



# 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)*

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Thursday, December 19, 2024

6:15 PM

Council Chambers and Online

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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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After registering, you will receive a confirmation email containing information about joining the webinar.

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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 McCuistion 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 versus staying with Cottonwood Heights.

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.**

**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....

David Hart asked something.

Applicant said gravel.

Steve Wrigley asked the applicant about concerns regarding trailers and cars.

Applicant said he has five race cars, doesn't rev the engine or race his cars....

David Hart asked how high

Applicant replied

DH asked if he's a little over on the back

Applicant said no

LaNiece Davenport asked applicant if he's read through the staff report, conditions and findings and if he's willing to comply.

Applicant said yes.

Sarah Stringham spoke about the concerns that were addressed with the applicant.

David Hart opened this item for public comment.

Phil Bocchino, (address), 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.

SS replied....

DH said a bunch of stuff

Cameron Duncan explained the difference between xero and xeriscape and his concerns with gravel in the front. He also explained that the applicant is entitled to a 750 sq ft....and asked staff about.....

Mike Wilcox said if the CUP is violated it would then go to code enforcement and spoke about the administrative law judge...

Steve Wrigley asked about the city ordinance with trailers.

Sarah Stringham spoke.....

James Sorensen said something....

DH asked the applicant if he understands....

MW spoke....

Dave Bromley spoke.....

Mike Wilcox said that ordinances do not require sod or something be required as landscaping material and he could use....rock?? but it doesn't have to be sod.

Bromley said he understands the residents concerns regarding size and feels the 25% is feasible with the setback.

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

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 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.

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

RH said they're open to discussion.

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

RH said they'll do everything they can....

DB asked Brittney Ward about construction something....

Brittney Ward, Asst....., said they'll be required to provide their own staging....

SW asked BW about traffic study.

BW - listen to audio.

DH asked about parking stalls.

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

Doug Wheelwright said 8' is the highest the fence can go and spoke about the slope.

SW asked about street parking.

BW spoke.....

David Hart opened this item for public comment.

Paul Godot, 10359 Eagle Cliff Way, shared his concerns regarding sound pollution.

Steven Van Maren, Riverton resident,.....

David Hart closed this item to public comment.

LaNiece asked about the sound study....



MW said the sound study is a county ordinance.....

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 spoke about a blanket easement.

Applicant said they don't have an issue with cross access and feels its a benefit to their property.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

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

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, spoke....

Thomas Irvin spoke about a UTA right of way.

David Hart opened this item for public comment.

Resident shared lots of concerns

Kimberley Cage, asked a bunch of questions....

Lina?....so many issues....

Kevin Harper, 9067 S Jason K Circle, asked about his property lines.

David Hart closed this item to public comment.

Thomas Irvin spoke about snow removal, there'll be a 20' wide access??, (listen to audio)

Dave Bromley asked staff about the considerations to accommodate mail box, etc...

Thomas Irvin....oka...

Dave Bromley....

Thomas Irvin answered the question about property line and he re-explained stuff.

## Administrative Business

### 1. Minutes

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

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

### 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

## 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