



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, January 15, 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:

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<https://us02web.zoom.us/s/89153255803>

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Webinar ID: 829 3613 1453

Passcode: 240049

4:30 PM FIELD TRIP

1. [26-008](#) Map

Attachments: [011526.pdf](#)

5:15 PM EXECUTIVE SESSION

Meeting went into Recess

Meeting Reconvened

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present 6 - Commissioner David Hart
Commissioner Daniel Schoenfeld
Commissioner Steven Wrigley
Commissioner Craig Kitterman
Commissioner Jennifer George
Commissioner LaNiece Davenport

Absent 3 - Commissioner Dave Bromley
Commissioner Cameron Duncan
Commissioner Ron Mortimer

Public Hearings

DRAFT

2. ANX1118202 Summerhays Annexation (R-1-40A)
5-007083(PC 2935 E. Dimple Dell Road
)
[Community #29]

Attachments: [Vicinity Map](#)
[Signed Resolution](#)
[Notices Posted](#)
[Legal Description](#)
[Preliminary Plat](#)
[Staff Report](#)

Mike Wilcox introduced this item to the Planning Commission.

Sylvia Grace Acosta, attorney representing Summerhays family, presented this item to the Planning Commission.

Brian McCuistion, further presented this item to the Planning Commission.

David Hart asked the applicant if they understand the four findings in the staff report.

Sylvia Grace Acosta said yes.

Daniel Schoenfeld opened this item for public comment.

Michael Childs, attorney representing the Oaksen family, said his client has an issue with the title.

Steven van Maren, Draper resident, shared a concern about widening of Dimple Dell Road.

Daniel Schoenfeld closed this item to public comment.

Brian McCuistion said the concerns regarding the title and widening of Dimple Dell Road are not part of the annexation.

A motion was made by David Hart, seconded by Steven Wrigley, that the Planning Commission send a positive recommendation to the City Council that the Summerhays Annexation be approved and zoned R-1-40A based on the four findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - David Hart
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

Absent: 3 - Dave Bromley
Cameron Duncan
Ron Mortimer

Nonvoting: 0

Public Meeting Items

DRAFT

3. [SPR0313202](#) Architectural Components HQ Site Plan (Site Plan Review)
[5-006926](#) 9352 S 670 W
[Community 2, Civic Center]

Attachments: [Staff Report](#)

[Exhibit A](#)

[Exhibit C](#)

Mike Wilcox introduced this item to the Planning Commission.

Michelle Shaffer & Josh Naylor, 9252 S 670 W, presented this item to the Planning Commission.

Daniel Schoenfeld asked if they've read through the staff report.

Michelle Shaffer said yes.

David Hart asked how many employees they have.

Josh Naylor said no more than 25.

David Hart said their request to reduce the parking will only leave a couple of open stalls for visitors and expressed concern about adding to the off street parking.

Michelle Shaffer said they will not be adding to the off street parking.

LaNiece Davenport asked if the reason for the parking reduction is so they don't have to reduce the square footage of the building.

Josh Naylor replied that the reciprocal access on the north and south is what cramped the parking.

Thomas Irvin further presented this item to the Planning Commission.

Steven Wrigley asked if there's additional parking near the trash can area.

Thomas Irvin said that area could not be used for a parking stall. It would be for a truck to be able to back in and out.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by LaNiece Davenport, seconded by Jennifer George, that the Planning Commission determine preliminary site plan review is complete for the proposed Architectural Components Headquarters located at 9352 S 670 W based on the four findings and subject to the five conditions detailed in the staff report along with the additional memorandum that was received. The motion carried by the following roll call vote:

Yes: 6 - David Hart
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

Absent: 3 - Dave Bromley
Cameron Duncan
Ron Mortimer

Nonvoting: 0

Administrative Business

An all in favor motion was made by David Hart to approve the meeting minutes from 12.04.2025.

1. Minutes

26-009 Minutes from December 4, 2025 Meeting

Attachments: [12.04.2025 PC Minutes \(DRAFT\)](#)

2. Sandy City Development Report

3. Director's Report

26-010 Development Report

Attachments: [01.01.2026 DEV REPORT](#)

Adjournment

An all in favor motion was made by David Hart 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