



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum March 19th, 2026

To:	Planning Commission	
From:	Community Development Department	
Subject:	Pinkbox Doughnuts Arcade Use and Extended Hours of Operation (Conditional Use Permit) 10235 S. State St. [Community #10, Crescent White Willow]	CUP02262026-007150 CBD Zone .68 acres

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

Request

The applicant, Scott Cervenak, on behalf of Pinkbox Doughnuts, is requesting approval of a conditional use permit for a property located at 10235 S. State St. The request is for arcade use in the CDB zone and extended hours of operation. See application materials for details in Exhibit A (applicant letter), and Exhibit B (site plan).

Background

The subject property is approximately .68 acres (29,189 square feet) and is located in the Central Business District (CBD) zone. The building was built in 1996 and is approximately 4,000 square feet. Properties to the north, south, and west are commercial business or restaurants in the CBD zone. Properties to the east are single family residential zoned R-1-20(A).



CUP02262026-007150
Conditional Use Permit
10235 S STATE ST
Community Development Department
Sandy City, UT

Property Case History	
Case Number	Case Summary
SPR 94-43	Skipper Master Plan Area
SPR 96-16	Burger King
CUP 96-13	Burger King, CUP for a drive-thru restaurant and extended hours of operation

Public Notice and Outreach

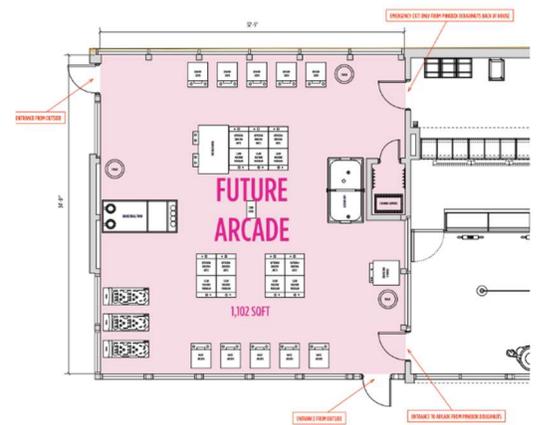
This item has been noticed to property owners within 500 feet of the subject area by mail. A neighborhood meeting was not held as the use will be ancillary to the main restaurant use. Staff have not received any emails or phone calls regarding the project.



Analysis

Arcade Use

The applicant is proposing an arcade as an accessory use within the Pinkbox Doughnuts restaurant. In the CBD zone, an arcade is classified as a conditional use in the Sandy City Land Use Development Code Sec. 21-8-2(b) of the Permitted Land Use Matrix. The arcade is proposed to operate under the same business hours as the restaurant. The building is approximately 3,999 square feet. The proposed arcade use will occupy the former play place area within the restaurant and is about 1,105 square feet. The applicant is proposing to have no more than 20 arcade games in the designated arcade area. The area will be accessed through the restaurant space. No seating is proposed in either the restaurant or the arcade area. Customers will be allowed to take food and drink into the arcade area. A separate business license would need to be approved for the arcade as outlined in Sec. 15-3 of the Sandy City Business Licensing Code.



Extended Hours

Pinkbox Doughnuts is proposing to operate from Sunday through Thursday from 5:00am to 11:00pm and Friday and Saturday from 5:00am to 12:00am. Section 21-23-19 of the Sandy City Land Development Code states that any commercial use located within 250 feet of a residential district where such commercial use desires to operate after 10:00 p.m. and/or before 6:00 a.m. shall require a separate conditional use approval from the Planning Commission. A CUP (File #CUP 96-13) done in 1996 was approved for a business on the property to be open from 6:00am to midnight. The Planning Commission would need to approve an amendment to the previously approved CUP to further extend the hours of operation to 5:00am as requested.

Conditional Use Standards

The City may impose conditions on a conditional use based on certain standards of review found in section 21-33-04 of Sandy City Land Development Code. The following items from that list are applicable to this particular request and merit discussion or additional consideration by the Planning Commission (staff analysis is found below in *italics*):

Sec. 21-33-4. Conditions.

In order to achieve compliance with the standards set forth herein, the City may impose conditions that address:

- (1) Size, configuration and location of the site and the proposed site plan layout.

The arcade is proposed to be placed in the former 1,200 square foot play place area.

(12) The regulation of operating hours for activities affecting normal schedules and functions.

The applicant is proposing to operate Sunday through Thursday from 5:00am to 11:00pm and Friday and Saturday from 5:00am to 12:00am.

(14) Measures to assure compliance with all conditions and requirements of approval, including, but not limited to, bonds, letters of credit, improvement agreements, agreements to conditions, road maintenance funds, and restrictive covenants.

To be reviewed upon legitimate complaint.

(15) Such other conditions determined reasonable and necessary by the City to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this title.

That the applicant complies with all Building & Safety, and Fire & Life Codes.

Staff Concerns

Staff has no concerns for the proposed use nor the requested extension for hours of operation.

Recommendation

Staff recommends that the Planning Commission approve a Conditional Use Permit for arcade use in the CDB zone and amending an existing Conditional Use Permit for extended hours as described in the staff report for the property located at 10235 S. State St. based on the following findings and subject to the following conditions:

Findings:

1. The proposed use meets the intent of the CBD zone.
2. The arcade is proposed to be an accessory use to the restaurant use.
3. There is a residential district (R-1-20A) to the east of the property.
4. A conditional use permit has previously been approved for extended hours of operation.

Conditions:

1. That hours of operation for the business be limited to 5:00am to 12:00am (midnight) for any day of the week.
2. That the arcade only operates during the same business hours as the restaurant.
3. That the arcade use shall remain an accessory use to the primary restaurant use unless an amendment to this conditional use permit is approved.
4. That the arcade use shall be limited to the proposed 1,200 square foot area. Any expansion beyond this area will require an amendment to this conditional use permit.
5. That the applicant complies with all business licensing requirements for arcade use.
6. That the applicant complies with all Building & Safety, and Fire & Life Codes.
7. That this Conditional Use Permit be reviewed upon legitimate complaint.

Planner:



Sarah Stringham
Planner

File Name: S:\USERS\PLN\STAFFRPT\2026\CUP02262026-007150 - PINKBOX ARCADE CUP\STAFF REPORT TEMPLATE - CUP.DOCX

Exhibit "A"



February 24, 2026

City of Sandy
Planning Commission
100000 South Centennial Parkway
Suite 210
Sandy, UT 84070

Purpose: Conditional Use Permit Application Letter to the City of Sandy Planning Commission
Proposed Conditional Use: Restaurant/Drive in with Arcade
Current Zoned Use: CBD Restaurant/Drive In
APN: 28-18-101-033
Property Owner: Sandy Utah PB Holdings, LLC
Tenant and Operator: Pinkbox Doughnuts

The purpose of this letter is to support the application and approval of a Conditional Use Permit to allow an Arcade in addition to the current Restaurant/Drive In use. The current property is zoned CBD and served most recently as a Restaurant with a Drive In. The former use operated the Restaurant with an approximately 1,200 square foot fully enclosed play area. Our Tenant, Pinkbox Doughnuts proposes to use the same play area as a gaming arcade with pay for play arcade games.

Below is a summary of the proposed use details:

- The entire Restaurant occupies about 3,999 square feet of enclosed space (this includes the Arcade area)
- The proposed Arcade area is approximately 1,200 square feet which will leave approximately 2,800 square feet of Restaurant
- The Restaurant and Arcade area are fully enclosed but separate spaces are demised by the existing storefront, and they are mutually accessible to one other via existing interior doors. See proposed Floor Plan.
- There will be less than 20 games in the Arcade area
- The selected games will be targeted to a wide age range but skew to a younger age group
- The Arcade will operate under the exact same business hours as the Pinkbox Doughnut Shop
- There will be no additional exterior signage or any exterior identification associated with the Arcade
- Food & Beverages will not be served in the Arcade area, but Customers may take Food & Beverages into the Arcade area
- There will be no seating in the Arcade
- Our Pinkbox Team Members will always maintain the Arcade area

Sincerley,
Scott Cervenak



Chief Development Officer

Exhibit "A" continued

From: Scott Cervenak <scervenak@siegelcompanies.com>
Sent: Wednesday, March 11, 2026 10:11 AM
To: Sarah Stringham <sstringham@sandy.utah.gov>
Subject: RE: [EXTERNAL] Pinkbox - Sandy, UT

Sarah, here are the Hours of Operations:

MON to TH

5:00AM to 11:00PM

FRI & SAT

5:00AM to Midnight

Scott Cervenak | *Chief Development Officer*
t: +1 702.947.8330 x2617 | **m:** 503.333.5280
e: scervenak@siegelcompanies.com
w: siegelcompanies.com | weareamazing.com
a: 3790 Paradise Rd, Ste 250, Las Vegas, NV 89169



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From: Scott Cervenak <scervenak@siegelcompanies.com>
Sent: Thursday, March 12, 2026 10:59 AM
To: Sarah Stringham
Subject: RE: [EXTERNAL] Pinkbox - Sandy, UT

Sarah, my apologies. My notes should have read SUN – TH 5:00AM to 11:00PM.

Scott Cervenak | *Chief Development Officer*
t: +1 702.947.8330 x2617 | **m:** 503.333.5280
e: scervenak@siegelcompanies.com
w: siegelcompanies.com | weareamazing.com
a: 3790 Paradise Rd, Ste 250, Las Vegas, NV 89169



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Exhibit "B"

