

**Sandy Planning Commission
Regular Meeting
Monday, January 12, 2026**

Chair Wegener called the meeting to order at 6:30 p.m.

1. MEETING FORMAT NOTICE: Instructions for electronic meeting

2. ROLL CALL

Before roll call, Development Services Director Kelly O’Neill Jr. stated that in December 2025 the City Council appointed Darren Wegener to another 4-year term. He also reminded everyone that Commissioner Poulin decided not to apply to serve another term, which now leaves the Planning Commission with six members at this time.

Commissioner Lee – Excused
Commissioner Zawaski – Present
Commissioner Malone – Present
Commissioner O’Leary – Present
Vice Chair Crosby – Present
Chair Wegener – Present

Council Liaison Ramseyer – Present

Staff present: Development Services Director Kelly O’Neill Jr., Senior Planner Patrick Depa, Development Services Specialist II Rebecca Markham, City Attorney Josh Soper

3. APPROVAL OF MINUTES – October 27, 2025

Chair Wegener asked for any edits to the draft minutes. With no edits needed, the minutes were approved.

4. REQUESTS FROM THE FLOOR – CITIZEN COMMUNICATION ON NON-AGENDA ITEMS:

None

5. DIRECTOR’S REPORT

Development Services Director Kelly O’Neill Jr. told the Commissioners they were sent a link to the monthly departmental report, also provided to the City Council.

Chair Wegener asked if there was a recap on development activity from last year. O’Neill said the data usually isn’t ready until after the goal setting session in February but will share it with the Commission when it’s completed.

Vice Chair Crosby asked what type of response the City’s had to the “alternative wastewater system” option recently adopted into the Development Code. O’Neill said they had two developers who were interested but now that it’s adopted there has been no interest. That said, O’Neill thinks that keeping alternative wastewater systems in the code permanently makes sense as certain situations could make sense even after the moratorium is repealed.

Chair Wegener asked if the Bornstedt Views and Sandy Woods II subdivisions were preparing to build homes in the near future. O’Neill stated that both are close to being “platted” at the County but doesn’t know an exact timeline when building permits will be pulled.

6. COUNCIL LIAISON AND PLANNING COMMISSIONER DISCUSSION

City Council Liaison Ramseyer told the Commission that Winterfest had around 35,000 visitors and around 1,000 people at the tree lighting event. She also said that the City's "shortest day" event was well attended despite the rain event that occurred two days earlier.

O'Neill asked the Commission to decide if they desired to meet in February. Otherwise, the next meeting will be held in March. The Commission decided to forego a meeting in February.

6.1 Planning Commission Chair Appointments for 2026

Vice Chair Crosby nominated Commissioner Malone as Chair. Commissioner Malone nominated Vice Chair Crosby to serve a second year as Vice Chair. Commissioner Zawaski agreed with the nominations.

Motion: Motion to appoint Commissioner Malone as Chair and Commissioner Crosby as Vice Chair of the Sandy Planning Commission for the calendar year 2026.

Moved by: Commissioner Crosby

Seconded by: Commissioner Malone

Yes votes: All Ayes

No votes: None

Abstentions: None

7. NEW BUSINESS:

7.1. Major Modification request for the Deer Pointe Basketball Court Structure (File No. 25-051 MOD)

Chair Wegener opened the quasi-judicial public hearing on File No. 25-051 MOD at 6:45 p.m. Chair Wegener called for any abstentions, conflicts of interest, ex-parte contact, challenges to the jurisdiction of the Planning Commission, or any challenges to any individual member of the Planning Commission. No challenges were made, and no declarations were made by the Planning Commission.

Ex-Parte contact:

Commissioner O'Leary stated that he lives directly across the street from the park.

Commissioner Malone stated that she drove over to the site, took some photos, and made some observations.

Chair Wegener stated that he hasn't been to the site but has heard updates on the project from other public meetings.

Staff Report:

Senior Planner Patrick Depa presented a PowerPoint presentation that included the two main requests from the applicant to remove the faux wood grain paint on the gable end I-beams and to remove the requirement to install a cupola or cupolas as a secondary roof feature, both of which were originally conditioned by the Commission in July with File No. 25-037 DR/VAR.

Depa also provided background information on the faux wood paint, the architectural plans, explanation of the Special Variance section in Chapter 17.66 of the Sandy Development Code, as well as the secondary roof form requirements. Lastly, Depa went over staff's recommendation to approve the applicant's request for a major modification.

O'Neill suggested keeping the quasi-judicial public hearing "open" until the Commission was ready to make a decision. By leaving the hearing open, it would allow the Commission to ask

questions of the applicant during their deliberation. O'Neill finished with an overview of the "scope" and "process" for Major Modifications as requested by Chair Wegener.

Applicant Report:

Tyler Deems, City Manager, City of Sandy

Deems stated that staff did a great job highlighting the main points in the modification request. He also said that when this came before the Commission in July, they only had the renderings of the structure and now the construction is nearly complete. With construction nearing completion people can now view how well the structure fits into the landscape without the faux wood paint finish on the gable I-beams and how the cupolas on the roof would not provide functionality. Deems also explained the confusion over the painting of the I-beams and how it could be "funny looking". He finished by stating that the applicant feels they've made the structure blend into the natural environment as well as looking aesthetically pleasing.

Public Testimony:

None

Staff Recap:

Depa stated that he agrees with the City Manager and believes the structure is sufficient as constructed. He reiterated that staff recommend both the removal of the faux wood paint in the gable ends, as well as the removal of the requirement to install cupolas.

Applicant Rebuttal:

None

Discussion:

Commissioner O'Leary urged caution to his fellow Commissioners about approving the modifications as it may open the City to scrutiny on being more lenient on City projects. He stated that he wants to be careful on how the decision is made but is in full support of both the removal of the faux wood paint and the cupolas as it isn't necessary for a park.

O'Neill explained that if someone made a claim that the City is treating themselves differently, he doesn't believe it would hold much weight since the project is so unique and the structure is located in the Parks and Open Space zoning district.

Chair Wegener asked how they ended up originally conditioning the faux wood if the applicant had already met enough "Sandy Style" elements in the original application request. O'Neill and Depa both stated that it was an "offset" since staff was recommending approval of three variances. O'Neill also said it's typical for staff to recommend some sort of offset depending on the number of variances.

Brian Martin, Lango Hanson Landscape Architects

Martin explained that his research revealed that structures with shallower roof pitches and without walls, like the Deer Pointe Park covered basketball court structure, typically don't include cupolas. He said that cupolas are typically on structures with steeper pitched roofs, such as barns.

Commissioner Crosby agreed that the I-beams would look silly painted with the faux wood grain and Commissioner Malone felt the cupolas would look silly on the large shelter. O'Neill stated that Planning Division staff will be working on a new code section in 2026 for park structures that aren't enclosed.

Chair Wegener stated that he feels differently from Commissioners Crosby and Malone and feels the building is standard looking and needs additional architectural interest. He also stated that it doesn't have to be a cupola on the roof but feels it should have something that incorporates Sandy Style as required by the code. Chair Wegener also stated that he feels like the intent of the code is being ignored.

Commissioner Malone said that she's in favor of removing both the cupola requirement and the faux wood grain paint on the I-beams requirement. Commissioner O'Leary also agreed on removing the faux wood grain paint requirement on the I-beams. The Commission then discussed the concrete bases for the structure and asked if they could be enhanced.

Tiana Rundell, Parks and Recreation Director, City of Sandy

Rundell stated that the concrete bases were dyed with brown as required by the Planning Commission, so they are not standard grey concrete.

Depa stated that with the tan columns, black gable ends, and green metal roof, it makes this structure stand out and presents different shades of color deliberately to make it attractive and fit into the environment. He said that in his opinion it doesn't call for more design elements. Deems agreed with Depa and said there was a deliberate intent with the incorporation of the Sandy Style colors to make this structure stand out and attractive.

Commissioner O'Leary said that the park is already looking fantastic and everyone working on this project should be commended. Commissioner Zawaski said that he doesn't think the faux paint would add anything to the structure and agreed with Commissioner O'Leary that the City has made great use of the land.

Chair Wegener stated that he's fine with removing both requirements (cupolas and faux paint) but believes another "architectural interest piece" should be included on the structure. Commissioner Crosby said that he's fine with the removal of both items and doesn't feel the need to install additional design elements.

Deems stated the Parks Department held several rounds of community engagement along with various rounds of review with the City Council. He said the Parks and Recreation Department conducted a very robust community involvement process prior to construction of the park.

Motion: Motion to close the public hearing at 7:54 p.m.

Moved By: Commissioner Crosby

Seconded By: Commissioner Malone

Yes votes: All Ayes

No votes: None

Abstentions: None

Motion: Move that the major modification to File No. 25-037 DR/VAR be approved to rescind the conditions to paint the I-beam gable ends with a faux wood pattern due to the required amount of design elements for the basketball court shelter being met, and to approve the variance to Section 17.90.120.C.4 to omit the secondary roof form requirement.

Moved By: Commissioner Crosby

Seconded By: Commissioner Malone

Yes votes: Commissioner Zawaski, Commissioner Malone, Commissioner O'Leary, Commissioner Crosby

No votes: Chair Wegener

Abstentions: None

8. ADJOURNMENT

Chair Wegener adjourned the meeting at 7:56 p.m.

Chair Linda Malone

Attest:

Kelly O'Neill Jr.,
Development Services Director

Date signed: _____

DRAFT