

Architectural 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.



Steve Burt wanted more explanation about the dumpster enclosure on the west side of the building.

Craig Chaney explained that the walls will be constructed with split-face CMUs and will be a dark gray integral color. The gates will be constructed from black steel.

Steve Burt asked if there would be rooftop equipment.

Craig Chaney said there would be rooftop equipment behind parapets and screened as necessary.

Scott Westra wanted to know what the brown wood-like material was that was mentioned earlier.

Craig Chaney said that the material is a fiber cement lap siding (similar to Hardie board) but specifically uses an aftermarket process and adds multi-tone coloring. They have used this for years because it mimics real wood but does not have maintenance to it.

Chad Littlewood wanted to know if the roll-up doors were just for the interior experience, or would they open to the outside.

Craig Chaney explained that the bi-fold doors are designed to open up, allowing an exterior dining patio to offer "al fresco" dining for customers. Although the area remains an exterior patio in terms of building conditioning, the roll-down doors are intended to extend the usable season for this outdoor space.

Cheryl Bottorf wanted to know more about the trash enclosure because staff were not happy about the CMU block.

Craig Chaney said they are going with an integral colored split-face stone from a local supplier. To finish it off, they are doing a black coping cap on top and matching black steel doors with corrugated panels.

Mike Wilcox asked if the dumpster enclosure was physically attached to the building.

Craig Chaney said that it is not attached and was separated from the building about 4 inches.

David Hart wanted to know what the horizontal black line was on the east elevation that went all the way across the building and looked like it dropped.

Craig Chaney said this architectural feature is a 10 inch deep, projecting metal sun trellis designed to serve as a horizontal separator between the transom and the main window. It will be finished to match the building's existing trim, ensuring visual continuity.

Steve Burt asked why they will use split face block instead of brick on the dumpster enclosure.

Craig Chaney said it was an economic decision.

Mike Wilcox asked if it was a full brick or a thin brick.

Craig Chaney said it would be a thin brick.

Mike Wilcox went on to say that they have done a great job on the design to make the back of house not really look like the back of house.

Jeff Jones stated how happy he was with the design of the back of house that Craig did. He said that if they were permitted to do it with split face block rather than brick, it would be maintained far better by their operators.

David Hart had a question about our sign ordinance and the number of signs they will have.

Mike Wilcox stated that signage has not yet been evaluated but will be reviewed as the project progresses. While there is no limit on the number of signs, they must comply with all percentage requirements. A separate permit will be required for the signage.

David Hart asked if all material and rooftop mechanical equipment heights have been checked to ensure appropriate screening and feel confident it will not be seen.

Craig Chaney said they are checking on that and if there is anything that peaks above the parapet, they will provide roof screens to hide it.

MOTION

Cheryl Bortorf made a positive recommendation to the Planning Commission to approve the project as shown. **Scott Westra** seconded. All voted in favor of the motion. Following the motion, committee asked to amend the motion to include a requirement that all rooftop equipment extending above the parapet be fully screened. The amendment passed unanimously.

**Staff Report Memorandum is attached for this project.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum April 29, 2026

To: Architectural Review Committee

From: Community Development Department

Subject: Outback Steakhouse & Bonefish Grille Dual Restaurant
(Preliminary Site Plan Review) SPR02272026-007157

CBD Zone

11114 S. State St. 2.40 Acres, 11,195 sq. ft. Restaurant Bldg.

[Community #9, Commercial Area]

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, 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 a 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

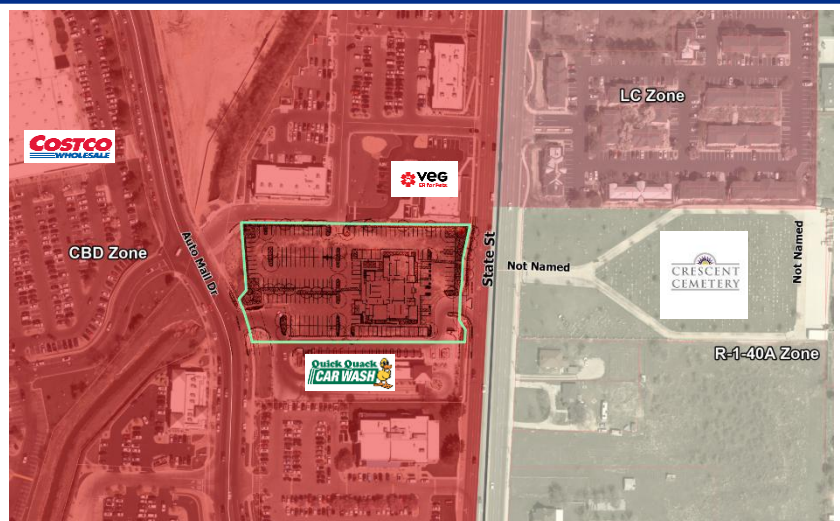
The property is zoned Central Business District (CBD) and is currently vacant. The property is bordered by other properties zoned CBD including Quick Quack Car Wash to the south, Veterinary Emergency Group (VEG) and the School Yard retail center to the north, Costco to the west, then, across State Street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

Architectural Analysis

As part of being within the CBD Zone the city's Architectural Design Standards must be reviewed by the Architectural Review Committee (ARC) and provide a recommendation to the Planning Commission. Important design issues or considerations on this proposed development in the Design Standards that will need to be reviewed are building frontages, massing, heights, design and materials, articulation, and street level entries.

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.

Architectural Design Standards:
Design/ Building Color



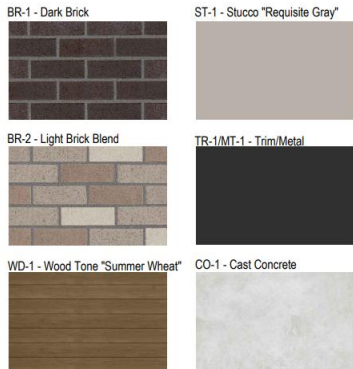
Staff Finding: The applicant is proposing several features to the building including roll up garage doors, large window openings, covered outdoor dining areas, integral raised planter beds, and both a flat and single sloped roof feature. The overall design of the building includes several variations 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.



Materials/ Colors

Staff Finding: The applicant is proposing four main materials and colors as mentioned above. Each color is earth toned and blend in well with the surrounding developments. Additional trim and cast concrete materials are also proposed which finishes enhance the main materials proposed.

EXTERIOR ELEVATIONS MATERIALS KEY (XXX)



Landscape/ Streetscape

Staff Finding: Where the Design Standards recommend landscaping around the base of the building (where possible), the applicant has complied. The outdoor dining area is enclosed with integral raised planter beds to help soften the dining space from the parking and pedestrian areas to meet this requirement.

Roof Design/Equipment Screening

Staff Finding: The applicant has not provided a roof plan showing any and all roof mounted utilities. This will be required for consideration and approval by the Planning Commission.

Pedestrian Access

Staff Finding: Entrances into the building are well defined with large glass openings, and coverings over the main entrances. Utility or maintenance entrances are not as attractive to clearly represent to those visiting that they are not main entrances into the building.

Trash Area Screening

Staff Finding: A trash enclosure is proposed on the rear (west facing) side of the building. The material shown appears to be a cinder block (CMU) material, but no defining colors have been included in the plan. Staff recommends that to maintain a consistent appearance to the structure that the trash enclosure material be the same brick material included on the building and not CMU as proposed.



Staff Concerns

Overall the building accomplishes the purpose of the Architectural Design Standards as proposed. As stated above in regards to the trash enclosure material, no definitive material or color has been proposed. Where the structure is attached to the building, staff recommends that the material be the same as the building utilizing the brick material in either color in order to maintain consistency with the overall appearance of the building.

Planner:



Clinton Spencer
Development Services Manager

SEG Mall Redevelopment Ph 4B – Jazz Practice Facility (10450 S. State Street), Larry Oldham and Rob Cottle (Babcock Design), Jamie Galileo (SEG)

Chad Littlewood recused himself from voting on this project because his company is working on this project.

Rob Cottle explained that Jazz Box will be their practice facility consisting of two NBA regulation courts for their players. This multi-story building will include office amenities, locker rooms, and an underground parking structure for both this practice facility and a future building to the north. The proposed facility is designed with a heavy focus on privacy and security while maximizing the aesthetic value of its location. Key features of the site plan include a new four-way stop at 105th South and Mall Ring Road which will serve as the entry point, featuring a dedicated control point for credentialed staff, players, and visitors. The site includes an underground garage for credentialed users and an upper-deck parking area featuring a one-way roundabout with 28 stalls. By building atop the parking garage and setting the structure back from the road, the facility gains both a scenic view of the eastern mountains and a natural buffer from public traffic. To protect the basketball team's privacy, the design incorporates landscape buffering and specialized window glazing with integrated blinds for both sun and vision control.

Scott Westra asked how many levels to the underground parking garage.

Rob Cottle said the parking garage will be one level.

David Hart asked if the upper-deck parking will be private parking or if it will be opened to the public.

Rob Cottle said it would be all private parking. Because of this, there will be a control point with some type of booth and gate where those credentialed will have access.

David Hart asked if the security booth would be custom designed, or are they planning to buy a pre-built unit and install it on-site.

Rob Cottle stated they have not gotten that far yet but would probably do something to match the building. Also, the building to the north (not yet built) has a more public function, featuring regular patron traffic, a partially public parking garage, and a plaza that includes a public drop-off and turnaround area.

Scott Westra asked if they were going to secure the south side of the underground parking.

Rob Cottle stated that yes there would be some barriers set up.

Kris Nicholl asked how many cars the underground parking will hold.

Rob Cottle stated that the Jazz facility will use around 120 stalls and the building to the north will have around 150 stalls. The players will park in their designated lot and will have their own specific entrance to the facility.



Steve Burt asked if the public would be able to look into the basketball practice facility.

Rob Cottle said access to the deck is restricted due to privacy, safety, and confidentiality concerns regarding NBA players, including injury privacy. Team staff will decide access based on daily activities. There will be some visibility into the practice facility from the opposite sidewalk if shades are left open.

David Hart asked about their plan for the shades and whether they would be floor-to-ceiling, fully blackout, or more of a filtering option.

Rob Cottle said they would probably be metal blackout shades, electronically controlled, giving the team the ability to shade the court when needed.

Steve Burt asked what the glass color will be.

Rob Cottle said they were going to match what they have on the existing facility, which is a "Clear" glass to make it as transparent as possible.

Kris Nicholl asked if the glass product would create a glare for the drivers.

Rob Cottle said it is a standard low E architectural glass which will have a low E coating on it. It will have some reflection to it, but it is not a highly reflected glass that's mirrored.



David Hart asked if there are any plans for exterior/building lighting, such as up-lights, down-lights, or lighting integrated into the overhang.

Rob Cottle said they are planning to incorporate architectural lighting but have intentionally delayed those final decisions because they need to align them with the final branding direction, specifically regarding the placement and design of the logos.

David Hart asked about the materials they will be using.

Rob Cottle explained that the project features a design that matches the material palette of the Mammoth facility to create a cohesive campus feel. This building will have architectural concrete with a high-quality finished look. It will include charcoal-colored ACM panels for a crisp, flat look, and a Trespa panel rainscreen system on the east elevation that will have a stone-like appearance. Our design includes cantilevered elements, wood look soffits, and a distinct darker roofline definition. This building will have a higher end, warmer interior, featuring a wood ceiling that will be visible from the outside at night. The east facing vertical elements will feature branding and wayfinding signage to assist with navigating the broader site.



Clinton Spencer explained that staff feels the project complies with the Cairns Design Standards, except for the concrete retaining wall height exceeding four feet. Due to privacy needs for the team's practice facility, a height exception has been requested. To mitigate visual impact, the design includes landscaping to soften the wall from the east side entrances.

Davis Hart asked if the concrete retaining walls of the garage would match the main building's concrete, specifically matching the same cone-tie pattern and finish.

Rob Cottle said yes, and that it is their intention to have a nice clean finish with contrasting layers of landscaping.

Steve Burt asked if there would be any rooftop equipment.

Rob Cottle said that there will be rooftop units that are centered behind the vertical wall on the west side and will be screened in.

MOTION

David Hart made a positive recommendation to the Planning Commission to approve the project. **Scott Westra** seconded. All in favor of the motion.

**Staff Report Memorandum is attached for this project.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum April 29, 2026

To: Architectural Review Committee

From: Community Development Department

Subject: SEG Mall Redevelopment Ph 4B - Jazz Practice Facility SPR04222026-007197

CBD Zone

10450 S. State St. Cairns District

[Community #9] 4.1 Acres, 39,852 Sq. feet

Public Meeting Notice: This item has been noticed on public websites, and at public locations.

Request

The applicant, Larry Oldham with Babcock Design (representing the property owner, Jamie Galileo with SEG), is requesting preliminary site plan review of a commercial site plan within the Cairns District for a basketball practice facility structure and office spaces for the Utah Jazz. The proposal is to construct a multi-story use building for this proposed use which includes offices, amenities, locker rooms, basketball courts, and an underground parking structure for both the Jazz Practice Facility building being proposed and a future building to the north (see Exhibit "A" for application materials).

Background

The property is zoned Central Business District (CBD) and is part of the South Village of the Cairns Master Plan and is subject to the Cairns Design Standards. The land is currently a parking lot for the existing mall structure and is adjacent to the Mammoth Practice Facility to the south which was recently completed. The proposed Jazz Practice Facility addition will contribute to the continued overall renovation of the mall into a multi-use sports, shopping and office space.

Architectural Analysis

As part of being within the CBD Zone & Cairns District, the city's Architectural Design Standards and Cairns Design Standards (CDS) both apply and must be reviewed by the Architectural Review Committee (ARC) and provide a recommendation to the Planning Commission. Important design issues or considerations on this proposed development in the Design Standards that will need to be reviewed are building massing, building heights, building design and materials, and building articulation.





The applicant has provided the following narrative regarding the approach of the design of the building in regards to the purposes and general design standards of the Cairns District:

“The relationship between humans and mountains has ancestrally been one of necessity, but as we grew, we moved away from these natural titans and created what we call our ‘built environment’. The SEG projects continue to aim to reinforce and regrow the deep-seated relationship between nature and humanity, the organic and the constructed, where mountain meets urban. In the fourth phase of this project, we continue the same design elements as we add the Utah Jazz Practice Center to the east side of the mall.

Taking cues from the great sheer-faced and cave-pocked mountains of the Wasatch range, Phase 4 continues to mimic the stark natural beauty of these cliffs and ledges by way of its layering and contrast. The new Jazz box elevation looks to represent these sheer cliff faces, with cantilevered ‘outcroppings’ over the basket courts and raised vertical elements giving a variety of heights to the façade. It also hints to similar design element included on the Mammoth Hockey practice center.

This phase of the construction is focused on the Jazz Practice Center. The concept is natural light and providing the occupants as much as possible. This is accomplished with vertical curtain wall reminiscent of sheer rock cliffs. The façade is broken by engaged vertical column element of changing material, cantilever out door patio and a long linear bent plate element on the east façade.”

Cairns Design Standards (CDS):

Building Form

- Materials**

Staff Finding: The applicant is proposing five main materials for the proposed structure, which exist and are consistent with the hockey structure to the south. The materials are primarily architectural metal paneling in different colors and textures, and architectural concrete. The materials are high quality and have a life span beyond the minimum fifty (50) years recommended in the CDS.



- Massing & Architectural Form**

Staff Finding: For the proposed Jazz building and the future building to the north, there is architectural concrete for the underground parking facility. The first story on top of that acts as a base which consists of several window openings. Then there is the large windows which make up the middle of the building, and a well defined cap of the structure with the proposed roof feature and large exposed eaves. The design of the structure is timeless. The main height of the structure is setback from the pedestrian realm as to not overwhelm it, and there are massing elements to the structure that break up its size and height with gathering areas and other areas for landscaping to help soften the building from the pedestrian realm.

- Articulating Mountain Elements**

Staff Finding: There are several “mountain elements” in the design of the building. The pedestrian plaza makes up a ‘hanging valley’ element, while the break in the massing it creates could be viewed as a ‘canyon’ feature. The overhangs on the building make up ‘ledge’ features and the cap of the structure, although not narrower than the rest of the building with its large overhangs, is clearly representative of the ‘peak’ of the structure.

- Community Spaces**

Staff Finding: While the intent of the CDS speak more generally throughout the area, the proposed structure does include and provide smaller community spaces within it. Several areas and amenities make gathering on the main plaza attractive and inviting. Although private to the users of the building, the plaza will still generate an area for gathering for those

Exceptions

The applicant is requesting one exception to these standards. The applicant has identified some of the proposed enhancements they are offering as offsets to the exceptions to the standards. The following exception is needed for the proposed structure:

- Building foundation height
 - The proposed parking structure and retaining walls that make up the foundation of the structure exceed four (4) feet.



There are two types of Cairns Standards exceptions requests: hardships and non-hardships. In review of the requested exception, staff finds that their requests fit into the non-hardship category as they can't meet all five of the criteria of hardship type. The non-hardship exception requests must meet the following criteria:

- The intent of the applicable regulations are met.
- The intent of the Master Plan is met.
- The same or better-quality design is achieved.

Staff Finding: *The structure is uniquely designed for a specific purpose, that being a practice facility for a professional basketball team, the Utah Jazz. Given the constraints of the site, and the desire for a community space for those involved with the structure some degree of privacy is desired. By raising the grade with the proposed concrete walls, a higher level of privacy is met closer to the building entrances where the plaza is provided. The retaining walls will include landscaping to help soften them from the Mall Ring Road and sidewalk.*

The applicant is proposing the following as development enhancements to offset the impact of not complying with the requirements listed above:

- Iconic or Unique architecture
- Construction of below grade parking structure

Development enhancements are intended to balance the scales of failure to comply with all of Cairns Design Standards. There should be sufficient number of development enhancements that generate enough impact to offset the negative impacts to the branding identity and unique design elements that make this area unique.

Staff Finding: *The iconic structure, below grade parking structure, plaza elements, and proposed landscaping help offset the negative impacts of the proposed building and site.*

Staff Concerns

Staff has other concerns mentioned hereafter regarding the building and site that can be addressed separately from the building during Site Plan consideration by the Planning Commission. Although not specifically addressed the CDS recommends EV parking stalls within the parking garage. Also, the crosswalk where the sidewalk and driveway into the parking structure meet should be stamped and colored concrete. The surface parking adjacent to the plaza area has areas that should be landscaped forming islands at the end of the parking stall rows. The area is currently shown as striped paving, but should be landscaped with trees, and shrubs with raised concrete curbs. Also not addressed specifically in these plans were any screening of utilities on the site or roof. The applicant will need to clearly show the location of utilities and how they are screened from view.

What has been discussed in this report are only the issues that relate to the Massing and Architectural Design per the previous consideration of the hockey facility. In the Planning Commission staff report from that item it states, "some of the Cairns design standards would not be applied to this phase of the project, except for the sections that apply to the building itself. It is anticipated that the full Cairns Design Standards will be applicable to the future Phase 3 redevelopment of the remainder of the mall property. Until then, staff has determined that only Chapters 4 and 5 of the Cairns Design Standards should be considered for these buildings."

Staff would like to see the concerns listed above addressed during the site plan review process and presentation to the Planning Commission.

Planner:

A handwritten signature in black ink, appearing to read "Clinton Spencer".

Clinton Spencer
Development Services Manager