

COTTONWOOD HEIGHTS CITY ARCHITECTURAL REVIEW COMMISSION MEETING AGENDA



October 26, 2023

Notice is hereby given that the **Cottonwood Heights Architectural Review Commission** will convene on **Thursday, October 26, 2023 at 6:00 p.m.**, at **Cottonwood Heights City Hall** (2277 E. Bengal Blvd., Cottonwood Heights, UT 84121) for its regularly scheduled **Public Meeting**.

The public meeting will also be broadcast electronically on Zoom. **For those who wish to attend virtually, please register in advance** for these meetings by visiting: www.ch.utah.gov/architecturalreviewcommission, and clicking on **"ARC Zoom Links."** Alternatively, the public can also hear audio of the open portions of the meeting by connecting to the live broadcast at <http://mixlr.com/chmeetings>.

6:00 p.m. Public Meeting

1.0 Welcome and Acknowledgements

- 1.1 Ex parte communications or conflicts of interest to disclose

2.0 Business Items

- 2.1 Project CUP-23-012

Review and potential action on a Certificate of Design Compliance request by Van Leeuwen Dentistry for exterior changes to an existing building at 1845 E. Fort Union Blvd.

3.0 Consent Agenda

- 3.1 Approval of Minutes for October 26, 2023

The Architectural Review Commission will move to approve the minutes of October 26, 2023 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 agrees, at which time the minutes shall be deemed approved.

4.0 Adjourn

- 4.1 Next meeting is scheduled for November 16, 2023, pending action items.

Public Comment Policy

As a public meeting, not a public hearing, public comments are not accepted during Architectural Review Commission Meetings. Individuals with questions regarding an Architectural Review Commission application should direct their inquiries to staff prior to the meeting, by emailing planning@ch.utah.gov.

Meeting Procedures

Items will generally be heard in the following order:

1. Staff Presentation
2. Applicant Presentation (If Applicable)
3. Architectural Review Commission Deliberation
4. Architectural Review Commission Motion and Vote

Architectural Review Commission applications may be tabled if: 1) Additional information is needed in order to act on the item; or 2) The Architectural Review Commission finds there are unresolved issues that may need further attention before the Commission is ready to make a motion. No agenda item will begin after 9:00 pm without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regularly scheduled meeting.

Notice of Participation by Telephonic/Digital Means

Architectural Review Commission members may participate in the meeting via telephonic/digital communication. If a Commissioner does participate via telephonic/digital communication, the Commissioner will be on speakerphone/Zoom. The communication will be amplified so that all other Commissioners and all other persons present in the room will be able to hear all discussions.

Notice of Compliance with the Americans with Disabilities Act (ADA)

In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify the City Recorder at (801) 944-7021 at least 24 hours prior to the meeting. TDD number is (801) 270-2425 or call Relay Utah at #711.

Confirmation of Public Notice

On Friday, October 20, 2023, a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Cottonwood Heights City Offices. The agenda was also posted on the City's website at www.cottonwoodheights.utah.gov and the Utah public notice website at <http://pmn.utah.gov>.

DATED THIS 20TH DAY OF OCTOBER, 2023, Paula Melgar, City Recorder

COTTONWOOD HEIGHTS CITY ARCHITECTURAL REVIEW COMMISSION STAFF REPORT



October 26, 2023

Summary

Project Number:

CUP-23-012

Subject Property:

1845 E. Fort Union Blvd.

Action Requested:

Certificate of Design Compliance
for Exterior Changes to Existing
Building

Applicant:

Van Leeuwen Dentistry

Recommendation:

Approve



Aerial Image of Subject Property

Context

Property Owner:

United Savings & Loan Assoc.

Property Size:

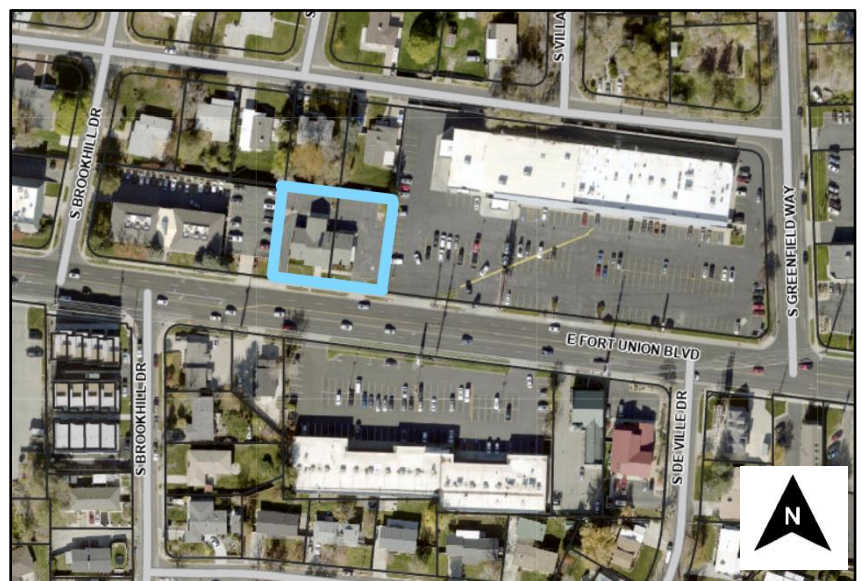
0.44 Acres

Parcel:

22-21-477-009-000 &
22-21-477-010-0000

Zoning:

Neighborhood Commercial
& Gateway Overlay District



Vicinity Map of Subject Property

Background

The applicant has requested a Certificate of Design Compliance for exterior changes to an existing commercial building at 1845 E. Fort Union Blvd. This building was formerly used as a Chase Bank, but has remained vacant for several years. It was recently purchased by Van Leeuwen Dentistry for use as a dental clinic, which was approved as a Conditional Use by the Planning Commission at its September 6, 2023 meeting.

Van Leeuwen Dentistry has operated as a licensed business in Cottonwood Heights for several decades, but has outgrown its current location on Promenade Dr. To retrofit this building from a bank to a clinic, the applicant will make interior floorplan modifications, as well update the building's exterior. As this property falls within the Gateway Overlay District, any exterior changes require approval from the Architectural Review Commission.



Photo of Existing Building (Front)



Photo of Existing Building (Rear)



Photo of Existing Building (West Side)



Photo of Existing Building (East Side)

Proposed Changes

The applicant has proposed to refinish the existing red brick exterior with limewash treatment, as well as to incorporate siding accents using hardie shaker shingles, and roofing accents using standing seam roofing. The primary roof will remain as grey asphalt shingles. The applicant has also proposed to remove the existing bank drive-thru and replace it with a rear building entrance, which will include an additional window.

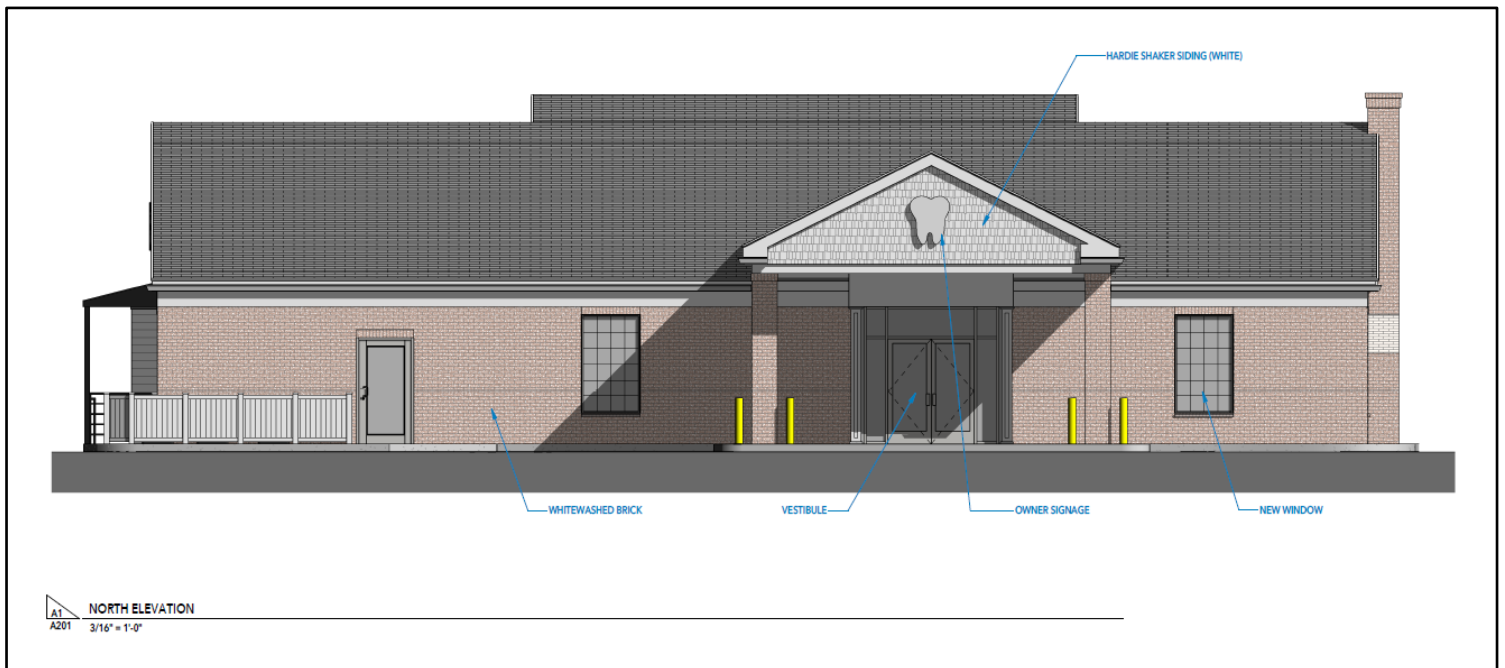
In terms of site changes, the applicant has also proposed updated site landscaping which accommodates the additional parking stalls approved by the Planning Commission, and provides new plantings in the front yard.

The following renderings provide a conceptual visual palette for the proposed changes, with elevations and plans included in subsequent pages.

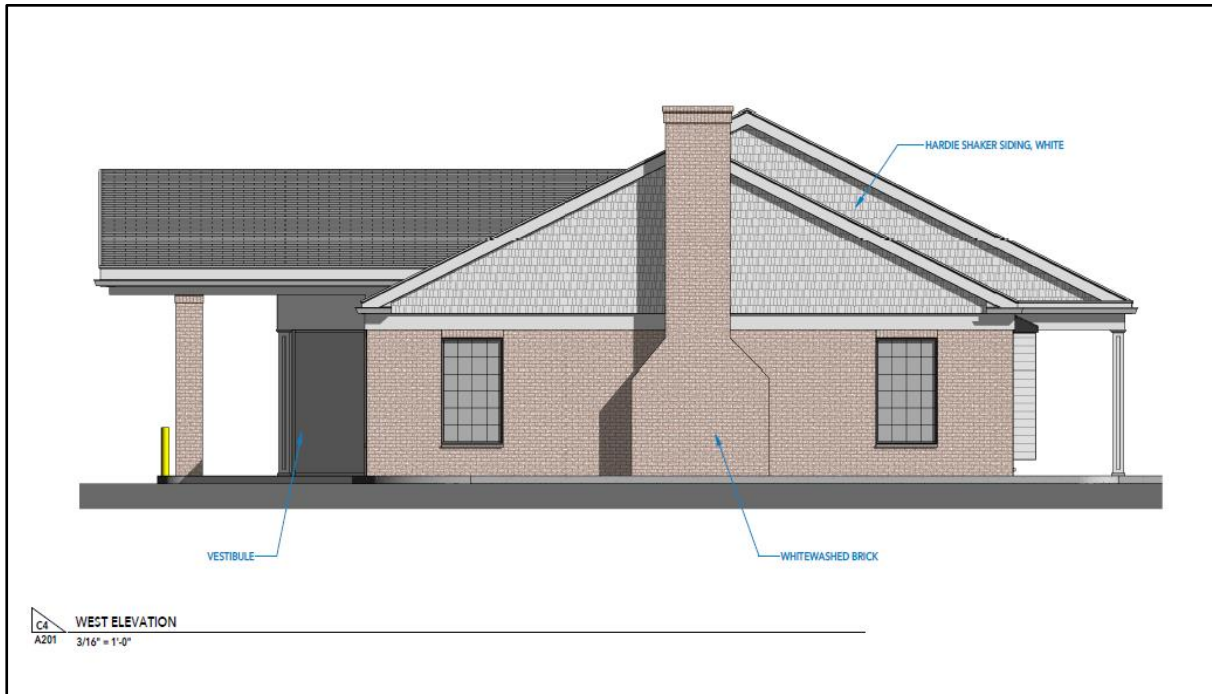




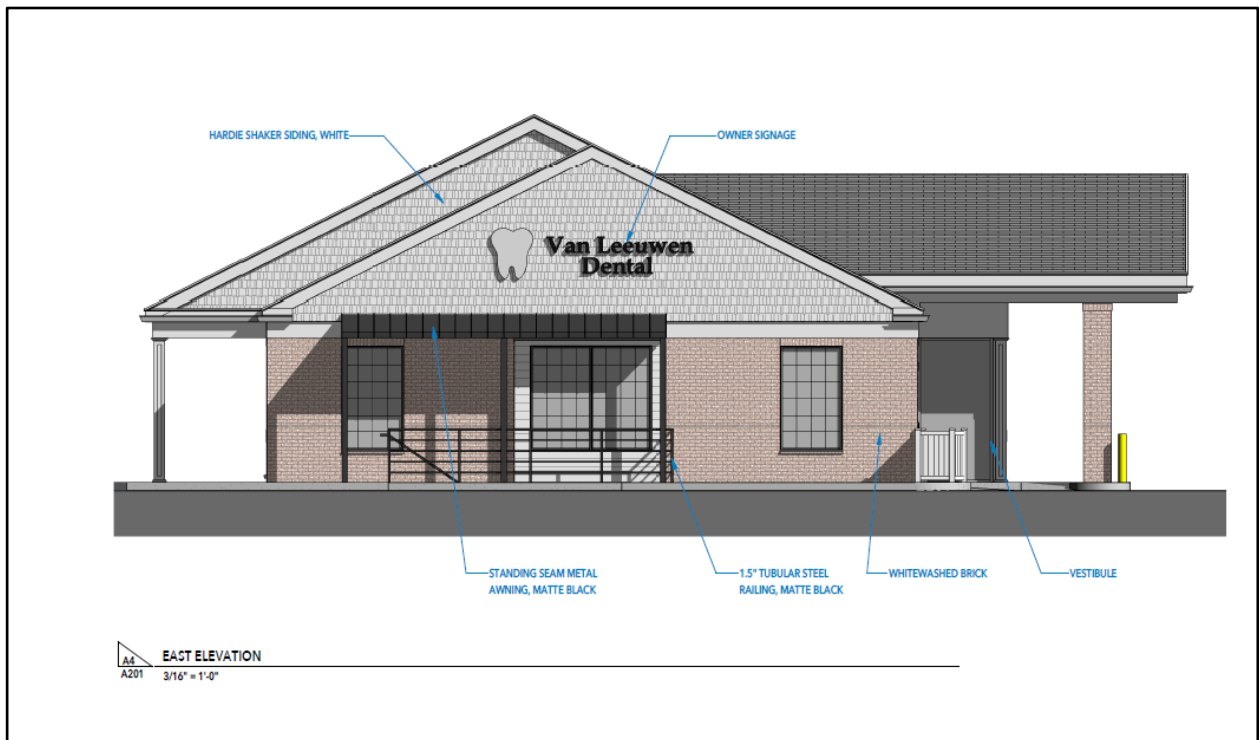
Proposed Front Elevation



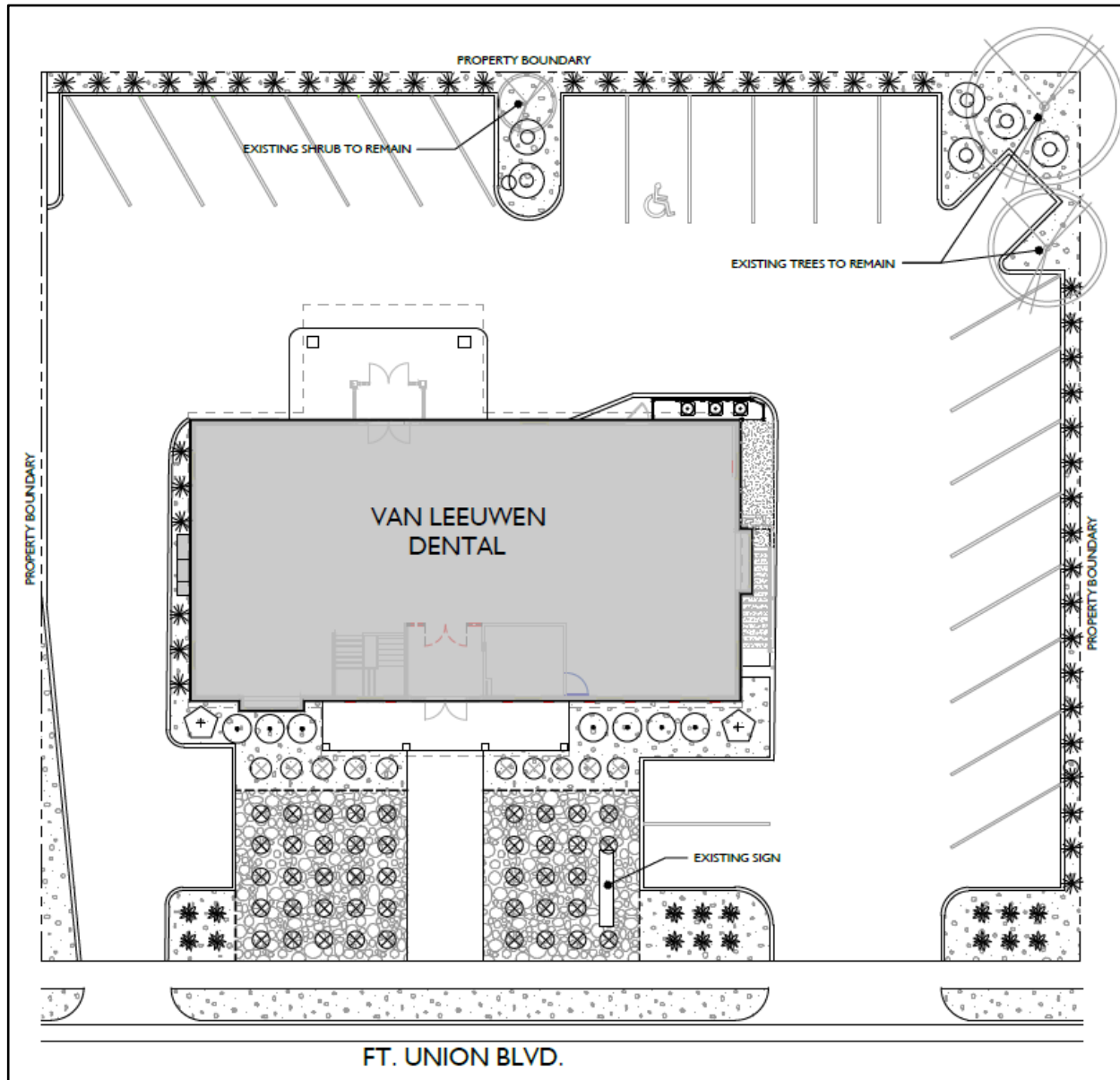
Proposed Rear Elevation



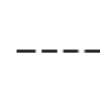
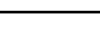
Proposed West Elevation



Proposed East Elevation



LANDSCAPE SCHEDULE

	QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
	5	Existing Tree / Shrub to Remain		
		SHRUBS		
	31	Caryopteris x clandonensis 'Grand Bleu'	Grand Bleu Blue Mist Spirea	2 Gal.
	77	Rhus aromatica 'Grow Low'	Grow Low Sumac	2 Gal.
	27	Yucca filamentosa 'Bright Edge'	Yucca	2 Gal.
		ORNAMENTAL GRASSES		
	59	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
	18	Festuca mairei	Atlas Fescue	1 Gal.
	6	Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.
		MULCH		
	2,936 S.F.	Mulch - Oakley Chip, 3/4", Staker Parsons Min. over Weed Barrier - All Planter Bed Areas		3" Depth
	1,122 S.F.	Mulch - Oakley Chip, 3/8", Staker Parsons Min. over Weed Barrier - All Planter Bed Areas		3" Depth
		EDGING		
		Steel - 3/16" X 4"		

Analysis

Staff has reviewed the proposal for compliance with the city's adopted Design Guidelines and Zoning Ordinance, and finds it to meet the relevant standards which apply to a retrofit of an existing building, as outlined below.

Entrances

- **Requirements:** Orient entrances towards the adjacent street or main access point. Main entrances should be open to the primary right-of-way.
- **Project Compliance:** The proposal maintains the existing street-facing entrance, providing access from the primary right-of-way, Fort Union Blvd.

Windows

- **Requirement:** The majority of windows on a given floor should be relatively equal in size.
- **Project Compliance:** The additional window proposed on the north façade matches the building's existing windows.

Four-Sided Design

- **Requirements:** Architectural details and colors must be consistent on all visible walls. Avoid the look of a single façade that appears to be pasted on the front of the building.
- **Project Compliance:** The whitewashed brick finish is proposed on all four sides of the building, providing continuity from wall to wall. Accent materials are also consistent on all four sides.

Building Color

- **Requirement:** Colors should be used to tie the entire site together and should complement the surrounding developments and natural environment.
- **Project Compliance:** The proposed color palette uses muted tones and is harmonious with the natural environment.

Landscape and Streetscape

- **Requirements:** Landscaping should contribute to the overall appearance and function of the site as well as the streetscape. Developments in the Neighborhood Commercial Zone must provide a landscaped buffer between any residential properties.
- **Project Compliance:** The proposed landscaping preserves some existing foliage, as well as the existing landscaped buffer, while also providing new plantings which update the property with a high-quality aesthetic.

Signs

- **Requirements:** 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. Signs that reflect the type of business through design, shape, or graphic form are encouraged.
- **Project Compliance:** The proposed signage is appropriately scaled so as not to dominate the building, and is also visually compatible with the color palette of the building materials.

Additionally, the proposed signage uses iconography which conveys the building's use as a dental clinic.

Maintenance and Modification

- **Requirements:** Maintenance is required to ensure an appealing, safe environment.
- **Project Compliance:** The proposal represents a robust effort to maintain and improve this parcel. In addition to the improvements outlined in the applicant's proposal, staff has included a recommended condition of approval that the applicant be required to repair the broken portions of the property's perimeter fencing, in order to provide an appealing, safe environment.

Staff Findings

Staff finds that the proposed exterior modifications meet the standards for issuance of a Certificate of Design Compliance, as outlined in 19.49.060.D of City Code:

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.

Recommendation & Model Motions

Staff recommends issuance of a Certificate of Design Compliance for this project, with the condition that the applicant be required to repair the broken portions of the property's perimeter fencing.

Approval

I move to issue a Certificate of Design Compliance for project CUP-23-012, pursuant to the findings and including the conditions of approval outlined in the staff report dated October 26, 2023...

-
- Add any additional findings for approval...
- Add any conditions for approval...

Denial

I move to deny a Certificate of Design Compliance for project CUP-23-012, based on the following findings...

- List findings for denial...

Attachments

1. Full Sized Project Plans



VAN LEEUWEN DENTISTRY

Exterior Design





VAN LEEUWEN DENTISTRY

Exterior Design



VAN LEEUWEN DENTISTRY

Exterior Design

MATERIALS

Exterior Design



- A - Limewashed Existing Red Brick
- B - Black Standing Seam Accent Roofs
- C - Gray Asphalt Shingles (Existing)
- D - Hardie Shaker Single White Siding

DRAWN BY	
PT	
REV. DATE	REV. DESCRIPTION
#	
ISS. DATE	ISS. DESCRIPTION
MARK	

VAN LEEUWEN DENTISTRY
1845 E FORT UNION BLVD.
SALT LAKE CITY, UT 84121

EXTERIOR
ELEVATIONS

SHEET

A201

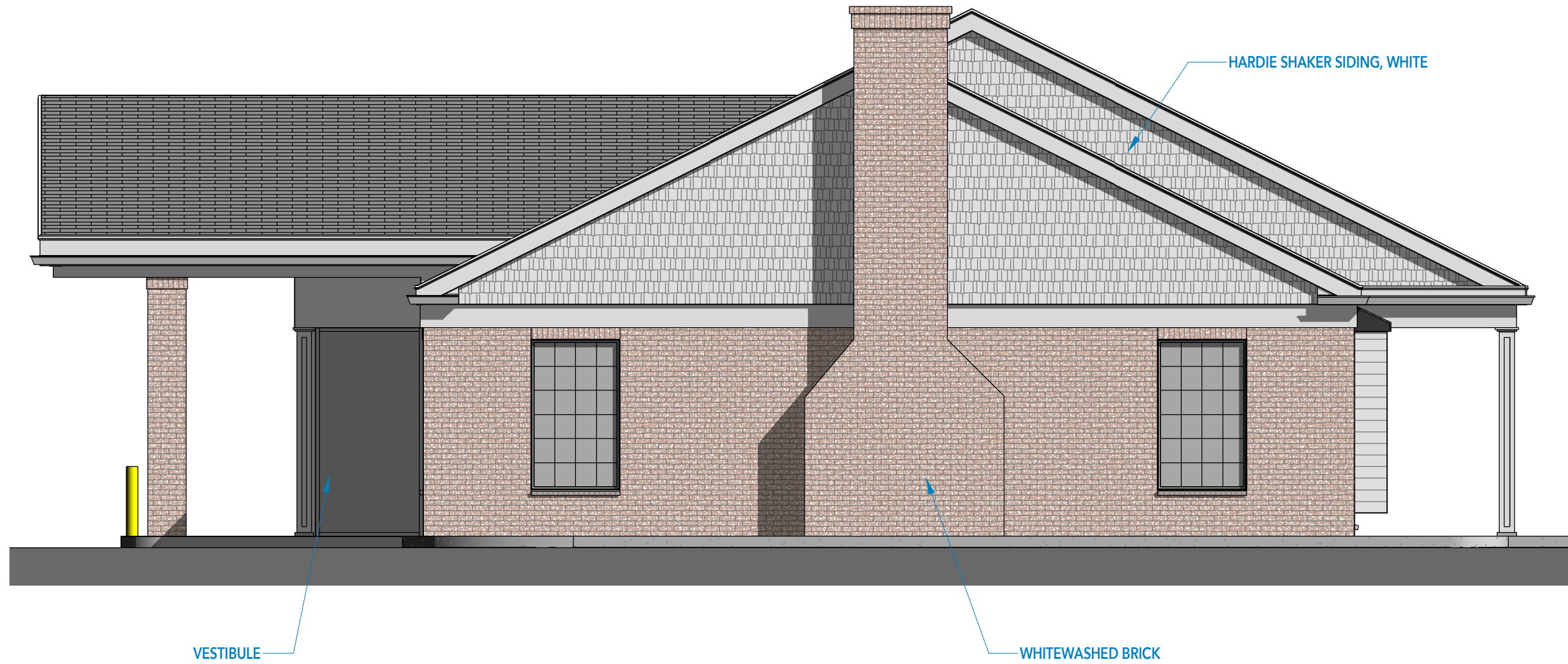
NOT FOR CONSTRUCTION

OWNER APPROVAL

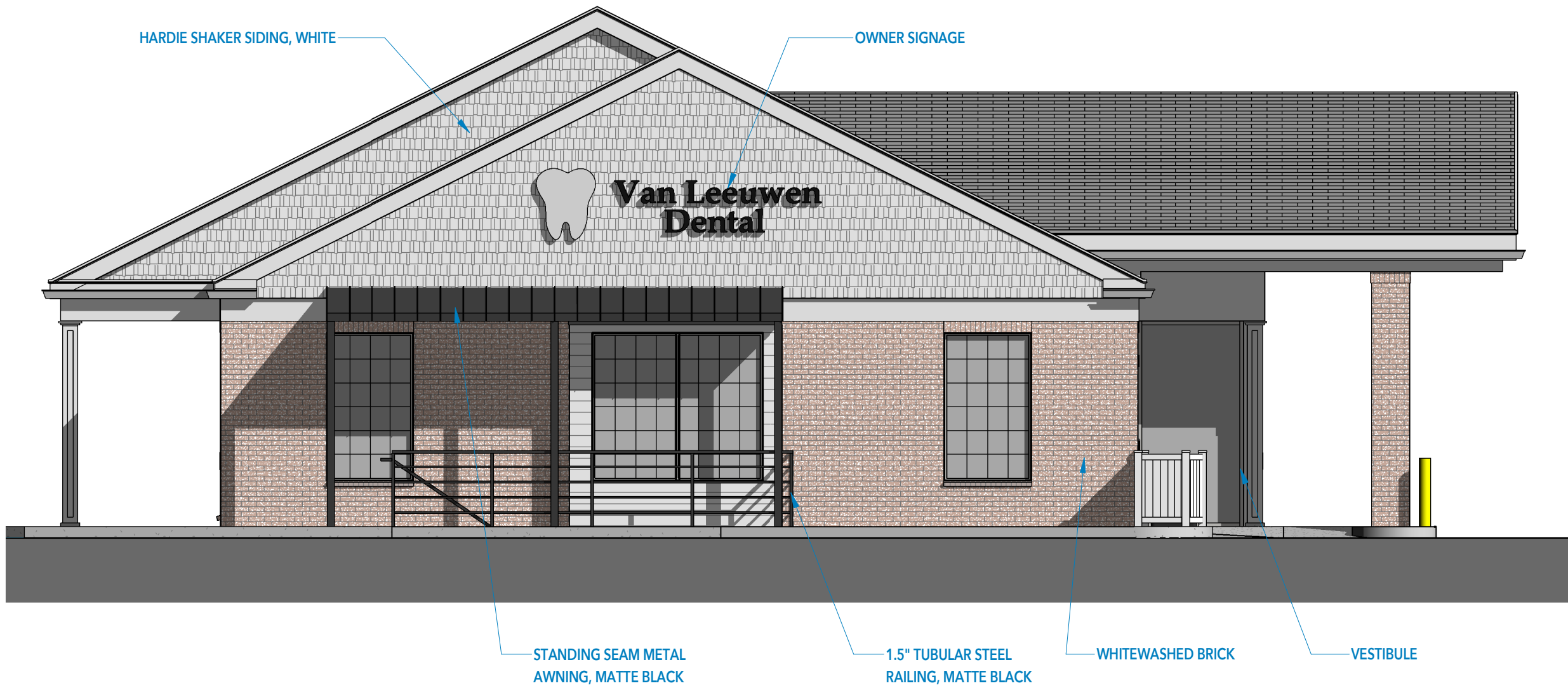
SIGNATURE

DATE

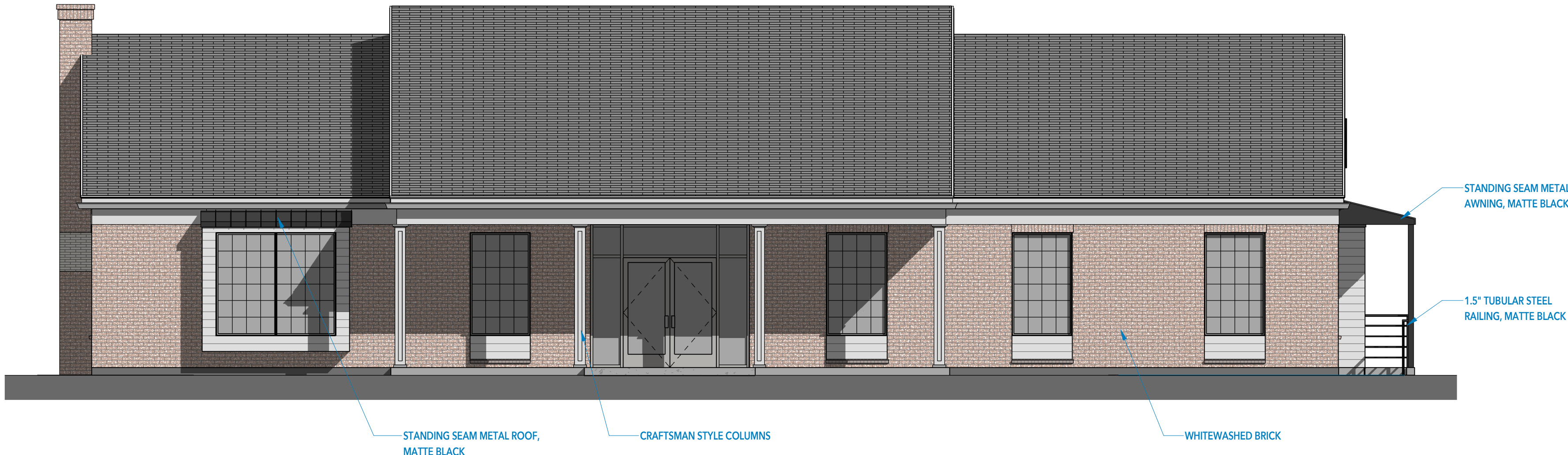
This drawing, as an instrument of professional service, is the property of MINT ARCHITECTURE L.C. and shall not be used, in whole or part, for any other project without the written permission of an authorized representative of MINT ARCHITECTURE L.C. Unauthorized use will be prosecuted to the fullest extent of the law. Copyright © 2020 by MINT ARCHITECTURE L.C.



C4 WEST ELEVATION
A201 3/16" = 1'-0"



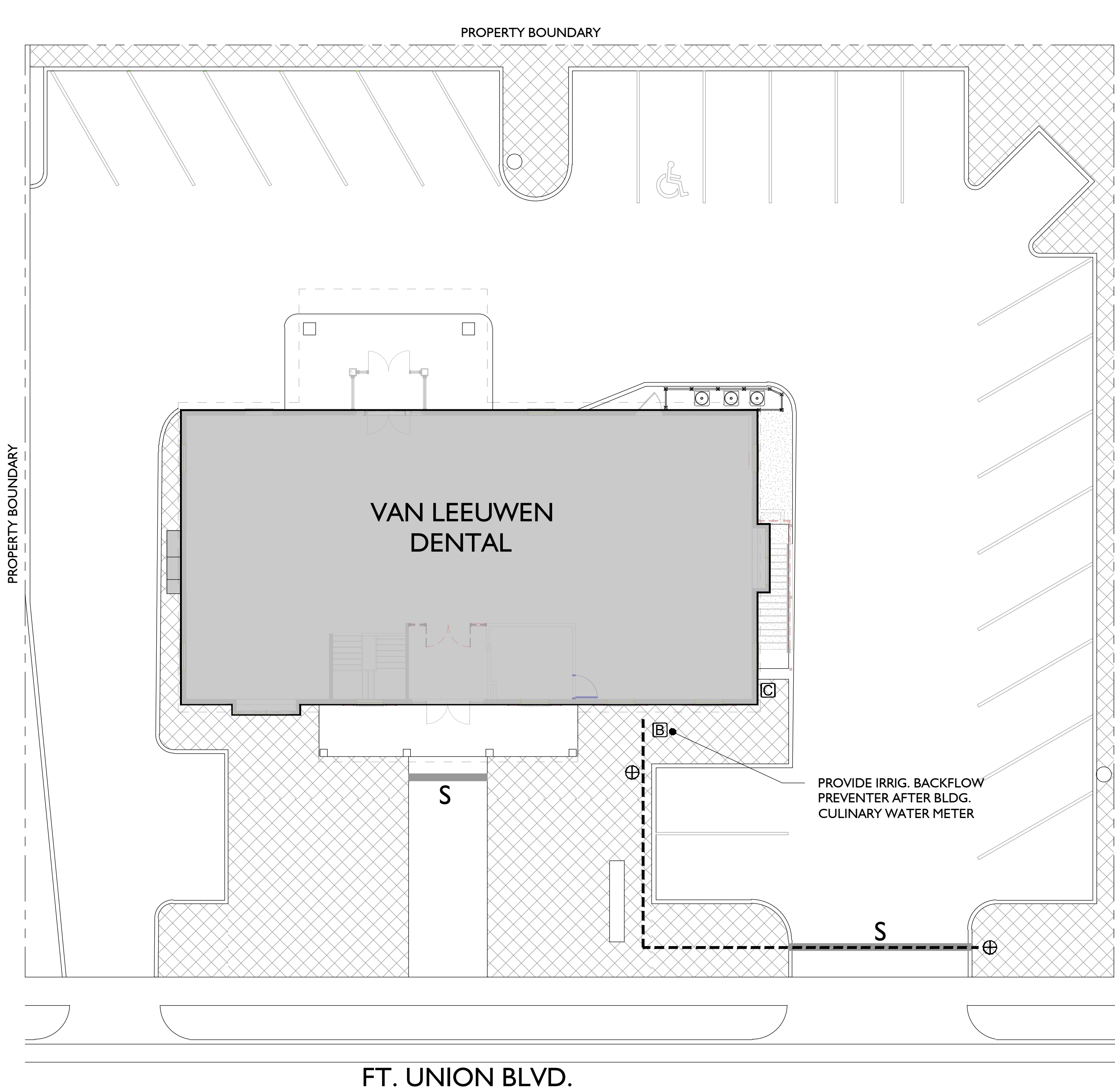
A4 EAST ELEVATION
A201 3/16" = 1'-0"



C2 SOUTH ELEVATION
A201 3/16" = 1'-0"



A1 NORTH ELEVATION
A201 3/16" = 1'-0"

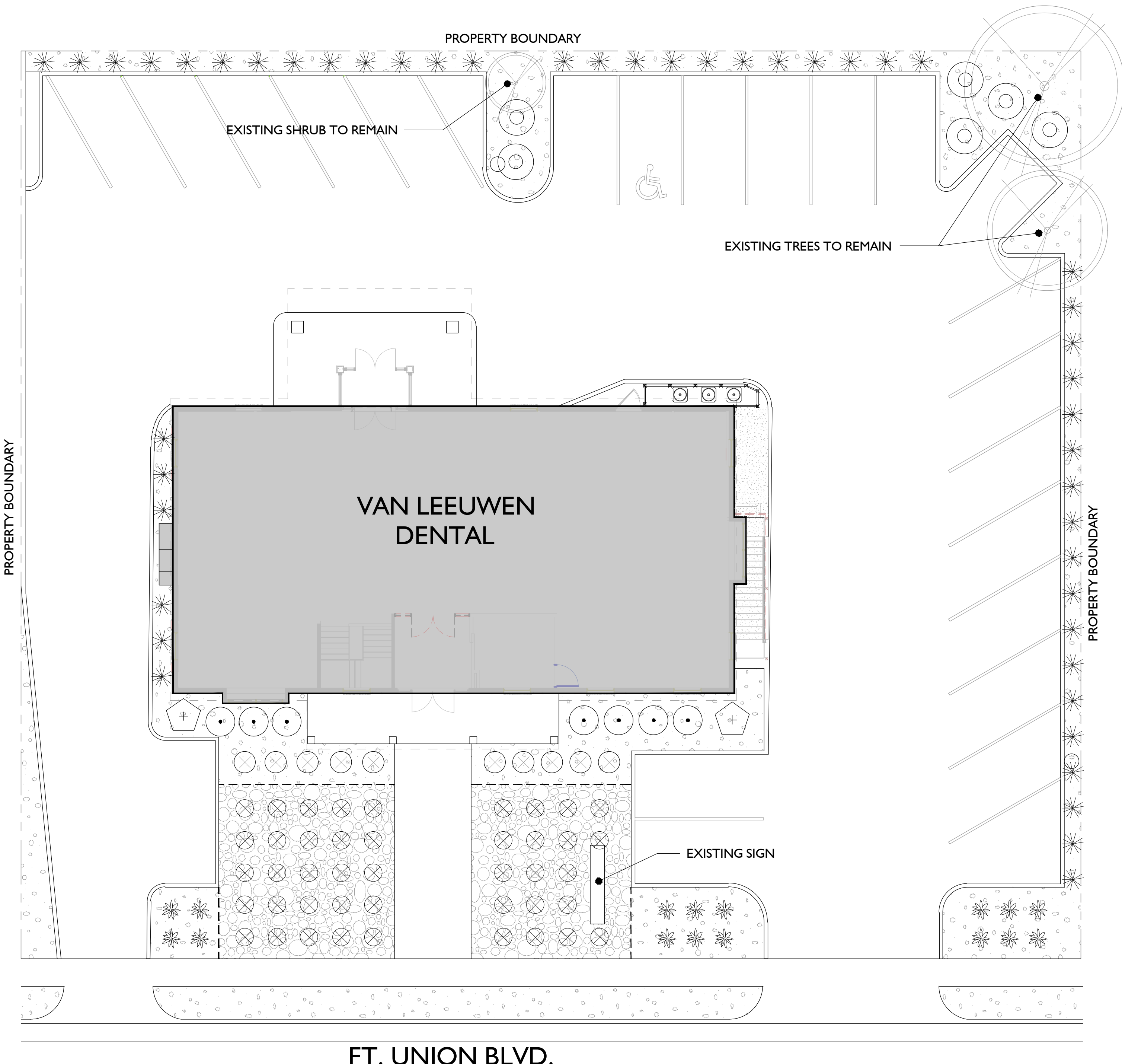


IRRIGATION SCHEDULE

SYM.	MODEL
	Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub, Grass
	Drip Control Zone - Rainbird XCZ-100-PRBCOM
	Quick Coupling Valve Assembly
	Controller - Rainbird ESP4ME3 (ESPSM3 - 3 Station Module) 4 - 7 Stations
	Sch 40 PVC Mainline - 2"
	Irrigation Sleeve (See Plan)
	Valve # 26.7 1" Valve Size

LANDSCAPE GENERAL NOTES

- Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
- Do not commence planting operation until rough grading has been completed.
- All plants shall bear the same relationship to finished grade as the original grade before digging.
- All alterations to these drawings during construction shall be approved by the Project Representative.
- Pre-emergent herbicide shall be used prior to mulch placement.
- All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
- All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
- Stake location of all proposed planting for approval by the Project Representative prior to commencement of planting.



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EDGING			
---	Steel - 3/16" X 4"		

LANDSCAPE TABULATIONS

SITE AREA (Property Area)	18,832 S.F.
LANDSCAPE AREA	3,555 S.F. (19%)
LIVE PLANT MATERIAL	2,605 S.F. (73%)

