



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, October 16, 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:

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Webinar ID: 892 4753 4202

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4:00 PM FIELD TRIP

1. [25-308](#) Map

Attachments: [10162025.pdf](#)

5:15 PM EXECUTIVE SESSION

Meeting went into Recess

Meeting Reconvened

6:15 PM REGULAR SESSION

Welcome

Present 7 - Commissioner Dave Bromley
Commissioner Cameron Duncan
Commissioner Ron Mortimer
Commissioner Daniel Schoenfeld
Commissioner Steven Wrigley
Commissioner Craig Kitterman
Commissioner Jennifer George

Absent 2 - Commissioner David Hart
Commissioner LaNiece Davenport

Pledge of Allegiance

Introductions

Public Hearings

2. [REZ0807202](#) Creek Road Rezone
[5-007015](#) 2140 E. Creek Road
[\(PC\)](#) [Community #18, Willow Creek]

Attachments: [Staff Report-Creek Road Rezone](#)
[Written Comments](#)

Jake Warner introduced this item to the Planning Commission.

Joe Goot presented this item to the Planning Commission.

Jennifer George asked the applicant if he's going to use the existing units as short term rentals.

Joe Goot said his kids live in the units and has no plans on doing short term rentals.

Dave Bromley opened this item for public comment.

Susan Updike, 8253 S Rossett Green, shared several concerns with the property and wanted to know who recommended the zone change to the applicant.

David Updike, 8253 S Rossett Green, shared concerns regarding parking and the units being used as short term rentals.

Dave Bromley closed this item to public comment.

Jake Warner spoke about the city's short term rental process and the pathway to allow the applicant to come into compliance.

James Sorensen said that the rezone doesn't have anything to do with short term rental concerns and the applicant would need to apply for that.

Craig Kitterman asked if the applicant will need additional permits to allow for animals if the rezone is approved.

Jake Warner said no.

Cameron Duncan asked how many animals would the property be allowed.

Mike Wilcox said on a 20,000 sq foot lot, the property is allowed two large animals, or no more than five medium animals, or no more than 50 small animals or a combination thereof.

A motion was made by Ron Mortimer, seconded by Steven Wrigley, that the Planning Commission forward a positive recommendation, recommending that the City Council approve the application for a zone change of the subject property from the R-1-40 Zone to the R-1-15A Zone. The motion carried by the

following roll call vote:

Yes: 5 - Dave Bromley
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
Jennifer George

No: 2 - Cameron Duncan
Craig Kitterman

Absent: 2 - David Hart
LaNiece Davenport

Nonvoting: 0

3. [CA09302025](#) Amendments to Title 21 of the Land Development Code related to
[-0007048](#) Boundary Adjustments
[\(PC\)](#)

Attachments: [Staff Report and Exhibits](#)

Melissa Anderson presented this item to the Planning Commission and recommended a positive recommendation.

Dave Bromley asked for clarification on the document for the boundary adjustment.

Mike Wilcox said it's a legal description and simplified graphic depicting the change.

Dave Bromley opened this item for public comment.

Dave Bromley closed this item to public comment.

A motion was made by Cameron Duncan, seconded by Daniel Schoenfeld, that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, of the Sandy Municipal Code, relating to boundary adjustments, as shown in Exhibit "A", based on the four findings detailed in the staff report. The motion carried by the following roll call vote:

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

Absent: 2 - David Hart
LaNiece Davenport

Nonvoting: 0

Public Meeting Items

4. [CUP0814202](#) Utrera Accessory Structure (Conditional Use Permit)
[5-007018](#) 11075 S. 1700 E.
[Community #26]

Attachments: [Staff Report](#)

Sarah Stringham introduced this item to the Planning Commission.

Jeff Knighton presented this item to the Planning Commission.

Sarah Stringham spoke about the conditions in the staff report.

Dave Bromley opened this item for public comment.

Dave Bromley closed this item to public comment.

A motion was made by Daniel Schoenfeld, seconded by Ron Mortimer, that the Planning Commission approve a Conditional Use Permit for additional size as described in the staff report for the property located at 11075 S 1700 E based on the two findings and subject to the six conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
Cameron Duncan
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
Jennifer George

No: 1 - Craig Kitterman

Absent: 2 - David Hart
LaNiece Davenport

Nonvoting: 0

5. [CUP0915202](#) Midway Convenience (Conditional Use Permit)
[5-007041](#) 9187 S. 700 E.
[Community #7]

Attachments: [Staff Report](#)

Sarah Stringham introduced this item to the Planning Commission.

Ridha Adam, 9187 S 700 E, presented this item to the Planning Commission.

Sarah Stringham pointed out the signage needs to come into compliance and clarification to condition #1.

Dave Bromley opened this item for public comment.

Mark Mason Taylor, said the convenience store is operating as a vape and tobacco store and has visited the store multiple times and has asked the Planning Commission to deny the request.

Dave Bromley closed this item to public comment.

Sarah Stringham spoke about guidelines for alcohol and tobacco specialty stores and if a business violates the thresholds of what's allowed to be sold then Code Enforcement would be notified.

Mike Wilcox said at that point the business would have the chance to come into conformity and if they do not then their business license would be revoked. He also explained that if the business exceeded the allowed percentage of alcohol then they would be operating as an alcohol tobacco specialty store which is not allowed in the current zone.

Sarah Stringham mentioned that the applicant is currently bringing his advertisement into compliance after reading the staff report.

Craig Kitterman suggested that the state inspect this business before the application is approved.

Ridha Adam said that his business has not been inspected and said he's open to inspections. He said that he's below the 20% threshold and that he's not advertising as a smoke shop.

Jennifer George asked if the applicant is required to report to his sales to the city to ensure he's below the threshold.

Sarah Stringham said the city doesn't require that for business licensing but could request it through an audit.

Dave Bromley said that if someone went into the store and saw that alcohol and tobacco products exceeded more than 20% of his floor space then they could report him to Code Enforcement.

A motion was made by Cameron Duncan, seconded by Ron Mortimer, that the Planning Commission approve a Conditional Use Permit for an off-site premise beer retail license for the property located at 9187 S 700 E based on the five findings and nine conditions detailed in the staff report with an amendment to condition #1 - That the business does not operate as an Alcohol and Tobacco Specialty Store. The motion carried by the following roll call vote:

Yes: 4 - Dave Bromley
Cameron Duncan
Ron Mortimer
Steven Wrigley

No: 3 - Daniel Schoenfeld
Craig Kitterman
Jennifer George

Absent: 2 - David Hart
LaNiece Davenport

Nonvoting: 0

Administrative Business

1. Minutes

An all in favor motion was made by Ron Mortimer to approve the meeting minutes from 09.18.2025.

[25-309](#) Minutes from Sept 18, 2025 Meeting

Attachments: [09.18.2025 PC Minutes \(DRAFT\)](#)

2. Sandy City Development Report

[25-310](#) Development Report

Attachments: [10.01.2025 DEV REPORT](#)

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