

**Architectural Review Committee Meeting – Follow-up  
February 28, 2024**

**Members Present:**

Steve Burt  
Cheryl Bottorff  
Lyle Beecher  
Daniel Schoenfeld  
Scott Westra  
Cyndi Sharkey – nonvoting

**Staff Present:**

James Sorenson  
Brian McCuiston  
Mike Wilcox  
Doug Wheelwright  
Jennifer Gillen

**Those Absent:**

Marci Houseman - Alternate

**4:00 p.m. Sandy City Fire Station 31 Replacement project (9295 South Monroe Street), Heber Slabbert, Trevon Beutler (AJC Architects), Jeffrey Bassett, Sandy City Fire Chief, Ryan McConaghie, Sandy City Deputy Fire Chief**

Heber explained that there have been a couple of features to the site plan that they modified since the last meeting. There is no longer a training tower, but they have provided a trash enclosure and a generator next to the Annex building. They have also increased the size of the landscaping and revised the site plan for southwest drainage. The Plaza has grown in size because they shrank the detention pond. They added wall articulation on the south side, as well as added an outdoor plaza for the crew. The RTU system has been screened in by dropping it into the roof well. The apparatus doors have been changed to bifold doors and they reduced the amount of glass above the apparatus doors with alternating screened and solid metal panels. The metal panels application is now alternating solid metal panels and a window with metal panel screening over the glass. On the south building face, they created an entry door and a window and recessed them into the building face.

Heber explained that they broke up the south wall with some brick insets to help with the look of the long flat wall.

There was still some concern from the committee that the articulation elements do not continue vertically up to the roof on the south side.

Steve stated that he did not like the east and west building elevations with the vertical stripes in the gable ends. He wished there was some way, in the recessed portions of the arch areas, to have just glass with no screening going over it all. He would also like to resolve it into two colors instead of the three colors depicted.

Heber stated that there have been a lot of comments regarding glass, but more glass would significantly add to the budget. Also, the rendering shows a significant striping to the look, but this would not be the case, and it would be more subtle and less stripy in actual applications.

Mike has concerns about the north elevation entry. He explained that the Cairns Standards states that there must be a horizontal break or articulation at the entry point itself. So, moving those (entry doors) in or out from the main façade would help to meet those standards.

Heber stated that it would be an easy change to make.

Steve said in his professional opinion he thought doing that would not make the building better. He also thought the canopy over the top that projects out, would satisfy the requirements of the Cairns Standards.

Lyle had concerns with the courtyard and said it would not be a pleasant place to eat or hang out for the fire crew. He thinks the screen wall is too high on the north outdoor plaza.

Heber said they are trying to give the firefighters privacy and to give them a space to enjoy the outdoors. It will have seating and a BBQ grill. They will go back and do a study on both the height of the wall screen and the transparency into the space.

Heber explained the concept of the canopy on the north face.

Trevon said that the canopy will stick out 8 feet from the north building wall face itself, and not above the canopy roof. This is a requirement of the City Code on signs.

Doug explained that the sign above the canopy roof on the north must be on the canopy face.

Heber stated that they will shift the letters down to go on the face of the canopy.

Doug brought up Sandy's Architectural Design Standards for insulated metal panels versus siding. It stated that materials such as metal walls are discouraged unless they are insulated metal panels, "Alucobond" panels. So, the committee would have to make a specific recommendation to allow them to build a metal siding system on site (because it is not premade in the factory and shipped out as a finished product).

Cyndi asked why they want to go with the metal paneling that has been discussed. Is it because of cost or function?

Heber said they felt using this metal siding material would solve the durability, the cleanability, the aesthetic for the fire station, and that it would be most cost-effective.

### **Motion**

Lyle Beecher made a positive recommendation to have the Planning Commission approve the most recent renderings. Cheryl Bottorf seconded. All in favor of the motion.

### **Compass Mixed Use project (157 West 9270 South), Nick Lazarev, Cole Peterson (Boyer Group), David Denison (Gardner Group), Ioanna Magiati, Jose Ho (AO Architects)**

Ioanna explained the development consists of 5 stories of residential units (278 units) wrapped around a 6-story garage providing parking for residents, visitors, and employees. At the street level, there is a proposed co-op working space of 4,708 square feet at the corner of the building which opens to a public plaza. The plaza will provide a variety of amenities including a dog park, a playground, and a public art installation. Following the

design guidelines, the proposed development is designed to follow a base-mid-section-top hierarchy. The bottom level of the building provides a horizontal siding, likening the look of wooden cabins. The midsection of the building is designed to resemble the snow-capped peaks of the mountains, and the contemporary gable roofs depict the traditional architecture of the region. The main access to the project will be on the 9270 South side and there will be a fire lane on the southeast side with no vehicular access (emergency only).

Nick explained that because of the feedback they have received from the different levels of the city they are proposing an actual co-work operator who would lease this retail space and have a few in mind that they have worked with in the past.

Mike asked if there would be any visitor parking.

Ioanna said there would be designated parking with parallel parking stalls along the 9270 South side edge, and for retail co-work space as well.

Mike explained the logistics of the overall plan going forward (destination type area) and how they envision this being a gathering spot for different events that would take place around that area.

Steve asked as far as the Plaza, are they saying that the Plaza has not been designed and is it just a placeholder.

Nick said this is a landscape architectural perspective and is very schematic. Because of this, they would love comments on specific things that would help to enhance the master plan.

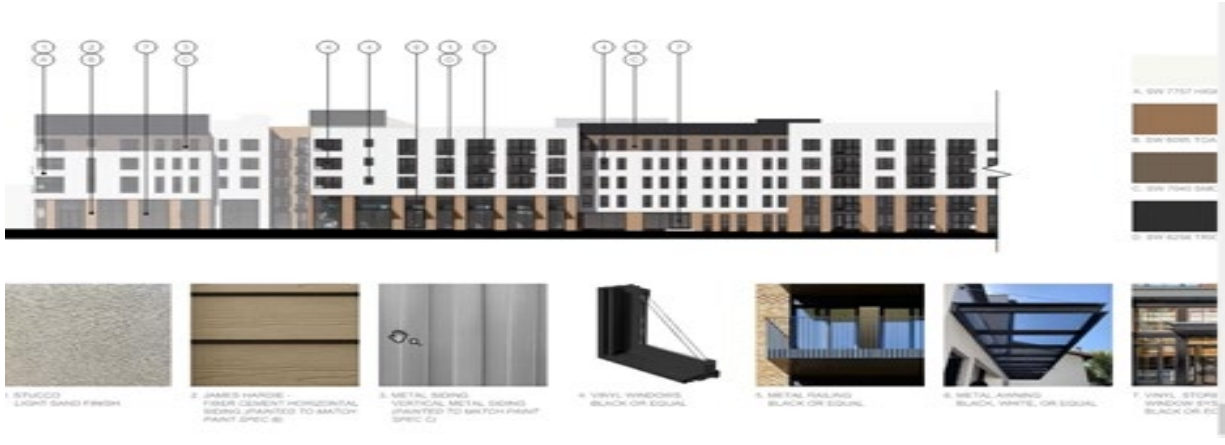
Steve would like to see design plans that show the Plaza having spaces for outdoor seating for the public.

Nick stated that in the future, they will show a rendering of a fully programmed Plaza.

Ioanna said there will be an exposed parking structure facing the fire station. Because of the long west wall of the parking structure, they are proposing some type of art mural against the parking structure wall.



They will be using the following color pallet and materials on the plaza as well as a landscape rendering:



Cheryl wanted to know what the white material was in the middle part of the building.



Nick said that it was a light sand finish in stucco that looks like a plaster wall and has a nice finish to it. It requires a lot more sanding to get that smooth finish. They think this look complements and enhances the fiber cement material on the base and the metal paneling at the top.

Lyle asked if they were meeting the percentages of these materials.

Nick said they were.

Mike explained that there was an overall cap of 20% stucco on any one elevation. He thought that there was at least 40% to 50% stucco on the middle façade. If the percentage goes over the maximum 20%, anything beyond that would require special approval from the Planning Commission.

Lyle would like to see an example of something they have worked on with this smooth stucco material and see how it has held up.

Doug would also like to see the building material percentages on the materials being used on each level of the building.

Nick stated that they would provide both.

Doug asked how many levels there would be of parking.

Ioanna said there would be five levels with rooftop parking as well.

Nick would like city engagement on the mural because it will be a statement and it creates activity for the community. But they want to make sure that it fits into what the community is all about.

Mike stated that because he does not see the city doing anything else around this project in the foreseeable future, this would be a façade that would be viewable for quite some time.

Doug asked if they had looked at other materials besides the art approach.

Nick said they had looked at nine separate iterations on this façade like metal panels, greens, a smaller mural, or simply just adding enhanced materials. They are not opposed to going back and figuring out something else if that is what this committee wants.

Lyle asked if they have looked at making it a true wrapped project.

Nick said they have, but the issue is the way the site is laid out and they lost a ton of efficiency.

Mike thought it would be helpful for them to provide an elevation view from the freeway with the fire station profile shown in the front.

Nick would like to come back to the committee with some more ideas of what could possibly be done for the west wall.

Steve asked how many sides could be built up against the property line and flat, and then painted after the fact. Also, he wanted to know if that meant that they didn't have to have articulation.

Mike said that in this zone, it does allow for a zero-lot line along the side and the rear so, it is either zero or ten.

A suggestion was made to allow for the exposure of the parking structure while still having articulation to it. The committee said that they would have to work with fire to see if they would be willing to consider a no-build easement on their property in order to allow the parking structure to be built on the property line relative to meeting the fire code.

Nick said that being able to screen in the garage wall, would be the preferred route they would like to take.

Cyndi still had concerns with the amount of stucco being used on the buildings. The mid elevation of white stucco is less appealing to her.

Nick said that when they go away from the smooth stucco (and wishes it was not called stucco because it is a nice smooth modern material that will not crack), they tend to move towards a hardy product. Also, the price difference between a hardy panel and this smooth stucco material is not that much. They can also look at a different tone (paint color) for the smooth stucco, or they can look at a terraneo to replace it, if that is the route the committee would like to go.

Steve thought that the choice of this smooth stucco material enhances the texture of the other materials adjacent to it. If they were to add a heavier texture to the mid-section, it would be harder to offset the looks of the other materials being used on the building.

**The issues that the committee would like to have addressed are:**

- Provide an elevation view from the freeway with the fire station shown in front.
- Amount, usage, and type of stucco - bring back examples of projects that have used the smooth stucco.
- Potential for other applications on the west flat wall.
- Plaza Design – outdoor seating.
- Bring back a material board.