



# Sandy City, Utah

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

## Meeting Minutes

### Planning Commission

*Dave Bromley*  
*Cameron Duncan*  
*David Hart*  
*Ron Mortimer*  
*Daniel Schoenfeld*  
*Jamie Tsandes*  
*Steven Wrigley*  
*Craig Kitterman (Alternate)*  
*Jennifer George (Alternate)*

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Thursday, April 18, 2024

6:15 PM

Council Chambers and Online

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Meeting procedures are found at the end of this agenda.

This Planning Commission meeting will be conducted both in-person, in the Sandy City Council Chambers at City Hall, and via Zoom Webinar. Residents may attend and participate in the meeting either in-person or via the webinar link below. Register in advance for this webinar:

[https://us02web.zoom.us/webinar/register/WN\\_W4zVNH3BSjuQRHiwuuCDaQ](https://us02web.zoom.us/webinar/register/WN_W4zVNH3BSjuQRHiwuuCDaQ)

After registering, you will receive a confirmation email containing information about joining the webinar.

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Webinar ID: 867 9628 4756

Passcode: 291785

#### 4:00 PM FIELD TRIP

1. [24-154](#) Field Trip Map

Attachments: [Map](#)

#### 5:15 PM EXECUTIVE SESSION

General Plan Discussion

## 6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

- Present** 7 - Commissioner Dave Bromley  
Commissioner Cameron Duncan  
Commissioner Ron Mortimer  
Commissioner Daniel Schoenfeld  
Commissioner Steven Wrigley  
Commissioner Craig Kitterman  
Commissioner Jennifer George
- Absent** 2 - Commissioner David Hart  
Commissioner Jamie Tsandes

## Public Meeting Items

2. [CUP0313202](#) Gardner Accessory Structure (Conditional Use Permit)  
[4-006730](#) 8536 S. Stargazer Cir.  
[Community #18, Willow Creek]

**Attachments:** [Staff Report](#)

Sarah Stringham introduced this item to the Planning Commission.

Anson Li, 1266 E Pondoray Circle, Salt Lake City, spoke about the shed and that it does have an attic and are requesting additional height. He also said the shed will be 10' from any of the other neighbors perimeter and 14' from the city perimeter.

Daniel Schoenfeld asked Anson Li if he's read the staff report and understands it.

Anson Li said yes.

Sarah Stringham said she spoke to a neighbor who has no objections to this project.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

**A motion was made by Cameron Duncan, seconded by Dave Bromley that the Planning Commission approve a Conditional Use Permit for an accessory structure with additional height as described in the staff report for the property located at 8536 S Stargazer Circle based on the three findings and subject to the five conditions detailed in the staff report.**

**Yes:** 7 - Dave Bromley  
 Cameron Duncan  
 Ron Mortimer  
 Daniel Schoenfeld  
 Steven Wrigley  
 Craig Kitterman  
 Jennifer George

**Absent:** 2 - David Hart  
 Jamie Tsandes

**3.** [SPX0405202](#) Meek Street Improvements (Special Exception Request)  
[4-006743](#) 3761 E Little Cottonwood Lane  
 [Community #30, Granite]

**A motion was made by Cameron Duncan, seconded by Steven Wrigley, that the Planning Commission approve a special exception to waive additional street improvements on Little Cottonwood Lane, and reduce the half width dedication of 3775 East by four and a half feet (4.5') (which includes a parkstrip waiver) for the Meek Subdivision based on the five findings detailed in the staff report**

**Yes:** 7 - Dave Bromley  
 Cameron Duncan  
 Ron Mortimer  
 Daniel Schoenfeld  
 Steven Wrigley  
 Craig Kitterman  
 Jennifer George

**Absent:** 2 - David Hart  
 Jamie Tsandes

4. [SUB0228202](#) Meek Subdivision (Preliminary Subdivision Review)  
[4-006722](#) 3761 E Little Cottonwood Lane  
[Community #30, Granite]

**Attachments:** [Staff Report](#)  
[Exhibit A](#)

Thomas Irvin introduced this item to the Planning Commission.

Robert Meek, 3761 E Little Cottonwood Lane, asked the Planning Commission if he is expected to remove the curb and gutter or just add to the existing sidewalk.

Thomas Irvin replied that he would have to add to the sidewalk to increase the width to six feet.

Robert Meek asked if he also needs to replace the sidewalk on his driveway.

Ryan Kump, Sandy City Engineer, replied that the request on the prelim site plan from Public Works was for a full six foot adjacent sidewalk to be built along the east frontage. That did include taking it out at the driveway and rebuilding it with a new drive approach. He would also need to install an ADA accessible ramp that meets current city standards. Ryan said that the City is not requiring the applicant to remove the curb and gutter and it could remain.

Robert Meek said he doesn't understand why he needs to remove or replace the sidewalk.

Thomas Irvin spoke about the special exception and the only item in question with the applicant is the sidewalk. It should be replaced as it is in bad shape, not graded correctly, and should match the width of the sidewalk on the north of the property.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

Steven Wrigley said he understands the new developer brought the six foot sidewalk to the development.

Thomas Irvin said yes.

Steve Wrigley said the city's intent is to finish the six foot sidewalk to the end of the block.

Thomas Irvin said yes.

Steven Wrigley said rather than just adding an additional two feet of concrete the applicant would need to remove it.

Thomas Irvin explained the reasons why the sidewalk needs to be replaced, which included, the condition of the concrete, meeting the city standards for drainage and ADA access.

Cameron Duncan said this is an opportunity to bring this development into city code.

**A motion was made by Cameron Duncan, seconded by Dave Bromley, that the Planning Commission determine that preliminary subdivision review for the Meek Subdivision located at 3761 E Little Cottonwood Lane is substantially complete based on the two findings and subject to the three conditions detailed in the staff report.**

**Yes:** 7 - Dave Bromley  
 Cameron Duncan  
 Ron Mortimer  
 Daniel Schoenfeld  
 Steven Wrigley  
 Craig Kitterman  
 Jennifer George

**Absent:** 2 - David Hart  
 Jamie Tsandes

- 5. [SUB0627202](#) Stadium Block Fire Station Subdivision (Preliminary Subdivision Review)  
[3-006554](#) 9295 S. Monroe St.  
 [Community #2, Civic Center]

**Attachments:** [Staff Report.pdf](#)  
[Exhibit A - Application Materials](#)

Thomas Irvin introduced this item to the Planning Commission.

Ryan Kump, Sandy City Engineer, said the staff report says there's six parcels but thinks there's only four and when they're done there will be more.

Daniel Schoenfeld opened this item for public comment.

Craig Harrison, owns the property south of Lot 3, and asked what the lot below 3 will be and what his access will be.

Ralph Riedel, owns the property to north of lot 1 & 2, and asked what will happen with lot 2.

Daniel Schoenfeld closed this item to public comment.

Ryan Kump said the current map being shown in the PowerPoint is inaccurate but the plat attached to the staff report is an accurate representation of lots 4 & 5. Ryan spoke about public right of way for future road and said that, lots 3 & 4 will be owned by the city, lot 5 will be controlled by Terry Thatcher, lot 1 will be the fire station and lot 2 is under development consideration.

**A motion was made by Dave Bromley, seconded by Craig Kitterman, that the Planning Commission determine that preliminary subdivision review is complete for the Stadium Block Fire Station Subdivision located at 9295 S Monroe St based on the two findings and subject to the six conditions detailed in the staff report.**

**Yes:** 7 - Dave Bromley  
Cameron Duncan  
Ron Mortimer  
Daniel Schoenfeld  
Steven Wrigley  
Craig Kitterman  
Jennifer George

**Absent:** 2 - David Hart  
Jamie Tsandes

6. [SPR0213202](#) Sandy Fire Station #31 (Cairns Site Plan Preliminary Review)  
[4-006711\\_2n](#) 9295 S. Monroe St.  
[d](#) [Community #2, Civic Center]

**Attachments:** [Staff Report.pdf](#)  
[Exhibit A - Application Materials](#)  
[Exhibit B - ARC Minutes](#)  
[Exhibit C - Cairns Standards](#)

Mike Wilcox introduced this item to the Planning Commission.

Heber Slabbert of AJC Architect, spoke about the parking lot, the driveway, a public plaza, the sidewalk, the two gate entrances, the landscaping and grading plans and the fire station building.

Steven Wrigley asked about security in this area.

Herbert Slabbert replied there are gates and will have security cameras on the property.

Steven Wrigley asked about sleeping quarters for the fire fighters.

Herbert Slabbert replied there will be individual rooms for showering and sleeping to provide better sleeping conditions and more privacy.

Steven Wrigley asked about the dining area.

Herbert Slabbert replied that the day room is open with large doors and the dining table is adjacent to an outdoor courtyard. He also spoke about how each level in the building will function and look like.

Fire Chief Ryan McConaghie is excited about the project and that the ground breaking will be next week.

Steven Wrigley asked if there will be fencing.

Herbert Slabbert said he's working with the property owner on fencing.

Daniel Schoenfeld opened this item for public comment.

Steve Van Maren, 11039 S Lexington Circle, said the sign should also be on the north not just the west.

Daniel Schoenfeld closed this item to public comment.

Ron Mortimer said that he wanted to ensure that as the Planning Commission approves and moves forward with this project that staff is confident that it complies with the Cairns Design Standards so there aren't any issues in the future with other projects.

Mike Wilcox replied that staff has not treated the fire department any different from other applicants. He said that a lot of enhancements have been made to balance out this project from the exceptions that are sought from the Cairns Design Standards.

James Sorensen said they've been trying to get a fire station into the Cairns District for a long time and the applicant has done a great job.

Daniel Schoenfeld said the applicant has done well with the feedback they received from the Architectural Review Committee.

**A motion was made by Steven Wrigley, seconded by Jennifer George, that the Planning Commission determine preliminary site plan review is complete for the Sandy Fire Station #31 located at approximately 9295 S Monroe Street based on the three findings and subject to the eleven conditions detailed in the staff report.**

**Yes:** 7 - Dave Bromley  
Cameron Duncan  
Ron Mortimer  
Daniel Schoenfeld  
Steven Wrigley  
Craig Kitterman  
Jennifer George

**Absent:** 2 - David Hart  
Jamie Tsandes

## Administrative Business

### 1. Minutes

**An all in favor motion was made by Dave Bromley to approve the meeting minutes from 04.04.2024.**

[24-155](#) Minutes from April 4, 2024

**Attachments:** [04.04.2024 Minutes \(DRAFT\)](#)

### 2. Director's Report

## Adjournment

**An all in favor motion was made 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