



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
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Meeting Agenda Planning Commission

Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport
Craig Kitterman (Alternate)
Jennifer George (Alternate)

Thursday, December 4, 2025

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_xsSrU540T72CNwtJeJrn9Q

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/85888523923>

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/85888523923>

Webinar ID: 858 8852 3923

Passcode: 586875

4:00 PM FIELD TRIP

1. [25-357](#) Map

Attachments: [12042025.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Public Hearings

2. [CA09232025-0007044](#) Amendments to Title 21 of the Land Development Code related to Automall Zone Land Use Matrix
- Attachments:** [Staff Report](#)
[Exhibit A](#)
[Exhibit B.pdf](#)

Public Meeting Items

3. [SPR11072025-0007071](#) Smith Entertainment Group (SEG) Phase 3, West Facade 10450 S. State St. [Community #9. Commercial Area]
- Attachments:** [Staff Report](#)
[Exhibit B](#)
[Exhibit C](#)
4. [SPR07232025-0007003](#) Silver Sage Business Park II, Office Site Plan Review 10895 S. 700 E. St. [Community #12]
- Attachments:** [Staff Report](#)
[Exhibit A](#)
[Exhibit B](#)
[Exhibit C](#)
5. [SUB08252025-0007024](#) Silver Sage Business Park Subdivision Amendment 10895 and 10935 S. 700 E. [Community #12]
6. [SPR08072025-0007014](#) Middle Mile Infrastructure Site Plan Review 10935 S. 700 E. St. [Community #12]
- Attachments:** [Final Staff Report](#)
[Applicant letter](#)
[Site Plan Package](#)
7. [CUP08052025-0007012](#) Middle Mile Infrastructure - Conditional Use Permit - Public Utility Station 10935 S. 700 E. St. [Community #12]

Administrative Business

1. Minutes

[25-358](#) Minutes from November 20, 2025

Attachments: [11.20.2025 PC Minutes \(DRAFT\)](#)

2. Sandy City Development Report

[25-359](#) Development Report

Attachments: [12.01.2025 DEV REPORT](#)

3. Director's Report

4. Election of Chair and Vice Chair

Adjournment

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

