



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, January 16, 2025

6:15 PM

Council Chambers and Online

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: 857 3261 3070

Passcode: 399928

4:00 PM FIELD TRIP

1. [25-013](#) Map

Attachments: [011625.pdf](#)

5:15 PM EXECUTIVE SESSION

Meeting went into Recess

Meeting Reconvened

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present 9 - Commissioner Dave Bromley
Commissioner Cameron Duncan
Commissioner David Hart
Commissioner Ron Mortimer
Commissioner Daniel Schoenfeld
Commissioner Steven Wrigley
Commissioner Craig Kitterman
Commissioner Jennifer George
Commissioner LaNiece Davenport

Public Hearings

2. [ANX1211202](#) FBAC Development II Annexation (ID Zone)
[4-006899\(PC](#) 8700 S. 700 W.
[\)](#) [Community #1, Northwest Exposure]

Attachments: [Vicinity Map](#)
[24-67c ANNEXATION RESOLUTION](#)
[Staff Report](#)
[Recorded Deed](#)

Brian McCuiston introduced this item to the Planning Commission and recommended approval for the annexation.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

A motion was made by Ron Mortimer, seconded by Cameron Duncan that the Planning Commission send a positive recommendation to the City Council that the FBAC Development II Annexation be approved and zoned ID based on the four findings 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
LaNiece Davenport

Nonvoting: 2 - Craig Kitterman
Jennifer George

3. [REZ1004202](#) Sandy Towns Rezone
[3-006631](#) 1260 E. 8600 S.
[\(PC\)](#) [Community #7, Quarry Bend]

Attachments: [Planning Commission Staff Report](#)

Jake Warner introduced this item to the Planning Commission.

David Hart asked how would they reconcile access to the other property if the owner sells one and keeps the other.

Jake Warner said this is a concept plan and the owner would have to make those arrangements with the property to the east.

David Hart shared additional concerns with access.

Mike Wilcox said that would be an issue for the subdivision and site plan review .

Cameron Duncan asked staff if this is a part of the new general plan or was it created before the new general plan was adopted.

Jake Warner replied that there's an analysis in the staff report based on the old General Plan however the new General Plan does have the transition corridor. And this area is also part of the neighborhood activity center.

Cameron Duncan said he wanted to hear the transition corridor was a part of the plan for this area even though it wasn't enacted at the time the staff report was written.

David Hart opened this item for public comment.

Davithd Hart closed this item to public comment.

A motion was made by Cameron Duncan, seconded by Steven Wrigley, that the Planning Commission forward a positive recommendation, recommending that the City Council approve the application for a zone change from the CN Zone to the RM(12) Zone. The motion carried by the following roll call vote:

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

Nonvoting: 2 - Craig Kitterman
Jennifer George

4. [REZ1127202](#) Riverside Park Rezone (reconsideration)
[3-006661](#) 9016 S. Riverside Drive
[\(PC3\)](#) [Community #2, Civic Center]

Attachments: [Planning Commission Staff Report](#)
[Access Relocation Comments](#)
[05.16.2024 PC Minutes.pdf](#)

Jake Warner introduced this item to the Planning Commission.

Adam Nash is proposing to create a new street to provide access and would create a new driveway.

Steven Wrigley asked the applicant if the road will go behind the 7-11.

Adam Nash replied that they plan to connect the roads.

David Hart commented that they need that connection for emergency vehicles.

Cameron Duncan asked the applicant if he has the right access to use the easements.

Adam Nash replied that he has reciprocal access agreements across all properties.

Dave Bromley asked the applicant if he's met with UDOT to discuss issues such as acceleration lanes, line of sight issues, vehicle access and elevation issues.

Adam Nash said he'll work with the transportation engineer.

David Hart opened this item for public comment.

Jan Archuleta, 734 W Jordan Oaks Drive, shared her concerns about the rezone and asked the Planning Commission to deny the application.

Robert Archuleta, 734 W Jordan Oaks Drive, shared concerns about safe route pickups, increased traffic and is not in support of the rezone.

Jeremiah Johnson, 722 W Jordan Oaks Drive, said that the adjacent businesses have noise limited to business hours but having additional town homes would increase noise and traffic all hours of the day.

David Hart closed this item to public comment.

Cameron Duncan asked Brittney Ward how would 19 residential parking stalls compare to 25-30 commercial parking stalls as far as traffic counts.

Brittney Ward said that an office use only building has a lighter use than residential. Medium density town homes usually take around 9-10 trips per day.

Dave Bromley asked based on the current zone what would be the most intense use that would be allowed.

Mike Wilcox replied that the most intense use would be the 7-11 with the highest impact use that's allowed in the CvC Zone.

Cameron Duncan asked if a restaurant would be allowed in the current zone.

Mike Wilcox replied that retail sales and services and restaurants are allowed in the current zone however a convenience commercial like 7-11 might be the highest generator of traffic.

Steven Wrigley asked Brittney Ward about designated safe walk routes.

Brittney Ward replied that designated safe walk routes and hazardous busing are determined by the school district and they work with the City for any feedback or suggestions. And on site walkability is determined by the Building & Safety department through their ADA walk routes.

Steven Wrigley asked if kids would walk along 700 W where there are no sidewalks.

Brittney Ward said walking thru the developments would be ADA routes handled by the Building & Safety department.

Mike Wilcox said there would be sidewalks along 90th South and there are sidewalks along 700 W but there wouldn't be any along the commercial drive lanes that run behind 7-11 and the engineering office because it's not a road. It's a commercial drive aisle.

Dave Bromley asked Brittney Ward to address the public comments about existing parking along the current easement and if residents could call the city for enforcement.

Brittney Ward said that each development is supposed to provide a certain number of parking stalls and spaces and if they are in violation then residents can lodge a complaint through Code Enforcement addressed through the Conditional Use Permit review.

LaNiece Davenport asked who would maintain the new street.

Brittney Ward said if it's a publicly dedicated right of way the city will maintain it otherwise a private street is maintained by the HOA.

David Hart asked if the property owner is responsible to maintain the street if the zone is changed to a PUD.

Brittney Ward replied that it would be the HOA.

Mike Wilcox said this is proposed as a private street with access to the adjacent commercial. The existing access on 90th is being proposed to be relocated further west and the adjacent commercial developments would have two access points onto the proposed private road. Mike also said that if it were to be a public street there would need to be a full cul-de-sac at the end of the road.

Steve Wrigley asked if it requires one entrance in and two exits.

David Hart said the fire department would require a loop at the bottom and wasn't sure if there was enough room.

Ron Mortimer said it's hard to get a commercial enterprise because of the poor access which makes this decision difficult. He also said it would've been nice to have included this property into the adjacent subdivision.

Cameron Duncan said he's not sure if he's opposed to residential but feels there's still a lot of challenges to get the project to work.

David Hart said that housing makes the most sense.

Daniel Schoenfeld is worried about the traffic on 700 W.

Dave Bromley asked staff if the General Plan would need to be amended according to the recommendation they make.

Jake Warner said that state code doesn't require that rezone decisions are consistent with general plans. Cities can determine in their own codes whether or not zoning decisions must be consistent with the General Plan. Sandy City's code does not currently have that requirement.

Ron Mortimer said that he guesses 100 trips a day for the new development which wouldn't be much but it does add to the existing traffic from the commercial.

Daniel Schoenfeld made a motion to forward a negative recommendation, recommending that the City Council not approve the zone change from the CvC Zone to PUD(12) Zone. Steven Wrigley seconded that motion which did not pass. Daniel shared additional concerns that 19 units is an impact, traffic is a concern and it's not a reasonable use of the property, even with the secondary access on 90th. He feels that a business use would be reasonable.

David Hart said their struggle is that it wants to be a mixed use project. They're unsure if commercial will be viable and they recognize the negative impact that residential will have on the adjacent residential. David asked if the applicant would be willing to look at a different zone.

Jake Warner said that they could ask the applicant if he'd like to consider lowering the number of units, otherwise the decision on the table for the Planning Commission's consideration is whether or not to recommend that the City Council approve the PUD(12) Zone.

David Hart asked the applicant if he'd consider a mixed use zone.

Adam Nash said they've looked at multiple ways to use this property and this is the best solution they've come up with.

Mike Wilcox said that the current mixed use zone would probably not be a good fit and explained the reasons why.

LaNiece Davenport said she's in support of the rezone mainly because of the shortage of housing in the state.

Steven Wrigley said this concept is better than the initial one but there's still issues with the one way in and one way out that will generate a lot of traffic on 700 W.

David Hart said there will be a lot of residents accessing their home on 700 W which will become a thoroughfare.

Dave Bromley said it will happen with any use but the hours will make a difference and

not sure if the hours is enough to sway him.

A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission forward a positive recommendation, recommending that the City Council approve the application for a zone change from the CvC Zone to the PUD(12) Zone. The motion carried by the following roll call vote:

Yes: 4 - Dave Bromley
Cameron Duncan
Ron Mortimer
LaNiece Davenport

No: 3 - David Hart
Daniel Schoenfeld
Steven Wrigley

Nonvoting: 2 - Craig Kitterman
Jennifer George

Administrative Business

1. Minutes

An all in favor motion was made by Daniel Schoenfeld to approve the meeting minutes from 12.19.2024.

[25-014](#) Minutes

Attachments: [12.19.2024 Minutes \(DRAFT\)](#)

2. Sandy City Development Report

[25-015](#) Development Report

Attachments: [01.01.2025 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. 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