



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, August 7, 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

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Webinar ID: 867 2628 7957

Passcode: 494047

4:00 PM FIELD TRIP

1. [25-243](#) Map

Attachments: [08072025.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present 7 - Commissioner Cameron Duncan
Commissioner David Hart
Commissioner Daniel Schoenfeld
Commissioner Steven Wrigley
Commissioner Craig Kitterman
Commissioner Jennifer George
Commissioner LaNiece Davenport

Absent 2 - Commissioner Dave Bromley
Commissioner Ron Mortimer

Public Hearings

2. [ANX1002202](#) Kershaw Annexation (R-1-8 Zone)
[4-006863\(PC](#) Homes along 1350 E. and 1380/1400 E. south of 9400 S.
[\]](#) [Community #17]

Attachments: [Vicinity Map](#)
[Staff Report](#)
[#25-33C Kershaw Annexation Resolution](#)
[Kershaw Annexation Description](#)
[Annexation Plat](#)
[Public Notice signs](#)

Brian McCuiston presented this item to the Planning Commission.

Janice Kershaw, 9512 S 1380 E, is ready to be annexed into Sandy City.

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 send a positive recommendation to the City Council that the Kershaw Annexation be approved and zoned R-1-8 based on the four findings detailed in the staff report. The motion carried by the following roll call vote:

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

Absent: 2 - Dave Bromley
Ron Mortimer

Nonvoting: 0

3. [ANX0625202](#) Jameson Point Annexation (R-1-15 Zone)
[5-006986\(PC](#) 9767 - 9782 S. Jameson Point Cove; 3320 E. Old Wasatch Blvd.;
[\)](#) 3332-3342 E. Little Cottonwood Road and 9820 S. Wasatch Blvd. (two
parcels)
[Community #30]

Attachments: [Vicinity Map](#)
[Staff Report](#)
[Jameson Point Annexation Resolution](#)
[Jameson Point Annexation Description](#)
[Annexation Plat](#)
[Public Notice signs](#)

Brian McCuiston presented this item to the Planning Commission.

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 Craig Kitterman, that the Planning Commission send a positive recommendation to the City Council that the Jameson Point Annexation be approved and zoned R-1-15 based on the four findings detailed in the staff report. The motion carried by the following roll call vote:

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

Absent: 2 - Dave Bromley
Ron Mortimer

Nonvoting: 0

Public Meeting Items

4. [SUB0317202](#) Firefly Subdivision (Subdivision Review)
[5-006927](#) 517 E 8680 S
[Community 4, Historic Sandy]

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

Thomas Irvin introduced this item to the Planning Commission.

Jacob Ballstead with Garbett Homes, 273 N E Capital Street, Salt Lake City, presented this item to the Planning Commission.

David Hart asked what the average lot width is.

Jacob Ballstead said the average width is 55 feet.

Daniel Schoenfeld opened this item for public comment.

Richard Vanderheyde, 514 E 8575 S, is concerned that the height of the new homes would block the sun from his backyard.

Scott Cowdell, 8660 S, is in favor of the development and said most of the property owners will stay in their homes.

Mark Seguin, 484 E 8575 S, has a concern with the height of the new homes.

Zack Burgard, 478 E 8575 S, has concerns with height restrictions of the new homes and loss of privacy.

Marvin Kunz, 392 E Lindell Avenue, is in favor of the subdivision.

Mike Milligan, 448 E 8575 S, shared concerns about losing the nature effect from the gulley property, the height of the new homes and increased traffic.

Zemeng Li, 8638 S Golden Rain Circle, shared his concern about traffic safety from the alley across from the park.

Phil Chaffin, 527 E 8680 S, wanted to know why he's being asked at the last minute to be a part of the subdivision.

Doug Shelby, executor of Shelby estate, is in support of the development.

Ann Hansen, trustee over the Hansen Estate, is in support of the development.

Susan Vanderheyde, 514 E 8575 S, has concerns about the value of living from the gulley.

Steven Crapo, 399 E 8680 S, wants to know why the map from the notice shows part of his property as included when it is not part of the subdivision.

Zac Crawford, 504 E 8575 S, shared concerns about the lot size density, traffic safety and open space.

Daniel Schoenfeld closed this item to public comment.

Thomas Irvin said the map showing the jog out is a previous iteration and Mr. Crapo's property is not included in the development. Thomas also finished presenting this item to the Planning Commission which addressed several of the residents concerns.

LaNiece Davenport asked if there's a plan to replace the loss of trees.

Jacob Ballstead replied that the trees will go away.

Cameron Duncan asked if the drainage water will remain on site during construction.

Jacob Ballstead replied that all of the water will stay on their property and not flow to the north.

Brittney Ward, Sandy City Engineer, said that Sandy City code requires drainage to stay on their own property.

Craig Kitterman asked how the north backyard drainage will be handled.

Brittney Ward said the existing lots to the north won't have any construction impediments.

Craig Kitterman asked if there's going to be a swell along the north property line to keep water from going over to the neighbors property.

Thomas Irvin said no, it will just have to be properly drained from north to south.

Brittney Ward said that swells are used for larger projects and not necessary for single home developments.

David Hart clarified the process for the small piece of property adjacent to the Chaffin property and asked the applicant if he's okay with the findings and conditions in the staff report.

Jacob Ballstead said yes.

A motion was made by David Hart, seconded by LaNiece Davenport, that the Planning Commission determine that preliminary subdivision review is substantially complete for the Firefly Subdivision located at approximately 517 E 8680 S based on the five findings and subject to the eight conditions detailed in the staff report with an amendment to condition 1a to correct the address to 8620. The motion carried by the following roll call vote:

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

Absent: 2 - Dave Bromley
Ron Mortimer

Nonvoting: 0

5. [SUB0414202](#) Sandy Jordan Credit Union Subdivision
[5-006950](#) 9260 S. 300 E.
[Community #4, Historic Sandy]

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

Doug Wheelwright introduced this item to the Planning Commission and stated that the purpose of the plat is to combine two land parcels into one property and to dedicate some street widening land to the City.

Nate Reiner with CIR Engineering, 10718 S Beckstead Lane, South Jordan, presented this item to the Planning Commission.

Craig Kitterman asked if the street dedication is for a turn in lane.

Doug Wheelwright said it's widening it to the standard street width and recommended approval of the one lot subdivision plat.

Mike Wilcox said it'll be consistent with the street width in front of the middle school.

Steve Wrigley asked if there's going to be a wall or fence to stop the sound from going over to the residents.

Nate Reiner said there are plans for a masonry screening wall along the entire north property line.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by Jennifer George, seconded by David Hart, that the Planning Commission determine that preliminary subdivision review is complete for the proposed Sandy Jordan Credit Union Subdivision, for the property located at 9260 S 300 E, 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: 7 - Cameron Duncan
David Hart
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

Absent: 2 - Dave Bromley
Ron Mortimer

Nonvoting: 0

6. [SPR0414202](#) Jordan Credit Union Branch Office
[5-006949](#) 9260 S. 300 E. St.
[Community # 4, Historic Sandy]

Attachments: [Staff Report](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

Doug Wheelwright reviewed the proposed new site plan. He stated that the goal of the site plan redevelopment is to move the existing drive-up teller functioning from being attached to the existing building. Reconstruct the existing building's architectural design, materials and colors, and to eliminate the existing driveway on the north side of the building and revise the landscaping and the parking lot layout.

A motion was made by Jennifer George, seconded by Cameron Duncan, that the Planning Commission determine preliminary site plan review is complete for the proposed Jordan Credit Union Branch Office located at 9260 S 300 E based on the four 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
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

Absent: 2 - Dave Bromley
Ron Mortimer

Nonvoting: 0

7. [CUP0501202](#) Jordan Credit Union Conditional Use Permit
[5-006961](#) 9260 S. 300 E. St.
[Community # 4, Historic Sandy]

A motion was made by Jennifer George, seconded by Cameron Duncan, that the Planning Commission approve a conditional use permit for the drive-up window (remote teller building and its related vehicle queuing layout), 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: 7 - Cameron Duncan
David Hart
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

Absent: 2 - Dave Bromley
Ron Mortimer

Nonvoting: 0

Administrative Business

1. Minutes

An all in favor motion was made by David Hart to approve the meeting minutes from 07.17.2025

[25-251](#) Minutes from July 17, 2025 Meeting

Attachments: [07.17.2025 PC Minutes \(DRAFT\)](#)

2. Sandy City Development Report

[25-250](#) Development Report

Attachments: [08.01.2025 DEV REPORT](#)

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