



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 18, 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:

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Webinar ID: 865 7612 9197

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4:30 PM FIELD TRIP

1. [26-330](#) Map

Attachments: [061826](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present 6 - Commissioner Dave Bromley
Commissioner David Hart
Commissioner Ron Mortimer
Commissioner Steven Wrigley
Commissioner Jennifer George
Commissioner LaNiece Davenport

Absent 3 - Commissioner Craig Kitterman
Commissioner Daniel Schoenfeld
Commissioner Cameron Duncan

Public Meeting Items

2. [SPR0227202](#) Outback Steakhouse & Bonefish Grille Dual Restaurant (Preliminary Site
[6-007157](#) Plan Review)
11114 S. State St.
[Community #9, Commercial Area]

Attachments: [Staff Report](#)
[ExhibitA](#)
[ExhibitB](#)
[ExhibitC](#)

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

Craig Chaney with Merrick Lentz Architecture presented this item to the Planning Commission.

Clinton Spencer, Sandy City Development Services Manager, further presented this item to the Planning Commission, spoke about zoning considerations and recommended approval to the Planning Commission.

Steven Wrigley asked if this meets the landscaping requirements.

Clinton Spencer said yes.

LaNiece Davenport opened this item for public comment.

LaNiece Davenport closed this item to public comment.

A motion was made by Dave Bromley, seconded by Jennifer George, that the Planning Commission determine site plan review is substantially complete for the proposed Outback Steakhouse/Bonefish restaurant building at 11114 S State Street in the CBD Zone based on the four findings and subject to the eight conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
David Hart
Ron Mortimer
Steven Wrigley
Jennifer George
LaNiece Davenport

Absent: 3 - Craig Kitterman
Daniel Schoenfeld
Cameron Duncan

Nonvoting: 0

DRAFT

3. [SUB1011202](#) Brand Estates (Reconsideration of Conditions of Approval for Subdivision
[2-006417](#) and Special Exception Review)
[\(2nd\)](#) 285 East 11000 South
[Community 11, Crescent]

Attachments: [Staff Report](#)

[Exhibit A](#)

[Exhibit C](#)

[Exhibit D](#)

[Exhibit E](#)

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

Davina and Ryan Brand, 327 E Sophie Court, presented this item to the Planning Commission.

David Hart asked if the old entrance will be abandoned and if the property will flow to lot 13.

Davina Brand said yes.

David Hart asked if the street to the north will be connected or will it be a dead end.

Davina Brand did not answer the question but spoke about concerns with the address on the property to the east of lot 14.

Dave Bromley asked if the road, in between lots 12 and 13, needs to reach the end of lot 13.

Davina and Ryan Brand both said no and that its designed as a hammer head.

Chance Hancey, Sandy City Senior Planner, further presented this item to the Planning Commission and did mention that an address affidavit has been done for the property east of lot 14.

Steven Wrigley asked if street lights are required and where would the trash be collected since the road seems narrow.

Chance Hancey replied that street lights are not required with private lane access.

Davina Brand said they will put the trash cans onto Brand Lane along with the mailboxes.

David Hart asked about the numbering of the conditions.

Mike Wilcox replied that these are a continuation to the original findings and conditions and are now adding one finding and four additional conditions.

LaNiece Davenport opened this item for public comment.

Shaun Hoggan, 10973 Hyrum Place, is in support of the project.

LaNiece Davenport closed this item to public comment.

A motion was made by David Hart, seconded by Steven Wrigley that the Planning Commission approve the revised conditions of approval for the Brand Estates Subdivision and Special Exception for the property located at 285 E 11000 S based on one additional finding (#5) and four additional conditions (#7-10) detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - Dave Bromley
David Hart
Ron Mortimer
Steven Wrigley
Jennifer George
LaNiece Davenport

Absent: 3 - Craig Kitterman
Daniel Schoenfeld
Cameron Duncan

Nonvoting: 0

Administrative Business

1. Minutes

An all in favor motion was made by Dave Bromley to approve the meeting minutes for 06.04.2026.

[26-331](#)

Minutes from June 4, 2026 Meeting

Attachments: [06.04.2026 PC Minutes\(DRAFT\).pdf](#)

2. Director's Report

3. PC Chair Election (July - December)

LaNiece Davenport was voted in as Chair and Cameron Duncan was voted in as Vice Chair for July 2026 - December 2026.

Adjournment

An all in favor motion was made by Jennifer George 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