



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 6, 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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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/83004227667>

Or join via phone by dialing:

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Webinar ID: 830 0422 7667

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4:00 PM FIELD TRIP

[25-321](#)

Map

Attachments: [11062025.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 Ron Mortimer
Commissioner Daniel Schoenfeld
Commissioner Steven Wrigley
Commissioner Craig Kitterman
Commissioner Jennifer George
Commissioner LaNiece Davenport

Absent 1 - Commissioner David Hart

Public Meeting Items

[SGN1023202](#) Hale Centre Theatre/MACU (Sign Theme Amendment)
[5-038019](#) 9886 S. Monroe St.
[Community # 2, Civic Center]

Attachments: [Staff Report](#)
[Proposed Signs](#)

Sarah Stringham introduced this item to the Planning Commission.

Austin Cope with Allied Sign 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 Jennifer George, seconded by Cameron Duncan, that the Planning Commission approve a sign theme amendment for Hale Centre Theatre/MACU center as described in the staff report for the property located at 9886 S Monroe St. based on the one finding 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
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
Jennifer George
LaNiece Davenport

Absent: 1 - David Hart

Nonvoting: 1 - Craig Kitterman

[CUP1002202](#) Rushton Accessory Structure (Conditional Use Permit)
[5-007050](#) 135 E. 11000 S.
[Community #11, Crescent]

Attachments: [Staff Report](#)

Sarah Stringham introduced this item to the Planning Commission.

John Rushton, 135 E 11000 S, presented this item to the Planning Commission.

Dave Bromley asked the applicant if he was comfortable with the staff report.

John Rushton said yes.

Dave Bromley opened this item for public comment.

Dave Bromley closed this item to public comment.

A motion was made by Cameron Duncan, seconded by Steven Wrigley, that the Planning Commission approve a Conditional Use Permit for additional size and increased height of an accessory structure for the property located at 135 E 11000 S 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
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
Jennifer George
LaNiece Davenport

Absent: 1 - David Hart

Nonvoting: 1 - Craig Kitterman

[SPX0318202](#) Special Exception for Restoration in the
[5-006929](#) Sensitive Area Overlay with 30% or greater slopes
400 E Tonya Drive
[Sandy, Community #5]

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

Melissa Anderson introduced this item to the Planning Commission.

Tully Fitzgerald presented this item to the Planning Commission.

Dave Bromley asked Mr. Fitzgerald if he's read through the staff report and understands it.

Mr. Fitzgerald said yes.

Melissa Anderson further presented this item.

Dave Bromley asked about the grading plan.

Mr. Fitzgerald explained the grading.

Brittney Ward said she hasn't looked at the neighbor's existing grading and explained the code for grading.

LaNiece Davenport asked if phase two has a date of when it's to be completed.

Melissa Anderson said it would be tied with the Certificate of Noncompliance.

Cameron Duncan asked about phase two and the garage.

Melissa Anderson said that building permits weren't pulled when the garage was built.

Dave Bromley asked if it was built within the 30% slope.

Mike Wilcox said yes.

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 grant a Special Exception to allow restoration of 30% or greater slopes in the Sensitive Area Overlay for the property located at 400 E Tonya Drive based on the four 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

An all in favor motion was made by Daniel Schoenfeld to approve the meeting minutes from 10.16.2025.

[25-322](#)

Minutes

Attachments: [10.16.2025 PC Minutes \(DRAFT\)](#)

2. Sandy City Development Report

[25-323](#)

Development Report

Attachments: [11.01.2025 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