



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
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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 19, 2024

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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4:00 PM FIELD TRIP

1. [24-319](#) Map

Attachments: [091924 map](#)

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 Craig Kitterman
Commissioner Jennifer George
- Absent** 1 - Commissioner Ron Mortimer

Public Hearings

2. [ANX0712202](#) Glacier Park Place Annexation
[4-006798\(PC](#) 9603 - 9643 S. Glacier Park Lane
[\)](#) [Community #30]

Attachments: [Vicinity map](#)
[Staff report](#)
[Owner consent forms](#)
[Annexation Plat](#)
[Posted signs](#)

Brian McCuistion introduced this item to the Planning Commission.

Mike Deputy, HOA President, is looking forward to being a part of Sandy City.

Gary Deiton, 9603 Glacier Park Lane, is relieved that emergency services will be provided by Sandy City.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

A motion was made by Dave Bromley, seconded by David Hart, that the Planning Commission send a positive recommendation to the City Council that the Glacier Park Place Annexation be approved and zoned PUD - 2 based on the findings detailed in the staff report with a modification to finding #4 - The PUD -2 is appropriate for this property based upon current land uses within the area. The motion carried by the following roll call vote:

- Yes:** 7 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George

Absent: 1 - Ron Mortimer

3. [CA09032024](#) Amendments to Title 21 of the Land Development Code related to
[-0006833\(PC](#) removing fines from the Land Development Code (Chapters 11 and 15)
[\)](#)

Attachments: [Staff Report](#)

Brian McCuiston introduced this item to the Planning Commission.

David Hart wanted to clarify that the fines are being relocated in the code and not being eliminated.

Brian McCuiston said yes.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

Craig Kitterman asked if this will help with code enforcement.

Brian McCuiston said yes.

A motion was made by Cameron Duncan, seconded by Daniel Schoenfeld, that the Planning Commission forward a positive recommendation to the City Council to amend Title 21 (Chapters 11 and 15), of the Sandy Municipal Code, relating to removing fines from the Land Development Code based on the findings 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
Craig Kitterman
Jennifer George

Absent: 1 - Ron Mortimer

Public Meeting Items

4. [SPR0906202](#) Utah Hockey Club Practice Facility Site Plan Review
[4-006844](#) 10450 S. State St.
[Community #9, Commercial Area]

Attachments: [Staff Report](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

Doug Wheelwright introduced this item to the Planning Commission.

David Hart asked if the secured parking area to the northeast will be fenced or accessed by key card and if the facility will be opened to the public when the hockey team isn't using it.

Doug Wheelwright said the parking would be fenced and James Sorensen said that the architect explained to staff that it'll be secure.

Rob Cottle, 52 Exchange Place, SLC, spoke on the use of the building and said that the facility will be opened to the public when the hockey team is not using it. He also spoke about the suggested materials, the pylon element and branding.

Steven Wrigley asked if the facility will be used for the Olympics.

Rob Cottle said it's a possibility if the opportunity arises.

Cameron Duncan asked how much seating is available inside.

Rob Cottle said around 500 seats.

Craig Kitterman asked if they have an estimate of an amount of time the ice rinks would be available to the public.

Jim Olson, President of Utah Jazz and with SEG, went over the teams schedule.

Craig Kitterman said it'd probably be available in the afternoons and evenings.

David Hart asked if there will be a team store available.

Rob Cottle said there are plans for a team store that will be on the mall side.

Doug Wheelwright spoke about the recommendations.

Craig Kitterman asked about the landscaping on the site plan.

Doug Wheelwright said those are planters and wasn't sure how many they would have.

David Hart opened this item for public comment.

Lawrence Uhl, manager of Sunset Rover, said this would be great for his restaurant business and asked if the road around the mall will be in place and asked if there will be overflow parking into his restaurant property.

Mike Minnick asked about a cross easement access for surrounding parcels.

David Hart closed this item for public comment.

Mike Wilcox said all of the parking within the mall is shared access. The parcel that Mr. Minnick is referring to is not part of the mall and they currently do not have access to the Mall Ring Road or the surrounding access points.

Doug Wheelwright said phase three would be in the future and is a more comprehensive look at all the Cairns Design Standards and the future remodeling and expansion of the mall.

A motion was made by Daniel Schoenfeld, seconded by Dave Bromley, that the Planning Commission determine Preliminary Site Plan Review is complete for the Utah Hockey Club Practice Facility, Phase 2 project, located at 10450 S State Street, based on the four findings and six conditions detailed in the staff report. This motion carried by the following roll call vote.

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

Absent: 1 - Ron Mortimer

Administrative Business

1. Minutes

An all in favor motion was made by Daniel Schoenfeld to approve the meeting minutes from 09.05.2024.

[24-320](#)

Minutes from September 5th Meeting

Attachments: [09.05.2024 Minutes \(DRAFT\)](#)

2. Director's Report

Adjournment

An all in favor motion was made by Dave Bromley 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