



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, July 16, 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:

https://us02web.zoom.us/webinar/register/WN_zSto0sZvQbWf2S8VJ4MrGA

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/82136325679>

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
(for higher quality, dial a number based on your current location)

International numbers available: <https://us02web.zoom.us/j/82136325679>

Webinar ID: 821 3632 5679

Passcode: 954346

4:00 PM FIELD TRIP

1. [26-366](#) Map

Attachments: [071626.pdf](#)

5:15 PM EXECUTIVE SESSION

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present 7 - Commissioner Craig Kitterman
Commissioner LaNiece Davenport
Commissioner Cameron Duncan
Commissioner Dave Bromley
Commissioner Daniel Schoenfeld
Commissioner Ron Mortimer
Commissioner Steven Wrigley

Absent 2 - Commissioner Jennifer George
Commissioner David Hart

Public Meeting Items

DRAFT

2. [SPR0327202](#) 10600 Church Site Plan (Modified Site Plan Review)
[6-007183](#) 166 E. 10600 S.
[Community #11, Crescent]

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

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

Matt Sneyd with the Muve Group, 5143 S Chinook Way, Murray, presented this item to the Planning Commission.

Steven Wrigley asked if there will be a fence to separate the property from the neighbors.

Matt Sneyd said there's currently a vinyl fence on the west side of Hollow Bend that's on the property line that will be moved to the new property line. There will also be new fences on the lots for the homes that will be built.

Sarah Stringham, Sandy City Senior Planner, further presented this item to the Planning Commission.

LaNiece Davenport opened this item for public comment.

Ken Gould, 163 E Hollow Bend Drive, asked how the applicant will ensure that there's no parking during construction and who will maintain the park strip that's been maintained by the HOA.

Roger Brown, 10703 S Hollow Cove, said he thought the church would assume the cost to widen the road and if the new homes will be included in their HOA.

Matt Amadi, South Jordan resident, is a pastor at the church and is in support of the project.

LaNiece Davenport closed this item to public comment.

Sarah Stringham said that Ken Gould's concerns would be addressed during the next items for the special exception and subdivision.

A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission determine that preliminary modified site plan review is complete for the 10600 Church located at 166 E 10600 S 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: 6 - LaNiece Davenport
Cameron Duncan
Dave Bromley
Daniel Schoenfeld
Ron Mortimer
Steven Wrigley

Absent: 2 - Jennifer George
David Hart

Nonvoting: 1 - Craig Kitterman

DRAFT

3. [SPX0406202](#) Hollow Bend Subdivision (Special Exception)
[6-007190](#) 166 E. 10600 S.
[Community #11, Crescent]

Mike Wilcox, Sandy City Planning Director introduced the Special Exception and Subdivision items to the Planning Commission.

Matt Sneyd presented these items to the Planning Commission.

Cameron Duncan pointed out that one of the conditions says that no on street parking will be permitted and that the developer is responsible to erect signs on both sides of the street and paint the curb and gutter.

Matt Sneyd said yes.

Dave Bromley asked about traffic during construction the future homes on the two lots.

Matt Sneyd said they are not building the two homes and whoever purchases the lots will have to go through the building permit process after the lots are purchased from them.

James Sorensen, Sandy City Community Development Director, clarified that the no on street parking includes subcontractors and contractors.

Dave Bromley asked if that will be notated on the plat.

Sarah Stringham, Sandy City Senior Planner, further presented this item to the Planning Commission. Sarah commented that the parking agreement will be recorded with the county.

Steven Wrigley asked about an exception to the 20 foot road.

Mike Wilcox said the existing right of way is 50' wide which was reviewed and approved by the Planning Commission when the Hollow Bend Subdivision was presented.

Dave Bromley asked for further discussion regarding the parking agreement and it being noted on the plat.

Sarah Stringham said there's a parking agreement that is recorded with the plat.

Mike Wilcox said they can amend the condition to require that.

LaNiece Davenport opened this item for public comment.

Ken Gould, asked about the HOA requirement.

LaNiece Davenport closed this item to public comment.

Cameron Duncan said he agrees with Ken Gould and feels it needs to be addressed.

Dave Bromley said it sounds like Sandy City owns the park strip but the HOA was required to maintain it and asked if there are ordinances in place to make sure the new owner of the subdivision is to maintain the park strip.

Mike Wilcox replied that upon recordation of the plat, the frontage on the east side would be maintained by the property owners that front that street and the HOA will no longer be required to maintain the east side of that street. The HOA would still be required to maintain the west side of the street and the storm drainage area as they have been. Mike also suggested that they add a condition that the property be subject to creation of an HOA for the three lots to maintain this area. Or join the existing HOA that's to the west and south of them if they didn't want to create their own.

Matt Sneyd said that they are under the assumption that the homeowners will maintain the park strip in front of their homes since that's typically what's done across the valley, whether they belong to an HOA or not and did not recommend forming an HOA for three homes. He also suggested that everyone divide the cost of the water usage until the rollover is completed.

Dave Bromley asked if there's ordinances that would dictate who covers the park strip now.

Ron Mortimer said that the developer needs to do more and suggested possibly creating a temporary HOA to maintain all four trees in the park strip until the new homeowners build. He said it shouldn't be the existing HOA's problem anymore.

Mike Wilcox reiterated his suggestion.

Steven Wrigley asked why the developer can't be responsible to maintain the park strip.

Dave Bromley answered that there isn't an ordinance to say the developer needs to take care of it.

James Sorensen said that if an HOA is created then it is the developer's responsibility.

A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission approve the requested special exceptions for the Hollow Bend Subdivision located at 166 E 10600 S based on the two findings and subject to the four conditions detailed in the staff report with an amendment to Condition #3 - That a note is included on the plat associated with the parking agreement that staff feels comfortable with and an additional Condition #5 - That the developer create either an HOA to cover the three new lots in the subdivision that will maintain the existing park strip along Hollow Bend Drive that will last through the construction and occupancy of all three lots or the developer subject the three new lots to the existing Crescent Hollow subdivision HOA. The motion carried by the following roll call vote:

Yes: 6 - LaNiece Davenport
Cameron Duncan
Dave Bromley
Daniel Schoenfeld
Ron Mortimer
Steven Wrigley

Absent: 2 - Jennifer George
David Hart

Nonvoting: 1 - Craig Kitterman

4. [SUB0324202](#) Hollow Bend Subdivision (Preliminary Subdivision Review)
[6-007172](#) 166 E. 10600 S.
[Community #11, Crescent]

Attachments: [Staff Report](#)

[Exhibit A](#)

[Exhibit B](#)

Discussion for this item is notated under the Special Exception.

A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission determine that the preliminary subdivision review for the Hollow Bend Subdivision located at 166 E 10600 S is substantially complete based on the four findings and subject to the four conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - LaNiece Davenport
Cameron Duncan
Dave Bromley
Daniel Schoenfeld
Ron Mortimer
Steven Wrigley

Absent: 2 - Jennifer George
David Hart

Nonvoting: 1 - Craig Kitterman

5. [SPX0826202](#) Indigo Subdivision (Special Exception Review)
[5-007025](#) 348 E. 8000 S.

Community #3, Sandy Woods

Mike Wilcox, Sandy City Planning Director, introduced the Special Exception and Subdivision Review to the Planning Commission.

Damien Mora, 371 E 9000 S, presented both items to the Planning Commission.

Cache Hancey, Sandy City Senior Planner, further presented this item to the Planning Commission.

LaNiece Davenport opened this item for public comment.

Michelle Walker, 8028 S Tapp Lane, asked if the city will put in a sidewalk.

LaNiece Davenport closed this item to public comment.

Dave Bromley asked if condition #3 in the subdivision is related to the hammer head or to the entire street.

Mike Wilcox said it's within the hammerhead.

Dave Bromley said the condition needs to be clarified and if the detention basin needs to be sized.

Damien Mora said yes they've all been sized.

LaNiece Davenport commented on a second access point.

A motion was made by Cameron Duncan, seconded by Daniel Schoenfeld that the Planning Commission approve the requested special exceptions for the Indigo Subdivision located at 348 E 8000 S, based on the three findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - LaNiece Davenport
Cameron Duncan
Dave Bromley
Daniel Schoenfeld
Ron Mortimer
Steven Wrigley

Absent: 2 - Jennifer George
David Hart

Nonvoting: 1 - Craig Kitterman

6. [SUB0711202](#) Indigo Subdivision (Preliminary Subdivision Review)
[5-006996](#) 348 E. 8000 S.
Community #3, Sandy Woods

Attachments: [Staff Report](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

[Exhibit D](#)

Discussion for this item is notated under the Special Exception.

A motion was made by Cameron Duncan, seconded by Daniel Schoenfeld, that the Planning Commission determine that preliminary subdivision review is substantially complete for the Indigo Subdivision located at 348 E 8000 S based on the five findings and subject to the seven conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - LaNiece Davenport
Cameron Duncan
Dave Bromley
Daniel Schoenfeld
Ron Mortimer
Steven Wrigley

Absent: 2 - Jennifer George
David Hart

Nonvoting: 1 - Craig Kitterman

Administrative Business

1. Minutes

An all in favor motion was made by Ron Mortimer to approve the meeting minutes from 06.18.2026.

[26-367](#) Minutes from the June 18, 2026 Meeting

Attachments: [06.18.2026 PC Minutes \(DRAFT\).pdf](#)

2. Sandy City Development Report

[26-368](#) Development Report

Attachments: [07.01.2026 DEV REPORT.pdf](#)

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