

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

3 **Wednesday, November 29, 2018**

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, Stephen Harman, Scott Henriksen, Robyn Taylor-Granda,
10 Niels Valentiner

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

15
16 **Excused:** Scott Chapman, Jonathan Oldroyd

17
18 **BUSINESS MEETING**

19
20 **1.0 Review Action Items.**

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

23
24 Community and Economic Development Director, Michael Johnson, reviewed agenda items.

25
26 **2.0 ACTION ITEMS**

27
28 **2.1 (Project #SPL-18-008) Action on a Request from Allied Electric Sign Company**
29 **for a Certificate of Design Compliance for New Signs at 2011 East Blackstone**
30 **Road.**

31
32 Associate Planner, Andy Hulka, presented the staff report and stated that the request is for a
33 Certificate of Design Compliance for new signs at 2011 East Blackstone Road. The applicant would
34 like to reface the pole sign and paint the exterior as part of a nationwide rebranding. Wall signs were
35 to be changed out as well.

36
37 *Commissioner Harman moved to approve Project #SPL-18-008, a request from Allied Electric Sign*
38 *Company for a Certificate of Design Compliance for new signs located at 2011 East Blackstone*
39 *Road. Commissioner Taylor seconded the motion. The motion passed with the unanimous consent*
40 *of the Commission with one abstention.*

41
42 **2.2 (Project #SPL-18-005) Action on a Request from Food Service Concepts, Inc. for**
43 **a Revised Certificate of Design Compliance for a Remodel of the Denny's**
44 **Restaurant Located at 7051 South 1300 East.**

45
46 Mr. Hulka presented the staff report and stated that action is proposed on a request from Food Service
47 Concepts, Inc. for a remodel of the Denny's restaurant at 7051 South 1300 East. The applicants are
48 requesting to add stacked stone to the entryway. The exterior details were reviewed.

1
2 *Commissioner Taylor-Granda moved to approve Project #SPL-18-005, a request from Food*
3 *Service Concepts, Inc. for a revised Certificate of Design Compliance for a remodel of the Denny’s*
4 *restaurant located at 7051 South 1300 East. Commissioner Henriksen seconded the motion. The*
5 *motion passed with the unanimous consent of the Commission.*

6
7 **2.3 (Project #CUP-15-005) Action on a Request from Eric & Joyce Felt for a Revised**
8 **Certificate of Design Compliance for a New Landscaping Plan at 6800 South**
9 **Highland Drive.**

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11 Mr. Hulka presented the staff report and stated that the request is from Eric and Joyce Felt for a
12 revised Certificate of Design Compliance for a new landscaping plan at 6800 South Highland Drive.
13 The request was to change to a more waterwise, low maintenance style of landscaping.

14
15 Chair Peters expressed concern with what is proposed and what can fit in the space. He requested a
16 plan showing the full scale of the maturity of the plant materials and spacing. He expressed concern
17 with the lack of trees. A clear design for trees was requested.

18
19 The applicant, Eric Felt, reviewed the proposed plant materials and the landscaping plan. Chair Peters
20 reported that the plan needs to show each plant to scale to give them a better understanding of the
21 coverage.

22
23 *Commissioner Henriksen moved to continue Project #CUP-15-005, a request from Eric and Joyce*
24 *Felt for a revised Certificate of Design Compliance for a new landscaping plan at 6800 South*
25 *Highland Drive subject to the following:*

26
27 **Condition:**

- 28
29 **1. Draw shrubs at full size and trees at 80% to scale.**

30
31 *Commissioner Taylor-Granda seconded the motion. The motion passed with the unanimous*
32 *consent of the Commission.*

33
34 **2.4 (Project #SPL-18-006) Action on a Request from Eric & Joyce Felt for a**
35 **Certificate of Design Compliance for New Signs at 6800 South Highland Drive.**

36
37 Mr. Hulka reported that the property is within the Residential Office Zone, which typically allows
38 only one wall sign. The applicant requested multiple wall signs as there will be multiple tenants. The
39 design guidelines were next reviewed.

40
41 Chair Peters believed there would be too much signage specifying the same thing and suggested a
42 monument sign or wall sign, but was opposed to both.

43
44 The applicant, Joyce Felt, stated that the subject property is within the Gateway Overlay zone where
45 55,000 cars travel. Because it is a two-story building, she felt it should be comparable to others in
46 the zone. Her sign placement preference would be on the building. She stressed the importance of
47 signage as they are in the process of finalizing negotiations with tenants.

1 *Commissioner Valentiner moved to approve Project #SPL-18-006 a request from Eric & Joyce Felt*
2 *for a Certificate of Design Compliance for new signs at 6800 South Highland Drive subject to the*
3 *following:*

4

5 **Conditions:**

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7 1. *Approximate 30% reduction in size for wall signs.*

8

9 2. *No monument sign shall be constructed.*

10

11 *Commissioner Harman seconded the motion. The motion passed with the unanimous consent of*
12 *the Commission.*

13

14 2.5 **(Project #CUP-18-012) Action on a Request from Canyon Centre Capital, LLC**
15 **for a Certificate of Design Compliance for a Hotel Located at 7450 South**
16 **Wasatch Boulevard.**

17

18 City Planner, Matt Taylor, presented the staff report and stated that the request is for a Marriott
19 Courtyard hotel to be located at 7450 South as part of the Canyon Centre Development. Mr. Johnson
20 described the use and approval of the hotel and stated that all components will go through the Planning
21 Commission process. Mr. Taylor described the site plan and the surrounding buildings. He explained
22 that the proposal is in compliance with the general design guidelines.

23

24 The applicant stated that she and her husband are building the project and have created a design that
25 will integrate with the community.

26

27 A representative from Beechrock Architects presented an updated rendering that portrayed the
28 proposed design and materials. He stated that the overall design is mountain contemporary and the
29 exterior materials include a range of colors with natural walnut wood. They have integrated light and
30 dark grey in contrast to the wood with metal roofing in a dark bronze to match the windows. Palate
31 tones were reviewed. The proposed amenities included a bistro, outdoor pool, and rooftop garden.
32 He explained that it was their intent to go from a classic modern design to something that ties it to the
33 restaurant. He reiterated that the design was intended to be mountain modern and the colors tie in
34 well. The east elevation and wood contrast were described. The exterior details were reviewed at
35 length.

36

37 Mr. Taylor confirmed that the next meeting is scheduled for December 19.

38

39 Chair Peters identified items needing further attention.

40

41 *Commissioner Valentiner moved to approve Project #CUP-18-012, a request from Canyon Centre*
42 *Capital, LLC for a Certificate of Design Compliance for a hotel located at 7450 South Wasatch*
43 *Boulevard subject to the following:*

44

45 **Conditions:**

46

47 1. *East elevation improvements (add materials, change windows, add other design*
48 *features to break up flatness of east wall).*

2. *Show color of stone material.*
3. *Finalize color scheme.*
4. *Include design of rooftop garden.*

Commissioner Henriksen seconded the motion. The motion passed with the unanimous consent of the Commission. Commissioner Taylor-Granda was not present for the vote.

2.6 (Project #PDD-18-001) Action on a Request from ICO Multi-Family Holdings, LLC to Construct Architectural Features above the Maximum Building Height in the Tier 2 Planned Development District.

Mr. Johnson presented the staff report and reported that the proposal requires Planning Commission and City Council action because it is a rezone. The site consists of a six-acre parcel with multi-family high density use. It is located outside the Gateway Overlay District and requires review because it is within a Tier 2 development area. Mr. Johnson described the proposed buildings, which have heights in excess of 50 feet. The Commission discussed height issues at length. Chair Peters expressed his support and recommended approval.

Commissioner Henriksen moved to approve a request from ICO Development for the construction of architectural elements and appurtenances in excess of 50 feet, as shown on the building elevations that are part of the proposed development plan for project PDD-18-001. The motion was based on the finding that the proposed architectural elements contribute to the overall architectural character of the proposed buildings. Commissioner Harman seconded the motion. The motion passed with the unanimous consent of the Commission.

2.7 Approval of Minutes for November 29, 2018.

Commissioner Harman moved to approve the minutes of November 29, 2018 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 is in agreement, at which time the minutes shall be deemed approved. Commissioner Harman seconded the motion. The motion passed with the unanimous consent of the Commission.

3.0 ADJOURNMENT

Commissioner Henriksen moved to adjourn. Commissioner Harman seconded the motion. The motion passed with the unanimous consent of the Commission.

The Architectural Review Commission Meeting adjourned at 7:39 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, November 29,*
3 *2018.*

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6

7 Teri Forbes

8 Teri Forbes
9 T Forbes Group
10 Minutes Secretary
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12 Minutes Approved: _____