

## Architectural Review Committee Meeting – Follow-up August 27, 2025

### **Members Present:**

Steve Burt  
Cheryl Bottorff  
Scott Westra  
Lyle Beecher  
Daniel Schoenfeld  
Cyndi Sharkey – nonvoting  
Marci Houseman – Alternate/nonvoting

### **Staff Present:**

James Sorenson  
Brian McCuistion  
Mike Wilcox  
Doug Wheelwright  
Jennifer Gillen

**4:00 p.m. Smith Entertainment Group “SEG” Phase 3 – Macey’s Building Remodel project (10450 S. State Street), Larry Oldham, Rob Cottle (Babcock Design), Jim Olson (Utah Jazz)**

**Rob Cottle** introduced Phase 3 of this project and would like the committee's approval on the plans for the entire west elevation of the old Macey's building. The whole west elevation, other than the entry of the old Macy's store, is all CMU and acts as a gigantic shear wall. Some minor changes have been made since their original design approval. A pylon that was over the pro shop (team store area) has been taken out; it is going to have a larger retail store, and there will be doors on the west and south corner of that to enter the pro shop (not shown on plans yet). There will also be lots of graphics on the corner walls identifying the pro shop. All the column wraps and horizontal panels that are on the west elevation are the same materials that exist on the south elevation. They will have a perforated metal screen curtain, to act as a sunshade that will go over the windows on the west side (see below).



**Mike Wilcox** asked if the perforated metal material is a new material that has been added to these plans.

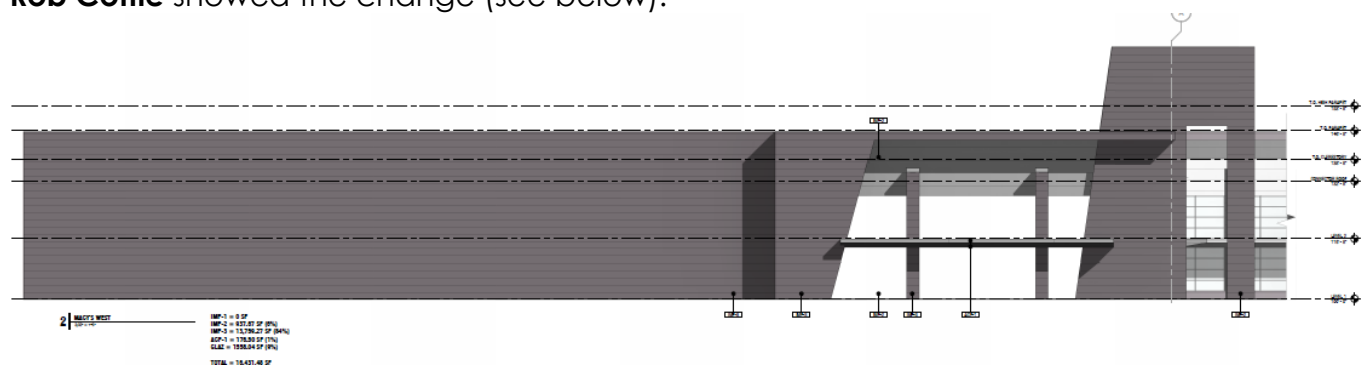
**Rob Cottle** said yes and that this would sit out from the glass two to three feet and help with the solar shading. They would also use this element for some branding, using logos within the panel itself.

**Doug Wheelwright** asked why they went away from doing the pylon on the southwest corner.

**Rob Cottle** said that the pylon blocked some of the view and took up half of a building bay (wall section). They wanted the glass to be a more prominent element to the pro shop so you could tell it was a store. They also wanted the signage to be obvious for the patrons coming in. Also, Rob wanted us to know that Ryan Smith, the owner, had concerns that the pylon would block patrons knowing where the retail store was. He wanted to make sure that this space would be obvious to see and find.

**Mike Wilcox** asked if they could show the previous elevation that was previously approved by this committee as well as the Planning Commission.

**Rob Cottle** showed the change (see below).



**James Sorensen** mentioned how he liked and appreciated the update to the west elevation and the idea of having a larger retail space.

**Rob Cottle** stated that Ryan Smith's vision is to make this a community facility and to invest in and grow the game of hockey. There will be eight locker rooms for the public, concessions, skate rentals, and the ability for teams to come use this facility for their practices.

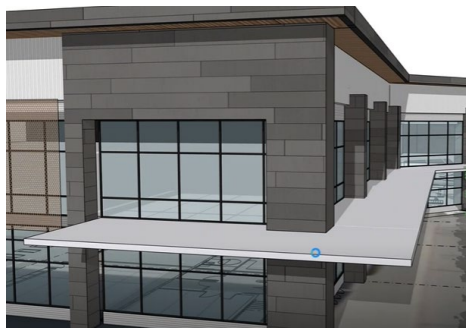
**Steve Burt** commented on the amount of glass on the west side and how they would be able to deal with that heat gain.

**Rob Cottle** stated that their intention on the current south and west sides of the building will use a solar coating, and they will have some glazing around the icebox as well. So, they are using the performance of the glass as well as the static physical shading.

**Steve Burt** asked if the roof will have internal roof drains.

**Rob Cottle** said there are roof drains, and that the roof drains down behind the fascia.

**Mike Wilcox** stated how staff liked the canopy that goes around the southwest corner, which was hard to see on the updated plans (see canopy below).



**Rob Cottle** said that the canopy will help bring attention to the corner retail shop.

**Doug Wheelwright** said that they are pleased with what they have been shown, but they are still concerned about the loss of the corner pylon. Doug asked if there was any interest in taking either the southwest corner dark gray material, or the central employee entrance dark gray material, and extending it up through and above the roof parapet.

**Mike Wilcox** was concerned about the continuous parapet plane which was only broken by the central pylon, which results in a long continuous horizontal line.

**Rob Cottle** stated that SEG believes they have done enough building articulation with their vertical pillars, glazing, sunscreens, and corner office popout to offset the long continuous parapet plane.

**Cyndi Sharkey** commented that at the last meeting a lot of time was spent talking about the entrances and how to orient people to those entrances. So now there are three entrances, and one clearly is an entrance where we don't want people to go. So, a way to emphasize the two public entrances would be to get the one on the corner to somehow match the other public entrance which would deemphasize the SEG business entrance. A possible way to help with this would be to elevate the corner roof line, and by doing this, you would be emphasizing the two public entrances (and downplaying the SEG employees entrance).

**Rob Cottle** said that if they were to try and do the same type of thing like they did on the south entrance to the corner entrance, they could do a slight pop up and keep it thin like the south entrance pop up. He could see how it would work.

**Jim Olson** made additional comments on the three entrances. He stated that the main entrance is where the main traffic will be for the patrons to come and go when using the rinks. The pro shop will have access from the inside where people can buy things. This outside corner entrance to the pro shop they do not want people to think they can access the rink from that area. The SEG entrance will be where people will come to meet with them every day, as well as for employees, but it does need to be visible enough. He wants to make sure that the pro shop entrance will not be looked at as another entrance to the ice rink.

**Steve Burt** said that you could still do the same thing to break up the long west roof line by having that façade element penetrate the overhang of the roof like the main entrance does.

**Cyndi Sharkey** asked if they could satisfy the committee's desire to have the roofline broken up to designate a second public entrance even if it is a lesser one.

**Rob Cottle** stated they would rather not do this. They feel they have created breaks in the elevation and pointed out that the overhang comes out about nine feet which creates a very strong shadow line creating a large change of plane.

**Scott Westra** asked what the square element on top of the rooftop is that pops out.

**Rob Cottle** said it was a square pop up that would bring in natural light to the inside of the building.

**Mike Wilcox** stated that this could become a nice architectural element, as others agreed to as well.

**Lyle Beecher** stated that the plans still showed one set of doors and questioned that. So, he went out to the site and saw it had two sets of doors there.

**Rob Cottle** said that it does not show on these plans but there are two sets of doors, and it shows on the revit model.

**Steve Burt** asked if this project is outside of the Cairns district, and does it have different requirements than the rest of the Cairns district.

**Mike Wilcox** stated this is in the Cairns district and all these requirements still apply to this project. However, because this is within the mall zone, there are some height exceptions allowing for both single story as well as much taller buildings. But architecturally, the mountain meets urban design still must be met and feels that this redesign and remodel has done this.

**Lyle Beecher** suggested taking the central entrance and extending the accent material either up through the roof overhang or stop the roof overhang on either side and repeating the angle shape which mirrors the angle shape on the icebox.

**Cheryl Bottorff** also stated she would like to see something that would break up the horizontal line.

## **MOTION(S)**

Scott Westra made a motion for positive recommendation to the Planning Commission, to accept this current design. Lyle Beecher seconded. All in favor of the motion.



REVISED - Aug 25, 2025

