



Legislation Details (With Text)

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**Title:** American Loans Office - Architectural Design Exception Request for a Modification of the 20 Percent Limit on Stucco Exterior Building Material Use  
8800 South Harrison Street  
[Community #1, Northern Exposure]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. STAFF REPORT

Date	Ver.	Action By	Action	Result
8/18/2022	1	Planning Commission	approved	Pass

**Agenda Item Title:**

American Loans Office - Architectural Design Exception Request for a Modification of the 20 Percent Limit on Stucco Exterior Building Material Use  
8800 South Harrison Street  
[Community #1, Northern Exposure]

**Presenter:**

Douglas L. Wheelwright

**Description/Background:**

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 N eo" 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.

See full staff report attached hereto for further details.

**Recommended Action and/or Suggested Motion:**

Staff recommends that the Planning Commission find that the requested use of "Terra N eo 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 short comings 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.