



Sandy City, Utah

10000 Centennial Parkway
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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, May 7, 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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Webinar ID: 833 3323 7358

Passcode: 301165

4:00 PM FIELD TRIP

1. [26-259](#) Map

Attachments: [050726.pdf](#)

5:15 PM EXECUTIVE SESSION - Tour of Mammoth Practice Facility

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present 5 - Commissioner David Hart
 Commissioner Daniel Schoenfeld
 Commissioner Steven Wrigley
 Commissioner Ron Mortimer
 Commissioner Cameron Duncan

Absent 4 - Commissioner Craig Kitterman
 Commissioner Jennifer George
 Commissioner LaNiece Davenport
 Commissioner Dave Bromley

Public Hearings

- 2. [ANX0402202](#) LaCaille 2 Annexation (R-1-40 and CC Zones)
[6-007187](#) 9561, 9563 and remainder of 9565 S Wasatch Blvd parcels
[\(PC\)](#) [Community #30]

Attachments: [Vicinity Map](#)
[LaCaille 2 Staff Report](#)
[26-51C LaCaille Annexation Resolution](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission. He also said the property owner signed a consent on April 2, 2026 to annex the remaining properties into Sandy City. The zoning in Sandy City will be R-1-40 and CC (Community Commercial).

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 forward a positive recommendation to the City Council that the LaCaille 2 Annexation be approved and zoned R-1-40 and CC (Community Commercial) based on the four findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 5 - Cameron Duncan
 Steven Wrigley
 Daniel Schoenfeld
 David Hart
 Ron Mortimer

Absent: 4 - Craig Kitterman
 Jennifer George
 LaNiece Davenport
 Dave Bromley

- 3. [ANX0409202](#) Rudelich Annexation (R-1-10)
[6-007193](#) 9521 S KSEL Dr
[\(PC\)](#) [Community #21]

Attachments: [Vicinity Map](#)
[Rudelich Staff Report](#)
[Resolution 26-52C Rudelich Annexation](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission and said that the owner signed the consent form earlier this year to annex into Sandy.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by Cameron Duncan seconded by David Hart that the Planning Commission send a positive recommendation to the City Council that the Rudelich Annexation be approved and zoned R-1-10 based on the four findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 5 - Cameron Duncan
 Steven Wrigley
 Daniel Schoenfeld
 David Hart
 Ron Mortimer

Absent: 4 - Craig Kitterman
 Jennifer George
 LaNiece Davenport
 Dave Bromley

Public Meeting Items

4. [CUP0325202](#) Eyink Accessory Structure (Conditional Use Permit)
[6-007173](#) 1779 E. 10980 S.
[Community #26]

Attachments: [Staff Report](#)

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

Sam Tams, who was representing the applicant, said they are over 100-200 square feet of what's allowed and are requesting the additional square footage. He also said they are well under the height restriction.

Sarah Stringham, Sandy Senior Planner, further presented this item to the Planning Commission. She said the applicant also has a detached garage and spoke about the total square footage that is allowed on the lot.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by Cameron Duncan seconded by Steven Wrigley that the Planning Commission approve a Conditional Use Permit for increased square footage for the property located at 1779 E 10980 S 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: 5 - Cameron Duncan
Steven Wrigley
Daniel Schoenfeld
David Hart
Ron Mortimer

Absent: 4 - Craig Kitterman
Jennifer George
LaNiece Davenport
Dave Bromley

5. [CUP0326202](#) Mortimer Accessory Structure (Conditional Use Permit)
[6-007179](#) 8383 S. Mesa Dr.
 [Community #15]

Attachments: [Staff Report](#)

Ron Mortimer, Planning Commissioner, recused himself from this item.

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

Felix Guzman, 342 N 200 W, Spanish Fork, presented this item to the Planning Commission. He said they're proposing to replace the existing structure in the rear and said it's not an attempt to over develop the property and no-one will be living in there. Felix also spoke about the slope saying that it's undisturbed.

Steven Wrigley asked if the 19' is to make it level with the house.

Felix Guzman said it's to make it level with the house and also high enough so no-one can step over the roof on the back of the slope.

David Hart asked how far from the property line.

Felix Guzman said 7 ft from the back and 3 ft from the side.

David Hart asked if the driveway has to be rearranged.

Felix Guzman said driveway will remain the same since there's already access.

Sarah Stringham, Sandy City Senior Planner, spoke about the 3 ft setback exception.

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 increased height and reduced setbacks for the property located at 8383 S. Mesa Dr. 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: 4 - Cameron Duncan
 Steven Wrigley
 Daniel Schoenfeld
 David Hart

Absent: 4 - Craig Kitterman
 Jennifer George
 LaNiece Davenport
 Dave Bromley

Recused: 1 - Ron Mortimer

6. [CUP0407202](#) [6-007191](#) Preschool at Established Dance (Conditional Use Permit)
8695 S. Highland Dr.
[Community #18]

Attachments: [Staff Report](#)

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

Lisa Glick, 8695 S Highland Drive, presented this item to the Planning Commission. She said the studio is used during the evening and they'd like to have a pre-school during the day.

Cameron Duncan asked how many students would they have at one time.

Lisa Glick said they have two rooms and plan for up to 15 kids in each room.

David Hart asked if she has all the required restroom and first aid facilities.

Lisa Glick said that Building & Safety along with the Fire Department have inspected their facility for both the dance company and the pre-school.

Steven Wrigley asked about the parking and drop off plan.

Lisa Glick said that parents can park and walk their kids in or they could drive up to the curb and drop off where teachers will be waiting to receive the kids.

Sarah Stringham, Sandy City Senior Planner, spoke about the drop off and pick up concerns that staff had.

Steven Wrigley asked if there's a limit to the amount of kids the preschool could have.

Sarah Stringham said because it's a commercial building there isn't a limit.

Steven Wrigley asked if it's based upon occupancy.

Sarah Stringham said yes.

Cameron Duncan asked if the conditional use permit runs with the entire building or just the suite.

Sarah Stringham said it runs with the parcel.

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 Cameron Duncan that the Planning Commission approve a Conditional Use Permit for preschool use in the CN zone for the property located at 8695 S Highland Drive based on the two findings and subject to the three conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 5 - Cameron Duncan
Steven Wrigley
Daniel Schoenfeld
David Hart
Ron Mortimer

Absent: 4 - Craig Kitterman
Jennifer George
LaNiece Davenport
Dave Bromley

7. [SPX0220202](#) Silver Sage Estates Subdivision (Special Exception Request)
[6-007116 2n](#) 10175 S Dimple Dell Rd
[d](#) [Community #29, The Dell]

Mike Wilcox, Sandy City Planning Director, presented this item to the Planning Commission.

Alyssa Holbrook, 4595 S Holladay Farm Lane and Bob Elder, 45 W 1000 S #500, both presented this item to the Planning Commission. They spoke about street improvements and addressed resident concerns about the wildlife corridor and light pollution.

Daniel Schoenfeld asked Alyssa if she's read the staff report and understands the conditions.

Alyssa Holbrook said yes.

David Hart asked if the roadway is new.

Bob Elder said yes.

Alyssa Holbrook said they were originally seeking five lots and decided that three lots would work best.

David Hart said that there's a blind corner and asked how people will access that road and if it's safe.

Bob Elder said they took the 45 ft roadway section and shifted it as far east as they could to widen the view corridor and improve safety.

Brittney Ward, Sandy City Engineer, said that the engineer made the radius of the curb of Dimple Dell a little bit larger to improve the view corridor and worked on the location of the driveway to push it as far north as possible. She also said that some vegetation will need to be removed to improve the site visibility.

David Hart said he's worried about accidents and asked if the removal of vegetation is on the plat.

Bob Elder said that there's restrictions on improvements within the sensitive lands area and the drainage corridor that runs through the area.

Cameron Duncan asked how they will preserve the wildlife corridor.

Bob Elder said it's currently not on the plat but they can identify a 10 ft perimeter through there that no fencing would be required to allow the animals to come down.

Mike Wilcox further presented this item to the Planning Commission. He spoke about the special exceptions, restrictions on fencing, 30% slope and that staff recommends approval of both the special exceptions and preliminary subdivision review.

David Hart asked Mike Wilcox to talk about the park strip that's being removed and how it's going to tie in down the street.

Mike Wilcox said that along Dimple Dell the park strips and curb and gutter are a hit and

miss. Currently there's nothing tying into it but it will tie into future improvements that the city may do in the future as either development occurs or as a city project or county project is identified.

Daniel Schoenfeld opened this item for public comment.

George Allen, 10190 Majestic Canyon Road, shared his concern with drainage.

Daniel Schoenfeld closed this item to public comment.

Bob Elder spoke about a short and long term plans by the city and the applicant.

David Hart asked if that will be included in the future plans.

Bob Elder said yes.

Mike Wilcox spoke in detail about the drainage.

Ron Mortimer addressed the vegetation saying they need to maintain the sight triangles and driveway approaches.

Paxton Guymon, legal counsel for applicant, wanted to clarify what is on the agenda and accepts all seven conditions in the staff report.

A motion was made by Cameron Duncan, seconded by Steven Wrigley that the Planning Commission approve the requested special exception for the Silver Sage Estates Subdivision located at 10175 S Dimple Dell Road to omit the park strip along the frontage of Dimple Dell Road based on the five findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 5 - Cameron Duncan
Steven Wrigley
Daniel Schoenfeld
David Hart
Ron Mortimer

Absent: 4 -
Craig Kitterman
Jennifer George
LaNiece Davenport
Dave Bromley

8. [SUB1208202](#) Silver Sage Estates Subdivision (Preliminary Subdivision Review)
[5-007089 2n](#) 10175 S Dimple Dell Rd
[d](#) [Community 29, The Dell]

Attachments: [Staff Report](#)

[Exhibit A](#)

[Exhibit C](#)

A motion was made by Cameron Duncan, seconded by David Hart that the Planning Commission determine that preliminary subdivision review is substantially complete for the Silver Sage Estates Subdivision located at 10175 S Dimple Dell Rd based on the four findings and subject to the seven conditions detailed in the staff report with an added condition #8 - That a wildlife corridor will be preserved on the north and west side of the existing natural drainage and another added condition #9 - That the site triangles of the drive approaches will be maintained. The motion carried by the following roll call vote:

Yes: 5 - Cameron Duncan
Steven Wrigley
Daniel Schoenfeld
David Hart
Ron Mortimer

Absent: 4 - Craig Kitterman
Jennifer George
LaNiece Davenport
Dave Bromley

9. [SPR#06-40\(2026\)](#) America First Field (Real Salt Lake Soccer Stadium) -
2026 Parking and Access Management Plan
9256 S. State St.
[Community #2, Civic Center]

Attachments: [Staff Report.pdf](#)

[Exhibit A](#)

[Exhibit B](#)

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

Justin Nelson with Real Salt Lake, 9256 S State St, Josh Givens and Jeremy with Hales Engineering, 1220 N 500 W, Lehi, presented the parking plan updated to the Planning Commission.

Mike Wilcox further presented this item to the Planning Commission.

Ron Mortimer asked Mike Wilcox if staff has received new concerns from the public.

Mike Wilcox said no.

Justin Nelson said that they have received resident concerns about the parking signs not being displayed and said that the signs are being put out later in the day to keep allow for normal traffic flow on State Street. He also said that they are currently working on an updated traffic study.

Daniel Schoenfeld opened this item for public comment.

Christine Wheat, 9241 S Benson Way, said that barricades have not been put up and if they go up it's not in the road but on the street.

Daniel Schoenfeld closed this item to public comment.

Justin Nelson said that he wasn't aware of parking issues on Benson Way and will add more signage and blocking on that street.

Ron Mortimer encouraged the applicant to not place anything in the road unless the city approves it first.

David Hart asked if the city has thought about traffic with all the additional big venues in the area.

Justin Nelson said that they've been working with Sandy City Police Department, Hale Centre Theatre and the Expo Center to try and organize one centralized group that can work together to come up with one traffic plan rather than all groups establishing their own. They haven't yet reached out to Smith Entertainment Group as their project is still developing.

A motion was made by David Hart, seconded by Steven Wrigley that the Planning Commission review and approve the 2026 Parking and Access Management Plan for America First Field located at 9256 S State 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: 5 - Cameron Duncan
Steven Wrigley
Daniel Schoenfeld
David Hart
Ron Mortimer

Absent: 4 - Craig Kitterman
Jennifer George
LaNiece Davenport
Dave Bromley

Administrative Business

1. Minutes

Corrections noted by Cameron Duncan.

An all in favor motion was made by Cameron Duncan to approve the meeting minutes from 04.16.2026 with notated corrections.

[26-260](#) Minutes from April 16, 2026

Attachments: [04.16.2026 PC Minutes \(DRAFT\).pdf](#)

2. Sandy City Development Report

[26-261](#) Development Report

Attachments: [05.01.2026 DEV REPORT.pdf](#)

3. Director's 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