



## ARCHITECTURAL REVIEW COMMISSION MEETING AGENDA

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 Thursday, November 29, 2018**, located at 2277 East Bengal Boulevard, Cottonwood Heights, Utah.

### **6:00 p.m. DISCUSSION ITEMS**

#### **1.0 Review Action Items**

*(The Commission will review and discuss agenda items and may also discuss other pending and/or anticipated filings and projects.)*

#### **2.0 ACTION ITEMS**

- 2.1 (Project #SPL-18-008) Action on a request from Allied Electric Sign Co. for a Certificate of Design Compliance for new signs at 2011 East Blackstone Road.
- 2.2 (Project #SPL-18-005) Action on a request from Food Service Concepts, Inc. for a revised Certificate of Design Compliance for a remodel of the Denny's restaurant located at 7051 South 1300 East.
- 2.3 (Project #CUP-15-005) Action on a request from Eric & Joyce Felt for a revised Certificate of Design Compliance for a new landscaping plan at 6800 South Highland Drive.
- 2.4 (Project #SPL-18-006) Action on a request from Eric & Joyce Felt for a Certificate of Design Compliance for new signs at 6800 South Highland Drive.
- 2.5 (Project #CUP-18-012) Action on a request from Canyon Centre Capital, LLC for a Certificate of Design Compliance for a hotel located at 7450 South Wasatch Boulevard.
- 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.
- 2.7 **Approval of Minutes for November 29, 2018**  
*(The Architectural Review Commission will move 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.)*

#### **3.0 ADJOURNMENT**

*On Monday, November 26, 2018 by 6:00 pm a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Cottonwood Heights City Offices, Cottonwood Heights, Utah. A copy of this notice was emailed to the Salt Lake Tribune and Deseret News, newspapers of general circulation in the City by the Office of the City Recorder. The Agenda was also posted on the City's website at and the State Public Meeting Notice website at <http://pmn.utah.gov>*

*DATED THIS 26<sup>th</sup> day of November, 2018*

*Paula Melgar, City Recorder*

*Architectural Review Commissioners 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. In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify the City Recorder at (801)944-7020 at least 24 hours prior to the meeting. TDD number is (801)270-2425 or call Relay Utah at #711. If you would like to submit written comments on any agenda item they should be received by the Planning Division no later than Tuesday at noon. Comments can be emailed to [mtaylor@ch.utah.gov](mailto:mtaylor@ch.utah.gov).*



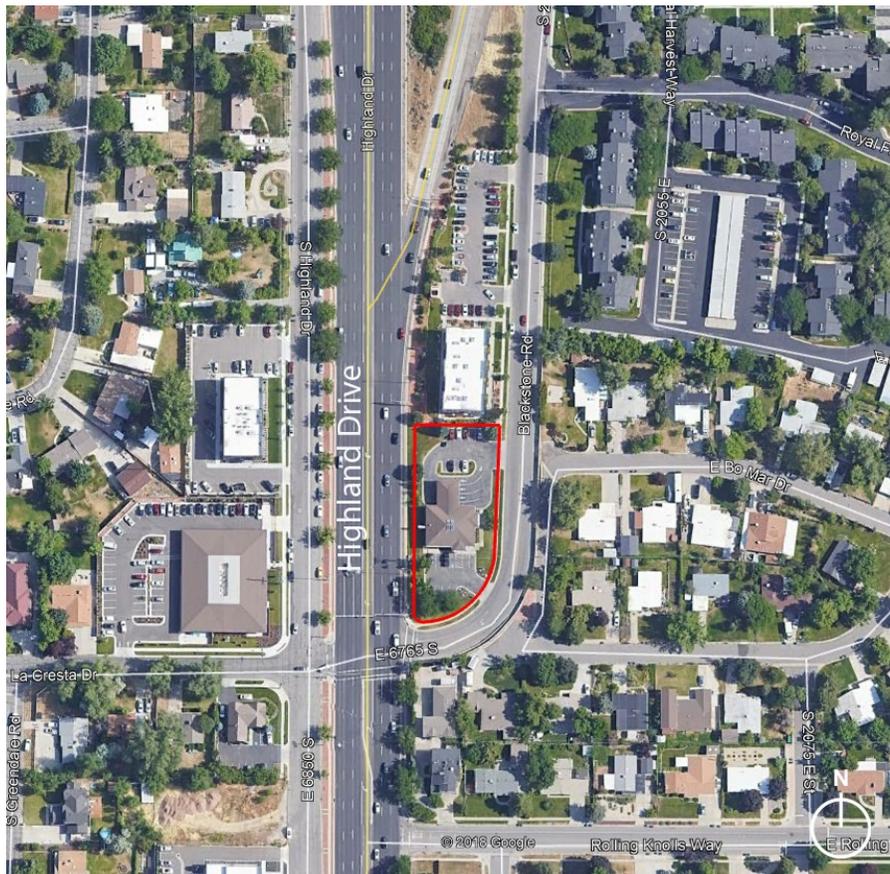
## MEMORANDUM

To: Architectural Review Commission (ARC)  
From: Andy Hulka, Associate Planner  
Date: November 29, 2018  
Subject: SPL-18-008; Bank of the West Signs, 2011 E. Blackstone Rd.

---

### REQUEST

An application has been made by Allied Electric Sign Company on behalf of Bank of the West for approval of a Certificate of Design Compliance for new signs at 2011 E. Blackstone Rd. The applicant's request is to replace the existing signs with new signs as a part of the company's nationwide rebranding effort. 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 reface an existing pole sign, replace three wall signs, and replace other directional and on-site signage.

### **Pole Sign**



Existing

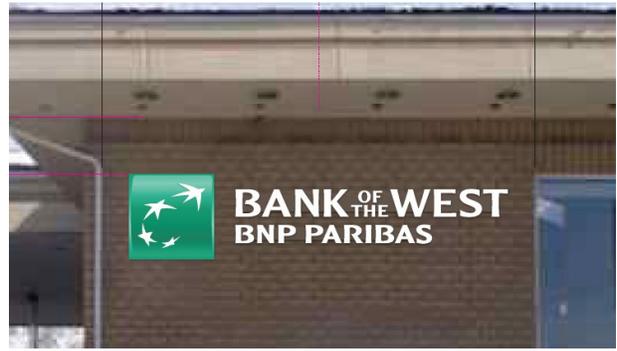


Proposed

**Wall Signs**



Existing



Proposed



Existing



Proposed



Existing



Proposed

## Directional Signs



## 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 should be in scale with and in proportion to the primary building façade so that the signs do not dominate the appearance.
- Sign colors, materials, and design should be compatible with that of the primary building façade.

## 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.

## MODEL MOTIONS

### **Approval**

I move to issue a Certificate of Design Compliance for project SPL-18-008, a request from Allied Electric Sign Company for new signs on the property located at 2011 E. Blackstone Rd.

- Add any conditions of approval...

### **Denial**

I move to deny a Certificate of Design Compliance for project SPL-18-008, a request from Allied Electric Sign Company for new signs on the property located at 2011 E. Blackstone Rd.

- List reasons for denial...



## MEMORANDUM

To: Architectural Review Commission (ARC)  
From: Andy Hulka, Associate Planner  
Date: November 29, 2018  
Subject: SPL-18-005, Denny's Restaurant Remodel (Revised), 7051 S. 1300 E.

---

### REQUEST

An application has been made by Food Service Concepts, Inc. for approval of a revised Certificate of Design Compliance for a remodel of the Denny's restaurant at 7051 S. 1300 E. The applicant received a Certificate of Design Compliance from the ARC on August 22, 2018. Since the time of original approval, the applicant has changed the exterior design of the entryway, so a revised Certificate of Design Compliance is required before they can proceed.



## **ARCHITECTURAL REVIEW COMMISSION AUTHORITY**

The ARC is required to review all new exterior siding material 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.*

## **ORIGINAL CONDITIONS OF APPROVAL**

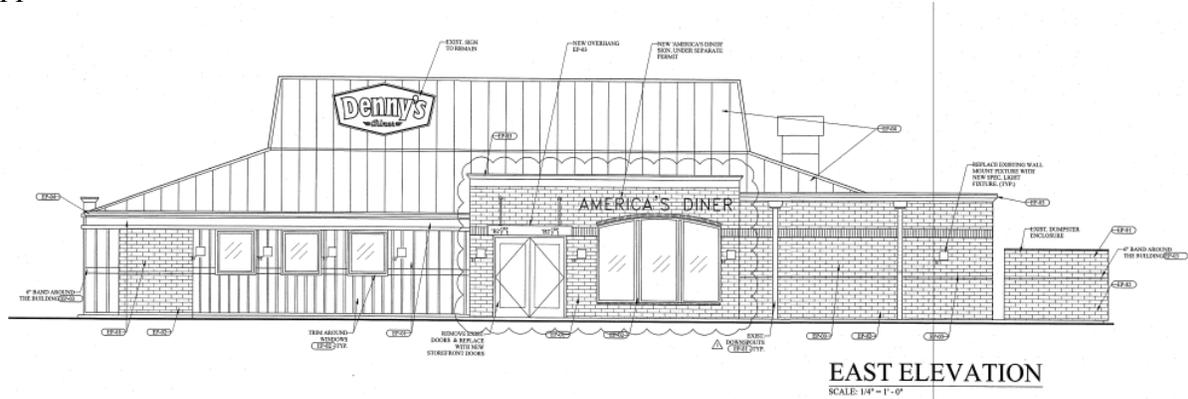
The Certificate of Design Compliance issued by the ARC on August 22, 2018 included the following conditions:

- 1. The base of the monument sign shall be changed to reflect the darker color from the paint scheme on the building.*
- 2. In lieu of fiber cement, the entry shall be a painted brick scheme. The darker color shall be used for the trim around the windows and the doors. The entry shall be painted using the lighter color. The entry area includes the south vestibule wall, the front vestibule and waiting room wall, and the few inches where the wall returns north of the waiting room windows. The red accents on the awning and fascia should remain as proposed.*
- 3. The landscaping across the whole entry shall be revisited and fixed to add more color and volume.*

**PROPOSAL**

The applicant is proposing to replace the painted brick at the entry of the restaurant with stack stone to match the stone used at the entrance of Sierra Trading Post.

*Approved Plans with Painted Brick*



*Revised Plans with Stack Stone*



**SURROUNDING PROPERTIES**

The applicant has indicated that the stack stone will match the stone at Sierra Trading Post.



## **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:

- At least 30% of each exterior wall should be made up of heavy materials, with the balance being composed of medium and/or light materials.
- Openings (doors or windows) in a brick or stone façade should have a lintel, arch, or soldier course.
- Stone or brick used on exterior walls should not terminate at exterior corners, but should continue to the next interior corner.
- In multiple-building developments, similar materials and colors should be used and specified.

## **RECOMMENDATION**

Staff has completed an initial review of the proposed signs for compliance with 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 the ARC review the application for compliance with the design guidelines and make recommendations for conditions of approval.

## **MODEL MOTIONS**

### **Approval**

I move to issue a revised Certificate of Design Compliance for project SPL-18-005, a request from Food Service Concepts, Inc. for a remodel of the Denny's restaurant at 7051 S. 1300 E.

- Add any conditions of approval...

### **Denial**

I move to deny a Certificate of Design Compliance for project SPL-18-005, a request from Food Service Concepts, Inc. for a remodel of the Denny's restaurant at 7051 S. 1300 E.

- List reasons for denial...



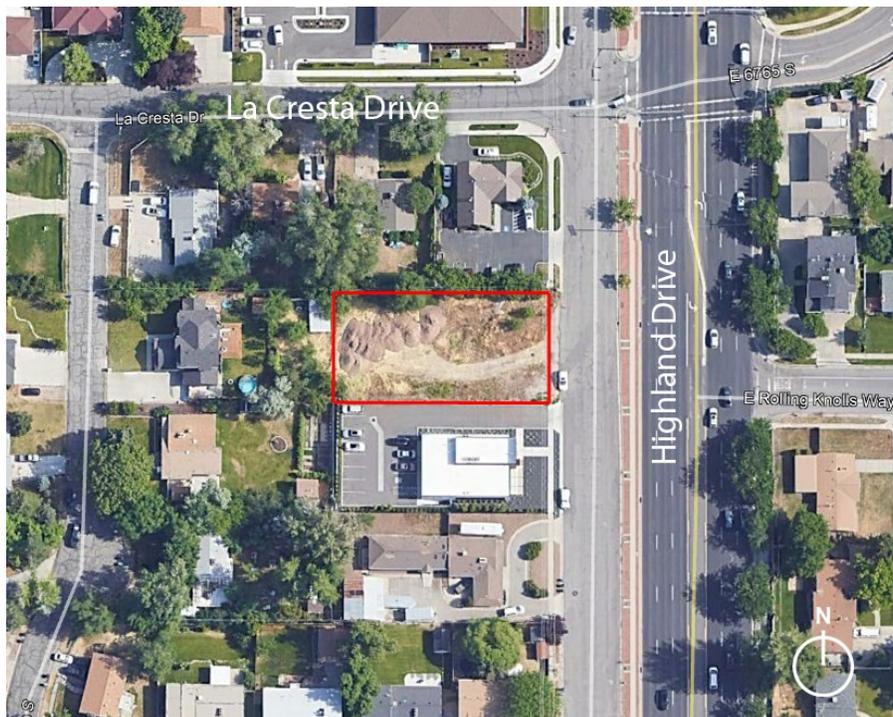
## MEMORANDUM

To: Architectural Review Commission (ARC)  
From: Andy Hulka, Associate Planner  
Date: November 29, 2018  
Subject: CUP-15-005, Felt Dental Office Landscaping (Revised), 6800 S. Highland Dr.

---

### REQUEST

An application has been made by Eric & Joyce Felt for approval of a revised Certificate of Design Compliance for a new landscaping plan at 6800 S. Highland Dr. The applicant received a Certificate of Design Compliance from the ARC on July 23, 2015. Since the time of original approval, the applicant has changed the landscaping on site, so a revised Certificate of Design Compliance is required.



## **ARCHITECTURAL REVIEW COMMISSION AUTHORITY**

The ARC is required to review all new landscaping 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.*

## **ORIGINAL CONDITIONS OF APPROVAL**

This application received its first approval by the ARC on March 28, 2013, then came back with an updated design for a second review on July 23, 2015. The Certificate of Design Compliance from 2015 included the following conditions:

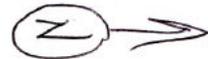
- 1. Proposed solar panels must be removed from the front view, and located towards the rear of the roof so as to minimize visibility from the street.*
- 2. In accordance with Chapter 19.49.090(D) of the municipal code, a total of two (2) on-street parking spaces are approved for this site, in addition to sixteen (16) spaces on-site.*
- 3. In accordance with Chapter 19.49.090(F) of the municipal code, shared parking is approved for use of the basement office space, beginning at 6:00 p.m. The number of shared stalls will be less than the total on-site stalls provided.*
- 4. Staff will review and approve final details of wall paneling and refinement.*

The landscape plan submitted for review in 2015 included low growing roses and evergreen shrubs in front of the building; yellow groove bamboo along the north side of the building; juniper, pine, and oak trees along the north and west property lines; aspen or cherry trees along the south property line, and grasses and a planter box on the south side of the building.

2015 Landscape Plan

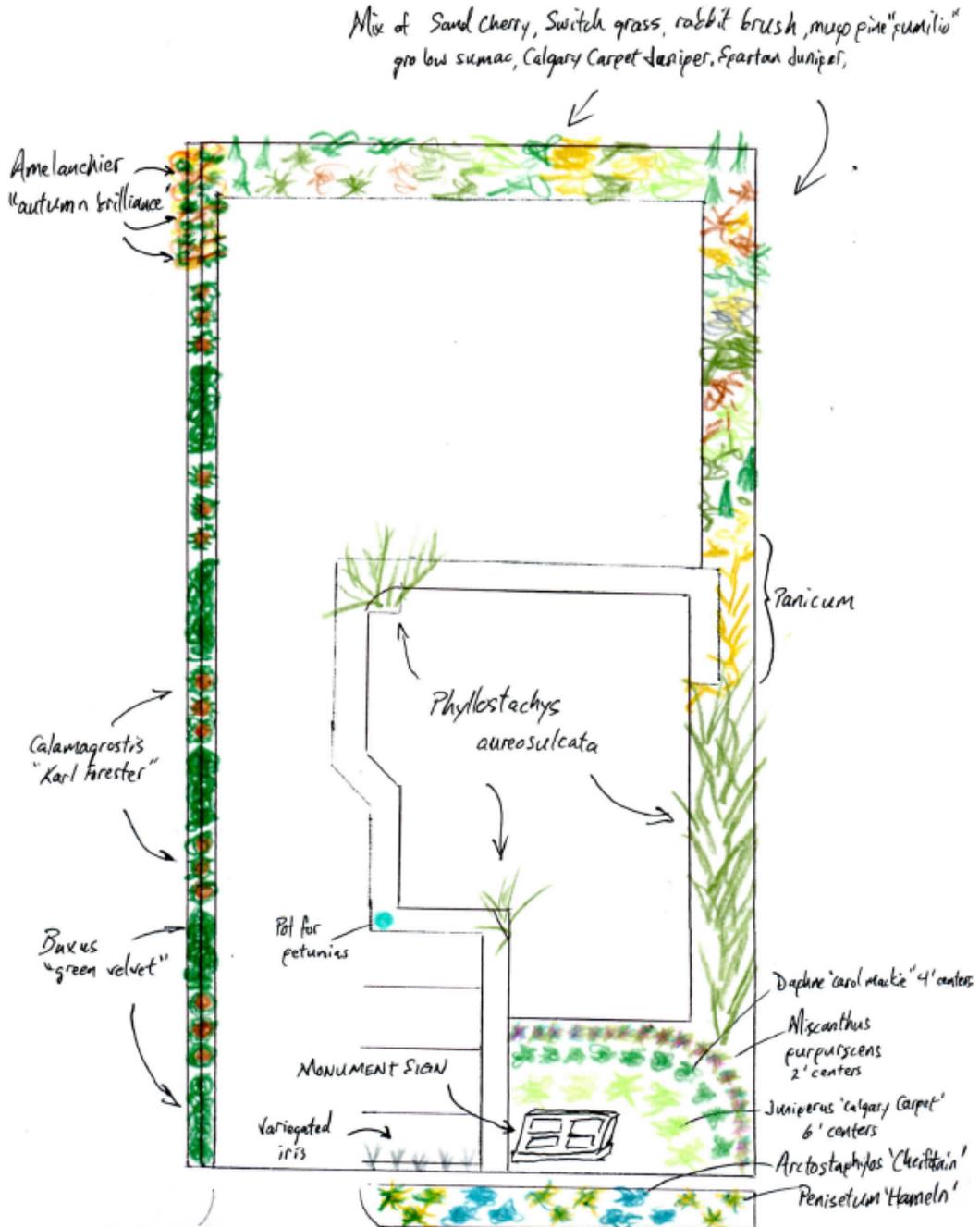


# LANDSCAPE PLAN



# PROPOSAL

The applicant is proposing to revise the landscaping plan to a layout that requires less water and maintenance.



**ZONING INSPECTION**

Staff visited the site on October 25, 2018 to conduct a zoning inspection. A letter was sent to the applicant on November 2, 2018 to notify them that the landscaping did not match the approved landscaping plan.



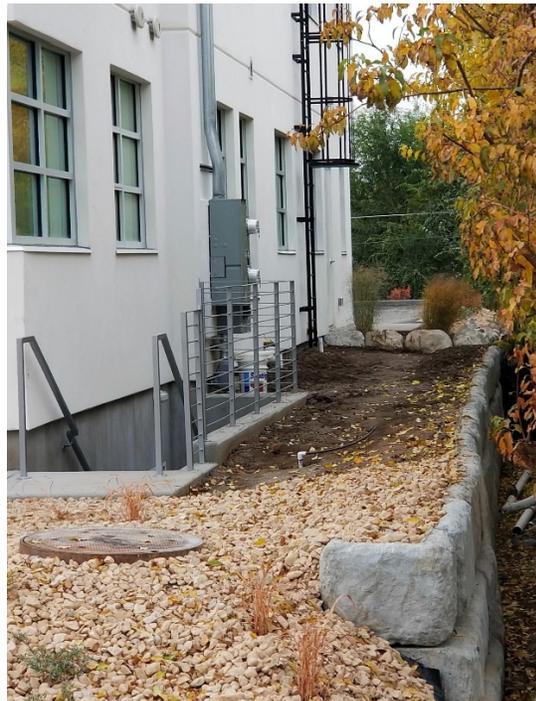
*Front Landscape Area*



*Front Landscape Area*



*South Landscape Area*



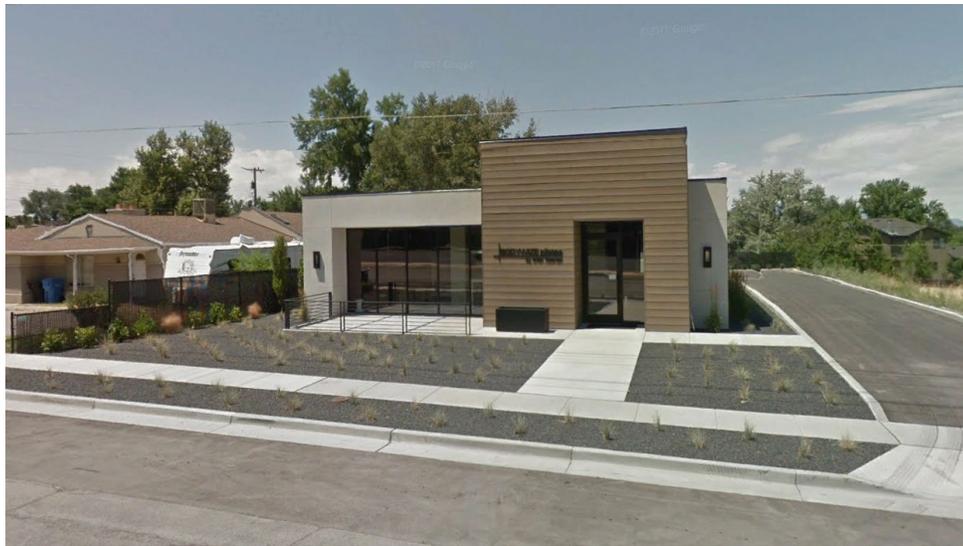
*North Landscape Area*

## **SURROUNDING PROPERTIES**

The insurance business to the north has a traditional grass landscape, while the Pilates studio to the south has more of a xeriscape landscape design.



*Property to the North*



*Property to the South*

## **DESIGN GUIDELINES**

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

- Visually pleasing landscaping elements should be included as part of the original site plan, and not feel like an afterthought to fill in blank space.
- Provide landscaping along and against all exterior building walls.
- Blend landscaping of a new development with the existing streetscape to tie the areas together visually.

## **RECOMMENDATION**

Staff recommends the ARC review the application for compliance with the design guidelines and make recommendations for conditions of approval.

## **MODEL MOTIONS**

### **Approval**

I move to issue a revised Certificate of Design Compliance for project CUP-15-005, a request from Eric & Joyce Felt for a new landscaping plan at 6800 S. Highland Dr.

- Add any conditions of approval...

### **Denial**

I move to deny a revised Certificate of Design Compliance for project CUP-15-005, a request from Eric & Joyce Felt for a new landscaping plan at 6800 S. Highland Dr.

- List reasons for denial...



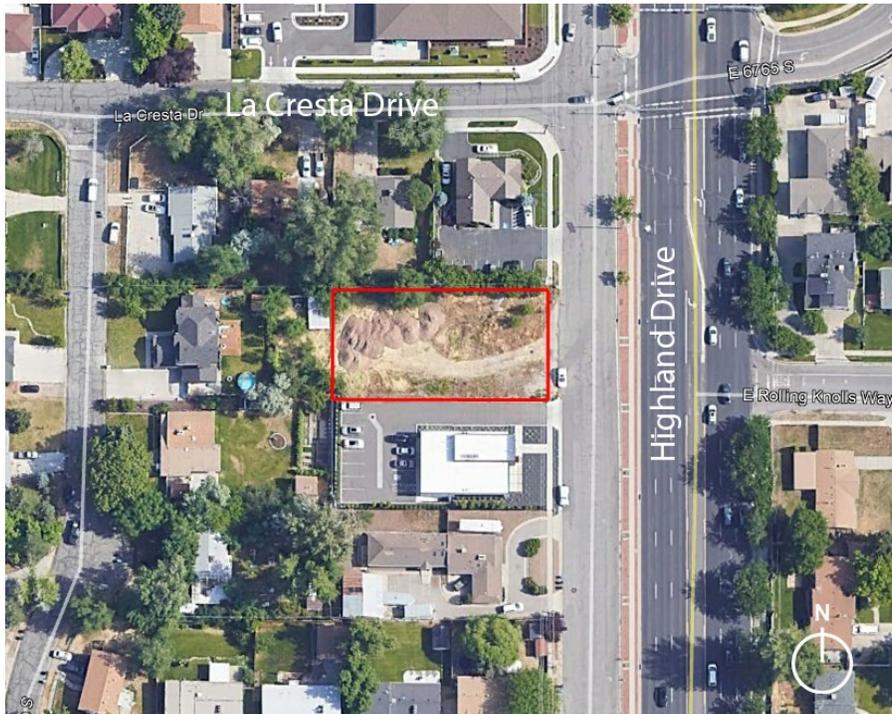
## MEMORANDUM

To: Architectural Review Commission (ARC)  
From: Andy Hulka, Associate Planner  
Date: November 29, 2018  
Subject: SPL-18-006, Felt Dental Office Signs, 6800 S. Highland Dr.

---

### REQUEST

An application has been made by Eric & Joyce Felt for approval of a Certificate of Design Compliance for a new monument sign and wall signs at 6800 S. Highland Dr. The applicant received a Certificate of Design Compliance from the ARC on July 23, 2015, but no specific signage was approved as part of that application. The applicant would now like to install signs for their new tenants, which requires ARC review and approval.



## **ARCHITECTURAL REVIEW COMMISSION AUTHORITY**

The ARC is required to review all 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.*

## **ORIGINAL APPROVAL**

This application received its first approval by the ARC on March 28, 2013, then came back with an updated design for a second review on July 23, 2015. The building elevations submitted with the original approval included preliminary designs for wall signs that displayed the address and business name:



## **PROPOSAL**

The applicant is proposing to add a monument sign and additional wall signs to reflect the multiple tenants that will use the building. The applicant has indicated that the monument sign will not exceed 36 sq. ft. in area and 6 feet in height. The proposed wall signs will be approximately 5-10 square feet each.



## **ZONING ORDINANCE & DESIGN GUIDELINES REVIEW**

The property is in the Residential Office (RO) zone, which has more restrictive sign requirements than other commercial zones. The requirements for signs in the RO zone are as follows:

- Wall Signs
  - Only one allowed per building.
  - Maximum area: 6 square feet.
  - Maximum letter height: 10 inches.
- Monument Signs
  - Only one allowed per building.
  - Maximum area: 32 square feet (overall)/20 square feet (display area).
  - Maximum height: 4 feet.

The Gateway Overlay District ordinance states that when there is a conflict between the sign standards in the underlying zoning and the design guidelines, the sign standards shall be the design guidelines for the overlay district:

***19.49.030 Gateway Overlay District***

*G. Development regulations. The development regulations of the underlying district shall apply, except where such regulations are in conflict with the adopted design guidelines for that overlay district. The following development regulations, however, control any contrary requirements of the underlying zone:*

***Signs:*** *The sign standards shall be those contained within the applicable design guidelines for that overlay district approved by the city council.*

In this case, the applicant is requesting multiple wall signs that are larger than allowed by the underlying zone and a monument sign that is larger than the underlying zone. The applicant's request is based on the following guidelines:

- Where several tenants occupy the same site, individual wall-mounted signs should be used in combination with a monument sign identifying the development and address.
- 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.
- Each site should be developed to integrate with surrounding properties, including rooflines, building height, setbacks, etc.

**SURROUNDING PROPERTIES**

The insurance business to the north has a monument sign and the Pilates studio to the south has a wall sign. None of the neighboring properties on the frontage road currently have both a monument sign and wall signs.



*Property to the North*



*Property to the South*

### **RECOMMENDATION**

Staff recommends the ARC review the application for compliance with the design guidelines and make recommendations for conditions of approval. 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. Based on the design guidelines, staff feels that multiple signs are appropriate for the site, however the request to include both wall signs and a monument sign is inconsistent with the surrounding properties. Staff recommends that the ARC approve the request, with additional conditions to limit the signs to a size and scale appropriate for the area.

### **MODEL MOTIONS**

#### **Approval**

I move to issue a Certificate of Design Compliance for project CUP-15-005, a request from Eric & Joyce Felt for new signs at 6800 S. Highland Dr.

- Add any conditions of approval...

#### **Denial**

I move to deny a Certificate of Design Compliance for project CUP-15-005, a request from Eric & Joyce Felt for new signs at 6800 S. Highland Dr.

- List reasons for denial...



## MEMORANDUM

To: CH Architectural Review Commission (ARC)  
From: Matt Taylor, Senior Planner  
Date: November 29, 2018  
Subject: Project CUP-18-012; Canyon Centre Courtyard by Marriot Hotel

---

### REQUEST

An application has been made by YIP Cottonwood LLC for consideration of a Certificate of Design Compliance for a proposed Courtyard by Marriot hotel located at 7450 S Wasatch Blvd and located within the MU (Mixed-Use) zone. The 149-room hotel is situated within the master-planned Canyon Centre Development and constitutes the second phase of three developments on top of a parking garage podium facility currently under construction. The building in a total of 86,500 gross square feet.



The applicant has submitted a proposed site plan, landscaping plan, building elevations, and building lighting plan. Included in this memo are copies of each relevant plan.

### APPROVAL PROCESS

The ARC is required by ordinance to review developments of this size in the MU (Mixed-Use) zone for design compliance.

Uses in the MU zone over 25,000 square feet of gross leasable area shall be reviewed for building design, scale and architectural compatibility with established design principles by the city's architecture review commission (the "ARC"). The ARC shall make a recommendation regarding the proposed use to the planning commission.

B. The following criteria shall be considered by the ARC and the planning commission when reviewing a site plan(s) for uses over 25,000 square feet:

1. Detailed building elevations and color/material boards shall be submitted to and reviewed by the ARC prior to any consideration by the planning commission of an application for site plan approval.
2. Exterior building materials must be approved by the ARC, and shall match the quality, texture and architectural intent of surrounding buildings, if applicable, and the intent and regulations of any applicable overlay zone design guidelines.
3. All buildings shall have a minimum of 15% transparency on all floors, which shall consist of windows that provide visibility from the public right-of-way or adjacent property.
4. Buildings with more than one story shall be designed to have the appearance and function of a multi-story buildings through the use of windows, doors, awnings, canopies and other appropriate building and architectural elements.
5. The front façade of buildings, visible from the public right of way, shall be designed to have ample bulk and massing and design quality to adequately establish a prominent, pedestrian-oriented streetscape.
6. External unit doors must be screened from neighboring land uses to an extent determined appropriate by the ARC based on the potential impact to surrounding land uses. (19.36.150.C)

### **Certificate of Design Compliance Required**

The subject property is in the city's Gateway Overlay District, which is an overlay zone that requires Architectural Review Commission review and approval before any new development takes place, or before changes are made to an existing development. Issuance of a Certificate of Design Compliance by the ARC constitutes such approval. (19.49.020.D).

The ARC's final review recommendations will be forwarded to the Planning Commission for final conditional use and site plan approval/denial of this proposal.

### **ANALYSIS**

The applicant has submitted a proposed site plan, landscaping plan, building elevations, a building materials board, and a site/building lighting plan. Included in this memo are copies of each relevant plan.

### **Architecture**

The applicant's proposed building architecture primarily uses a combination of:

- Cultured Stone
- An EIFS system (painted light French gray 0055)
- A wood finish composite metal panel system (light cherry).
- Metal roofing fascia trim (dark bronze)

Per the applicant's narrative, the proposed architecture:

*Architecturally, the hotel was conceived as a layering of stone, glass, natural wood and metal facades wrapping around a mixed-use array of interior functions for local hikers, bikers, skiers, diners and visiting guests. The use of traditional materials, with a contemporary twist, provides clean yet approachable lines befitting its gateway location. A palette of muted colors provides a welcoming and comfortable context for a getaway experience.*

*Building on top of a parking podium has provided an opportunity for a series of public and semi-public benefits. With connections to Wasatch Boulevard, the site and hotel are positioned for a very walkable experience with easy access to nearby restaurants, the mountain shuttles and neighboring ski resorts. Internal traffic circulation will be enhanced by signs directing visitors to parking levels with available stalls.*

### ***Site Plan / Landscaping***

The landscape plan is consistent with that approved as part of the master plan site plan. Few details about onsite hardscape areas have been provided. Plans are attached.

### ***Signage***

Signage is limited to "one sign for each principle use... whose business fronts on a public street" (19.36.150.C.1.a). One of the proposed hotel signs on the west elevation will need to be eliminated. No monument sign details have been submitted with this application. These will required a separate permit and will be independently reviewed by the ARC.

### **RECOMMENDATION**

Staff recommends that the ARC review the proposal and judge it per the criteria sited above and per the City's Design Review criteria. If the proposal is found to be satisfactory, staff recommends that the ARC issue an updated Certificate of Design Compliance. If there are concerns or proposed modifications, the ARC should either issue a Certificate with conditions, or schedule a follow-up meeting to continue its deliberation.

### **MODEL MOTIONS**

#### ***Approval***

I move to issue a Certificate of Design Compliance for Project CUP-18-012, a request from YIP Cottonwood LLC, for the construction for a proposed Courtyard by Marriot hotel located at 7450 S Wasatch Blvd and located within the MU (Mixed-Use) zone.

- Add any conditions of approval...

*Denial*

I move to deny a Certificate of Design Compliance for Project CUP-18-012, a request from YIP Cottonwood LLC, for the construction for a proposed Courtyard by Marriot hotel located at 7450 S Wasatch Blvd and located within the MU (Mixed-Use) zone.

- List reasons for denial...

**ATTACHMENTS**

1. Project Narrative
2. Plan Submittal (site plan, landscape plan, building elevations, etc.)

**Courtyard by Marriott Salt Lake City Cottonwood  
CUP Application**

November 7, 2018

**ARC Letter**

Prepared by YIP Cottonwood LLC

Canyon Centre is at the heart of a landmark location within Cottonwood Heights and serves as a gateway to some of the greatest canyon and ski resorts in the world. It is within this context our project is to reflect an upmarket yet affordable hotel environment for total relaxation. Our goal is to create an inviting, comfortable and convenient gathering place for families, out-of-town guests, business travelers and local residents to experience these world-famous canyons.

Courtyard by Marriott is part of a global lodging company known for its innovation and sophisticated design. Its promise is to provide quiet luxury, crafted experiences and intuitive service. It is a premiere provider of leisure and vacation hotels. As applicant and owner, Yang Capital has charged its design professionals to develop an architectural look that fits within the Canyon Centre theme, is sensitive to its immediate surroundings and conforms to its adjoining street setting. A design that is respectful of its neighbors' views and will stand the test of time.

We are seeking approval for a 149 Room, 86,500 square foot limited service hotel. The hotel is situated on top of Canyon Centre's parking podium and will offer guests unmatched mountain views from its rooms and rooftop garden. Guests will enjoy many other amenities such as a saltwater swimming pool, a hot tub, fire pits, a bistro, a fitness facility, a business center and a conference room. Arriving guests will be greeted by a grand porte-cochere which marks the hotel lobby and provides an engaging sense of entry.

Architecturally, the hotel was conceived as a layering of stone, glass, natural wood and metal facades wrapping around a mixed-use array of interior functions for local hikers, bikers, skiers, diners and visiting guests. The use of traditional materials, with a contemporary twist, provides clean yet approachable lines befitting its gateway location. A palette of muted colors provides a welcoming and comfortable context for a getaway experience.

Building on top of a parking podium has provided an opportunity for a series of public and semi-public benefits. With connections to Wasatch Boulevard, the site and hotel are positioned for a very walkable experience with easy access to nearby restaurants, the mountain shuttles and neighboring ski resorts. Internal traffic circulation will be enhanced by signs directing visitors to parking levels with available stalls.

As detailed in the attached exhibits, it is easy to see the hotel embodies the directives as found in the zoning ordinance along with other elements such as visually shielding roof top equipment, smooth traffic circulation, and unobstructed fire circulation.

# GENERAL LETTER

TO: Cottonwood City

DATE: 11.06.18

RE: Cottonwood Marriott Courtyard



T 801 438 9500  
F 801 438 9501

3115 EAST LION LANE #200  
HOLLADAY, UTAH 84121

BEECHERWALKER.COM

## GENERAL PLAN AND ZONING ORDINANCE COMPLIANCE STATEMENT:

Our proposal is consistent and in compliance with the redevelopment area. Hotel use is allowed in the Mixed Use ordinance and the Master Plan that has already been approved.

## MEASURES TO BUFFER DEVELOPMENT FROM NEARBY PROPERTIES:

The project was designed to keep the buildings near Wasatch Blvd. and a large green space was placed between the housing to the west. This will help to liven Wasatch while adding separation and privacy to the existing homes. The podium levels have been placed with an elevation that complements Wasatch while lowering most of the traffic to below and out of site from the public's view. Landscaped areas will be put in place around the garage to help buffer and liven every facade of the garage.

## EXPLANATION OF HOW PROPOSAL WILL BLEND WITH SURROUNDING AREAS:

This project is catering to predominately the canyon resort patrons. And as such will offer many outside spaces to encourage external use. Taking advantage of the mountain views and scenery this project will incorporate roof top gardens, exterior fire pits and seating. The building design is giving thought to design elements on the neighboring office and restaurant spaces, as well as a contemporary design that many of the canyon homes and structures have incorporated. The Hotel's overall shape is a derivative of the sloping site along Wasatch Blvd. and is designed in such a manner that will complement the site.

## Roof Equipment Screening

Large roof top equipment will be planned to be screened using screen walls of similar materials used on the building facade.

Sincerely,  
Beecher Walker & Associates

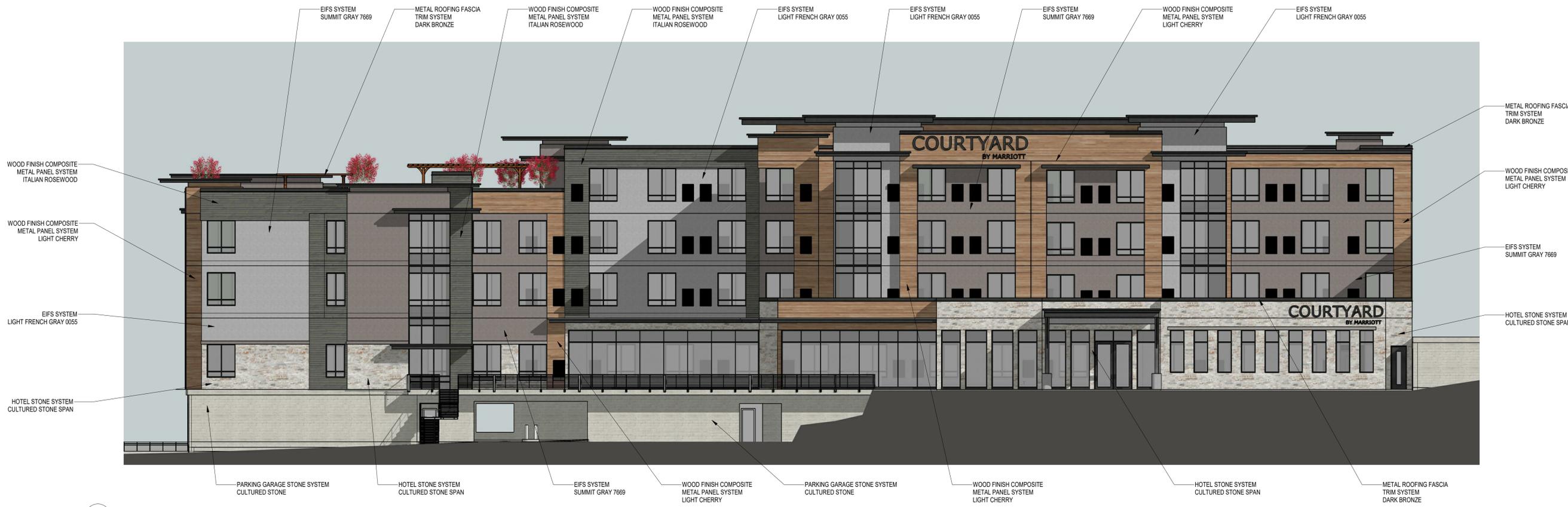
ISSUED BY:

Gary Gowers  
(Signature)

11.06.18  
(Date)

PRINTED AT 11/6/2018 12:35:12 PM  
 C:\Users\beeche\Documents\Cottonwood Marriott Courtyard\_v19\_beeche\walk\ext.nrw  
 This drawing, as an instrument of professional service, is the property of BEECHER, WALKER & ASSOCIATES, L.L.C. and shall not be used, in whole or part, for any other project without the written permission of an authorized representative of BEECHER, WALKER & ASSOCIATES, L.L.C. Unintentional errors will be corrected to the latest extent of the date. Copyright © 2018 by BEECHER, WALKER & ASSOCIATES, L.L.C.

1 | 2 | 3 | 4 | 5 | 6



C1 WEST ELEVATION  
A901 NOT TO SCALE



A1 EAST ELEVATION  
A901 NOT TO SCALE

1 | 2 | 3 | 4 | 5 | 6

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DATE



**MARRIOTT COURTYARD - COTTONWOOD**  
**COTTONWOOD HEIGHTS, UTAH**

**B**

**BWA**  
ARCHITECTS

T 801.438.9500  
F 801.438.9001  
3115 EAST LION LANE, #200  
HOLLADAY, UTAH 84121  
BEECHERWALKER.COM

PROJECT NUMBER	
Project Number	
DWN BY	CHKD BY
Author	Checker

**A**

SCHEMATIC

EXTERIOR ELEVATIONS

DRAWING NUMBER

**A901**





MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DATE

**MARRIOTT COURTYARD - COTTONWOOD**  
COTTONWOOD HEIGHTS, UTAH

B

**BWA**  
ARCHITECTS  
T 801.438.9500  
F 801.438.9501  
3115 EAST LION LANE, #200  
HOLLADAY, UTAH 84121  
BEECHERWALKER.COM

PROJECT NUMBER  
Project Number  
DWN BY Author    CHKD BY Checker

A SCHEMATIC

SCENES

DRAWING NUMBER

**A903**

C:\Users\beeche\Documents\Cottonwood Marriott Courtyard\_v19\_beecher@beechevwalker.com.rvt  
 PRINTED AT 11/6/2016 12:46:06 PM  
 This drawing, as an instrument of professional service, is the property of BEECHER, WALKER & ASSOCIATES, L.L.C. and shall not be used, in whole or part, for any other project without the written permission of an authorized representative of BEECHER, WALKER & ASSOCIATES, L.L.C. Drawings are to be presented to the client in the name of BEECHER, WALKER & ASSOCIATES, L.L.C.



MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE

MARRIOTT COURTYARD - COTTONWOOD  
COTTONWOOD HEIGHTS, UTAH

B

**BWA**  
ARCHITECTS  
T 801.438.9500  
F 801.438.9001  
3115 EAST LION LANE, #200  
HOLLADAY, UTAH 84121  
BEECHERWALKER.COM

PROJECT NUMBER  
Project Number  
DWN BY Author    CHKD BY Checker  
**A**  
SCHEMATIC

SCENES

DRAWING NUMBER  
**A904**

This drawing, as an instrument of professional service, is the property of BEECHER, WALKER & ASSOCIATES, L.L.C. and shall not be used, in whole or part, for any other project without the written permission of an authorized representative of BEECHER, WALKER & ASSOCIATES, L.L.C. Drawings are to be presented to the client in the form of a hard copy. Copyright © 2018 by BEECHER, WALKER & ASSOCIATES, L.L.C.

C

B

A

PRINTED AT 11/6/2018 12:35:13 PM  
 C:\Users\Beecher\Documents\Cottonwood Marriott Courtyard\_v18\_beecher\BeecherWalker\cotton.mxd



**BWA**  
ARCHITECTS

## COTTONWOOD MARRIOTT

Cottonwood Courtyard by Marriott  
Cottonwood Heights, Utah



Cultured Stone - Span  
Stone System



Longboard - Light Cherry  
Wood Finish Composite  
Metal Panel System



Longboard - Italian Rosewood  
Wood Finish Composite  
Metal Panel System



SW - Light French Gray 0055  
EIFS System



SW - Summit Gray 7669  
EIFS System

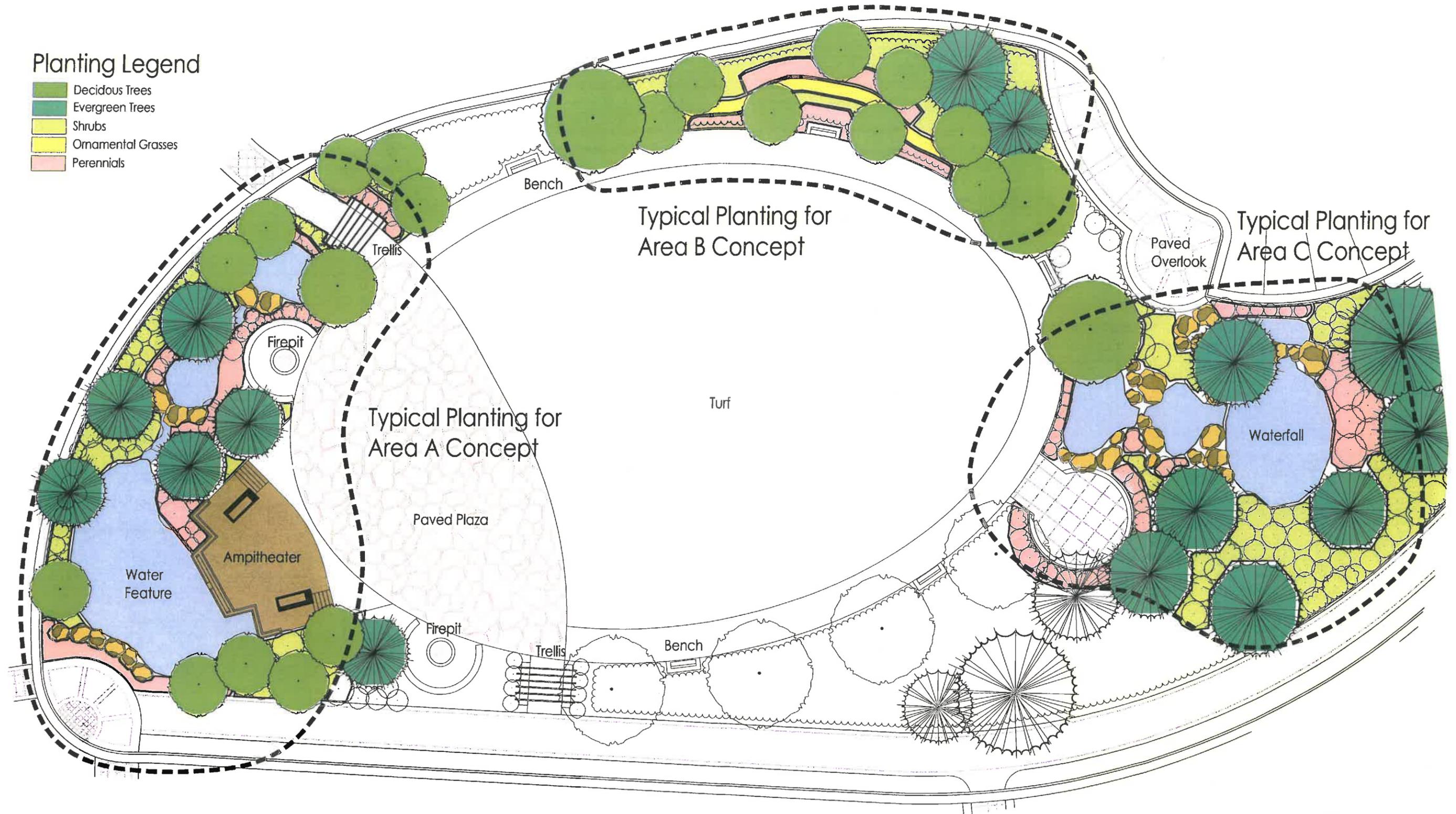


Dark Bronze  
Metal Roofing Fascia  
Trim System



# Planting Legend

- Deciduous Trees
- Evergreen Trees
- Shrubs
- Ornamental Grasses
- Perennials

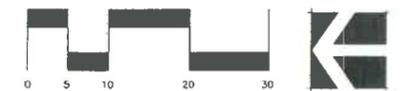


Concept Planting Plan



## CANYON CENTRE - PHASE 1

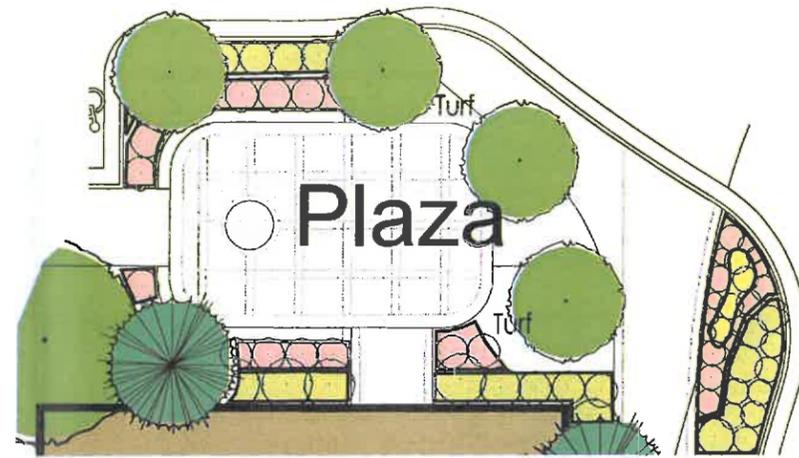
COTTONWOOD HEIGHTS, UTAH 84124



October 1, 2013

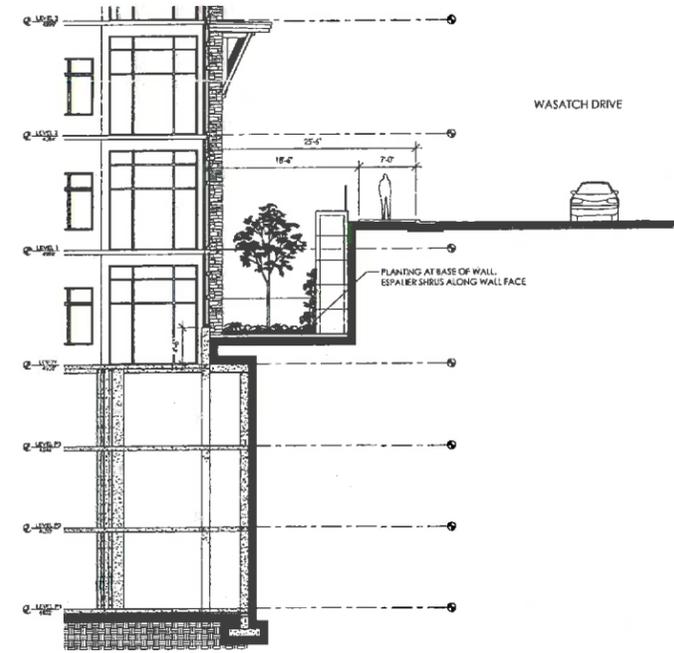
# Plant List

KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>EVERGREEN TREES</b>				
AL	JUNIPUS LASIOCARPA	SUB-ALPINE FIR	7' HIGH	50H 10W
PL	PRINUS LEOCOCARPUS	SWAMP ALPINE PINE	7' HIGH	30H 15W
PS	PRINUS STRAUSERII	SWAMP SCOTCH PINE	7' HIGH	6H 2W
PW	PRINUS MUGO	COLLENIAR WOOD	7' HIGH	13H 5W
PAC	PRINUS ARIENS	COLLENIAR SPRUCE	7' HIGH	13H 5W
<b>DECIDUOUS TREES</b>				
STL	QUERCUS TRICANTHOS	SKYLINE HONEYLOCUST	2' CAL	45H 30W
AC	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	2' CAL	30H 20W
ADR	ACER GRANDIDENTATUM	ROCKY MOUNTAIN GLOW MAPLE	2' CAL	25H 15W
APA	ACER PALMATA	JAPANESE MAPLE	2' CAL	45H 30W (CLUMP)
POC	PRUNUS CALLEPANA	CHERRYBLOSSOM PEAR	2' CAL	25H 15W
MA	MALES SYDNEY	ROYALTY FLOWERING CRAB APPLE	2' CAL	15H 15W
CCA	CRATAEGUS OXYACANTHA	EASTERN REDBUD	2' CAL	20H 20W (CLUMP)
PVC	PRUNUS VICTORIANA	CANADA RED CHERRY	2' CAL	15H 12W
MS	MALES SYDNEY	FLOWERING CRAB APPLE	2' CAL	20H 20W
APC	ACER PLATANIFOLIUS	NORWAY MAPLE	2' CAL	45H 30W
APK	ACER PLATANIFOLIUS	NORWAY MAPLE	2' CAL	25H 15W
APL	TRICHODENDRON	GOLDEN DESERT ASH	2' CAL	50H 30W
<b>SHRUBS</b>				
BT	BURSERIA	WILLOW PEN BARBERRY	2 CAL	4H 6W
MA	MAHONIA	SWAMP OREGON GRAPE HOLLY	2 CAL	3H 3W
MF	MEDELLA FLORIDA	MOCCIA	2 CAL	3H 3W
POS	PHYSCOCARPUS	SWAMP WINE	2 CAL	4'-5H 4'-5W
SD	SPIRAEA	NEON FLASH	2 CAL	3H 3W
CC	CARYOPHTERIS	BLUE MIST SPIREA	2 CAL	3H 3W
SP	SALIX PURPUREA	BLUE ARCTIC WILLOW	5 CAL	4H 4W
BT	BURSERIA	SWAMP RED BARBERRY	5 CAL	3H 3W
PH	PRUNUS BESSEYI	WESTERN SANDCHERRY	2 CAL	5H 4W
TB	TARAXACUM	SWAMP ENGLISH YEW	2 CAL	3H 3W
PL	PRUNUS LAMARCKIANA	OTTO LUMBER LAUREL	2 CAL	3H 3W
CSA	CORNUS	RED TWIG DOGWOOD	2 CAL	5H 5W
CSK	CORNUS	DOGWOOD	2 CAL	5H 5W
EA	ERIGONIA	SWAMP BURNING BUSH	5 CAL	5H 5W
HM	HAMMILLIA	HORIZONTAL JUNIPER	2 CAL	12H 6W
PM	PRUNUS	SHRUBBY SNOW MOUNTAIN	5 CAL	4H 4W
EC	ERICA	PINK HEATHER	1 CAL	1H 3W
COL	COLUMBIANA	BEARSBERRY	9" O.C.	
MR	MARSHMALLOW	OREGON OREGON GRAPPE	1 CAL	
MR	MARSHMALLOW	MOUNTAIN MARSHMALLOW	1 CAL	
<b>ORNAMENTAL GRASS</b>				
CAL	CALAMAGROSTIS	KARL FOERSTER	1 CAL	3H 2W
PC	POA	LITTLE BUNNY GRASS	1 CAL	18H 18W
HE	HETEROPOGON	BLUE OAT GRASS	1 CAL	30H 2W
<b>PERENNIALS</b>				
NS	NEMOFILIS	YELLOW DANIEL	1 CAL	
HO	HEMEROCALLIS	RED DANIEL	1 CAL	
HP	HEMEROCALLIS	GOLD	1 CAL	
AC	AGASTACHE	SUNSET HYSSOP	1 CAL	
AS	ASTILBE	FALSE SPIREA	1 CAL	
LA	LAVANDULA	ENGLISH LAVENDER	1 CAL	
LF	LAVANDULA	MOLEY CANYON	1 CAL	
HS	HOSTA	PLANTAIN LILY	1 CAL	
BR	BERBERIS	SAXIFRAGA	1 CAL	
DD	DIANTHUS	TEQUILA SUNRISE	1 CAL	
GG	GALLIUM	SOBLEN BLANKET FLOWER	1 CAL	
AJ	ALICE	BUGLEWEED	6" POT	
PU	PRUNELLA	BETHELEHEM SAGE	1 CAL	
HA	HYDRANGEA	HYDRANGEA	1 CAL	
PC	PRUNELLA	DRY. WIND LOVER	1 CAL	
M	MIMULUS	IMPATIENS	9" O.C.	
LS	LEUCANTHEMUM	SPASIA DANCY	1 CAL	
AC	ANEMONE	COLUMBINE	1 CAL	MIXED COLORS
<b>LAWN</b>				
<b>ROCK MULCH WITH MINIMAL PLANT GROUPINGS</b>				

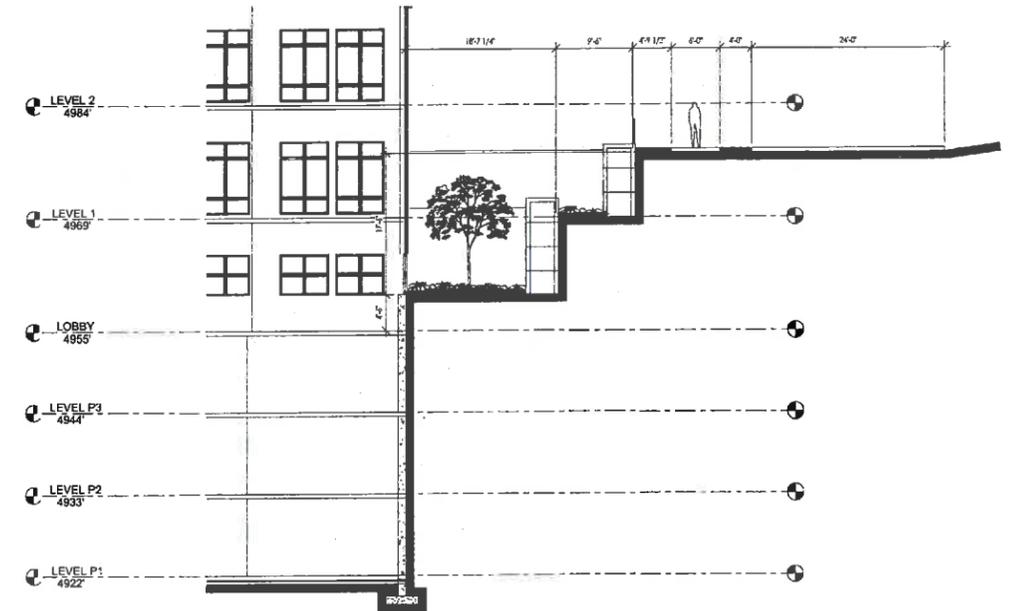


Typical "Mini-plaza" Concept

# Cross-section (Wasatch Blvd)



# Cross-section (Retaining Walls)

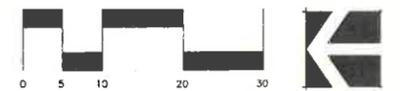


# Concept Planting Plan

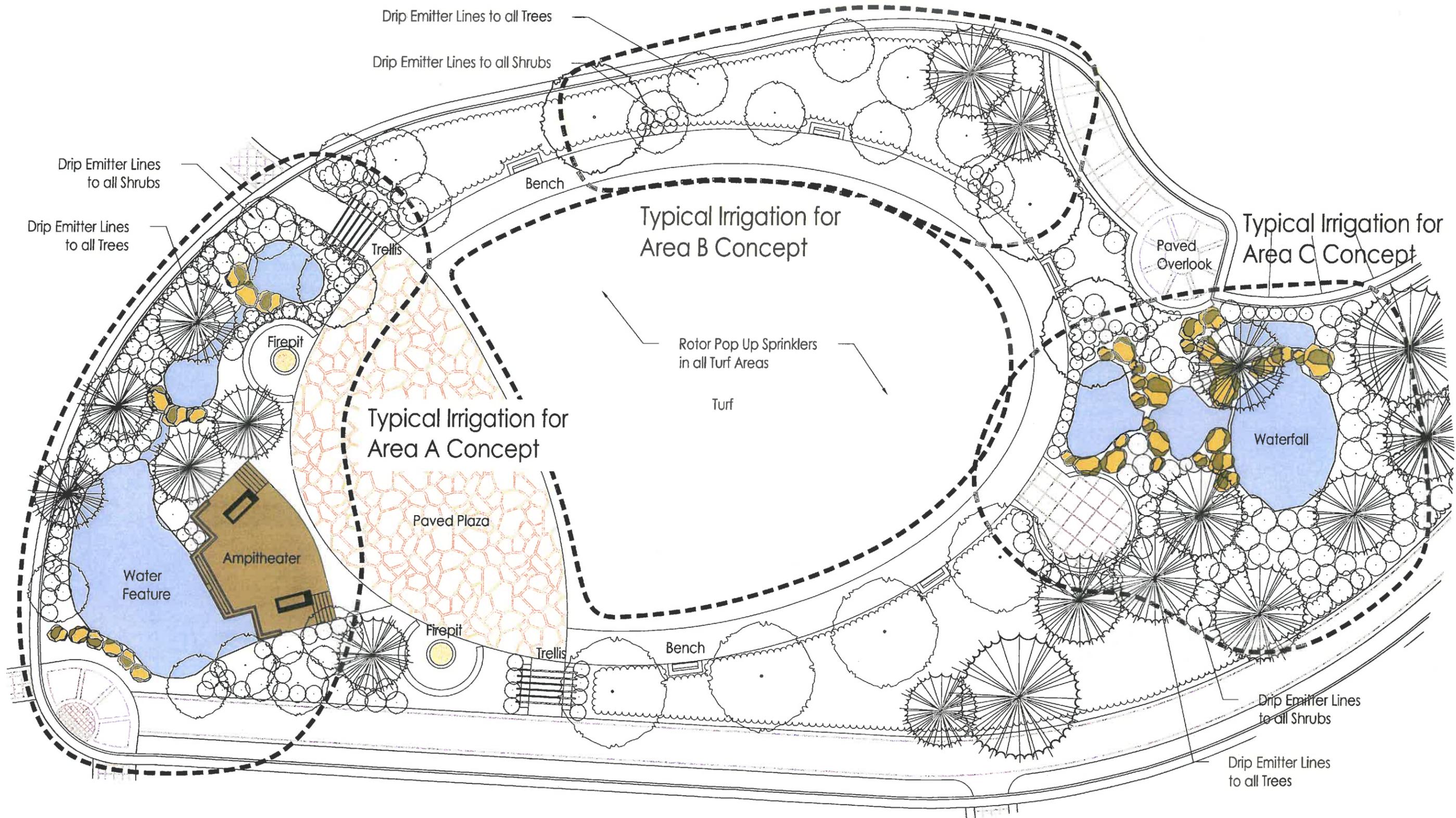


# CANYON CENTRE - PHASE 1

COTTONWOOD HEIGHTS, UTAH 84124



October 1, 2013

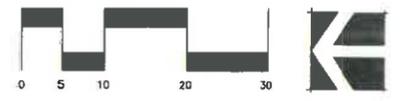


Conceptual Irrigation Plan



CANYON CENTRE - PHASE 1

COTTONWOOD HEIGHTS, UTAH 84124





## MEMORANDUM

To: Architectural Review Commission (ARC)  
From: Mike Johnson, Community & Economic Development Director  
Date: November 29, 2018  
Subject: PDD-18-001; ICO Development Architectural Appurtenance Height

---

### **REQUEST**

An application has been made by ICO Development for approval of a zone change and development plan approval to construct three multi-family residential buildings with live-work units on the property located at 6784 South 1300 East.

The subject property is located outside the Gateway Overlay District, and therefore does not require a Certificate of Design Compliance from the ARC. However, the applicant is proposing to construct architectural appurtenances in excess of the 50' building height limit. Per chapter 19.51 of the city's zoning ordinance, architectural appurtenances may exceed the maximum building height in the zone only after review and approval by the ARC.

### **ARCHITECTURAL REVIEW COMMISSION AUTHORITY**

The Planned Development District (PDD) ordinance, chapter 19.51 of the city's zoning ordinance, allows applicants to propose a zone map amendment specific to a given property. All applications for such zone map amendments requires approval of a detailed development plan that includes site plans, building elevations, landscaping, circulation, etc. The PDD ordinance allows applicants to propose specific zoning standards on a property, including maximum density, building height, setbacks, land uses, etc. Chapter 19.51 prescribes baseline limitations on these proposals.

The PDD ordinance defines three development tiers with varying degrees of restrictions. All PDD applications must fall into one of the three tiers to be considered. Tier I allows the most flexibility and proposed development intensity, Tier II provides a mid-range level of development intensity, and Tier III provides for the most limited amount of flexibility. Tiers are defined by their locations in the city (Tier I – gravel pit area; Tier II – major intersections 'nodes'; Tier III – Fort Union Boulevard corridor).

The subject property is located in a Tier II PDD area. Height restrictions in this Tier is as follows:

*“The maximum building height in any Tier 2 PD zone is 50 feet if the first two stories (beginning) at the street level) are commercial and/or office uses. The maximum building*

*height is reduced to 35 feet for any building that either does not have commercial/office uses on the first two stories or is located within 50 feet of a single-family zoning district.”*

*“Building height shall not exceed the corresponding building height for each tier in the table measured from the grade plan as defined in the city’s building code (the “building code”). Parapet walls, rooftop penthouses, landscaping and vegetative amenities and other similar architectural features may extend above the maximum building height provided they contribute to the overall architectural character of the building as determined by the city’s architectural review commission (“ARC”) and contain only mechanical or other apparatus necessary for the operation of the building.”*

## **PROPOSAL**

The applicant’s proposed development consists of three buildings. Each building has a maximum roof height of 50’. The applicant is proposing to construct architectural appurtenances (parapet walls, corner tower elements, standing seam pyramidal elements) that will reach a maximum height of approximately 54’.

## **RECOMMENDATION**

Staff recommends that the ARC review the proposed building elevations to determine whether the proposed architectural features positively contribute to the buildings’ overall architectural character. After review and consideration, the ARC may make a motion to approve the request; may require modifications to the request, or; may deny the request. A final written decision will be provided to the City Council for final consideration of the proposed development.

## **MODEL MOTIONS**

### **Approval**

I move that we approve a request from ICO Development for the construction of architectural elements and appurtenances in excess of 50’, as shown on the building elevations that are part of the proposed development plan for project PDD-18-001. This motion is based on the finding that the proposed architectural elements contribute to the overall architectural character of the proposed buildings.

### **Denial**

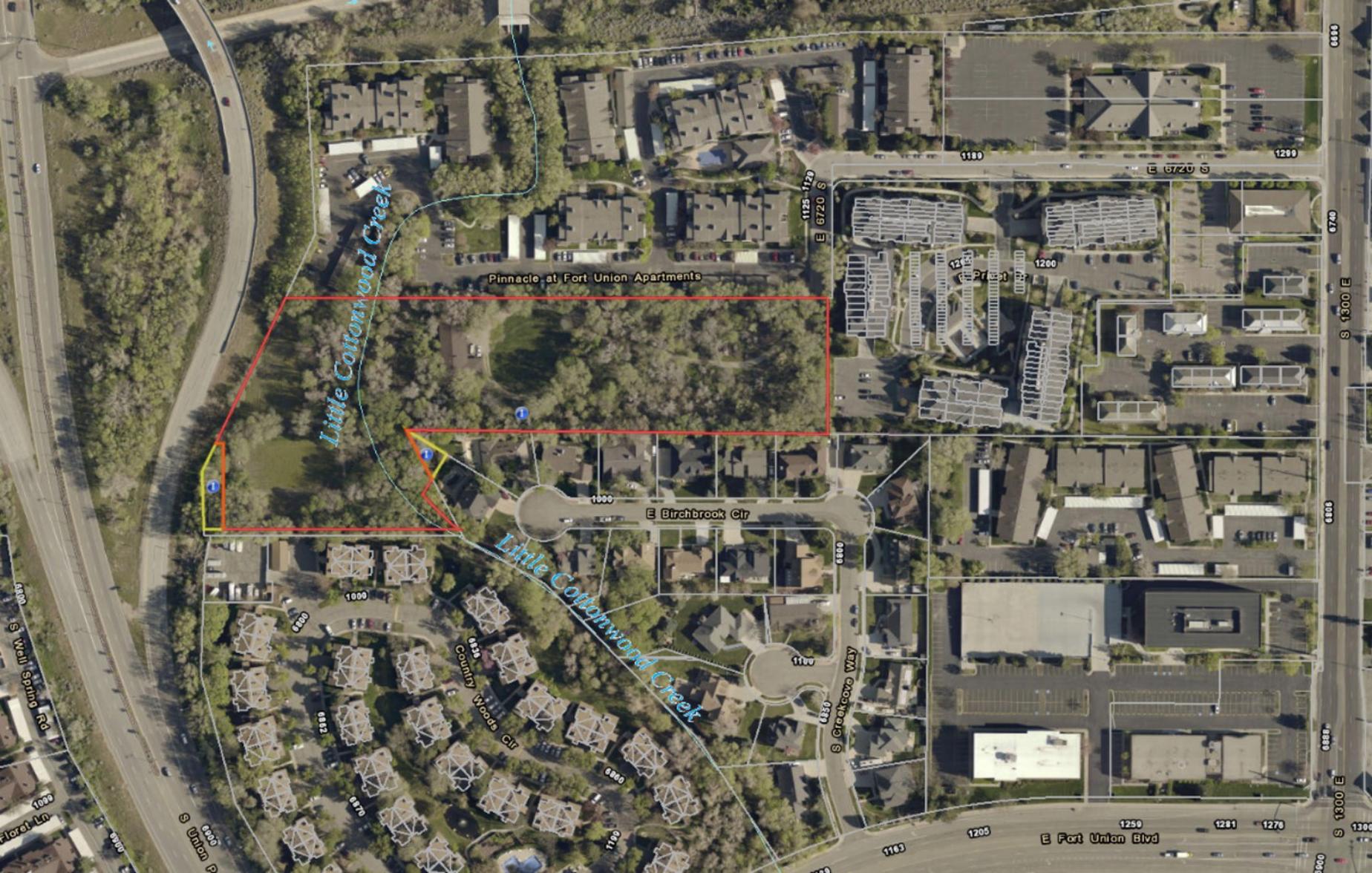
I move that we deny a request from ICO Development for the construction of architectural elements and appurtenances in excess of 50’, as shown on the building elevations that are part of the proposed development plan for project PDD-18-001. This motion is based on the finding that the proposed architectural elements do not contribute to the overall architectural character of the proposed buildings.

## **ATTACHMENTS**

Exhibit 1 – Context Aerial

Exhibit 2 – Proposed Development Site Plan

Exhibit 3 – Proposed Building Elevations



*Little Cottonwood Creek*

Pinnacle at Fort Union Apartments

E Birchbrook Cir

*Little Cottonwood Creek*

Country Woods Cir

S Creekside Way

E Fort Union Blvd

S Well Service Rd  
Florid Ln

S Union Pk

6800  
6740  
S 1300 E  
6600  
6880  
S 1300 E  
2000

1125-1120  
E 6720 S

1180

1200

E 6720 S

1200

1200

1000

1000

6800

2080

6850

6870

6890

6910

6930

6950

6970

6990

7010

7030

7050

7070

7090

7110

7130

7150

7170

7190

7210

7230

7250

7270

7290

7310

7330

7350

1163

1205

1250

1281

1276

S 1300 E

1300

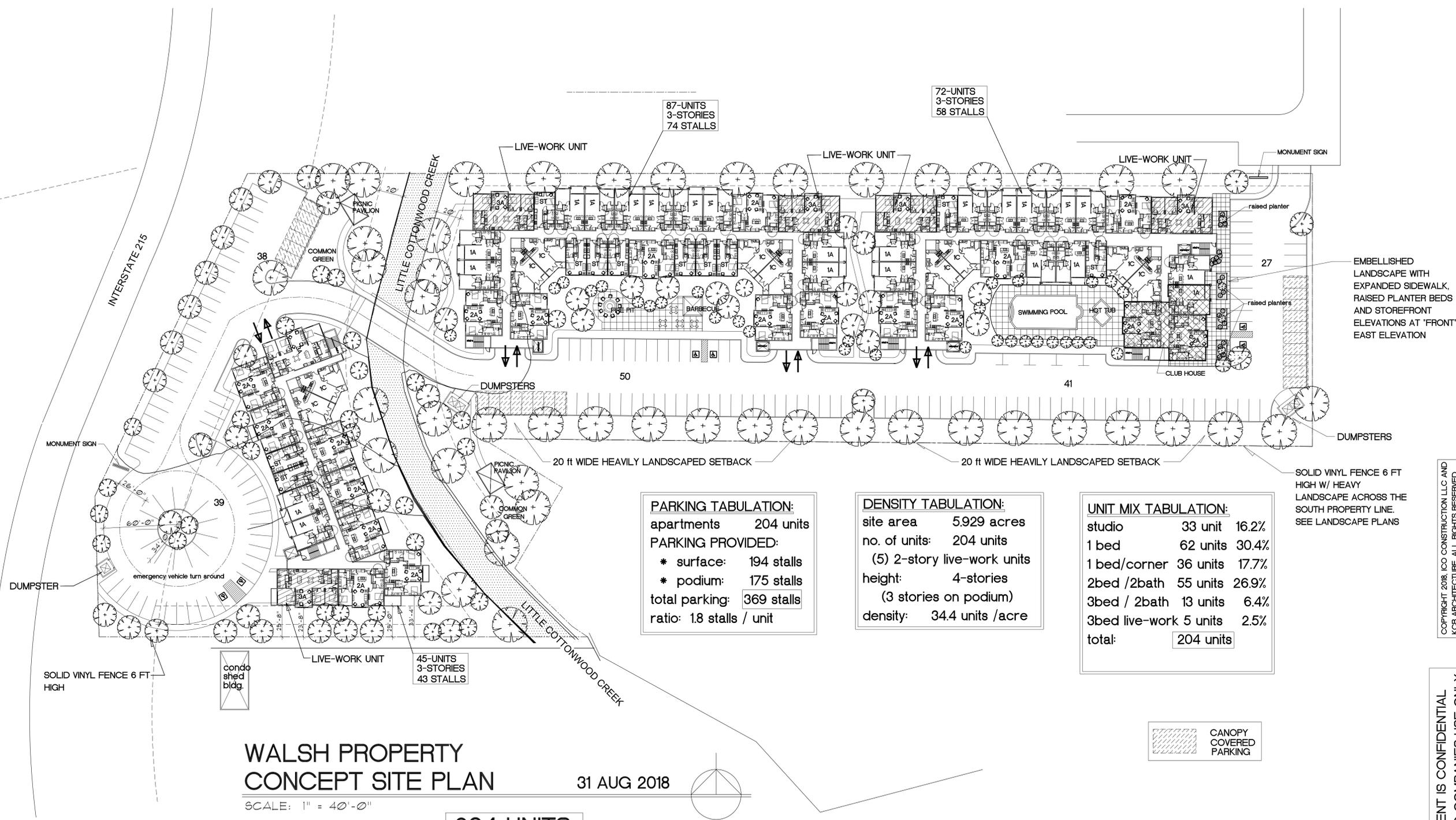
1300

1300



THIS DOCUMENT IS CONFIDENTIAL  
AND FOR ICO COMPANIES USE ONLY

COPYRIGHT 2018, ICO CONSTRUCTION LLC AND  
KCB ARCHITECTURE. ALL RIGHTS RESERVED



**PARKING TABULATION:**

apartments	204 units
PARKING PROVIDED:	
* surface:	194 stalls
* podium:	175 stalls
total parking:	369 stalls
ratio:	1.8 stalls / unit

**DENSITY TABULATION:**

site area	5.929 acres
no. of units:	204 units
height:	4-stories
	(3 stories on podium)
density:	34.4 units / acre

**UNIT MIX TABULATION:**

studio	33 unit	16.2%
1 bed	62 units	30.4%
1 bed/corner	36 units	17.7%
2bed /2bath	55 units	26.9%
3bed / 2bath	13 units	6.4%
3bed live-work	5 units	2.5%
total:	204 units	



WALSH PROPERTY  
CONCEPT SITE PLAN  
31 AUG 2018  
SCALE: 1" = 40'-0"

204 UNITS



BUILDING 'A' - SOUTH ELEVATION



BUILDING 'A' - EAST ELEVATION

COPYRIGHT 2018, ICO CONSTRUCTION LLC AND  
KCB ARCHITECTURE. ALL RIGHTS RESERVED

THIS DOCUMENT IS CONFIDENTIAL  
AND FOR ICO COMPANIES USE ONLY

COPYRIGHT 2018, ICO CONSTRUCTION LLC AND  
KCB ARCHITECTURE. ALL RIGHTS RESERVED

THIS DOCUMENT IS CONFIDENTIAL  
AND FOR ICO COMPANIES USE ONLY



parking access

fire pit / barbecue

parking access

BUILDING 'B' - SOUTH ELEVATION



live-work unit

BUILDING 'B' - EAST ELEVATION



live-work unit

BUILDING 'C' - WEST ELEVATION



live-work unit

BUILDING 'C' - SOUTH ELEVATION

COPYRIGHT 2018, ICO CONSTRUCTION LLC AND  
KCB ARCHITECTURE. ALL RIGHTS RESERVED

THIS DOCUMENT IS CONFIDENTIAL  
AND FOR ICO COMPANIES USE ONLY

PROJECT NUMBER

17-046

SHEET TITLE

CONCEPT ELEVATIONS  
BUILDING 'C'  
SCALE: 3/32" = 1'-0"

PROJECT/OWNER

WALSH PARCEL  
COTTONWOOD HEIGHTS, UT  
XX  
COTTONWOOD HEIGHTS, UTAH  
ICO DEVELOPMENT

ARCHITECT



architecture  
2033 dan drive  
layton, utah 84040  
(801) 593-9338  
(801) 593-9328 FAX

REVISION DATE

XX

DATE

31 AUG 2018

SHEET NUMBER

A4.4



BUILDING A SOUTH ELEVATION



BUILDING B SOUTH ELEVATION



BUILDING C EAST ELEVATION

---

COTTONWOOD HEIGHTS APARTMENTS