

Community Development Department

Kurt Bradburn
Mayor

Matt Huish
Chief Administrative Officer

James L. Sorensen
Director

MEMORANDUM

May 3, 2018

To: Planning Commission

From: Community Development Department

Subject: iFly Indoor Skydiving Facility Site Plan Review

154 W. 11400 South Street
[South Towne, Community #9]

CBD
SPR-03-18-5373
0.91Acres

HEARING NOTICE: *This item has not been noticed to property owners within 500 feet of the subject area.*

DESCRIPTION OF REQUEST

The applicant is requesting that the Planning Commission review and approve the site plan and the proposed building architectural design, building materials and colors for a new indoor recreation facility in the CBD zoning District. The Planning Commission is the land use approval body for these actions.

BACKGROUND

Mr. Stephen Selu, P.E., Kimley-Horn Consulting Engineers, and Mr. Lou Gambertoglio, representing Skygroup Investments, LLC, are proposing the construction of an iFly indoor skydiving operation, located on an existing, vacant pad site lot at the One-14 Retail Center, just south of the Scheels store. This project will complete the One-14 Retail Center project. Indoor recreation is a permitted use in the CBD zoning district. All of the surrounding property within Sandy City limits is zoned Central Business District (CBD). A community meeting was not held for this project, because it is a permitted use, and there are no residential uses nearby. The CBD zoning district requires that the Planning Commission approve the building architectural design, materials and colors, after review by the Civic Center Architectural Design Review Committee.

ANALYSIS

Access. The access to the pad site is through the existing One-14 Retail Center, through the parking lot driveways. Street access for the One-14 Center is from existing driveways, one on State Street and two on Auto Mall Drive, which are adequate for the center and this additional use.

Parking. This pad site development will add 49 new parking spaces to the One-14 Retail Center, which is covered by shared parking agreement that was approved for the One-14 Retail Center when it was developed. Forty-nine parking stalls is much more than this use will require, but will also provide more stalls to the overall center, which is busy.

Landscaping. New landscaping will be installed within the one-acre pad site that is comparable in design, quality and maturity with the existing landscaping at the One-14 Retail Center. It will also be used to partially screen the west side of the building at the lower level, where the mechanical equipment will be located behind a screen wall that will look like part of the building.

Fencing. The only fencing to be added to this pad lot is the masonry wall that will enclose the mechanical equipment on the west side of the building.

Signs. Signage is usually reviewed and approved by a separate application and not as part of the site plan review. However, two points need to be mentioned relative to this application. The first is that this Center has a Sign Theme which has been approved in the past. The sign theme and the freeway proximity is what allowed the Center's multi-tenant pylon sites, which exist. Secondly, the only new signage allowed for this pad site is the building face signs, which will be discussed as part of the following analysis on the building architectural design.

Architectural Design & Materials. The building architectural design, materials and colors consideration is the only subject that requires attention from the Planning Commission, as everything else has been set by the prior approval and construction of the One-14 Center. This business, iFly is not only national, but also international in operation. The iFly Company itself owns most of the flying sites. The building design is functionally based and this building is the eighth generation of their prototype design. The building design is also a "branded design" as is its logo and the dark blue accent color. Under Sandy City's regulations, "branded buildings" are to be adapted where possible to meet Sandy City's architectural design requirements. This has been the challenging part of this project for the City staff.

The biggest problem for the staff was the percentage of stucco/EIFS that were initially proposed. The percentages on the east and west faces of the building were in excess of the 20 percent maximum limit imposed by Sandy's codes.

There are two main parts of the building. The ground level "Retail" part of the building, which is rectangular, has a high interior ceiling, but is a single story. The second part is the wind tunnel. How the mechanics of this system works is that there are four large fans

placed in the top of the structure, on either side of the top of the flying chamber, blowing in opposing directions. The air forced by these fans is pushed to the outside ends of the “bridge” structure, and then downward on the two ends to a basement level, under the retail portion of the building. The air then moves toward the center and enters the bottom of the flying chamber through a venture and up into the flying chamber, which is at ground floor level in the retail part of the building. Customers enter the glass walled flying chamber and fly over the venturi grate in the floor.

The wind tunnel part of the structure is to be made of structural concrete. Usually, the vertical pillars on the ends and the bridge structure are colored by applying the top-coat material of EIFS, directly over the concrete, to obtain the final color of the structure. In early discussions with staff, it was indicated that this might be a big problem for the Planning Commission, in that this would appear as all stucco/EIFS, even though the top-coat would not be placed over foam insulation. The architect looked into trying to put dye into the concrete to obtain the final colors, but it was determined that that would weaken the structural strength of the concrete to un-acceptable levels. The final proposal is to apply “Bowmanite” material to the top of the structural concrete to achieve the desired colors. This appears to be feasible.

As to the “retail” portion of the building, the applicants have worked with both the owner of the One-14 Retail Center and the planning staff to bring materials and colors from the retail shops portion of the One-14 Retail Center to be used on the building elevations of the retail box. One suggestion that came from the Civic Center Architectural Design Review Committee, which has been implemented into the final proposal for the west face of the building, is a reversal in the light and dark shades of the brick, shifting the darker color to the higher portion of the retail box, to provide more contrast.

Finally, the building will be iconic and become a place reference along the freeway, much as Scheels has become. The branding of the building is such that the wind tunnel portion of the structure and the dark blue accent color with the red box logo sign will become a giant sign by itself. This is the whole idea of the prototypical branding of the business. The applicant is comfortable with this. The City Planning Commission has to decide how comfortable the member are with this proposal, or propose requirements or conditions that might limit the degree of the branding and the signage impact. Planning staff has become comfortable with the overall project. The Architectural Design Committee also became comfortable with it.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **approve** the preliminary site plan for the proposed iFly Indoor Skydiving facility and **approve** the building architectural design, building materials and colors as proposed, based on the staff report, and the two findings listed below and subject to the following seven conditions:

FINDINGS:

- A. That the various City Departments and Divisions, including the City Engineer and the Transportation Engineer, have preliminarily approved the proposed site plan.

- B. That the proposed building design, materials and colors meet the Sandy City Architectural Design Requirements, and have been favorably recommended by the Civic Center Architectural Design Review Committee.

CONDITIONS:

1. That the developer proceed through the final site plan review process with staff prior to the start of any construction (including payment of development fees and posting of an appropriate bond to guarantee completion of all required improvements on and off the site), according to the Site Plan Review Procedures Handout. The final site plan shall be in compliance with all Development Code requirements and those modifications required by the Planning Commission.
2. That the development comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
3. All utility boxes (i.e. transformers, switch gear, telephone, cable tv, etc.) shall be shown on the site plan and shall be placed underground or moved behind the front setback (minimum of 30 feet from the front property line) and screened from view. Each box shall be shown in its exact location and shall be noted with its exact height, width and length and approved by staff.
4. That the architectural design, colors and materials proposed for this development and as approved by the Planning Commission as complying with the Sandy City Architectural Design Standards be finalized with staff prior to the issuance of a building permit.
5. 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. 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.
6. That the applicant comply with the Sandy City Noise Ordinance.
7. That the applicant comply with all department requirements as noted in all Preliminary Review letters prior to submittal for final site plan review.

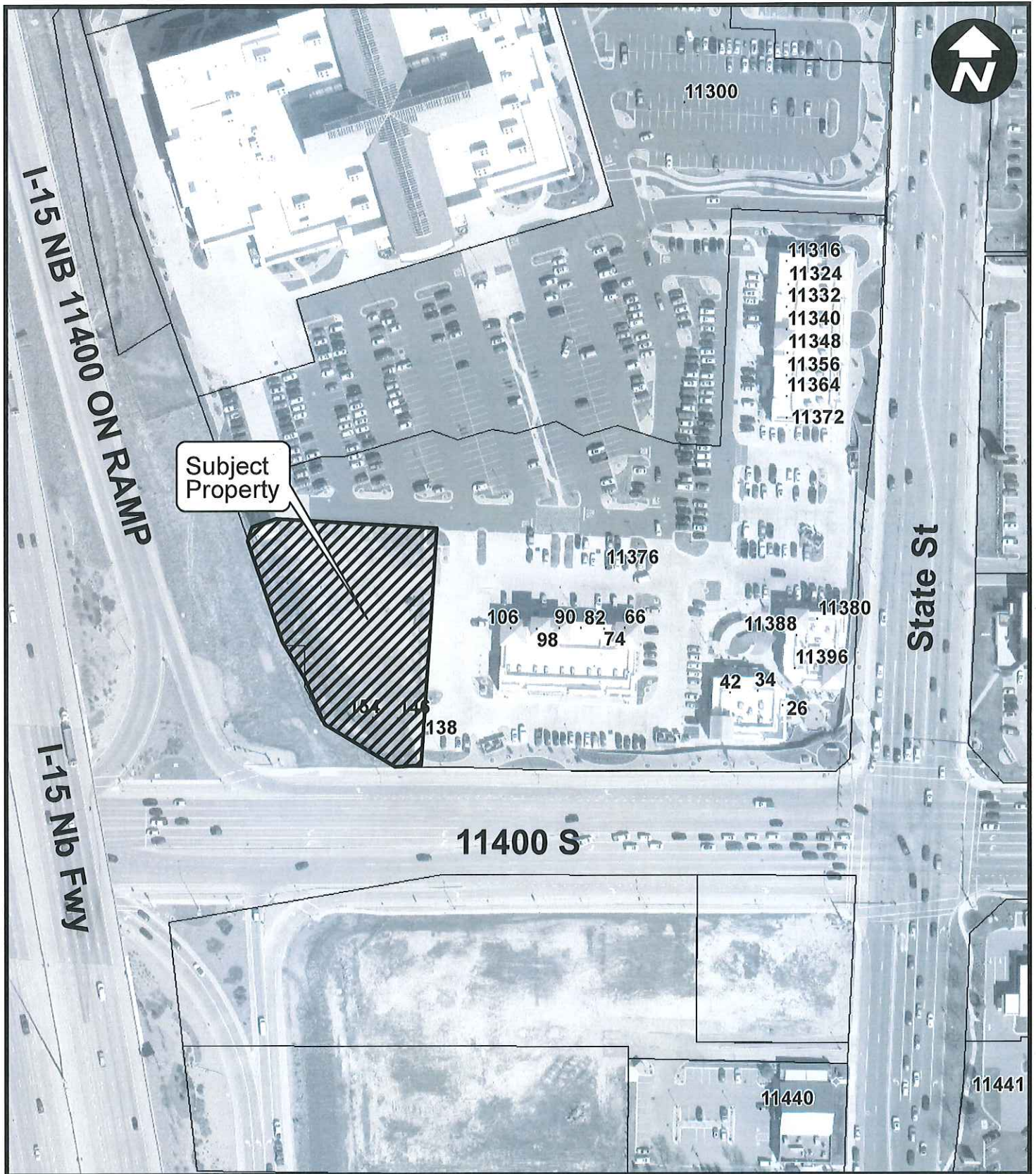
Planner:

Reviewed by:

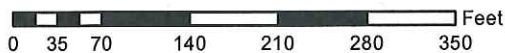


Douglas L. Wheelwright
Development Services Manager

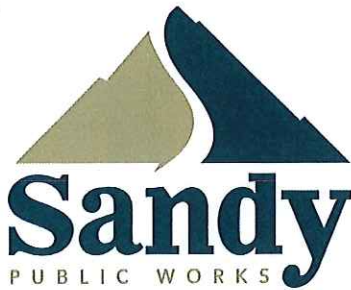




**SPR-03-18-5373 :: IFly Indoor Skydiving
154 W 11400 S**



PRODUCED BY OLIVIA CVETKO
THE COMMUNITY DEVELOPMENT DEPARTMENT



DEPARTMENT OF PUBLIC WORKS

Kurt Bradburn
Mayor

Matthew Huish
Chief Administrative Officer

Michael Gladbach, P.E.
Director

READY-FOR-PLANNING-COMMISSION MEMORANDUM

DATE: March 22, 2018

TO: Doug Wheelwright, Development Services Manager

FROM: Ryan C. Kump, P.E., City Engineer *Ryan Kump*
Britney Ward, P.E., City Transportation Engineer *Britney Ward*
David J. Poulsen, Development Engineering Coordinator *David J. Poulsen*

Project Name: iFLY SANDY (SLC)
Plan Case Number: SPR-03-18-005373
Project Address: 138 West 11400 South Street

A review of the above-mentioned project has been made. Following is a list of comments from the Public Works Department:

1. THE PRELIMINARY SITE PLAN AND OTHER DOCUMENTS SUBMITTED BY THE DEVELOPER ARE GENERALLY ADEQUATE at this stage of the project with regard to Public Works Department concerns. A number of items will be required prior to final approval, including items mentioned in the drawing redlines, the "Plan Case Comments," and the "City Engineer Requirements" letter, but these items are not required as part of this preliminary submittal.
2. THE PUBLIC WORKS DEPARTMENT RECOMMENDS THAT THE PLANNING COMMISSION DECLARE THAT PLANNING COMMISSION PRELIMINARY SITE PLAN REVIEW IS COMPLETE, and that final project documents be prepared by the developer for review by city staff members.
3. PRIOR TO FINAL APPROVAL BY THE PUBLIC WORKS DEPARTMENT, the developer is required to complete all items mentioned in the drawing redlines, the "Plan Case Comments," and the "City Engineer Requirements" letter.

SANDY CITY ARCHITECTURAL DESIGN REVIEW COMMITTEE MEETING

AGENDA, WEDNESDAY, APRIL 11, 2018

Scott Westra, WCF, CFO
Cyndi Sharkey, P.C. Member
Cheryl Bottorff, Citizen
Kris Nicholl, Sandy City Council Member
Doug Wheelwright, Development Services Manager
Brian McCuiston, Planning Director
Jared Gerber, Sandy Community Development Assistant Director
Steve Burt, Architect, Chairperson

4:00 P.M. iFly Indoor Skydiving, 154 W. 11400 South, Custom branded building for this use only. Located on an existing pad site as part of the One-14 Retail Center Project, home of Scheels All Sports Retailer. Stephen Selu, P.E. project manager for Kimley-Horn Consultants.

Ashley Robertson, Project Manager with iFly
Carlo Maria Ciampoli, Architect, with Stantec Consultants

They showed a two minute video presentation regarding the iFly facilities, interior and exterior.

Carlo has been working on the prototype for the facilities all around the world. He presented the brick that is proposed to be used. They would like to use bricks and EIFS of similar colors, in addition to pre-cast concrete. The colors will be similar to what is used for other buildings in the One Fourteen Center. They would like to use Bowmanite in a dark blue color, which is their "branded" color.

Doug indicated that the proposed location is just south of Scheels, on the corner of 11400 South and the freeway. He commented that regarding the issue on the color and materials is that there is a 20% limit on the stucco/EIFS.

There was discussion regarding the Bowmanite, which is often used on concrete patios. It is a matte finish, but it can be used with different kinds of textures. Carlo indicated that the use of metal panels would not be feasible. He stated that with the vibration, bricks would fall off. Pre-cast concrete is ideal, with the blue coating on the outside.

The technical issue is the restriction on EIFS. Carlo stated that Bowmanite is the more durable material than EIFS. It was indicated that the building is 50 feet tall.

Carlo stated that retail is turning into experimental retail. He commented on the different events that are held at their facilities.

Architectural concrete and metal – that is what the front of the upper structure is made of.

Kris believes that it is sterile from the freeway side (back) and believes it would be good to have something on the west side to stand out, to increase the contrast on that side.

Cyndi commented that the visual coordination is missing with the shopping center. She believes the darker brown color that is on the Scheels building should be put into their building materials.

Chad Liljenquist indicated that they want Scheels to stand out, which is why the surrounding buildings do not have the Scheel's red brick. He stated that the pre-cast is on other buildings, but not the red brick. That is a unique look to Scheels.

They tried to take colors from the surrounding 114 Center buildings, rather than from Scheels.

Carlo commented that the metal portion of the front of the facility will be lit up.

One Fourteen Center is a planned commercial site. The mountain meets urban could be achieved through landscaping.

It was suggested that a strip of Bowmanite be added to the top of the lower portion of the building.

Cyndi commented that it would be good to use some of the front material elements on the back.

Cheryl commented that the contrast should be increased on the back.

Chad suggested that the lettering on the sign be blue and then be lit up white at night.

Kris is comfortable forwarding these suggestions to the Planning Commission.

4:30 P.M. **Quick Quack Car Wash**, 11114 South State Street, Automatic tunnel type car wash facility. New construction on a vacant property [parcel located just north of Arrowhead Dental. Larvin Pollock, project manager for Legend Engineering.

This facility will be located just north of Arrowhead Dental on the undeveloped land.

Initially the accent color was very yellow, but has since been toned down. The building is "branded."

Larvin, Elevate Engineering. Dallas Hicks is the owner of the building. Larvin reviewed the site. He indicated that this will be the 13th location of Quick Quack in the State.

Doug indicated that there are carport covers on the vacuum stalls, which is the same color as the roofing. The stucco/EIFS is under 20%. The color palate is the same as the Highland, Utah location.

They agreed to forward this to the Planning Commission.





