



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)

Thursday, February 5, 2026

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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<https://us02web.zoom.us/j/87169064047>

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Webinar ID: 871 6906 4047

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4:00 PM FIELD TRIP

1. [26-030](#) Map

Attachments: [020526.pdf](#)

5:15 PM EXECUTIVE SESSION

Meeting went into Recess

Meeting Reconvened

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

- Absent** 1 - Commissioner LaNiece Davenport

Public Meeting Items

2. [SPX1209202](#) Special Exception for Restoration in the
[5-007090](#) Sensitive Area Overlay with 30% or greater slopes
9677 S. Quail Hill Lane
[Community #30, Granite]

Attachments: [Staff Report](#)
[Exhibits A - E](#)

Cameron Duncan recused himself and Craig Kitterman replaced him as an alternate for this item.

Melissa Anderson presented this item to the Planning Commission.

David Hart asked how long the temporary irrigation plan be in place.

Melissa Anderson said right now there's no specific date.

Mike Wilcox said the code only requires temporary irrigation if vegetation is planted during April or before October to help get the roots established.

David Hart said he doesn't want the trees to become partially established and end up dying because there's no irrigation.

James Sorensen said it will be in the applicant's best interest to make sure the trees don't die.

Ron Mortimer said one of the conditions addresses that and agreed with James Sorensen that it would be in the applicant's best interest to ensure the trees don't die.

Daniel Schoenfeld opened this item for public comment.

Steve Van Maren, Bluffdale resident, asked why wouldn't the seeds go down before the landscape mat and why not apply for a special exception to grade the entire area.

Daniel Schoenfeld closed this item to public comment.

James Sorensen replied to Steve Van Maren's question about the seeds versus the netting and said that staff has no issues with how the applicant is restoring the vegetation because they're working with a professional landscape architect.

Mike Wilcox replied to Steve Van Maren's question about grading the entire area and said the request is to restore back the hillside that was disturbed and not a request to disturb an area that is natural and native.

A motion was made by David Hart, seconded by Craig Kitterman, that the Planning Commission grant a Special Exception to allow restoration of 30% or greater slopes in the Sensitive Area Overlay, as described in the staff report, for the property located at 9677 S Quail Hill Lane, based on the five findings and subject to the five conditions detailed in the staff report. The motion carried by

the following roll call vote:

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

Absent: 1 - LaNiece Davenport

Recused: 1 - Cameron Duncan

Nonvoting: 0

3. [SPX1217202](#) Sequoia Cove Subdivision (Special Exception Requests)
[5-007095](#) 1368 E Coppercreek Rd
[Community 16, Falcon Park]

Mike Wilcox introduced this item to the Planning Commission.

Alec Moffett, 9044 S 1300 E, presented this item to the Planning Commission.

Thomas Irvin further presented this item to the Planning Commission.

David Hart asked if staff really wants a four foot sidewalk and then a jog to five feet.

Mike Wilcox said it's a city standard to have five foot sidewalks.

David Hart said it should be tied in correctly where the transition happens.

Cameron Duncan said the site plan shows the sidewalk tapering from five feet to four feet.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

Alec Moffett said he is asking for a special exception to the sidewalk. He said the entire neighborhood is an infill development with a four foot sidewalk.

Brittney Ward, Sandy City Engineer, said the old standard is a four foot sidewalk and the current standard is five feet. This is a gateway entry into a neighborhood, on a corner lot, where the ADA ramp is in bad condition. It's next to a commercial property and the existing sidewalk is in poor condition and will need to be brought up to code.

Steven Wrigley asked if it's an ADA requirement to go from a four foot to five foot sidewalk.

Britney Ward said the five foot standard is per Sandy City requirements.

David Hart said he's not opposed to a five foot sidewalk, he wants to make sure the transition blends well.

Brittney Ward said she will make sure her inspectors look out for that.

Ron Mortimer said he thinks the five foot sidewalk works well and feels staff will transition it well.

A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission approve a special exception to create one (1) flag lot for the Sequoia Cove Subdivision based on findings #2 - #5, 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

Absent: 1 - LaNiece Davenport

Nonvoting: 1 - Craig Kitterman

4. [SUB1114202](#) Sequoia Cove Subdivision (Preliminary Subdivision Review)
[5-007080](#) 1368 E. Coppercreek Rd.
[Community 16, Falcon Park]

Attachments: [Staff Report.pdf](#)

[Exhibit A](#)

A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission determine that preliminary subdivision review for the Sequoia Cove Subdivision located at 1368 E Coppercreek Road is substantially complete based on the three findings and subject to the three conditions detailed in the staff report with a modification to condition #3: That the applicant work with staff on a tree preservation plan to ensure that as many mature healthy trees be preserved. 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

Absent: 1 - LaNiece Davenport

Nonvoting: 1 - Craig Kitterman

5. [SUB0821202](#) 9272 Office Condominiums (Preliminary Review)
[4--006814](#) 9272 S. 700 E.
[Community #4, Historic Sandy]

Attachments: [Staff Report](#)

[Exhibit A](#)

[Exhibit B](#)

Mike Wilcox introduced this item to the Planning Commission.

Brook Hitze with Alta Commercial, 7612 Cardoff Circle, Cottonwood Heights, presented this item to the Planning Commission.

Thomas Irvin further presented this item to the Planning Commission.

Steven Wrigley asked if there will be plenty of parking.

Thomas Irvin said yes.

Daniel Schoenfeld opened this item for public comment.

Krishna Athota, 1929 Brighton View Drive, asked if additional buildings will be built with this project.

Daniel Schoenfeld closed this item to public comment.

Thomas Irvin said that no additional buildings will be constructed on the property.

A motion was made by Ron Mortimer, seconded by David Hart, that the Planning Commission determine that preliminary review for the 9272 Office Condominiums located at 9272 S 700 E is substantially complete based on the three findings and subject to the six 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

Absent: 1 - LaNiece Davenport

Nonvoting: 1 - Craig Kitterman

Administrative Business

1. Minutes

An all in favor motion was made by David Hart to approve the meeting minutes from 01.15.26

[26-031](#) Minutes from January 15, 2026 Meeting

Attachments: [01.15.2026 PC Minutes \(DRAFT\).pdf](#)

2. Sandy City Development Report

[26-032](#) Development Report

Attachments: [02.01.2026 DEV REPORT.pdf](#)

3. 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.

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