



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, 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:

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<https://us02web.zoom.us/j/85888523923>

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Webinar ID: 858 8852 3923

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4:00 PM FIELD TRIP

1. [25-357](#) Map

Attachments: [12042025.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

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

Absent 1 - Commissioner David Hart

Public Hearings

2. [CA09232025](#) Amendments to Title 21 of the Land Development Code related to
[-0007044](#) Automall Zone Land Use Matrix

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

Mike Wilcox presented this item to the Planning Commission and recommended to forward a positive recommendation to the City Council to adopt the proposed code amendment.

Dave Bromley opened this item for public comment.

Dave Bromley closed this item to public comment.

A motion was made by LaNiece Davenport, seconded by Cameron Duncan, that the Planning Commission forward a positive recommendation to the City Council to amend Title 21 of the Sandy Municipal Code related to land uses in the Automall zoning district based on the four findings detailed in the staff report. The motion carried by the following roll call vote:

Yes: 7 - Dave Bromley
Cameron Duncan
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
LaNiece Davenport

Absent: 1 - David Hart

Nonvoting: 1 - Jennifer George

Public Meeting Items

3. [SPR1107202](#) [5-007071](#) Smith Entertainment Group (SEG) Phase 3, West Facade
10450 S. State St.
{Community #9. Commercial Area]

Attachments: [Staff Report](#)

[Exhibit B](#)

[Exhibit C](#)

Mike Wilcox introduced this item to the Planning Commission.

Rob Cottle, Architect, presented this item to the Planning Commission.

Doug Wheelwright further presented this item to the Planning Commission.

Steven Wrigley asked if the window screens can move up and down or if they're fixed.

Doug Wheelwright said they're fixed.

Rob Cottle said they are passive solar screens that sit right outside of the window.

Dave Bromley opened this item for public comment.

Steve van Maren, Draper resident, suggested that a peak should be added above the SEG employee entrance.

Dave Bromley closed this item to public comment.

Daniel Schoenfeld said the overall design was thoughtful and appreciated by the Architectural Review Committee.

Cameron Duncan thinks a little pop up on the roof would look better.

Dave Bromley feels there's enough break up along the long flat roof line.

A motion was made by Daniel Schoenfeld, seconded by Steven Wrigley, that the Planning Commission approve a modified site plan review, and the building architectural design, colors and materials for the Smith Entertainment Group (SEG) Redevelopment, Phase 3 - West Facade for the property located at 10450 S State Street based on the three findings and subject to the five conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 7 - Dave Bromley
Cameron Duncan
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
LaNiece Davenport

Absent: 1 - David Hart

Nonvoting: 1 - Jennifer George

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4. [SPR0723202](#) Silver Sage Business Park II, Office Site Plan Review
[5-007003](#) 10895 S. 700 E. St.
[Community #12]

Attachments: [Staff Report](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

Mike Wilcox introduced this and the subdivision review items to the Planning Commission.

Scott Bunnell, with Navigate Private Wealth, presented this item to the Planning Commission.

Doug Wheelwright further presented this item and recommended approval to the Planning Commission.

Dave Bromley opened this item for public comment.

Ryan Fowler, 10908 S Savannah Drive, shared concerns regarding the vehicle noise coming from 700 E.

Travis Ackerman, 828 E Savannah Drive, said this trail section is very loud and feels there should be a 15' landscaping buffer in the back of the building instead of at the front of the property.

Dave Bromley closed this item to public comment.

Mike Wilcox said the noise impact is not coming from the site but from the adjacent road.

Dave Bromley asked about the landscape plan for the center parking lot and the east side of the center parking lot.

Doug Wheelwright reviewed the landscape plan.

LaNiece Davenport asked if more landscaping could be done on the east side without having to reorient the building.

Cameron Duncan said that if evergreen trees were placed in the back near the detention pond that could help.

Scott Bunnell said if evergreen trees are needed on the east parking lot that would be okay.

A motion was made by Cameron Duncan, seconded by Daniel Schoenfeld, that the Planning Commission approve the proposed Silver Sage Business Park II (Navigate Private Wealth) Office Building preliminary site plan review, located at 10895 S 700 E, based on the two findings and subject to the five conditions with an additional 6th condition - That the trees on the east side of both parking lots

be revised to evergreen trees (within the 60-40 split) to help mitigate the noise from 700 E.

Yes: 7 - Dave Bromley
Cameron Duncan
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
LaNiece Davenport

Absent: 1 - David Hart

Nonvoting: 1 - Jennifer George

5. [SUB0825202](#) Silver Sage Business Park Subdivision Amendment
[5-007024](#) 10895 and 10935 S. 700 E.
[Community #12]

A motion was made by Cameron Duncan, seconded by Craig Kitterman, that the Planning Commission determine that preliminary subdivision review is complete for the proposed Silver Sage Business Park II Subdivision Amendment, located at 10895 S and 10935 S 700 E based on the two findings and subject to the four conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 7 - Dave Bromley
Cameron Duncan
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
Craig Kitterman
LaNiece Davenport

Absent: 1 - David Hart

Nonvoting: 1 - Jennifer George

6. [SPR0807202](#) Middle Mile Infrastructure Site Plan Review
[5-007014](#) 10935 S. 700 E. St.
[Community #12]

Attachments: [Final Staff Report](#)

[Applicant letter](#)

[Site Plan Package](#)

Mike Wilcox introduced this item & the conditional use permit item to the Planning Commission.

Christina Lewis, AE Comm, presented this item to the Planning Commission.

Doug Wheelwright further presented this item and recommended approval to the Planning Commission.

Craig Kitterman asked if it's pre-cast concrete walls and brick veneer.

Doug Wheelwright said yes.

Dave Bromley opened this item for public comment.

Mark Scott, 10880 Savannah Drive, shared concerns to why he's opposed to the project.

Todd Bobeng, with AE Comm and Middle Mile Infrastructure, spoke about a wall that they're putting up to help mitigate noise and said they are well below noise level thresholds of AEF.

Dave Bromley closed this item for public comment.

Mike Wilcox read the Sandy City code regarding public utilities and explained the conditional use permit.

Dave Bromley asked what a quasi public utility is.

Mike Wilcox explained what a quasi public utility is.

Craig Kitterman asked if this public utility is required to serve Sandy City residents in order to meet the conditional use requirements.

Mike Wilcox said no.

Doug Wheelwright reviewed what a conditional use permit is and that the generators are self contained and powered by natural gas.

Craig Kitterman asked if the generators are constantly running.

Doug Wheelwright said the generators will be tested once a month for five minutes or when there's a power outage and will run for the duration of the outage.

A motion was made by Daniel Schoenfeld, seconded by LaNiece Davenport, that the Planning Commission approve the proposed Middle Mile Infrastructure preliminary site plan review, located at 10935 S 700 E, based on the three findings and subject to the five conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
Cameron Duncan
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport

Absent: 1 - David Hart

Recused: 1 - Craig Kitterman

Nonvoting: 1 - Jennifer George

7. [CUP0805202](#) Middle Mile Infrastructure - Conditional Use Permit - Public Utility Station
[5-007012](#) 10935 S. 700 E. St.
[Community #12]

A motion was made by Daniel Schoenfeld, seconded by LaNiece Davenport, that the Planning Commission approve a conditional use permit for a public utility station for a fiber optic booster station for the property located at 10935 S 700 E based on the three findings and subject to the three conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
Cameron Duncan
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport

Absent: 1 - David Hart

Recused: 1 - Craig Kitterman

Nonvoting: 1 - Jennifer George

Administrative Business

1. Minutes

An all in favor motion was made to approve the meeting minutes from 11.20.2025.

[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

Daniel Schoenfeld was elected Chair and LaNiece Davenport was elected Vice-Chair.

Adjournment

An all in favor motion was made to adjourn.

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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