

**Architectural Review Committee Meeting
May 25, 2022**

Members Present:

Steve Burt
Cheryl Bottorff
Lyle Beecher
Daniel Schoenfeld
Scott Westra
Alison Stroud

Staff Present:

James Sorenson
Mike Wilcox
Brian McCuiston
Brynn Bohlender
Jennifer Gillen

Those Absent:

Doug Wheelwright

Alternate:

Cyndi Sharkey

4:00 p.m. Sandy Park Center Retail Pad Site (9835 South Monroe Street) LeAnn Miller, Woodbury Corporation, Engineer

LeAnn Miller explained that the Sandy Park Center Retail Pad Site will be a multi-tenant/retail development having restaurants on both ends of the building and retail in the middle.

Steve asked what the wood accent material was made of.

Brynn explained that the wood accents along the façade of the building will be made of aluminum metal siding. The dark grey portion of the building is proposed to be Terra Neo, which is a type of EFIS. On the north and west side of the building, the proposed material is the white painted brick.

Lyle asked why painted brick instead of white brick or stone because painted brick breaks down the durability and makes the brick more porous.

Steve asked if there was any outdoor seating that faces Hale Center Theater?

LeAnn said there will be seating on the corner of Monroe and Civic Center as well as some on the north side.

Lyle asked if there would be a drive thru.

LeAnn said there would not be a drive thru especially based on the Cairns Standards which would not allow it and the size of the lot there is no space for car queuing.

Steve wanted to know who they were targeting, the Hale Center Theater traffic or the apartments?

LeAnn explained that she believed that they were targeting both the surrounding businesses and the event crowds from Hale Center Theater and the Rio Stadium.

Steve wanted to know if there are any grease traps.

LeAnn said they only had one but asked if they would be required to have two.

Mike explained they may have to have another one, but that would be up to the Sewer Department to determine that. The Sewer Department usually will allow for a common feed on multi-tenant units but will be up to them to decide.

Steve asked if they were within the allowed percentages of the EFIS on the east side of the building.

Brynn explained that they were still over the allowed amount of 20% with the Terra Neo.

Mike explained if they went over that 20%, they would have to get a recommendation from the ARC Committee and must be reviewed by the Planning Commission to get that approved.

Lyle recommended that they score the Terra Neo portions to look like stone paneling.

Steve asked if the canopy was solid shading or is it just an architectural line.

LeAnn said that it must be a solid canopy because it extends over the outdoor seating area and is intended to provide coverage and shade to the patrons.

Lyle wanted to know if the Cairns Design Standards had any regulations on painted brick.

Mike said he did not think it stated anything about that, however, it would not count as a mountain material like a stone would. Mike also said that in the Architectural Design Standards it is discouraged to use painted brick, but it can be done.

Steve gave a suggestion to have them do a grey or white brick and use a larger scale brick instead of a smaller residential scale brick.

LeAnn will talk to the applicant about the ARC Committee's concerns about the painted brick and see what they say about using grey or white brick. She will also ask them about using a larger scale brick.

Steve asked what material the columns on the west elevation and the south end will be made of.

LeAnn said she thought some type of metal with wood finish.

Steve said he would like to see some score lines in the EFIS and the Terra Neo.

James said that would be something they could add in the recommendation.

Lyle agreed with Steve that there should be scored and beveled composition lines in Terra Neo to help break it up and make it feel more like stone paneling.

Steve asked about the screening of the roof top units.

Brynn explained that they were behind the parapets.

Steve asked if the insets of the lighting were sufficient for the size of the proposed lights.

Mike explained that the inset is a 1'9" break.

James said that the struggle with the standards is hard especially when you work with the smaller buildings, because the standards are more applicable to the larger buildings. So, it sometimes must be looked at differently.

Mike explained that on a single-story building, all buildings, are required to have a base, middle, and a top, but is difficult to do on a single-story building. But in this case, we would need at least a base and a top. Mike said the concern we have is that the cornice treatment they have on top of the building is a 2-3 or 4 inch at most top cap, which does not provide much articulation or provide a defined top to the building.

Lyle stated that he thought the composition lines could help with that.

Mike explained another concern that staff has is regarding the fenestration. He said the applicant will have to ask for an exception, because they are below the 70% fenestration requirement especially on the west side.

LeAnn asked Mike if they took out the wood paneling on the west façade and replaced it with glass if they would be closer to meeting the required 70% fenestration requirement.

Mike said it would help get closer to meeting the 70% fenestration, but that they want them to emphasize the street side more than the back side of the building.

LeAnn wanted clarification that staff would like to see Monroe side of the building to look more like the front or entrance to the building.

Mike explained that they want to focus on the front of the house to face street and pedestrian walkways (Monroe Street) instead of facing the parking in order to move towards urban development.

Steve stated that he thought there needed to be a clear sense of entry to the building, so not to confuse people because the 90% on the west side contradicts the design of the building with the main entrance.

Mike stated that the whole point of the plan going forward is to introduce walkable components where pedestrians feel comfortable moving around in this downtown area, but it will take time getting there.

Lyle said you could put brick over the doors with some headers to make it look a little less contemporary.

Steve stated that he thought the two west facing doors would be better aesthetically if they were all glass and aluminum storefront and did not have a small amount of wood surrounding them, this would also increase the percentage of required fenestration to help invite patrons inside.

Motion to Vote:

Steve Burt made a positive recommendation that the building is generally acceptable based on its size and ability to meet the Cairns Design Standards, but the Architectural Review Committee would like the following adjustments to be made:

- Scored and beveled composition lines in the Terra Neo.
- Have four-to-six-inch beveled strip for the cornice.
- Would like the brick to be unpainted white or grey instead of painted white brick.
- Would like glass to surround the west side and southeast corner doors instead of the wood paneling/stucco.

Cheryl Bottorff seconded. All in favor of the motion.

5:00 p.m. Centennial Village Mixed Use Development Site (235 West Segó Lily Drive) Chris Lund, NWL Architects

Chris explained that this project is on Segó Lily Drive where the existing post office is located. This is a four-phase project and currently wants to start on the first phase.

Steve asked who the client was.

Chris said that the official client was Simons Plat. They are a group of investors who bought this property from Sandy City. Chris explained that Phase One will

be a mixed-use project. It will have some commercial use as well as seven stories of residential. Phase Two will be an entirely residential block located on the south side with step-up brownstone pedestrian approaches. There will also be an extension to the existing parking structure and will be extended on all three levels. The parking structure was designed for a park on top of it with about four feet of soil. The amenity buildings will not exceed the weight allowance of the structural calculations for the parking structure. There will be a swimming pool on the roof of the parking structure. Phase three will wrap the corner along Centennial. This phase will be mixed use on the main level and residential above. Phase Four is the corner element that is a stand-alone building.

Mike explained that the Architectural Review Committee is just looking to review Phase One at this time. This would be to look at the existing Post Office Building and the new building along Monroe Street.

Chris explained that in Phase One there would be a face lift to the Post Office Building. There would be residential above and then maintain commercial below. Due to the existing formation, they do not think that they will be able to articulate all the Cairns Architectural elements that they will be able to do on the other elevations but will try and give it some good articulation and add some nice material to it. The main proposed elements are stucco which would be a small accent element, and then on the base course of all the buildings in every phase would be a stone veneer product in a couple of different colors. There would be alucobond type of aluminum as the main material with darker accents. There would also be lighter stucco accents with metal finished pieces and then glass.

Steve asked what the EFIS area was on the plans.

Mike said that it was currently spandrel glass. It is a two-level building with retail. The Post Office is on the bottom level and then there is office space on the upper level. The upper level they are planning to convert into residential and then add another level on top of that building.

Steve asked if Phase One would be to start with the existing building and build some of the southwest corner.

Chris explained that Phase One would be the facelift to the Post Office side building as well as the entire build along the west side also extending the parking structure on the south. This would not include the amenities that will come in Phase Two.

Steve was wondering what the reason was for the high space at the top of the building on the west side of Phase One.

Chris explained that it would be two-story penthouse apartments. They will be single units that are two levels high, and there would be balconies that would serve each northern unit.

Steve asked if the garage access to the Post Office is going to be filled in or remain as is.

Chris said that it would remain for now and maybe eventually be filled in. But the plan is to leave it as is during Phase One.

Mike added that another new element is to reface the existing brick with a stone. Mike went on to show the different materials that would be used throughout all four phases. The stone, the dark granite, the simulated wood siding and the EFIS.

Steve wanted to know when the committee started allowing the applicants to show computer representations of materials being used, and not the actual materials. He had concerns about this. Steve thinks that this committee should require actual samples when this meeting is held.

Mike said it started when covid hit and it has continued.

Lyle was wondering what guarantee they had that all the work would be completed in all four phases.

Mike explained that there are no guarantees in a development.

Chris explained what the bottom uses would be on the west side building of Phase One, which faces Monroe Street. He said that the bottom north and south ends would be commercial. There will also be four main level townhomes between the commercial sites. Access to each level of parking would come from different access points (no internal ramps).

Mike asked if the brick was to remain or be replaced with stone.

Chris said that he will clarify that with his team and get back to the committee with the answer.

Mike asked if the renderings and architectural details that were shown in this meeting were still from Russ's original designs.

Chris said that they were.

Mike asked if they were anticipating any significant architectural changes to Russ's plans once they started moving forward on this project.

Chris said if anything, he would like to make the renderings look more realistic and not so cartoony.

Mike went on to say that the one thing Planning Commission may do is to require that the renderings be brought back for a final architectural review.

Motion to Vote:

Cheryl Bottorff made a positive recommendation to have the Planning Commission approve Phase One, with the condition, Chris Lund will provide the actual material samples for the Architectural Review Committee to see. Lyle Beecher seconded. All in favor of the motion.

Updated Amended Motion to Vote via email:

The Architectural Review Committee reviewed the information submitted. Steve Burt made a recommendation to forward this information to the Planning Commission for Preliminary Approval, in order for the project to move forward. The committee asks that the final color renderings, and an accurate matching material sample board, be submitted back to the committee for approval, prior to them recommending Final Approval. Scott Westra seconded. All in favor of the motion.