



ARCHITECTURAL REVIEW COMMISSION AGENDA

MARCH 27, 2019

Notice is hereby given that the Cottonwood Heights Architectural Review Commission will hold a meeting (City Council Work Room) beginning at **6:00 p.m. on Wednesday, March 27, 2019**, located at 2277 E. Bengal Blvd., Cottonwood Heights, Utah.

6:00 p.m. BUSINESS MEETING

1.0 Welcome and Acknowledgements

- 1.1. Ex Parte Communications or Conflicts of Interest to Disclose

2.0 Business Items

2.1. (Project SPL-19-003)

Action on a request from Baker Sign for a Certificate of Design Compliance for new signs at 6890 S. Highland Dr.

2.2. (Project SPL-19-004)

Action on a request from Yesco, LLC for a Certificate of Design Compliance for a new monument sign at 7307 S. Canyon Centre Pkwy.

3.0 Consent Agenda

- 3.1. Approval of Minutes for March 27, 2019

(The Architectural Review Commission will move to approve the minutes of March 27, 2019 after the following process is met. The recorder will prepare the minutes and email them to each member of the Commission. The members will have five days to review the minutes and provide any changes to the recorder. If, after five days there are no changes, the minutes will stand approved. If there are changes, the process will be followed until the changes are made and the Commission agrees, at which time the minutes shall be deemed approved.)

4.0 Adjournment

Meeting Procedures

Items will generally be heard in the following order:

1. Staff Presentation
2. Applicant Presentation
3. Architectural Review Committee Deliberation
4. Architectural Review Committee Motion and Vote

Architectural Review Commission applications may be tabled if: 1) Additional information is needed in order to act on the item; OR 2) the Architectural Review Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. **NO agenda item will begin after 9 pm** without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regularly scheduled meeting.

Submission of Written Public Comment

Written comments on any agenda item should be received by the Cottonwood Heights Community and Economic Development Department no later than the day prior to the meeting at noon. Comments should be emailed to ahulka@ch.utah.gov. After the public hearing has been closed, the Planning Commission will not accept any additional written or verbal comments on the application.

Notice of Participation by Telephonic/Digital Means

Architectural Review Commission may participate in the meeting via telephonic communication. If a Commissioner does participate via telephonic communication, the Commissioner will be on speakerphone. The speakerphone will be amplified so that the other Commissioners and all other persons present in the room will be able to hear all discussions.

Notice of Compliance with the American Disabilities Act (ADA)

In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify the City Recorder at (801)944-7021 at least 24 hours prior to the meeting. TDD number is (801)270-2425 or call Relay Utah at #711.

Confirmation of Public Notice

On Friday, March 22, 2019 a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Cottonwood Heights City Offices. The agenda was also posted on the City's website at www.cottonwoodheights.utah.gov and the State Public Meeting Notice website at <http://pmn.utah.gov>.

DATED THIS 22ND DAY OF MARCH 2019

Paula Melgar, City Recorder

MEMO

To: Architectural Review Commission

From: Andy Hulka, Associate Planner

Date: March 27, 2019

Subject: SPL-19-003 – 6890 S. Highland Dr. – KFC Signs



REQUEST

An application has been made by Baker Sign on behalf of Roderick Enterprises for approval of a Certificate of Design Compliance for new signs at the KFC at 6890 S. Highland Dr. The applicant's request is to update the business's signage as part of a franchise branding effort. Future changes to the exterior building will require separate approval by the ARC. The subject property is in the Gateway Overlay District, so the proposed signs require Architectural Review Commission consideration and issuance of a Certificate of Design Compliance before they can be installed.



ARCHITECTURAL REVIEW COMMISSION AUTHORITY

The ARC is required to review new signs for compliance with applicable design guidelines and compatibility with surrounding properties, as required by section 19.49.060 of the zoning ordinance:

19.49.060 Gateway Overlay District.

C. Certificate of design compliance. A certificate of design compliance issued by the ARC shall be required before proceeding with any new development or changes to existing development in a Gateway Overlay District. No alteration of the existing condition of land, structures, signs, landscaping or lighting, including, without limitation, demolition of any structure, application of new exterior siding material, creation of a new window or dormer, creation of a driveway or parking facility, construction of a deck, fence or garage, or enclosure of a porch shall be permitted within the Gateway Overlay District except as provided in this chapter.

D. General review criteria. The ARC must determine that the following general review criteria are met before issuing a certificate of design compliance for a project:

- 1. The proposed work must comply with the applicable design guidelines for that overlay district;*
- 2. The integrity of an individual historic structure is preserved, if applicable;*
- 3. The design of new buildings or additions must be compatible with surrounding gateway properties; and,*
- 4. The overall character of the Gateway Overlay District is protected.*

PROPOSAL

The applicant is proposing to replace the existing wall signs with new “KFC” and “World Famous Chicken” signs. New painted stencil signs are proposed on both side elevations. Please note that this request is for the new signs only and that future changes to the lighting, awnings, paint, and landscaping will require further review by the ARC.

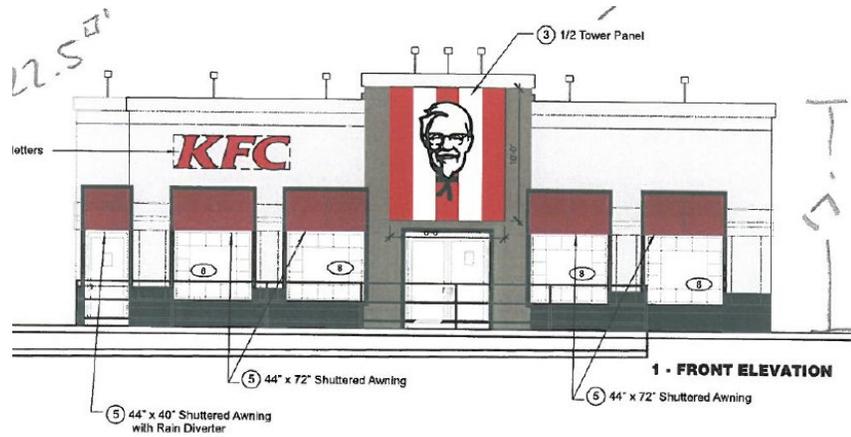
Example Photo



Front Elevation (East)
Existing



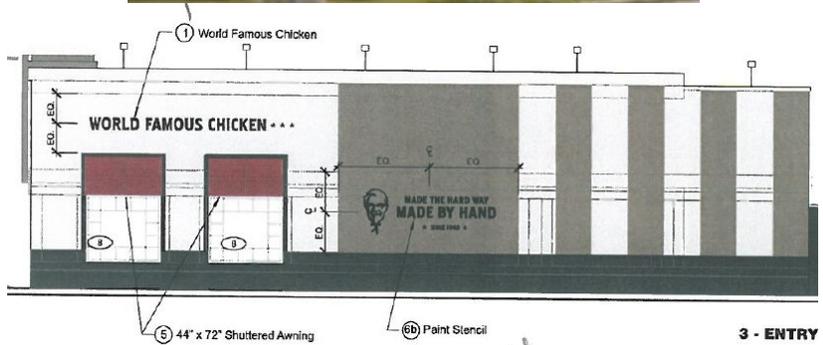
Proposed



Side Elevation (North)
Existing



Proposed

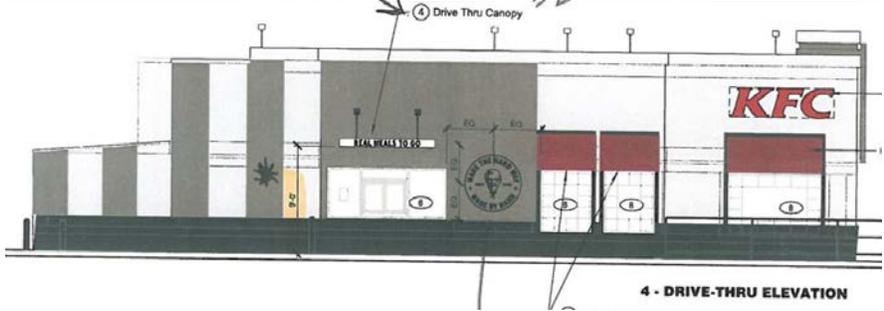


Side Elevation (South, Drive-Thru)

Existing

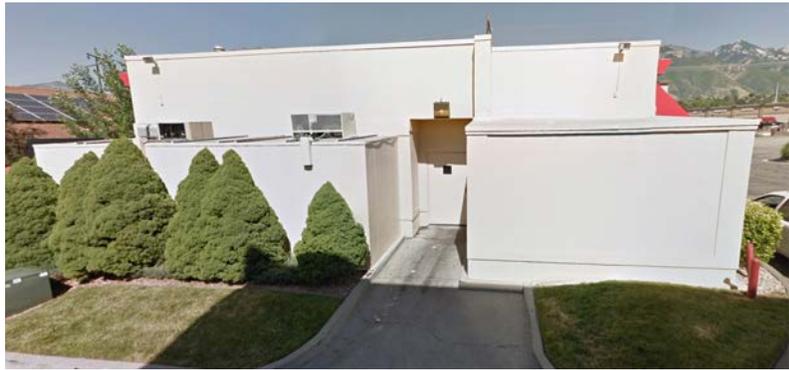


Proposed

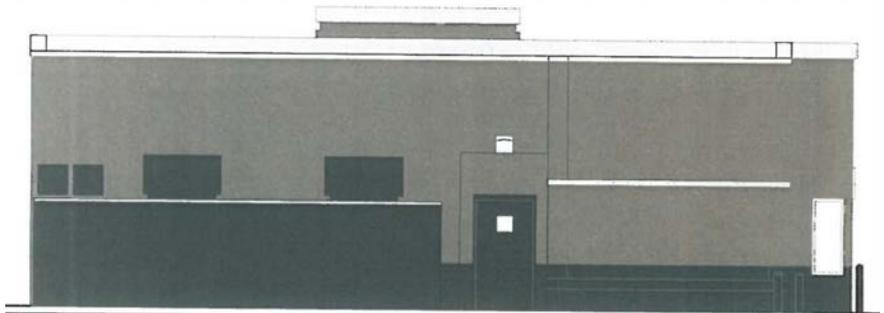


Rear Elevation (West)

Existing



Proposed



DESIGN GUIDELINES

Staff recommends that the ARC review the proposed signs to determine whether the proposed design is in harmony with applicable design guidelines. Some of the applicable sign guidelines include:

National Franchise/Big-Box Stores

- Architecture of franchise stores must be revised if the proposed design is not in conformance with these design guidelines. (p. 5, #3)

Signs

- Painted wall signs are prohibited. (p. 23, #14)

RECOMMENDATION

Staff has completed an initial review of the proposed signs for compliance with the zoning ordinance and applicable design guidelines. Prior to the issuance of any permit for building and/or site work, staff will review final plan submittals for compliance with applicable city ordinances. Staff recommends approval of a Certificate of Design Compliance with the following conditions:

1. Painted wall signs are prohibited.

MODEL MOTIONS

Approval

I move to issue a Certificate of Design Compliance for project SPL-19-003 subject to all recommended conditions of approval outlined in the staff report dated March 27, 2019.

- Add any additional conditions of approval...

Denial

I move to deny a Certificate of Design for project SPL-19-003 based on the following findings:

- List reasons for denial...



PROJECT NARRATIVE

KFC/TACO BELL 6890 S HIGHLAND DR

- The proposed development is consistent to the CWH general plan by having the signs meeting the size and height criteria. The only question is the stencil/ painted signs. There are two on the west side and one on the east side. These have been in the KFC franchise branding handbook.
- All KFC's are being remodels and updated. This will help make the city look nicer and hopefully attract more customers.
- No spacing is being changed. The building is already there, we are just proposing new signage.
- Again, site layout is already in place, we are just removing old signs and replacing with new signs.

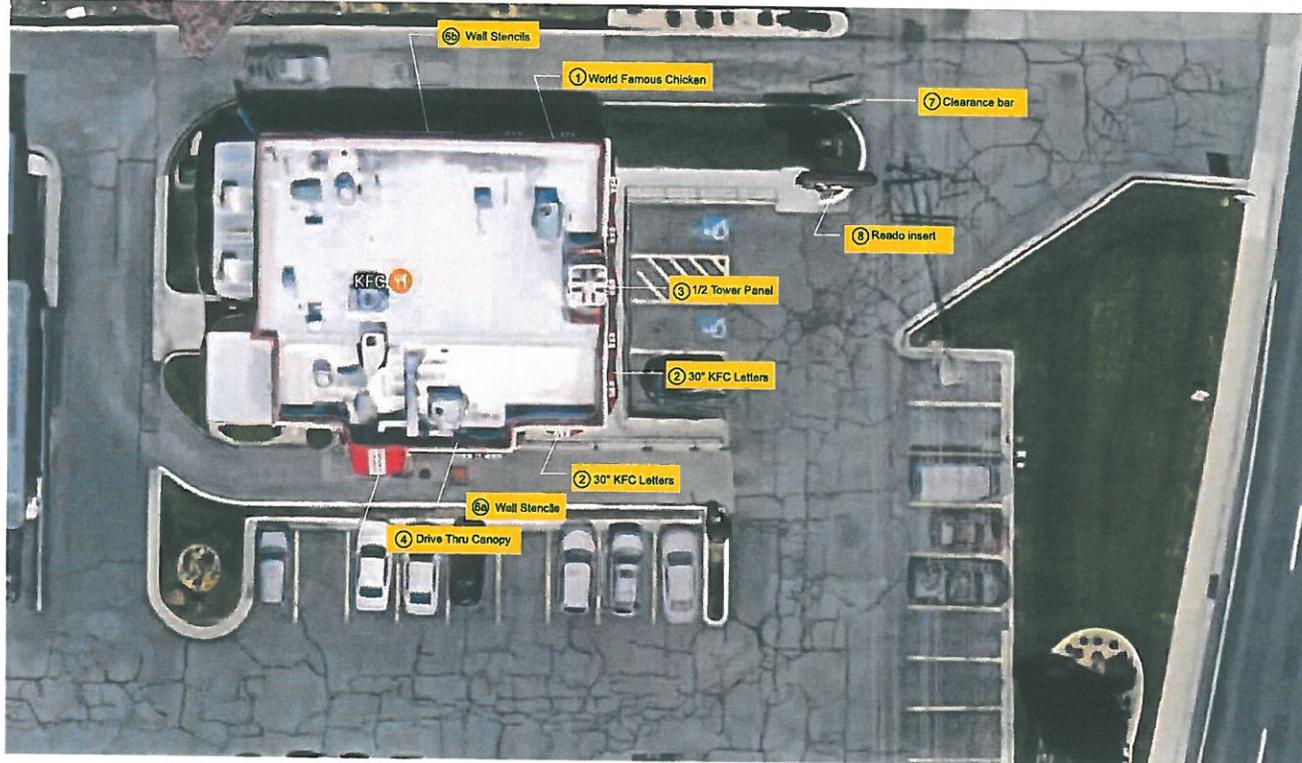
Current photos of site



267655869

72'

45'



SIGN SCHEDULE				
Part #	Description	Sq. Ft.	Size	Quantity
1	World Famous Chicken	16.2	12" x 16'-2"	1
2	30" KFC Letters	22.5	30" x 8'-10"	2
3	1/2 Tower Panel	31.5	8'-11" x 8'-8"	1
4	Drive Thru Canopy	2.75	4'-0" proj. x 8'-0"	1
5	Shuttered Awning	n/a	44" x VARIOUS	10
6a	Wall Stencils	15.9	4'-5" x 4'-6"	1
6b	Wall Stencils	70.5	42" x 10'-4"	1
7	Clearance bar			1
8	Reado insert		1ba x 8'-0"	1

SITE PLAN

ATLAS
SIGN & AWNING
24197 Gloucester Way, Langley, BC V4W 3S4
Ph: (604) 856-7983 Fax: (604) 856-7625
or call toll free (800) 882-1018

DATE: June 19, 2018
JOB: 4757
SALES: Kevin McDonald
DESIGN: J Bissett
SCALE: 1/8"
VOLTAGE: 120v
PAGE: 1 of 12

Customer Approval _____
Landlord Approval _____

THIS DESIGN IS THE PROPERTY OF ATLAS SIGN & AWNING COMPANY (A DIVISION OF RMD HOLDINGS LTD.) AND ALL RIGHTS TO ITS USE OR REPRODUCTION ARE RESERVED.

Fluorescent, Neon and HID lamps contain Mercury. Dispose of these lamps according to Local, Provincial, State or Federal Laws.
REVI DON N ISORY

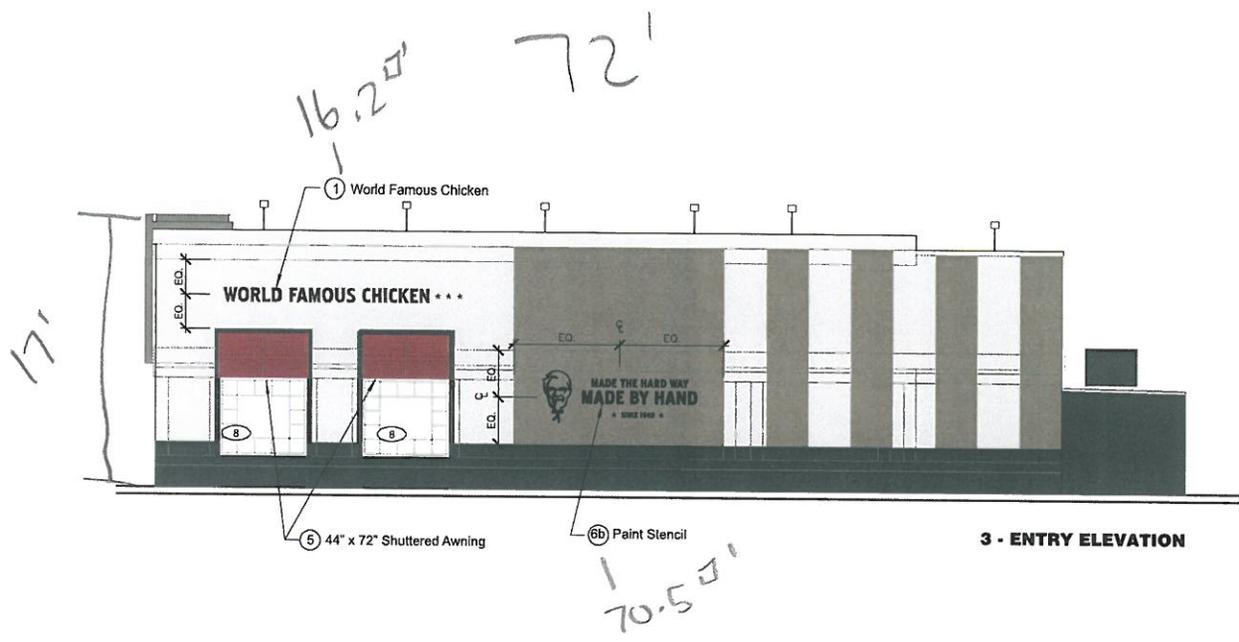
PLEASE NOTE: SIZE OF SIGNAGE IS IN RELATION TO SURROUNDINGS IS APPROXIMATE. THIS OVERLAY IS INTENDED FOR LOCATION PURPOSES ONLY AND MAY NOT ACCURATELY REFLECT THE SCALE OF THE PROPOSED SIGN TO SURROUNDINGS. A SITE SURVEY IS REQUIRED FOR EXACT PROPORTIONS.



6890 Highland Dr
Cottonwood Heights UT

72x17=1224 sq'
 allowed 15% = 183.6 sq'
 Total sq' proposed = 83.7

15%



3 - ENTRY ELEVATION

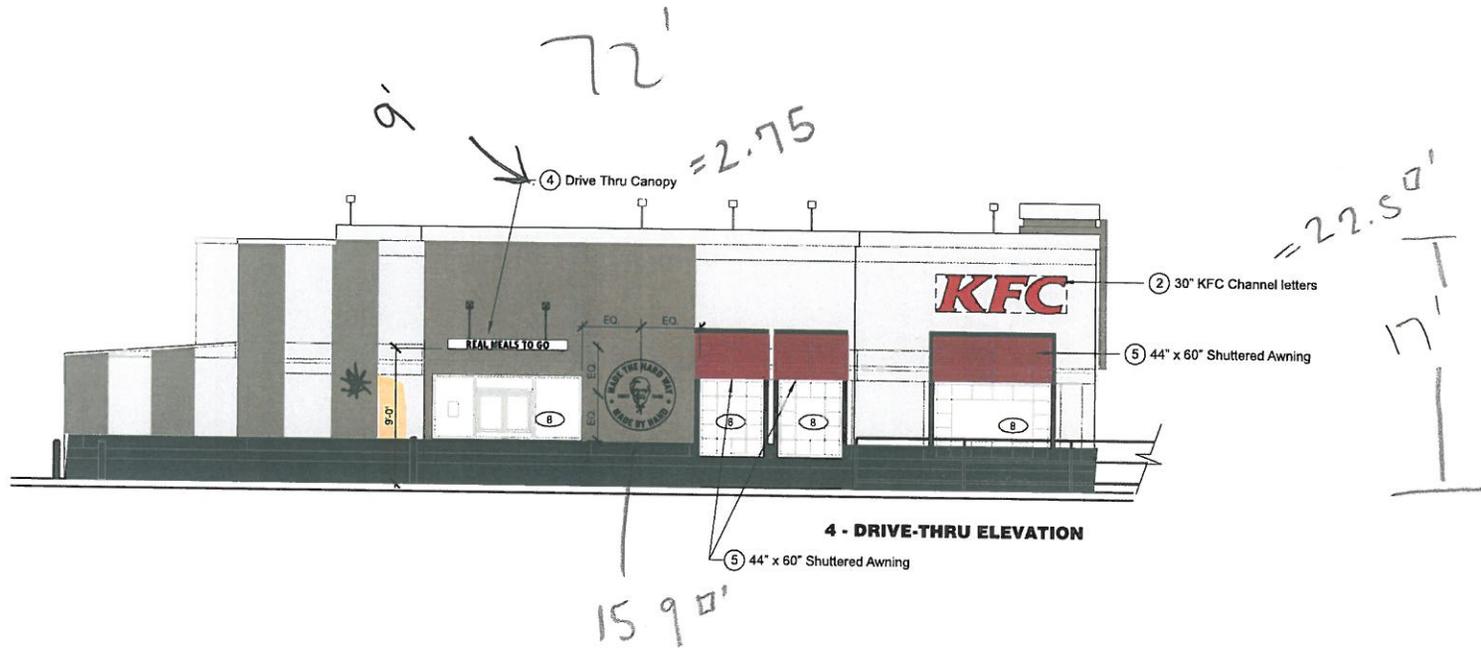
SIGN SCHEDULE				
Part #	Description	Sq. Ft.	Size	Quantity
1	World Famous Chicken	16.2	12" x 16'-2"	1
2	30" KEC Letters	22.5	30" x 8'-10"	2
3	1/2 Tower Panel	31.5	9'-11" x 8'-8"	1
4	Drive Thru Canopy	2.75	4'-0" proj. x 8'-0"	1
5	Shuttered Awning	n/a	44" x VARIOUS	10
6a	Wall Stencils	15.9	4'-5" x 4'-6"	1
6b	Wall Stencils	70.5	42" x 10'-4"	1
7	Clearance bar			1
8	Reado insert		1ba x 8'-0"	1

MAIN ENTRY ELEVATION

<p>24697 Gloucester Way, Langley, BC V4W 3S4 Ph (604) 856-7983 Fax (604) 856-7625 or call toll free (800) 882-1018</p>	<p>DATE: June 19, 2018 JOB: 4757 SALES: Kevin McDonald DESIGN: J Bissett SCALE: 1/8" VOLTAGE: 120v PAGE: 2 of 12</p>	<p>Customer Approval _____ Landlord Approval _____</p>	<p> Fluorescent, Neon and HID lamps contain Mercury. Dispose of these lamps according to Local, Provincial, State or Federal Laws. <small>REVI EDIN H 150RY</small></p> <p>PLEASE NOTE: SIZE OF SIGNAGE IS IN RELATION TO SURROUNDINGS IS APPROXIMATE. THIS OVERLAY IS INTENDED FOR LOCATION PURPOSES ONLY AND MAY NOT ACCURATELY REFLECT THE SCALE OF THE PROPOSED SIGN TO SURROUNDINGS. A SITE SURVEY IS REQUIRED FOR EXACT PROPORTIONS.</p>	<p> 6890 Highland Dr Cottonwood Heights UT</p>
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72 x 17 = 1224 sq'
 allowed 15% = 183.6
 Total sq' proposed = 41.15



SIGN SCHEDULE				
Part #	Description	Sq. Ft.	Size	Quantity
1	World Famous Chicken	16.2	12' x 16'-2"	1
2	30" KFC Letters	22.5	30" x 8'-10"	2
3	1/2 Tower Panel	31.5	9'-11" x 8'-8"	1
4	Drive Thru Canopy	2.75	4'-0" proj. x 8'-0"	1
5	Shuttered Awning	n/a	44" x VARIOUS	10
6a	Wall Stencils	15.9	4'-6" x 4'-6"	1
6b	Wall Stencils	70.5	42" x 10'-4"	1
7	Clearance bar			1
8	Reado insert		tba x 8'-0"	1

ATLAS
 SIGN & AWNING
 26697 Gloucester Way, Langley, BC V4W 3S4
 Ph: (604) 856-7983 Fax: (604) 856-7625
 or call toll free (800) 882-1018

DATE: June 19, 2018
 JOB: 4757
 SALES: Kevin McDonald
 DESIGN: J Bissett
 SCALE: 1/8"
 VOLTAGE: 120v
 PAGE: 3 of 12

Customer Approval _____
 Landlord Approval _____
 THIS DESIGN IS THE PROPERTY OF ATLAS SIGN & AWNING COMPANY (A DIVISION OF RND HOLDINGS LTD.) AND ALL RIGHTS TO ITS USE OR REPRODUCTION ARE RESERVED

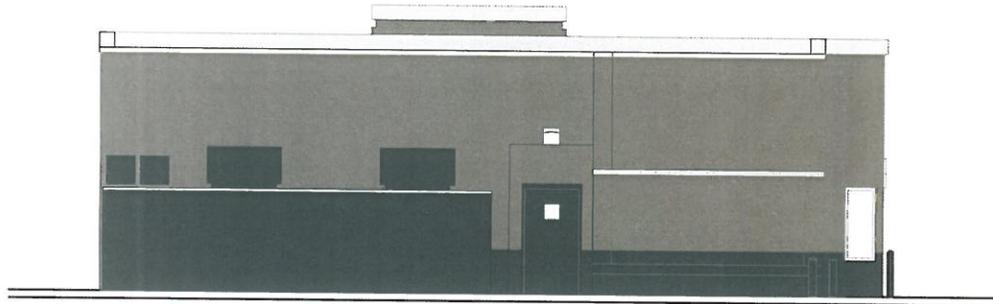
 Fluorescent, Neon and HID lamps contain Mercury. Dispose of these lamps according to Local, Provincial, State or Federal Laws.
 REVI: BON H 150RY
 PLEASE NOTE: SIZE OF SIGNAGE IS IN RELATION TO SURROUNDINGS IS APPROXIMATE. THIS OVERLAY IS INTENDED FOR LOCATION PURPOSES ONLY AND MAY NOT ACCURATELY REFLECT THE SCALE OF THE PROPOSED SIGN TO SURROUNDINGS. A SITE SURVEY IS REQUIRED FOR EXACT PROPORTIONS.

 6890 Highland Dr
 Cottonwood Heights UT

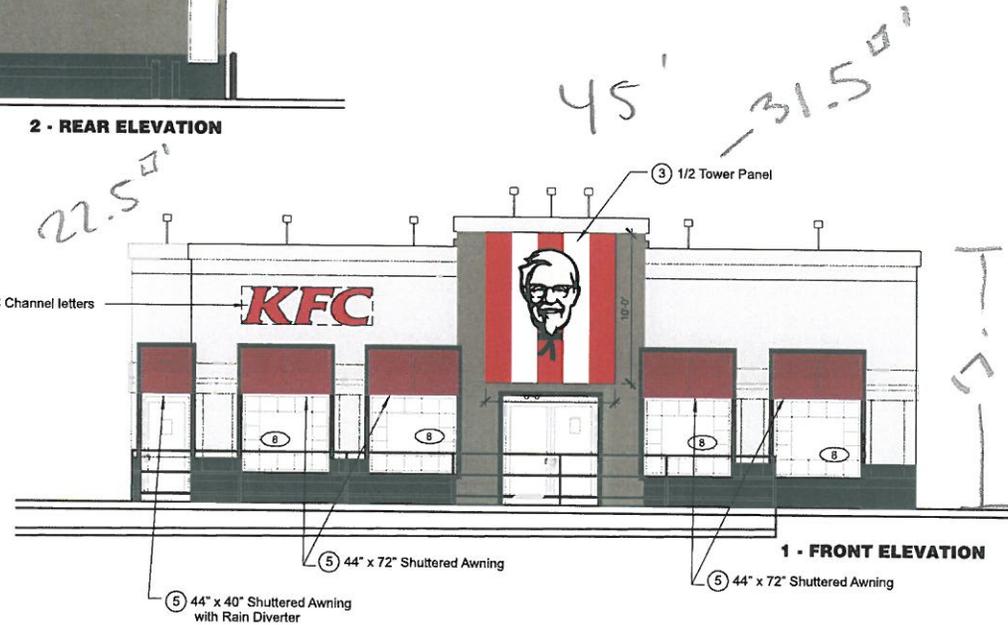
DRIVE THRU ELEVATION

45 x 17 = 765
 allowed 15% = 114.75
 Total sq' proposed = 54

45'



2 - REAR ELEVATION



1 - FRONT ELEVATION

SIGN SCHEDULE				
Part #	Description	Sq. Ft.	Quantity	
1	World Famous Chicken	16.2	12" x 16"-2"	1
2	30" KFC Letters	22.5	30" x 8"-10"	2
3	1/2 Tower Panel	31.5	9'-11" x 8'-8"	1
4	Drive Thru Canopy	2.75	4'-0" proj. x 8'-0"	1
5	Shuttered Awning	n/a	44" x VARIOUS	10
6a	Wall Stencils	15.9	4'-6" x 4'-6"	1
6b	Wall Stencils	70.5	42" x 10'-4"	1
7	Clearance bar			1
8	Reado insert		1ba x 8'-0"	1

FRONT & REAR ELEVATIONS

ATLAS
 SIGN & AWNING
 26697 Gloucester Way, Longley, BC V4W 3S4
 Ph: (604) 856-7983 Fax: (604) 856-7625
 or call toll free (800) 862-1018

DATE: June 19, 2018
 JOB: 4757
 SALES: Kevin McDonald
 DESIGN: J Bissett
 SCALE: 1/8"
 VOLTAGE: 120v
 PAGE: 4 of 12

Customer Approval: _____
 Landed Approval: _____

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 REVI: EDN H ISORY

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6890 Highland Dr
 Cottonwood Heights UT

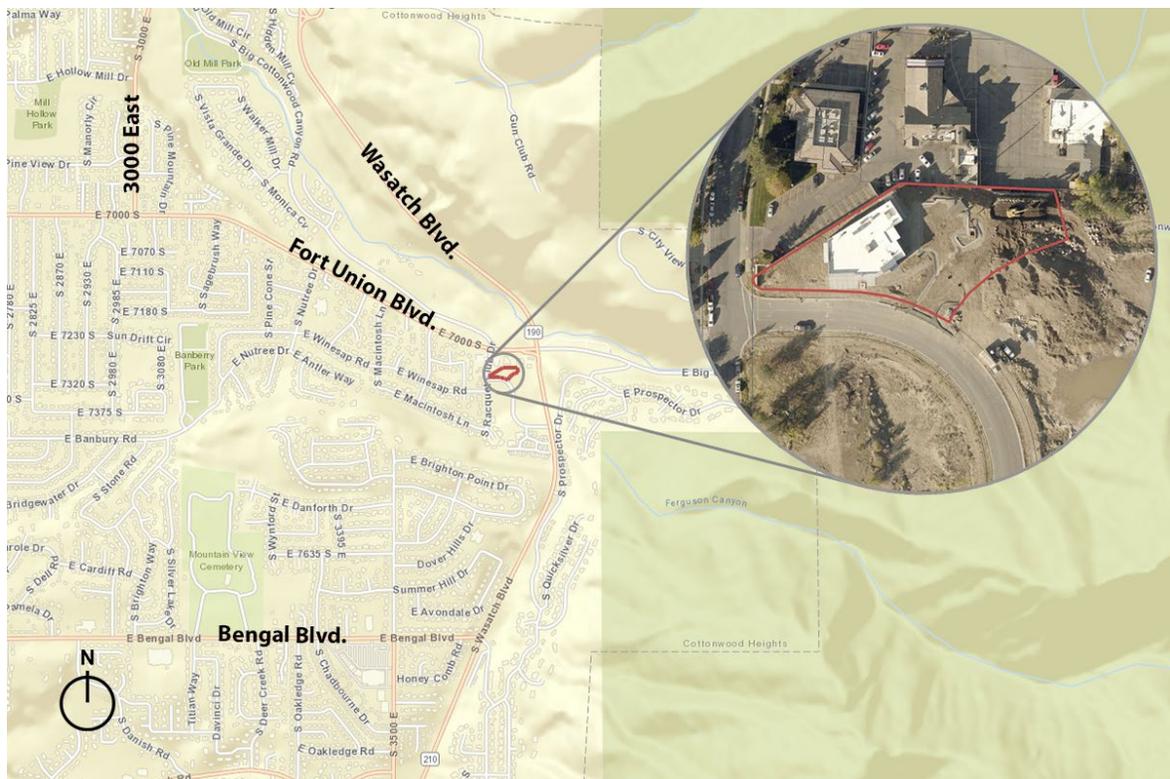
MEMO

To: Architectural Review Commission
From: Andy Hulka, Associate Planner
Date: March 27, 2019
Subject: SPL-19-004 – 7307 S. Canyon Centre Pkwy. – Saola Monument Sign



REQUEST

An application has been made by Yesco, LLC on behalf of Innovasian, LLC for approval of a Certificate of Design Compliance for a new monument sign at the Saola Restaurant at 7307 S. Canyon Centre Pkwy. The subject property is in the Gateway Overlay District, so the proposed sign requires Architectural Review Commission consideration and issuance of a Certificate of Design Compliance before it can be installed.



ARCHITECTURAL REVIEW COMMISSION AUTHORITY

The ARC is required to review new signs for compliance with applicable design guidelines and compatibility with surrounding properties, as required by section 19.49.060 of the zoning ordinance:

19.49.060 Gateway Overlay District.

C. Certificate of design compliance. A certificate of design compliance issued by the ARC shall be required before proceeding with any new development or changes to existing development in a Gateway Overlay District. No alteration of the existing condition of land, structures, signs, landscaping or lighting, including, without limitation, demolition of any structure, application of new exterior siding material, creation of a new window or dormer, creation of a driveway or parking facility, construction of a deck, fence or garage, or enclosure of a porch shall be permitted within the Gateway Overlay District except as provided in this chapter.

D. General review criteria. The ARC must determine that the following general review criteria are met before issuing a certificate of design compliance for a project:

1. The proposed work must comply with the applicable design guidelines for that overlay district;
2. The integrity of an individual historic structure is preserved, if applicable;
3. The design of new buildings or additions must be compatible with surrounding gateway properties; and,
4. The overall character of the Gateway Overlay District is protected.

PROPOSAL

The applicant submitted the following written narrative:

“We (Saola & Yesco, LLC.) are requesting approval for one new double face illuminated monument sign display. The sign is to be placed out in front of the building adjacent to the drive way to mark their place of business. The illumination is designed with diffused led lighting with edge lit lettering for an elegant understated effect and the painted background is a faux custom patina finish to match site elements. The sign has been designed to comply with the city sign ordinance guidelines. This design is described as clean, classy and subtle. While being architecturally compatible with the entire project with the use of colors that are found throughout the project.

It is important for Saola restaurant to have this sign as means to show and alert patrons that they are open for business. This is an elegant sign that we at Yesco are excited to assist Saola with in their advertising needs.”



SIMULATED NIGHT RENDERING



3D RENDERING



DESIGN GUIDELINES

Staff recommends that the ARC review the proposed signs to determine whether the proposed design is in harmony with applicable design guidelines. Some of the applicable sign guidelines include:

Signs

- Sign colors, materials, and design should be compatible with that of the primary building façade. (p. 22, #2)
- A single development with more than five (5) users should provide a unifying sign theme. (p. 22, #10)
- One monument sign per project street frontage is allowed, and must be consistent in design with the architecture of the building and adhere to appropriate design guidelines. (p. 23 #13)

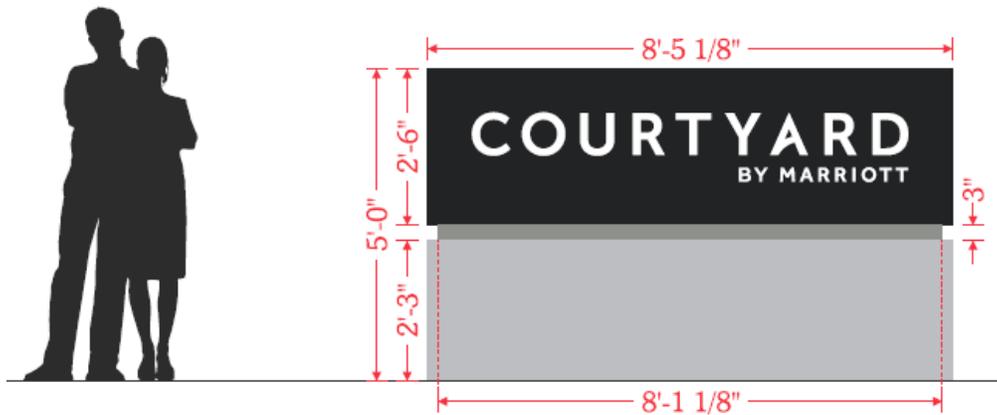
CONTEXT

Saola Restaurant



The building permit for the Saola restaurant primary building included a stone veneer over portions of the building.

Marriott Hotel



The Certificate of Design Compliance for the Marriott Hotel stated that “the monument signs have a stone base of the same material as the building stone and that the base is wider than the sign above it on each side.”

RECOMMENDATION

Staff has completed an initial review of the proposed sign for compliance with the zoning ordinance and applicable design guidelines. Prior to the issuance of any permit for building and/or site work, staff will review final plan submittals for compliance with applicable city ordinances. Staff recommends approval of a Certificate of Design Compliance with the following conditions:

1. The monument sign shall have a stone base of the same material as the primary building and the base shall be wider than the sign above it on each side.

MODEL MOTIONS

Approval

I move to issue a Certificate of Design Compliance for project SPL-19-004 subject to all recommended conditions of approval outlined in the staff report dated March 27, 2019.

- Add any additional conditions of approval...

Denial

I move to deny a Certificate of Design for project SPL-19-004 based on the following findings:

- List reasons for denial...

