

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

3 **Wednesday, March 27, 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:** Chair Scott Peters, Scott Chapman, Stephen Harman, Niels Valentiner

10
11 **Staff Present:** Community and Economic Development Director Michael Johnson,
12 Senior Planner Matt Taylor, Associate Planner Andy Hulka, City
13 Recorder Paula Melgar
14

15 **Excused:** Jonathan Oldroyd, Scott Henriksen, Robyn Taylor-Granda
16

17 **BUSINESS MEETING**
18

19 **1.0 Review Action Items.**
20

21 Chair Peters called the meeting to order at 6:00 p.m.
22

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

25 **2.0 BUSINESS ITEMS**
26

27 **2.1 (Project #SPL-19-003) Action on a Request from Baker Sign for a Certificate**
28 **of Design Compliance for New Signs located at 6890 South Highland Drive.**
29

30 Associate Planner, Andy Hulka, presented the staff report and stated that Baker Sign has requested
31 a Certificate of Design Compliance for new signs located at 6890 South Highland Drive. He
32 encouraged the Commission to look specifically at signage and awnings. He explained that new
33 KFC signs will replace the Kentucky Fried Chicken signage and reviewed the proposed awnings.
34 Staff reviewed the request and found that the only issue is where the design guidelines specify that
35 painted wall signs are prohibited. The applicant requested the signs be painted with stencils and
36 recommended the issue be discussed further. Building color was described.
37

38 The applicant's representative described the exterior and stated that the paint will be more earth
39 tones with tan and grey.
40

41 Chair Peters asked for clarification on the gooseneck lighting design and preferred the white and
42 red to the proposed tan and grey. The exterior colors were discussed at length. Mr. Hulka next
43 reviewed the awnings and confirmed that they are required to have an eight-foot clearance.
44

1 The proposed drive-thru signage was described. Mr. Hulka confirmed that the height measures
2 nine feet. He suggested that signage be constructed but the remaining details be reviewed prior to
3 final approval. Conditions of approval were discussed.

4
5 ***Commissioner Chapman moved to approve Project #SPL-19-003 subject to the following***
6 ***conditions:***

- 7
- 8 ***1. Awnings must have an eight-foot clearance above the walkway.***
- 9
- 10 ***2. The signage above the entrance must encompass the doors and continue to the***
11 ***base as a single element.***
- 12
- 13 ***3. Painted wall signs area approved as proposed.***
- 14
- 15 ***4. The approval is for signage and awnings only. Full approval of all exterior***
16 ***modifications is subject to further review by the ARC.***
- 17

18 ***Commissioner Harman seconded the motion. The motion passed with the unanimous consent***
19 ***of the Commission.***

20

21 **2.2 (Project #SPL-19-004) Action on a Request from Yesco, LLC for a Certificate**
22 **of Design Compliance for a New Monument Sign located at 7307 South**
23 **Canyon Centre Parkway.**

24

25 Mr. Hulka presented the staff report and stated this is a request from Yesco, LLC for a Certificate
26 of Design Compliance for a new monument sign located at 7307 South Canyon Centre Parkway.
27 The restaurant is open for business and the applicant has requested a new monument sign.
28 Specifics within the design guidelines document were discussed. It was noted that the signage was
29 to be located at the entrance. The applicant's representative confirmed that the monument signage
30 would be located in a planter.

31

32 Chair Peters believed the stone on the signage should match the building. He expressed concern
33 with not knowing what will be taking place with the planter and landscaping. Raising the height
34 was also of concern. It was confirmed that the planter was not raised and would be at grade. The
35 sign was to be two-sided. A rendering of the property was reviewed.

36

37 Commissioner Valentiner was agreeable to the design and recommended the architect specify the
38 stone to be used. Stacked stone was preferred.

39

40 Chair Peters liked the proposed sign location and believed it would provide orientation to the
41 development. A matching stone base was recommended moving forward and it was suggested
42 that in the future, monument signs need to be more internal to the development instead of located
43 along the street.

44

45 ***Commissioner Valentiner moved to approve Project #SPL-19-004 as proposed subject to the***
46 ***following:***

1
2 **Condition:**

- 3
4 1. *The monument sign base shall be of the same material as the stone on the*
5 *building.*

6
7 *Commissioner Chapman seconded the motion. The motion passed with the unanimous consent*
8 *of the Commission.*

9
10 **2.3 Approval of Minutes for March 27, 2019.**

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12 *Commissioner Henriksen moved to approve the Minutes of March 27, 2019 after the following*
13 *process is met: The Recorder will prepare the minutes and email them to each member*
14 *of the Commission. The members will have five days to review the minutes and provide*
15 *any changes to the recorder. If, after five days there are no changes, the minutes will*
16 *stand approved. If there are changes, the process will be followed until the changes are*
17 *made and the Commission is in agreement, at which time the minutes shall be deemed*
18 *approved. Commissioner Valentiner seconded the motion. The motion passed with the*
19 *unanimous consent of the Commission.*

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21 **3.0 ADJOURNMENT**

22
23 *Commissioner Valentiner moved to adjourn. Commissioner Chapman seconded the motion.*
24 *The motion passed with the unanimous consent of the Commission.*

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26 The Architectural Review Commission Meeting adjourned at 7:09 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 Wednesday, March 27,*
3 *2019.*

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6

7 Teri Forbes

8 Teri Forbes

9 T Forbes Group

10 Minutes Secretary

11

12 Minutes Approved: 01 April 2019