



# STAFF REPORT

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**Meeting Type:** Sandy Urban Renewal Board  
**Meeting Date:** May 20, 2024  
**From:** Kelly O’Neill Jr., Development Services Director  
**Subject:** Façade Grant Approval: All County Surveyors (Project #23-004 FAC)

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## DECISION TO BE MADE:

Whether to approve a Façade Grant for improvements to the All County Surveyors building.

## BACKGROUND / CONTEXT:

This façade improvement grant was requested by the owner of All County Surveyors, Darren Clow. Mr. Clow is proposing building and site improvements to his office building at 39660 Pleasant Street. The proposed improvements include demolition and construction with the following items as the primary focus:

### Element 1: Exterior Building Upgrades

- Demolish all existing siding, the existing sheetrock on the rear wall, and two existing windows, including hauling away debris and paying for disposal fees.
- Furnish and install 36-inches of cultured stone per approved elevations.
- Furnish and install two new 5-foot by 4-foot slider windows.
- Furnish and install new siding with lower 8-feet to be board and batten siding, a 2-inch by 12-inch cedar belly band, and lap siding (cement fiber) above the belly band. All corners and windows to be wrapped in 3.5-inch cedar trim.
- Paint two coats of Sandy Style approved paint on all siding and trim and stain all cedar braces.
- Furnish and install two porch covers and footings over the front and side doors.

### Element 2: Parking lot and ADA upgrades

- Furnish and install pavement striping for one new ADA parking space, including the logo, and install an ADA access route to side door.
- Furnish and install all required ADA signs.
- Furnish and install ADA electric door assist and push button operator.

Three contractors, Even Better Homes, KLM Construction, and Trinity Building Group submitted bids for the project. The low bid from Even Better Homes totals \$96,430 (Exhibit C).

**KEY CONSIDERATIONS / ANALYSIS:**

Attached to this staff report are façade improvement elevations (Exhibit A) and site plan modifications (Exhibit B). The building and site modification were approved by the Planning Division on March 1, 2024, with [design review File No. 24-010 DR](#). Also attached to this staff report is bid information from KLM Construction (Exhibit D) and the Trinity Building Group (Exhibit E).

This site (39660 Pleasant Street) has never received a façade improvement grant. Awarding a facade improvement grant for All County Surveyors would not violate the grant provision that no property shall receive more than two facade improvement grants within a five (5) year period.

**BUDGET IMPACT:**

**\$40,429** (41.9 percent of the total project cost of \$96,430)

The biennium budget for 2023-2025 allocated \$400,000 to grant programs. To date, the Sandy Urban Renewal District has allocated the following:

<b>PREVIOUS 2023-2025 PROJECTS</b>	<b>COST</b>
Sandbar BBQ ADA parking	\$9,660.00
Tollgate Inn Covered Structure renderings	\$850.50
Tollgate Inn Covered Structure	\$65,679.66
Tollgate Inn Covered Structure Change Order	\$13,135.94
Sandy Underground TI Grant	\$30,000.00
<b>TOTAL = \$119,326.10</b>	

**RECOMMENDATION:**

The Façade Grant Program Guidelines include the following review criteria: (A) Positive impact of the project on the aesthetic appearance of the building; (B) Positive impact of the project on the overall streetscape; and (C) Preservation and enhancement of the architectural integrity of the building. Staff believes all review criteria are met by this application. Approving this facade grant would create another Sandy Style building in downtown Sandy.

**LIST OF ATTACHMENTS / EXHIBITS:**

- Exhibit A. Façade Improvement Elevations
- Exhibit B. Site Plan Modifications
- Exhibit C. Bid from Even Better Homes
- Exhibit D. Bid from KLM Construction
- Exhibit E. Bid from Trinity Building Group