



# 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)*

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Thursday, February 6, 2025

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\\_U-kcSqAQbGC-Uank8Y0Sw](https://us02web.zoom.us/webinar/register/WN_U-kcSqAQbGC-Uank8Y0Sw)

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/83132914868>

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/83132914868>

Webinar ID: 831 3291 4868

Passcode: 135305

#### 4:00 PM FIELD TRIP

1. [25-033](#) Field Trip Map

Attachments: [Map](#)

**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 Meeting Items**

DRAFT

- 2. [SGN1209202](#) Boyer South Towne II Sign Theme  
[4-035154](#) 10150 S. Centennial Parkway  
[Community #9, Commercial Area]

**Attachments:** [Staff Report](#)

Sarah Stringham introduced this item to the Planning Commission.

Spencer Summerhayes with the Boyer Company, 101 S 200 E, further presented this item.

LaNiece Davenport asked if the existing sign is illuminated and if there are plans to have additional signs illuminated.

Spencer Summerhays said the existing sign is back illuminated and all additional signs will meet city code.

Sarah Stringham said that staff approves recommendation for the project.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

**A motion was made by Cameron Duncan, seconded by Steven Wrigley, that the Planning Commission approve the sign theme for the Boyer South Town II building located at 10150 S Centennial Parkway based on the two findings and subject to the three 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  
LaNiece Davenport

- Nonvoting:** 2 - Craig Kitterman  
Jennifer George

3. [SPX0116202](#) The Meadows at Cys Road Subdivision (Special Exception Review)  
[5-006906](#) 8777 S. 700 E.  
[Community #7, Quarry Bend]

Thomas Irvin introduced this item to the Planning Commission.

David Hart clarified that zoning is not a topic for discussion.

Brad Reynolds, 2500 E Haven Lane, Holladay, further presented this item.

Steven Wrigley asked the applicant to elaborate on the parking.

Brad Reynolds replied that every unit has a two car garage and added an additional 12 guest parking stalls that are spaced throughout the project.

Thomas Irvin spoke about Green Way and that it will bisect the property. He also spoke about access points, the landscaping plans, guest parking, and the special exceptions.

Steven Wrigley asked if a stoplight will be put on 700 E.

Brittney Ward, Assistant Public Works Director, said that the intent is to add a traffic signal on 700 E and spoke about improvements on Cy's Road.

Steven Wrigley said that during rush hour it's difficult to make a left on 700 E.

Brittney Ward spoke about widening the road.

David Hart opened this item for public comment.

John Glassey, 8742 Harvard Park Drive, shared his concerns relating to traffic and speeding and asked if speed bumps or stop signs would be implemented to help slow down cars.

Resident, 761 E Autumn Field Drive, asked if Cy's Road will be widened and how the intersection on Green Way will be managed.

David Parker, 1119 Petaluma Circle, shared his concerns about parking on Cys Road.

Barbara Lewis, 765 Autumn Field Drive, had questions about parking on Cy's Road, adequate parking for the single family homes, if there will be a wall surrounding the project, where will the crash gates be located and if the property will be managed by an HOA .

Ryan Betz, 444 E 8220 S, said that he likes the proposed development and had questions regarding parking.

David Hart closed this item to public comment.

Brittney Ward said that Cys Road is a minor collector road so it will be widened leaving no room for street parking. She also said the intersection at Green Way will have stop signs while Cys Road will not as it will be a through way.

Steven Wrigley said if traffic volume gets higher could residents request a four way stop.

Brittney Ward replied that stop signs will never be added on Cys Road because it's too close to the traffic signal.

Thomas Irvin said that the project meets the minimum standard requirement for guest parking.

David Hart asked if the two stall per residential unit meets the code requirement.

Thomas Irvin said yes.

Brad Reynolds said that they're planning on putting a 6' concrete wall to go all around the perimeter on the north and east and not along the street frontage.

David Hart asked if the project will have any crash gates.

Brad Reynolds said they will not have any crash gates. He also said that the price point for the units will be for young families and a few retired couples who do not have a lot of cars.

Dave Bromley feels the materials are great and the setbacks are appropriate.

**A motion was made by Dave Bromley, seconded by Daniel Schoenfeld, that the Planning Commission determine the requested special exceptions described in the staff report for The Meadows at Cys Road Subdivision and Site Plan located at 8777 S 700 E are approved 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

- 4. [SPR1016202](#) The Meadows at Cys Road (Site Plan Review)  
[4-006872](#) 8777 S. 700 E.  
[Community #7, Quarry Bend]

- Attachments:** [Staff Report](#)  
[Exhibit A](#)  
[Exhibit B](#)  
[Exhibit C](#)

**A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission determine that the preliminary site plan review for The Meadows at Cys Road located at 8777 S 700 E is substantially complete based on the three findings and subject to the three 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  
LaNiece Davenport

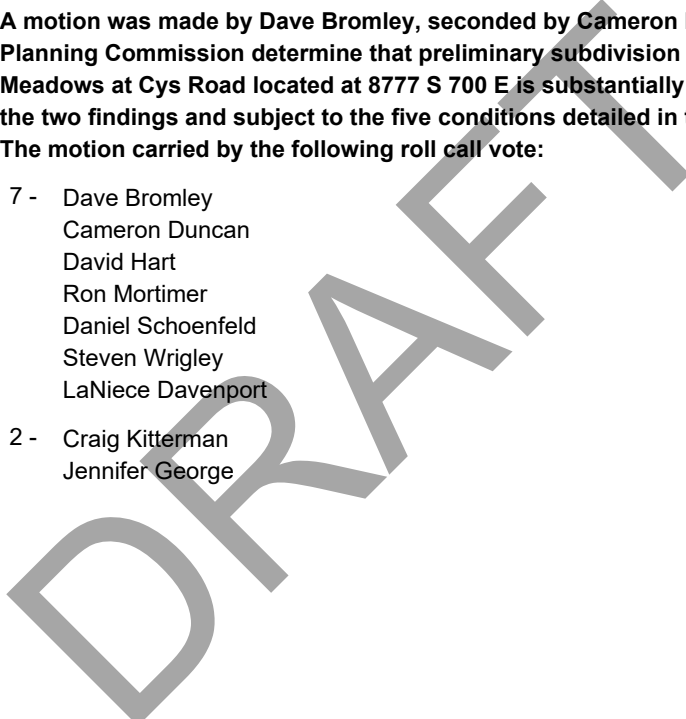
**Nonvoting:** 2 - Craig Kitterman  
Jennifer George

5. [SUB1016202](#) The Meadows at Cys Road (Subdivision Review)  
[4-006871](#) 8777 S 700 E  
[Community #7, Quarry Bend]

**A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission determine that preliminary subdivision review for The Meadows at Cys Road located at 8777 S 700 E is substantially complete 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 - Dave Bromley  
Cameron Duncan  
David Hart  
Ron Mortimer  
Daniel Schoenfeld  
Steven Wrigley  
LaNiece Davenport

**Nonvoting:** 2 - Craig Kitterman  
Jennifer George



6. [SPR0102202](#) 90th South Mixed Use Master Plan Update  
[5-006902](#) 8925 S. Harrison St.  
[Community #1, Northwest Exposure]

**Attachments:** [Staff Report](#)

[Exhibit A](#)

[Exhibit B](#)

Mike Wilcox introduced this item to the Planning Commission.

David Kelly, 12351 Gateway Park Place, Draper, further presented his project.

Cameron Duncan asked the applicant how he's going to make these homes affordable and not for rent.

David Kelly replied that DR Horton only builds homes to own not for rent unless it's an apartment.

Zach Hartman, 2265 Murray Holladay Road, Holladay, said that they plan to put together an exclusive marketing period to certain members of the community and put restrictions on investors.

David Kelly said they will first market to city employees, first responders and school teachers.

Mike Wilcox spoke about the changes between the previous plans that were there versus now and recommended approval of the project.

Dave Bromley asked Mike Wilcox if the traffic pattern to the southeast will be required to connect once the project is finished.

Mike Wilcox said there wouldn't be a requirement today but there will be a connection in the future.

Dave Bromley asked if fire access is sufficient and will a temporary turnaround be required.

Mike Wilcox replied that there is a proposal to show connectivity in one of the phases.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

**A motion was made by LaNiece Davenport, seconded by Daniel Schoenfeld, that the Planning Commission approve the updated 90th South Mixed Use Master Plan as described in the staff report and exhibits for the property located at approximately 8925 S Harrison St based on the six findings and subject to the four 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  
LaNiece Davenport

**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 01.16.2025.

[25-034](#)

Minutes

**Attachments:** [01.16.2025 PC Minutes \(DRAFT\)](#)

### 2. Sandy City Development Report

[25-035](#)

Development Report

**Attachments:** [02.01.2025 DEV REPORT](#)

### 3. Director's Report

## Adjournment

An all in favor motion was made by Ron Mortimer 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