

**Architectural Review Committee Meeting  
May 28, 2025**

**Members Present:**

Steve Burt  
Cheryl Bottorff  
Daniel Schoenfeld  
Cyndi Sharkey – nonvoting

**Staff Present:**

James Sorenson  
Mike Wilcox  
Doug Wheelwright  
Jennifer Gillen

**Those Absent:**

Scott Westra  
Lyle Beecher  
Marci Houseman – Alternate/  
nonvoting  
Brian McCuistion

**4:00 p.m.      Name of Project SWIG (SPR01062025-006903), located at 10187 South State Street. Attendees for the SWIG project: Jamin Kunz (Babcock Design, Architect), Pranavi Koka (Bowman Consulting Group, Civil Engineer), Kurt Hanson (Talley CM Ownership for SWIG)**

Jamin Kunz introduced the proposed project in which they would construct a single-story building to include a double lane restaurant drive-up queue and a walk-up window to serve gourmet sodas and snacks. This project is heavily dependent on the drive thru operation, and where most of the business will take place. Because of the space they have been given, excluding the pedestrian bridge around space that will be built by the city, they feel they have done what they can to meet our suggestions for the use of the space. They have been working with staff and have modified there plans as follows:

- Oriented the building parallel to State Street and provided exterior customer walkup and dining space.
- Refined the elevations, added spandrel glass windows for appearance.
- Interior of the building is mostly a machine to push out drinks as effectively as possible. This space will be for employees to prep and store food and drinks. A bathroom will be provided for the employees only.
- A double lane drive-up queue will be placed behind the building on the east side.
- Enhanced the building materials from stucco to brick.

Jamin Kunz asked about the mountain meets urban definition and wondered why businesses around this location did not have to adhere to those same standards.

Mike Wilcox explained that State Street has been utilized as a suburban strip commercial destination and that the city is trying to move to a more walkable urban environment so that is why the Cairns Design Standards were implemented.

Jamin Kunz stated that he is interested in capturing the vision of the Cairns Design Standards but does not see that vision on State Street. He wondered if there was an area he could see that expressed this vision, so he understood what the committee was asking of him.

Mike Wilcox said he could take a look at the multi-story mixed-use development that is to the west of the Civic Center's trax station that shows how the Cairns Design Standards were implemented in that project.

Cyndi Sharkey stated that because of the massive amount of development that will happen in this area, she feels it is important to stick as close as possible to the Cairns Design Standards. She feels that they are doing this with the new property owner and that this will be a template that can be used for further projects. So, matching what is coming, and not what is pre-existing, is very important to her as a community member. Cindy also asked if something could be built on this parcel that would be compliant to these standards.

Mike Wilcox said it would be extremely difficult, given the pedestrian bridge space that is being reserved. He also wanted to clarify that we are not opposed to SWIG being there, or that it is an inappropriate use. He went on to say that this location is a crossroads to several major trail networks and envisions an increase amount of pedestrian traffic in this area.

Cyndi Sharkey stated that it looked like the pedestrian access that goes up to the walk-up window looks safe and completely buffered from the drive-up window car traffic except for the parking lot area pedestrian access, which always seems to be a problem.

Mike Wilcox said yes, but they have tried to minimize the drive approaches. It was also originally a 2-way right in and out driveway design, but the current design shows it as a right turn in only with an egress to the side coming from 10200 South.

Pranavi Koka explained they met with UDOT and they said they had to set it up that way and agreed that would be safer to do.

Steve Burt said that he feels there are better places in Sandy where this project would be better suited and does not like it in this location. He wondered why we have Cairns Design Standards if we are going to allow everything to be installed with exceptions. He feels that the zone should be changed first, and then come back and say we have a use for this property.

Mike Wilcox said he would like the committee not to focus on the use, but rather on recommendations to the building, the massing, architectural design, building materials, and any exceptions related to the enhancement suggestions that the committee might have for them based on the Architectural Design Standards and the Cairns Design Standards.

Cyndi Sharkey believes that this has been a problematic parcel and believes the committee should make exceptions for this project. She also wanted to know about more about the use of the thin brick vs. regular size brick, and the patio use.

Mike Wilcox stated that one of the things he suggested for the walk-up window, was to have a design element façade that would create a viable outdoor space for outdoor dining to make it more of an enhanced feature. Also, Mike would like Jamin to state in their application on how they have met the mountain meets urban design, which was not done.

Jamin Kunz said that he could definitely look at the walkability aspect of things and make the patio a more outdoor living room space for that area.

The Architectural Review Committee would like them to come back with the following enhancements to help add interest and character to the building before they give a recommendation to the Planning Commission:

- Permanent roof or awning – pergola canopy extending to the roof over the outdoor patio area.
- Add visual interest to the brick with a demarcation between the two brick colors (may have a thin brick and regular brick but making sure they look the same).
- Expand on the pedestrian interface – outdoor patio on west side of the building.
- Have more detailing to the building to make it more visually interesting like lighting.
- There are no clerestory window opportunities, but they will look into what they can do to incorporate some of this into their design and to allow for more natural light.
- A more functional canopy or awning that would protect the drive thru/walk-up order windows.

Jamin Kunz will revise the plans and submit them electronically by next week to allow time for committee to review and give their recommendations. ARC members to have their response back to them by June 11, 2025. Would like this complete to get on the Planning Commission's Agenda for their June 19, 2025, meeting.

Jamin Kunz provided a revised architectural set to review over email. Staff sent that material out for review via email to the ARC with explanation of the changes proposed by the applicant. Staff also provided a recommendation to the ARC voting members.

**Motion (Made on June 11, 2025):**

Cheryl Bottorff made a positive recommendation to the Planning Commission on the applicant's revised submission, finding that the new shade structure and the new color scheme are an improvement in meeting the Cairns Designs Standards. The thin brick will be acceptable with the proposed extra attention to detail on the corners and edges. The wood-toned fiber cement accent is acceptable as the soffit and on the taller portion of the building. Danny Schoenfeld seconded.

Voting in favor of the motion:

Cheryl Bottorff  
 Danny Schoenfeld  
 Scott Westra  
 Lyle Beecher

Voting not in favor of the motion:

Steve Burt

## Jennifer Gillen

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**From:** sburt entelen.com <sburt@entelen.com>  
**Sent:** Wednesday, June 11, 2025 10:06 PM  
**To:** Mike Wilcox  
**Cc:** Lyle Beecher; Cheryl Bottorff; Cyndi Sharkey; Daniel Schoenfield; Scott Westra; Marci Houseman; Jennifer Gillen; Doug Wheelwright; James Sorensen; Brian McCuiston  
**Subject:** Re: [EXTERNAL] RE: ARC Minutes (DRAFT)  
**Attachments:** image007.jpg; image008.png; image009.png; image010.png; image011.png; image012.png; image013.png; image014.png; image015.png; image016.png; image017.png; image018.png; ARC Minutes 05.28.25 (APPROVED).pdf

All,

For what it's worth, I am voting no for the reasons I previously shared in my email response. Please attach my entire reasons for my no vote in your notes to the PC. It feels to me like we are not being asked to comment on the adherence to design standards as much as we are being asked to support an "end around" them in exchange for an easement. Not our job. Further, application of the standards on this small building, by requiring the addition of an arbitrary cornice line, some imaginary "mountain meets urban" stick-ons (or maybe not, I guess) and substantial amounts of fake windows is the antithesis of good design.

However, I do not fault the architect.

For the record again, I do not even object to this use at this location per se. I object to enacting a standard, asking us to monitor, apply and defend the standard, then ignoring the weightier matters of the standard (massing and size) in exchange for something like an easement. That is not our charge. That is the responsibility of the City Council and PC and should have been handled before we saw it.

Steve

Steven R. Burt, AIA  
8707 Sandy Parkway  
Sandy, Utah 84070

On Jun 11, 2025, at 5:50 PM, Mike Wilcox <mwilcox@sandy.utah.gov> wrote:

Thank you all!

I know that was difficult to finalize a decision on a case such as this, especially with a lot of changes proposed by the applicant. Thank for taking to time to get this reviewed and a complete vote held. We'll continue processing this application and the next step is to have the Planning Commission review this during the June 19<sup>th</sup> meeting.

**Mike Wilcox**  
Planning Director

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**From:** sburt entelen.com <[sburt@entelen.com](mailto:sburt@entelen.com)>

**Sent:** Saturday, June 7, 2025 11:38 AM

**To:** Jennifer Gillen <[JGillen@sandy.utah.gov](mailto:JGillen@sandy.utah.gov)>; Cheryl Bottorff <[cherylj@mac.com](mailto:cherylj@mac.com)>; Cyndi Sharkey <[csharkey@sandy.utah.gov](mailto:csharkey@sandy.utah.gov)>; Daniel Schoenfield <[dnnschoenf2410@gmail.com](mailto:dnnschoenf2410@gmail.com)>

**Cc:** Scott Westra <[swestra@wcf.com](mailto:swestra@wcf.com)>; Lyle Beecher <[lbeecher@beecherwalker.com](mailto:lbeecher@beecherwalker.com)>; Marci Houseman <[mhouseman@sandy.utah.gov](mailto:mhouseman@sandy.utah.gov)>; Mike Wilcox <[mwilcox@sandy.utah.gov](mailto:mwilcox@sandy.utah.gov)>; Doug Wheelwright <[DWheelwright@sandy.utah.gov](mailto:DWheelwright@sandy.utah.gov)>

**Subject:** [EXTERNAL] RE: ARC Minutes (DRAFT)

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Jenn,

In the paragraph re-stating my concern, the last word in the paragraph should be "property" not "project."

Also, to be clear, I am not so much objecting to the use at this location. I am objecting to the stacking of exceptions needed to circumvent the design standards that were assigned legislatively at this location through adoption of the Cairns District standards. In a sense, exceptions recommended by us to the PC would potentially negate the City Council's zoning and design overlay assignment, bypass their input, and suggest that our committee can grant major exceptions (such as building height/massing/articulation/glazing etc) in return for favors/easements/jobs that are viewed favorably by someone at the City. It seems like this is being done because to have the City Council change the underlying standards might be too lengthy a process to go through.

For example, on this project: although it is not the best building design solution (rather, it is a solution being driven simply by the standards to have glazing), I could accept the spandrel glass being used instead of vision glass for this type of use and grant an exception. In such a small building, I could also accept the limited amount of building detailing and fenestration. But overall approval of this proposal, stacking those exceptions on top of non-compliance with massing and height guidelines, at this location at this time, seems to establish a willingness on our part to completely abandon



the design guidelines if something comes along that the City wants.  
Like an easement.  
Perhaps a change in the zoning/Cairns designation would be better,  
eliminating some of the need for major exceptions.  
I believe that kind of horse-trading and negotiating is legitimately the  
province of the City Council and not our committee.  
Steve

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**From:** Jennifer Gillen <[JGillen@sandy.utah.gov](mailto:JGillen@sandy.utah.gov)>  
**Sent:** Friday, June 6, 2025 5:03 PM  
**To:** sburt entelen.com <[sburt@entelen.com](mailto:sburt@entelen.com)>; Cheryl Bottorff  
<[cherylj@mac.com](mailto:cherylj@mac.com)>; Cyndi Sharkey <[csharkey@sandy.utah.gov](mailto:csharkey@sandy.utah.gov)>;  
Daniel Schoenfield <[dnnschoenf2410@gmail.com](mailto:dnnschoenf2410@gmail.com)>  
**Cc:** Scott Westra <[swestra@wcf.com](mailto:swestra@wcf.com)>; Lyle Beecher  
<[lbeecher@beecherwalker.com](mailto:lbeecher@beecherwalker.com)>; Marci Houseman  
<[mhouseman@sandy.utah.gov](mailto:mhouseman@sandy.utah.gov)>; Mike Wilcox  
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<[DWheelwright@sandy.utah.gov](mailto:DWheelwright@sandy.utah.gov)>  
**Subject:** ARC Minutes (DRAFT)  
**Importance:** High

ARC Members,

1. Attached, please find the drafted minutes to the Architectural Review Committee Meeting that was held on May 28, 2025. Please review and email back to me any changes that you may have. If you do not have any changes, please email me stating you "Approve" them.
1. Also, the applicant has some further revisions that will be emailed to Mike by Monday. Please have your recommendation back to us by 4:00 pm Wednesday, June 11<sup>th</sup>, so that we can get this item on the Planning Commission's Agenda for the June 19<sup>th</sup> meeting.

Thanks so much!

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**Jennifer Gillen**  
Information Specialist

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