



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, November 7, 2024

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_68z9KxTHSrKn-Zi7nU5PLw

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/82313156494>

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Webinar ID: 823 1315 6494

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4:00 PM FIELD TRIP

1. [24-394](#) Map

Attachments: [110724.pdf](#)

5:15 PM EXECUTIVE SESSION

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

- Present** 8 - Commissioner Dave Bromley
 Commissioner Cameron Duncan
 Commissioner David Hart
 Commissioner Ron Mortimer
 Commissioner Daniel Schoenfeld
 Commissioner Steven Wrigley
 Commissioner Craig Kitterman
 Commissioner Jennifer George

- Absent** 1 - LaNiece Davenport

Public Hearings

- 2. [ANX0910202](#) Bridger Boulevard Annexation (R-1-10 Zone)
[4-006850\(PC](#) Along Bridger Boulevard between Alta Canyon Drive and Willow Creek
[\)](#) Drive
 [Community #18]

- Attachments:** [Vicinity Map](#)
[Staff Report](#)
[Resolution 24-40c](#)
[Preliminary Annexation Plat](#)

Brian McCuiston introduced this item to the Planning Commission and recommended approval for the annexation.

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 Daniel Schoenfeld that the Planning Commission send a positive recommendation to the City Council that the Bridger Boulevard Annexation be approved and zoned R-1-10 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
 David Hart
 Ron Mortimer
 Daniel Schoenfeld
 Steven Wrigley
 Craig Kitterman

- Nonvoting:** 1 - Jennifer George

- 3. [ANX0925202](#) Herzberg Annexation (R-1-20 Zone)
[4-006856\(PC](#) 10479 S. Dimple Dell Road
[\)](#) [Community #19]

Attachments: [Vicinity Map](#)
[Staff Report](#)
[Resolution 24-42C](#)
[Preliminary Annexation Plat](#)

Brian McCuiston introduced this item to the Planning Commission and recommended approval for the annexation.

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 Cameron Duncan, that the Planning Commission send a positive recommendation to the City Council that the Herzberg Annexation be approved and zoned R-1-20 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
David Hart
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman

- Nonvoting:** 1 - Jennifer George

- 4. [ANX0925202](#) Wells/Tarassov Annexation (R-1-10 Zone)
[4-006857\(PC](#) 8411 S. 1475 E. and 1491 E. 8425 S.
[\)](#) [Community #15]

Attachments: [Vicinity Map](#)
[Staff Report](#)
[Resolution 24-43C](#)
[Preliminary Annexation Plat](#)

Brian McCuiston introduced this item to the Planning Commission and recommended approval for the annexation.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

A motion was made by Steven Wrigley, seconded by Daniel Schoenfeld, that the Planning Commission send a positive recommendation to the City Council that the Wells/Tarassov Annexation be approved and zoned R-1-10 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
 David Hart
 Ron Mortimer
 Daniel Schoenfeld
 Steven Wrigley
 Craig Kitterman

Nonvoting: 1 - Jennifer George

- 5. [ANX0930202](#) Cummings Annexation (R-1-20 and R-1-40 Zone)
[4-006859\(PC](#) 2152 E. and 2162 E. Creek Road
[\)](#) [Community #18]

Attachments: [Vicinity Map](#)
[Staff Report and attachment](#)
[Resolution 24-44C](#)
[Preliminary Annexation Plat](#)

Brian McCuiston introduced this item to the Planning Commission and recommended approval for the annexation.

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 send a positive recommendation to the City Council that the Cummings Annexation be approved and zoned R-1-20 and R-1-40 based on the four findings detailed in the staff report. The motion carried by the following vote:

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

Nonvoting: 1 - Jennifer George

Public Meeting Items

- 6. [CUP1010202](#) Alta Canyon Baptist Church (Conditional Use Permit)
[4-006866](#) 9710 S 700 E
[Community #5]

Attachments: [Staff Report](#)

Sarah Stringham introduced this item to the Planning Commission.

Adam Anderson, 9710 S 700 E, said the suite is 3,000 square feet and the church wants to grow it's members to more than 50 which is why they applied for a conditional use permit.

David Hart asked if he has adequate parking.

Adam Anderson said yes.

Sarah Stringham said that Robbie Joly called her regarding the cross access and recommended approval for the project.

Dave Bromley clarified with Sarah Stringham that this conditional use permit would not require cross access.

Sarah Stringham said correct.

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 approve a Conditional Use Permit to allow for a church to operate for the property located at 9710 S 700 E 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 - Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman

Nonvoting: 1 - Jennifer George

7. [CUP0912202](#) Hidden Gem Healing (Conditional Use Permit)
[4-006851](#) 10657 S. Whirlaway Ln
[Community #22]

Attachments: [Staff Report](#)

Sarah Stringham introduced this item to the Planning Commission.

Elena Bradway, 10657 S Whirlaway Lane, said that she lives in an equine community and spoke about her business proposal.

Steven Wrigley asked the applicant how many horses she plans on having.

Elena Bradway replied that she has four horses and boards one.

Steven Wrigley asked the applicant about parking for having up to 12 children in a session at one time.

Elena Bradway said it's strictly drop off only for that.

David Hart asked for clarity on how many kids are in a session and asked about maintenance of the steep driveway when it snows.

Elena Bradway said the group sessions are up to 12 kids and individual sessions are for one. And the maintenance of the driveway when it snows will be done by her and her husband.

Cameron Duncan asked about impeding traffic with clients and employee parking in her driveway.

Elena Bradway said the driveway is wide enough to accommodate.

Cameron Duncan asked how long the sessions are.

Elena Bradway said that she doesn't have set times and indicated on her business license application that business hours are Monday-Friday 8am - 5pm with the potential of Saturday appointments and it's all by appointment only.

Sarah Stringham let the Planning Commission know that an additional phone call and email had been sent by Larry Larson. Those items had been emailed to the Planning Commission earlier in the day.

David Hart opened this item for public comment.

Lamar Beckstead, 10665 S Whirlaway Lane, is in support of the business.

David Hart closed this item for public comment.

Craig Kitterman appreciates equine therapy for the community.

A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission approve a Conditional Use Permit for a category II home

occupation for use of outdoor space and group child activities as described in the staff report for the property located at 10657 S Whirlaway Lane based on the two findings and subject to the four 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
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman

Nonvoting: 1 - Jennifer George

Administrative Business

1. Minutes

An all in favor motion was made by Daniel Schoenfeld to approve the meeting minutes from 10.17.2024.

[24-395](#) Minutes

Attachments: [10.17.2024 Minutes \(DRAFT\)](#)

2. Sandy City Development Report

[24-396](#) Development Report

Attachments: [11.01.2024 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