



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, March 20, 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: 854 6143 6572

Passcode: 530328

4:30 PM FIELD TRIP

1. [25-071](#) Map

Attachments: [03202025.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

- Present** 7 - Commissioner Cameron Duncan
Commissioner David Hart
Commissioner Ron Mortimer
Commissioner Daniel Schoenfeld
Commissioner Steven Wrigley
Commissioner Jennifer George
Commissioner LaNiece Davenport
- Absent** 2 - Commissioner Dave Bromley
Commissioner Craig Kitterman

Public Meeting Items

DRAFT

2. [SPR0424202](#) Rasht Development (Commercial Site Plan Review)
[4-006758](#) 8475 S. State St.
[Community # 3, Sandy Woods]

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

Doug Wheelwright introduced this item to the Planning Commission.

Ramin Nasrabadi offered to answer any questions from the Planning Commission.

Doug Wheelwright presented this item to the Planning Commission.

David Hart asked if the adjacent property owners will use the second driveway as an entry and exit.

Doug Wheelwright replied that commercial properties are required to stub parking lot driveways for future development and the stub will go to the property line with an 8' wall at the end.

Cameron Duncan asked if rezoning the property, south parcel, is an option to get the lots into the same commercial zone.

Doug Wheelwright replied that it's a potential but beyond the scope of the request.

LaNiece Davenport asked what types of light industrial businesses can exist in the RC Zone.

Doug Wheelwright said that the types of businesses could include wood working shops that build furniture, assembly of electronic components and wholesale distributors.

Ron Mortimer said he appreciates this type of development on this side of the city on State Street.

David Hart opened this item for public comment.

Sandy Resident asked if the applicant can provide privacy.

David Hart closed this item to public comment.

Doug Wheelwright said the 8' masonry wall will help with sound, visual and any potential fire spread along with the 10' landscape buffer strip, the buildings are on the north property line that's 50 feet away and the uses are contained within the buildings.

A motion was made by Cameron Duncan, seconded by Daniel Schoenfeld, that the Planning Commission determine preliminary site plan review is complete for the proposed Rasht Development Commercial Site Plan, located at 8475 S State Street, based on the two findings and subject to the eight conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 7 - Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
Jennifer George
LaNiece Davenport

Absent: 2 - Dave Bromley
Craig Kitterman

Nonvoting: 0

3. [CUP0311202](#) Rasht Development (Conditional Use Permit)
[5-006923](#) 8475 S. State St.
[Community # 3, Sandy Woods]

Presenter:

Douglas L. Wheelwright, Development Services Manager

A motion was made by Cameron Duncan, seconded by Jennifer George, that the Planning Commission approve a Conditional Use Permit to allow the location of warehouse/wholesale and light industrial uses within 250 feet distance of existing residential zoning, for the proposed Rasht Development project, based on the one finding and subject to the two conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 7 - Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
Jennifer George
LaNiece Davenport

Absent: 2 - Dave Bromley
Craig Kitterman

Nonvoting: 0

- 4. [CUP0217202](#) Inkt Window Tinting (Conditional Use Permit)
[5-006915](#) 720 E. 10600 S. Ste. 6
 [Community #12]

Attachments: [Staff Report](#)

Sarah Stringham introduced this item to the Planning Commission.

Jorge Saavedra, owner of Inkt Window Tinting, presented his item to the Planning Commission.

Sarah Stringham further presented this item.

Cameron Duncan asked if the parking plan will work for future applicants.

Sarah Stringham said it should.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

A motion was made by Jennifer George, seconded by Steven Wrigley, that the Planning Commission approve a Conditional Use Permit for non-mechanical automotive service use and as described in the staff report for the property located at 720 E 10600 S 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:** 7 - Cameron Duncan
 David Hart
 Ron Mortimer
 Daniel Schoenfeld
 Steven Wrigley
 Jennifer George
 LaNiece Davenport

- Absent:** 2 - Dave Bromley
 Craig Kitterman

Nonvoting: 0

Administrative Business

- 1. Minutes

An all in favor motion was made by LaNiece Davenport to approve the meeting minutes from 02.20.2025.

- [25-072](#) Minutes

Attachments: [02.20.2025 PC Minutes \(DRAFT\)](#)

- 2. Sandy City Development Report

[25-073](#) Development Report

Attachments: [03.01.2025 DEV REPORT](#)

3. Director's Report

Adjournment

An all in favor motion was made by Jennifer George 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