather

- Absent:** 2 - Ron Mortimer
 Daniel Schoenfeld

- 3. [CUP-10-20-5](#) Johnson Accessory Structure (Conditional Use Permit to allow for an
[926](#) individual accessory structure to exceed 1500 square feet)
 1454 E. Churchill Downs Dr
 [Community #22]

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

Claire Hague presented this item to the Planning Commission.

Travis Johnson further presented this item to the Planning Commission.

Jamie Tsandes opened this item to public comment.

Jamie Tsandes closed this item to public comment.

A motion was made by Davey Bromley, seconded by Cameron Duncan that the Planning Commission approve a Conditional Use Permit for Travis Johnson for the property located at 1454 E. Churchill Downs Dr. to allow for an accessory structure as described in the application materials based on the three findings and four conditions detailed in the staff report.

Yes: 7 - Dave Bromley
Monica Collard
Jamie Tsandes
Michael Christopherson
Jeff Lovell
Cameron Duncan
NH Rather

Absent: 2 - Ron Mortimer
Daniel Schoenfeld

4. [CUP-10-20-5](#) [928](#) Mirage Auto Car Sales
198 W. 9240 S.
[Community #2 - Civic Center]

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

David Rodgers presented this item to the Planning Commission. The applicant is requesting a Conditional Use Permit because auto sales needs approval in the Regional Commercial Zone.

Jamie Tsandes opened this item to public comment.

Jamie Tsandes closed this item to public comment.

A motion was made by Jeff Lovell, seconded by Dave Bromley that the Planning Commission approve a Conditional Use Permit for Mirage Auto LLC. for the property located at 198 W. 9240 S. to operate a “auto, light trucks, RV dealership-sales and service agency” as described in the staff report subject to the three findings and four conditions outlined in the staff report.

Yes: 7 - Dave Bromley
Monica Collard
Jamie Tsandes
Michael Christopherson
Jeff Lovell
Cameron Duncan
NH Rather

Absent: 2 - Ron Mortimer
Daniel Schoenfeld

5. [SPR-08-20-5](#) Towne Ridge Retail Pads “B” and “C” (Preliminary Site Plan Review)
[886](#) 9680 and 9710 S. State Street
[Community #2 - Civic Center]

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

Doug Wheelwright presented this item to the Planning Commission.

Jared Plouzek, the architect for the project, further presented this item to the Planning Commission.

Michael Christopherson asked the applicant if there were pedestrian access points from State Street.

Jared Plouzek explained that each site will have two pedestrian entries from State Street. These entry points also will have a different color of concrete to help identify that it is for pedestrians.

Doug Wheelwright explained the purpose and reasoning behind bringing the canopies out closer to State Street. He also explained the long-term vision of the pedestrian space adjacent to the front of the building and how that could be expanded if the drive-up windows ever go away.

James Sorensen explained that staff thinks this a good concept and are excited about the project.

Jamie Tsandes asked about the landscaping and if it was going to be done in phases.

Jared Plouzek explained that there is some existing landscaping along the west boundary, and everything will be done in one phase. The reason for the islands without trees is because they are over the canal easement.

Cameron Duncan asked about the reclaimed wood and its durability and the sidewalk next to State Street since it is a little jagged.

Jared Plouzek explained the reasoning for the landscaping creating a meandering sidewalk as called for in the Cairns Design Standards. The reclaimed wood is an idea of the property owner to help this become a net zero building. The owner is committed to making it look good and will need to provide maintenance. If the material does not prove to be durable, they will discuss with staff other material.

Cameron Duncan asked about maintenance for the reclaimed wood.

Jared Plouzek said that it is typically every five years.

Jamie Tsandes asked if the Planning Commission has ever allowed projects with reclaimed wood.

Doug Wheelwright explained that it was before the Cairns Design Standards were put into place. The design standards do focus on durable materials. This is one of the exceptions that the applicant is seeking.

Jamie Tsandes asked if they would require a maintenance agreement.

Doug Wheelwright said that the maintenance would be the responsibility of the owners.

Jamie Tsandes asked NH Rather if he had any concerns with that much wood and its durability.

NH Rather he was part of the Civic Center Architectural Review meetings and that he doesn't have any concerns with the durability. He felt that the wood would provide some variety in the materials.

Jami Tsandes opened this item to public comment.

Dale Hull, owner of Neuroworx (adjacent property to the west of Albion Village) said that he is not in favor of the reclaimed wood because it could become a maintenance issue and has concerns about vehicle safety because of the dip in the road on State Street and cars having little visibility when turning right.

Steve Van Maren agrees with site triangle issue on State Street and has concerns with the drive-thru having the same elevations as the sidewalk and that there is no curb and gutter.

Jamie Tsandes closed this item to public comment.

Doug Wheelwright explained that they will still meet drainage and LID requirements and that they will protect the view in the site triangles.

Michael Christopherson asked for clarification on condition three.

Doug Wheelwright said that appendix D will be included in the motion automatically.

A motion was made by Michael Christopherson, seconded by Monica Collard that the Planning Commission find that the preliminary site plan review is complete for the proposed Towne Ridge Retail pad lots "B" and "C" project, based upon the three findings and eight conditions detailed in the staff report.

- Yes:** 7 - Dave Bromley
Monica Collard
Jamie Tsandes
Michael Christopherson
Jeff Lovell
Cameron Duncan
NH Rather

- Absent:** 2 - Ron Mortimer
Daniel Schoenfeld

- 6. [CUP-11-20-5 958](#) Towne Ridge Retail Pads "B" and "C" (Conditional Use Permit for Restaurant, Drive-up Window)
9680 S. 9710 S. State Street
[Community #2- Civic Center]

Attachments: [Staff report and site plan.pdf](#)

Please see above comments.

A motion was made by Michael Christopherson, seconded by Monica Collard that the Planning Commission grant the Conditional Use requests to allow "Restaurant, Drive-up Window" land use on the Towne Ridge Commercial Subdivision lots "B" and "C", based on the staff report, and subject to the staff findings one to fifteen listed in the staff analysis and the three conditions outlined in the staff report.

- Yes:** 7 - Dave Bromley
Monica Collard
Jamie Tsandes
Michael Christopherson
Jeff Lovell
Cameron Duncan
NH Rather

- Absent:** 2 - Ron Mortimer
Daniel Schoenfeld

Administrative Business

- 1. [20-406](#) Planning Commission Minutes from 11.5.2020 (Draft)

Attachments: [PC Minutes 11.05.2020 \(DRAFT\).pdf](#)

A motion was made by Dave Bromley, seconded by Cameron Duncan to approve the Meeting Minutes for 11.05.2020

- Yes:** 7 - Dave Bromley
Monica Collard
Jamie Tsandes
Michael Christopherson
Jeff Lovell
Cameron Duncan
NH Rather

- Absent:** 2 - Ron Mortimer
Daniel Schoenfeld

- 2. Sandy City Development Report

- 3. 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