



# Sandy City, Utah

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

## Meeting Minutes

### Planning Commission

*Dave Bromley*  
*Monica Collard*  
*Cameron Duncan*  
*David Hart*  
*Ron Mortimer*  
*Daniel Schoenfeld*  
*Jamie Tsandes*  
*Steven Wrigley (Alternate)*

---

Thursday, December 14, 2023

6:15 PM

Council Chambers

---

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\\_c7LA8B4CRGqRRqBuAsDqVg](https://us02web.zoom.us/webinar/register/WN_c7LA8B4CRGqRRqBuAsDqVg)

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

You can join the meeting with the following link:

<https://us02web.zoom.us/j/81132540198>

Or join via phone by dialing:

US: 253 215 8782 or 346 248 7799 or 669 900 6833 or 301 715 8592 or 312 626 6799 or 929 436 2866

(for higher quality, dial a number based on your current location)

International numbers available: <https://us02web.zoom.us/j/81132540198>

Webinar ID: 811 3254 0198

Passcode: 482740

### 4:00 PM FIELD TRIP

1. [23-484](#) FT Map

**Attachments:** [Map](#)

### 6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

- Present** 5 - Commissioner Dave Bromley  
 Commissioner Daniel Schoenfeld  
 Commissioner Steven Wrigley  
 Commissioner David Hart  
 Commissioner Cameron Duncan
- Absent** 3 - Commissioner Monica Collard  
 Commissioner Jamie Tsandes  
 Commissioner Ron Mortimer

**Public Hearings**

- 2. [REZ1018202](#) Meek Rezone  
[3-006641](#) 3761 E. Little Cottonwood Lane from R-1-15 to R-1-8  
[\(PC\)](#) [Community #30 - Granite]

**Attachments:** [PC Report-Meek Rezone \(12.8.23\).pdf](#)

Jake Warner introduced this item to the Planning Commission.

Robert Meek, 3761 E Little Cottonwood Lane, is requesting the rezone so his daughter can build a home.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

Steven Wrigley asked what will the lot size be.

Jake Warner said the applicant has previously stated that it could be 9,000.

Steven Wrigley asked if there are other lots that are R-1-8.

Jake Warner said not in the immediate area.

Steven Wrigley asked if it's legal to create a smaller zone within an existing zone.

Jake Warner said yes.

Cameron Duncan asked if there's a reason why they are not requesting an R-1-10.

Robert Meek said that, based on the location of the existing house, the area of the new proposed lot would be less than 10,000 square feet.

David Hart asked if both lots are going to be R-1-8.

Jake Warner said the proposal is to rezone the entirety of the existing property, so both proposed lots would be R-1-8.

**A motion was made by Cameron Duncan, seconded by David Hart, that the Planning Commission forward a positive recommendation, recommending that the City Council approve the application for a zone change from the R-1-15 Zone to the SD R-1-8 Zone.**

**Yes:** 5 - Dave Bromley  
Daniel Schoenfeld  
Steven Wrigley  
David Hart  
Cameron Duncan

**Absent:** 3 - Monica Collard  
Jamie Tsandes  
Ron Mortimer

3. [CA09212023](#) Amendments to Title 21, Chapter 8 of the Land Development Code related  
[-0006626](#) to Limiting Transitional Housing Facilities in the City  
[\(PC\)](#)

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

Melissa Anderson introduced this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

**A motion was made by David Hart, seconded by Dave Bromley, that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, of the Sandy Municipal Code, relating to limiting Transitional Housing Facilities in the City based on the findings detailed in the staff report.**

**Yes:** 5 - Dave Bromley  
Daniel Schoenfeld  
Steven Wrigley  
David Hart  
Cameron Duncan

**Absent:** 3 - Monica Collard  
Jamie Tsandes  
Ron Mortimer

4. [CA09272023](#) Amendments to Title 21 of the Land Development Code related to  
[-0006628](#) Subdivision Review Standards

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

Melissa Anderson introduced this item to the Planning Commission.

Cameron Duncan said that it's very rare that a subdivision with less than 10 lots that are not dedicating any new roads.

Melissa Anderson said correct but there could be.

Cameron Duncan said the Meek rezone could go through this new process.

Mike Wilcox said correct.

Dave Bromley asked what signatures are required by state law on a plat.

Melissa Anderson said the sewer and water companies, the mayor.

Dave Bromley asked if utility companies have to sign an amended plat.

Melissa Anderson said other utility companies could be added if needed.

Mike Wilcox said the intent is to minimize the signatures but improve the public record when someone is adjusting boundaries between lots on a subdivision plat.

David Hart asked if the Fire Department signs off on the plat.

Mike Wilcox said no but they do participate in the design review.

Dave Bromley asked if each department has it's own review time.

Melissa Anderson said each department reviews the application simultaneously.

Dave Bromley asked if the city doesn't meet the deadlines then that department cannot comment?

Darien Alcorn said no.

Dave Bromley asked what is the purpose for the deadline.

Darien Alcorn said if the city is non-responsive then there are other requests that the developer can make which are in state law that is not in the city code.

Dave Bromley said that sharing information about what the state requires needs to happen.

Darien Alcorn said one concern is that the state legislature is adopting requirements and they don't always stay the same and often change. The expectation is that the applicant will know the state law and whatever the remedies are in place at that time and needs to make the request that the state law gives them.

Dave Bromley said the city needs to proactively determine what they can do to keep

projects moving forward in a timely manner.

Mike Wilcox said with this revision in state code puts further onus on cities to be responsive within a timely matter otherwise there are methods and remedies discussed by Darien regarding arbitration and other clauses that can be invoked to settle issues or disagreements.

Cameron Duncan asked about the requirements of submitting sets.

Mike Wilcox clarified what a document set and a plan set are.

Cameron Duncan mentioned the applicant can bookmark the pages.

Mike Wilcox said they are looking to be more judicious on what they accept as a complete set and one requirement could be to submit a bookmarked set.

Cameron Duncan said the timeline is now shortened so it's important to be efficient.

Mike Wilcox said that with deadlines imposed by state law the city has to be picky on what they accept as a full and complete submittal so the city can reply with a full and complete response within the allotted time frame.

Daniel Schoenfeld opened this item to public comment.

Daniel Schoenfeld closed this item to public comment.

**A motion was made by David Hart, seconded by Cameron Duncan, that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, of the Sandy Municipal Code, relating to Subdivision Review Standards based on the analysis and findings detailed in the staff report.**

- Yes:** 5 - Dave Bromley  
Daniel Schoenfeld  
Steven Wrigley  
David Hart  
Cameron Duncan

- Absent:** 3 - Monica Collard  
Jamie Tsandes  
Ron Mortimer

## Public Meeting Items

- 5. [CUP1114202](#) [3-006656](#) Geraldine Johnson Piano Studio (Accessory Structure and Category II Home Occupation Conditional Use Permit)  
11 W. Cottage Avenue  
[Northwest Exposure, #1]

**Attachments:** [Geraldine Johnson CUP Final](#)

Sarah Stringham introduced this item to the Planning Commission.

David Hart asked about the items scattered along the side of the fence.

Sarah Stringham said it's all been cleared up.

James Sorensen said it was a previous issue which has been cleaned up.

Steven Wrigley asked how many students will be in the group class.

Sarah Stringham said four.

David Hart asked if a piano will be placed in the open space.

Sarah Stringham said no and the desks represent pianos.

Mitch Watkins said the pianos are small electric ones and no other piano will be placed in the open space.

Steve Wrigley asked if there were concerns from the neighborhood meeting.

Sarah Stringham said no.

Daniel Schoenfeld opened this item for public comment.

Craig Aimes, 4738 S Hidden Woods Lane, Murray, is the architect helping the applicant with her project. He said the existing parking concrete in front of the garage extends five feet beyond to the east. The applicant's intent is to line up a five foot wide sidewalk from under the parking awning straight to the back.

Daniel Schoenfeld closed this item to public comment.

**A motion was made by Dave Bromley, seconded by Steven Wrigley, that the Planning Commission approve a Conditional Use permit for a Category II Home Occupation for group child activities within a detached structure and approve a 25% increase to the allowed square footage of accessory structures as described in the staff report for the property located at 11 W. Cottage Ave. based on the two findings and subject to the six conditions detailed in the staff report.**

- Yes:** 5 - Dave Bromley  
Daniel Schoenfeld  
Steven Wrigley  
David Hart  
Cameron Duncan

- Absent:** 3 - Monica Collard  
Jamie Tsandes  
Ron Mortimer

6. [CUP1108202](#) Doug Luiten Accessory Structure (Conditional Use Permit)  
[3-006653](#) 10174 S. Majestic Canyon Rd.  
[The Dell, Community #29]

**Attachments:** [Doug Luiten Acc Structure CUP Final](#)

Sarah Stringham introduced this item to the Planning Commission.

Alison Albert, 3444 S Magnolia Drive, Magna, is the civil engineer on the project.

David Hart asked if the setbacks are met all around the property.

Alison Albert said yes and wanted to discuss the slope requirements.

Cameron Duncan asked if there's anything they can do to raise the slope to reduce the steepness and get the positive drainage away from the building.

Alison Albert said they're locked in by what is currently built and making sure they're not raising the grade too high adjacent to the building. She said the driveway does vary from about 12% to 18% at any given spot which is steeper than what the city allows and said that they're locked into the driveway location because there's some rock retaining walls surrounding the driveway. She also spoke about possibly keeping the driveway as a gravel driveway which allows for more drainage and has more traction vs a concrete driveway.

Cameron Duncan said that one of the conditions in the staff report suggested to install heating elements into the driveway and asked if that's a possibility.

Alison Albert said that is cost prohibitive.

Cameron Duncan asked if the ordinance will allow for a non paved driveway when building a new structure.

Mike Wilcox said the property is currently legal non confirming. To build a new structure they would have to bring the site into compliance which does mean the driveway needs to be paved. The code requirement does not allow for a waiver.

Ryan Kump, Sandy City Engineer, suggested to lift the new garage or bring it up the hill to the east. The down sloping driveway is also a concern of his.

David Hart asked if building additional retaining walls would help.

Ryan Kump said making it a two tiered set up where the home owner would have to walk down the front of the driveway or come down a staircase on the side of the garage are solutions he'd like to work with the applicant on.

Mike Wilcox said there's no requirement that the asphalt be a smooth surface and suggested a rough finish to get traction.

Dave Bromley said that separating the elevation to the garage with having steps would be a preferable approach.

Mike Wilcox wanted to summarize David Hart's comment about retaining walls and said that his proposal is to separate the grade of the existing driveway from the proposed new

driveway on the south side and place a retaining wall along the south side to elevate the garage up a couple of feet that would then reduce the overall slope. Then there could then be steps or a ramp that go down to the grade of the existing home.

David Hart said that's correct.

Alison Albert said there is a storm drain pipe on the south side of the lot, which is an overflow from a city pond, which runs through the property and down the hill. Alison then asked if the proposal is to separate the driveway and have two separate driveways on the property or use the existing drive approach.

David Hart said using the existing drive approach.

Mike Wilcox clarified that part of the driveway between the home and garage be elevated to reduce the steepness of the driveway and reduce the pavement.

David Hart said it would also reduce some of the pavement.

Mike Wilcox said correct and asked if there's a reason the applicant would want the in between area to be paved.

Alison Albert said the area between the new garage and existing house would be for additional parking.

Dave Bromley said he would not recommend that.

Alison Albert said they can further work with Ryan Kump on that and asked if they are not meeting the building height.

Mike Wilcox said that by elevating the structure also increases the height and the Planning Commission can approve a height up to 35' which is the maximum height in the zone.

Ryan Kump asked if it's the finished grade of the home or the attached structure itself because if the finished floor of the garage is raised isn't the height the same?

Mike Wilcox said there's still a finished grade surrounding the property that isn't changing and the proposal is to raise the finished floor of the garage itself.

Steven Wrigley asked if raising the structure with a retaining wall is less expensive than adding a heated driveway.

Alison Albert said it depends on the size of the retaining wall.

Daniel Schoenfeld opened this item for public comment.

Doug Luiten said he's just trying to come up with a simple solution to build his garage.

Daniel Schoenfeld closed this item to public comment.

Cameron Duncan said he'd like to see the garage get as close to 12% as possible and thinks that working with staff is a good idea.

David Hart said he agrees with Cameron Duncan.



Steven Wrigley asked if the gravel option is ruled out.

Mike Wilcox said it would need to be a paved hard surface.

**A motion was made by Dave Bromley, seconded by David Hart, that the Planning Commission approve a Conditional Use Permit for additional height as described in the staff report for the property located at 10174 S. Majestic Canyon Rd. based on the two findings and subject to the seven conditions detailed in the staff report with a modification to condition #1 - That the proposed accessory structure obtain necessary building permits and to work with the City Engineer on the site plan to address the City Engineer recommendations. If the garage finished floor elevation is raised, that the additional building height is also approved up to 35'.**

**Yes:** 5 - Dave Bromley  
Daniel Schoenfeld  
Steven Wrigley  
David Hart  
Cameron Duncan

**Absent:** 3 - Monica Collard  
Jamie Tsandes  
Ron Mortimer

- 7. [CUP1121202](#) Madder Tazz Kitchen (Conditional Use Permit)  
[3-006658](#) 668 E. Union Square  
 [Community #5]

**Attachments:** [Madder Tazz Kitchen CUP Final](#)

Sarah Stringham introduced this item to the Planning Commission and explained that food truck use would not be allowed and that with multiple users and concerns with the sewer system, staff is recommending one user at a time at the facility.

David Hart asked if the unit is owned and not a rental property.

Sarah Stringham said the applicant owns the unit.

David Hart clarified that the conditional use is for the unit highlighted in red and not for the entire property at Union Square..

Sarah Stringham said yes.

Cameron Duncan asked if the applicant has a copy of the revised....

Sarah Stringham said yes.

Robert Molling, 668 E Union Square, said he's moved all his production to Lehi. His facility is used by small businesses, with low production volume, giving them an opportunity to produce their product. He also spoke about the concern with Suburban water district and said that all the businesses collectively would not compare to the volume that he was producing, before he relocated to Lehi.

Steven Wrigley asked if the storefront is for every business who is using this facility.

Sarah Stringham said all users should have products available on site to sell.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld 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 Light Industrial Use with on-site retail sales in the CC zone and approve extended hours of operation as described in the staff report for the property located at 668 E. Union Square based on the two findings and subject to the eight conditions detailed in the staff report.**

- Yes:** 5 - Dave Bromley  
 Daniel Schoenfeld  
 Steven Wrigley  
 David Hart  
 Cameron Duncan

- Absent:** 3 - Monica Collard  
 Jamie Tsandes  
 Ron Mortimer

8. [SPX1108202](#) Woodhaven Estates  
[3-006652](#) Special Exceptions  
[\(PC 2\)](#) 7613 S. 300 E  
[COmmunity #3, Sandy Woods]

**Attachments:** [Woodhaven Sub and Site Plan Staff Report 12-14-23](#)  
[Exhibit B](#)

Thomas Irvin introduced this item to the Planning Commission.

Brandon Fry, 2680 E Hillside Drive, spoke about the revisions his team made per the recommendations from the Planning Commission. They've added six new driveways, the pedestrian pathway, seven additional parking stalls, a pergola patio as the center feature amenity and community planter boxes. They've limited the turf grass and have added windows to all sides of the buildings and changed some detail on the rear of the units. David Hart suggested that units 11, 12, 13, 14, which are near the pergolas, continue the brick along the backside.

Brandon Fry said in his opinion they've already upgraded those units.

David Hart said all the activity that's planned, with the pergola, it would be a lot more comfortable with something that long to be broken up.

Cameron Duncan asked if a sidewalk could be added to the entrances of 300 East. Brandon Fry said yes, if they can make it work.

Cameron Duncan asked about the storm drain between buildings 3,4, 5 and 6. Brandon Fry said he's working with Sandy Public Utilities department to allow them to come though the subdivision from Sandy Park Circle to do the storm drain upgrade. Cameron Duncan said he appreciates the additional parking, but the lack of parking stall depth means that when a vehicle is parked in the space, pedestrians will be forced to enter the street to walk around them. He also asked if wheel stops are allowed or if curb and gutter will be provided at the edge of the pavement.

Mike Wilcox said curb and gutter areas are needed around the parking lot. Daniel Schoenfeld opened this item for public comment.

Wiley Sharp, 7626 S 300 E shared many concerns about the project. He said the height of the buildings would not fit in the area and that he does not like the egress. He asked if it was possible to connect the development to an additional road and if the applicant has the necessary two acres to qualify for the 24 proposed units.

Kristin Homer, 7750 S 300 E, shared concerns about increased traffic flow that would affect the walking paths children use to and from school.

Farrah Edwards, 360 Sandy Park Circle, asked if the public access provided by the bridge to the north would remain and be properly maintained.

Daniel Schoenfeld closed this item to the public comment.

Thomas Irvin said that the height limitation in the zone is 35 feet, and the applicant could get three stories within that limit. He also said they doubled the rear setbacks of the adjoining zones to ensure compatibility with surrounding uses.

Cameron Duncan asked what the rear setback distance of the homes was. Daniel Schoenfeld said 23'.

Thomas Irvin said the traffic engineer has reviewed the project and determined that 300 East will be sufficient to handle the projected increase in traffic.

David Hart asked if the street could handle emergency vehicles.

Mike Wilcox said 300 East is a dead-end street. A public easement will need to be recorded against the development in order to allow the U-shaped private street to function as a turnaround for emergency vehicles.

David Hart asked staff to address the question regarding the required two acres.

Mike Wilcox said the ownership of the 300 E is still within the fee-title ownership of the property owner, however portions of that road have been dedicated by use and improvement over time. What we have calculated is that even with the remaining portions that have not been improved or dedicated, the square footage still exceeds the two acres required for allowing 24 units.

James Sorensen said that the zoning has been previously approved and is not part of the current review.

Daniel Schoenfeld asked staff to elaborate on the status of the pedestrian bridge to the north.

Thomas Irvin said the bridge remains unchanged and will not be impacted by the project. Mike Wilcox addressed the concern of pedestrian access along 300 East. The developer will be providing a sidewalk on the East side of the street where none exists now, however nothing can be done to provide sidewalks on the West side as that is privately owned and within the jurisdiction of Midvale City.

Dave Bromley asked if they're going to be required to push the parking stalls back further to allow pedestrian access through the property.

Mike Wilcox said the Planning Commission could add that as a condition.

Dave Bromley asked if there were any requirements for a secondary access to the development that would limit the development of this site.

Mike Wilcox stated that there is a limit on the number of homes allowed in a development with only a single access point. The proposed development functions similar to a cul-de-sac in that all vehicle traffic does come off a single street. The maximum number of units with a single access is limited to 30 by the fire code.

Thomas Irvin said the egress is one of the three special exceptions.

Cameron Duncan said the applicant will need to resolve the easement before he can move forward.

Thomas Irvin said yes.

Steven Wrigley asked if 300 East will be extended into Midvale in the future.

Mike Wilcox said the only way that could happen is if the existing homes were torn down directly to the north which is within Midvale City's Jurisdiction.

Steven Wrigley asked for more information concerning the drainage issue mentioned by residents.

Thomas Irvin explained that there is a larger drainage issue around this development which the developer is assisting in resolving by working with Sandy City on relocating drainage from the East through the property. The plans provided also provide for the detention of water within the project area on-site per city requirements.

**A motion was made by David Hart, seconded by Dave Bromley, that the Planning Commission determine the requested special exceptions described in the staff report for Woodhaven Estates Subdivision and Site Plan located at 7613 S. 300 E. are approved based upon the four findings detailed in the staff report.**

- Yes:** 5 - Dave Bromley  
Daniel Schoenfeld  
Steven Wrigley  
David Hart  
Cameron Duncan

- Absent:** 3 - Monica Collard  
Jamie Tsandes  
Ron Mortimer

- 9. [SPR0110202](#) Woodhaven Estates  
[3-006464](#) Preliminary Site Plan Review  
[\(PC 2\)](#) 7613 S. 300 E.  
 [Community #3, Sandy Woods]

**Attachments:** [Woodhaven Sub and Site Plan Staff Report 12-14-23](#)  
[Exhibit B](#)

A motion was made by David Hart, seconded by Dave Bromley, that the Planning Commission determine that the preliminary site plan review for Woodhaven Estates located at 7613 S. 300 E. is substantially complete based on the three findings and subject to the six conditions detailed in the staff report with a modification to condition #4 & #5 and adding a 7th condition.

**Condition #4** - That the applicant is required to add a base along the back of the building units 11, 12, 13 & 14, in the middle that some type of additional treatment be used to reduce the scale of that building either by extending the brick around the side or some type of wainscot or water table.

**Condition #5** - The Planning Commission approves the proposed amenity package.

**Condition #7** - That the parking stalls that are scattered throughout the development be pushed past the sidewalk so the sidewalk is continuous behind the parking areas.

- Yes:** 5 - Dave Bromley  
 Daniel Schoenfeld  
 Steven Wrigley  
 David Hart  
 Cameron Duncan

- Absent:** 3 - Monica Collard  
 Jamie Tsandes  
 Ron Mortimer

- 10. [SUB0118202](#) Woodhaven Estates  
[3-006471](#) Preliminary Subdivision Review  
[\(PC 2\)](#) 7613 S. 300 E.  
 [Community #3, Sandy Woo9ds]

**Attachments:** [Woodhaven Sub and Site Plan Staff Report 12-14-23](#)  
[Exhibit B](#)

A motion was made by David Hart, seconded by Dave Bromley, that the Planning Commission determine that preliminary subdivision review for Woodhaven Estates located at 7613 S. 300 E. is substantially complete based on the two findings and subject to the eight conditions detailed in the staff report.

- Yes:** 5 - Dave Bromley  
 Daniel Schoenfeld  
 Steven Wrigley  
 David Hart  
 Cameron Duncan

**Absent:** 3 - Monica Collard  
Jamie Tsandes  
Ron Mortimer

11. [SPR0208202](#) Sandy Shulsen Mixed Use (Cairns MU Site Plan Preliminary Review)  
[3-006482](#) 10115 S. Monroe St.  
[Commercial Area, #9]

**Attachments:** [Staff Report](#)  
[Exhibit A - Application Materials](#)  
[Exhibit B - Parking Studies](#)  
[Exhibit C - Combined Minutes of ARC Meetings](#)  
[Exhibit D - Cairns Design Standards Review](#)

Mike Wilcox introduced this item to the Planning Commission.

Dave Dennison, 201 S Main #2000, Salt Lake City, said his project is 221 units and they are meeting the requirements for office retail space and spoke about the exceptions they're requesting and the enhancements to offset that.

Cameron Duncan asked if the less than 40% fenestration is only on the north and south sides with stairwells.

Dave Dennison said yes.

Steven Wrigley asked what percentage of square footage is for businesses and what types of businesses will be using the office space.

Dave Dennison said the requirement is 10,000 square feet which breaks down to 4,500 square feet for office and 6,200 square feet of retail. He said they're looking at coffee shops, drink/cookie shops and a restaurant.

Steve Wrigley asked of the 10,000 square feet, what is the percentage as a whole.

Dave Dennison said 5%.

Steve Wrigley said 5% of the property is business and 95% is apartments and then asked Mike Wilcox if apartments are allowed in the Cairns District.

Mike Wilcox said yes and went into detail about a mixed use in this zone.

Steven Wrigley asked what's the advantage of calling this project a mixed use instead of an apartment complex.

Mike Wilcox said this is a true mixed use (lots of detail, help please)

Steven Wrigley shared his understanding of what a mixed use is.

Mike Wilcox said if this project was all by itself with no other master planning efforts involved then it would not be considered as a mixed use project.

David Hart asked if a long ramp will be used on the parking structure that go north and south or are they using short ramps going east and west.

Soong Thomas Kim said one long ramp and one short ramp.

David Hart asked if the stairs in the stair tower adjust for the level of the units

Soong Thomas Kim said yes.

David Hart clarified that there will not be any ramps on the residential floors.

Soong Thomas Kim said yes.

David Hart asked if the brown material is brown faux wood.

Soong Thomas Kim said it's cementitious siding material that's been treated to make it look like wood.

David Hart said it's not wood and asked if it will fade.

Dave Dennison said it will not fade.

David Hart asked about the material on the commercial area and asked if its Travertine.

Soong Thomas Kim said it's not Travertine. It's manufactured stone veneer that mimics the look of Travertine.

David Hart asked if it's a durable surface that can take the wear and tear.

Dave Dennison said yes.

Cameron Duncan said the scale of it is great and asked about the public art.

Dave Dennison said they contacted the artist Ivan Black and asked Mike Wilcox for other options.

Cameron Duncan said he likes the open space and landscaping on the freeway right of way and thinks it'll be a great benefit to the community.

Mike Wilcox spoke about the applicant's exceptions.

Daniel Schoenfeld opened this item for public comment.

Steve Van Maren, 11039 S Lexington Circle, is concerned about the parking.

Daniel Schoenfeld closed this item to public comment.

Mike Wilcox referenced the parking study that does justify the applicant's request.

**A motion was made by David Hart, seconded by Dave Bromley, that the Planning Commission determine preliminary site plan review is complete for the Sandy Shulsen Mixed Use located at 10115 S. Monroe St. based on the five findings and subject to the twelve conditions detailed in the staff report.**

**Yes:** 5 - Dave Bromley  
Daniel Schoenfeld  
Steven Wrigley  
David Hart  
Cameron Duncan



**Absent:** 3 - Monica Collard  
Jamie Tsandes  
Ron Mortimer

## Administrative Business

### 1. Minutes

**An all in favor motion was made by Dave Bromley to approve the meeting minutes from 11.16.2023.**

[23-485](#) Minutes

**Attachments:** [11.16.2023 Minutes \(DRAFT\)](#)

### 2. Sandy City Development Report

[23-486](#) Development Report

**Attachments:** [12.14.2023 DEV REPORT](#)

### 3. Director's Report

### 4. Election of Chair and Vice Chair

**Daniel Schoenfeld was voted in as Chair and David Hart was voted in as Vice Chair.**

## 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