



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, 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:

https://us02web.zoom.us/webinar/register/WN_ZVO5Qf93RTaMAFBcaMGCmw

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<https://us02web.zoom.us/j/85075210493>

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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

Passcode: 407115

4:00 PM FIELD TRIP

1. [26-307](#) Map

Attachments: [060426.pdf](#)

4:45 PM EXECUTIVE SESSION

Present 8 - Commissioner Craig Kitterman
Commissioner Jennifer George
Commissioner LaNiece Davenport
Commissioner Cameron Duncan
Commissioner Dave Bromley
Commissioner David Hart
Commissioner Ron Mortimer
Commissioner Steven Wrigley

Absent 1 - Commissioner Daniel Schoenfeld

2. [26-298](#) Detached Accessory Dwelling Units Work Session

Attachments: [Presentation D-ADUs for Work Session](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Public Hearings

3. [GPA0422202](#) Canyon Gate General Plan Amendment
[6-007196](#) 825 E 9085 S
[Community #2, Quarry Bend]

Attachments: [Staff Report-Canyon Gate GPA](#)

*The general plan amendment and rezone were combined into one joint presentation, discussion and public hearing.

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

Spencer Moffett, 101 S 200 E, Salt Lake City, presented this item to the Planning Commission.

Steven Wrigley said the current density is less than what's currently allowed and asked if there's areas for kids to play.

Spencer Moffett said they're compliant with the 40% open space that's required in the zone and there's a pickle ball court, a tot lot and a dog park.

Steven Wrigley asked if he knows what the pricing of the units will be.

Spencer Moffett said that they don't have the construction costs so he doesn't have a number yet.

Steven Wrigley asked if these units would be considered moderate income.

Spencer Moffett said that based on what they're paying the school district these units will not be considered affordable or moderate income.

Jake Warner, Sandy City Long Range Planning Manager, further presented this item to the Planning Commission.

Cameron Duncan said this is a great use of the transition zone.

Jake Warner said the medium density designation supports the request.

LaNiece Davenport opened this item for public comment.

Zoe Millard, 826 E Gatewood Drive, asked if these units will be owner occupied.

LaNiece Davenport closed this item to public comment.

Jake Warner said the applicant is intending to subdivide this property into individual townhome sellable units.

A motion was made by Cameron Duncan, seconded by David Hart, that the Planning Commission forward a positive recommendation, recommending that the City Council approve the application for a future land use designation of the

subject property from the Institutional designation to the Medium Density Neighborhood designation. 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

4. [REZ0422202](#) Canyon Gate Rezone
[6-007195](#) 825 E 9085 S
[Community #2, Quarry Bend]

Attachments: [Staff Report-Canyon Gate REZ](#)

The general plan amendment and rezone were combined into one joint presentation, discussion and public hearing and all minutes are listed under item #3.

A motion was made by Cameron Duncan, seconded by David Hart, 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-1-8 Zone to the PUD(12) Zone for the property. 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

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

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

6. [SPX0701202](#) Silver Ridge Flats Special Exception Review
[5-006991](#) 886 E. 7800 S.
Community #6, High Point

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

Brandon Preece, 12401 S 400 E, Draper, presented this item to the Planning Commission.

Steven Wrigley asked if these units have driveways.

Brandon Priest said no.

Cache Hancey, Sandy City Senior Planner, further presented this item to the Planning Commission. He also clarified the number of parking spots.

LaNiece Davenport opened this item for public comment.

Susan Hardman, 870 E 7800 S, said that nine units on less than an acre lot is not safe and shared other concerns relating to traffic safety and rodents.

Peter Warnick, 865 E 7800 S, shared concerns over speed and additional traffic.

LaNiece Davenport closed this item for public comment.

Steven Wrigley asked what the maximum is allowed per city code and what's the required number of parking stalls.

Cache Hancey, said nine units are allowed.

Mike Wilcox said that each home requires two car off street parking per unit plus visitor parking. The way that's administered is for the first five units there's a requirement for five off street parking in addition to the two off street and then for every additional home, it's 0.25 stalls per unit for additional guest parking when it's configured in a parking lot configuration.

Steven Wrigley asked if this project meets the parking requirements.

Mike Wilcox said yes.

Steven Wrigley asked if a traffic study is required on a project this small.

Ivan Hooper, Sandy City Transportation Engineer, said a traffic study is not required with such a small project. With nine units they would generate approximately 70 trips a day and the overall traffic impact is very minor.

A motion was made by Dave Bromley, seconded by Ron Mortimer, that the Planning Commission approve the requested special exceptions for the Silver Ridge Flats Subdivision located at 886 E 7800 S based on the three 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

7. [SPR0407202](#) Silver Ridge Flats Site Plan Review
[5-006948](#) 886 E. 7800 S.
Community #6, High Point

A motion was made by Dave Bromley, seconded by Steven Wrigley, that the Planning Commission determine preliminary site plan review is complete for the proposed Silver Ridge Flats development located at 886 E 7800 S based on the five findings and subject to the five conditions 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

8. [SUB0411202](#) Silver Ridge Flats Subdivision
[5-006998](#) 886 E. 7800 S.
Community #6, High Point

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

A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission determine that preliminary subdivision review is substantially complete for the Silver Ridge Flats Subdivision located at 886 E 7800 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: 7 - Jennifer George
LaNiece Davenport
Cameron Duncan
Dave Bromley
David Hart
Ron Mortimer
Steven Wrigley

Absent: 1 - Daniel Schoenfeld

Nonvoting: 1 - Craig Kitterman

Administrative Business

1. Minutes

An all in favor motion was made to approve the meeting minutes from 05.21.2026.

[26-308](#) Minutes from May 21, 2026 Meeting

Attachments: [05.21.2026 PC Minutes \(DRAFT\).pdf](#)

2. Sandy City Development Report

[26-309](#) Development Report

Attachments: [06.01.2026 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

Note

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Meeting went into Recess

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Meeting reconvened