



# 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)*

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Thursday, May 21, 2026

6:15 PM

Council Chambers and Online

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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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After registering, you will receive a confirmation email containing information about joining the webinar.

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Webinar ID: 843 2371 7494

Passcode: 688353

### 5:00 PM EXECUTIVE SESSION

Meeting went into Recess

Meeting reconvened

### 6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

- Present** 11 - Commissioner Craig Kitterman  
Commissioner Jennifer George  
Commissioner Jennifer George  
Commissioner LaNiece Davenport  
Commissioner LaNiece Davenport  
Commissioner Cameron Duncan  
Commissioner Dave Bromley  
Commissioner David Hart  
Commissioner Daniel Schoenfeld  
Commissioner Ron Mortimer  
Commissioner Steven Wrigley

**Public Meeting Items**

DRAFT

1. [SPR0422202](#) Jazz Box Phase 4b (Site Plan Review)  
[6-007197](#) 10450 S. State Street  
[Community #9, Commercial Area]

**Attachments:** [Staff Report](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

[Exhibit D](#)

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

Larry Oldham, Architect with Babcock Design, 672 W Houseman St, Stansbury Park, presented this item to the Planning Commission.

Steven Wrigley asked if the building is attached to the mall.

Larry Oldham said there's a small section that's attached to the mall with some interior Jazz space in the existing Macy's store.

Steven Wrigley asked if the larger building will take up most of the parking on the east side.

Larry Oldham said it will take up a significant amount of parking.

Dave Bromley asked if there will be a gated, restricted parking lot adjacent to the Mall Ring Road.

Larry Oldham said it hasn't been determined if it will be gated but there will be a 24 hour security presence there.

David Hart asked the applicant if he's okay with the findings and conditions in the staff report.

Larry Oldham said that there's a condition about the sidewalk going south on the west side of Mall Ring Road that they are requesting further discussion on. He wanted to know if they could keep the current pedestrian pathway on the east side of Mall Ring Road instead of the proposed sidewalk location and listed the reasons for their request.

LaNiece Davenport wanted to clarify the applicant's request that their concern is with the placement of the sidewalks and not the connection with the existing ones.

Larry Oldham spoke about the connections.

LaNiece Davenport wanted to clarify the parking with 300 parking spaces, 150 shared and 150 dedicated to SEG and the Jazz.

Larry Oldham said the Jazz probably have about 130 and the remaining will be to Intermountain Health reserved for doctor parking but the remainder would be public parking.

Clinton Spencer, Sandy City Development Services Manager, further presented this item to the Planning Commission.

Steven Wrigley asked if a fence would help satisfy the applicant's request regarding the sidewalk.

Clinton Spencer said that a fence could be put up to help keep people out but they'll also have a 4 ft concrete retaining wall between the level of the sidewalk and the parking level; the amenity space is pushed far back from the pedestrian level; and 24 hour security.

David Hart said a sidewalk is needed, especially with a proposed IHC facility just to the north and to have people cross the street four times just to avoid potential onlookers is wrong and said the ordinance needs to be followed.

Cameron Duncan asked if there's a sidewalk on the south side of the hockey practice facility.

Clinton Spencer said yes.

LaNiece Davenport said she doesn't think there's enough pedestrian needs for the back of the facility.

Dave Bromley said he agreed with LaNiece Davenport.

David Hart said he feels that there will be people moving all over the place.

Mike Wilcox said there are other retail stores on the south of that location as well so if you're walking from the mall entrance, which is on the north side of the proposed IHC, there are pedestrians that walk down through that area.

David Hart said there's also restaurants and a walkway should be provided.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

Dave Bromley said he's in agreement with LaNiece Davenport regarding the sidewalk and asked if there's additional input.

Ron Mortimer said he likes the sidewalk because there needs to be a refuge area for pedestrians otherwise people are going to be up against the curb and in the street and said there's other ways to screen the back of the house.

David Hart said pedestrians will be in the street if a sidewalk isn't provided.

A motion was made by David Hart, seconded by Cameron Duncan, that the Planning Commission determine that the proposed “Development Enhancements” contained in the architect’s letter (see Exhibit A) be accepted as justifying any actual or perceived short comings in meeting the applicable Cairns Design Standards and further motions that Preliminary Site Plan Review is complete for the Jazz Box Phase 4 project, located at 10450 S. State St., based on the four findings and subject to the ten conditions detailed in the staff report. The motion carried by the following roll call vote:

**Yes:** 7 - LaNiece Davenport  
Cameron Duncan  
Dave Bromley  
David Hart  
Daniel Schoenfeld  
Ron Mortimer  
Steven Wrigley

**Nonvoting:** 2 - Craig Kitterman  
Jennifer George

DRAFT

2. [SUB0227202](#) Sandy Shulsen Subdivision (Preliminary Subdivision Review)  
[6-007151](#) 10116 S Monroe Street  
[Community #9, Commercial Area]

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

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

David Dennison, with Gardner Group, 201 S Main Street, Salt Lake City, presented this item to the Planning Commission.

LaNiece Davenport said that the staff report noted decades worth of considerations on the property and asked for a better understanding of what the issues have been.

James Sorensen, Community Development Director, said he's grateful the project is finally at this point and gave a brief run down of this property.

David Dennison said two main issues have been with UDOT regarding easements and a ditch that runs right down the middle of the property. He said they now have the required easements that they need, they've worked with the water master and now have all their legal documents in place to move forward.

Clinton Spencer, Sandy City Development Services Manager, further presented this item to the Planning Commission.

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 subdivision review is substantially complete for the Sandy Shulsen Subdivision at 10116 S Monroe Street based on the four findings and subject to the three conditions detailed in the staff report. The motion carried by the following roll call vote:**

**Yes:** 7 - LaNiece Davenport  
Cameron Duncan  
Dave Bromley  
David Hart  
Daniel Schoenfeld  
Ron Mortimer  
Steven Wrigley

**Nonvoting:** 2 - Craig Kitterman  
Jennifer George

1. Minutes

[26-280](#) Minutes from the May 7, 2026 Meeting

**Attachments:** [05.07.2026 PC Minutes \(DRAFT\).pdf](#)

**An all in favor motion was made to approve the meeting minutes from May 7, 2026.**

2. Sandy City Development Report

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