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COMMUNITY DEVELOPMENT
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CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum June 18, 2026

To: Planning Commission
From: Community Development Department
Subject: Outback Steakhouse & Bonefish Grille Dual Restaurant
(Preliminary Site Plan Review)
11114 S. State St.
[Community #9, Commercial Area]

SPR02272026-007157
CBD Zone
2.40 Acres, 11,195 sq. ft.
Restaurant Bldg.

Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, and on public websites.

Request

The applicant, Craig S Chaney w/ Merrick Lentz Architecture (representing the property owner, John Liljenquist w/ OneEleven Partners II, LLC) is requesting preliminary site plan review of a commercial site plan for a dual restaurant for Outback Steakhouse and Bonefish on the property located at 11114 S. State St. The proposal is to construct a single-story building with 11,195 square feet. The proposed use is considered a restaurant (see Exhibit A for application materials).

Background

The property is zoned Central Business District (CBD) and is currently vacant. The property is bordered by other properties zoned CBD including Quick Quack Car Wash to the south, Veterinary Emergency Group (VEG) and the School Yard retail center to the north, Costco to the west, then, across State Street to the east the Crescent Cemetery in the R-1-40A zone.



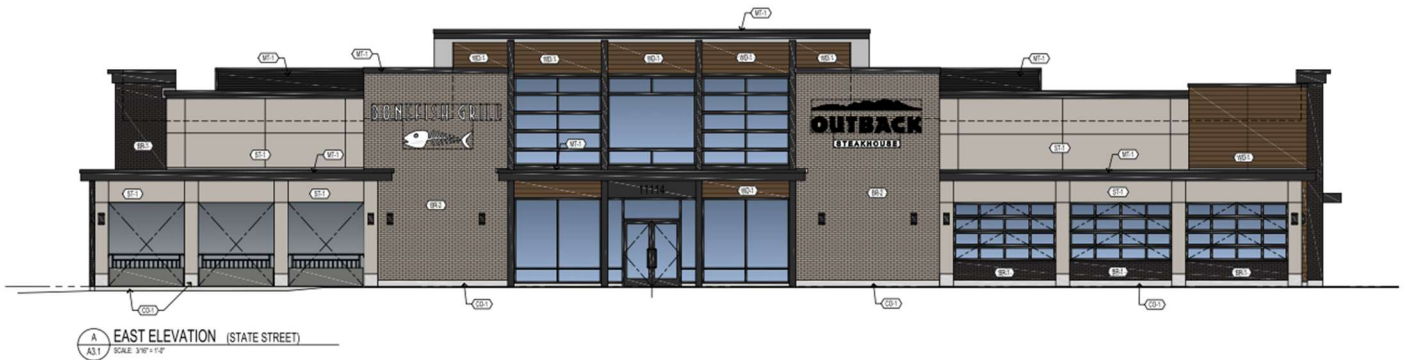
Property Case History	
Case Number	Case Summary
A #79-2	Annexed 2/13/1979
SUB09062024-006845	Oneelevensandy No. 2 Subdivision 2025
SPR02272026-007157	Architectural Review Committee approval 2026

Public Notice and Outreach

This item was noticed to all property owners within 500 feet of the proposal. A notice was posted to the Utah Public Notice website and the city website. A physical copy of the notice was posted at City Hall.

Analysis

Being within the CBD Zone, the project was previously subject to review by the city’s Architectural Review Committee (ARC). This was completed in April 2026 and was forwarded with recommendation to approve the building.



The proposed building is a dual use restaurant for Outback Steakhouse and Bonefish. As stated by the applicant, the kitchen area will be shared between the two restaurants, as will the seating area. The building includes 11,195 square feet, and is twenty-three (23) feet tall. The applicant is proposing four (4) main materials including two (2) different colored brick, stucco, and a wood toned aluminum siding material. The applicant will also use a black metal trim and small portions of exposed cast concrete on the structure. The dumpster enclosure for the property is directly adjacent to the building on the southwest side and will be finished with similar colored split-face block.

Parking for the structure is provided as well with 181 total spaces. As part of the overall parking area, the applicant is providing for eight (8) parking spaces which are designated strictly for ‘take-away’ parking, where either customers or drivers can park momentarily while picking up pre-ordered and prepared food. Access to the project is provided from Auto Mall Drive on the west, State Street on the east, and a private street on the north side. The applicant is working on cross access easement language to shore up these access points which will be discussed later in this report.

For landscaping, 14,617 square feet (14%) of the site is provided, including areas within the outdoor dining area of the building. The applicant is providing a planter wall adjacent to the outdoor dining area on the southeast side of the building to enhance that area. Street trees, and trees in the parking area are also provided. The applicant is also proposing an enhanced pedestrian access from Auto Mall Drive through the parking lot that is also well landscaped.



Zoning and Land Use

Staff Finding: All the contemplated land use activities for restaurants are permitted uses in the CBD zoning district. Therefore, only Commercial Site Plan Review is required from the designated land use authority, the Sandy City Planning Commission, to entitle this project.

Site Access and Vehicle Parking

Staff Finding: As mentioned, there are several access points to this development, including two (2) from public streets. However, per the subdivision for the project, adequate cross access has not been provided with only a small ‘box’ easement on the north side of the property directly adjacent to the private drive. Staff recommends the applicant continue working with the City to provide a cross-access easement that allows cross-access through the property to the public streets and site to the south (Quick Quack).

For the parking area, the applicant is providing ten (10) more stalls that are required by ordinance (~6% increase from the required stalls). Eight (8) of these spaces are provided as mentioned above for ‘take-away’ parking. The applicant has provided a parking study verifying the need for the extra parking stalls. As per 21-24-3(b)(1) City staff may approve up to a ten (10) percent increase in required parking if supported by a parking study. With that study provided, staff recommends approving the additional parking stalls requested by the applicant.

Architectural Design Standards

Staff Finding: The applicant is proposing several features to the building including roll up garage doors, large window openings, covered outdoor dining areas, integral raised planter beds, and both a flat and single sloped roof feature. The overall design of the building includes several variations in walls, offsets, roof top, massing, and materials. All sides of the building have been addressed with features that enhance the appearance from all points of view. All features appear to be proportional to the building and roof drains appear to be integral to the structure. Where stucco is proposed, only a maximum of twenty (20) percent is shown per elevation. The other materials proposed are included in the list of recommended materials in the Design Standards.

BR-1 - Dark Brick	ST-1 - Stucco "Requisite Gray"
BR-2 - Light Brick Blend	TR-1/MT-1 - Trim/Metal
WD-1 - Wood Tone "Summer Wheat"	CO-1 - Cast Concrete

Review by the Sandy City Architectural Design Committee (ARC) is required and was completed on April 29, 2026. The committee unanimously approved a motion to favorably recommend the architectural design, exterior colors and materials as proposed. (See Exhibit B for ARC minutes)

Landscaping

Staff Finding: The applicant is providing several attractive landscaping features. The pedestrian access from Auto Mall Drive is landscaped as well as the outdoor dining area. The parking lot includes landscaped islands with trees for shading and to break those areas up, and there is screening landscaping provided adjacent to State Street to help block lights from cars in the parking lot shining towards that road. (See Exhibit A for more detail)

City Department Reviews

Staff Finding: City department review of the Commercial Site Plan Review plans and documents submittal are being done concurrently with the writing of this report. A standard condition of approval will specify that all reviewing City Departments and Division’s standards, specifications, and conditions, will be met and will be detailed in the future review processes with City Staff.

Staff Concerns

- Parking Area/ Cross Access – The only concern remaining for staff with the proposed site plan, including the

applicant completing the site plan review process addressing all the City department comments, is regarding the cross-access through the property. With City staff working with the applicant and property owner, this issue should be resolved as part of the site plan construction of this site.

Recommendation

Staff recommends that the Planning Commission determine preliminary 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 following findings and subject to the following conditions:

Findings:

1. The applicant has met the intent and substantially complies with most of the applicable Sandy City Architectural Design Standards.
2. The applicant has demonstrated that they have largely complied or intend to comply with the Land Development Code requirements for the CBD Zone.
3. That this dual-user restaurant will enhance the services for current Sandy City residents and visitors alike.
4. The proposed project will provide a financial benefit in terms of property tax to the City where it currently is vacant.

Conditions:

1. That the development will comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
2. That the developer proceeds through the final site plan review process with staff. The Final Site Plan shall be in compliance with all Development Code requirements, staff redlines, items of planning staff concerns included in this report, and those modifications as required by the Planning Commission.
3. That the developer be responsible to meet all provisions of the (CBD) zoning district and the Sandy City Architectural Design Requirements with the details finalized with staff during Final Site Plan Review.
4. That the requirements and conditions of the various City Departments and Divisions be met and finalized during the Final Site Plan Review process with staff.
5. That all future signage be reviewed and approved under a separate permit application and the existing or amended sign theme approval for the project area and be in conformance with City Code.
6. The applicant continues working with staff to provide an adequate cross-access easement through the proposed site.
7. That the Planning Commission recommend approval of the proposed six (6) percent parking increase proposed by the applicant.
8. That the developer be responsible for the placement of a temporary 6-foot-high chain link fence around the perimeter of the project during the construction phase of the project for security and safety. Said fence shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.

Planner.



Clinton Spencer, AICP
Development Services Manager

File Name: S:\Users\PLN\STAFFRPT\2026\SPR02272026-007157 Outback Bonefish

Exhibit "B"
See the attached file for full information

**Architectoral Review Committee Meeting
 April 29, 2026**

Members Present:

Steve Burt
 Cheryl Bottorff
 Scott Westra
 David Hart
 Chad Littlewood
 Kris Nicholl – nonvoting

Staff Present:

James Sorenson
 Brian McCuiston
 Mike Wilcox
 Clinton Spencer
 Jennifer Gillen

Those Absent:

Lyle Beecher
 Cyndi Sharkey –
 Alternate/nonvoting

**4:00 p.m. Outback Steakhouse & Bonefish Grille Dual Restaurant (11114 S. State Street),
 Jeff Jones (Owner), Craig Chaney (Merrick Lentz)**

Craig Chaney introduced the project as a dual-concept restaurant which will combine Outback Steakhouse and Bonefish Grill into a single 10,000 square-foot building. These two restaurants will share a single kitchen, bar, and restrooms to streamline operations. The restaurants will maintain separate brand identities and dining areas where guests can cross order from either menu regardless of where they sit. The building design focuses on maintaining a manageable scale through substantial modulation while maximizing glass and openings of the building. The front facade has two patios flanking the central entries. The design uses extensive glass on the building's front to invite natural daylight and serve as a prominent visual signature. There is a lot of glass on the front of the building and will have horizontal louvers over it to maintain sun control and add some visual interest to it. There will be a flat canopy over the middle of the glass that will define the upper and lower space of the building. They will use four materials on the building, which they feel will bring warmth and natural tones to it. They are asking for signage on all sides of the building, including an LED installation that displays an outline of Australia.



The project features "all the way around" landscaping, including greenery and the use of planters on the front patio to help soften it.

Exhibit "C"
See the attached file for full information

Exhibit C

May 3, 2026

Craig S. Chaney
Principal
Merrick Lentz Architecture
12815 NE 126th Place
Kirkland, WA 98034
425.802.5331
craigc@mlarch.com



RE: 11114 S. State Street Dual Restaurant Parking Demand Memo– Sandy City, UT

The following quantifies the likely parking demand for the 10,000 square foot dual sit down restaurant located at 11114 S State Street in Sandy City, Utah. The proposed dual restaurants include Bonefish Grill and Outback Steakhouse. The developer is requesting an increase from the City code to allow for the new trend of pick-up delivery services that require temporary parking spaces near the restaurant. While established restaurants must create temporary stalls by taking from the general parking spaces, there is an opportunity to consider this now and allow these temporary spaces to be created in the planning stage and allow the general parking to still maintain the City code requirements. If these short-term/temporary delivery parking stalls are not provided, delivery drivers will double park for their pick-up. By allowing these temporary spaces as additional spaces, this minimizes the impacts the delivery drivers have on parking lot operations.

Further, the site has room to allow for two additional spaces that are being requested above the City code. The latest National Standard reference "2023 ITE 6th Edition Parking Generation Manual" will show that the empirical data for sit down restaurant (land use 932) is typically demanding higher parking rates than what the City code requires and therefore any additional parking above the City code is likely to minimize parking overflow to the adjacent lots on the peak day and times, Friday evening.

The following memo provides the information for the City to determine if the increase being requested is reasonable.

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