

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

3 **Thursday, February 28, 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, Scott Henriksen, Jonathan Oldroyd,
10 Stephen Harman

11
12 **Staff Present:** Community and Economic Development Director Michael Johnson,
13 Senior Planner Matt Taylor, Associate Planner Andy Hulka, City
14 Recorder Paula Melgar
15

16 **Excused:** Robyn Taylor-Granda, Niels Valentiner
17

18 **BUSINESS MEETING**
19

20 **1.0 Welcome and Acknowledgements**
21

22 Chair Peters called the meeting to order at 6:00 p.m. via teleconference.
23

24 **1.1 Ex Parte Communications or Conflicts of Interest to Disclose.**
25

26 **2.0 Business Items**
27

28 **2.1 (Project SPL-19-001) Action on a request from Judy Yam and Tayler Rawle**
29 **for a Certificate of Design Compliance for a Building and Site Modification**
30 **located at 6993 South Highland Drive.**
31

32 Senior Planner, Matt Taylor, presented the staff report and stated that the request is for a Certificate
33 of Design Compliance for a building and site modification. Signage and new lighting will be
34 installed as illustrated. There was a slight change to the entry door, which was not noted. He
35 believed that the request falls within the Architectural Review guidelines.
36

37 The applicant, Tayler Rawle, stated they went with streamlined, low-impact lighting.
38

39 *Commissioner Henriksen moved to issue a Certificate of Design Compliance Project SPL-19-*
40 *001, as proposed. Commissioner Chapman seconded the motion. The motion passed with the*
41 *unanimous consent of the Commission.*
42

1 **2.2 (Project CUP-15-005) Action on a Request from Eric and Joyce Felt for a**
2 **Revised Certificate of Design Compliance for a New Landscaping Plan located**
3 **at 6800 South Highland Drive.**
4

5 Associate Planner, Andy Hulka, presented the staff report and stated that above item came before
6 the ARC in November of 2018. At that time, the Commission requested a more detailed design,
7 which has since been revised. The original landscape proposal was reviewed. Staff felt that the
8 applicant had worked to meet the requirements and believed it meets those requirements.
9

10 Chair Peters expressed concern with the “Rubber Rabbit bush” being a desert-type plant and
11 believed it is not in keeping with the adjacent landscape. He would like to see more bamboo but
12 appreciated the applicant’s efforts.
13

14 The applicant, Eric Felt, stated that he likes the design but would do as the Commission
15 recommends.
16

17 *Commissioner Chapman moved to issue a revised Certificate of Design Compliance for Project*
18 *CUP-15-005 a request from Eric and Joyce Felt for a new landscaping plan for property located*
19 *at 6800 South Highland Drive, as presented. Commissioner Oldroyd seconded the motion. The*
20 *motion passed with the unanimous consent of the Commission.*
21

22 **2.3 (Project SPL-19-002) Action on a Request from Rocco Vrba for a Certificate**
23 **of Design Compliance for Site Plan Approval for a New Residence located at**
24 **7389 South Prospector Drive.**
25

26 Mr. Hulka presented the staff report and stated that the property contains a steep slope area and
27 fault line hazards. The applicant has worked to meet all design compliance requirements and all
28 engineering issues have been addressed. The proposed retaining walls were described.
29

30 The applicant, Rocco Vrba, reviewed the proposed landscaping plan and stated that the exterior
31 materials were detailed and the exposed concrete on the basement level was addressed.
32

33 Chair Peters recommended no rock along the east slope and using native vegetation in its place.
34 He was not in favor of artificial turf but understood its purpose. He believed the architecture was
35 done well and the powder coated steel is a good solution. A meandering tree line was suggested.
36

37 Mr. Hulka reported that they cannot retain a 30% slope and reiterated that the landscape details
38 will be left to the discretion of the City Engineer.
39

40 Commissioner Oldroyd recommended keeping the color of the metal features in the same range as
41 the engineered wood siding.
42

43 *Commissioner Oldroyd moved to issue a Certificate of Design Compliance for Project*
44 *SPL-19-002, a request from Rocco Vrba for site plan approval for a new residence located at*
45 *7389 South Prospector Drive subject to the following conditions:*
46

- 1
- 2 **1. Dry stream bed gravel to be removed.**
- 3
- 4 **2. Trees to be located lower on the slope at the owner's discretion.**
- 5
- 6 **3. The retaining wall features require approval from the City**
- 7 **Engineer before final approval.**
- 8

9 **Commission Harman seconded the motion. The motion passed with the unanimous consent of**
10 **the Commission.**

11 **3.0 Consent Agenda**

12 **3.1 Approval of Minutes for February 28, 2019.**

13

14 **Commissioner Henriksen moved to approve the minutes of February 28, 2019 after the**
15 **following process is met: The Recorder will prepare the minutes and email them to each**
16 **member of the Commission. The members will have five days to review the minutes and**
17 **provide any changes to the Recorder. If, after five days there are no changes, the**
18 **minutes will stand approved. If there are changes, the process will be followed until the**
19 **changes are made and the Commission is in agreement, at which time the minutes shall**
20 **be deemed approved. Commissioner Chapman seconded the motion. The motion passed with**
21 **unanimous consent of the Commission.**

22 **4.0 ADJOURNMENT**

23

24

25 **Commissioner Peters moved to adjourn. Commissioner Oldroyd seconded the motion. The**
26 **motion passed with the unanimous consent of the Commission.**

27

28

29

30 The Architectural Review Commission Meeting adjourned at 6:52 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,*
3 *February 28, 2019.*

4
5
6

7 Teri Forbes

8 Teri Forbes
9 T Forbes Group
10 Minutes Secretary
11
12 Minutes Approved: 04 Mar 2019