



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, June 19, 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_W4zVNH3BSjuQRHiwuuCDaQ

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/89153255803>

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/ksavS05rU>

Webinar ID: 835 3688 4857

Passcode: 171722

4:00 PM FIELD TRIP

[25-180](#)

Field Trip Map

Attachments: [Field Trip Map](#)

5:15 PM EXECUTIVE SESSION

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 Jennifer George
Commissioner LaNiece Davenport

Absent 3 - Commissioner Ron Mortimer
Commissioner Steven Wrigley
Commissioner Craig Kitterman

Public Hearings

[CA06062025](#) Amendments to Title 21 of the Land Development Code related to Appeals
[-0006980](#) and Variances
[\(PC\)](#)

Attachments: [Staff Report and Exhibits](#)

Melissa Anderson presented this item to the Planning Commission.

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 Cameron Duncan, that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, of the Sandy Municipal Code, relating to appeals and variances, based on the five 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
Jennifer George
LaNiece Davenport

Absent: 3 - Ron Mortimer
Steven Wrigley
Craig Kitterman

Nonvoting: 0

[CA06062025](#) Amendments to Title 21 of the Land Development Code related to
[-0006979](#) Residential Parking Standards
[\(PC\)](#)

Attachments: [Staff Report and Exhibits](#)

Melissa Anderson presented this item to the Planning Commission.

David Hart asked if the parking space dimensions are required by state statute.

Melissa Anderson said yes.

LaNiece Davenport asked for clarification on the square footage for a minimum dwelling size.

Melissa Anderson explained the minimum and the maximum for a dwelling.

Mike Wilcox said it states that it is a minimum.

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 Jennifer George, that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, of the Sandy Municipal Code, relating to residential parking standards and minimum dwelling size, based on the five 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
Jennifer George
LaNiece Davenport

Absent: 3 - Ron Mortimer
Steven Wrigley
Craig Kitterman

Nonvoting: 0

Public Meeting Items

[SPX0516202](#) Lujan Special Exception for Restoration in the
[5-006969](#) Sensitive Area Overlay with 30% or greater slopes
10870 S Lostwood Drive
[The Dell, Community #29]

Attachments: [Staff Report](#)
[Exhibits A-D](#)

Melissa Anderson introduced this item to the Planning Commission.

Brandon Lujan, 10870 S Lostwood Drive, said that he's going to restore the hill as close to it's original state as they can.

Melissa Anderson further presented this item to the Planning Commission.

Dave Bromley spoke about modifying the conditions to allow for implementation of the vegetation.

Melissa Anderson said that could be included.

David Hart shared his concerns relating to erosion and flooding and wants assurance that the hill will be put back together and quickly.

Dave Bromley commented that planting materials could take a year to hold the soil.

Darien Alcorn, Sandy City Attorney, commented that there isn't anything preventing a review after a certain amount of time.

Brandon Lujan said that he's going to do everything he can to make sure the vegetation takes and is worried about the unknown.

David Hart replied that they want to make sure that the vegetation is holding to prevent further excessive erosion.

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 grant a Special Exception to allow restoration of 30% or greater slopes in the Sensitive Area Overlay for the property located at 10870 S Lostwood Drive, based on the five conditions of approval with an additional 6th condition - That city staff work with the applicant to ensure that the re-vegetation plan is adequate for the period of one year. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
Cameron Duncan
David Hart
Daniel Schoenfeld
Jennifer George
LaNiece Davenport

Absent: 3 - Ron Mortimer
Steven Wrigley
Craig Kitterman

Nonvoting: 0

[CUP0424202](#) Burton Accessory Structure (Conditional Use Permit)
[5-006960](#) 2277 E. Zermatt Circle
[Community #18]

Attachments: [Staff Report](#)

Sarah Stringham introduced this item to the Planning Commission.

Scott & Leslie Burton, 2277 E Zermatt Circle, presented their item to the Planning Commission.

Dave Bromley asked the applicants if they read the recommendations and conditions in the staff report relating to the 4' setback.

Leslie Burton replied that they read part of the staff report and were told of the setback from Sarah Stringham. Scott Burton clarified the setback and said they could accommodate that.

Mike Wilcox said that another option would be to reduce the pitch of the roof so they wouldn't need the exception if they didn't agree with the setback.

Sarah Strigham further presented this item to the Planning Commission and recommended approval.

David Hart asked if the retaining wall will follow the footprint of the house or the property line.

Scott Burton replied that the retaining wall will follow the footprint of the building.

Cameron Duncan said that the fence does not line up with the property line.

Sarah Stringham said the fence does not go along the exact property line. The accessory structure is proposed to be two feet from the property line, not the fence.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

A motion was made by Daniel Schoenfeld, seconded by Dave Bromley, that the Planning Commission approve a Conditional Use Permit for increased height for an accessory structure for the property located at 2277 E Zermatt Circle based on the four findings and subject to the two 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
Jennifer George
LaNiece Davenport

Absent: 3 - Ron Mortimer
Steven Wrigley
Craig Kitterman

Nonvoting: 0

[SUB0614202](#) Crabtree Subdivision (Subdivision Review)
[2-006347](#) 2845 E Little Cottonwood Rd
[Community 30, Granite]

Attachments: [Staff Report](#)

[Exhibit A](#)

[Exhibit B](#)

Thomas Irvin introduced this item to the Planning Commission.

Tammy & David Crabtree, 3031 E Mt Jordan Road, presented this item to the Planning Commission.

Thomas Irvin further presented this item to the Planning Commission.

Cameron Duncan asked about the new sidewalk on Little Cottonwood Road.

Britney Ward, Sandy City Engineer, said that they'll transition the sidewalk to connect.

David Hart asked about the slope of the driveways and the Crabtree's confirmed that the plan is to fill and flatten it out.

David Hart opened this item for public comment.

David Hart closed item to public comment.

A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission determine that preliminary subdivision review for the Crabtree Subdivision, located at 2845 E Little Cottonwood Road, is substantially complete based on the three findings and subject to the two 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
Jennifer George
LaNiece Davenport

Absent: 3 - Ron Mortimer
Steven Wrigley
Craig Kitterman

Nonvoting: 0

[SPX0522202](#) Crabtree Subdivision Special Exceptions
[5-006972](#) 2845 E Little Cottonwood Rd
[Community 30, Granite}

A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission determine the requested special exceptions described in the staff report for the Crabtree Subdivision located at 2845 E Little Cottonwood Road are approved 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
Jennifer George
LaNiece Davenport

Absent: 3 - Ron Mortimer
Steven Wrigley
Craig Kitterman

Nonvoting: 0

[SUB0331202](#) Tate Woods Subdivision
[5-006940](#) 485 E 7800 S
[Community 3, Sandy Woods]

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

Thomas Irvin introduced and presented this item to the Planning Commission.

David Hart asked for clarification with the four parking stalls.

Thomas Irvin said they would need four surface parking stalls no matter what.

David Hart asked if the four parking stalls is for both properties.

Thomas Irvin said yes.

Mike Wilcox said each lot has to have four off street parking (two in the garage and two in the driveway.)

Cameron Duncan said there doesn't seem to be a straight right of way through the properties.

Britney Ward, Sandy City Engineer, said that they are requiring dedication of property on the west side. The property on the east side currently has enough right of way width to meet the standard cross section.

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 that preliminary subdivision review for the Tate Woods Subdivision located at 485 E and 489 E 7800 S is substantially complete based on the three findings and subject to the three 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
Jennifer George
LaNiece Davenport

Absent: 3 - Ron Mortimer
Steven Wrigley
Craig Kitterman

Nonvoting: 0

[SPX0611202](#) Tate Woods Special Exception
[5-006983](#) 485 & 489 E 7800 S
[Community #3, Sandy Woods]

A motion was made by Cameron Duncan, seconded by LaNiece Davenport, that the Planning Commission approve the requested special exception to retain the existing four-foot sidewalk in front of the development instead of implementing a standard five-foot sidewalk 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
Jennifer George
LaNiece Davenport

Absent: 3 - Ron Mortimer
Steven Wrigley
Craig Kitterman

Nonvoting: 0

[MSC051220](#) Golf Simulator Indoor Recreation Use Parking Determination
[25-006964](#) 8676 S. 1300 E. St.
[Community #7, Quarry Bend]

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

Doug Wheelwright presented this item to the Planning Commission.

David Hart asked about the use on the second floor.

Doug Wheelwright said there's to be no use of the second floor and the basement can be used for storage relating to the golf simulator business.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

LaNiece Davenport asked for clarification relating to the dining area and asked if the applicant is seeking a food permit.

Doug Wheelwright replied that there will be no food production just vending machines.

A motion was made by LaNiece Davenport, seconded by Jennifer George, that the Planning Commission determined that the existing eight (8) off-street vehicle parking stalls are adequate for the proposed indoor recreation use, for the property located at 8676 S 1300 E, based on the two findings and subject to the five 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
Jennifer George
LaNiece Davenport

Absent: 3 - Ron Mortimer
Steven Wrigley
Craig Kitterman

Nonvoting: 0

[SPR0106202](#) SWIG State Street (Cairns Preliminary Site Plan Review & Restaurant
[5-006903](#) Drive-up Window Use Conditional Use Review)
10101 S. State Street
[Community #5]

Attachments: [vicinity map](#)
[Staff Report](#)
[Exhibit A - Application Materials](#)
[Exhibit B - REVISED ARC Minutes 05.28.25 \(APPROVED\)](#)
[Exhibit C - Cairns Design Exceptions Report](#)

A motion was made by Dave Bromley, seconded by Daniel Schoenfeld, that the Planning Commission determine preliminary site plan review is complete for the Swig State Street located at 10101 S State St based on the three findings and subject to the ten conditions detailed in the staff report with a modification to condition #5(C) - That the applicant provide an enhanced covered outdoor dining area. The motion carried by the following roll call vote:

Yes: 5 - Dave Bromley
David Hart
Daniel Schoenfeld
Jennifer George
LaNiece Davenport

No: 1 - Cameron Duncan

Absent: 3 - Ron Mortimer
Steven Wrigley
Craig Kitterman

Nonvoting: 0

[CUP0319202](#) SWIG State Street (Cairns Preliminary Site Plan Review & Restaurant
[5-006930](#) Drive-up Window Use Conditional Use Review)
10101 S. State Street
[Community #5]

Mike Wilcox introduced this item to the Planning Commission.

Jamin Kunz, 2354 E 2100 S, SLC, presented this item to the Planning Commission.

Cameron Duncan asked about the elevation being used.

Jamin Kunz said the wood elevation in the presentation is an outdated one.

Jennifer George asked how many cars can accommodate that property.

Jamin Kunz replied they have a turning radius of 19 or 20.

Mike Wilcox further presented this item to the Planning Commission and recommended approval.

David Hart shared his concerns with the project and would prefer this property be rezoned.

Mike Wilcox replied that the use is allowed in the current zone and there are provisions to allow for some flexibility in the standards and that if the property were rezoned then other Cairns Design Standards (pedestrian improvements, signage, branding, landscaping standards) would all go away.

David Hart said they could make those conditions in the rezone.

James Sorensen replied that because this is a permitted use you cannot add conditions to a rezone.

Danny Schoenfeld said that as part of the Architectural Review, the applicant did a good job addressing the changes.

LaNiece Davenport asked if the applicant is aware of all the conditions in the staff report.

Jamin Kunz said yes.

David Hart opened this item for public comment.

Steve VanMaren, Riverton resident, said he couldn't find all the conditions.

Steve Fairbanks, 1205 E Edenbrook Drive, commented about the overpass.

David Hart closed this item to public comment.

Mike Wilcox replied to Steve VanMaren and pointed out the conditions are listed in the presentation as being shown on the screen.

A motion was made by Daniel Schoenfeld, seconded by Dave Bromley, that the

Planning Commission approve the conditional use permit for a restaurant drive-thru window for the Swig State Street located at 10101 S State Street 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 - Dave Bromley
Cameron Duncan
Daniel Schoenfeld
Jennifer George
LaNiece Davenport

No: 1 - David Hart

Absent: 3 - Ron Mortimer
Steven Wrigley
Craig Kitterman

Nonvoting: 0

Administrative Business

1. Minutes

An all in favor motion was made by Dave Bromley to approve the meeting minutes from 06.05.2025.

[25-181](#)

Minutes

Attachments: [06.05.2025 PC Minutes \(DRAFT\)](#)

2. Director's Report

Adjournment

An all in favor motion was made to adjourn.