



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, April 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:

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Webinar ID: 851 7880 5708

Passcode: 851285

4:00 PM FIELD TRIP

1. [26-218](#) Map

Attachments: [041626.pdf](#)

5:15 PM EXECUTIVE SESSION

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present 6 - Commissioner Dave Bromley
Commissioner Cameron Duncan
Commissioner David Hart
Commissioner Ron Mortimer
Commissioner Steven Wrigley
Commissioner Daniel Schoenfeld

Absent 3 - Commissioner Craig Kitterman
Commissioner Jennifer George
Commissioner LaNiece Davenport

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Public Hearings

- 2. [ANX0309202](#) Wilcox Annexation (R-1-40A)
[6-007176](#) 10275 S Altavilla Dr.
[\(PC\)](#) [Community #21]

Attachments: [Vicinity Map](#)
[26-45C Wilcox Annexation Resolution](#)
[Wilcox Staff Report](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission and said the owners signed a consent form on March 25, 2026 and is proposing R-1-40 with the A designation for animal rights.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

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

Yes: 6 -

Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Steven Wrigley
Daniel Schoenfeld

Absent: 3 -

Craig Kitterman
Jennifer George
LaNiece Davenport

- 3. [ANX0309202](#) KSEL 2 Annexation (R-1-10)
[6-007177](#) 2811, 2813 and 2815 E KSEL Dr.
[\(PC\)](#) [Community #30]

Attachments: [Vicinity Map](#)
[26-46C KSEL 2 Annexation Resolution](#)
[Staff Report](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission and said the owners signed the consent form on March 25 and 26, 2026 and the proposed zoning is R-1-10.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by Cameron Duncan, seconded by Dave Bromley that the Planning Commission send a positive recommendation to the City Council that the KSEL 2 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: 6 -
Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Steven Wrigley
Daniel Schoenfeld

Absent: 3 -
Craig Kitterman
Jennifer George
LaNiece Davenport

- 4. [ANX0309202](#) Apple Hollow Cove Annexation (R-1-20A)
[6-007178](#) 3002, 3014, 3019 and 3020 E Apple Hollow Cove
[\(PC\)](#) [Community #29]

Attachments: [Vicinity Map](#)
[26-47C Apple Hollow Cove Annexation Resolution](#)
[Apple Hollow Cove Staff Report](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission and said these owners signed consents on March 25 & 26, 2026 and the proposed zone is R-1-20A.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by David Hart, seconded by Steven Wrigley that the Planning Commission send a positive recommendation to the City Council that the Apple Hollow Cove Annexation be approved and zoned R-1-20A zone based on the four findings detailed in the staff report. The motion carried by the

Yes: 6 -

Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Steven Wrigley
Daniel Schoenfeld

Absent: 3 -

Craig Kitterman
Jennifer George
LaNiece Davenport

- 5. [ANX0309202](#) Dimple Dell Cir Annexation (R-1-20)
[6-007181](#) 3046, 3047, and 3072 E Dimple Dell Cir
[\(PC\)](#) [Community #29]

Attachments: [Vicinity Map](#)
[26-48C Dimple Dell Cir Annexation Resolution](#)
[Dimple Dell Cir Staff Report](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission and said that the owners signed the consent form on March 26, 2026 and are proposing the R-1-20 zone. These properties are currently zoned R-1-21. These lots will remain legal nonconforming in Sandy.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by David Hart, seconded by Cameron Duncan that the Planning Commission send a positive recommendation to the City Council that the Dimple Dell Cir. 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: 6 -

Dave Bromley
 Cameron Duncan
 David Hart
 Ron Mortimer
 Steven Wrigley
 Daniel Schoenfeld

Absent: 3 -

Craig Kitterman
 Jennifer George
 LaNiece Davenport

- 6. [ANX0303020](#) Van Leeuwen Annexation (R-1-10)
[26-007184](#) 9520 S KSEL Dr.
[\(PC\)](#) [Community #21]

Attachments: [Vicinity Map](#)
[26-49C Van Leeuwen Annexation Resolution](#)
[Van Leeuwen Staff Report](#)

Brian McCuiston, Assistant Community Development Director, presented this item to the Planning Commission and said the owner signed the consent form on March 29, 2026 and the proposed zone will be R-1-10. Brian also corrected the staff report noting that the acreage is .50.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by Dave Bromley, seconded by David Hart that the Planning Commission send a positive recommendation to the City Council that the Van Leeuwen 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: 6 -

- Dave Bromley
- Cameron Duncan
- David Hart
- Ron Mortimer
- Steven Wrigley
- Daniel Schoenfeld

Absent: 3 -

- Craig Kitterman
- Jennifer George
- LaNiece Davenport

Public Meeting Items

- 7. [SUB0609202](#) 9854 S. Building LLC Commercial Condo (Preliminary Subdivision
[5-006981](#) Review)
 9854 S 700 E
 [Community 5]

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

Planning Commissioner Cameron Duncan recused himself from this item.

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

David Jenkins with Ensign Engineering, said that they've read through the staff report and agree with it.

Thomas Irvin, Sandy City Senior Planner, further presented this item by explaining this is a new subdivision by creating a new lot from an existing lotg. Thomas outlined a couple of concerns, such as emergency access for the existing home and easements over the properties.

Steven Wrigley asked if these units can be subleased.

Thomas Irvin said yes.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by Dave Bromley seconded by Steven Wrigley that the Planning Commission determine that preliminary review is substantially complete for the 9854 S Building LLC Commercial Condominium located at 9854 S 700 E based on the three findings and subject to the six conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 -
 Dave Bromley
 Cameron Duncan
 David Hart
 Ron Mortimer
 Steven Wrigley
 Daniel Schoenfeld

Absent: 3 -
 Craig Kitterman
 Jennifer George
 LaNiece Davenport

8. [SUB0805202](#) Hartman Estates Subdivision (Preliminary Subdivision Review)
[5-007011](#) 3853 E Little Cottonwood Lane
[Community 30, Granite]

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

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

David Jenkins with Ensign Engineering presented this item to the Planning Commission.

David Hart said that the property line seems to be tangent with the gutter line on the subdivision plat but in the staff report it appears that the property line is perpendicular tangent to the gutter line and wanted to know which one is correct.

David Jenkins asked some questions to try to understand the discrepancy. He mentioned that he will make sure the plans match with each other.

David Hart said that he wants it noted that the two drawings are not correct and he does not want the Hartman's to be liable.

Thomas Irvin, Sandy City Senior Planner, further presented this item to the Planning Commission by explaining this is a new subdivision by creating a new lot from an existing lot. Thomas outlined a couple of the concerns, such as emergency access for the existing home and easements over the properties.

Daniel Schoenfeld opened this item for public comment.

Todd Smith, 9705 S 3775 E, asked if the plan that was submitted by himself and the Hartman's was acceptable.

Daniel Schoenfeld closed this item to public comment.

Thomas Irvin, said that Todd Smith is the property owner that does have the easement across the Hartman's property and staff is hoping to get his property readdressed off of Quail View Cove.

A motion was made by David Hart, seconded by Steven Wrigley that the Planning Commission determine that preliminary subdivision review is substantially complete for the Hartman Estates Subdivision located at 3853 E Little Cottonwood Lane based on the six findings and subject to the five conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 3 - Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Steven Wrigley
Daniel Schoenfeld

Absent:

Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Steven Wrigley
Daniel Schoenfeld

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[CUP0306202](#) Mattress by Appointment Retail Use (Conditional Use Permit)
[6-007163](#) 8392 S. 700 E.
[Community #3, Sandy Woods]

Attachments: [Staff Report](#)

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

The applicant, Michael Romeo McFall, 8392 S 700 E, presented this item to the Planning Commission.

Daniel Schoenfeld asked the applicant if he's read and understands the conditions and findings in the staff report.

Michael McFall said yes.

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

Steven Wrigley asked if the conditional use permit carries on for future use.

Mike Wilcox said that conditional use permits run with the land use.

Daniel Schoenfeld opened this item for public comment.

Jane Santoro, 8386 S 745 E, asked if there's going to be a lot construction going on and is concerned that this location will generate a lot of traffic.

Daniel Schoenfeld closed this item to public comment.

Sarah Stringham said that there's no construction or new development happening on the site for any of the stores in the strip mall.

Mike Wilcox said it's a tenant improvement meaning interior space remodeling.

A motion was made by Dave Bromley, seconded by Cameron Duncan that the Planning Commission approve a conditional use permit for commercial retail sales and services and approve a reduced parking ratio for this proposed use of a furniture store for the property located at 8392 S 700 E based on the three findings and subject to the six conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 -

Dave Bromley
 Cameron Duncan
 David Hart
 Ron Mortimer
 Steven Wrigley
 Daniel Schoenfeld

Absent: 3

Craig Kitterman
 Jennifer George
 LaNiece Davenport

Administrative Business

1. Minutes

An all in favor motion was made by Dave Bromley to approve the meeting minutes from 03.19.2026.

[26-219](#) Minutes from March 19, 2026

Attachments: [03.19.2026 PC Minutes \(DRAFT\).pdf](#)

2. Sandy City Development Report

[26-220](#) Development Report

Attachments: [04.01.2026 DEV REPORT.pdf](#)

3. Director's Report

Adjournment

An all in favor motion was made by Steven Wrigley 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