



Sandy City, Utah

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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, June 4, 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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Or join via phone by dialing:

US: 253 215 8782 or 346 248 7799 or 669 900 6833 or 301 715 8592 or 312 626 6799 or 929 436 2866
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Webinar ID: 850 7521 0493

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4:00 PM FIELD TRIP

1. [26-307](#) Map

Attachments: [060426.pdf](#)

4:45 PM EXECUTIVE SESSION

5. [CA02132026](#) Amendments to Title 21 of the Land Development Code related to Building Height
[-0007114](#)

Attachments: [Staff Report](#)
[Exhibit A - Applicant Proposal](#)

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

Jeff Knighton, with Knighton Architecture, presented this item to the Planning Commission.

David Hart asked what would stop someone from over excavating and then wanting to go from the natural grade that was there originally.

Jeff Knighton said if they over excavated they could potentially bury more of the basement into the home.

David Hart said if it's over excavated they'd lower the grade and would be adding additional square footage and additional height down below, so you could build a taller house by over excavating.

Jeff Knighton said that in the end the house is taller but in terms of visual impact to the neighbors they're not exceeding what would have been built.

Steven Wrigley asked how tall the current home is.

Jeff Knighton said it exceeds the height by 5 feet so it's 40 feet tall.

Melissa Anderson, Sandy City Zoning Administrator, further presented this item to the Planning Commission.

Steven Wrigley asked if the amendment is approved, will it be retroactive for this home since it's already built.

Melissa Anderson said they would need to apply for a new building permit that would be reviewed with any new code.

Steven Wrigley said this would be difficult for him to vote on because he's not sure what exactly he's voting on.

David Hart asked if the applicant could apply for a variance or a waiver versus requesting to rewrite the code.

Jennifer George asked if the applicant has other options other than spending the money to rebuild the home or rewrite the code.

Melissa Anderson said that there are administrative variances, but those requests are very small with a difference of less than a foot and only if all the code criteria for an administrative variance are met. She does not believe this case would meet the criteria.

Ron Mortimer asked if there's a third option for this applicant or if the Planning Commission has authority for a variance or change.

Mike Wilcox said the Planning Commission doesn't have authority to grant an exception for height. They have an option to apply for a variance that would go to the Board of Adjustment however there are statutes that have been established by the state that set minimum criteria. One of those criteria is that it cannot be a self-imposed hardship.

LaNiece Davenport opened this item to public comment.

Pratt Diamond, 2627 E Canyon Edge Drive, was the developer who built the home and gave a history on what happened and said he would hope there's some type of variance and code update.

David Hunt, 3351 E 9980 S, is the homeowner of the property and said that the code should be modernized.

Steve Van Maren, Draper resident, is confused about the grade and uninhabitable space.

LaNiece Davenport closed this item to public comment.

David Hart doesn't feel the code amendment should be approved for one person.

A motion was made by Cameron Duncan, seconded by David Hart, that the Planning Commission forward a negative recommendation to the City Council to amend Title 21, of the Sandy Municipal Code, relating to Building Height, based on the four findings detailed in the staff report. The motion carried by the following roll call vote:

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

Absent: 1 - Daniel Schoenfeld

Nonvoting: 1 - Craig Kitterman

Public Meeting Items