



STAFF REPORT

Meeting Type: Sandy Urban Renewal Board
Meeting Date: November 6, 2023
From: Kelly O'Neill Jr., Development Services Director
Subject: Revisit: Tollgate Inn Covered Structure (Project #21-010 FAC)

DECISION TO BE MADE:

Whether to approve the increased cost of project #21-010 FAC, a project to build a covered structure at the Tollgate Inn.

PURPOSE / OBJECTIVE:

Support a local business in providing covered dining opportunities and provide another covered dining option for Sandy residents and visitors.

BACKGROUND / CONTEXT:

Project #21-010 FAC is a proposal to install a covered structure in the current "courtyard" space next to the primary entrance to the Tollgate Inn & Bakery, located at 38100 Highway 26. This project was brought before the Sandy Urban Renewal Board (Board) on September 18, 2023, for final approval. This was brought back before the Board due to the fact that the winning bid was more than 10 percent higher than the original estimate for the project, and the rule at the time we received the current round of bids for this project was that staff would bring projects back before the Board that exceeded 10 percent of the estimated cost. This rule has since been changed to 20 percent.

At the meeting on September 18, 2023, the Board requested additional information from staff before making a final decision to approve this project. A full color elevation was requested by the Board so that they could more clearly see how the combination of styles between the western style of the building and the Sandy Style false façade would complement with one another. The Board also suggested painting the wooden support beams white to match the white trim on the restaurant. The applicant was supportive of this change and asked that this suggestion be included in the drafting of the elevation.

KEY CONSIDERATIONS / ANALYSIS:

Attached to this staff report is a full color elevation (Exhibit A) created by the architect of record on this project, Blane Skowede of Keystone Architecture. The drafting of this elevation added a total cost of approximately \$500 to the total design and engineering costs for this project. Staff recommends using Southern LedgeStone (Exhibit B) to complement the architecture style of the Tollgate Inn, instead of Cultured Stone as is typically applied for SandyStyle designed buildings.

BUDGET IMPACT:

\$65,679.66 (80 percent of the total project cost of \$82,099.58)

SUGGESTED MOTION LANGUAGE:

“I move to approve the updated project cost for Urban Renewal Project #21-010 FAC, as proposed in the agenda packet.”

LIST OF ATTACHMENTS / EXHIBITS:

- Exhibit A. Color Elevation from Keystone Architecture
- Exhibit B. Southern LedgeStone