



# 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)*

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Thursday, August 5, 2021

6:15 PM

On-Line

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Planning Commission

Meeting Minutes

August 5, 2021

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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

Webinar ID: 898 5944 2347  
Password: 714228

The August 5, 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](mailto: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/89859442347>

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

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## FIELD TRIP

1. [21-292](#) Field Trip for August 5, 2021 (visit individually)

**Attachments:** [8-5-21](#)

## 6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

## Public Meeting Items

2. [CUP07132021-6102](#) Pehrson Accessory Structure (Conditional Use Permit - Increased height, square footage, and setback waiver)  
11099 S. Farnsworth Farms Lane  
(Community #11- Crescent)

**Attachments:** [Pehrson Accessory Structure Staff Report -Final-](#)

Claire Hague introduced this item to Planning Commission.

Brandon Pherson agrees with everything that was written in the staff report including the conditions of approval.

Jeff Lovell opened this item to public comment.

Jeff Lovell closed this item to public comment.

A motion was made by Dave Bromley, seconded by Cameron Duncan that the Planning Commission approve a Conditional Use Permit for Brandon Pehrson for the property located at 11099 S. Farnsworth Lane to allow for a 1,245 square foot accessory structure with a maximum height of 20 feet as described in the application materials with a setback waiver of two feet (minimum setback of five feet from the property line) based on the two findings and seven conditions outlined in the staff report.

**Yes: 5 - Dave Bromley, Cameron Duncan, Ron Mortimer, Daniel Schoenfeld, Jeff Lovell**

**Absent: 3 - Monica Collard, Jamie Tsandes, Michael Christofferson**

3. [CUP-070520](#) Ekklesia Church (Conditional Use for a church in the CN zone)  
[21-6094](#) 8558 S. 1300 E.  
Community #6 - High Point

**Attachments:** [Final Staff Report with All Attachments.pdf](#)

Claire Hague introduced this item to Planning Commission.

Justin Bindel commented that they plan on doing a new parking study, since things have changed, and will work with the property manager on amending the previously approved parking study.

Cameron Duncan asked about off hour uses where parking would be used more on Sundays when the call center may not be open that day.

Claire Hague responded that the call center operates on a 24/7 basis and the code does not differentiate between the number of parking spaces and the days of the week they are utilized. If the church wants more than 180 they can allow now, the parking plan would need to be amended.

Jeff Lovell opened this item to public comment.

Jeff Lovell closed this item to public comment.

**A motion was made by Cameron Duncan, seconded by Ron Mortimer that the Staff recommends that the Planning Commission approve the Conditional Use Permit for Justin Bindel for the property located at 8558 South 1300 East to allow a church to operate as described in the staff report.**

**Yes: 5 - Cameron Duncan, Ron Mortimer, Dave Bromley, Daniel Schoenfeld, Jeff Lovell**

**Absent: 3 - Monica Collard, Michael Christopherson, Daniel Schoenfeld**

4. [CUP-070920](#) Fractal Foundry Home Occupation (Conditional Use for garage use)  
[21-6100](#) 9618 South 760 East  
(Community #8 - Edgemont)

**Attachments:** [Final Staff Report Signed.pdf](#)

Claire Hague introduced this item to Planning Commission.

Brent Perkins asked if he could extend his operating hours past 1:00 pm.

Jeff Lovell replied that he would need to re-apply for a different conditional use permit. if the current one is approved, to extend his hours.

Brent Perkins explained that once his business partner relocates to Utah he would operate the printing press in the afternoon and asked for hours to extend to 6:00 pm.

James Sorensen commented that the neighborhood would need to be noticed of new operation hours.

Brian McCuistion said there was a notice sent to the neighborhood but no-one showed up and suggested normal business hours of 8:00 am - 5:00 pm.

Brent Perkins was fine with business hours of 8:00 am - 5:00 pm.

Brent Perkins commented on parking and that he'd only be able to park 1 vehicle in the garage outside of business hours versus 2.

Ron Mortimer asked if this business was long term or a stepping stone.

Brent Perkins replied saying the plan is to keep the business in the garage but will relocate if he needs to.

Jeff Lovell opened this item to public comment.

Jeff Lovell closed to public comment.

**A motion was made by Dave Bromley, seconded by Cameron Duncan that the Planning Commission approve a Conditional Use Permit for Brent Perkins for a Category II Home Occupation to operate a t-shirt screen printing business as well as to utilize the entire garage during business hours subject to the one finding and the modified condition #1 - that the applicant not operate outside of the proposed hours of 8:00 AM and 5:00 PM and condition #2 - That the garage remain primarily used for the storage of vehicles with the home occupation being an ancillary use. The garage must be usable to store one vehicle outside of business hours.**

**Yes: 5 - Dave Bromley, Cameron Duncan, Ron Mortimer, Daniel Schoenfeld, Jeff Lovell**

**Absent: 3 - Monica Collard, Jamie Tsandes, Michael Christofferson**

5. [SPEX-07222](#) Monroe Commercial Center (Sign Special Exception for height)  
[021-6112](#) 119 W. 9000 S.  
[Community #2 - Civic Center]

**Attachments:** [Final Staff Report - Signed.pdf](#)

Claire Hague introduced this item to the Planning Commission.

Ryan Kump said he would like to work with the applicant to restore their sign.

Jeff Lovell asked if there were other options to place signage.

Ryan Kump said in his opinion there wasn't any other option.

James Sorensen agreed with Ryan Kump.

Dave Bromley asked if future changes with the property would cause the sign to be out of compliance.

Darien Alcorn commented that it is standard practice for sites to be brought into compliance & the intent is to ensure that the approval of this special exception doesn't go beyond the type of approval from the normal.

Jeff Lovell opened this item to public comment.

Steve Van Maren has concerns with visibility.

Jeff Lovell closed this item to public comment.

Ryan Kump responded to Steve Van Maren.

**A motion was made by Ron Mortimer, seconded by Daniel Schoenfeld that the Staff recommends granting a special exception for Mark Sudrey of SEI Development to construct an monument sign with a four-foot base and two-foot landscape berm (total height of eleven feet) for the property located at 119 West 9000 South as described in the staff report based on the six findings and three conditions outlined in the staff report.**

**Yes: 5 - Ron Mortimer, Daniel Schoenfeld, Dave Bromley, Cameron Duncan, Jeff Lovell**

**Absent: 3 - Monica Collard, James Tsandes, Michael Christofferson**

## Administrative Business

1. [21-293](#) Planning Commission minutes 7.15.21 (DRAFT)

**Attachments:** [07.15.2021 PC Minutes \(DRAFT\)](#)

**An all-in favor motion was made by Dave Bromley to approve the minutes for 08.05.2021**

2. Sandy City Development Report
3. Director's Report

## Adjournment

**A unanimous vote was taken 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