



# 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)*

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Thursday, October 3, 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:

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Webinar ID: 849 3528 5495

Passcode: 329559

### SELF-GUIDED FIELD TRIP

1. [24-338](#) Self Guided Field Trip Map

Attachments: [Map](#)

### 5:15 PM EXECUTIVE SESSION

### 6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

**Present** 5 - Commissioner Dave Bromley  
Commissioner Cameron Duncan  
Commissioner David Hart  
Commissioner Steven Wrigley  
Commissioner Craig Kitterman  
**Absent** 3 - Commissioner Ron Mortimer  
Commissioner Daniel Schoenfeld  
Commissioner Jennifer George

## **Public Meeting Items**

2. SGN0923202 Shops at South Town Sign Theme Amendment  
4-034543 10450 S. State St.  
[Community #9, Commercial Area]

Attachments: [Staff Report](#)

Sarah Stringham introduced this item to the Planning Commission.

Jim Olson, President of Utah Jazz and Smith Entertainment Group, said the banner will be placed on the west side of the building letting everyone know that it's the hockey facility.

David Hart asked if the banner will be solid or fabric.

Jim Olson said it will be fabric and will make sure it's adhered well to the building so it doesn't flap in the wind and will make sure it looks professional.

Cameron Duncan asked how long is temporary.

Jim Olson said summer to the fall at the very latest.

Craig Kitterman said during construction this wall will disappear.

Jim Olson said portions of the wall will disappear.

David Hart opened this item for public comment.

Steve Van Maren, 2991 W 13680 S Riverton, said that he thought the sign was going to be on the west wall.

David Hart closed this item to public comment.

**A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission approve the sign theme amendment for the Shops at South Town located at 10450 S State Street based on the two findings and subject to the five conditions detailed in the staff report. The motion carried by the following roll call vote.**

**Yes:** 5 - Dave Bromley  
Cameron Duncan  
David Hart  
Steven Wrigley  
Craig Kitterman

**Absent:** 3 - Ron Mortimer  
Daniel Schoenfeld  
Jennifer George

3. GPA0828202 General Plan Draft Document Review (2 of 2)  
4-006830  
(PC Rev. 2)

Attachments: [Access to the General Plan draft documents](#)

Jake Warner introduced this item to the Planning Commission.

Erika Chmielewski further presented on the General Plan draft document.

Jake Warner talked about amendments to the plan.

Cameron Duncan commented on the transition corridors and middle housing.

Dave Bromley commented on ADU's, neighborhood activity centers, the implementation plan and the targeted growth plan. He also spoke about Bell Canyon's neighborhood activity center saying that there should be more residential and less commercial in section C.

Cameron Duncan said if the right development came in he would be comfortable with it.

Dave Bromley said the square footage in section A is off as well.

GSBS representative spoke about the purpose of neighborhood activity centers.

Dave Bromley also spoke about Alta Canyon and suggested that Highland Drive go through.

Steven Wrigley asked if bike lanes are part of the transportation plan.

Brittney Ward, Sandy City Assistant Public Works Director/City Engineer, spoke about the active transportation plan and said they do have bike lanes incorporated and continue to build on it.

Steven Wrigley suggested to have the goals and objectives to be added in the beginning of the document.

David Hart asked about the income projection and that it would be helpful if the reference is from the state vs the federal government.

Jake Warner said the income base is for Salt Lake County.

David Hart recommended to have hyperlinks in the document and asked if the document will be in book form.

GSBS representative said that the final document will have hyperlinks.

David Hart opened this item for public comment.

Steve Van Maren is concerned about parking for the trail head and density and location of housing.

David Hart closed this item to public comment.

## Administrative Business

### 1. Minutes

An all in favor motion was made by Dave Bromley to approve the meeting minutes from 09.19.2024.

[24-339](#) Minutes from September 19, 2024

Attachments: [09.19.2024 Minutes \(DRAFT\)](#)

### 2. Sandy City Development Report

[24-340](#) October Development Report

Attachments: [10.01.2024 DEV REPORT](#)

### 3. Director's Report

## Adjournment

An all in favor motion was made by Steven Wrigley 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