



# Sandy City, Utah

10000 Centennial Parkway  
Sandy, UT 84070  
Phone: 801-568-7256

## Meeting Minutes

### Planning Commission

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Thursday, April 3, 2025

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:

[https://us02web.zoom.us/webinar/register/WN\\_McOzB7EnRMeutdDbZ\\_3gDA](https://us02web.zoom.us/webinar/register/WN_McOzB7EnRMeutdDbZ_3gDA)

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/82408637731>

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Webinar ID: 824 0863 7731

Passcode: 708745

#### 4:00 PM FIELD TRIP

1. [25-087](#) Map

Attachments: [April 3rd FT Map](#)

Meeting went into Recess

Meeting Reconvened

#### 5:15 PM EXECUTIVE SESSION

Meeting went into Recess

Meeting Reconvened

#### 6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

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

## Public Meeting Items

2. [SUB0121202](#) 90th South Wadsworth Subdivision (Preliminary Review)  
[5-006907](#) 694 W. 9000 S. St.  
[Community #1, Northwestern Exposure]

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

Doug Wheelwright introduced this item to the Planning Commission.

Elizabeth Cole, Wadsworth Development Group, 166 E 14000 S, Draper, briefly spoke to the Planning Commission.

Doug Wheelwright further presented to the Planning Commission.

Dave Bromley said that conditions #2 and #4 seem to be similar and asked if condition #2 could be removed.

Doug Wheelwright said that one condition says the plat needs to be recorded and the other condition states it needs to be consistent with the development approvals.

Cameron Duncan said that he's okay with removing condition #4.

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 Dave Bromley, that the Planning Commission approve the proposed 90th South Wadsworth Subdivision, 2 lot preliminary commercial subdivision based on the two findings and subject to the four conditions detailed in the staff report with condition #4 being removed due to redundancy. The motion carried by the following roll call vote:**

**Yes:** 7 - Dave Bromley  
Cameron Duncan  
David Hart  
Ron Mortimer  
Steven Wrigley  
Craig Kitterman  
LaNiece Davenport

**Absent:** 2 - Daniel Schoenfeld  
Jennifer George

**Nonvoting:** 0

DRAFT

3. [SPR1207202](#) 9000 S. C-Store (Preliminary Site Plan Review)  
[4-006901](#) 694 W. 9000 S. St.  
[Community #1, Northwestern Exposure]

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

Doug Wheelwright introduced this item to the Planning Commission.

Cameron Duncan said there's a concrete pork chop on the plan showing a right in only and they're not allowed to do a right out and asked for clarification.

Doug Wheelwright said his understanding is that in an emergency they would allow a right turn out.

David Hart asked if the sidewalk is ADA accessible.

Doug Wheelwright said yes.

Craig Kitterman asked if there's a reason why the divider on 700 W goes so far south to block people from turning left.

Brittney Ward, Sandy City Engineer, said the raised median is planned to be 530 feet long per various traffic studies done in the area.

Steven Wrigley shared his concerns with not being able to turn left on 700 W.

Ivan Hooper, Sandy City Traffic Engineer, said that making a U-turn on 700 W is acceptable movement and also suspects some looping around.

David Hart clarified that during peak traffic hours cars back up about that length.

Ivan Hooper said that's the projection and the median is going that far back because there's going to be a lot longer left turn storage queue.

Steven Wrigley asked why you can't make a right turn onto 9000 S when the gas station a block away is allowed to.

Brittney Ward said they asked UDOT for considerations to allow access onto 9000 S that were not granted.

Gary with Hunt Architect, 3556 W 910 S, Syracuse, further presented this item to the Planning Commission.

David Hart asked how they will accomplish loading into the stores.

The applicant said code doesn't require an exit out of the back and everything will need to come thru the front door.

Cameron Duncan said that he has four additional stalls.

The applicant said yes and they'll need to eliminate the additional stalls or seek approval from the Community Development Director, based upon criteria contained in the code.

LaNiece Davenport asked what will the level of EV charging will be.

Kamaljeet Saini said if it's approved it'll be level 3.

Craig Kitterman asked if the lot to the east is unbuildable and how would it be accessed.

Doug Wheelwright said yes and they are requiring a stub of driveway access on the northeast and the driveway on 700 W.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

Craig Kitterman shared his concerns with the divider on 700 W.

Brittney Ward said that late last year there were further discussions with the developer regarding the median and that city is willing to make an accommodation of allowing the developer to partially remove the median and shorten it as long as there was a condition of approval of the development by the Planning Commission - that the city could, at its own discretion, require and reinstall that raised median if at the time or when we feel that it's needed again.

LaNiece Davenport asked who would cover the cost on the replacement of the missing portion of the median.

Brittney Ward said the city would.

**A motion was made by Dave Bromley, seconded by Craig Kitterman, that the Planning Commission determine preliminary site plan review is complete for the proposed 9000 S C-Store Commercial Site Plan, located at 694 W 9000 S based on the two findings and subject to the ten conditions detailed in the staff report with condition #2 to be revised as the following: That the site plan be altered to remove four proposed parking stalls from the site plan or the applicant can seek administrative approval from the Community Development Director to add up to 10% more parking than is required. The applicant must provide justification by meeting one of the approval criteria as stated in city code section 2124.3(b)(1) "Parking Increase" by providing either a parking demand analysis or a market demand analysis to justify the increase. And condition #11 added - That the median on 700 W be shortened to allow temporary right in, right out access, to be restricted in the future, at the city's discretion. The motion carried by the following roll call vote:**

**Yes:** 7 - Dave Bromley  
Cameron Duncan  
David Hart  
Ron Mortimer  
Steven Wrigley  
Craig Kitterman  
LaNiece Davenport

**Absent:** 2 - Daniel Schoenfeld  
Jennifer George

**Nonvoting:** 0

4. [SPR0203202](#) Enbridge Gas Public Utility Station (Preliminary Site Plan Review)  
[5-006911](#) 9725 S. State St.  
[Community # 5]

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

Doug Wheelwright introduced this item to the Planning Commission.

Angela Barber with Enbridge Gas Co., 1140 W 200 S, Salt Lake City, presented this item to the Planning Commission.

Cameron Duncan asked if they could find out what plans Canyons School District is using to match landscaping design and plant selection.

Angela Barber said yes.

David Hart asked if students can damage the unit or create a disaster for the community.

Chad Laiho, engineer, said all the valves will be locked and secured.

Doug Wheelwright further presented 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 determine preliminary site plan review is complete for the proposed Enbridge Gas Public Utility Station project, located at 9725 S State St, based on the three findings and subject to the six conditions detailed in the staff report. The motion carried by the following roll call vote:**

**Yes:** 7 - Dave Bromley  
Cameron Duncan  
David Hart  
Ron Mortimer  
Steven Wrigley  
Craig Kitterman  
LaNiece Davenport

**Absent:** 2 - Daniel Schoenfeld  
Jennifer George

**Nonvoting:** 0

5. [CUP0130202](#) Enbridge Gas Public Utility Station (Conditional Use Permit)  
[5-006910](#) 9725 S. State St.  
[Community # 5]

**A motion was made by LaNiece Davenport, seconded by Cameron Duncan, that the Planning Commission approve a conditional use permit to allow the proposed public utility station for Enbridge Gas Co., located at 9725 S State Street, based on the two findings and subject to the one condition detailed in the staff report. The motion carried by the following roll call vote:**

**Yes:** 7 - Dave Bromley  
Cameron Duncan  
David Hart  
Ron Mortimer  
Steven Wrigley  
Craig Kitterman  
LaNiece Davenport

**Absent:** 2 - Daniel Schoenfeld  
Jennifer George

**Nonvoting:** 0

## Administrative Business

### 1. Minutes

**An all in favor motion was made by Cameron Duncan to approve the 03.20.2025 meeting minutes.**

[25-089](#) Minutes from March 20, 2025 Meeting

**Attachments:** [03.20.2025 PC Minutes \(DRAFT\)](#)

### 2. Sandy City Development Report

[25-088](#) Development Report

**Attachments:** [04.01.2025 DEV REPORT](#)

### 3. Director's Report

## Adjournment

**An all in favor motion was made by Dave Bromley 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