



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, March 5, 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:

https://us02web.zoom.us/webinar/register/WN_u4_hdbxESE2AXqRGnGj4Sw

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/87334204209>

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/87334204209>

Webinar ID: 873 3420 4209

Passcode: 809766

4:00 PM FIELD TRIP

1. [26-061](#) Field Trip Map

Attachments: [030526.pdf](#)

5:15 PM EXECUTIVE SESSION

Meeting went into Recess

Meeting Reconvened

6:15 PM REGULAR SESSION

Welcome

z Pledge of Allegiance

Introductions

- Present** 7 - Commissioner Cameron Duncan
Commissioner David Hart
Commissioner Ron Mortimer
Commissioner Daniel Schoenfeld
Commissioner Steven Wrigley
Commissioner Jennifer George
Commissioner LaNiece Davenport
- Absent** 2 - Commissioner Dave Bromley
Commissioner Craig Kitterman

Public Meeting Items

2. [CUP0127202](#) Waddoups Accessory Structure (Conditional Use Permit)
[6-007107](#) 20 Rollingwood Ln.
[Community 28, Pepper Dell]

Attachments: [Staff Report](#)
[Exhibit C](#)

Mike Wilcox, Sandy City Planning & Zoning Director, introduced this item to the Planning Commission.

Doug & Stephanie Waddoups, 20 Rollingwood Lane, Sandy, presented this item to the Planning Commission.

Sarah Stringham, Sandy City Planner, further presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by David Hart, seconded by Steven Wrigley, that the Planning Commission approve a Conditional Use Permit for additional size and height for the property located at 20 Rollingwood Lane 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: 6 - David Hart
 Ron Mortimer
 Daniel Schoenfeld
 Steven Wrigley
 Jennifer George
 LaNiece Davenport

Absent: 2 - Dave Bromley
 Craig Kitterman

Recused: 1 - Cameron Duncan

Nonvoting: 0

3. [SPR0417202](#) [5-006955](#) Mark Ray Medical/Dental Office - Commercial Site Plan Review
 7865 S 700 East
 [Community #6, High Point]

Attachments: [Staff Report](#)
[Exhibits A-C](#)

Mike Wilcox, Sandy City Planning & Zoning Director, introduced this item to the Planning Commission.

Robert Money, 2457 Countryside Lane, West Jordan, presented this item to the Planning Commission.

Clinton Spencer, Sandy City Development Services Manager, further presented this item to the Planning Commission.

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 David Hart, that the Planning Commission determine preliminary site plan review is substantially complete for the proposed Mark Ray Medical Office building located at 7865 S 700 E based on the three findings and subject to the ten 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: 2 - Dave Bromley
 Craig Kitterman

Nonvoting: 0

- 4. [SUB0718202](#) Monroe Street Center Commercial Condo (Condominium Amendment)
[5-007000](#) 111 W 9000 S
 [Community 2, Civic Center]

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

Mike Wilcox, Sandy City Planning & Zoning Director, introduced this item to the Planning Commission.

Mark Sudbury presented this item to the Planning Commission.

Thomas Irvin, Sandy City Senior Planner, further presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Tony Lau, 325 E 9125 S, Sandy, asked that the recorded plat reflects accurate square footage.

Daniel Schoenfeld closed this item to public comment.

Mark Sudbury said when the remodel was done it was recorded and the footprint has not changed.

Thomas Irvin said that what's on record is an accurate representation as to how the structure is built.

A motion was made by David Hart, seconded by Jennifer George, that the Planning Commission determine that preliminary subdivision review is substantially complete for the Monroe Street Center Commercial Condominium located at 111 W 9000 S based on the three findings and subject to the six 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:** 2 - Dave Bromley
 Craig Kitterman

Nonvoting: 0

5. [SPX0220202](#) Silver Sage Estates Subdivision (Special Exceptions)
[6-007116](#) 10175 S Dimple Dell Rd
 [Community 3, The Dell]

Mike Wilcox, Sandy City Planning & Zoning Director, introduced this item by saying that the applicant requested for this item to be tabled to a date uncertain.

Daniel Schoenfeld opened this item for public comment.

George Allen, 10190 Majestic Canyon Road, has no issue with the subdivision but wanted to ensure the drainage issues were fixed.

Doug & Barbara Luiten, 10174 Majestic Canyon Road, would like to make sure that there's a main corridor for wildlife to travel east and west into Dimple Dell.

Daniel Schoenfeld closed this item to public comment.

Thomas Irvin said the applicant is aware of resident concerns over the wildlife corridor.

A motion was made by David Hart, seconded by Steven Wrigley that the Planning Commission table this item to a later date. 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:** 2 - Dave Bromley
 Craig Kitterman

Nonvoting: 0

6. [SUB1208202](#) Silver Sage Estates Subdivision (Preliminary Subdivision Review)
[5-007089](#) 10175 S Dimple Dell Rd.
 [Community 29, The Dell]

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

A motion was made by David Hart, seconded by Cameron Duncan, that the Planning Commission table this item to a later date. 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: 2 - Dave Bromley
Craig Kitterman

Nonvoting: 0

Administrative Business

1. Minutes

An all in favor motion was made to approve the meeting minutes from 02.19.2026.

[26-062](#) Minutes from the February 19, 2026 Meeting

Attachments: [02.19.2026 PC Minutes \(DRAFT\).pdf](#)

2. Sandy City Development Report

[26-063](#) Development Report

Attachments: [03.01.2026 DEV REPORT.pdf](#)

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