



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, September 4, 2025

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/81807405164>

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Webinar ID: 818 0740 5164

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4:45 PM FIELD TRIP

1. [25-275](#) Map

Attachments: [09042025.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

- Present** 8 - Commissioner Dave Bromley
Commissioner Cameron Duncan
Commissioner Ron Mortimer
Commissioner Daniel Schoenfeld
Commissioner Steven Wrigley
Commissioner Craig Kitterman
Commissioner Jennifer George
Commissioner LaNiece Davenport
- Absent** 1 - Commissioner David Hart

Public Hearings

2. [CA08262025](#) Amendments to Title 21 of the Land Development Code related to
[-0007027](#) Brewpubs
[\(PC\)](#)

Attachments: [Staff Report - Brewpub Code Amendments](#)
[Exhibit A - Title 21 Brewpub Code Amendments](#)
[Exhibit B - Title 21 Brewpub Code Amendments](#)
[Exhibit C - Map of State-Required Buffers](#)
[Exhibit D - Map of Eligible Areas for Brewpubs](#)

Melissa Anderson presented this item to the Planning Commission.

Dave Bromley opened this item for public comment.

Dave Bromley closed this item to public comment.

A motion was made by LaNiece Davenport, seconded by Cameron Duncan, that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, of the Municipal Code, relating to Brewpubs, as shown in Exhibit "A", 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
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
Jennifer George
LaNiece Davenport

Absent: 1 - David Hart

Nonvoting: 1 - Craig Kitterman

Public Meeting Items

3. [SPR0630202](#) Alta Canyon Sports Center - Preliminary Modified Site Plan Review
[5-006990](#) 9565 S. Highland Dr.
[Community # 20, Little Cottonwood]

Attachments: [Staff Report](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

[Exhibit D](#)

Doug Wheelwright introduced this item to the Planning Commission.

Dan Medina, Sandy City Parks & Recreation Director, presented this item to the Planning Commission.

Steven Wrigley asked if the racquetball courts will be going away.

Dan Medina said yes.

Cameron Duncan asked if the video is on the city website.

Dan Medina said yes and gave the url info.

LaNiece Davenport asked if this is accessible for pedestrians walking and biking.

Dan Medina said there is a walking and bike path to the center entrance.

Doug Wheelwright further presented this item to the Planning Commission, addressed neighbor concerns from the neighborhood meeting and recommended approval.

Dave Bromley asked if the parking agreement has a term.

Dan Medina said they haven't worked with UTA yet on a term but can look at it as a multi year term.

Dave Bromley suggested that a term with years would be a good idea.

Dave Bromley opened this item for public comment.

Albert Cheng, 9563 Candle Tree Lane, shared his concerns relating to noise and safety.

Kathleen Turner, 9521 Candle Tree Lane, asked about the exits and entrances.

Mitch Gibson asked about amenities for families with young kids.

Chong Teng, 9549 Candle Tree Lane, asked when the next community meeting will be and what the materials of the building will be.

Dave Bromley closed this item to public comment.

Doug Wheelwright said there will be no other public meetings available for this project.

James Sorensen agreed with Doug Wheelwright about no future public meetings would be held but if neighbors had questions they can meet with Doug Wheelwright.

Dave Bromley said that Dan Medina's information can be found on the Sandy City website for residents if they want to talk to him as well.

Dan Medina said the vacant field is being used to stage construction materials and the existing parking lots will be available during construction for the use of the public at the playfields. He spoke about a temporary entrance during construction.

Dave Bromley asked if grading is required.

Dan Medina said no.

Cameron Duncan asked about the exterior elevations.

The architect spoke about the exterior elevations.

A motion was made by Cameron Duncan, seconded by Steven Wrigley that the Planning Commission determine that preliminary modified site plan review is complete for the proposed Alta Canyon Sports Center building, located at 9565 S Highland Dr.; and approve the building height, mass, architectural design, materials and colors as proposed; and set the required on-site parking stall requirement at 148 stalls for this new facility, based on the five findings and subject to the seven conditions detailed in the staff report. The motion carried by the following roll call vote:

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

Absent: 1 - David Hart

Nonvoting: 1 - Craig Kitterman

Administrative Business

1. Minutes

[25-266](#) Minutes from August 7th Meeting

Attachments: [08.07.2025 PC Minutes \(DRAFT\)](#)

An all in favor motion was made to approve the meeting minutes from 08.07.2025.

2. Sandy City Development Report

[25-264](#) Development Report

Attachments: [09.01.2025 DEV REPORT](#)

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