



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

August 18, 2022

To: Planning Commission
From: Community Development Department
Subject: American Loans Office – Architectural Design Exception SPR-02-20-5810 Approx.
Request for a Modification of the 20 Percent Limit on 0.62 Acres
Stucco Exterior Building Material Use RC Zone
8800 South Harrison Street
[Community #1, Northern Exposure]

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area, by U.S. Mail delivery.*

PROPERTY CASE HISTORY	
CASE NUMBER	CASE SUMMARY
SPR-81-07	D.K. Watson Corvette Shop, 1981.
SPR-82-05	Western Honda Sales and Service, 1982
Unknown	Hot Tub/Spa Sales
SPR-02-20-5810	American Loans Two New Office Buildings Site Plan Review, July 16, 2020 Planning Commission approval. Final site plan approved May 10, 2021.

REQUEST

General Contractor Mark Stephenson, representing Red Mountain Builders, and Architect Jim Darling, representing JDA Architecture, representing property owner Mr. J.L. Llavina are requesting that the Sandy City Planning Commission consider a request to allow the north wall of the north building to use 90 percent "Terra Neo" type stucco building material on the north wall only of this building, which was previously approved by the Planning Commission in 2020. The Sandy City Architectural Design Standards, adopted by City in 2004, limit the use of stucco/EIFS building material to 20 percent on any exterior building wall face. The Planning Commission is the land-use authority designated in the Sandy City Architectural Design Standards to consider request to modify the architectural design standards of the Sandy City Code.

NEIGHBORHOOD MEETING

A neighborhood meeting was not held on this application to the Planning Commission requesting a modification of an architectural design standard.

BACKGROUND

When the building and site plans for the two building project were approved by Sandy City back in 2021, the north wall of the north building was approved using a zero lot line setback. This meant that the building was constructed adjacent to the property line with no setback distance. These plans also called for fire sprinklers in this building. The building code allowed the north building wall to be designed as a “one hour fire rated” construction when combined with the internal fire sprinkler system.

However, after the issuance of the building permit and construction of the building framing, a decision was made by the owner or contractor, that the fire sprinkler system was not needed, due to the smaller size of the building and perhaps to reduce costs of construction. Eliminating the fire sprinklers should have been tied to a requirement to change the north wall to a “two hour fire rated” construction, but that was then not possible because that wall had already been constructed and there was not space on the property to add more construction to the north wall to increase the fire rating to a two hour equivalent.

The owner or contractor also decided to change the exterior building materials and colors from what had been approved on the Sandy City approved plans, without consultation with City planning staff. Sandy City planning staff became aware of the exterior building material changes by observation during construction and stopped the work on the project.

As a potential solution to these changes, it was proposed to add enough cement stucco to the north wall to bring its fire rating up to a two hour rating equivalent. Then the planning staff raised the architectural design standard limit of only 20 percent stucco use on any building face. In an effort to further try to solve the problem and allow the project to be completed, planning staff suggested that the Planning Commission could consider a request to allow more than 20 percent stucco if the higher grade (and higher cost) “Terra Neo type” stucco topcoat material was proposed for that north wall. The Planning Commission has done this before, such as on the Hale Centre Theatre project.

Planning staff asked that the building plans and drawings for the exterior materials and colors be revised with the new materials and color scheme depicted as intended and shown with the “Terra Neo type” details as to product “Scoring” (grooves). Scoring this material is used to make the “Terra Neo type” stucco topcoat look more like polished stone panels, which is the intended application of this material. These drawings were needed to present the modification request to the Planning Commission for consideration. However, before those drawings were prepared and submitted, the contractor apparently directed the stucco sub-contractor to install the “Terra Neo type” topcoat materials to the north wall to finish the job.

The result is that now the “Terra Neo type” materials has been installed on the north wall of the north building, but without sufficient small scale scoring on the lighter color panels on either side of the darker colored central panel, which was initially scored in smaller scale. Presented with this issue, the Architect, Jim Darling suggested that to increase the density of the scoring on the two lighter material panels, that architectural aluminum strips be applied in a grid pattern to the top of the “Terra Neo type” material, to give the appearance of additional scoring density. This is what is now being presented to the Planning Commission for consideration.

ANALYSIS

Architectural Design Review. Planning staff has approved the revised building materials and colors for the south building and the three other sides of the north building,

because these changes fully meet the Sandy City Architectural Design Standards. Most of the exterior building materials have been applied to the two buildings while staff has been waiting to receive the new elevation drawings and details. (Please see the attached building elevation drawings and renderings attached to this report.)

Requested exception. The applicants are now requesting that the Planning Commission consider the proposed application of “Terra Neo type” stucco topcoat material to 90 percent of the north building’s north wall surface area and approve the use of the proposed aluminum strips to be applied to the two light colored portions of the wall in the grid patterns as shown, to increase the off-site appearance of scoring density, to help give a stone panel application appearance.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission find that the requested use of “Terra Neo type” stucco material on 90 percent of the north wall of the north building on the site at 8800 S. Harrison Street be approved as proposed with the aluminum strips being added to increase the appearance of scoring density as represented in the new building elevation drawing details, based upon the following three findings and the following one condition:

FINDINGS

1. That the proposed use of the “Terra Neo type” materials in excess of the 20 percent limit, is acceptable to the Planning Commission in this “Corrective” installation situation, to resolve the multiple shortcomings in construction administration relative to pre-approval of changes to approved plans and details.
2. That this building face will not be highly visible to the public, due to its north facing orientation; screening walls from the freeway; and minimal vehicle traffic on Harrison Street.
3. That it is in Sandy City’s interest to get this project completed and the buildings occupied.

CONDITIONS

1. That the project be completed expeditiously now and that no further changes to the building, site plan or any other details, without pre-approval by City Planning staff or Planning Commission, as may be required by City ordinance or administration.

Planner:

Reviewed by:

Doug Wheelwright

Douglas L. Wheelwright
Development Services Manager



"TerroNeo"





South east



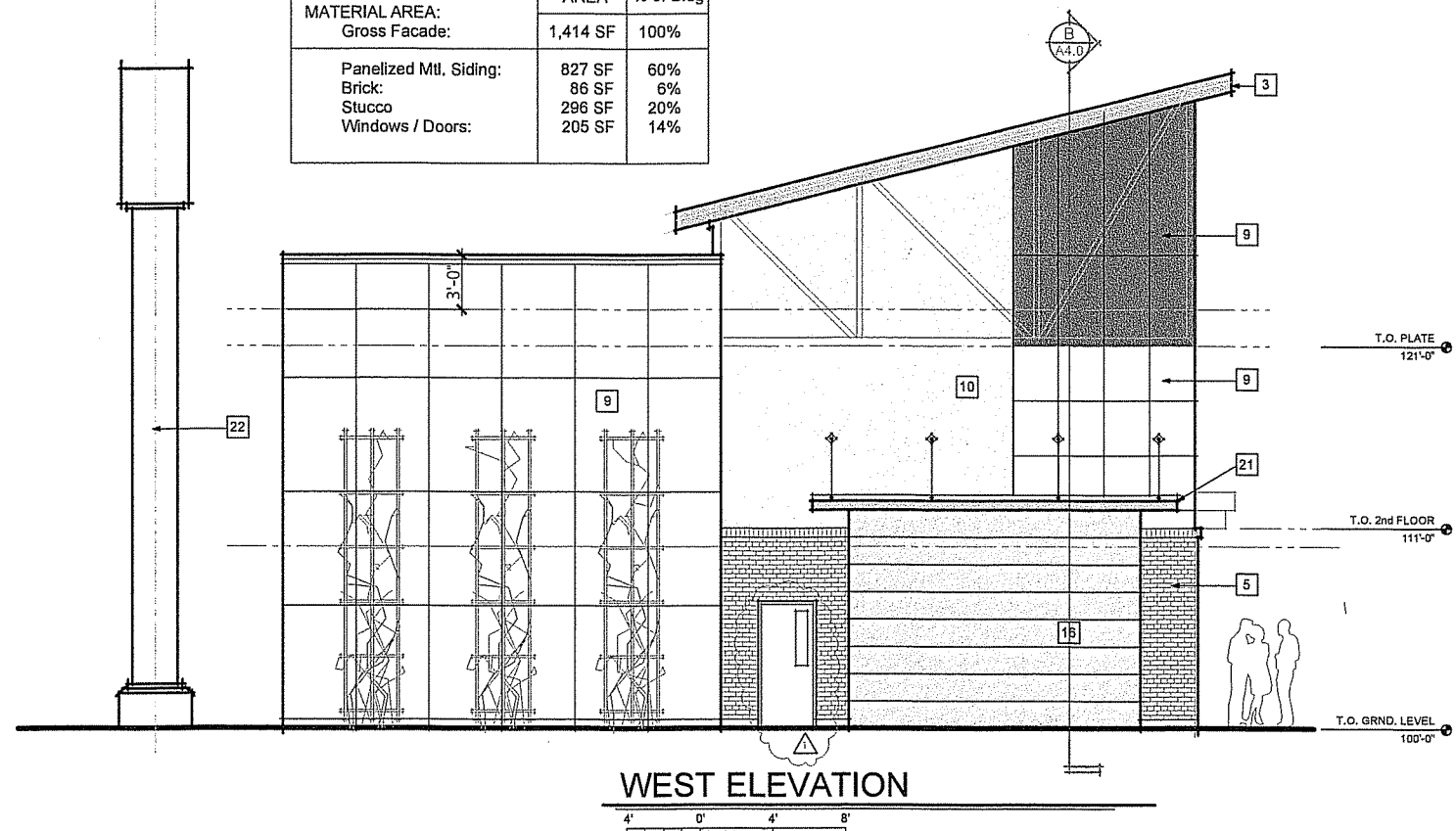
West



NO.	DATE	DESCRIPTION
1	1.11.21	Permit Review
2	9.09.21	Owner Review
3	7.26.22	Exterior Materials

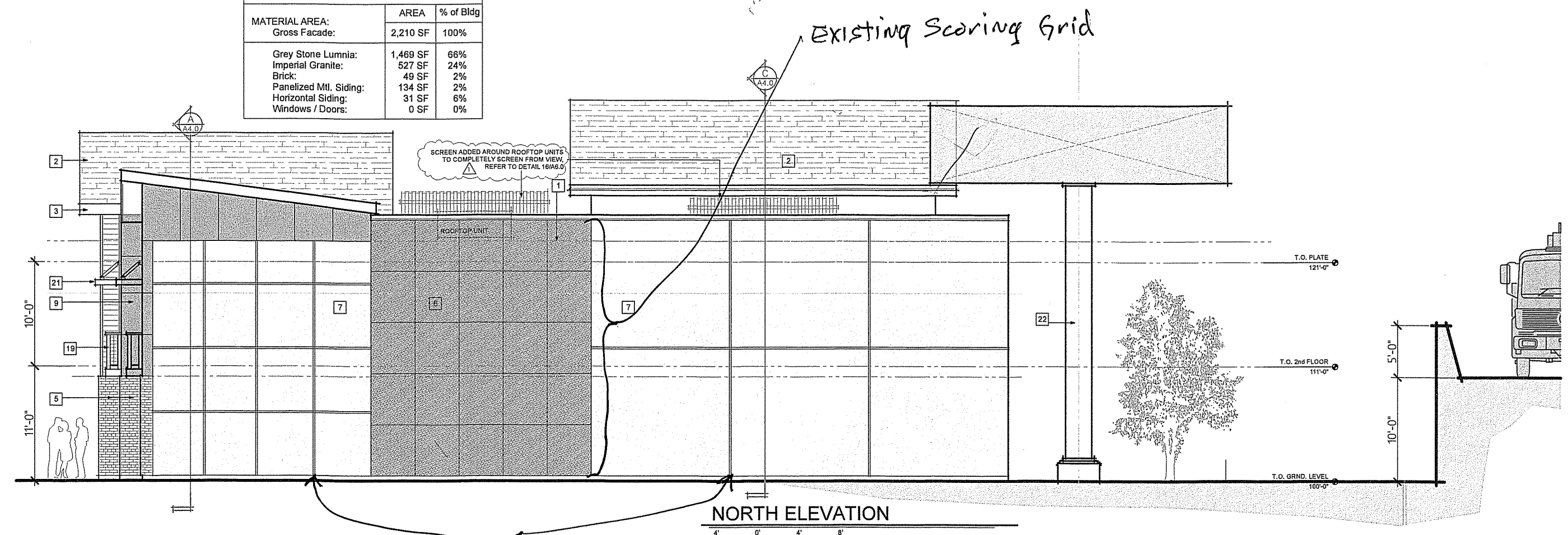
- FINISH MATERIALS KEY:**
- * REFER TO EXTERIOR FINISH NOTES FOUND ON SHEET A3.0
- 1 MEMBRANE ROOF SYSTEM
 - 2 ASPHALT SHINGLE ROOFING
 - 3 MTL. WRAPPED FASCIA
 - 4 CEDAR T&G SOFFIT - STAINED
 - 5 ADHERED BRICK VENEER
 - 6 TERRA NEO - IMPERIAL GRANITE
 - 7 TERRA NEO - GREY STONE LUMNIA
 - 8 METAL HORIZONTAL LAP SIDING
 - 9 PANELIZED METAL SIDING
 - 10 STUCCO (EIFS)
 - 11 STUCCO TRIM
 - 12 STUCCO ARCHITECTURAL DETAIL (MIN. DEPTH 4")
 - 13 ALUMINUM FRAMED COMMERCIAL WINDOW SYSTEM
 - 14 METAL STOREFRONT ENTRY DOOR SYSTEM
 - 15 INSULATED METAL DOOR SYSTEM
 - 16 ALUMINUM OVERHEAD DOOR SYSTEM
 - 17 ALUMINUM OVERHEAD DOOR SYSTEM w/ GLASS PANELS
 - 18 'DURADECK' OR SIMILAR WATERPROOF DECK FINISH
 - 19 PAINTED METAL RAILING
 - 20 METAL GUTTER AND DOWNSPOUT
 - 21 METAL ARCHITECTURAL TRELLIS FEATURE
 - 22 EXISTING BILLBOARD SIGN
 - 23 ROOF SCUPPER w/ DOWNSPOUT THAT GOES TO THE INTERIOR OF THE BUILDING AS TIGHT TO SCUPPER AS POSSIBLE

EXTERIOR MATERIALS		
MATERIAL AREA:	AREA	% of Bldg
Gross Facade:	1,414 SF	100%
Panelized Mtl. Siding:	827 SF	60%
Brick:	86 SF	6%
Stucco	296 SF	20%
Windows / Doors:	205 SF	14%

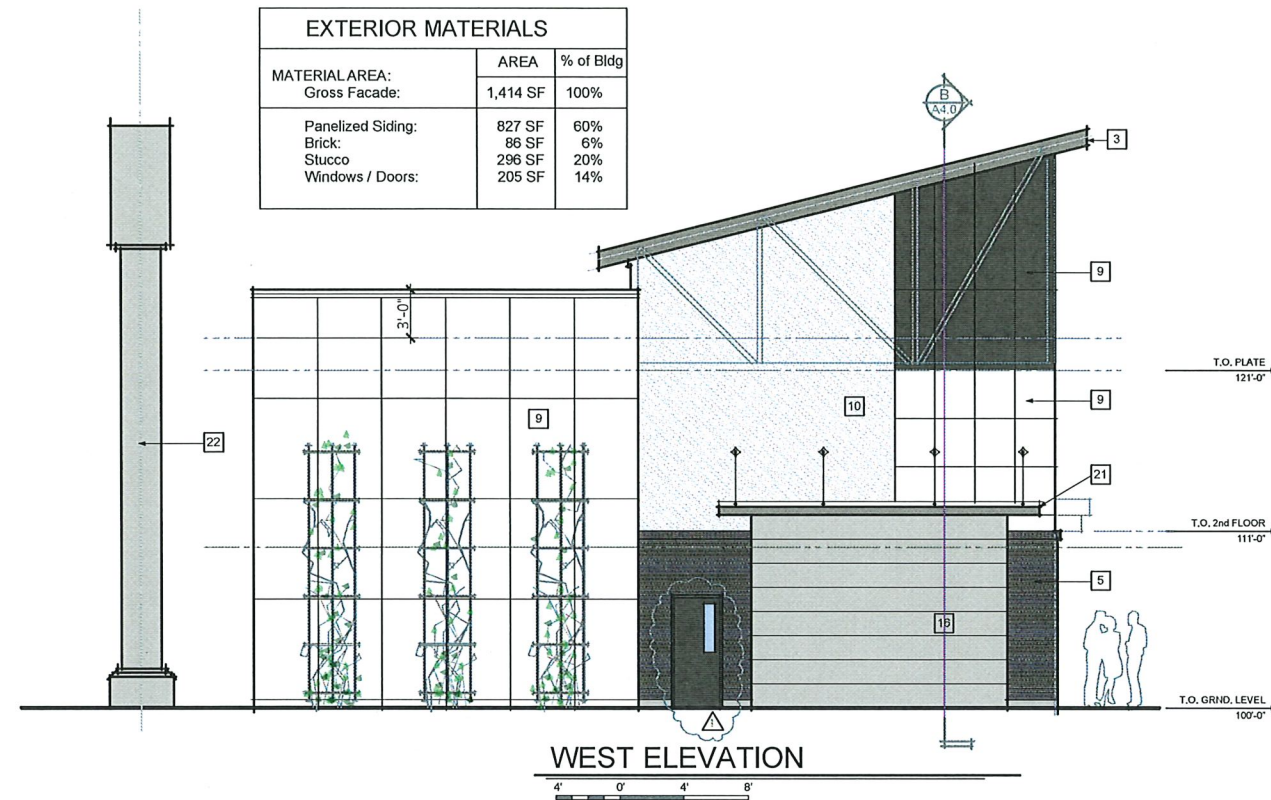


WEST ELEVATION

EXTERIOR MATERIALS		
MATERIAL AREA:	AREA	% of Bldg
Gross Facade:	2,210 SF	100%
Grey Stone Lumnia:	1,469 SF	66%
Imperial Granite:	527 SF	24%
Brick:	49 SF	2%
Panelized Mtl. Siding:	134 SF	2%
Horizontal Siding:	31 SF	6%
Windows / Doors:	0 SF	0%



NORTH ELEVATION

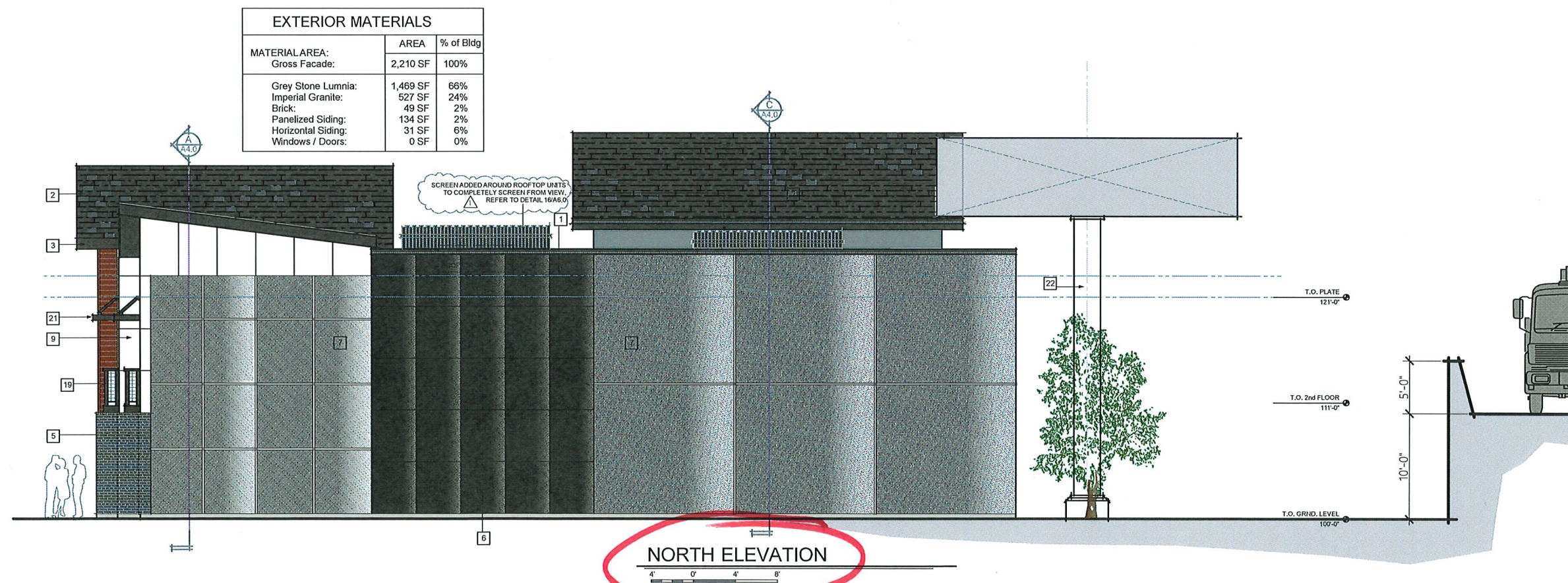


EXTERIOR MATERIALS		
MATERIAL AREA:	AREA	% of Bldg
Gross Facade:	1,414 SF	100%
Panelized Siding:	827 SF	60%
Brick:	86 SF	6%
Stucco:	296 SF	20%
Windows / Doors:	205 SF	14%

FINISH MATERIALS KEY:

* REFER TO EXTERIOR FINISH NOTES FOUND ON SHEET A3.0

- 1 MEMBRANE ROOF SYSTEM
- 2 ASPHALT SHINGLE ROOFING
- 3 MTL. WRAPPED FASCIA
- 4 CEDAR T&G SOFFIT - STAINED
- 5 ADHERED BRICK VENEER
- 6 TERRA NEO - IMPERIAL GRANITE
- 7 TERRA NEO - GREY STONE LUMNIA
- 8 METAL HORIZONTAL LAP SIDING
- 9 PANELIZED SIDING - METAL LOOK
- 10 STUCCO (EIFS)
- 11 STUCCO TRIM
- 12 STUCCO ARCHITECTURAL DETAIL (MIN. DEPTH 4")
- 13 ALUMINUM FRAMED COMMERCIAL WINDOW SYSTEM
- 14 METAL STOREFRONT ENTRY DOOR SYSTEM
- 15 INSULATED METAL DOOR SYSTEM
- 16 ALUMINUM OVERHEAD DOOR SYSTEM
- 17 ALUMINUM OVERHEAD DOOR SYSTEM w/ GLASS PANELS
- 18 'DURADECK' OR SIMILAR WATERPROOF DECK FINISH
- 19 PAINTED METAL RAILING
- 20 METAL GUTTER AND DOWNSPOUT
- 21 METAL ARCHITECTURAL TRELLIS FEATURE
- 22 EXISTING BILLBOARD SIGN
- 23 ROOF SCUPPER w/ DOWNSPOUT THAT GOES TO THE INTERIOR OF THE BUILDING AS TIGHT TO SCUPPER AS POSSIBLE



EXTERIOR MATERIALS		
MATERIAL AREA:	AREA	% of Bldg
Gross Facade:	2,210 SF	100%
Grey Stone Lumnia:	1,469 SF	66%
Imperial Granite:	527 SF	24%
Brick:	49 SF	2%
Panelized Siding:	134 SF	2%
Horizontal Siding:	31 SF	6%
Windows / Doors:	0 SF	0%

NORTH ELEVATION

EXTERIOR ELEVATIONS - NORTH BUILDING

ARCHITECT

CONSULTANT

COPYRIGHT © DARLING ARCHITECTURE, P.C.. ALL RIGHTS RESERVED. THE USE OF THESE PLANS IS EXPRESSLY LIMITED TO DARLING ARCHITECTURE, P.C. AND FOR USE SOLELY ON THE SUBJECT PROPERTY. REPRODUCTION, RE-USE (IN ANY WAY), OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT WRITTEN AUTHORIZATION BY DARLING ARCHITECTURE, P.C..

FILE: D:\JIM\JDA\Sandy\Offices

DATE: AUGUST 20, 2020

DRAWN: JBD

REVISIONS		
NO.	DATE	DESCRIPTION
1	1.11.21	Permit Rev.
2	9.09.21	Owner Rev. - Str.
3	8.09.22	Exterior Materials



ARCHITECT

CONSULTANT

COPYRIGHT © DARLING
ARCHITECTURE, P.C.. ALL RIGHTS
RESERVED. THE USE OF THESE
PLANS IS EXPRESSLY LIMITED TO
DARLING ARCHITECTURE, P.C. AND
FOR USE SOLELY ON THE SUBJECT
PROPERTY. REPRODUCTION, RE-USE
(IN ANY WAY), OR PUBLICATION BY
ANY METHOD, IN WHOLE OR IN PART,
IS PROHIBITED WITHOUT WRITTEN
AUTHORIZATION BY DARLING
ARCHITECTURE, P.C.

FILE: D:/JIM/iDA/SandyOffices

DATE: AUGUST 20, 2020

DRAWN:

JBD

REV	SIONS	
NO.	DATE	DESCRIPTION
1	1.11.21	Permit Rev.
2	9.09.21	Owner Rev. - St
3	7.26.22	Exterior Materials

A3.3



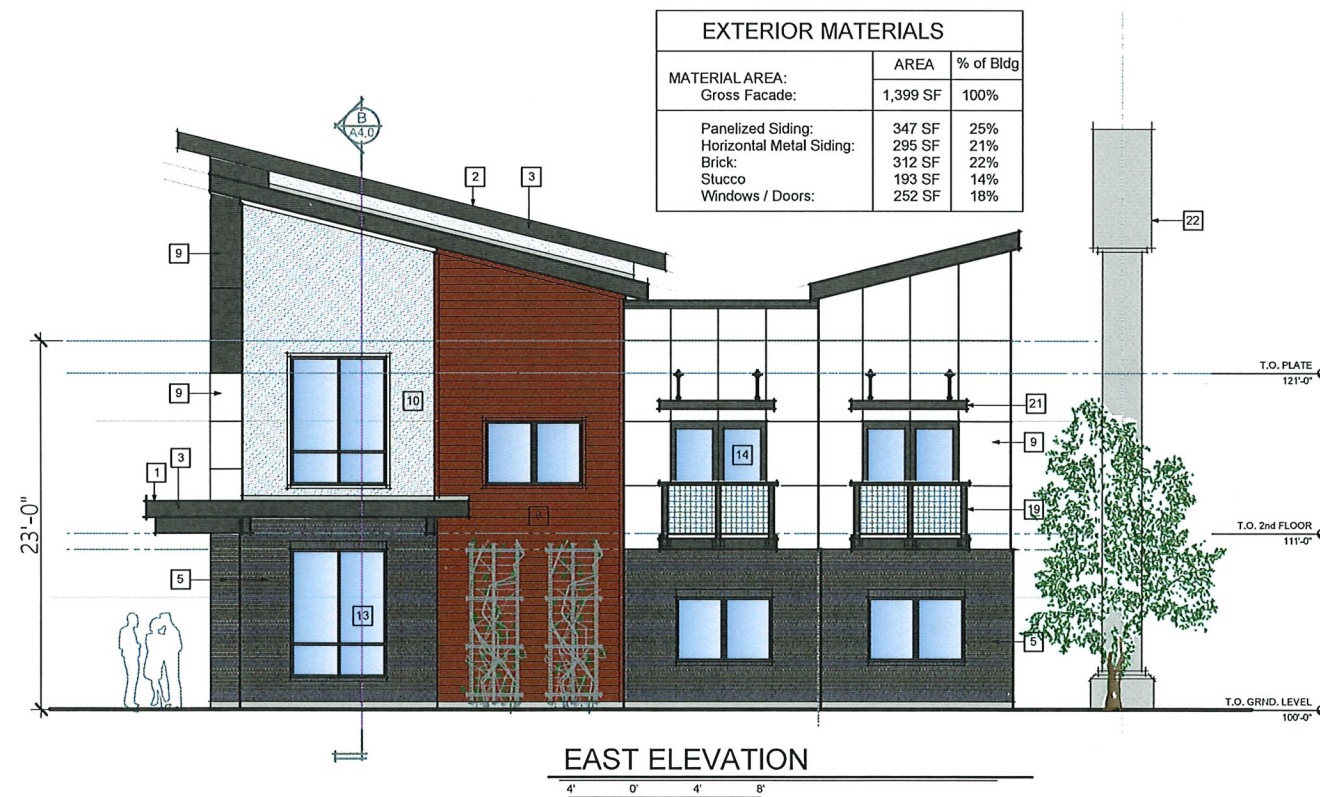
COLOR ELEVATIONS - NORTH BUILDING

REVISIONS		
NO.	DATE	DESCRIPTION
1	1.11.21	Permit Rev.
2	9.09.21	Owner Rev. - Str.
3	8.09.22	Exterior Materials

EXTERIOR MATERIALS		
MATERIAL AREA:	AREA	% of Bldg
Gross Facade:	2,626 SF	100%
Panelized Siding:	824 SF	31%
Horizontal Metal Siding:	469 SF	18%
Brick:	590 SF	23%
Stucco	331 SF	12%
Windows / Doors:	412 SF	16%



EXTERIOR MATERIALS		
MATERIAL AREA:	AREA	% of Bldg
Gross Facade:	1,399 SF	100%
Panelized Siding:	347 SF	25%
Horizontal Metal Siding:	295 SF	21%
Brick:	312 SF	22%
Stucco	193 SF	14%
Windows / Doors:	252 SF	18%



FINISH MATERIALS KEY:

* REFER TO EXTERIOR FINISH NOTES FOUND ON SHEET A3.0

- 1 MEMBRANE ROOF SYSTEM
- 2 ASPHALT SHINGLE ROOFING
- 3 MTL. WRAPPED FASCIA
- 4 CEDAR T&G SOFFIT - STAINED
- 5 ADHERED BRICK VENEER
- 6 TERRA NEO - IMPERIAL GRANITE
- 7 TERRA NEO - GREY STONE LUMNIA
- 8 METAL HORIZONTAL LAP SIDING
- 9 PANELIZED SIDING - METAL LOOK
- 10 STUCCO (EIFS)
- 11 STUCCO TRIM
- 12 STUCCO ARCHITECTURAL DETAIL (MIN. DEPTH 4")
- 13 ALUMINUM FRAMED COMMERCIAL WINDOW SYSTEM
- 14 METAL STOREFRONT ENTRY DOOR SYSTEM
- 15 INSULATED METAL DOOR SYSTEM
- 16 ALUMINUM OVERHEAD DOOR SYSTEM
- 17 ALUMINUM OVERHEAD DOOR SYSTEM w/ GLASS PANELS
- 18 'DURADECK' OR SIMILAR WATERPROOF DECK FINISH
- 19 PAINTED METAL RAILING
- 20 METAL GUTTER AND DOWNSPOUT
- 21 METAL ARCHITECTURAL TRELLIS FEATURE
- 22 EXISTING BILLBOARD SIGN
- 23 ROOF SCUPPER w/ DOWNSPOUT THAT GOES TO THE INTERIOR OF THE BUILDING AS TIGHT TO SCUPPER AS POSSIBLE