



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, December 19, 2024

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_UP9TMkCzSHOnI9B1kWrQFw

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/84242560740>

Or join via phone by dialing:

US: +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 669 444 9171 or +1 669 900 6833
(for higher quality, dial a number based on your current location)

International numbers available: <https://us02web.zoom.us/j/84242560740>

Webinar ID: 842 4256 0740

Passcode: 295681

4:00 PM FIELD TRIP

[24-450](#)

Map

Attachments: [121924.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

- Present** 6 - Commissioner Dave Bromley
Commissioner Cameron Duncan
Commissioner David Hart
Commissioner Daniel Schoenfeld
Commissioner Steven Wrigley
Commissioner LaNiece Davenport
- Absent** 3 - Commissioner Ron Mortimer
Commissioner Craig Kitterman
Commissioner Jennifer George

Public Hearings

1. [ANX1121202](#) Varney Annexation (R-1-40 Zone)
[4-006891\(PC](#) 2182 E. Creek Road
[\)](#) [Community #18]

Attachments: [Vicinity Map](#)
[Staff Report](#)
[24-55c ANNEXATION RESOLUTION-Varney](#)
[Varney notice signs](#)

Brian McCuiston introduced this item to the Planning Commission and recommended approval for annexation.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

Steven Wrigley asked for clarification on the zoning, if it's R-1-40 or R-1-40A.

Brian McCuiston said R-1-40A.

A motion was made by Cameron Duncan, seconded by Steven Wrigley, that the Planning Commission send a positive recommendation to the City Council that the Varney Annexation be approved and be 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 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport

- Absent:** 3 - Ron Mortimer
Craig Kitterman
Jennifer George

Nonvoting: 0

2. [ANX1121202](#) Orgill Annexation (R-1-10 Zone)
[4-006892\(PC](#) 10191 S. Dimple Dell Road
[\)](#) [Community #29]

Attachments: [Vicinity Map](#)
[Staff Report](#)
[24-56c ANNEXATION RESOLUTION-Orgill](#)
[Orgill notice sign](#)

Brian McCuiston introduced this item to the Planning Commission and recommended approval for annexation.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

A motion was made by LaNiece Davenport, seconded by Dave Bromley, that the Planning Commission send a positive recommendation to the City Council that the Orgill Annexation be approved and be zoned R-1-10 based on the four findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport

Absent: 3 - Ron Mortimer
Craig Kitterman
Jennifer George

Nonvoting: 0

3. [ANX1203202](#) Oak Haven Annexation (R-1-20 Zone)
[4-006896\(PC](#) 2068 E. - 2131 E. Oak Haven Place and 2106 E. - 2136 E. Willow Park
[\)](#) Lane
[Community #18]

Attachments: [Vicinity Map](#)
[Staff Report](#)
[24-58c ANNEXATION RESOLUTION-Oak Heaven](#)
[Oak Haven Annexation notice signs posted 12.11.24](#)

Brian McCuiston introduced this item to the Planning Commission and recommended approval for the annexation.

Reed Fisher, 2069 E Oak Haven Place, said that he and his neighbors decided to annex into Sandy City.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

A motion was made by Steven Wrigley, seconded by Cameron Duncan, that the Planning Commission send a positive recommendation to the City Council that the Oak Haven Annexation be approved and be zoned R-1-20 based on the four findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport

Absent: 3 - Ron Mortimer
Craig Kitterman
Jennifer George

Nonvoting: 0

4. [REZ0930202](#) Moretto Rezone
[4-006857](#) 65 E. 11000 S. from LC to R-1-6
[\(PC\)](#) [Community #11, Crescent]

Attachments: [PC Report-Moretto Rezone \(12.10.24\).pdf](#)

Jake Warner introduced this item to the Planning Commission.

Cameron Duncan asked if there's enough room to have a buildable lot given the side yard and front yard setbacks.

Jake Warner said yes.

Keith James said the neighbors are in support of the rezone.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission forward a positive recommendation, recommending that the City Council approve the application for a zone change from the LC Zone to the R-1-6 Zone with an amendment to include the address of 65 E 11000 S. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport

Absent: 3 - Ron Mortimer
Craig Kitterman
Jennifer George

Nonvoting: 0

Public Meeting Items

5. [CUP1120202](#) Harrington Accessory Structure (Conditional Use Permit)
[4-006890](#) 9622 S. Annalyn Dr.
[Community #5]

Attachments: [Staff Report](#)

Sarah Stringham introduced this item to the Planning Commission.

Greg Harrington, 9622 S Annalyn Drive, said he'd like to build an accessory structure to fit his cars.

Steven Wrigley asked Greg Harrington if the accessory structure will house his trailers and cars that are parked on the street.

Greg Harrington replied yes.

David Hart asked about the height of the structure.

Greg Harrington said he's asking for 16' 3".

David Hart said it appears that he's over a little on the back setback and asked for clarification.

Greg Harrington replied that he's not and he's at seven feet.

LaNiece Davenport asked Mr. Harrington if he's read through the conditions and findings of the staff report and willing to comply.

Greg Harrington said yes.

Sarah Stringham brought up concerns relating to business vehicles and landscaping requirements.

David Hart opened this item for public comment.

Phil Bocchino, 9613 S 285 E, said he's the spokesperson for the neighbors, and shared several concerns.

David Hart closed this item for public comment.

David Hart asked staff about landscaping in the front.

Sarah Stringham said that the requirement is to have 33% landscaping coverage.

Cameron Duncan explained the difference between zero and xeriscape and his concerns with gravel in the front. He also explained that per the ordinance, the applicant is entitled to a 750 sq ft shed, and what the code allows for. He asked staff what's the recourse of action if the applicant were to misuse the shed.

Mike Wilcox said if the Conditional Use Permit is violated it would then go through the code enforcement process and spoke about the administrative law judge process to help improve enforcement.

Steven Wrigley asked about the city ordinance with trailers.

Sarah Stringham said that building the accessory structure and parking the trailers inside will help rectify the issue.

David Hart asked the applicant if he understands that he cannot park the trailers alongside the fence and that he needs to park his vehicles inside the accessory structure.

Greg Harrington said yes.

Mike Wilcox spoke about recreational vehicle provisions that are allowed on the property.

Dave Bromley said he understands the residents concerns regarding the size of the structure but feels that the 25% is feasible given the setback.

A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission approve a Conditional Use Permit for an accessory structure with additional height and size as described in the staff report for the property located at 9622 S. Annalyn Dr 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:

Yes: 6 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport

Absent: 3 - Ron Mortimer
Craig Kitterman
Jennifer George

Nonvoting: 0

6. [SPX1211202](#) Wasatch Pain Solutions Clinic
[4-006897](#) 1420 Sego Lily Dr.
[Community #17, Willow Canyon]

A motion was made by Daniel Schoenfeld, seconded by Dave Bromley, that the Planning Commission grant the requested Special Exception to allow development of existing slopes which are 30 percent or greater, based upon the staff report analysis and the seven findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport

Absent: 3 - Ron Mortimer
Craig Kitterman
Jennifer George

Nonvoting: 0

7. [SPR1007202](#) Wasatch Pain Solutions Clinic
[4-006865](#) 1420 Sego Lily Dr.
[Community #17, Willow Canyon]

Attachments: [Staff Report](#)

[Exhibit A](#)

[Exhibit B](#)

Doug Wheelwright introduced this item to the Planning Commission.

Robert Howell, said the project will be a pain clinic opened only weekdays and closed weekends and feels that it will fit well on the site.

Steven Wrigley asked about the height of the building.

Robert Howell said they fall in the legal restriction of 35 feet.

Steven Wrigley asked about the three homes that will be behind the building and asked if there will be trees.

Robert Howell said they're open to discussion.

Steven Wrigley said the road is very busy and asked if there's mitigation to prevent additional traffic.

Robert Howell said they'll do everything they can to keep the construction traffic and equipment off of Sego Lily and remain on the site.

Dave Bromley asked Brittney Ward if a construction parking plan will be required.

Brittney Ward, Assistant Public Works Director & City Engineer, said that when the applicant pulls their building permit they'll be required to do their own staging on the site and not in the public right of way. They will need to get a road cut permit and submit a SWPP as well.

Steven Wrigley asked Brittney Ward if a traffic study was done for this project and if so what were the findings.

Brittney Ward replied that traffic is a concern of hers on Sego Lily Drive. A trip generation rate study was done and she's asked that the applicant do a full traffic analysis as part of plan finalization.

David Hart asked about parking stalls on the main floor.

Robert Howell said there are 10 on the main floor.

David Hart asked Mr. Howell if he could screen the east side of the building for noise and the exhaust from vehicles.

Cameron Duncan said he feels differently because there's a driveway, retaining wall, plantings and 30 foot building setback from the east property line.

Robert Howell said there's also going to be an eight foot masonry wall along the east side

between the commercial and residential zone boundary.

Dave Bromley asked if the existing fence is going to change.

Robert Howell said he's not in favor of double fences but irregardless they will have the masonry wall.

LaNiece Davenport asked if the fence could go higher than 8'.

Doug Wheelwright said 8' is the highest the fence can go and spoke in depth about the slope. He also spoke about staff concerns relating to the proposed pavement in the front of the building where it is not necessary for traffic access.

Mike Wilcox spoke about foundational landscaping and an excess of hardscape as shown.

Steven Wrigley asked if the curbs could be painted red to prevent street parking on Sego Lily.

Brittney Ward replied that the city doesn't paint curbs red because its unenforceable and it means "fire lane" not "no parking." On street parking is allowed if there is enough width in the shoulder to do that within state and local traffic laws. If there are issues with violations then the city can look into placing permanent no parking zones along the roadway.

David Hart opened this item for public comment.

Paul Godot, 10359 Eagle Cliff Way, shared his concerns regarding sound pollution. He requested that the city require a sound study to establish a baseline and then limit sound from the proposed building to the Salt Lake county limits.

Steven Van Maren, Riverton resident, feels that parking should be eliminated in front of the building on Sego Lily Drive.

David Hart closed this item to public comment.

LaNiece Davenport asked if they could require the applicant to do a sound study.

Mike Wilcox said the sound ordinance is a county ordinance and not something the Planning Commission would condition.

A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission determine that Preliminary Commercial Site Plan Review is complete based upon 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 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport

Absent: 3 - Ron Mortimer
Craig Kitterman
Jennifer George

Nonvoting: 0

8. [SUB1023202](#) School Yard Subdivision Amendment (Preliminary Subdivision Review)
[4-006877](#) 11020 S. State
[Community #9, Commercial Area]

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

Thomas Irvin introduced this item to the Planning Commission and discussed the need for cross access easements between this development and the one to the south.

Applicant said they don't have an issue with cross access and believes it will be of benefit for both developments.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

A motion was made by Cameron Duncan, seconded by Daniel Schoenfeld, that the Planning Commission determine preliminary subdivision review is complete for the School Yard Subdivision Amended plat based on the three findings and subject to the four conditions detailed in the staff report with a 5th condition added - That the applicant work with the adjacent property owner to the south to work out cross access easements. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport

Absent: 3 - Ron Mortimer
Craig Kitterman
Jennifer George

Nonvoting: 0

9. [SPX0905202](#) Jason K Circle Special Exceptions
[4-006838](#) 182 E. 9000 S.
[Community #4, Historic Sandy]

A motion was made by Cameron Duncan, seconded by Steven Wrigley, that the Planning Commission approve two special exceptions to create a flag lot off Jason K Circle and allow for the continued existence of a non-complying undersized lot within the R-1-8 zoning district based on the three findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport

Absent: 3 - Ron Mortimer
Craig Kitterman
Jennifer George

Nonvoting: 0

10. [SUB0410202](#) Jason K Circle Subdivision Amendment
[4-006745](#) 182 E. 9000 S.
[Community #4, Historic Sandy]

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

Thomas Irvin introduced this item to the Planning Commission.

Jill Kinder, 182 E 9000 S, said she wants to fix the lot lines so it can be a buildable lot.

Thomas Irvin spoke about the UTA right of way on the west side of the property.

David Hart opened this item for public comment.

Wendy Davis, 9066 S Jason K Circle, shared her concerns regarding accessing the flag lot, garbage can placement, parking, snow removal and traffic.

Kimberley Cage, 9054 S Jason K Circle, shared concerns regarding street parking and placement of utilities and asked for restrictions to be put in place.

Leland McAdams Christiansen, 192 E 9000 S, asked if the applicant is going to subdivide her property and if this is going to affect her property line.

Kevin Harper, 9067 S Jason K Circle, asked how his property lines are going to be affected by widening the driveway.

David Hart closed this item to public comment.

David Hart replied to Leland Christiansen saying that this item is not addressing her property lines.

Thomas Irvin replied to public comment and said that snow removal will be up to the person who decides to handle that and is not part of this consideration, accessing the flag lot will be a 20 foot wide hard surface drive approach, and that the lot will meet parking requirements of two covered parking and two guest stalls. He also addressed the concern relating to utility placement and said that there is an existing storm drain in the 20 foot neck which has been abandoned and will be removed. Thomas said the intent of the subdivision was to create the buildable lot on the south.

Dave Bromley asked staff to talk about the building process and considerations to accommodate parking, garbage pick up, mail box, etc.

Thomas Irvin replied that once the lot is built it will meet all the requirements of the R-1-8000 zone, the setbacks are similar to the adjacent homes on the block and will be required to maintain their trash cans on their property until pick up day.

Mike Wilcox added that there is no sidewalk in the cul de sac and the dedication goes beyond the back edge of curb to allow for future sidewalks and things of that nature so the mailbox and meters would be within that public right of way. He also said it's not illegal to place your trash can in front of a neighbor's property.

Steven Wrigley asked if the smaller lots will have to have homes versus condos.

Thomas Irvin replied that the zoning will remain unchanged as single family residential. He also answered resident Kevin Harper's question in saying that his legal property lines are not being addressed and will not change.

A motion was made by Cameron Duncan, seconded by LaNiece Davenport, that the Planning Commission determine that preliminary subdivision review for the Jason K Circle Subdivision Amended & Extended located at 182 E 9000 S is substantially complete based on the three findings and subject to the four conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport

Absent: 3 - Ron Mortimer
Craig Kitterman
Jennifer George

Nonvoting: 0

Administrative Business

1. Minutes

[24-452](#) Minutes from November 21, 2024 Meeting

Attachments: [11.21.2024 Minutes \(DRAFT\)](#)

An all in favor motion was made to approve the meeting minutes from 11.21.2024.

2. Sandy City Development Report

[24-451](#) Development Report

Attachments: [12.01.2024 DEV REPORT](#)

3. Director's Report

4. Election of Chair and Vice Chair

David Hart was voted in as Chair and Dave Bromley was voted in as Vice Chair.

Adjournment

An all in favor motion was made by Daniel Schoenfeld 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