



## 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 Wednesday, October 10, 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-18-001) Action on a request from University Federal Credit Union to issue an updated Certificate of Design Compliance to add an ATM island to the previously approved credit union branch remodel on the property located at 7220 South Highland Drive.**

**2.3 (Project #SPL-18-007) Action on a request from Architectural Nexus to issue an updated Certificate of Design Compliance for revised architectural design of the previously approved Canyon Centre office building at 7323 South Canyon Centre Parkway.**

#### **2.5 Approval of Minutes for October 10, 2018**

*(The Architectural Review Commission will move to approve the minutes of October 10, 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 Wednesday, October 3, 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 3<sup>rd</sup> day of October 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).*

# MEMO

**To:** Architectural Review Commission

**From:** Andy Hulka, Associate Planner

**Date:** October 10, 2018

**Subject:** SPL-18-001, University Federal Credit Union, 7220 S. Highland Dr. (Revised)

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## ***INTRODUCTION***

This is an application for architectural review and approval of a revised Certificate of Design Compliance to add an ATM island to the credit union branch remodel at 7220 S. Highland Dr. The remodel was originally reviewed and approved by the ARC at its meeting on May 24, 2018. After the original Certificate of Design Compliance was issued, the applicant requested approval to add an ATM island to the plans. Because this is a new structure that was not considered as part of the original approval, the proposal must be reviewed for design compliance.

## ***DESIGN GUIDELINES REVIEW***

Staff has completed a preliminary review of the plans for compliance with the city's design guidelines. The following list includes a summary of the proposed changes along with relevant suggestions from the design guidelines for ARC consideration.

### **ATM Island**

- Lighting
  - "Uniformity of lighting is desirable to achieve an overall objective of continuity, and to avoid objectionable glare." (19.40.140.A)
  - "Accent lighting is encouraged to highlight interesting architectural features, signs, and displays, but must be shielded and oriented toward the intended feature." (Design Guidelines, 9.3)
  - The proposal includes downward directed lighting over the ATM, as well as a strip of light along the edge of the ATM canopy. The original design approval for this project included two backlit wall signs and downward directed wall-mount lighting. The commission should review the ATM design to ensure uniformity of lighting for the entire project.
- Signs
  - "Sign colors, materials, and design should be compatible with that of the primary building facade." (Design Guidelines, 22.2)
  - An illuminated sign is also proposed above the canopy of the structure. Staff recommends that the commission review the design of the ATM sign for compatibility with the design of the signs on the primary building.
- Setbacks
  - "The minimum depth of the front yard in the CR zone is 20 feet." (19.40.070)
    - The proposed structure is approximately 40 feet from the front property line.

**Parking**

- As part of this application, the applicant is also proposing an accessible public access route from the south sidewalk. The site plan has been updated to show the handicapped stalls in their existing locations, with one on the east and one on the west side of the building.

**APPROVAL PROCESS**

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 pertaining to setbacks, building height, landscaping, parking, etc. Issuance of a Certificate of Design Compliance will ensure that the applicant has complied with pertinent city ordinances regarding architecture and site design.

**APPLICANT INFORMATION**

- University Federal Credit Union
  - 801-463-3573

**MODEL MOTIONS***Approval*

I move to issue a revised Certificate of Design Compliance for Project SPL-18-001, a request from University Federal Credit Union, for the remodel of a credit union building on the property located at 7220 S. Highland Dr.

- Add any conditions of approval...

*Denial*

I move to deny a revised Certificate of Design Compliance for Project SPL-18-001, a request from University Federal Credit Union, for the remodel of a credit union building on the property located at 7220 S. Highland Dr.

- List reasons for denial...

**ATTACHMENTS**

1. Plan Submittal (site plan and ATM photos)





**University**  
FEDERAL CREDIT UNION



**University**  
FEDERAL CREDIT UNION

**ATM**

PHEBOLD



## MEMORANDUM

To: Architectural Review Commission  
From: Mike Johnson, Community & Economic Development Director  
Date: October 10, 2018  
Subject: Project SPL-18-007; Canyon Centre Office Building Architecture Change

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### **REQUEST**

An application has been made by Architectural Nexus for consideration of a revised Certificate of Design Compliance for the approved Canyon Centre office building located at 7323 S Canyon Centre Parkway. The only changes proposed are to the architecture of the building. No other changes or modifications are proposed for the building or the site.

Please refer to the attached documents comparing the existing approved architecture with the proposed modifications.

### **CERTIFICATE OF DESIGN COMPLIANCE REQUIRED**

The subject property is located 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. An original Certificate of Design Compliance for the subject building was issued in 2014. Because the revised architecture of the building differs from that original approval, a new Certificate of Design Compliance is required. Part of the Architectural Review Commission's authority is "to approve or disapprove certificates of design compliance" (19.49.020.D).

The original Certificate of Design Compliance was issued with 5 conditions of approval, as follows:

1. At such time when the parking structure is completed and certified for occupancy, the developer shall have twelve (12) months within which to apply for a building permit for the second building. The same rule applies for all subsequent buildings (beyond the second building), meaning the applicant shall have twelve (12) months within which to apply for a building permit for the next building upon completion of the second building, and so on. If no permit application is made within that timeframe, the structure shall "go green," so as not to create a negative visual impact. The term "green" shall be defined by the Community and Economic Development Director, and may include such measures as adding sod and/or native grasses to the top of the parking structure which is exposed and contains no structure(s) above it;
2. The overall development of the project is to be developed following the project Master Plan, with a review of each additional building by the ARC, and which may contain variations to it, as approved as part of the project Master Plan;
3. The developer shall bring revised plans back to the ARC showing the parking structure and building;

4. Complete landscaping plans shall be submitted to the ARC, and the color of the metal accents for the project shall be “saddle brown” as shown on the applicant’s color board in the meeting of January 30, 2014;
5. Reconsideration of the parapet over the curtain wall shall be made by the developer and shall be approved by staff;

In its review of the proposed changes, the ARC may add, remove, and/or modify any of the conditions of the original Certificate. Staff’s analysis of each condition is as follows:

1. Condition #1 pertains to the parking structure and not to the office building. This condition will continue to be imposed on the parking structure and requires no consideration by the ARC at this time;
2. The proposed modifications should be reviewed for compliance with the overall Canyon Centre Master Development Plan. Staff finds that the proposed materials and architectural style generally comply with the original approval;
3. Condition #3 has been previously addressed and approved by the ARC, and is no longer a required condition;
4. Condition #4 has been previously addressed and approved by the ARC. The proposal does not affect the site or landscaping in any way;
5. Condition #5 is part of the proposed modification, and will likely not be a relevant condition after consideration of the proposed changes.

#### **RECOMMENDATION**

Staff recommends that the ARC review the proposed changes and compare them to the previously approved design. If the new changes are 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.

#### **Attachments:**

1. Proposed architectural design package



ARCH | NEXUS

Architectural NEXUS, Inc.  
2505 East Parleya Way  
Salt Lake City, Utah 84109  
T 801.924.5000  
http://www.archnexus.com

Original drawings remain the property of the Architect and as such the Architect retains total ownership and control. The design represented by these drawings is sold to the client for a one-time, unless otherwise agreed upon in writing by the Architect. © Architectural Nexus, Inc. 2014

**WEST ELEVATION**  
**GLAZING VARIANCE : +6%**

**PREVIOUS WEST ELEVATION**  
8,100 SF - OPAQUE MATERIAL  
5,100 SF GLAZING  
39% GLAZING

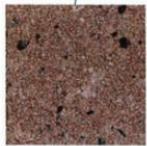
**REVISED WEST ELEVATION**  
6,300 SF - OPAQUE MATERIAL  
5,200 SF GLAZING  
45% GLAZING



**PREVIOUSLY APPROVED WEST ELEVATION PER C.U.P.**



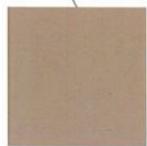
FASCIA, TRIM AND SOFFIT  
COLOR SADDLE BROWN



STUCCO - "TERRA NEO"  
Color: 201 ZANZIBAR



STONE VENEER  
"Mountain Valley Natural Blend"  
Delta Stone



STEEL COLUMNS, HAUNCHES AND BRACES  
COLOR SADDLE BROWN



STUCCO - "TERRA NEO"  
Color: 202 SERENGETI

OUTDOOR FIREPLACE AND TRELLIS SYSTEM

SCREENED MECHANICAL PENTHOUSE



**REVISED WEST ELEVATION**

**Baber Investment Group, LLC**  
**CANYON CENTER OFFICE BUILDING**  
7371 South Wasatch Boulevard  
City of Cottonwood Heights  
Salt Lake City, UT 84121

# Date Revision

**CONCEPTUAL DESIGN**

NEXUS PROJ. #: 18114  
CHECKED BY: JDC  
DRAWN BY: BS  
DATE: Issue Date

**EXTERIOR ELEVATIONS**

AGENCY APPROVAL

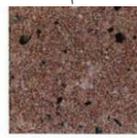
11/16/2016 14:43:39 PM



**PREVIOUSLY APPROVED SOUTH ELEVATION PER C.U.P.**



FASCIA, TRIM AND SOFFIT  
COLOR SADDLE BROWN



STUCCO - "TERRANEO"  
Color: 201 ZANZIBAR



STONE VENEER  
"Mountain Valley Natural Blend"  
Delta Stone



STEEL COLUMNS, HAUNCHES AND BRACES  
COLOR SADDLE BROWN



STUCCO - "TERRANEO"  
Color: 202 SERENGETI



**REVISED SOUTH ELEVATION**

**SOUTH ELEVATION**  
**GLAZING VARIANCE : +6%**

**PREVIOUS SOUTH ELEVATION**  
2,400 SF - OPAQUE MATERIAL  
2,100 SF GLAZING  
46% GLAZING

**REVISED SOUTH ELEVATION**  
3,100 SF - OPAQUE MATERIAL  
2,000 SF GLAZING  
40% GLAZING



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**Baber Investment Group, LLC**  
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7371 South Wasatch Boulevard  
City of Cottonwood Heights  
Salt Lake City, UT 84121

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**CONCEPTUAL DESIGN**

NEXUS PROJ #: 18114  
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**EXTERIOR ELEVATIONS**

AGENCY APPROVAL

11/20/2018 1:43:41 PM

**A202**



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**EXTERIOR ELEVATIONS**

**A203**

**EAST ELEVATION**  
**GLAZING VARIANCE : +5%**

**PREVIOUS EAST ELEVATION**  
5,600 SF - OPAQUE MATERIAL  
4,200 SF GLAZING  
42% GLAZING

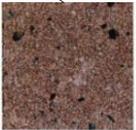
**REVISED EAST ELEVATION**  
4,450 SF - OPAQUE MATERIAL  
3,900 SF GLAZING  
47% GLAZING



**PREVIOUSLY APPROVED EAST ELEVATION PER C.U.P.**



FASCIA, TRIM AND SOFFIT  
COLOR SADDLE BROWN



STUCCO - "TERRA NEO"  
Color: 201 ZANZIBAR



STONE VENEER  
"Mountain Valley Natural Blend"  
Delta Stone



STEEL COLUMNS, HAUNCHES AND BRACES  
COLOR SADDLE BROWN



STUCCO - "TERRA NEO"  
Color: 202 SERENGETI



**REVISED EAST ELEVATION**

11/14/2015 14:33 PM

AGENCY APPROVAL

6 | 5 | 4 | 3 | 2 | 1 |



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**NORTH ELEVATION**  
**GLAZING VARIANCE : +19%**

**PREVIOUS NORTH ELEVATION**  
4,505 SF - OPAQUE MATERIAL  
1,915 SF GLAZING  
30% GLAZING

**REVISED NORTH ELEVATION**  
3,385 SF - OPAQUE MATERIAL  
3,305 SF GLAZING  
49% GLAZING



**PREVIOUSLY APPROVED NORTH ELEVATION PER C.U.P.**



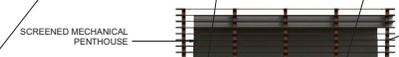
FASCIA, TRIM AND SOFFIT  
COLOR SADDLE BROWN

STUCCO - "TERRANEO"

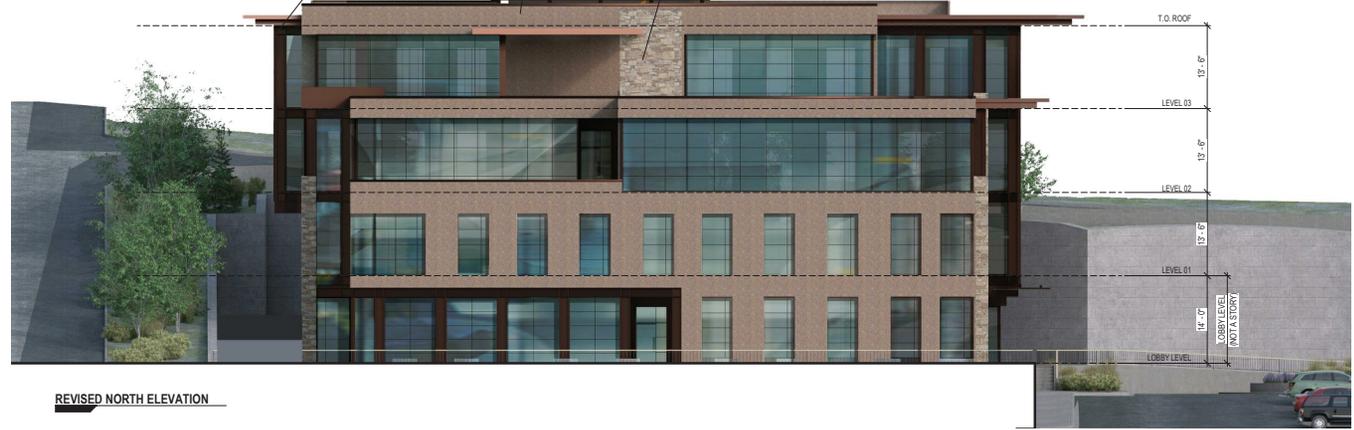
STONE VENEER

STEEL COLUMNS, HAUNCHES AND BRACES  
COLOR SADDLE BROWN

STUCCO - "TERRANEO"



SCREENED MECHANICAL PENTHOUSE



**REVISED NORTH ELEVATION**

**Baber Investment Group, LLC**  
**CANYON CENTER OFFICE BUILDING**  
7371 South Wasatch Boulevard  
City of Cottonwood Heights  
Salt Lake City, UT 84121

# Date Revision

**CONCEPTUAL DESIGN**

NEXUS PROJ #: 18114  
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**EXTERIOR ELEVATIONS**

AGENCY APPROVAL

**A204**

11/20/2014 10:46 AM



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**PERSPECTIVE VIEWS**

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NEXUS PROJ. #: 18114  
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**PERSPECTIVE VIEWS**

AGENCY APPROVAL

**A207**