



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, November 21, 2024

6:15 PM

Council Chambers and Online

Meeting procedures are found at the end of this agenda.

This Planning Commission meeting will be conducted both in-person, in the Sandy City Council Chambers at City Hall, and via Zoom Webinar. Residents may attend and participate in the meeting either in-person or via the webinar link below. Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_Yw2gDAofSCiP0fApP1692g

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<https://us02web.zoom.us/j/85379674308>

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Webinar ID: 853 7967 4308

Passcode: 454958

4:00 PM FIELD TRIP

1. [24-411](#) Map

Attachments: [112124.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 Cameron Duncan
Commissioner David Hart
Commissioner Ron Mortimer
Commissioner Daniel Schoenfeld
Commissioner Steven Wrigley
Commissioner Craig Kitterman
Commissioner Jennifer George
Commissioner LaNiece Davenport
- Absent** 1 - Commissioner Dave Bromley

Public Hearings

DRAFT

- 2. [ANX1015202](#) Bay Annexation (R-1-10)
[4-006870\(PC](#) 10175 S. Dimple Dell Road (two parcels)
[\]](#) [Community #29]

Attachments: [Vicinity Map](#)
[Staff Report](#)
[24-50C RESOLUTION](#)
[Preliminary annexation plat](#)

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

James & Carol Bay, 10175 S Dimple Dell, are selling their property and felt it best to annex it into Sandy City instead of leaving it in Salt Lake County.

David Hart opened this item for public comment.

Russell Larsen, 3023 E Dimple Dell Lane, shared concerns with speeding on Dimple Dell and the safety of deer crossing.

Davd Hart closed this item to public comment.

A motion was made by Cameron Duncan, seconded by Daniel Schoenfeld, that the Planning Commission send a positive recommendation to the City Council that the Bay Annexation be approved and zoned R-1-10 based on the four findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 7 - Cameron Duncan
 David Hart
 Ron Mortimer
 Daniel Schoenfeld
 Steven Wrigley
 Jennifer George
 LaNiece Davenport

Absent: 1 - Dave Bromley

Nonvoting: 1 - Craig Kitterman

- 3. [ANX1014202](#) Shoshone Annexation (R-1-8)
[4-006869\(PC](#) Homes along Shoshone Avenue, Shoshone Circle and Shoshone Court
[\]](#) [Community #17]

Attachments: [Vicinity Map](#)
[Staff Report](#)
[24-51C RESOLUTION](#)
[Preliminary annexation plat](#)

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

Steven Wrigley asked what the percentage is to annex.

Brian McCuiston said they need over 50%.

David Hart opened this item for public comment.

Scott Williams, 9578 Shoshone Circle, said it's no longer fortuitous to belong in Salt Lake County.

David Hart closed this item to public comment.

A motion was made by Cameron Duncan, seconded by Steven Wrigley, that the Planning Commission send a positive recommendation to the City Council that the Shoshone Annexation be approved and zoned R-1-8 based on the four findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 7 - Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
Jennifer George
LaNiece Davenport

Absent: 1 - Dave Bromley

Nonvoting: 1 - Craig Kitterman

4. [REZ0621202](#) 886 E. 7800 S. Rezone
[4-006789](#) 886 E. 7800 S. from R-1-8 to RM (10)
[886 E \(PC\)](#) [Community #6, High Point]

Attachments: [Planning Commission Staff Report](#)

Jake Warner introduced this item to the Planning Commission and recommended approval to rezone the property.

Steven Wrigley asked what the parking would look like.

Jake Warner said that staff has done a preliminary review on the concept plan and it meets the city's parking requirements.

Cameron Duncan said it looks like there's eight off street parking spaces.

David Hart asked if staff has heard from the Fire Department.

Jake Warner said this application was brought before the development review team and he doesn't recall any significant concerns from the fire Marshall.

James Sorensen said the fire Marshall is heavily involved with the development with projects.

Andrew Gutierrez, 13294 S Lakemont Drive, Draper, said he is trying to get the property rezoned to allow for ten units.

Cameron Duncan asked if these townhouses for individual sale or apartments.

Andrew Gutierrez said they'll be townhouses for sale.

David Hart opened this item for public comment.

Mandy H, 885 E 7865 S, asked if the townhouses will be two story.

David Hart closed this item to public comment.

David Hart said that this application is for a rezone to allow for ten units per acre and that the town homes have not yet been designed.

Mike Wilcox said this zone allows for a maximum height of 35 feet.

A motion was made by Steven Wrigley, seconded by Daniel Schoenfeld, that the Planning Commission forward a positive recommendation, recommending that the City Council approve the application for a zone change from the R-1-8 Zone to the RM (10) Zone. The motion carried by the following roll call vote:

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

Absent: 1 - Dave Bromley

Nonvoting: 1 - Craig Kitterman

Public Meeting Items

- 5. [CUP1011202](#) MedVet Emergency Hospital (Conditional Use Permit)
[4-006867](#) 10291 S. State St.
[Community #10, Crescent White Willow]

Attachments: [Staff Report](#)

Sarah Stringham introduced this item to the Planning Commission.

Michelle Martin spoke about the conditional use permit saying they'll be open 24 hours 7 days a week with limited noise from 10p-6a.

Lynn Wackerly spoke about the modified site plan saying they'd like the ability to take their patients outside, one at a time, to the relief area. Each patient will be on a leash and will not be allowed to freely roam. She also reminded the commissioners that their patients are sick so they won't be vocal.

David Hart asked if they stay within the closed area.

Lynn Wackerly said yes.

David Hart opened this item for public comment.

Brad & Penny Stone, 10284 Weeping Willow Drive, lives east of the property and they shared concerns with barking and odors coming from the relief area.

David Hart closed this item to public comment.

Michelle Martin said they need to protect patients from each other to avoid contamination so they will be cleaning up after each patient in the relief area.

Sarah Stringham said that they can take dogs outside in the evening to use the relief area and recommends approval for both the conditional use permit and modified site plan.

A motion was made by Jennifer George, seconded by Cameron Duncan, that the Planning Commission approve a Conditional Use Permit for 24-hour operation for MedVet Emergency Hospital located at 10291 S State St, based on the two findings and subject to the four conditions detailed in the staff report. The motion carried by the following roll call vote:

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

Absent: 1 - Dave Bromley

Nonvoting: 1 - Craig Kitterman

- 6. [SPR1002202](#) MedVet Emergency Hospital (Modified Site Plan Review)
[4-006862](#) 10291 S. State St.
 [Community #10, Crescent White Willow]

A motion was made by Jennifer George, seconded by Cameron Duncan, that the Planning Commission determine a modified site plan review is complete for MedVet Emergency Hospital located at 10291 S State St. based on the two findings and subject to the five conditions detailed in the staff report. The motion carried by the following roll call vote:

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

Absent: 1 - Dave Bromley

Nonvoting: 1 - Craig Kitterman

Administrative Business

- 1. Minutes

An all in favor motion was made by Cameron Duncan to approve the meeting minutes from 11.07.2024.

[24-412](#) November 7, 2024 Meeting

Attachments: [11.07.2024 Minutes \(DRAFT\)](#)

- 2. Sandy City Development Report
- 3. Director's Report

Adjournment

An all in favor motion was made by Daniel Schoenfeld 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