



EXHIBIT D

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 20, 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:

https://us02web.zoom.us/webinar/register/WN_conDh98KRfO8kHtKE_tvXg

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/84967034024>

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/84967034024>

Webinar ID: 849 6703 4024

Passcode: 469150

4:00 PM FIELD TRIP

1. [25-339](#) Map

Attachments: [11202025.pdf](#)

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5:15 PM EXECUTIVE SESSION

Meeting went into Recess

Meeting Reconvened

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

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

Consent Agenda

Public Meeting Items

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2. [SPX1111202](#) Falls Creek Subdivision (Special Exception Review)
[5-007076](#) 2873 E Wasatch Blvd
[Community 28, Pepper Dell]

Thomas Irvin presented the special exception and subdivision requests at the same time to the Planning Commission.

Steven Wrigley asked if there would be building in the sensitive area overlay.

Thomas Irvin said the sensitive area overlay won't be disturbed in this project.

Dave Bromley asked if the city engineer is going to require temporary fencing along the 30% slope lines.

Brittney Ward, Sandy City Engineer, said that fencing is required when it's unclear where the 30% slope lines lie.

Cameron Duncan asked for clarification about the address on the map versus what's in the staff report for the existing lot.

Thomas Irvin said that the lots will be re-addressed.

Dave Bromley opened this item for public comment.

Benson Lewis, 7 Snow Forest Cove, shared concerns about potential flooding.

David Chapman, 11368 S Pepper Circle, asked for adherence to the R-1-10 zone height and setback requirements and shared his concerns.

Todd Eves, 5 Snow Forest Cove, shared concerns that he previously submitted as part of public comment and is part of the staff report.

Steve Van Maren, Draper resident, has concerns regarding the width of Wasatch Blvd.

Dave Bromley closed this item to public comment.

Thomas Irvin spoke about the drainage plan and mentioned that it's not part of the subdivision plan review but would be required when they apply for their building permit.

Dave Bromley asked how the public would gain access to plans that are submitted for a building permit.

Mike Wilcox said the public can submit a GRAMA request at any time and through that request they can set an appointment with staff to view the files however the city cannot give copies of copyrighted documents.

Brittney Ward, City Engineer, said copies of the geotech report would need to be requested directly to the geotech or they could meet with city staff to view all documents submitted. She also spoke about drainage, fill, and currently there's no future plan to widen Wasatch Blvd.

Mike Wilcox spoke about the existing driveway.

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Thomas Irvin said the zone applies to the lot with similar setbacks and height to the neighbors.

Craig Kitterman asked if residents can be notified when a building permit has been pulled so they can view the geotech report.

Mike Wilcox said that's an administrative review and it's not a public review process which is why public notice is not done for building permits. However, anyone can submit a GRAMA request and if, at that time, the reports are available they can make an appointment with staff to view the documents.

A motion was made by Cameron Duncan, seconded by LaNiece Davenport, that the Planning Commission approve the requested special exception for the Falls Creek Estates Subdivision located at 2873 and 2851 E Wasatch Blvd to not provide full street improvements in front of the development based on the three findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 7 - Dave Bromley
Cameron Duncan
Ron Mortimer
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

Absent: 2 - David Hart
Daniel Schoenfeld

Nonvoting: 0

3. [SUB0915202](#) Falls Creek Subdivision (Subdivision Review)
[5-007042](#) 2873 E Wasatch Blvd
[Community 28, Pepper Dell]

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

A motion was made by Cameron Duncan, seconded by LaNiece Davenport, that the Planning Commission determine that preliminary subdivision review for the Falls Creek Estates Subdivision located at 2873 and 2851 E Wasatch Blvd is substantially complete based on the three findings and subject to the eight conditions detailed in the staff report. The motion carried by the following roll call vote:

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Yes: 7 - Dave Bromley
Cameron Duncan
Ron Mortimer
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

Absent: 2 - David Hart
Daniel Schoenfeld

Nonvoting: 0

4. [SPR0701202](#) IONNA EV Charging Station - Preliminary
[5-006992](#) Modified Site Plan Review
151 W. 10600 S.
[Community # 9, Commercial Area]

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

Doug Wheelwright introduced this item to the Planning Commission.

Andres Villacres presented this item to the Planning Commission.

Steven Wrigley asked about queuing parking spaces while you're waiting in line to charge.

Andres Villacres, representing IONNA EV, said they don't anticipate high traffic volumes for a few years and they don't have queuing on site.

LaNiece Davenport asked if IONNA is a charging network.

Andres Villacres said yes.

Doug Wheelwright recommended approval of the project.

Dave Bromley opened this item for public comment.

Alton White, is in support of the project.

Dave Bromley closed this item to public comment.

A motion was made by Jennifer George, seconded by Steven Wrigley, that the Planning Commission approve a modified site plan review for the IONNA EV Charging Station, for the property located at 151 W 10600 S based on the two findings and subject to the eight conditions detailed in the staff report. The motion carried by the following roll call vote:

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Yes: 7 - Dave Bromley
Cameron Duncan
Ron Mortimer
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

Absent: 2 - David Hart
Daniel Schoenfeld

Nonvoting: 0

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5. [SPR0513202](#) Sandy Station Townhomes - Preliminary Cairns Site Plan Review
[5-006965](#) 8925 S. Harrison St.
[Community #1, Northwest Exposure]

Attachments: [Staff Report](#)

[Exhibit A](#)

[Exhibit B](#)

Mike Wilcox introduced the site plan and subdivision request, at the same time, to the Planning Commission.

David Kelly with D.R. Horton presented this item to the Planning Commission.

Mike Wilcox further presented this item.

James Sorensen said this is a great opportunity to enhance this site and it fulfills the need of the city and serves a diverse population.

Cameron Duncan asked how these homes are going to be attainable for first time home buyers.

David Kelley spoke about different materials used which help make it attainable and they would market the homes to city staff, teachers, etc first.

Zack Hartman, who represents the seller, spoke about financing strategies.

Steven Wrigley asked about their marketing plan.

David Kelley said the sales team will be knocking on doors, etc.

Dave Bromley asked about the exterior materials.

David Kelly said that the ground floor is hardy plank, hardy board in the middle and the top would be a different reveal that they're still working on. And white stucco.

Dave Bromley asked Mike Wilcox about the enhanced raised landscape.

Mike Wilcox clarified on the map where the enhanced mounded would go which would also help buffer noise from 9000 S for some of the units.

Dave Bromley opened this item for public comment.

Dave Bromley closed this item to public comment.

Dave Bromley asked if maintenance on the exterior bollards would be managed through an HOA.

David Kelley said the HOA would maintain the bollards and the maintenance of the entire exterior.

Ron Mortimer said this is a tough site and the applicant has done a great job with the project.

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A motion was made by Ron Mortimer, seconded by Cameron Duncan, that the Planning Commission determine that preliminary site plan review for the Sandy Station Townhomes located at 8925 S Harrison St. is substantially complete based on the five findings and subject to the nine conditions detailed in the staff report with an additional condition to include the enhanced landscaping as discussed during the meeting. The motion carried by the following roll call vote:

Yes: 7 - Dave Bromley
Cameron Duncan
Ron Mortimer
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

Absent: 2 - David Hart
Daniel Schoenfeld

Nonvoting: 0

6. [SUB0513202](#) Sandy Station Townhomes - Preliminary Subdivision Review
[5-006966](#) 8925 S. Harrison St.
[Community #1, Northwest Exposure]

Attachments: [Exhibit C](#)

A motion was made by Ron Mortimer, seconded by Cameron Duncan, that the Planning Commission determine that preliminary subdivision review for Sandy Station Townhomes located at 8925 S Harrison St., is substantially complete based on the two 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
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

Absent: 2 - David Hart
Daniel Schoenfeld

Nonvoting: 0

Administrative Business

1. Minutes

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[25-340](#) Minutes

Attachments: [11.06.2025 PC Minutes \(DRAFT\)](#)

2. Director's Report

Adjournment

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