

1 **MINUTES OF THE COTTONWOOD HEIGHTS CITY**
2 **ARCHITECTURAL REVIEW COMMISSION MEETING**

3 **Thursday, May 30, 2019**

4 **6:00 p.m.**

5 **Cottonwood Heights City Council Work Room**

6 **2277 East Bengal Boulevard**

7 **Cottonwood Heights, Utah**

8
9 **Members Present:** Niels E. Valentiner-Chair, Scott Henriksen, Stephen Harman

10
11 **Staff Present:** Community and Economic Development Director Michael Johnson,
12 Deputy City Recorder Heather Sundquist, Associate Planner Andy Hulka

13
14 **Excused:** Senior Planner Matt Taylor, Scott Chapman, Robyn Taylor-Granda,
15 Jonathan Jay Oldroyd, Scott Peters

16
17 **BUSINESS MEETING**

18
19 **1.0 Welcome and Acknowledgements**

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21 In the absence of the Chair, Niels Valentiner assumed the Chair and called the meeting to order at
22 approximately 6:00 p.m.

23
24 **1.1 Ex Parte Communications or Conflicts of Interest to Disclose.**

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26 **2.0 Business Items**

27
28 **2.1 (Project SPL-19-006) Action on a request from Timothy Parsons, on Behalf**
29 **of Heather Moreu, for Consideration of a Certificate of Design Compliance**
30 **for an Exterior Façade Remodel at 1930 East Fort Union Boulevard.**

31
32 Community and Economic Development Director, Michael Johnson presented the staff report and
33 stated that the property is located on Fort Union Boulevard just west of Highland Drive. The
34 subject property does not front directly on Fort Union but is within the Gateway Overlay District,
35 which requires any change or modification to the exterior of the building be reviewed by the
36 Architectural Review Commission. About one year ago, the applicant obtained a Conditional Use
37 Permit to operate a veterinary clinic on the property. At that time, the site plan was approved.
38 Now that the applicants are preparing to move in, they are proposing minor modifications to the
39 front elevation of the building. This consists primarily of wrapping the columns with a natural
40 stone and revising the dormers on the front of the building with a more natural cedar wood finish.

41
42 Mr. Johnson displayed a rendering illustrating the proposed changes. As staff reviewed the
43 request, they found that the improvements fit well within the context of the area and what exists
44 and recommended approval in accordance with the design guidelines. It was confirmed that the
45 existing signage will be removed. The signage for the new clinic will consist of a decal on the
46 door as well as an existing pole sign on the street that will be shared with Red Hanger.

1
2 *Commissioner Henriksen moved to issue a Certificate of Design Compliance for Project SPL-*
3 *19-006, as proposed. Commissioner Harmon seconded the motion. The motion passed with the*
4 *unanimous consent of the Commission.*

5
6 **2.2 (Project SPL-19-003) Action on a Request by Roderick Enterprises for**
7 **Approval of a Certificate of Design Compliance for an Exterior Façade**
8 **Remodel at KFC Restaurant at 6890 South Highland Drive.**
9

10 Mr. Johnson recommended that staff introduce the above item but the applicant was not present,
11 it was suggested that the matter be continued to the next meeting. Associate Planner, Andy Hulka,
12 reported that at a previous meeting, a Certificate of Design Compliance was approved for the
13 proposed signs and the awnings for the KFC remodel. The original approval included the condition
14 that the awnings have an eight-foot clearance and signage above the entrance must encompass the
15 doors and continue to the base as a single element. The painted wall signs were approved as
16 proposed. It was stressed that approval was for the signs and awnings only.

17
18 Since that time, the applicants have submitted revised plans that address some of the conditions of
19 the previous approval and included some changes. At the March meeting, informally some
20 suggestions were made. Although the ARC was not yet reviewing the full project, general
21 feedback was given. The main points were as follows:

- 22
- 23 • White and red colors were preferred over tan and brown;
- 24
- 25 • There shall be no gooseneck lights above the roof with the possible exception of lights
- 26 over the main entrance; and
- 27 • Remove handrails from the front entrance.
- 28

29 Since that time, staff has tried to include what exists with their March proposal and the modified
30 plans. For the most part, it is the same with the colors having been changed. The goosenecks
31 remain over the main entrance but the rest of the exterior lights were changed to new fixtures that
32 are on the wall and do not extend above it. The sign is a half-panel sign with the Colonel Sanders
33 logo. The size would remain the same and would not be extended all the way down. The applicants
34 were concerned that a full panel would cover the ADA entrance. There were also concerns about
35 accessibility and the fact that it was not approved by their corporate branding team.

36
37 Renderings of the front and rear were presented. The rear was the same except that it was painted
38 red. The side elevations also remained unchanged with the exception of the colors that were
39 changed back to red and white and the lights no longer being above the roof. The report called out
40 guidelines applicable to the project. They can now consider it more comprehensively with an
41 official set of plans. The main issues were that the entrances are to be designed to stand out and
42 for the articulation to be easily identifiable. There were comments raised previously about the
43 walkway and guardrail being awkward. It was suggested that they be revised, if possible.

44
45 A rendering of the nearby buildings was displayed. The design guidelines specify that designs
46 should be compatible with surrounding buildings and use high-quality building materials and

1 natural colors. It was suggested that the design be changed to incorporate some of the stone
2 materials or tie it in with the surrounding developments.

3
4 Mr. Hulka referred to another KFC location on 12300 South where the bottom half is brick and
5 the top half is of a similar design to what is proposed. Staff suggested that the ARC recommend
6 changes to the design. The design guidelines discourage prototypical signs and architecture for
7 big box and franchise stores. They want to encourage site-specific design and a look that is unique
8 to the proposed location that blends in with the surroundings. Although it is a franchise store, the
9 applicants should change the design to comply with the City's design guidelines.

10
11 The comment was made that the red and white is a branded image but essentially makes the entire
12 building a billboard. A preference was expressed for the previous design. The previous submittal
13 was reviewed and discussed. It was suggested that the applicants be encouraged, as they revise
14 the entrance, to make the site more pedestrian-friendly and incorporate the river rock stone and
15 tone down the colors. The desire was for the proposal to be more harmonious with the
16 surroundings. It was suggested that the rest of the building, excluding the sign, become part of the
17 shopping center in terms of colors and materials. The red color should be limited to the entrance.
18 The stripes particularly should be removed. The railing and entrance also seemed awkward and
19 uninviting. It was suggested that the railing be eliminated. It was noted that the circulation on the
20 site is odd as well. The comments were to be forwarded onto the applicant.

21
22 *Commissioner Harmon moved to continue action on Project SPL-19-003 to the next meeting.*
23 *Commissioner Henriksen seconded the motion. The motion passed with the unanimous consent*
24 *of the Commission.*

25 26 **3.0 Consent Agenda**

27 28 **3.1 Approval of Minutes of May 30, 2019.**

29
30 *Commissioner Henriksen moved to approve the minutes of May 30, 2019 after the following*
31 *process is met: The Recorder will prepare the minutes and email them to each member of the*
32 *Commission. The members will have five days to review the minutes and provide any changes*
33 *to the Recorder. If, after five days there are no changes, the minutes will stand approved. If*
34 *there are changes, the process will be followed until the changes are made and the Commission*
35 *is in agreement, at which time the minutes shall be deemed approved. Commissioner Harmon*
36 *seconded the motion. The motion passed with unanimous consent of the Commission.*

37 38 **4.0 ADJOURNMENT**

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40 *Commissioner Henriksen moved to adjourn. Commissioner Harmon seconded the motion. The*
41 *motion passed with the unanimous consent of the Commission.*

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43 The Architectural Review Commission Meeting adjourned at approximately 6:25 p.m.

1 *I hereby certify that the foregoing represents a true, accurate and complete record of the*
2 *Cottonwood Heights Architectural Review Commission Meeting held Thursday, May 30, 2019.*

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5

6 Teri Forbes

7 Teri Forbes
8 T Forbes Group
9 Minutes Secretary

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11 Minutes Approved: September 25, 2019