



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
Steven Wrigley
LaNiece Davenport
Craig Kitterman (Alternate)
Jennifer George (Alternate)

Thursday, February 20, 2025

6:15 PM

Council Chambers and Online

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:

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SELF GUIDED FIELD VISIT

[25-049](#)

Map

Attachments: [02202025.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

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

Public Meeting Items

1. [SPR1022202](#) Mountain America Credit Union Branch Office
[4-006875](#) 9446 S. Highland Dr.
[Community #17, Willow Canyon]

Attachments: [Staff Report](#)
[Exhibit Files](#)

Doug Wheelwright introduced this item to the Planning Commission.

Brooke Bean, Architect, Sanders Associates Architects, 2668 Grant Ave, Ogden, spoke about the architecture of the building.

David Hart asked if they are tearing down the existing building.

Brooke Bean said yes because they need the additional square footage.

Doug Wheelwright spoke about the architectural theme design and recommended approval of the Special Exception to differ from the original development's architecture design theme.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

A motion was made by Cameron Duncan, seconded by Steven Wrigley, that the Planning Commission find that the preliminary site plan review is complete for the proposed Mountain America Credit Union Branch office project, located in the Little Cottonwood Canyon Shopping Center at 9446 S Highland Drive, and approve the requested Special Exception to the SD zone required architectural design theme and standards, based on three findings and subject to the five conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 7 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Steven Wrigley
Jennifer George
LaNiece Davenport

Absent: 2 - Ron Mortimer
Craig Kitterman

Nonvoting: 0

2. [SPR#06-40\(2025\)](#) America First Field (Real Salt Lake Soccer Stadium) -
2025 Parking and Access Management Plan
9256 S. State St.
[Community #2, Civic Center]

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

Mike Wilcox introduced this item to the Planning Commission.

Josh Gibbons & Luke Maser with Hales Engineering, spoke about the parking summary, on site parking stalls, parking stalls within 15 min of the stadium, unofficial parking lots, and event signage.

Steven Wrigley asked if the parking lot availability at Sandy City Hall conflicts with Mountain America Arts Center.

Justin Nelson with Real Salt Lake, 9256 S State St, replied that they've picked up additional parking at South Towne Mall as an option when there are conflicting events.

David Hart asked about conflicts with Mountain America Expo Center.

Justin Nelson replied that they're working on multiple solutions like South Towne Mall and the flag lot.

David Hart asked about staffing on game days.

Justin Nelson said they have around 65-70 full time staff and 400 part time staff that will park at South Towne Mall.

LaNiece Davenport asked the applicants if they're okay with staff concerns

Justin Nelson said he wasn't aware that the website was missing the shuttle map and spoke about their new app and will make sure the shuttle information is included.

Daniel Schoenfeld said that the pricing for parking is increasing and asked if prices will continue to increase or stabilize.

Justin Nielson said that the market drives the pricing.

Jennifer George asked how changes are being communicated to spectators.

Justin Nielson said the website and a match day advisory includes updates and parking changes.

Steven Wrigley asked if the app is interactive with live updates.

Justin Nielson said the app will include live traffic and stadium updates but not for parking.

Steven Wrigley asked if Canyons School District allows parking on their property.

Justin Nielson said no.

Mike Wilcox spoke about staff concerns in making sure that information is consistent, alternatives to driving and parking, and felt the update is appropriate since the applicants addressed the concerns and recommended approval.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

A motion was made by Cameron Duncan, seconded by LaNiece Davenport, that the Planning Commission review and approve the 2025 Parking and Access Management Plan for America First Field located at 9256 S State St based on the two findings and subject to the two conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 7 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Steven Wrigley
Jennifer George
LaNiece Davenport

Absent: 2 - Ron Mortimer
Craig Kitterman

Nonvoting: 0

Administrative Business

1. Minutes

An all in favor motion was made by Dave Bromley to approve the meeting minutes from 02.06.2025.

[25-050](#)

Minutes

Attachments: [02.06.2025 PC 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