



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 19, 2026

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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<https://us02web.zoom.us/j/83518893375>

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Webinar ID: 835 1889 3375

Passcode: 006468

4:00 PM FIELD TRIP

1. [26-182](#) Field Trip Map

Attachments: [PC Field Trip Map \(3/19/2026\)](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present 6 - Commissioner Dave Bromley
Commissioner Daniel Schoenfeld
Commissioner Steven Wrigley
Commissioner Craig Kitterman
Commissioner Jennifer George
Commissioner LaNiece Davenport

Absent 3 - Commissioner Cameron Duncan
Commissioner David Hart
Commissioner Ron Mortimer

Public Meeting Items

DRAFT

- 2. [CUP0226202](#) Pinkbox Doughnuts Arcade Use and Extended Hours of Operation
[6-007150](#) (Conditional Use Permit)
 10235 S. State St.
 [Community #10, Crescent White Willow]

Attachments: [Staff Report](#)

Mike Wilcox, Sandy City Planning Director, introduced this item to the Planning Commission.

Michael Kurcz, PinkBox representative, presented this item to the Planning Commission.

Steven Wrigley asked if 5:00a.m. is the usual time they open with other PinkBox locations.

Michael Kurcz said yes.

Sarah Stringham, Sandy City Planner, further presented this item to the Planning Commission and recommended approval of the conditional use permit requests.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

Steven Wrigley asked if there will be enough parking for the arcade and donut shop.

Sarah Stringham said the prior restaurant use developed sufficient parking for the proposed uses.

Steven Wrigley asked if guests will be standing since there's no tables or seating.

Michael Kurcz said currently there's no plan for tables and seating.

A motion was made by Dave Bromley, seconded by Steven Wrigley, that the Planning Commission approve a Conditional Use Permit for arcade use in the CDB zone and amending an existing Conditional Use Permit for extended hours as described in the staff report for the property located at 10235 S. State St. based on the four findings and subject to the seven conditions detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
 Daniel Schoenfeld
 Steven Wrigley
 Craig Kitterman
 Jennifer George
 LaNiece Davenport

- Absent:** 3 - Cameron Duncan
 David Hart
 Ron Mortimer

Nonvoting: 0

Public Hearings

25. [ANX0226202](#) Alta Approach Annexation (R-1-15 Zone)
[6-007145](#) 3855, 3863 and 3877 E Alta Approach Road
[\(PC\)](#) [Community #30]

Attachments: [Vicinity Map](#)
[Alta Approach Staff Report](#)
[Public Notice Sign](#)

Daniel Schoenfeld, Planning Commission Chair, stated that this item will be tabled.

Daniel Schoenfeld opened this item for public comment.

Josh Kanter, President of the Alta Approach HOA, 3972 Alta Approach, objects to the annexation.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Dave Bromley, seconded by Jennifer George, that the Planning Commission table this item to a date uncertain.

Yes: 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

Absent: 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 26. [ANX0226202](#) LCR 2 Annexation (R-1-15 Zone)
[6-007144](#) 4118, 4124, 4246 E Little Cottonwood Road, 4010 E Alta Approach and
[\(PC\)](#) the Alta Approach Condominiums (4061 E- 4115 E Quarry Dr.)
[Community #30]

Attachments: [Vicinity Map](#)
[LCR 2 Staff Report](#)
[Public Notice Sign](#)

Daniel Schoenfeld, Planning Commission Chair, stated that this item will be tabled.

Daniel Schoenfeld opened this item for public comment.

John Benfatto, 4086 E Quarry Drive, submitted a letter today to Brian McCuistion asking for more time to evaluate and decide as a community regarding the annexations for Alta Approach and LCR 2.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Dave Bromley, seconded by Jennifer George, that the Planning Commission table this item to a date uncertain.

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 3. [ANX0226202](#) Walters Annexation (R-1-10 Zone)
[6-007119\(PC](#) 2587 E Little Cottonwood Road
[\)](#) [Community #30]

Attachments: [Vicinity Map](#)
[Walters Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission. Staff mentioned this is a legal non-conforming lot.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by LaNiece Davenport, seconded by Craig Kitterman, that the Planning Commission send a positive recommendation to the City Council that the Walters Annexation be approved and zoned R-1-10 based upon the five findings detailed in the staff report. The motion carried by the following vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 4. [ANX0226202](#) KSEL Annexation (R-1-10 Zone)
[6-007139](#) 9538 S Deer Run Place, 2802 and 2798 E KSEL Dr.
[\(PC\)](#) [Community #30]

Attachments: [Vicinity Map](#)
[KSEL Staff Report](#)
[Public Notice Signs](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Rod Glover, 2802 E Ksel Drive, shared two concerns. If he was annexed into Sandy City then his property would be an island in the potential Granite City. The second was he would propose that no action be taken on this annexation until a vote takes place for the Granite Incorporation.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by LaNiece Davenport, seconded by Steven Wrigley, that the Planning Commission send a positive recommendation to the City Council that the KSEL Annexation be approved and zoned R-1-10 based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 5. [ANX0226202](#) Clark Annexation (R-1-10 Zone)
[6-007122](#) 2875 E 9460 S
[\(PC\)](#) [Community #30]

Attachments: [Vicinity Map](#)
[Clark Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Caroline Hart, 2875 E 9460 S, said she doesn't have enough information and has additional questions for staff.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by LaNiece Davenport, seconded by Craig Kitterman, that the Planning Commission send a positive recommendation to the City Council that the Clark Annexation be approved and zoned R-1-10 based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
 Daniel Schoenfeld
 Steven Wrigley
 Craig Kitterman
 Jennifer George
 LaNiece Davenport

- Absent:** 3 - Cameron Duncan
 David Hart
 Ron Mortimer

Nonvoting: 0

- 6. [ANX0226202](#) Hidden Pine Annexation (R-1-15 Zone)
[6-007142](#) 9516 and 9525 S Hidden Pine Lane
[\(PC\)](#) [Community #30]

Attachments: [Vicinity Map](#)
[Hidden Pine Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by LaNiece Davenport, seconded by Steven Wrigley, that the Planning Commission send a positive recommendation to the City Council that the Hidden Pine Annexation be approved and zoned R-1-15 based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 7. [ANX0309202](#) Smith Annexation (R-1-15 Zone)
[6-007166](#) 9519 S Hidden Pine Lane
[\(PC\)](#) [Community #30]

Attachments: [Vicinity Map](#)
[Smith Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by LaNiece Davenport, seconded by Jennifer George, that the Planning Commission send a positive recommendation to the City Council that the Smith Annexation be approved and zoned R-1-15 based upon the four findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

Absent: 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 8. [ANX0226202](#) Pingree Annexation (R-1-20 Zone)
[6-007124](#) 9620 S 3100 E
[\(PC\)](#) [Community #30]

Attachments: [Vicinity Map](#)
[Pingree Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Duffy Pingree, 9620 S 3100 E, said he was told they had no choice to sign the consent letter and would prefer to be part of Granite City.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by LaNiece Davenport, seconded by Craig Kitterman, that the Planning Commission send a positive recommendation to the City Council that the Pingree Annexation be approved and zoned R-1-20 based upon the following five conditions detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 9. [ANX0226202](#) Anderson Annexation (R-1-15 Zone)
[6-007121](#) 9635 S 3100 E
[\(PC\)](#) [Community #20]

Attachments: [Vicinity Map](#)
[Anderson Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission. Staff did mention that the property owner called and emailed staff and indicated that she prefer to be part of the Granite incorporation.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Jennifer George, seconded by Dave Bromley, that the Planning Commission send a positive recommendation to the City Council that the Anderson Annexation be approved and zoned R-1-15 based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 5 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Jennifer George
LaNiece Davenport

No: 1 - Craig Kitterman

Absent: 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 10. [ANX0226202](#) Miller Annexation (R-1-20 Zone)
[6-007123](#) 3017 E Granite Meadow Lane
[\(PC\)](#) [Community #30]

Attachments: [Vicinity Map](#)
[Miller Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Craig Kitterman, seconded by Steven Wrigley, that the Planning Commission send a positive recommendation to the City Council that the Miller Annexation be approved and zoned R-1-20 based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 11. [ANX0226202](#) Parrish Annexation (R-1-15 Zone)
[6-007125](#) 2995 E Mt Jordan Road
[\(PC\)](#) [Community #30]

Attachments: [Vicinity Map](#)
[Parrish Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Craig Kitterman, seconded by Steven Wrigley, that the Planning Commission send a positive recommendation to the City Council that the Parrish Annexation be approved and zoned R-1-15 based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 12. [ANX0226202](#) Sieverts Annexation (R-1-40 Zone)
[6-007120](#) 9876 E 2700 E
[\(PC\)](#) [Community #20]

Attachments: [Vicinity Map](#)
[Sieverts Staff Report](#)
[Public Notice Sign](#)
[Anna Sieverts Email](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission. Staff did mention that an email from Anna Sieverts was received requesting to withdraw from the annexation.

Daniel Schoenfeld opened this item for public comment.

Vaughn Cox is the adjacent neighbor to 9876 S 2700 E. He presented a letter to the Planning Commissioners and expressed concerns over these annexations and what it could do for the Granite incorporation. The Planning Commission Chairman asked Mr. Cox to comment during the general public comment period if he is not an owner within one of the proposed annexations.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Craig Kitterman, seconded by LaNiece Davenport, that the Planning Commission send a positive recommendation to the City Council that the Sieverts Annexation be approved and zoned R-1-40A based on the five findings detailed in the staff report with a modification to finding #4: The R-1-40A is appropriate for this property based upon the county zoning allowing for farm animals. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
 Daniel Schoenfeld
 Steven Wrigley
 Craig Kitterman
 Jennifer George
 LaNiece Davenport

- Absent:** 3 - Cameron Duncan
 David Hart
 Ron Mortimer

Nonvoting: 0

- 13. [ANX0226202](#) Jaandkin Annexation (R-1-40 Zone)
[6-007135](#) 2627 E 10000 S
[\(PC\)](#) [Community #20]

Attachments: [Vicinity Map](#)
[Jaandkin Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Craig Kitterman, seconded by LaNiece Davenport, that the Planning Commission send a positive recommendation to the City Council that the Jaandkin Annexation be approved and zoned R-1-40A based on the five findings detailed in the staff report with a modification to finding #4: The R-1-40A is appropriate for this property based upon the county zoning allowing for farm animals. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

Absent: 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 14. [ANX0226202](#) Knight Annexation (R-1-40 Zone)
[6-007136](#) 10116 S Altavilla Dr
[\(PC\)](#) [Community #21]

Attachments: [Vicinity Map](#)
[Knight Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Douglas Knight, 10116 S Altavilla Drive, said that he was forced to sign a consent 22 years ago. He indicated that he will ask to be removed because these annexations will break the area up relative to providing services.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Craig Kitterman, seconded by Steven Wrigley, that the Planning Commission send a positive recommendation to the City Council that the Knight Annexation be approved and zoned R-1-40A based upon the five findings detailed in the staff report with a modification to finding #4: The R-1-40A is appropriate for this property based upon the county zoning allowing for farm animals. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 15. [ANX0226202](#) Altavilla 1 Annexation (R-1-40 and R-1-40A Zone)
[6-007140](#) 10093 S Altavilla Dr., 10058 S and 10088 S Grouse Creek Cir.
[\(PC\)](#) [Community #21]

Attachments: [Vicinity Map](#)
[Altavilla 1 Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Jennifer George, seconded by Dave Bromley, that the Planning Commission send a positive recommendation to the City Council that the Altavilla 1 Annexation be approved and zoned R-1-40A based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 16. [ANX0226202](#) Altavilla 2 Annexation (R-1-40 Zone)
[6-007141](#) 10149 and 10181 S Altavilla Dr.
[\(PC\)](#) [Community #21]

Attachments: [Vicinity Map](#)
[Altavilla 2 Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Jennifer George, seconded by Dave Bromley, that the Planning Commission send a positive recommendation to the City Council that the Altavilla 2 Annexation be approved and zoned R-1-40A based upon the five findings detailed in the staff report with a modification to finding #4 - The R-1-40A is appropriate for this property based upon the county zoning allowing for farm animals. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
 Daniel Schoenfeld
 Steven Wrigley
 Craig Kitterman
 Jennifer George
 LaNiece Davenport

- Absent:** 3 - Cameron Duncan
 David Hart
 Ron Mortimer

Nonvoting: 0

- 17. [ANX0309202](#) Altavilla 3 Annexation (R-1-40 Zone)
[6-007164](#) 10184 S Altavilla Dr.
[\(PC\)](#) [Community #21]

Attachments: [Vicinity Map](#)
[Altavilla 3 Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission. This owner signed a consent to annex into Sandy after they saw a sign for some of their neighbors being annexed.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Jennifer George, seconded by Dave Bromley, that the Planning Commission send a positive recommendation to the City Council that the Altavilla 3 Annexation be approved and zoned R-1-40A based upon the four findings detailed in the staff report with a modification to finding #4 - The R-1-40A is appropriate for this property based upon the county zoning allowing for farm animals. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 18. [ANX0309202](#) Altavilla 4 Annexation (R-1-40 Zone)
[6-007165](#) 10274 and 10302 S Altavilla Dr.
[\(PC\)](#) [Community #21]

Attachments: [Vicinity Map](#)
[Altavilla 4 Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission. This owner signed a consent to annex into Sandy after they saw a sign for some of their neighbors to be annexed.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Jennifer George, seconded by Dave Bromley, that the Planning Commission send a positive recommendation to the City Council that the Altavilla 4 Annexation be approved and zoned R-1-40A based upon the four findings detailed in the staff report with a modification to finding #4 - The R-1-40A is appropriate for this property based upon the county zoning allowing for farm animals. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
 Daniel Schoenfeld
 Steven Wrigley
 Craig Kitterman
 Jennifer George
 LaNiece Davenport

- Absent:** 3 - Cameron Duncan
 David Hart
 Ron Mortimer

Nonvoting: 0

- 19. [ANX0226202](#) S Miller Annexation (R-1-40 Zone)
[6-007137](#) 10345 S Altavilla Dr.
[\(PC\)](#) [Community #21]

Attachments: [Vicinity Map](#)
[S Miller Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Jennifer George, seconded by Craig Kitterman, that the Planning Commission send a positive recommendation to the City Council that the S Miller Annexation be approved and zoned R-1-40A based upon the five findings detailed in the staff report with a modification to finding #4 - The R-1-40A is appropriate for this property based upon the county zoning allowing for farm animals. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 20. [ANX0226202](#) Fricks Annexation (R-1-40 Zone)
[6-007138](#) 10364 S Altavilla Dr.
[\(PC\)](#) [Community #21]

Attachments: [Vicinity Map](#)
[Fricks Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Dave Bromley, seconded by Steven Wrigley, that the Planning Commission send a positive recommendation to the City Council that the Fricks Annexation be approved and zoned R-1-40A based upon the five findings detailed in the staff report with a modification to finding #4 - The R-1-40A is appropriate for this property based upon the county zoning allowing for farm animals. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 21. [ANX0226202](#) Brown Annexation (R-1-15 Zone)
[6-007132](#) 3149 E 9800 S
[\(PC\)](#) [Community #30]

Attachments: [Vicinity Map](#)
[Public Notice Sign](#)
[Brown Staff Report](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Dave Bromley, seconded by Craig Kitterman, that the Planning Commission send a positive recommendation to the City Council that the Brown Annexation be approved and zoned R-1-15 based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 22. [ANX0226202](#) LCR 1 Annexation (R-1-20 and R-1-20A Zone)
[6-007143](#) 3249, 3251, and 3269 E Little Cottonwood Road
[\(PC\)](#) [Community #30]

Attachments: [Vicinity Map](#)
[LCR 1 Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Dave Bromley, seconded by Steven Wrigley, that the Planning Commission send a positive recommendation to the City Council that the LCR 1 Annexation be approved and zoned R-1-20A based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 23. [ANX0226202](#) MSMR Annexation (R-1-20 Zone)
[6-007134](#) 9682 S Oakwood Lane
[\(PC\)](#) [Community #30]

Attachments: [Vicinity Map](#)
[MSMR Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Robert Stringham has no problem being in Sandy City and is wondering why he's the only one in the subdivision who had to sign the letter. He shared concerns about who would provide emergency services if he's the only resident in Sandy and his neighbors are not.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Dave Bromley, seconded by Steven Wrigley, that the Planning Commission send a positive recommendation to the City Council that the MSMR Annexation be approved and zoned R-1-20 based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
 Daniel Schoenfeld
 Steven Wrigley
 Craig Kitterman
 Jennifer George
 LaNiece Davenport

- Absent:** 3 - Cameron Duncan
 David Hart
 Ron Mortimer

Nonvoting: 0

- 24. [ANX0226202](#) LaCaille Annexation (R-1-40 and CC Zone)
[6-007126](#) 9565 S Wasatch Blvd
[\(PC\)](#) [Community #30]

Attachments: [Vicinity Map](#)
[LaCaille Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Robert Taylor mentioned that the consent was already withdrawn before April 7, 2026. Robert said he has already been talking to staff and they need more time to review this request and they hope to defer this decision to a later date. They don't want to be out of compliance as they have significant alcohol licenses. The notice only included one parcel, but not all of the parcels as they currently stand.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Dave Bromley, seconded by Jennifer George, that the Planning Commission send a positive recommendation to the City Council that the LaCaille Annexation be approved and zoned R-1-40 and CC (Community Commercial) based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 5 - Dave Bromley
 Daniel Schoenfeld
 Steven Wrigley
 Jennifer George
 LaNiece Davenport

No: 1 - Craig Kitterman

Absent: 3 - Cameron Duncan
 David Hart
 Ron Mortimer

Nonvoting: 0

- 27. [ANX0226202](#) TP Real Estate Annexation (R-1-20 Zone)
[6-007129](#) 10209 S Dimple Dell Road
[\(PC\)](#) [Community #29]

Attachments: [Vicinity Map](#)
[TP Real Estate Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Dave Bromley, seconded by Steven Wrigley, that the Planning Commission send a positive recommendation to the City Council that the TP Real Estate Annexation be approved and zoned R-1-20 based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 28. [ANX0309202](#) G Miller Annexation (R-1-20 Zone)
[6-007167](#) 10324 S Dimple Dell Road
[\(PC\)](#) [Community #29]

Attachments: [Vicinity Map](#)
[G Miller Staff Report](#)
[Public Notice sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Dave Bromley, seconded by Craig Kitterman, that the Planning Commission send a positive recommendation to the City Council that the G Miller Annexation be approved and zoned R-1-20 based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 29. ['ANX022620](#) Scrub Oak Annexation (R-1-20 Zone)
[26-007133](#) 2998 E Apple Hollow Cove
[\(PC\)](#) [Community #29]

Attachments: [Vicinity Map](#)
[Scrub Oak Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Dave Bromley, seconded by Steven Wrigley, that the Planning Commission send a positive recommendation to the City Council that the Scrub Oak Annexation be approved and zoned R-1-20A based upon the five findings detailed in the staff report with a modification to finding #4 - The R-1-20A is appropriate for this property based upon current land uses within the area. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 30. [ANX0226202](#) Janke Flats Annexation (R-1-20 Zone)
[6-007146](#) 3020, 3023, 3030 and 3033 E Janke Flats Lane
[\(PC\)](#) [Community #29]

Attachments: [Vicinity Map](#)
[Public Notice Sign](#)
[Janke Flats Staff Report](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission. Staff mentioned that two of these lots will be considered legal nonconforming due to the lot size.

Daniel Schoenfeld opened this item for public comment.

David Cheffings, 3033 E Janke Flats Lane, is in support of the annexation and asked if the city would be able to consider taking over the roads for snow plowing.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Steven Wrigley, seconded by Dave Bromley, that the Planning Commission send a positive recommendation to the City Council that the Janke Flats Annexation be approved and zoned R-1-20 based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 31. [ANX0226202](#) Hilton Annexation (R-1-20 Zone)
[6-007127](#) 10424 S Dimple Dell Road
[\(PC\)](#) [Community #29]

Attachments: [Vicinity Map](#)
[Hilton Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Steven Wrigley, seconded by Dave Bromley, that the Planning Commission send a positive recommendation to the City Council that the Hilton Annexation be approved and zoned R-1-20 based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 32. [ANX0226202](#) Southwick Annexation (R-1-40A Zone)
[6-007128](#) 10524 S Dimple Dell Road
[\(PC\)](#) [Community #29]

Attachments: [Vicinity Map](#)
[Public Notice Sign](#)
[Southwick Staff Report](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Steven Wrigley, seconded by Dave Bromley, that the Planning Commission send a positive recommendation to the City Council that the Southwick Annexation be approved and zoned R-1-40A based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 33. [ANX0226202](#) Turning Point Annexation (R-1-40 Zone)
[6-007147](#) 2945, 2955, 2961, 2977 and 3003 E Turning Point Cir
[\(PC\)](#) [Community #29]

Attachments: [Vicinity Map](#)
[Turning Point Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Steven Wrigley, seconded by Dave Bromley, that the Planning Commission send a positive recommendation to the City Council that the Turning Point Annexation be approved and zoned R-1-40A based upon the five findings detailed in the staff report with a modification to finding #4 - The R-1-40A is appropriate for this property based upon current land uses within the area. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

Absent: 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 34. [ANX0226202](#) Newman Annexation (R-1-20 Zone)
[6-007149](#) 10713, 10715, 10745 and 10747 S 2000 E
[\(PC\)](#) [Community #28]

Attachments: [Vicinity Map](#)
[Newman Staff Report](#)
[Public Notice Sign](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission. Staff commented that this annexation is not based on a water agreement. These owners have expressed an interest in being annexed into Sandy City.

Daniel Schoenfeld opened this item for public comment.

Linda Newman, 10715 S 2000 E, asked if they can keep the zoning to keep animal rights.

Daniel Schoenfeld closed this item to public comment.

The Planning Commission Chair opened the floor, to the public, for general comments after all annexations were presented. Please refer to the comments following the motion on Item #35.

A motion was made by Steven Wrigley, seconded by Craig Kitterman, that the Planning Commission send a positive recommendation to the City Council that the Newman Annexation be approved and zoned R-1-20A based upon the four findings detailed in the staff report with a modification to finding #4 - The R-1-20A is appropriate for this property based upon the county zoning allowing for farm animals. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
Jennifer George
LaNiece Davenport

- Absent:** 3 - Cameron Duncan
David Hart
Ron Mortimer

Nonvoting: 0

- 35. [ANX0226202](#) Finley Mini Annexation (R-1-20 Zone)
[6-007148](#) 2030 and 2060 E 10765 S
[\(PC\)](#) [Community #28]

Attachments: [Vicinity Map](#)
[Public Notice Sign](#)
[Finley Mini Staff Report](#)

Brian McCuiston, Assistant Community Development Director, 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 Steven Wrigley, seconded by Dave Bromley, that the Planning Commission send a positive recommendation to the City Council that the Finley Mini Annexation be approved and zoned R-1-20 based upon the five findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
 Daniel Schoenfeld
 Steven Wrigley
 Craig Kitterman
 Jennifer George
 LaNiece Davenport

Absent: 3 - Cameron Duncan
 David Hart
 Ron Mortimer

Daniel Schoenfeld opened the meeting for all general comments.

Vaughn Cox, 9906 S 2700 E, asked if anyone has considered how the annexations break up neighborhoods and that these annexations are an effort to stop Granite City from forming. He stated that if the annexations are approved, the map of Granite will have to change and we will not have time to update the study which could kill the incorporation request. He also stated that Sandy City is working to silence the voice of the Granite community and it's residents; stop a valid and legally authorized election where residents of Granite can voice and make their own decision; and deny the residents of Granite their right of self determination.

Rob Alston, 10575 S Dimple Dell Road, supports annexations.

Daniel Schoenfeld closed this item for public comment.

Craig Kitterman asked if the state law can be explained to what the motivation is for the annexations.

Darien Alcorn, Sandy City Attorney, explained what the state law allows for annexations and it's the City Council that makes the final determination.

Craig Kitterman asked if there's a deadline.

Darien Alcorn said the state adopted an automatic annexation date of 2027 and Sandy City is annexing properties in advance of the state's automatic annexation time frame based on the water service that's being provided.

Craig Kitterman said it appears that there are more annexations forthcoming that will fill in some of these areas by the state's deadline.

Darien Alcorn said there have been quite a few properties that began to request annexation once the state adopted the automatic annexation.

Daniel Schoenfeld said the Planning Commission has seen several annexation requests.

Craig Kitterman asked if Sandy City is hampering anything in the Granite Area.

Darien Alcorn said the Granite area performed a feasibility study that included some of these properties so the study will need to be amended if City Council decides to annex the properties.

LaNiece Davenport asked about public services are handled in newly annexed areas.

Brian McCuiston said there are current agreements between Sandy City and the County on who does snow plow in certain locations.

Steven Wrigley asked if some residents were requesting to move forward with the annexations and some requesting to withdraw.

Brian McCuiston said there were a couple of properties that signed a consent and there was language on former consents allowing them to withdraw from the annexation. In the case of the Sievert's property, staff did get a letter requesting that they are formally withdrawing from the annexation.

Steven Wrigley asked if Granite City is formed could these properties go into Granite City or would they remain in Sandy City.

Brian McCuiston said they'll stay in Sandy City if the annexations are approved.

Dave Bromley asked staff if they are aware of the contractual language that is referenced by Mr. Cox in his letter that he handed out to the Planning Commission.

Brian McCuiston said he hasn't seen Mr. Cox's letter and doesn't have any information to his request.

Dave Bromley asked about the Dimple Dell Road cross hatch.

Brian McCuiston said the annexations have to be contiguous so staff has included sections of Dimple Dell Road. This is similar to other annexations requests that have been done in the past.

This Planning Item was approved.

Administrative Business

1. Minutes

[26-183](#) Minutes from the March 5, 2026 Meeting

Attachments: [03.05.2026 PC Minutes \(DRAFT\).pdf](#)

An all in favor motion was made by Jennifer George to approve the meeting minutes from 03.05.2026.

2. Sandy City Development Report

3. Director's Report

Adjournment

An all in favor motion was made by Jennifer George to adjourn.

DRAFT

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