



# Sandy City, Utah

10000 Centennial Parkway  
Sandy, UT 84070  
Phone: 801-568-7256

## Meeting Agenda

### Planning Commission

*Dave Bromley*  
*Cameron Duncan*  
*David Hart*  
*Ron Mortimer*  
*Daniel Schoenfeld*  
*Steven Wrigley*  
*LaNiece Davenport*  
*Craig Kitterman (Alternate)*  
*Jennifer George (Alternate)*

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Thursday, February 19, 2026

6:15 PM

Council Chambers and Online

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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:

[https://us02web.zoom.us/webinar/register/WN\\_rCEyIIN8RICm07kGB-uxmw](https://us02web.zoom.us/webinar/register/WN_rCEyIIN8RICm07kGB-uxmw)

After registering, you will receive a confirmation email containing information about joining the webinar.

You can join the meeting with the following link:

<https://us02web.zoom.us/j/84200628067>

Or join via phone by dialing:

US: 253 215 8782 or 346 248 7799 or 669 900 6833 or 301 715 8592 or 312 626 6799 or 929 436 2866

(for higher quality, dial a number based on your current location)

International numbers available: <https://us02web.zoom.us/j/84200628067>

Webinar ID: 842 0062 8067

Passcode: 628733

#### 4:45 PM FIELD TRIP

1. [26-045](#) Map

**Attachments:** [021926.pdf](#)

#### 6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

## Public Hearings

2. [REZ11202025-007084 \(PC\)](#) Fortner Rezone  
8564 S. 1000 E.  
[Community #6, High Point]  
  
**Attachments:** [PC Report-Fortner Rez \(2.3.26\).pdf](#)
  
3. [REZ01132026-007102 \(PC\)](#) 106 Church Rezone  
166 E. 10600 S.  
[Community #11, Crescent]  
  
**Attachments:** [PC Report-106 Church Rez \(2.10.26\).pdf](#)

## Administrative Business

### 1. Minutes

[26-046](#) Minutes from the Feb 5, 2026 Meeting

**Attachments:** [02.05.2026 PC Minutes \(DRAFT\).pdf](#)

### 2. Director's Report

## Adjournment

## 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



# Sandy City, Utah

10000 Centennial Parkway  
Sandy, UT 84070  
Phone: 801-568-7141

## Staff Report

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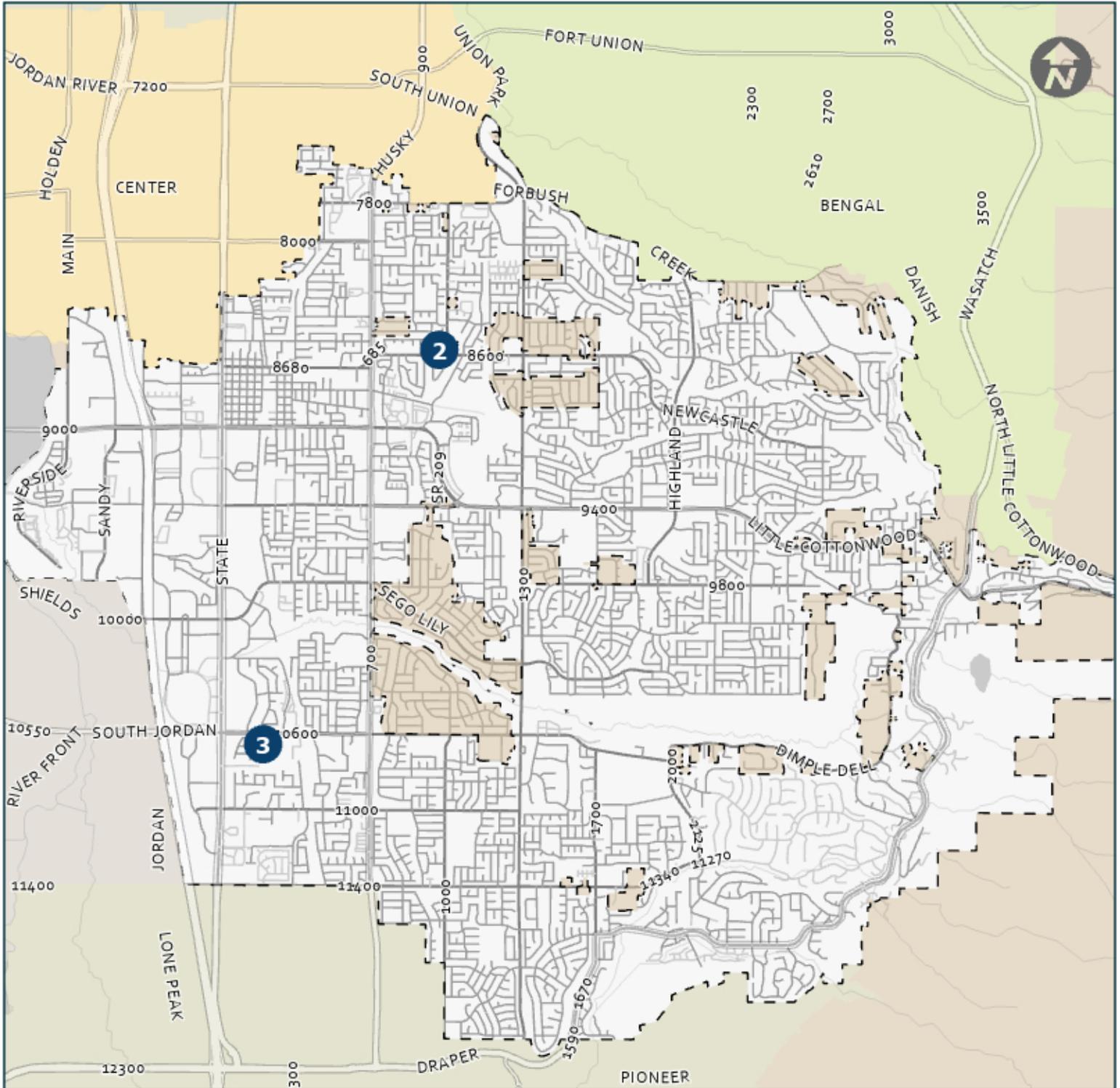
**File #:** 26-045, **Version:** 1

**Date:** 2/19/2026

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Map

# Planning Commission Field Trip February 19, 2026



See Planning Commission agenda packet for specific addresses and details regarding the application.

 1 Mile

Sandy City, UT  
Community Development Department

<u>Agenda Item Number</u>	
	Locations to visit on your own
	Locations to be visited on tour



## Staff Report

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**File #:** REZ11202025-007084  
**(PC), Version:** 1

**Date:** 2/19/2026

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**Agenda Item Title:**

Fortner Rezone  
8564 S. 1000 E.  
[Community #6, High Point]

**Presenter:**

Jake Warner, Long Range Planning Manager

**Description/Background:**

Ben Child, on behalf of Stanson Development (applicant), is requesting a change of zone district on two parcels, subject property, (0.67 acres) owned by Jolene Fortner at 8564 S. 1000 E. from the R-1-10 Zone ("Single-Family Residential District") to the RM(12) Zone ("Multi-Family Residential District"). The subject property currently includes one existing house and accessory structures. The applicant is seeking to redevelop the property for six units, one duplex and one four-plex. A neighborhood meeting was held on January 21, 2026.

See the attached staff report for additional information on this request.

**Further action to be taken:**

The action requested by the Application is a rezone, a legislative item, being presented to the Planning Commission to hold a public hearing and to forward a recommendation to the City Council. The City Council will make the final determination regarding the Application. If the rezone is approved, separate application would be required to be submitted for review and approval of proposed improvements.

**Recommended Action and/or Suggested Motion:**

Alternatives:

1. Forward a positive recommendation, recommending that the City Council approve the application for a zone change of the subject property from the R-1-10 Zone to the RM(12) Zone.
2. Forward a negative recommendation, recommending that the City Council not approve the zone change from the R-1-10 Zone to RM(12) Zone.
3. Table the decision for a future meeting.



JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

MONICA ZOLTANSKI  
MAYOR

SHANE E. PACE  
CHIEF ADMINISTRATIVE OFFICER

## Staff Report Memorandum February 19, 2026

To: Planning Commission  
From: Community Development Department  
Subject: Fortner Rezone  
8564 S. 1000 E.  
[Community #6, High Point]

REZ11202025-007084  
R-1-10 to RM(12)  
0.65 Acres

**Public Hearing Notice:** This item has been noticed to property owners within 500 feet of the subject area, on public websites, at public locations, and a sign posted on site.

### Request

Ben Child, with Stanson Development (applicant), is representing the current property owner, Jolene Fortner. They are requesting a change of zone district on property located at 8564 S. 1000 E. The request is to rezone the property from the R-1-10 (Single-Family Residential District) Zone to the RM(12) (Multi-Family Residential District) Zone (see Exhibit “A” for Application Materials).

### Background

The subject property, two parcels both addressed as 8564 S. 1000 E., is approximately 0.65 acres in area. The property includes one existing house. The property was annexed into the City in 2025 and zoned as R-1-10 Zone at that time. According to the concept plan, the applicant proposes to build six housing units on the property.

The application is requesting a zone change to the RM(12) Zone (Multi-Family Residential District). The zoning designation (and existing land use) of the surrounding properties are as follows (see also Exhibit “C” for an area zoning map):

- North: A-1 as unincorporated property (tri-plex)
- East: R-2-10 & RM(12) (multi-family residential)
- South: R-2-10 (multi-family residential, duplexes)
- West: R-2-10 & SD(R-1-7) (single-family and multi-family residential)



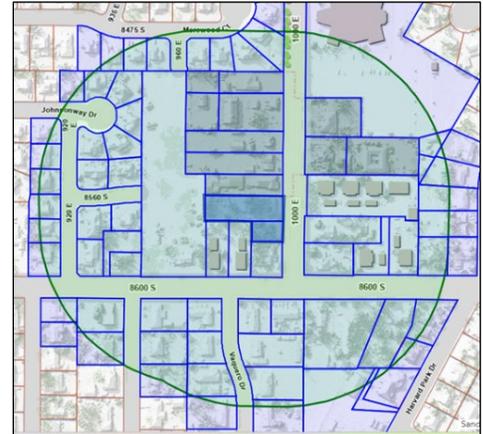
REZ11202025-007084  
Fortner Rezone  
8564 S 1000 E  
Community Development Department  
Sandy City, UT

Property Case History	
Case Number	Case Summary
ANEX07092025-006994	Fortner Annexation (10/13/2025)

**Public Notice and Outreach**

This item was noticed to all property owners within 500 feet of the proposal (see Exhibit “B”) and posted to the property (see Exhibit “E”). The city also issued notice of the public hearing for the proposed rezone on public websites, mailed notice to affected entities and posted in three public locations at least 10 days prior to the Planning Commission public hearing in accordance with the Land Development Code Sec. 21-36-1 and the Utah State Code § 10-9a-205.

Staff held a virtual neighborhood meeting via Zoom on January 21, 2026. Residents within 500 feet of the proposed site were notified by mail. Other than staff and the applicant, ten people attended the meeting. Three emails were provided to staff prior to the neighborhood meeting. A summary of the meeting and the emails are attached (see Exhibit “D”).



**Facts and Findings**

- The zoning designation on the property is currently the R-1-10 Zone. The application is requesting a rezone to the RM(12) Zone. The RM(12) Zone allows for a density of up to twelve units per acre with a minimum area requirement of 25,000 square feet for one duplex and one four-plex.
- The subject property was annexed into the City in 2025. The property was previously zoned A-1 as unincorporated property.
- A concept plan provided with the application proposes six residential units ( a four-plex and a two-plex) on the property. The density of the concept plan would be 9.0 units per acre.
- General Plan (Pace of Progress: Sandy City General Plan 2050) analysis:
  - Per the Annexation Policy Plan (Chapter 7.2, page T84), the future land use of the subject property is a medium-density neighborhood (MN) (See Exhibit “G”). The MN designation intends to “enhance the quality of life by providing ‘missing middle’ housing options that cater to the multi-generation qualities of Sandy populous.” (page T21). The MN designation indicates an appropriate density of up to 12 dwelling units per acre.
  - The Annexation Policy Plan also designates the future land use of the unincorporated property to the north and south as medium-density neighborhood. The Future Land Use Map (see Exhibit “F”) designates the property to the east as medium-density neighborhood and the property to the west as low-density neighborhood.
  - The subject property is not located in a station area plan, neighborhood activity center, and 1000 E. is not designated as a transition corridor. The transition corridor designation does apply to 8600 S.
  - Applicable goals, objectives, policies, and recommendations include:
    - Livability: Neighborhoods and Housing
      - Policy: Sidewalks and trails form complete pedestrian networks and are comfortable for users
      - Goal: Sandy’s neighborhoods in transition take advantage of opportunities and minimize negative impacts
      - Policy: Infill development will be consistent with the surrounding area based on average lot size, average setbacks, average heights, and average lot coverage
      - Goal: Newly developed housing for all households is in vibrant, attainable, and livable neighborhoods
    - Water Preservation

- Policy: Promote development types that use water efficiently  
Land Use
- Objective: Sandy’s Future Land Use Map includes opportunities for the development of diverse housing types
- Objective: Ensure that all planning applications are consistent with the General Plan and Future Land Use Map  
Annexation
- Goal: Annexation of unincorporated areas into Sandy will comply with the provisions of State Statute and the City’s Annexation Policy Plan

### **Conclusions**

- The requested zone district is consistent with General Plan goals, objectives, policies, and the Future Land Use Map.
- A zone change is a legislative item that requires the Planning Commission to make a recommendation to the City Council, after having held a public hearing, with the City Council making the final decision.
- If this rezone application is approved, additional permits and applications, such as a subdivision, modified site plan, and building permits, would need to be submitted and approved.

Planner:



Jake Warner  
Long Range Planning Manager

File Name: S:\USERS\PLN\STAFFRPT\2025\REZ11202025-007084 – Fortner\Planning Commission\PC Report-Fortner Rez (2.3.26).PDF

Exhibit "A"  
Application Materials



**SANDY CITY COMMUNITY DEVELOPMENT**

**GENERAL DEVELOPMENT APPLICATION**  
Revised April 2022

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**Project Information**

Name of Proposed Project: Fortner Date Submitted: \_\_\_\_\_  
 Parcel Tax I.D. Number(s): 22-32-377-018 & 22-32-377-017 Address: 8564 South 1000 East Sandy Utah 84093

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**Type of Request** (mark all that apply)

<input type="checkbox"/> Annexation	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Code Amendment	<input type="checkbox"/> Special Use Permit
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Street Vacation / Closure / Street Renaming
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision
<input checked="" type="checkbox"/> Rezoning of Property	<input type="checkbox"/> Telecommunications
<input type="checkbox"/> Sign Review	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Other (Please Specify)

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Provide a brief summary of the proposed action/request: The above metioned parcels were annexed into Sandy City Limits on September 30, 2025 with a zoning designation of R-1-10 and R-2-10. We are seeking a zone change to a RM(12) zone, which is consistant with the adjacent property.

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**Applicant/Project Contact**

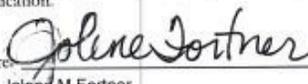
By signing this application, you certify that you own the subject property or are authorized to act on behalf of the property owner to make the above referenced land use application(s). You also certify that the application information provided and submitted through the [Cityworks Portal](#) constitutes a complete submittal in compliance with Sandy City Code and Administrative Procedures to the best of your knowledge. You do also acknowledge that you have read and consent to the [disclosure](#) shown at the bottom of the page.

Signature:  Date: 11/17/25  
 Name: Benjamin Child Company: Stanson Development

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**Property Owner** (if property owner is different than applicant)

By signing this application, you certify that the applicant listed above is authorized to act in your behalf regarding the above referenced land use application.

Signature:  Date: 11/17/25  
 Name: Jolene M Fortner Company: \_\_\_\_\_

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**Disclosure:** The Planning Commission typically meets on the first and third Thursdays of the month. Applicants will be notified of changes in meetings and meetings times. The Planning Division will not officially accept a submittal until the conditions and necessary parts of each application procedure are completed.

Records provided to Sandy City are subject to the Utah Government Records Access and Management Act, Utah Code Ann. §63G-2-101 et seq., which may require Sandy City to produce a copy, including in its original form, to any person upon that person's request. Please consult legal counsel prior to submitting or presenting any record (book, letter, document, paper, map, plan, photograph, film, card, tape, recording, electronic data, or other documentary material regardless of physical form or characteristics) to any officer, official, employee, volunteer or agent of Sandy City for any reason including without limitation, in support of an application or for presentation or display in a meeting. Information that is not provided to Sandy City will not be considered when making decisions.

By signing this application, the property owner is allowing Sandy City staff access over and through the property close to the right-of-way to post legal notice requirements and to take photographs and/or drone footage.

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10000 Centennial Parkway | Sandy, Utah 84070 | p: 801.568.7250 | f: 801.568.7278 | sandy.utah.gov

Exhibit "A"  
Application Materials (cont.)

Benjamin Child  
9792 S Temple Dr  
South Jordan, UT 84095  
ben@stansondev.com  
801-550-0035

Date: November 12, 2025

To:  
Sandy City Community Development Department  
Attn: Planning Division  
10000 South Centennial Parkway  
Sandy, UT 84070

**Subject:** Formal Request for Zone Change – 8564 South 1000 East, Sandy, Utah  
**Tax ID Numbers:** 22-32-377-017 and 22-32-377-018

Dear Planning Division,

I am writing to formally request a zone change for the property located at 8564 South 1000 East, Sandy, Utah. The property is currently zoned R-1-10 and R-2-10, and I respectfully request that the zoning be changed to RM(12) – Residential Multi-Family. This change will allow for a higher-density residential development consistent with Sandy City's General Plan goals for infill development and housing diversity.

The site's location along 1000 East provides excellent access to transportation, public services, and nearby amenities, making it appropriate for modestly increased residential density. The proposed RM(12) zoning promotes efficient land use, attainable housing options, and compatibility with nearby residential and mixed-use areas, supporting the City's long-term vision for balanced growth.

Please let me know if a pre-application meeting or additional documentation is required to move this request forward.

Thank you for your time and consideration.

Sincerely,

Benjamin Child  
Applicant – 8564 South 1000 East  
ben@stansondev.com  
801-550-0035



Exhibit "A"  
Application Materials (cont.)

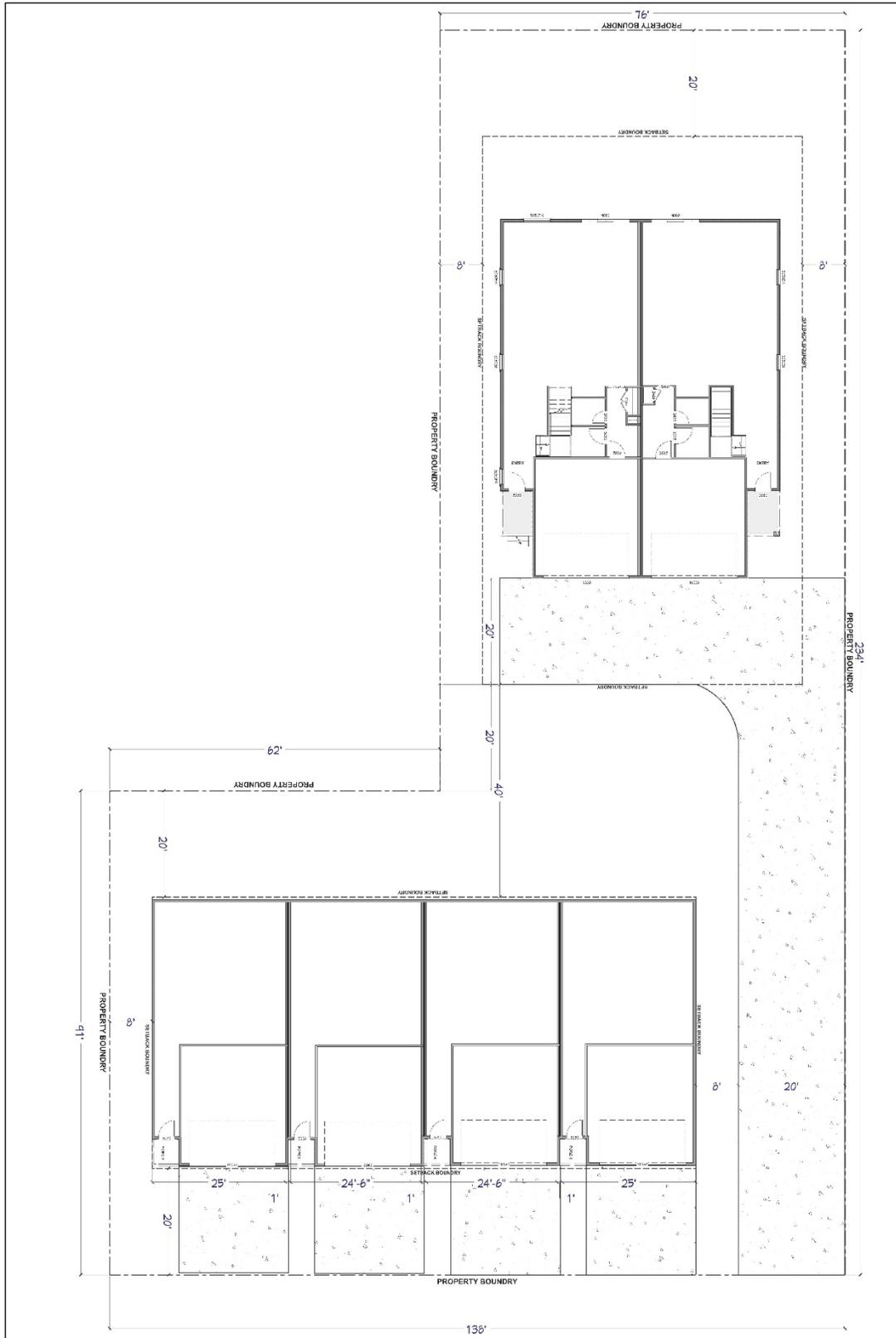


Exhibit "A"  
Application Materials (cont.)



Exhibit "B"  
Planning Commission Notice



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

MONICA ZOLTANSKI  
MAYOR

SHANE E. PACE  
CHIEF ADMINISTRATIVE  
OFFICER

**Notice of Public Hearing  
(rescheduled)**

NOTICE IS HEREBY GIVEN that a public hearing before the Planning Commission regarding the Fortner Rezone application (File #REZ11202025-007084) has been **rescheduled from February 5, 2026 to February 19, 2026.**

On **February 19, 2026** at approximately **6:15 p.m.**, the **Sandy City Planning Commission** will hold a public hearing regarding a rezone application submitted by Ben Child for property located at approximately 8564 S. 1000 E. The request is to rezone approximately 0.65 acres from the R-1-10 (Single-Family Residential District) Zone to the RM(12) (Multi-Family Residential District) Zone. A concept plan (see reverse side) submitted with the application shows six proposed units on the property. Application materials and a full staff report for this item can be found at <https://sandyutah.legistar.com> when the agenda is published (typically the Friday preceding the meeting date).

This Planning Commission meeting will be conducted both in-person (in the Sandy City Council Chambers at City Hall, 10000 S. Centennial Pkwy.), and via Zoom Webinar (see details below). Interested parties may attend and participate in the meeting either in-person or by accessing the meeting using the Zoom webinar link below. Attendees wishing to comment who are participating virtually must have a microphone connected to their device (smartphone, laptop, desktop, etc.), otherwise you'll only be able to view the proceedings. A listen-only option is also available by telephone using the phone numbers provided below.

This notice is being sent to known property owners within 500 feet of this proposal. Please forward this information on to others who may be interested. Interested parties may provide comments prior to the meeting (no later than 3 p.m.) to Jake Warner, **Long Range Planning Manager**, at 801-568-7262 or by email at: [jwarner@sandy.utah.gov](mailto:jwarner@sandy.utah.gov).

How to join Zoom Webinar General Instructions:

- Join on via laptop, desktop or mobile device
- Go to [www.zoom.us](http://www.zoom.us)
- Click 'join a meeting', in the top right-hand corner
- Enter Meeting ID: 842 0062 8067 and click "Join."
- Enter Meeting Password: 628733
- A download should start automatically in a few seconds. If not, click "download here."
- Open download, meeting should begin at 6:15 p.m.
- To make a comment: Select "Participants" in the lower center of the screen. In the Participant Window, select "Raise A Hand" at the lower left to indicate that you would like to make a comment.

You can also join directly through this URL:

<https://us02web.zoom.us/j/84200628067?pwd=cE5bW2jdKZyZANiVVOutlappzZ2N.1>

Or join by phone (choose based on your current location):

US: +1 669 444 9171 or +1 719 359 4580 or +1 253 205 0468

Webinar ID: 842 0062 8067

Or find your local number: <https://us02web.zoom.us/j/84200628067>



10000 Centennial Parkway | Sandy, Utah 84070 | p: 801.568.7250 | f: 801.568.7278 | [sandy.utah.gov](http://sandy.utah.gov)

Exhibit "B"  
Planning Commission Notice (cont.)

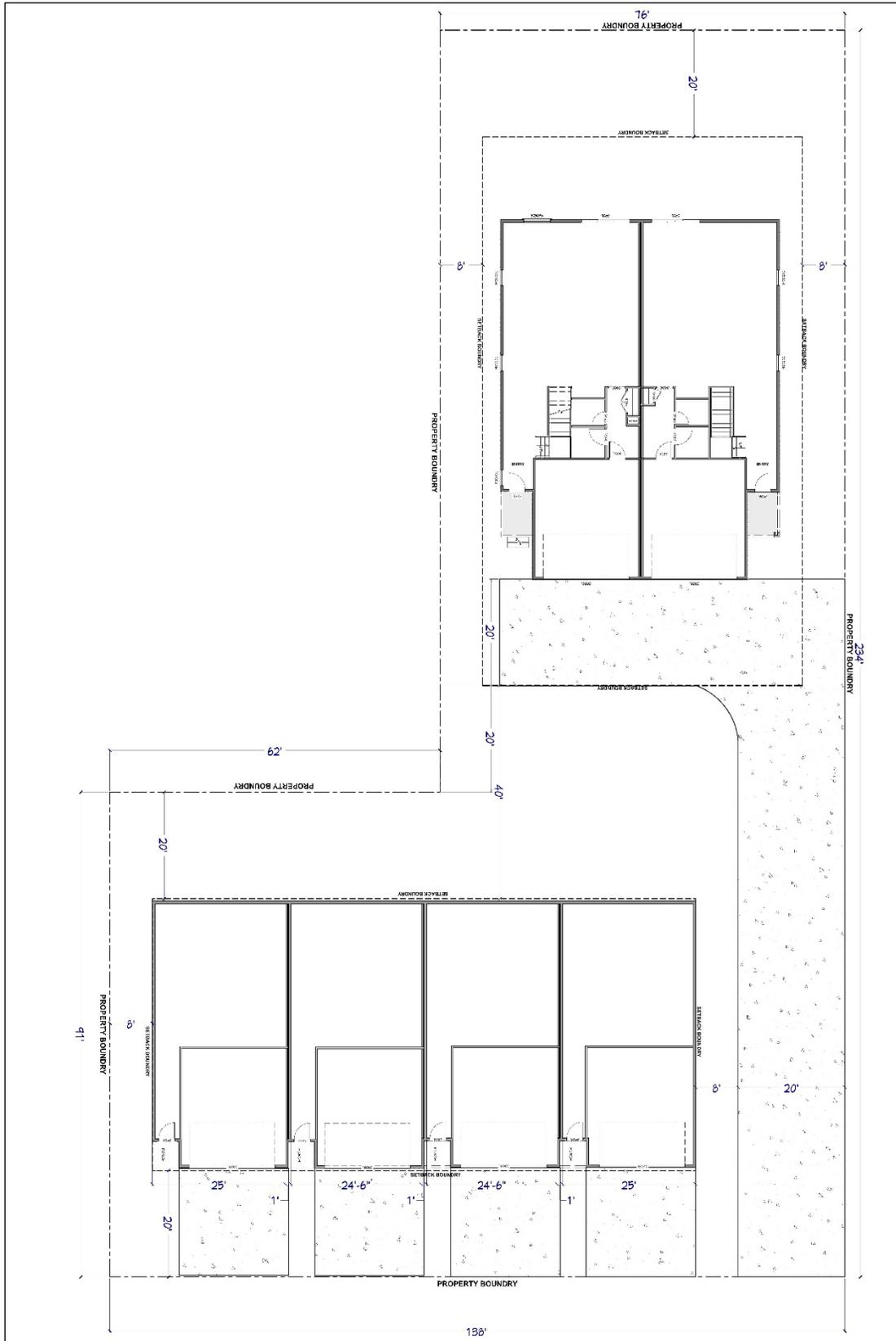
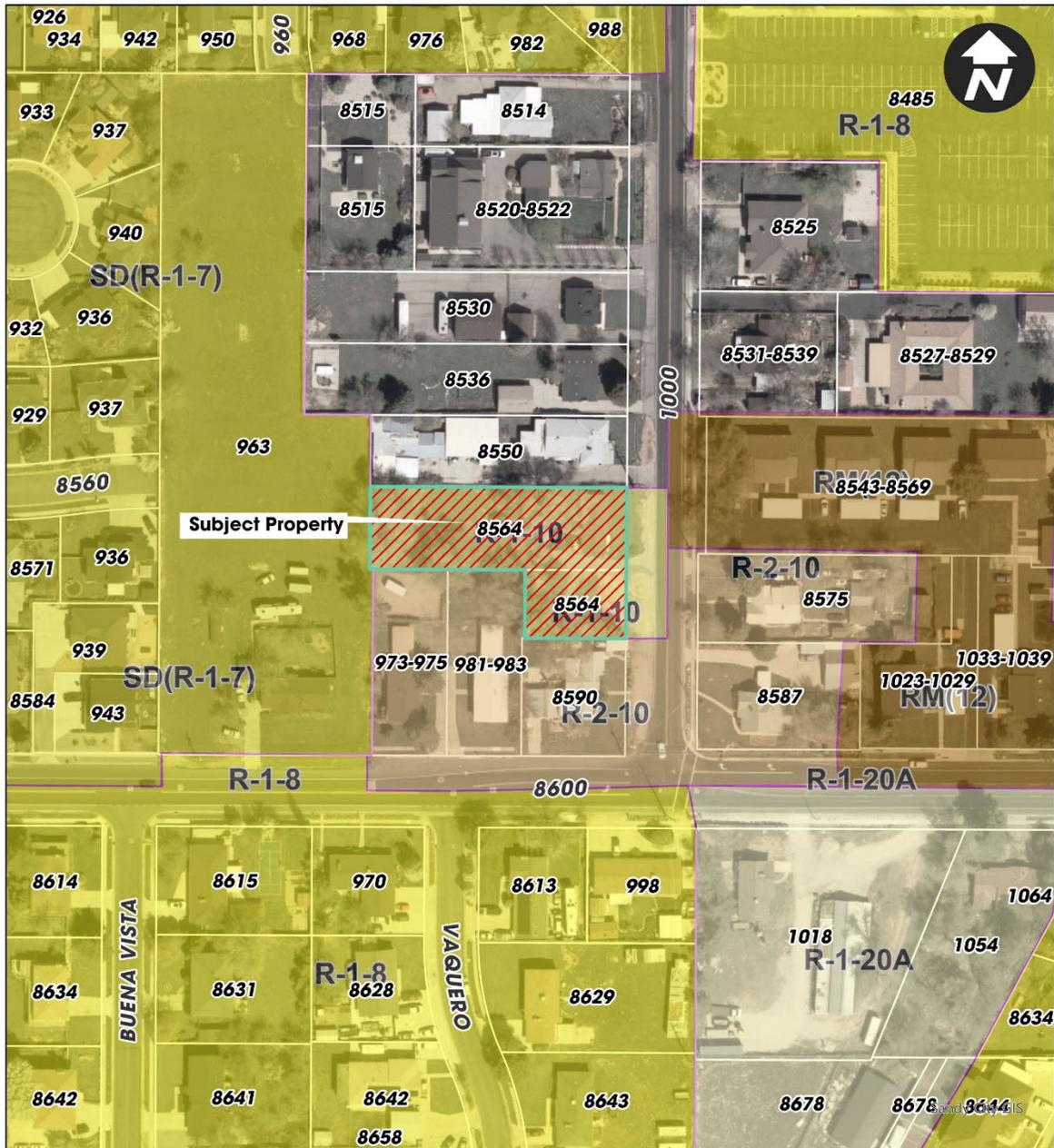


Exhibit "C"  
Zoning Map



REZ11202025-007084  
Fortner Rezone  
8564 S 1000 E

Community Development Department  
Sandy City, UT

Exhibit "D"  
Neighborhood Meeting-Summary



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI MAYOR

SHANE E. PACE CHIEF ADMINISTRATIVE OFFICER

Neighborhood Meeting Summary

**Date:** 1/21/2026

**Project Name:** Fortner Rezone

**Applicant:** Stanson Development, Ben Child

**Location:** Zoom Webinar

**Number of Attendees:** 12

**Number of Invitees:** 76

**Project Description:**

The application proposes to rezone two parcel with two existing homes from the R-1-10 Zone to RM(12) Zone, with the intention to develop six residential units.

**Summary of Attendee Comments:**

Other than Planning staff and two people representing the applicant, twelve people attended. Three emails were provided prior to the meeting (attached). Concerns were expressed included: compatibility with the surrounding area (architecture, scale, setbacks and density), parking, traffic and backing maneuvers onto 1000 E.

Exhibit "D"  
Neighborhood Meeting Summary (cont.)

**From:** [Richard Hill](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] Concern Regarding Proposed Rezoning Near 8564 S 1000 E  
**Date:** Wednesday, January 21, 2026 1:12:31 PM

**CAUTION:** Do not click links, open attachments, or reply, unless you recognize the sender's email address!

Mr. Warner,

I am writing regarding the proposed rezoning application for the property located at approximately 8564 S 1000 E, which I understand is scheduled to be discussed at the Planning Commission meeting tonight, January 21, 2026.

While the property is not directly across the street from my home, I live nearby at **936 E 8560 S**, with a single-family development currently underway on the field between my residence and the parcel in question. Even with that separation, the proposed rezoning would still have a direct and meaningful impact on our neighborhood.

I want to be clear and straightforward: **additional high-density or multi-family housing beyond what already exists is not appropriate for this area**, and I strongly oppose rezoning this property to a higher-density designation.

I recognize that there are currently two duplexes adjacent to the property. However, those structures represent a limited and contained use that has coexisted with surrounding single-family homes for years. Expanding higher-density zoning at this location would go well beyond that precedent and would fundamentally change the character of the area.

This neighborhood has long been defined by low-density residential development. Introducing additional multi-family housing would bring increased traffic, parking pressure, noise, and additional strain on local infrastructure—impacts that are practical and foreseeable, not speculative. These impacts would affect not only existing residents, but also the single-family neighborhood now being developed nearby.

Just as importantly, many homeowners in this area made long-term decisions based on existing zoning and reasonable expectations about neighborhood stability. A zoning change of this nature undermines those expectations and sets a concerning precedent for incremental densification that is incompatible with the surrounding residential pattern.

I understand the broader housing challenges facing the city, but **this location is not well suited for higher-density residential development**, particularly given its proximity to established and planned single-family neighborhoods.

Please include this email as part of the public record for tonight's Planning Commission meeting. I respectfully ask the Planning Commission to **deny or, at a minimum, table this rezoning request** to allow for further consideration of neighborhood compatibility and resident impact.

Thank you for your time and attention.

Exhibit "D"  
Neighborhood Meeting Summary (cont.)

Sincerely,  
Richard Hill

Exhibit "D"  
Neighborhood Meeting Summary (cont.)

**From:** [Ron/Lenna Larson](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] Re - REZ11202025-007084 Fortner Rezone 8564 S 1000 E  
**Date:** Wednesday, January 21, 2026 2:08:24 PM

**CAUTION:** Do not click links, open attachments, or reply, unless you recognize the sender's email address!

Hi Jake,

We are writing this email because we are concerned about the rezone of the property bordering on the east of our property. Our property is zoned as R1-7.

When we were applying for the rezone of our property, we were told that a zone for multi-family dwellings would not be approved in this neighborhood. We were told that we would not be allowed to zone for anything but a single-family residence zone. Why are rules being changed for different people? In addition, these multi-family units will be small, and they won't match the value of the houses that border these units. The proposed multi-family dwelling buildings won't fit the neighborhood, and we believe they will reduce the value of the neighboring homes presently existing and future planned homes for the neighborhood. The proposed buildings in the announcement are small and overly crowded on the lots. They look like a row of garage doors and small entry doors with very little living space.

We are already dealing with drug problems and illegal activities in the immediate area because of the type of housing that has been allowed to be built here, and we believe these types of living structures have the potential to attract more of the same people that will participate in these types of activities and reduce the security of our neighborhood.

Thanks for taking our concerns into consideration,

Ronald & Lenna Larson

Exhibit "D"  
Neighborhood Meeting Summary (cont.)

**From:** [Miriam Tucker](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] Regarding the Fortner Rezone @8564 S. 1000 E.  
**Date:** Wednesday, January 21, 2026 4:08:23 PM

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**CAUTION:** Do not click links, open attachments, or reply, unless you recognize the sender's email address!

Dear Jake,

We are the Owen and Miriam Tucker Family living in the area being reviewed for rezoning for Multi-Family Units. We are very much opposed to the changing of the Zone from Single Family Homes to Multi-Family Units!

We feel that this change in Zoning would greatly change the appeal and the look and feel of our neighborhood. We are a Single Family area and would like to keep it that way. This would greatly change the Density of our area.

We have lived in this area for over 40 years and have enjoyed Single Family Homes to raise our Family. We feel that this would set a precedence for future Developers and would extremely change the look and feel of a quiet Single Family Neighborhood. We are unable to attend the Zoom Meeting tonight but wanted to have our voice heard regarding this issue.

Thank you,

Owen and Miriam Tucker

Exhibit "E"  
Posted Sign Picture

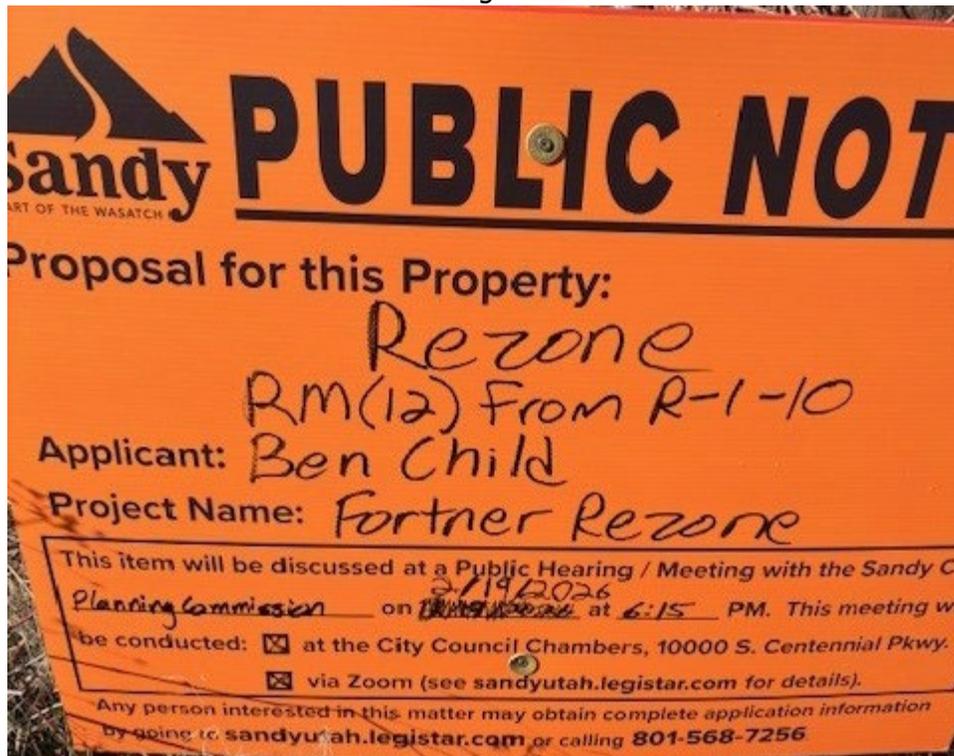


Exhibit "F"  
Future Land Use Map

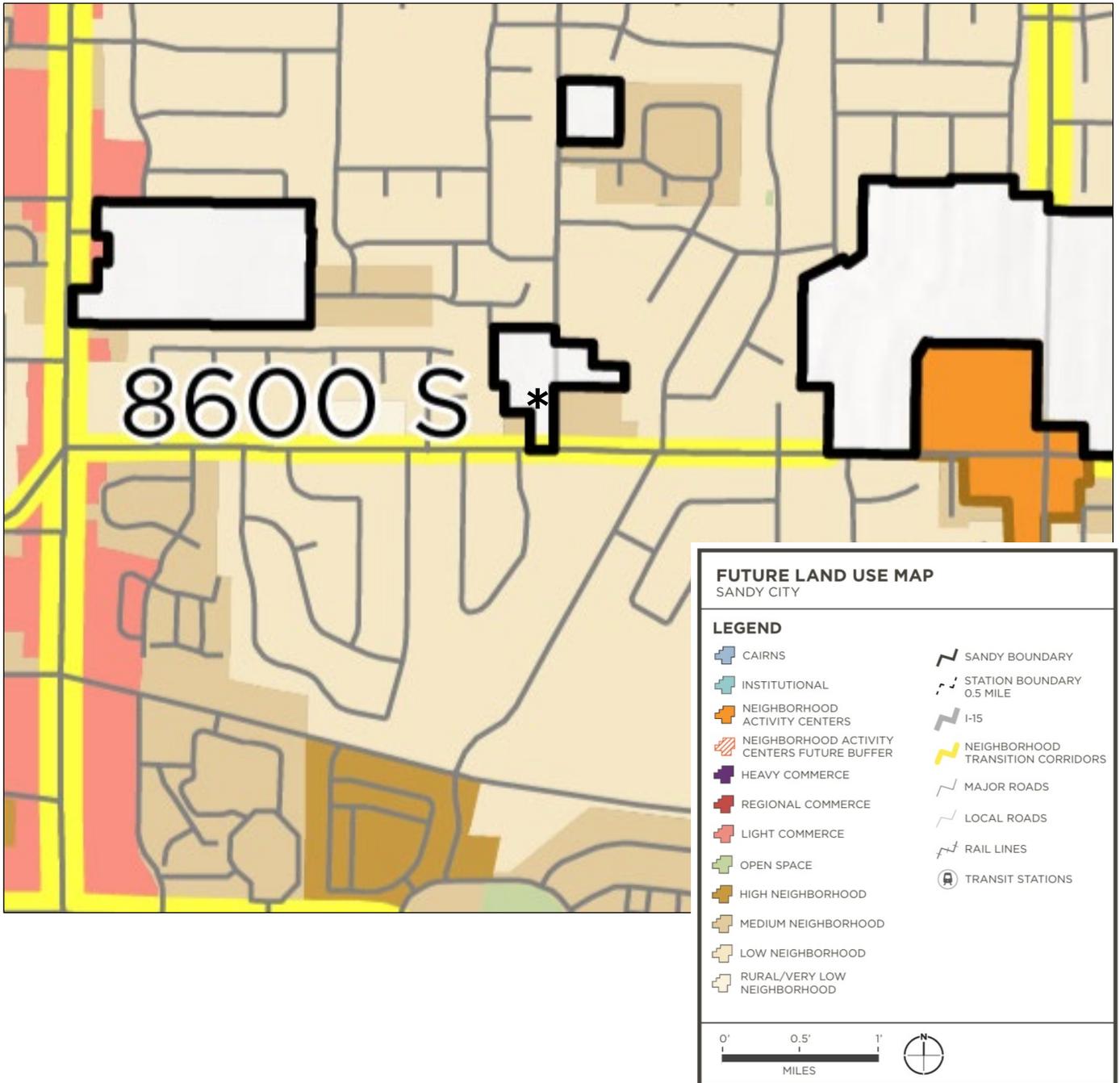
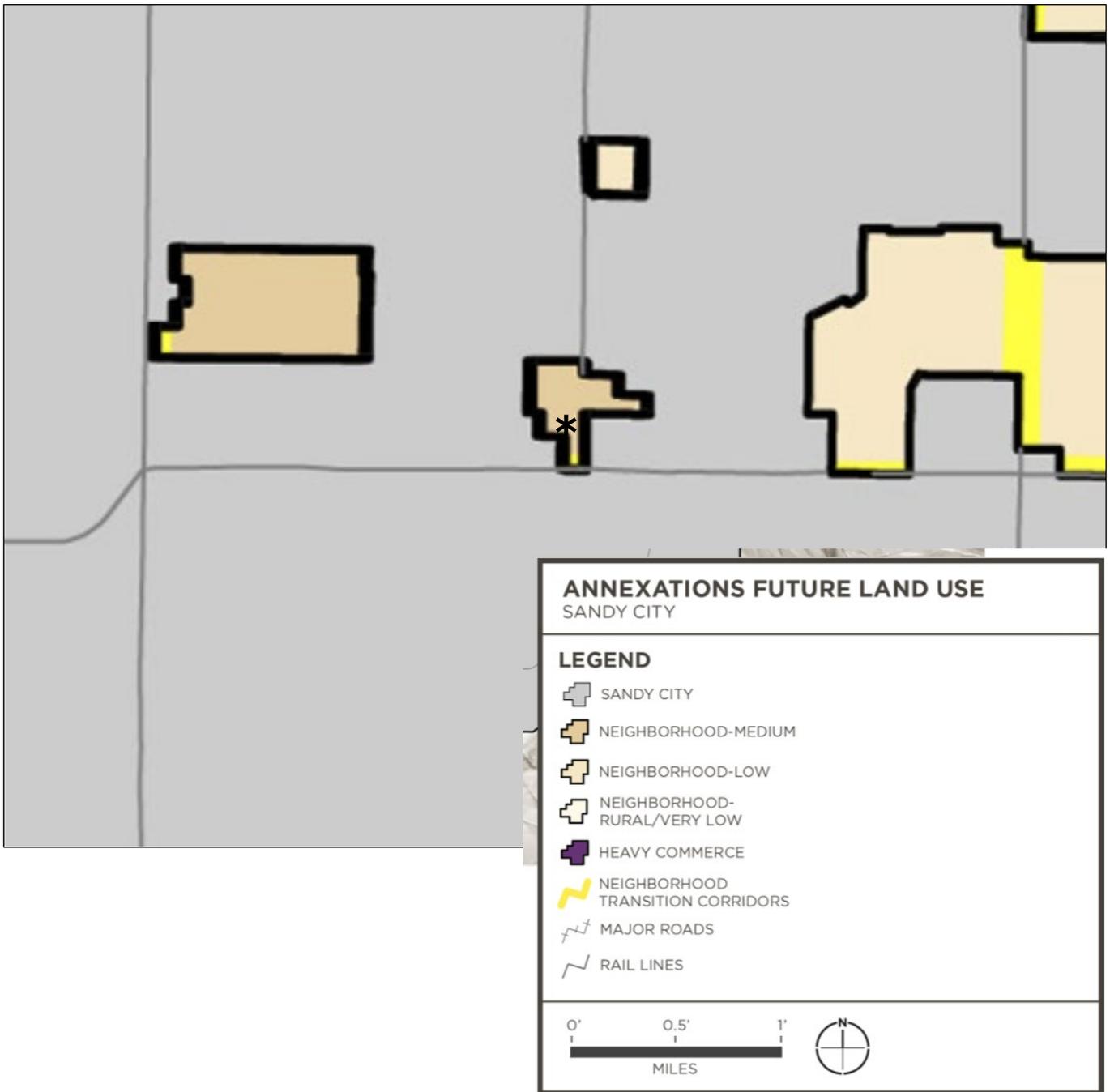


Exhibit "G"  
Annexation Areas Future Land Use Map





## Staff Report

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**File #:** REZ01132026-007102  
**(PC), Version:** 1

**Date:** 2/19/2026

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**Agenda Item Title:**

106 Church Rezone  
166 E. 10600 S.  
[Community #11, Crescent]

**Presenter:**

Jake Warner, Long Range Planning Manager

**Description/Background:**

Matt Sneyd, on behalf of The Muve Group (applicant), is requesting a change of zone district on two parcels, subject property, (1.94 acres) owned by Mountain Side Baptist Church at 166 E. 10600 S. from the R-1-40A Zone ("Single-Family Residential District" with animal rights) to the R-1-10 Zone ("Single-Family Residential District"). The subject property currently includes a church building and one existing house (caretaker). The applicant is seeking to subdivide the property to create three additional residential lots, one of which would include the current caretaker house, and to modify the remainder of the property to continue the use of the existing church building. A neighborhood meeting was held on February 3, 2026.

See the attached staff report for additional information on this request.

**Further action to be taken:**

The action requested by the Application is a rezone, a legislative item, being presented to the Planning Commission to hold a public hearing and to forward a recommendation to the City Council. The City Council will make the final determination regarding the Application. If the rezone is approved, separate application would be required to be submitted for review and approval of proposed improvements.

**Recommended Action and/or Suggested Motion:**

**Alternatives:**

1. Forward a positive recommendation, recommending that the City Council approve the application for a zone change of the subject property from the R-1-40A Zone to the R-1-10 Zone.
2. Forward a negative recommendation, recommending that the City Council not approve the zone change from the R-1-40A Zone to R-1-10 Zone.
3. Table the decision for a future meeting.



# SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

MONICA ZOLTANSKI  
MAYOR

SHANE E. PACE  
CHIEF ADMINISTRATIVE OFFICER

## Staff Report Memorandum February 19, 2026

To: Planning Commission  
From: Community Development Department  
Subject: 106 Church Rezone  
166 E. 10600 S.  
[Community #11, Crescent]

REZ01132026-007102  
R-1-40(A) to R-1-10  
1.94 Acres

**Public Hearing Notice:** This item has been noticed to property owners within 500 feet of the subject area, on public websites, at public locations, and a sign posted on site.

### Request

Matt Sneyd, with The Muve Group (applicant), is requesting a change of zone district for a property located at 166 E 10600 S. The property is currently owned by Mountain Side Baptist Church, and they have authorized the Muve Group to submit this application on their behalf. The request is to rezone the property from the R-1-40(A) (Single-Family Residential District with animals rights) Zone to the R-1-10 (Single-Family Residential District) Zone (see Exhibit “A” for Application Materials).

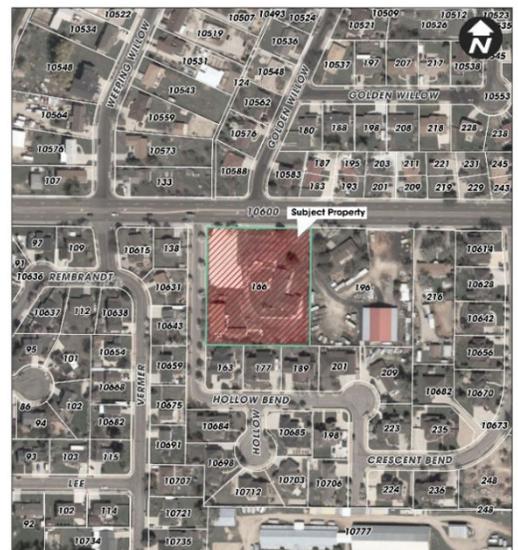
### Background

The subject property, one parcel addressed as 166 E. 10600 S., is approximately 1.94 acres in area. The property includes an existing church building and a caretaker house. The property was annexed into the City as part of a larger area in 1979. It is currently zoned R-1-40(A). A house built in the 1970’s was converted to a church in 1989 with an approved site plan application. A caretaker house appears to have been built in 1996.

The application is requesting a zone change to the R-1-10 Zone (Single-Family Residential District). According to the concept plan, the applicant proposes to keep the existing church building and subdivide the property to add three residential lots.

The zoning designation (and existing land use) of the surrounding properties are as follows (see also Exhibit “C” for an area zoning map):

- North: R-1-20A & R-2-10 (single-family residential & twin homes)
- East: R-1-40(A) (single-family residential)
- South: R-1-10 (single-family residential)
- West: R-1-10 (single-family residential)



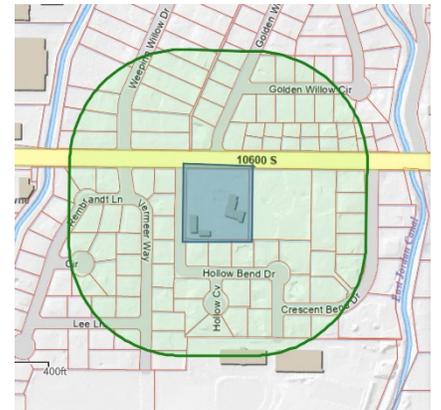
REZ01132026-007102  
Property Rezone  
166 E 10600 S  
Community Development Department  
Sandy City, UT

Property Case History	
Case Number	Case Summary
A #79-2	Fairborn Annexation (2/13/1979)
CUP #88-25	Mountain Side Baptist Church
SPR #89-02	Mountain Side Baptist Church

**Public Notice and Outreach**

This item was noticed to all property owners within 500 feet of the proposal (see Exhibit “B”) and posted to the property (see Exhibit “E”). The city also issued notice of the public hearing for the proposed rezone on public websites, mailed notice to affected entities and posted in three public locations at least 10 days prior to the Planning Commission public hearing in accordance with the Land Development Code Sec. 21-36-1 and the Utah State Code § 10-9a-205.

Staff held a virtual neighborhood meeting via Zoom on February 19, 2026. Residents within 500 feet of the proposed site were notified by mail. Other than staff and the applicant, six people attended the meeting. A summary of the meeting is attached (see Exhibit “D”).



**Facts and Findings**

- The zoning designation on the property is currently the R-1-40(A) Zone. The application is requesting a rezone to the R-1-10 Zone. The R-1-10 Zone is a single-family residential zone that requires minimum lot sizes of 10,000 square feet.
- The applicant is proposing to keep an existing church structure to continue to be used for religious purposes and to subdivide the property to create three residential lots of at least 10,000 square feet and one lot for the existing church building of approximately 48,460 square feet.
- “Religious or cultural activity” is a conditional use in both the R-1-40(A) and R-1-10 Zones. A conditional use was approved in 1988 for the existing church building.
- General Plan (Pace of Progress: Sandy City General Plan 2050) analysis:
  - The subject property is designated as being in the Low Density Neighborhood (LN) future land use category on the future land use map with a Transition Corridor-Light (TC-L) designation along 10600 S. The LN category is intended to consist “primarily of single-family residential areas (up to six dwelling units per acre) focused on sustaining a high quality of life through well-maintained infrastructure, housing, open space, schools, and limited non-commercial service/institutional areas.” (Chapter 7.1, page T20) The TC-L indicates a potential for “missing middle housing types” along the corridor of up to 10 dwelling units per acre.
  - The subject property is not located in a designated station area plan or a neighborhood activity center.
  - Applicable goals, objectives, policies, and recommendations include:
    - Livability: Neighborhoods and Housing
      - Policy: Sidewalks and trails form complete pedestrian networks and are comfortable for users
      - Goal: Sandy’s neighborhoods in transition take advantage of opportunities and minimize negative impacts
      - Policy: Infill development will be consistent with the surrounding area based on average lot size, average setbacks, average heights, and average lot coverage
      - Goal: Newly developed housing for all households is in vibrant, attainable, and livable neighborhoods

Land Use

- Objective: Sandy’s Future Land Use Map includes opportunities for the development of diverse housing types
- Objective: Ensure that all planning applications are consistent with the General Plan and Future Land Use Map

**Conclusions**

- The requested zone district is consistent with General Plan goals, objectives, policies, and the Future Land Use Map.
- A zone change is a legislative item that requires the Planning Commission to make a recommendation to the City Council, after having held a public hearing, with the City Council making the final decision.
- If this rezone application is approved, additional permits and applications, such as a subdivision, modified site plan, and building permits, would need to be submitted and approved.

Planner:



Jake Warner  
Long Range Planning Manager

File Name: S:\USERS\PLN\STAFFRPT\2026\REZ01132026-007102-106 Church\Planning Commission\PC Report-106 Church Rez (2.10.26).PDF

Exhibit "A"  
Application Materials

Docusign Envelope ID: 1893323F-CA4F-42E7-AF94-8B6B5D718314



SANDY CITY COMMUNITY DEVELOPMENT

GENERAL DEVELOPMENT APPLICATION

Revised April 2022

**Project Information**

Name of Proposed Project: 106 and Church Date Submitted: 1/12/2026  
Parcel Tax I.D. Number(s): 28183260010000 Address: 166 East 10600 South

**Type of Request** *(mark all that apply)*

<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Special Exception
<input type="checkbox"/>	Code Amendment	<input type="checkbox"/>	Special Use Permit
<input type="checkbox"/>	Conditional Use Permit	<input type="checkbox"/>	Street Vacation / Closure / Street Renaming
<input type="checkbox"/>	General Plan Amendment	<input type="checkbox"/>	Subdivision
<input checked="" type="checkbox"/>	Rezoning of Property	<input type="checkbox"/>	Telecommunications
<input type="checkbox"/>	Sign Review	<input type="checkbox"/>	Temporary Use
<input type="checkbox"/>	Site Plan Review	<input type="checkbox"/>	Other (Please Specify)

Provide a brief summary of the proposed action/request:

This request proposes rezoning the property from R-1-40 to R-1-10 to align with surrounding zoning, neighborhood character, and Sandy City's General Plan. The change would allow for appropriate infill residential use and more efficient land utilization.

**Applicant/Project Contact**

By signing this application, you certify that you own the subject property or are authorized to act on behalf of the property owner to make the above referenced land use application(s). You also certify that the application information provided and submitted through the [Cityworks Portal](#) constitutes a complete submittal in compliance with Sandy City Code and Administrative Procedures to the best of your knowledge. You do also acknowledge that you have read and consent to the [disclosure](#) shown at the bottom of the page.

Signature:  Date: 1/12/2026  
Name: Matt Sneyd Company: The Muve Group

**Property Owner** *(if property owner is different than applicant)*

By signing this application, you certify that the applicant listed above is authorized to act in your behalf regarding the above referenced land use application.

Signed by:  Date: 1/12/2026 | 18:37 PST  
Signature: \_\_\_\_\_  
Name: Andrew Jones Company: Mountain Side Baptist Church

**Disclosure:** The Planning Commission typically meets on the first and third Thursdays of the month. Applicants will be notified of changes in meetings and meetings times. The Planning Division will not officially accept a submittal until the conditions and necessary parts of each application procedure are completed.

Records provided to Sandy City are subject to the Utah Government Records Access and Management Act, Utah Code Ann. §63G-2-101 et seq., which may require Sandy City to produce a copy, including in its original form, to any person upon that person's request. Please consult legal counsel prior to submitting or presenting any record (book, letter, document, paper, map, plan, photograph, film, card, tape, recording, electronic data, or other documentary material regardless of physical form or characteristics) to any officer, official, employee, volunteer or agent of Sandy City for any reason including without limitation, in support of an application or for presentation or display in a meeting. Information that is not provided to Sandy City will not be considered when making decisions.

By signing this application, the property owner is allowing Sandy City staff access over and through the property close to the right-of-way to post legal notice requirements and to take photographs and/or drone footage.

10000 Centennial Parkway | Sandy, Utah 84070 | p: 801.568.7250 | f: 801.568.7278 | sandy.utah.gov

Exhibit "A"  
Application Materials (cont.)

To Whom It May Concern,

I am writing to formally request a zone change for the property located at 166 E 10600 South, Sandy, Utah, consisting of approximately 1.94 acres. The property is currently zoned R-1-40, and I am requesting that the entire parcel be rezoned to R-1-10.

Rezoning this property to R-1-10 is consistent with Sandy City's General Plan and long-range planning objectives for efficient land use and appropriately scaled light residential development. The subject property is located in a developed urban neighborhood, and the existing R-1-40 zoning does not reflect the current character or function of the area. R-1-40 zoning is typically associated with agricultural or very low-density uses, which no longer make sense in this location.

The surrounding area is predominantly zoned R-1-10, with several nearby properties, including parcels directly north across the street, zoned for even higher residential densities (R-2-10). Rezoning the property to R-1-10 would align it with the prevailing zoning pattern while preserving compatibility with the existing neighborhood's development, scale, and character.

According to the city's historical records for the property, most prior development inquiries favored a higher-density townhouse approach. We believe our proposed zoning and plan are more consistent with the existing neighborhood character, more likely to be accepted by surrounding residents, and better aligned with the city's long-term vision while creating the least amount of disruption.

The property currently contains a church building as well as an existing single-family home located on the southwest corner of the parcel. Under the current zoning, the existing home cannot be separated from the larger parcel and church building. This makes the property far too expensive for the average homebuyer and effectively eliminates any realistic opportunity for individual homeownership. Rezoning to R-1-10 would allow the home to be placed on its own lot, creating a viable and more affordable ownership opportunity where one does not currently exist.

More broadly, the requested zone change would allow residential land that is currently underutilized and unusable solely due to zoning constraints to be developed in a manner that matches the surrounding neighborhood. There is a very limited supply of developable land in east Salt Lake County in general, and this rezone would help make better use of an infill property within an already established urban area.

The church building and its associated parking will remain on the property for the time being. Once the property is rezoned to R-1-10, the site would be eligible for future redevelopment. Removal of the existing building and parking lot would allow for subdivision into additional R-1-10 single-family residential lots, subject to all applicable approvals. This zoning would integrate well with our future concept plan should the church or either of the two eastern neighbors ever sell, helping to further a more cohesive and compatible neighborhood structure.

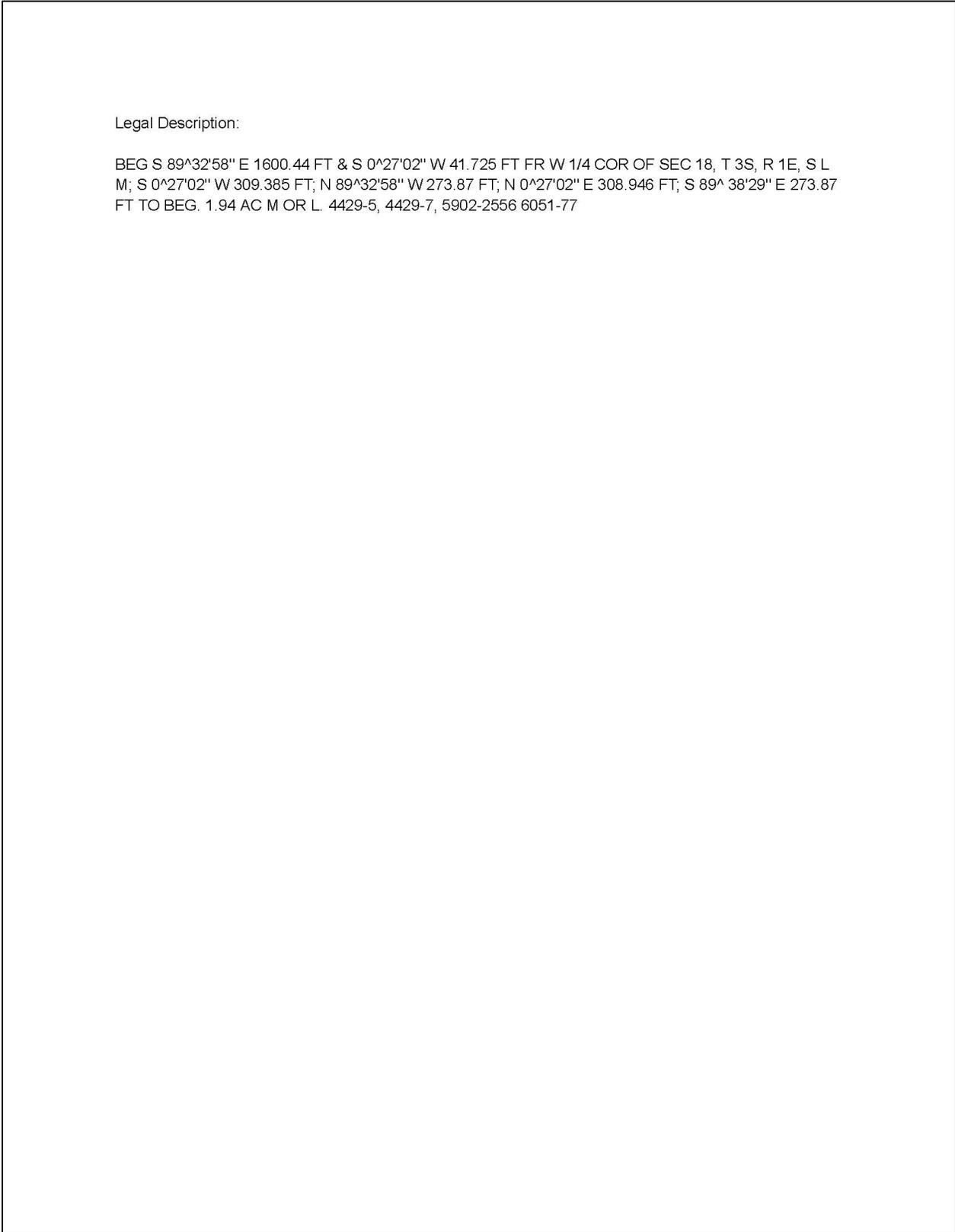
Exhibit "A"  
Application Materials (cont.)

This request represents a logical and modest adjustment to existing zoning that reflects current land use, surrounding development patterns, and adopted City planning policies. Approval of this zone change would bring the property into conformance with Sandy City's General Plan while allowing for reasonable and compatible residential use of the land.

Thank you for your time and consideration.

Matt Sneyd

Exhibit "A"  
Application Materials (cont.)



Legal Description:

BEG S 89°32'58" E 1600.44 FT & S 0°27'02" W 41.725 FT FR W 1/4 COR OF SEC 18, T 3S, R 1E, S L M; S 0°27'02" W 309.385 FT; N 89°32'58" W 273.87 FT; N 0°27'02" E 308.946 FT; S 89° 38'29" E 273.87 FT TO BEG. 1.94 AC M OR L. 4429-5, 4429-7, 5902-2556 6051-77

Exhibit "A"  
Application Materials (cont.)



New driveway  
for existing house

Exhibit "A"  
Application Materials (cont.)

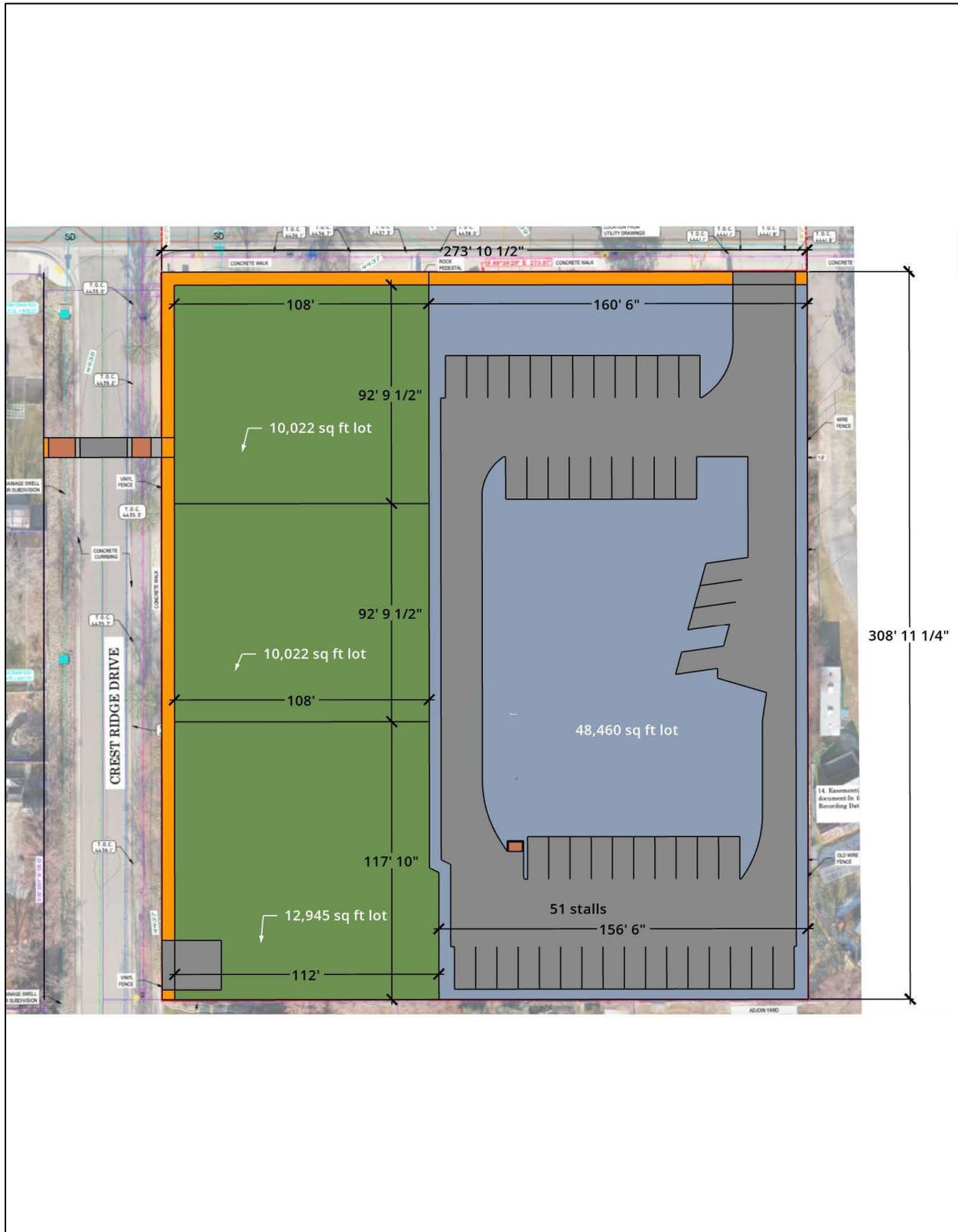


Exhibit "B"  
 Planning Commission Notice



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN  
 COMMUNITY DEVELOPMENT  
 DIRECTOR

MONICA ZOLTANSKI  
 MAYOR

SHANE E. PACE  
 CHIEF ADMINISTRATIVE  
 OFFICER

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that on **February 19, 2026** at approximately **6:15 p.m.**, the **Sandy City Planning Commission** will hold a public hearing regarding a rezone application submitted by The Muve Group (Matt Sneyd) for property located at approximately 166 E. 10600 S. The request is to rezone approximately 1.94 acres from the R-1-40A (Single-Family Residential District with animal rights) Zone to the R-1-10 (Single Family Residential District) Zone. A concept plan (see reverse side) submitted with the application shows a proposal to keep the existing church and to create three new residential lots. All application materials and a full staff report for this item can be found at <https://sandyutah.legistar.com> when the agenda is published (typically the Friday preceding the meeting date).

This Planning Commission meeting will be conducted both in-person (in the Sandy City Council Chambers at City Hall, 10000 S. Centennial Pkwy.), and via Zoom Webinar (see details below). Interested parties may attend and participate in the meeting either in-person or by accessing the meeting using the Zoom webinar link below. Attendees wishing to comment who are participating virtually must have a microphone connected to their device (smartphone, laptop, desktop, etc.), otherwise you'll only be able to view the proceedings. A listen-only option is also available by telephone using the phone numbers provided below.

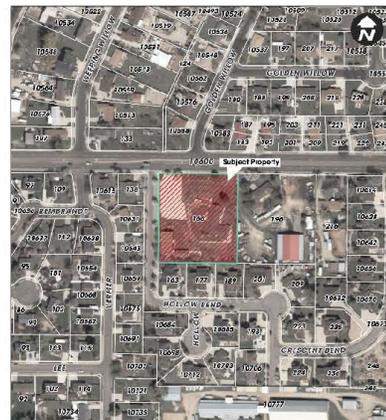
This notice is being sent to known property owners within 500 feet of this proposal. Please forward this information on to others who may be interested. Interested parties may provide comments prior to the meeting (no later than 3 p.m.) to Jake Warner, **Long Range Planning Manager**, at 801-568-7262 or by email at: [jwarner@sandy.utah.gov](mailto:jwarner@sandy.utah.gov).

How to join Zoom Webinar General Instructions:

- Join on via laptop, desktop or mobile device
- Go to [www.zoom.us](http://www.zoom.us)
- Click 'join a meeting', in the top right-hand corner
- Enter Meeting ID: 842 0062 8067 and click "Join."
- Enter Meeting Password: 628733
- A download should start automatically in a few seconds. If not, click "download here."
- Open download, meeting should begin at 6:15 p.m.
- To make a comment: Select "Participants" in the lower center of the screen. In the Participant Window, select "Raise A Hand" at the lower left to indicate that you would like to make a comment.

You can also join directly through this URL:  
<https://us02web.zoom.us/j/84200628067?pwd=cE5bW2ZkdkZyZANiVWOutl1pZpZ2N.1>

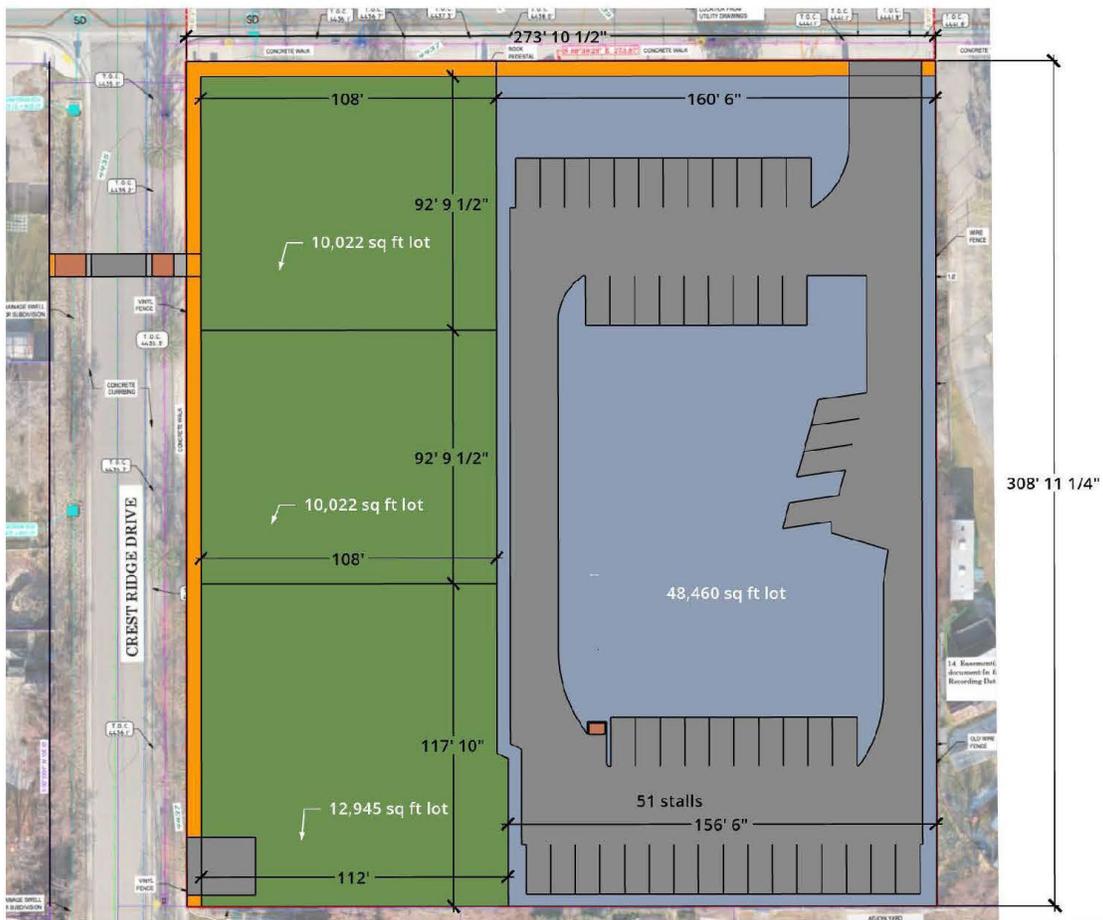
Or join by phone (choose based on your current location):  
 US: +1 669 444 9171 or +1 719 359 4580 or +1 253 205 0468  
 Webinar ID: 842 0062 8067  
 Or find your local number: <https://us02web.zoom.us/j/kx3VMATx8>



REZ01132026-007102  
 Property Rezone  
 166 E 10600 S  
 Community Development Department  
 Sandy City, UT

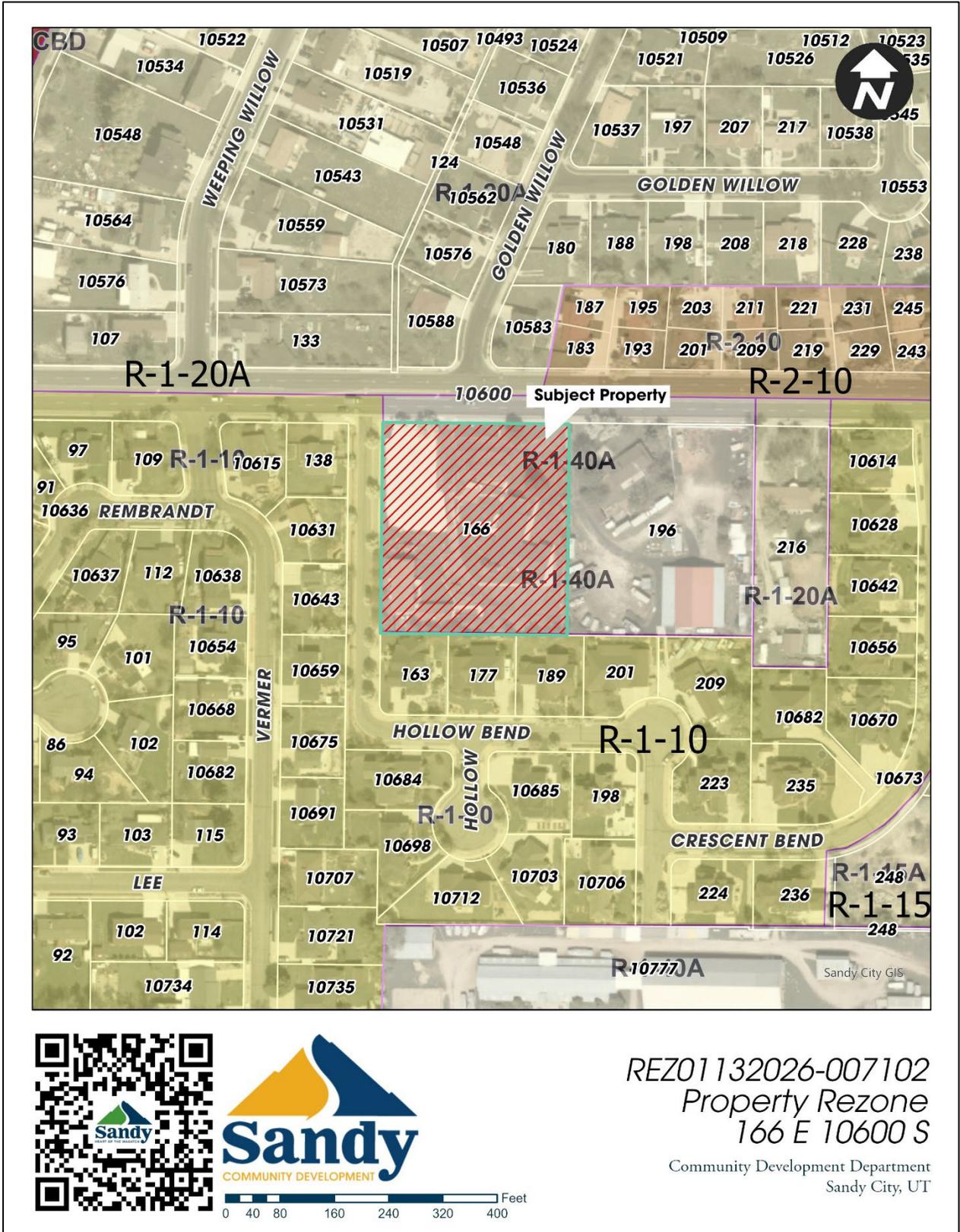
10000 Centennial Parkway | Sandy, Utah 84070 | p: 801.568.7250 | f: 801.568.7278 | [sandy.utah.gov](http://sandy.utah.gov)

Exhibit "B"  
Planning Commission Notice (cont.)



10000 Centennial Parkway | Sandy, Utah 84070 | p: 801.568.7250 | f: 801.568.7278 | sandy.utah.gov

Exhibit "C"  
Zoning Map



REZ01132026-007102  
Property Rezone  
166 E 10600 S

Community Development Department  
Sandy City, UT

Exhibit "D"  
Neighborhood Meeting-Summary



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI MAYOR

SHANE E. PACE CHIEF ADMINISTRATIVE OFFICER

Neighborhood Meeting Summary

**Date:** 2/3/2026

**Location:** Zoom Webinar

**Project Name:** 106 Church Rezone

**Number of Attendees:** 6

**Applicant:** The Muve Group, Matt Sneyd

**Number of Invitees:** 101

**Project Description:**

The application proposes to rezone one parcel (approximately 1.94 with an existing church building and caretaker home from the R-1-40A Zone to R-1-10 Zone, with the intention of subdividing to create three residential lots, including the existing home, while keeping the existing church building.

**Summary of Attendee Comments:**

Other than Planning staff and two people representing the applicant, six people attended. Staff and the applicant presented the application. The only comment received was from the president of the HOA to the south. He stated that the HOA has been maintaining the parkstip along Hollow Bend Drive. Staff responded by saying that the applicant would need to work with the HOA to resolve.

Exhibit "E"  
Posted Sign Picture

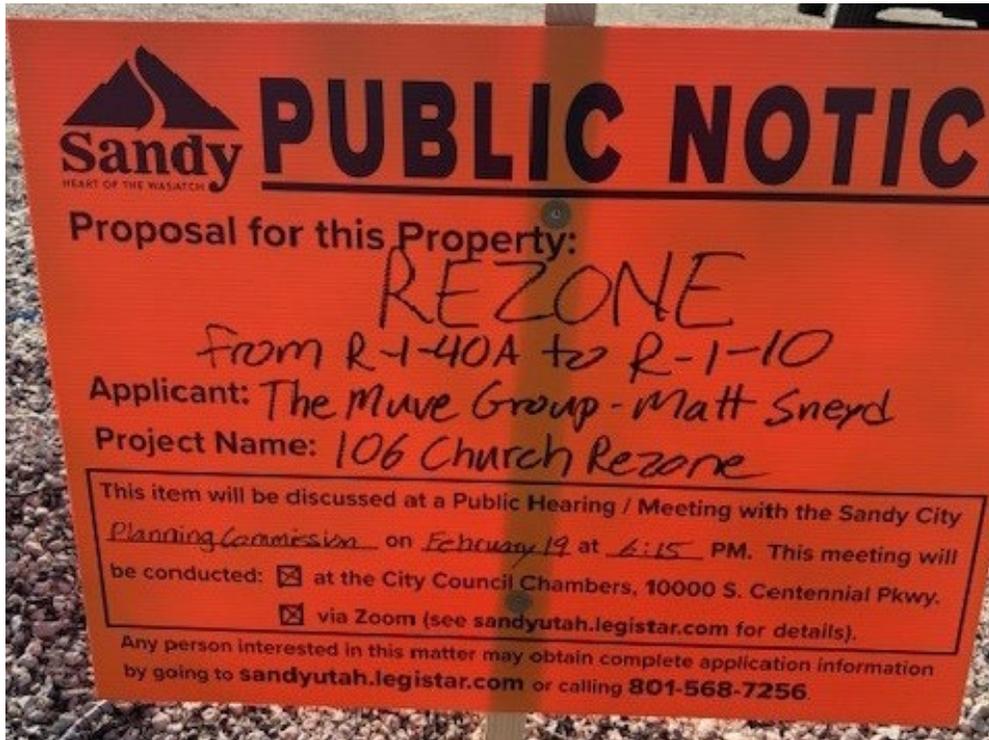
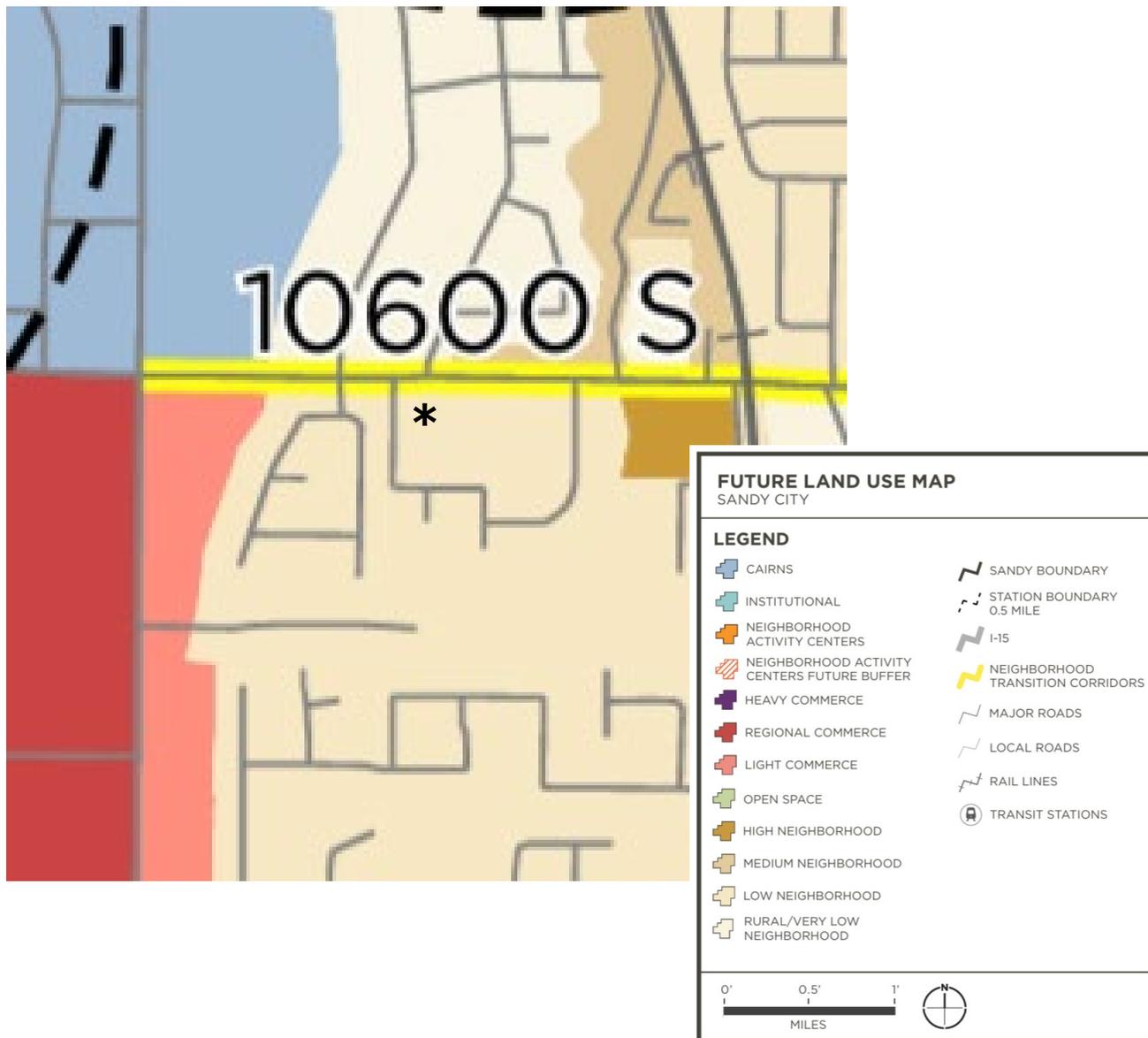


Exhibit "F"  
Future Land Use Map





# Sandy City, Utah

10000 Centennial Parkway  
Sandy, UT 84070  
Phone: 801-568-7141

## Staff Report

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**File #:** 26-046, **Version:** 1

**Date:** 2/19/2026

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Minutes from the Feb 5, 2026 Meeting



# 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:

[https://us02web.zoom.us/webinar/register/WN\\_FYzj84t8ScqIE4YWe5TTpg](https://us02web.zoom.us/webinar/register/WN_FYzj84t8ScqIE4YWe5TTpg)

After registering, you will receive a confirmation email containing information about joining the webinar.

You can join the meeting with the following link:

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

Or join via phone by dialing:

US: 253 215 8782 or 346 248 7799 or 669 900 6833 or 301 715 8592 or 312 626 6799 or 929 436 2866  
(for higher quality, dial a number based on your current location)

International numbers available: <https://us02web.zoom.us/j/87169064047>

Webinar ID: 871 6906 4047

Passcode: 068081

#### 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**

DRAFT

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

DRAFT

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