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2 Mr. Hulka explained that not all of the units are live-work units. With regard to right-of-way
3 improvements, it was clarified with the applicant that the Fort Union Plan calls for a wider
4 sidewalk, a bike lane, and an area for landscaping and amenities. The General Plan calls for the
5 widening of Fort Union Boulevard, however, the placement of the power poles makes that
6 infeasible. Staff was working to find a solution that requires less right-of-way dedication while
7 still providing all of the amenities on the City's corridor plan. The applicants updated the design
8 to provide the bike lane and the wider sidewalk.

9
10 Issues raised at the last meeting were identified. The applicants submitted 3-D renderings in
11 response. Staff recommended approval subject to the submission of a lighting plan and the
12 removal of the rooftop stairways on Buildings A and C. Trees were proposed along Fort Union
13 Boulevard as well. Each of the buildings was reduced to below 35 feet in height. CC&Rs will
14 address a temporary awning structure made of cable with steel eyelets and canvas that looks
15 attractive and is effective and temporary in nature.

16
17 Support was expressed by a Commission Member who felt that the coverings will make the space
18 more viable. The intent was to create a privacy break, which can be controlled through the CC&Rs.
19 A comment was made that the cost of \$425,000 per unit is entry-level in Cottonwood Heights.
20 Renderings of both screening options were displayed. With regard to the rear elevations, a
21 comment was made that they look plain. In the kitchens, there is a succession of windows along
22 the top that allows light to come into the home without the need for window coverings.

23
24 Commissioner Taylor-Granda commented on the height and did not believe there should be an
25 outdoor living space up top. She was concerned that there is no outdoor living space with any of
26 the units. She did not believe that allowing outdoor space on the roofs was fair to the neighbors.
27 The lot is already fully maximized and she did not support encouraging even greater heights,
28 particularly since the rear units are overlooking the neighboring backyards. The applicant, Nathan
29 Anderson stated that they had done their best to mitigate that.

30
31 Considering what the City is trying to do along Fort Union Boulevard, a Commissioner commented
32 that what is proposed is tastefully done. He also appreciated the concern for the adjacent neighbors
33 but considered rooftop living to be a tremendous amenity for the units and something that will add
34 to the quality of the project and in turn benefit the City. Commissioner Taylor-Granda did not
35 think it was the prerogative of the Commission to encourage rooftop space simply to allow the
36 developer to make more money. Her preference was to not over encumber the property by
37 allowing 12 units on a single lot. One suggestion was to have the stairway go all the way up as it
38 did in the original design.

39
40 ***Commissioner Valentiner moved to approve Project CUP-19-008, action on a request by Nathan***
41 ***Anderson for approval of a Certificate of Design Compliance for 12 mixed-use live-work***
42 ***townhomes located at 1810 East Fort Union Boulevard subject to the following:***

- 43
44 ***1. Submit a Light Plan that demonstrates compliance with Section 19.36.120 of the***
45 ***zoning ordinance and the lighting standards of the Architectural Design***
46 ***Guidelines.***

- 1
2 2. *Add the stairways on the roof to a uniform trellis work on all roofs.*
3
4 3. *The rear and side elevations shall be modified to allow for 30% of the modulation*
5 *to the surface, meaning pop-outs, and shift the unit by 30% while still allowing*
6 *for undulation to the surface at least around the windows.*
7

8 *Commissioner Chapman seconded the motion. Vote on motion: Niels Valentiner-Aye, Scott*
9 *Chapman-Aye, Chair Scott Peters-Aye, Robyn Taylor-Granda-Aye. The motion passed 3-to-1.*
10

11 Commissioner Valentiner asked where guests will park. It was noted that there is a conflict
12 between the higher-density zoning that has been approved by the Council along Fort Union
13 Boulevard without considering the need for visitor parking in high-density developments. He
14 suggested it be presented to the City Council and Planning Commission for their consideration.
15 Senior City Planner, Matthew Taylor reported that currently there is no parking standard in the
16 Code. 1 ½ space per unit are required, so the units are actually providing substantially more
17 parking than the ITE average. A Commission Member commented that the bigger problem is that
18 along Fort Union Boulevard, there is no on-street parking. Mr. Taylor stated that there will be on-
19 street spillage. The street width is 26 feet, which allows for parking on one side.
20

21 A Commissioner acknowledged that they are putting higher density mixed-use development on
22 Fort Union Boulevard but it is only one unit deep, which creates a conflict with the remaining
23 development that is backing up to it. Mr. Taylor reported that staff put forward a proposal to
24 prohibit tandem parking from meeting the parking requirements. The Planning Commission
25 recommended approval to the City Council who had not yet made a decision. Commissioner
26 Taylor-Granda commented that throughout the State there is a housing crisis because there is not
27 enough affordable housing. Young people are unable to purchase homes yet developers continue
28 to build luxury housing that requires two high incomes.
29

30 **2.2 Discussion on a Policy Authorizing Staff to Administer and Approve**
31 **Certificates of Design Compliance for Minor Applications as Defined by the**
32 **ARC and as Allowed by Section 19.49.060.E CH Code.**
33

34 Commissioner Taylor-Granda was excused from the remainder of the meeting.
35

36 Chair Peters indicated that in previous meetings there had been discussion of allowing staff to draft
37 a policy. Mr. Taylor stated that there had been some sentiment to not have the ARC review every
38 item. One of the consensus items agreed to previously was that the ARC Chair would be emailed
39 a minor application. If there was concern, it would be advanced to the full board. Otherwise,
40 certain applications could be approved administratively by staff. That would allow the ARC to
41 have oversight but minor items could be advanced.
42

43 Code Section 19.49.060.E of the Gateway Zoning Chapter specifies that most projects should
44 come to the ARC. Mr. Taylor suggested that instead of a detailed checklist of what the ARC can
45 and cannot do, perhaps it should be a judgment call between the Community Development Director
46 and the ARC Chair. The Commission Members voiced their support.

1
2 **3.0 Consent Agenda**

3
4 **3.1 Approval of Minutes of October 30, 2019.**

5
6 *Commissioner Chapman moved to approve the minutes of October 30, 2019, after the following*
7 *process is met: The Recorder will prepare the minutes and email them to each member of the*
8 *Commission. The members will have five days to review the minutes and provide any changes*
9 *to the Recorder. If, after five days there are no changes, the minutes will stand approved. If*
10 *there are changes, the process will be followed until the changes are made and the Commission*
11 *is in agreement, at which time the minutes shall be deemed approved. Commissioner Valentiner*
12 *seconded the motion. The motion passed with the unanimous consent of the Commission.*
13 *Commissioner Taylor-Granda was not present for the vote.*

14
15 **4.0 ADJOURNMENT**

16
17 *Commissioner Valentiner moved to adjourn. Commissioner Chapman seconded the motion.*
18 *The motion passed with the unanimous consent of the Commission. Commissioner Taylor-*
19 *Granda was not present for the vote.*

20
21 The Architectural Review Commission Meeting adjourned at approximately 7:12 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,*
3 *October 30, 2019.*

4
5

6 Teri Forbes

7 Teri Forbes
8 T Forbes Group
9 Minutes Secretary

10

11 Minutes Approved: November 4, 2019