



Sandy City, Utah

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Meeting Minutes

Planning Commission

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

Thursday, September 5, 2024

6:15 PM

Council Chambers and Online

Meeting procedures are found at the end of this agenda.

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4:00 PM FIELD TRIP

1. [24-304](#) Map

Attachments: [090524.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present 8 - Commissioner Dave Bromley
Commissioner Cameron Duncan
Commissioner David Hart
Commissioner Ron Mortimer
Commissioner Daniel Schoenfeld
Commissioner Steven Wrigley
Commissioner Craig Kitterman
Commissioner Jennifer George

Public Meeting Items

2. [CUP0731202](#) Waddoups Accessory Structure (Conditional Use Permit)
[4-006805](#) 11 Snowstar Lane
[Community #28, Pepper Dell]

Attachments: [Staff Report](#)

Sarah Stringham introduced this item to the Planning Commission.

George Waddoups, 11 Snowstar Lane, said the garage will be used to store personal items, it will be 26 feet high and his request for a reduced setback.

David Hart asked Sarah Stringham if the back wall of the accessory structures needs to be fire rated.

Sarah Stringham said that the Building & Safety department will take a look at that.

Mike Wilcox clarified that any structure placed within five feet of the property line needs to be fire rated.

Sarah Stringham said that staff recommends this item be approved by the Planning Commission.

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 Daniel Schoenfeld, that the Planning Commission approve a Conditional Use Permit for increased size and height with reduced setbacks, as described in the staff report, for the property located at 11 Snowstar Lane, based on one finding and subject to the four conditions detailed in the staff report. The motion carried by the following roll call vote:

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

3. [CUP0717202](#) The Refinery Gym (Conditional Use Permit)
[4-006799](#) 9507 S. 670 W.
[Community #2, Civic Center]

Attachments: [Staff Report](#)

Sarah Stringham introduced this item to the Planning Commission.

John Nelson, 9507 S 670 W, said that they are a small gym with clientele that prefer a more quiet, smaller fitness facility. He said they've been operating for 24 hours for the past two years with no more than two or three clients after hours.

David Hart asked John Nelson if there's any workouts being done outdoors.

John Nelson said no.

Sarah Stringham thanked the commission for clarifying that outdoor activities were not happening at the gym.

David Hart opened this item to public comment.

Cindy Peterson, 695 W Villa Bluff Drive, asked if there will be loud music.

David Hart closed this item to public comment.

John Nelson answered that music is played inside not outside.

A motion was made by Dave Bromley, seconded by Steven Wrigley, that the Planning Commission approve a Conditional Use Permit for 24-hour operation, as described in the staff report, for the property located at 9507 S 670 W based on the two findings and subject to the four conditions detailed in the staff report. This motion carried by the following roll call vote:

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

4. [SPR0221202](#) Compass Mixed Use (Cairns MU Site Plan Preliminary Review)
[4-006719](#) 179 West 9270 South
[Community #2, Civic Center]

Attachments: [Staff Report.pdf](#)

[Exhibit A.pdf](#)

[Exhibit B.pdf](#)

[Exhibit C.pdf](#)

[Exhibit D.pdf](#)

Mike Wilcox introduced this item to the Planning Commission.

Mark Murdoch, with the Gardner Group and Ioana Magiata with AO Architects described the project in detail.

Cameron Duncan asked for explanation regarding the mural on the west wall.

Mark Murdoch said they worked with the Fire Department and the best resolution was to have a nice piece of art that fits the Cairns motif on that west wall.

Cameron Duncan asked if it's a flat concrete wall.

Mark Murdoch said yes.

Cameron Duncan asked about the amount of stucco they have and said the city requires less than 20% but some of the surfaces are between 40%-60%.

Mike Murdoch said the majority of the stucco is on the south side which is adjacent to the storage unit facility.

Ioanna Magiata agreed that they do not meet the stucco requirements and spoke about the samples she brought to the meeting.

David Hart asked if the material she was holding up is EIFS.

Ioanna Magiata said yes.

Mike Murdoch wanted to reiterate what the stucco looked like versus what it isn't by showing the Commissioners the samples they brought.

Ioanna Magiata said the stucco they're proposing is smooth and will be used two levels above ground.

Jennifer George asked if the purpose for using stucco is for aesthetics or cost.

Ioanna Magiata said they feel EIFS is the appropriate material.

David Hart asked staff about the logic behind the percentage that's in the design guidelines.

Mike Wilcox said the 20% is a standard that is city wide not just in the Cairns. The reason is to have a high quality building standard for commercial, industrial and multi

family developments.

David Hart said that it's under the assumption that it's a lower quality material.

Mike Wilcox said lower quality and lower durability. He also mentioned that this project did go through the Architectural Review Committee who provided a positive recommendation to the Planning Commission to approve this.

Steven Wrigley said it's a high end apartment and asked what they're doing for sound proofing.

Ioanna Magiata said that it's a lifestyle that would need to match the community. Residents who occupy this community like places that have lots of events and is very lively. She also said this is the first piece of a bigger community.

Mike Murdoch said they will also do extra treatment on the glass for the units facing the stadium.

James Sorensen said this is part of the master plan stadium village and this is what the area is master planned for. He said this is an area where you choose to live in.

Ron Mortimer said that he likes the project and hopes it'll inspire and encourage others to come to the area.

Daniel Schoenfeld supports the project.

David Hart feels the project is nicely designed.

Mike Wilcox reviewed the exceptions and enhancements and said that staff recommends approval subject to the conditions in the staff report.

David Hart asked the applicants if they've read the enhancements and understand them.

Ioanna Magiata said yes.

David Hart opened this item for public comment.

Cindy Petersen, 695 W Villa Bluff Dr , asked about the relocation of the fire station on 9000 S.

James Sorensen replied that a portion of this property will be used as the new fire station.

David Hart closed this item to public comment.

Dave Bromley asked staff about a code relating to a 3' horizontal break but this project has a 1' break and asked for further clarification.

Mike Wilcox said that the idea behind is that portions of the building are pushed back to create a little variety in the form and that the typical standard is to have at least a 3' relief in portions of the building to create ledges. Mike said the applicants are requesting a reduction.

Dave Bromley asked about the break around the bands not horizontal breaks.

Ioanna Magiata said they tried to create articulation on the different levels from the roof line to the base and then to the middle of the building.

Dave Bromley asked if they'll have snow fencing with the metal pitched roof.

Ioanna Magiata said yes.

A motion was made by Jennifer George, seconded by Dave Bromley, that the Planning Commission determine preliminary review is complete for the Compass Mixed Use development located at 179 W 9270 S based on the five findings and subject to the 12 conditions detailed in the staff report with the additional four enhancements to condition #5: e) Pedestrian Crossing at Monroe Plaza Way f) Planter Parkstrips Raised Beds g) Sidewalk Paving (using irregular shapes and patterns) f) Street Trees (alternating between 2 species). The motion carried by the following roll call vote:

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

5. [GPA0828202](#) General Plan Draft Document Review (1 of 2)
[4-006830](#)
[\(PC Review\)](#)

Jake Warner introduced this item to the Planning Commission.

Christine Richmond with GSBS spoke about the future land use map.

David Hart asked if the annexations will get filled in within the next 25 years.

James Sorensen said the state legislation passed an act last year that once requirements take place, within the next three years, they'll automatically annex into the largest population that they're next to. However areas that have an existing community council, (i.e. Granite), have an opportunity to try and incorporate a city of their own through some legislation. If that doesn't work then they automatically annex at the end of the three year period.

David Hart asked if there's a plan for annexations.

Christine Richmond replied there's a section in the general plan for the annexation policy plan.

Jake Warner added that the current practice is to try and keep the zoning that they have in the county as close as possible.

Erika Chmielewski spoke in length about the five neighborhood activity centers throughout the city.

Daniel Schoenfeld asked about the process for development in a neighborhood activity center.

Erika Chmielewski said the developer would need to do a master plan it because it's Mixed Use.

David Hart asked if the master plan would just be for the individual property or would it need to include the entire neighborhood.

Jake Warner said the general plan provides direction and the potential that could be in these areas and they've established a backbone with this plan.

Steven Wrigley asked why South Towne Mall wasn't included in this area.

Jake Warner said that area is included in one of the station area plans.

Daniel Schoenfeld asked if a property owner would need to master plan for just their property or for the entire character area.

Erika Chmielewski said since there's multiple owners they would have to work together.

Dave Bromley suggested that acreage be added to the areas of change section.

Jake Warner added that acreage can be added and it was discussed but there was worry that it would be too descriptive.

Dave Bromley asked about the market support to bring in over 400,000 square feet of commercial business into the Alta Canyon neighborhood center.

Erika Chmielewski said this neighborhood center performs slightly better and is a long term vision to be supportive of the transit along 9400 S.

David Hart asked if the recreation center and fire stations should not be included in the planning because it is a green space and provides opportunity for people to use that space.

Erika Chmielewski replied that the recreation center was originally part of the neighborhood activity center but it was taken out so people wouldn't think it could be redeveloped.

Christine Richmond spoke about the Alta Canyon Recreation Center saying that there's the potential for this to be an anchor for park and ride for bus service up the canyon.

Dave Bromley asked what is the traffic count now and what's the projected count in 30 years.

Brittney Ward, Sandy City Transportation Engineer, asked Dave Bromley to clarify his question.

Dave Bromley said he'd like to know the projected traffic volumes on 9400 S.

Brittney Ward said since the city is mostly built out she's not expecting a huge growth on the roads.

Dave Bromley said he was under the impression that there were discussions to modify 9400 S and if so what does that do to traffic and what were the projections that would provide those modifications.

Brittney Ward said that the city is currently partnering with UDOT to conduct a solutions development study on 9400 S between 1300 E and the mouth of Little Cottonwood Canyon to determine what the future needs are for that corridor. And to determine if transit connections are needed from the downtown area up to the mouth of the canyon.

Ron Mortimer said he thinks it's somewhere between 25 to 30,000 a day.

Steven Wrigley asked where the groceries stores are.

Erika Chmielewski said that these are mixed use but it doesn't mean that a grocery store cannot fit in a different configuration.

Dave Bromley asked about the commercial units in the Bell Canyon Neighborhood Center that don't need visible street access.

Erika Chmielewski replied it would be live-work type of unit.

Jake Warner said the Neighborhood Activity Centers were one of the primary components of the general plan document that they wanted to present to the commission. The next review meeting will be on October 3 for discussion before they bring the final document before the commission for a decision on October 17.

Administrative Business

1. Minutes

[24-305](#) Minutes from August 15, 2024

Attachments: [08.15.2024 Minutes \(DRAFT\)](#)

An all in favor motion was made by Steven Wrigley to approve the meeting minutes from 08.15.2024.

2. Sandy City Development Report

[24-306](#) Development Report

Attachments: [09.01.2024 DEV REPORT](#)

3. Director's Report

Adjournment

An all in favor motion was made by Jennifer George 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