



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
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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, February 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/84200628067>

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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International numbers available: <https://us02web.zoom.us/j/84200628067>

Webinar ID: 842 0062 8067

Passcode: 628733

4:45 PM FIELD TRIP

1. [26-045](#) Map

Attachments: [021926.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

- Present** 6 - Commissioner Dave Bromley
Commissioner Cameron Duncan
Commissioner Ron Mortimer
Commissioner Daniel Schoenfeld
Commissioner Steven Wrigley
Commissioner Jennifer George

- Absent** 3 - Commissioner David Hart
Commissioner Craig Kitterman
Commissioner LaNiece Davenport

Public Hearings

DRAFT

2. [REZ1120202](#) Fortner Rezone
[5-007084](#) 8564 S. 1000 E.
[\(PC\)](#) [Community #6, High Point]

Attachments: [PC Report-Fortner Rez \(2.3.26\).pdf](#)

Jake Warner presented this item to the Planning Commission.

Josh Becker, 12800 Lone Map, Texas, further presented this item to the Planning Commission.

Steven Wrigley asked if the units will be owner occupied or rentals.

Josh Becker said they will be owner occupied.

Cameron Duncan asked if the units will be townhouse style and if so will there be a common area and who will be responsible to maintain that.

Josh Becker said the units will be individually owned and platted so each homeowner will be responsible to maintain their property.

Daniel Schoenfeld opened this item for public comment.

Paul OBrien, 8381 S Park Hurst Circle, shared his concerns about the crosswalk on 8600 S and 1000 E.

Ron Larsen, 963 E 8600 S, asked if the city is going to impose the same requirements on this developer that were given to him.

Mike Derricott, 8566 S Johnsonway Drive, said this development sets a bad standard for the neighborhood and does not support the project.

Shannon Maynard, 8536 S 1000 E, said the property should remain zoned for single family homes.

Matthew Clayton, 982 E Merewood Court, shared concerns about traffic and safety.

Owen Tucker, 8548 S Harvard Park Drive, shared concerns about traffic and safety.

Daniel Derricott, 8558 S Johnsonway Dr, shared concerns relating to the crosswalk.

Richard Hill, 936 E 8560 S, shared concerns relating to safety.

Christy Rimmasch, 905 E Edgefield Road, shared concerns relating to safety and the crosswalk.

Carla Thorup, 975 E Addington Circle, shared concerns relating to safety.

Tyler Hansen, 8514 S Fayeway Drive, asked how this development aligns with the zoning.

Daniel Schoenfeld closed this item to public comment.

Jake Warner spoke about housing affordability and the general plan.

Dave Bromley asked staff to explain the possibility of medium density housing creeping into surrounding neighborhoods.

Jake Warner spoke about neighborhood designations and trying to balance density. He also said that Salt Lake County currently has a project going on in this area and it's expected that they will implement road improvements.

Cameron Duncan clarified that this item is for a rezone and the next phase would be the site plan that talks about road widening and set backs.

Dave Bromley asked if there's an RM10.

Jake Warner said that with the RM Zone, the applicant has to request the density with the zone and each of them come with a different set of regulations. There's an RM 6, 8, 10 and 12 although the density is closer to nine units per acre, there are other factors an applicant needs to consider when deciding.

Britney Ward, Sandy City Engineer, confirmed that Salt Lake county is planning to do right of way improvements in this area and also addressed the concerns relating to road improvements and safety issues.

Jennifer George asked how far down 8600 S and 1000 E the improvements will go.

Brittney Ward said that along 1000 E, on the west side, the improvements will go south down to 8600 S.

Jennifer George asked if there will be a right hand turn lane added.

Britney Ward said yes.

Cameron Duncan asked how far along in for the design process they're in and if she knows when construction will begin.

Britney Ward said the design level is at 30% with the county project and the hope is to begin construction this summer. With the east side of 1000 E and north side of 8600 S there isn't a project timeline just yet because there's no funding.

Cameron Duncan asked if there will be enough shoulder space for on street parking given the new road width and bike lane.

Brittney Ward said that's yet to be determined because of the grading in this area.

Jennifer George asked if flashing lights would be installed on the crosswalk.

Britney Ward said yes - pedestrian activated crossing lights will be installed however it hasn't happened yet because there isn't a place to install them within the current right of way. She did say one way that residents can help move the improvements along is to help provide the needed dedication to get them installed.

James Sorensen clarified with Britney Ward that she does have the funding to install the pedestrian activated crossing lights but needs the right of way dedication in order to do so.

Britney Ward said yes.

Dave Bromley asked if it's for the diagonal cross walk or the one going east across 1000 East.

Britney Ward said it's for the existing diagonal crosswalk.

Ivan Hooper, Sandy City Traffic Engineer, spoke about trips relating to the development and said that the average number of trips for a six unit development is about 40-60 trips. He also said this is a negligible volume and adding 1-2% doesn't add a lot more congestion and delay.

Dave Bromley asked what the current width of the right of way is.

Ivan Hooper said 66 feet and will be going to 84 feet.

Dave Bromley spoke about the general plan and the need for a city to grow and mature and having a variety of income variations is a positive thing for the community.

Ron Mortimer said he's not a fan of the concept plan and understands that will come further down because right now the application is for a rezone.

Dave Bromley said that's why he questioned the RM10.

Ron Mortimer asked what authority they have as commissioners to help mitigate things like access and setbacks.

Cameron Duncan made a motion to approve the rezone with the RM12.

Dave Bromley said he's not convinced since he doesn't know what the differences are and shares the same concerns as Ron Mortimer. He also said he doesn't know if it's an RM10 would this mitigate things like a different driveway access or additional parking if there isn't a common area.

Jennifer George asked if the rezoning would address these concerns or would it be part of the site plan.

Dave Bromley said the zoning is going to drive what's allowed and if it's enough to put in something that's allowed then they don't have a lot of leeway. And he doesn't know what the limitations are.

Jake Warner said that staff understands the concerns and have been working with the applicant. He also hopes to have better zoning tools with the comprehensive code rewrite to better correlate with the general plan.

Mike Wilcox said an RM10 would limit it to five units based on the square footage the applicant has. He also said staff discussed the driveway issue and currently the RM zone isn't allowed to utilize alleys to feed rear loading units.

A motion was made by Cameron Duncan, seconded by Dave Bromley, that the

Planning Commission forward a positive recommendation, recommending that the City Council approve the application for a zone change of the subject property from the R-1-10 Zone to the RM(12) Zone. The motion carried by the following roll call vote:

Yes: 4 - Dave Bromley
Cameron Duncan
Daniel Schoenfeld
Jennifer George

No: 2 - Ron Mortimer
Steven Wrigley

Absent: 3 - David Hart
Craig Kitterman
LaNiece Davenport

Nonvoting: 0

DRAFT

- 3. [REZ0113202](#) 106 Church Rezone
[6-007102](#) 166 E. 10600 S.
[\(PC\)](#) [Community #11, Crescent]

Attachments: [PC Report-106 Church Rez \(2.10.26\).pdf](#)

Jake Warner presented this item to the Planning Commission.

Matt Sneyde further presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Roger Brown, 10703 S Hollow Cove, asked if Hollow Bend Drive could be widened to accommodate the additional traffic and if the island off of 10600 S could be removed so cars can make a left.

Wade Sharp said he doesn't have an issue with the rezoning but is concerned that the development will increase traffic on Hollow Bend Drive and believes the road belongs to the HOA.

Robert Zheng, 10698 S Hollow Cove, asked if the road could be widened and also believes the road belongs to the HOA.

Daniel Schoenfeld closed this item to public comment.

Jake Warner said staff is aware of the road issues and the HOA's involvement and these issues will need to be resolved prior to approval of a subdivision application. He also said that it's a public road and maintenance of the park strips is the HOA's responsibility.

Mike Wilcox said the road is public with a storm drain retention which sits in the public right of way and maintained by the HOA.

Cameron Duncan asked about the median on 10600 S.

Ivan Hooper said the median belongs to the city and was put there for a good reason.

A motion was made by Dave Bromley, seconded by Steven Wrigley, that the Planning Commission forward a positive recommendation, recommending that the City Council approve the application for a zone change of the subject property from the R-1-40A Zone to the R-1-10 Zone. The motion carried by the following roll call vote:

- Yes:** 6 - Dave Bromley
 Cameron Duncan
 Ron Mortimer
 Daniel Schoenfeld
 Steven Wrigley
 Jennifer George

- Absent:** 3 - David Hart
 Craig Kitterman
 LaNiece Davenport

Nonvoting: 0

Administrative Business

An all in favor motion was made by Cameron Duncan to approve the meeting minutes from 02.05.2026.

1. Minutes

[26-046](#)

Minutes from the Feb 5, 2026 Meeting

Attachments: [02.05.2026 PC Minutes \(DRAFT\).pdf](#)

2. Director's Report

Adjournment

An all in favor motion was made by Ron Mortimer 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