



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, December 3, 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 December 3, 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 bmcquistion@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/86870787840>

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: 868 7078 7840

Webinar Password: 450245

FIELD TRIP

[20-415](#)

Field Trip for 12.3.2020

Attachments: [12-3-2020.pdf](#)

6:15 PM REGULAR SESSION

Roll Call

Present 8 - Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Ron Mortimer
Commissioner Jamie Tsandes
Commissioner Michael Christopherson
Commissioner Jeff Lovell
Commissioner Cameron Duncan
Commissioner Daniel Schoenfeld

Welcome

Pledge of Allegiance

Introductions

Public Hearing Item

1. [ZONE-11-20-5944\(PC\)](#) Bell Canyon Preservation Rezone
South corner at Wasatch Blvd. and Little Cottonwood Rd. (12 parcels)
[Community #30 - Granite]

Attachments: [Planning Commission Staff Report and Maps](#)
[Neighborhood Meeting Summary \(11.13.19\).pdf](#)
[Resident Email-Eckhout \(12.2.20\)](#)

Jamie Tsandes recused herself from this item and Cameron Duncan stepped in as chair.

Jake Warner presented this item to the Planning Commission.

Dan Medina further presented this item to the Planning Commission.

Cameron Duncan read public comment email into the record.

Dave Bromley asked if Dan Medina could provide a project timeline.

Dan Medina explained the project timeline and where they are already at in the project.

Cameron Duncan opened this item to public comment.

Cory Sylvester had concerns about patrol of the parking lot, parties and/or fires being started and how that will be regulated.

Cameron Duncan closed this item to public comment.

Dan Medina explained that the trail would be visited daily to be cleaned, that Sandy City Police Department does have two park officers that will enforce and educate citizens, but it will not be gated or maned 24/7.

Dan Bromley said that he thinks this is a great project for the city and that the city has needed it for a long time.

A motion was made by Dave Bromley, second by Michael Christopherson that the Planning Commission send a positive recommendation to the Sandy City Council to approve the zone change from R-1-15 to OS zone.

Yes: 6 - Dave Bromley
Monica Collard
Ron Mortimer
Michael Christopherson
Jeff Lovell
Cameron Duncan

Excused: 1 - NH Rather

Recused: 1 - Jamie Tsandes

Public Meeting Items

2. [SUB-09-20-5](#) Bell Canyon Preservation Trailhead Park Subdivision (Preliminary Review)
[921](#) 3400 E. 9900 S.
[Community #30 - Granite]

Attachments: [Staff Report, map and plat.pdf](#)

Jamie Tsandes recused herself from this item and Cameron Duncan stepped in as chair.

Craig Evans presented this item to the Planning Commission.

Dan Medina further presented this item to the Planning Commission.

Cameron Duncan opened this item to public comment.

Cameron Duncan closed this item to public comment.

A motion was made by Dave Bromley, second by Jeff Lovell that the Planning Commission determine that the preliminary subdivision review is complete for the Bell Canyon Preservation Trailhead Park, based on the three findings and four conditions outlined in the staff report.

Yes: 6 - Dave Bromley
Monica Collard
Ron Mortimer
Michael Christopherson
Jeff Lovell
Cameron Duncan

Excused: 1 - NH Rather

Recused: 1 - Jamie Tsandes

3. [CUP-11-20-5](#) Lucky's Auto Credit (Conditional Use Permit for Auto Sales)
[943](#) 9032 S. State Street
[Community #2 - Civic Center]

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

David Rodgers presented this item to the Planning Commission.

Chris Taylor the applicant, 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 Monica Collard, second by Dave Bromley that the Planning Commission approve a Conditional Use Permit for Lucky's Auto Credit for the property located at 9032 S. and 9048 S. State Street to operate a "auto, light trucks, RV dealership-sales and service agency" as described in the staff report based upon the two findings and four conditions detailed in the staff report.

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

Excused: 1 - NH Rather

Administrative Business

1. [20-414](#) Planning Commission minutes (11.19.2020) Draft

Attachments: [PC Minutes 11.19.2020 \(DRAFT\).pdf](#)

An all-in favor motion was made by Michael Christopherson to approve the Meeting Minutes for 11.19.2020

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

Excused: 1 - NH Rather

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