



# 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, July 17, 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:

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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:

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Webinar ID: 843 1653 0993

Passcode: 533391

#### 4:00 PM FIELD TRIP

1. [25-224](#) Map

Attachments: [Field Trip Map](#)

#### 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 Hearings

2. [REZ0519202](#) EmpoweringU Rezone  
[5-006970](#) 11339 S. 700 E.  
[\(PC\)](#) [Community #13, Alta High]

**Attachments:** [Planning Commission Report](#)

Jake Warner introduced this item to the Planning Commission.

Jane & Peter Brown presented this item to the Planning Commission.

Cameron Duncan asked how many participants will they have.

Jane Brown said up to 35.

David Hart opened this item for public comment.

Morgan Bush, 11304 Dry Stone, is in favor of the rezone.

Trisha Endersby, 1420 E Firelight Way, asked what happens to the rezone if this project falls through.

Steve Van Maren, Draper Resident, asked if this business was on the first floor of the building because he didn't see an elevator in the report.

David Hart closed this item to public comment.

Jake Warner said that staff feels the rezone is appropriate within the community.

David Hart replied to Steve Van Maren and said that the business is on the first floor.

**A motion was made by Cameron Duncan, seconded by Steven Wrigley, that the Planning Commission recommended that the City Council approve the application for a zone of change of the subject property from the CvC Zone to the PO Zone. 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

## Public Meeting Items

3. [SGN0626202](#) Sandy Park Office Sign Theme (Sign Theme Amendment)  
[5-036889](#) 9785 S. Monroe St.  
[Community #2, Civic Center]

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

Jake Warner said the applicant made a request in writing to withdraw this item after the agenda was posted.

**This Planning Item was withdrawn.**

4. [SUB0720202](#) Alta View Commercial Plat Amendment of Lots #3 and #4.  
[1-006108](#) 10305 S. 1300 E. St.  
[\(2nd\)](#) [Community #17, Willow Canyon]

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

Doug Wheelwright presented this item to the Planning Commission.

David Hart opened this item for public comment.

Trisha Endersby, 1420 E Firelight Way, asked what would be placed in the two new lots.

David Hart closed this item to public comment.

Doug Wheelwright said the gas station will be in one lot and the second lot will be a pad site for things like fruit stands and fireworks.

**A motion was made by Dave Bromley, seconded by Daniel Schoenfeld, that the planning commission re-approve preliminary subdivision review of this commercial subdivision amendment for the Alta View Commercial Plat subdivision, located at 10305 S 1300 E St, based on the two findings and subject to the two 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

DRAFT

5. [SPR1111202](#) Smith's Fuel Center # 153, preliminary commercial site plan review  
[4-006885](#) 10305 S. 1300 E. St.  
[Community # 17, Willow Canyon]

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

Doug Wheelwright introduced this item to the Planning Commission.

James Copeland, P.E. representing AWA Engineering, 2010 N Redwood Road, Salt Lake City, presented this item to the Planning Commission.

David Hart asked why can't they use the existing intersection (Salt Lake County equestrian loading/unloading access).

James Copeland said it's two reasons. Smith's does not own the access and there's an access spacing issue between the 10600 S and the Sego Lily intersections.

Doug Wheelwright further presented this item to the Planning Commission.

Brittney Ward, Sandy City Engineer, said the existing access an equestrian access for the Wrangler Trailhead for Dimple Dell Regional Park which is owned and dictated by the county and not Smith's. She said there will be a new cross-access agreement between the two drive aisles and properties. With the traffic new signal being installed it'll make the Wrangler Trailhead more accessible and safer for equestrian uses and horse trailers.

David Hart opened this item for public comment.

Don Hammond, shared concerns with access in and out of Smith's.

Paul Godot, 10359 S Eagle Cliff Way, shared concerns relating to traffic on Sego Lily and 1300 E and asked to make it safer.

Parker Cross, 10368 S Serpentine Circle, is in support of the Wrangler Trailhead access and shared concerns regarding overnight refueling and headlights from diesel trucks shining directly into his bedroom.

Steven Van Maren, Draper resident, asked if the left turn, mid-lot, into Smith's will be closed.

David Hart closed this item to public comment.

Cameron Duncan said the additional driveway, for those entering from the south, is a good thing.

Doug Wheelwright said a protected left turn exit is much safer.

James Copeland said that trees will be planted and will help with visibility into the center. He also said that there won't be a steady stream of fuel delivery trucks and they will be parked on the east side of the site.

Dave Bromley asked if there will be issues with drive lights going into the houses.

Cameron Duncan said if the cross section drawings are extended it would help to determine the impact to the west across 1300 E.

James Copeland said the plans don't show the trees that will be planted to act as the visual buffer.

Dave Bromley said the trees will help in the summer but not in the winter.

Daniel Schoenfeld said currently there are cars and trucks entering to access EOS and Smith's.

Dave Bromley asked if the homes are lower.

Doug Wheelwright offered to study that during the final subdivision review.

**A motion was made by Ron Mortimer, seconded by Dave Bromley, that the Planning Commission approve the following: 1) The preliminary site plan review of the proposed Smith's Fuel Center #153 project, as proposed; 2) The requested ten percent reduction in the number of required on-site vehicle parking stalls, for the overall center, as requested; 3) And the required off-site vehicle traffic impact and mitigation infrastructure improvements on abutting 1300 E. St., for the property located at 10305 S 1300 E., based on the three findings and subject to the four conditions detailed in the staff report with a 5th condition added: That staff performs a light distribution analysis for the fuel station site, looking at the properties to the west to mitigate any direct light going over 1300 E into the neighborhood, with landscaping or any other buffer types that the city feels would mitigate the situation determined during the final review.**

**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. Elect a new Planning Commission Chair and Vice-Chair**

**Dave Bromley was voted in as Chair and Daniel Schoenfeld was voted in as Vice Chair.**

### **2. Minutes**

**An all in favor motion was made to approve the meeting minutes from 06.19.2025.**

[25-225](#) Minutes

**Attachments:** [06.19.2025 PC Minutes \(DRAFT\)](#)

## 3. Sandy City Development Report

[25-226](#) Development Report

**Attachments:** [07.01.2025 DEV REPORT](#)

## 4. 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