



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, March 30, 2023

6:15 PM

Council Chambers and Online

Meeting procedures are found at the end of this agenda.

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Webinar ID: 886 2410 9198

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6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

- Present** 8 - Commissioner Dave Bromley
Commissioner Jamie Tsandes
Commissioner Michael Christopherson
Commissioner Ron Mortimer
Commissioner Cameron Duncan
Commissioner Daniel Schoenfeld
Commissioner Steven Wrigley
Commissioner David Hart
- Absent** 1 - Commissioner Monica Collard

Public Meeting Items

1. [SPR0210202](#) Hale Centre's Beehive Academy Theatre Addition
[3-006483](#) 9886 S. Monroe St.
[Civic Center, Community #2]

Attachments: [Staff Report](#)
[Plan Set](#)

Doug Wheelwright introduced this item to the Planning Commission.

Quinn Deitlein, 4288 W 11475 S, South Jordan, said that the most critical need for the additional space is for rehearsals.

David Hart asked if it will seat 300.

Quinn Dietlein said it's to be determined.

David Hart asked if patrons would be using it and if it's black box seating.

Quinn Dietlein said it started out as black box seating.

David Hart asked how would patrons access the space.

Quinn Dietlein said there's a main alleyway between the main theatre and the parking structure that will have a glass partition, at it's south end, where patrons can enter. They can also enter through the formal Hale Centre Theatre entrance.

Lyle Beecher, 3115 E Lyon Lane, Holladay, spoke about the materials used for the project.

Steven Wrigley wanted to know what the distance is between the top of the roof of the new building to the existing parking structure and asked why they decided to use paint on rough concrete instead of stucco to resurface the exposed wall.

Brad Beecher, 3115 E Lyon Lane, Holladay, said that the distance from the roof to the top of the parking garage is 26' 9" but from the parapit it's 24' 2". From the top of the screen wall, which is where your eye will judge the height of the structure against the parking lot, to the top of the garage it's 13' 6". From the top of the tower's highest point is 6'11".

Lyle Beecher spoke about two different areas of the parking structure that staff has concerns about and made some suggestions to the Planning Commission that the south side is painted and suggested not to do anything to the parking structure that's owned by Mountain America Credit Union.

Dave Bromley asked what color they were going to use to paint the south side.

Lyle Beecher said the paint would match the concrete and not the Hale Theatre.

David Hart asked if they've received permission to paint the parking structure owned by Mountain America Credit Union and who is going to maintain the paint

Lyle Beecher said they've spoken to Mountain America Credit Union.

David Hart asked if there's been a discussion with Mountain America Credit Union to not do anything to the parking structure and he doesn't feel that painting it makes sense. David also made suggestions for concrete wash and stucco.

Lyle Beecher said yes there's been a discussion with Mountain America Credit Union and said that concrete wash and stucco are very expensive.

Cameron Duncan said he doesn't feel anything needs to be done with the parking structure.

Daniel Schoenfeld said he feels the same as David Hart.

Dave Bromley said he feels the same as David Hart.

Steven Wrigley said his concern is putting paint on rough concrete and the difficulty of maintenance of the paint.

Jamie Tsandes said visually the paint would look nice and if the owner is willing to take on the maintenance burden then that would be great otherwise just leave it alone.

Doug Wheelwright said that staff had the same concerns and spoke about screening relating to the architectural ordinance. The matter of enhancing the portion of the existing parking structure above the proposed roof of the new theater is to be determined by the Planning Commission.

David Hart asked if getting the same colored brick or limestone would be an issue due to supply chain demands.

Lyle Beecher said they have already checked with Interstate Brick which is the major brick provider in the area and the same brick is available now.

Ron Mortimer opened this item for public comment.

Ron Mortimer closed this item for public comment.

A motion was made by David Hart, seconded by Daniel Schoenfeld, that the Planning Commission find that the proposed building addition's preliminary site plan review be determined to be complete and to determine that the final building's architectural design, building materials and colors as proposed, be approved for the Hale Centre's Beehive Academy Theatre located at 9886 S. Monroe St., based upon the three findings and five conditions of approval detailed in the staff report with an amendment to finding #3 that the building height as proposed provides adequate screening as decided by the Planning Commission.

Yes: 8 - Dave Bromley
Jamie Tsandes
Michael Christopherson
Ron Mortimer
Cameron Duncan
Daniel Schoenfeld
Steven Wrigley
David Hart

Absent: 1 - Monica Collard

2. [SPR#06-40\(2023\)](#) America First Field (Real Salt Lake Soccer Stadium) -
2023 Parking and Access Management Plan
9256 S. State St.
[Civic Center, Community #2]

Attachments: [Staff Report](#)

Mike Wilcox introduced this item to the Planning Commission.

Justin Nelson, 9256 S State St, and Ryan Hales, 1220 N 500 W, said there's one minor change which is the recount of the available parking at the Sandy CivicTrack Station. Ryan Hales said they counted 260 available parking stalls.

Ron Mortimer opened this item for public comment.

Ron Mortimer closed this item to public comment.

Cameron Duncan asked if there's a way the website could include a map of the shuttle information.

Justin Nelson said yes it will be up before the next game.

A motion was made by Cameron Duncan, seconded by Daniel Schoenfeld, that the Planning Commission approve the 2023 Parking and Access Management Plan for America First Field located at 9256 S. State St. based on the two findings and subject to the one condition detailed in the staff report.

Yes: 8 - Dave Bromley
Jamie Tsandes
Michael Christopherson
Ron Mortimer
Cameron Duncan
Daniel Schoenfeld
Steven Wrigley
David Hart

Absent: 1 - Monica Collard

Administrative Business

1. Minutes

An all in favor motion was made by Dave Bromley to approve the meeting minutes from 03.16.2023.

[23-123](#)

March 16, 2023 Meeting

Attachments: [03.16.2023 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.

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<https://sandy.utah.gov/828/Planning-Commission>