

COTTONWOOD HEIGHTS CITY ARCHITECTURAL REVIEW COMMISSION MEETING AGENDA



August 27, 2026

Notice is hereby given that the **Cottonwood Heights Architectural Review Commission** will convene on **Thursday, August 27, 2026 at 4:00 p.m.**, at **Cottonwood Heights City Hall** (2277 E. Bengal Blvd., Cottonwood Heights, UT 84121) for a **Public Meeting**.

The meeting will also be broadcast electronically on the city's YouTube channel at <https://www.youtube.com/@CottonwoodHeights/streams>.

4:00 p.m. Public Meeting

1.0 Welcome and Acknowledgements

- 1.1 Welcome new Commissioners
- 1.2 Ex parte communications or conflicts of interest to disclose

2.0 Business Items

2.1 Project SPL-26-002

Review and consideration of a request by Simone Johnson, on behalf of Impact Signs, for a Certificate of Design Compliance for a proposed wall and monument sign for Van Leeuwen Dental, located at 1845 E. Fort Union Blvd.

2.2 Project SPL-26-003

Review and consideration of a request by Austin Cope, on behalf of Allied Electric Sign & Awning, for a Certificate of Design Compliance for a proposed wall and tenant identification sign for CorePower Yoga, located at 1879 E. Fort Union Blvd.

2.3 Project SPL-26-004

Review and consideration of a request by Fedros Sabetian for a Certificate of Design Compliance for a proposed wall sign for Dr. Riing, located at 6917 S. 1300 E.

3.0 Consent Agenda

3.1 Approval of Minutes for August 27, 2026

The Architectural Review Commission will move to approve the minutes of August 27, 2026, 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 September 24, 2026, pending business 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 7:00 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 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)

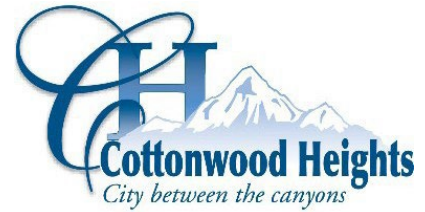
In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify the City Recorder at (801) 944-7015 at least 24 hours prior to the meeting. TDD number is (801) 270-2425 or call Relay Utah at #711.

Confirmation of Public Notice

On Thursday, August 20, 2026, 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 August 2026, Attest: Tiffany Janzen, City Recorder

COTTONWOOD HEIGHTS CITY ARCHITECTURAL REVIEW COMMISSION STAFF REPORT



August 27, 2026

Summary

Project Number:
SPL-26-002

Subject Property:
1845 E Fort Union Blvd

Action Requested:
Certificate of Design
Compliance for outdoor
signage

Applicant:
Simone Johnson
(Impact Signs)

Recommendation:
APPROVE



Satellite view of subject property

Context

Property Owner:
Lion Realty LLC

Acreage:
0.44 acres

Zoning:
NC Neighborhood
Commercial



Google Street View

Request and Background

On March 30, 2026, the city received a new building permit application for a proposed wall sign and a proposed monument sign at Van Leeuwen Dental. Given the property's location within the Gateway Overlay District, the Architectural Review Committee (ARC) has requested that the proposal be reviewed at a monthly meeting.

The applicant is requesting approval for the following signs:

1. **Wall Sign** – A 14'-6 3/4" x 5'-6" illuminated channel letter sign
2. **Monument Sign** – A 8'-10" x 3'-3" illuminated aluminum monument sign supported by an aluminum base

The Neighborhood Commercial (NC) zone permits wall signs, provided they comply with the size regulations outlined in CHMC 19.82.040. This section requires that the aggregate area of the wall signs displayed on premises shall not exceed 15 percent of the aggregate area of the wall where a sign is to be located. The proposed wall sign will take up approximately **10 percent of the aggregate wall area**.

The NC zone also permits monument signs, if they do not exceed 36 sq. ft. in size and 6 ft. in height and have at least an 18" setback from property lines. The face of the proposed monument sign is approximately **29 sq. ft.**, the height is **5 ft.**, and the sign will be setback approximately 64" from the sidewalk. The current sidewalk is about 42" from the property line, so there will be an approximately **24" setback** between the property line and sign.

Architectural Review Commission Authority

The Architectural Review Commission is required to review new construction (including substantial alterations) for compliance with applicable design guidelines and compatibility with surrounding properties, as required by CHMC 19.49.060 of City Zoning Code:

19.49.060 Gateway Overlay District

- A. **Purpose.** Designation of Gateway Overlay Districts is intended to provide for the protection of the aesthetic and visual character of the affected areas. The city council may from time to time upon recommendation by the planning commission adopt specific design guidelines for each Gateway Overlay District. All development, except for ordinary maintenance and repair within the Gateway Overlay District must be approved by the ARC in accordance with the adopted design guidelines. As part of that approval process, the ARC shall review the location, character, and appearance of proposed development, renovation or redevelopment activity. The purpose of such review is to determine, in a cooperative fashion with the applicant, whether a proposed plan meets the guidelines and other standards of the Gateway Overlay District.
- B. **Delineation of district.** Each Gateway Overlay District shall include all the land within the boundary of such district shown on the city's zoning map from time to time. Any lot or parcel

of land located at least partially within a Gateway Overlay District shall follow the requirements of this chapter for the entire lot or parcel.

- 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.
- E. Conflict with existing provisions. Where this chapter provides standards, guidelines or criteria that are different from the requirements of the underlying zoning district or other ordinances, the more restrictive provision shall apply.
- F. Use regulations. Subject to review by the ARC for design compliance, all uses permitted or conditionally permitted in the underlying districts shall continue to be permitted or conditionally permitted, respectively, in the 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:
 - 1. Height. In no case shall structure height exceed 45 feet in the Gateway Overlay District.
 - 2. Setbacks. Building setbacks adjacent to public rights-of-way in the Gateway Overlay District shall be reviewed on a case-by-case basis in accordance with the adopted design guidelines, otherwise, underlying zoning regulations shall apply.
 - 3. Parking. Except as approved by the ARC, the parking standards of Section 19.80, “Off-Street Parking Requirements,” shall apply in the Gateway Overlay District.
 - 4. Signs. The sign standards shall be those contained within the applicable design guidelines for that overlay district approved by the city council. If no sign standards exist, the standards in the Chapter 19.82, “Signs,” shall apply, and may be reasonably modified by the planning commission to more accurately reflect the express language or the intent of the applicable design guidelines in regard to signage.

Analysis

Staff finds that the proposed modifications to the building's exterior are consistent with the city's Design Guidelines for the Gateway Overlay District. The following findings align with the sign guidelines for the Gateway Overlay District:

- 1) Signs should be in scale with and in proportion to the primary building facade so that the signs do not dominate the appearance.
 - a) Proposed signs do not dominate the building's appearance and are in proportion with their surroundings.
- 2) Sign colors, materials, and design should be compatible with that of the primary façade.
 - a) The colors, materials, and design of the proposed signs are in harmony with the primary façade. The black, white, and silver sign elements are compatible with the black and white aesthetic of the existing building.
- 3) Signs that reflect the type of business through design, shape, or graphic form are encouraged.
 - a) The design of the proposed sign utilizes professional typefaces and incorporates a design that reflects the nature of the business as a dental office.

Recommendation

Based on the findings and analysis presented herein, staff recommend approval of project SPL-26-002.

Model Motions

Approval

I move to approve project SPL-26-002 and issue a certificate of design compliance based on the findings and recommendations listed in the staff report dated August 27, 2026...

- *List any additional findings or recommendations for approval...*

Denial

I move to deny project SPL-26-002 based on the following findings:

- *List findings for denial...*

Attachments

1. Proposed Plan

CHANNEL LETTERS

MANUFACTURE & INSTALL

(1) SET OF CHANNEL LETTERS/EMBLEM

LOGO:

FACES: 3/16" TRANS WHITE SG PLEX
WITH BLACK VINYL

TRIM: 1" MATTE BLACK TRIMCAP

RETURNS: .040 MATTE BLACK
ALUMINUM 5" DEEP

BACKS: .063 ALUMINUM STOCK COLOR

LETTERS:

FACES: 3/16" TRANS WHITE SG PLEX
WITH BLACK PERFORATED VINYL

TRIM: 1" MATTE BLACK TRIMCAP

RETURNS: .040 MATTE BLACK
ALUMINUM 3" DEEP

BACKS: .063 ALUMINUM STOCK COLOR

ILLUMINATION: WHITE LEDs

POWER SUPPLY:

REMOTE HOUSED IN POWER SUPPLY BOX

RACEWAY: .063 ALUMINUM, 3" DEEP PAINT TO
MATCH BUILDING

RACEWAY MOUNTED TO FASCIA

CABINET:

FACES: 3/16" TRANS WHITE SG PLEX
WITH BLACK OPAQUE VINYL

TRIM: 1" MATTE BLACK TRIMCAP

RETURNS: .040 MATTE BLACK
ALUMINUM 5" DEEP

BACKS: .063 ALUMINUM STOCK COLOR

POWER SUPPLY: REMOTE HOUSED IN
POWER SUPPLY BOX
MOUNTED TO FASCIA

- VISIBLE DISCONNECT SWITCH AT SIGN
- 120V SERVICE SUPPLIED BY OTHERS



EXISTING CONDITIONS



*CONCEPT ONLY -
SURVEY REQUIRED

SCALE: 3/16" = 1'



COLOR KEY	
●	MATTE BLACK PAINT
■	BLACK VINYL PERFORATED
■	BLACK OPAQUE VINYL

NIGHT ILLUMINATION



SCALE: 3/4" = 1'



2236 S 3270 W Unit 1
Salt Lake City, UT 84119
(801) 972-5101
www.impact-signs.com

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This drawing is provided for the purpose of illustrating the proposed project. Unauthorized use, copying, scanning or sharing is strictly prohibited & protected by law. Customer is responsible for providing electrical service to sign. Impact Signs will not be held liable for any underground damage during excavations. Colors depicted may not match actual colors on finished product.

This drawing is property of
IMPACT SIGNS
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Dr. Van Leeuwen
Outdoor Sign

1845 E Fort Union Blvd
Cottonwood Heights, UT
84121 US

Sales: KEVIN

Designer: GERI

251842-03

1 of 1

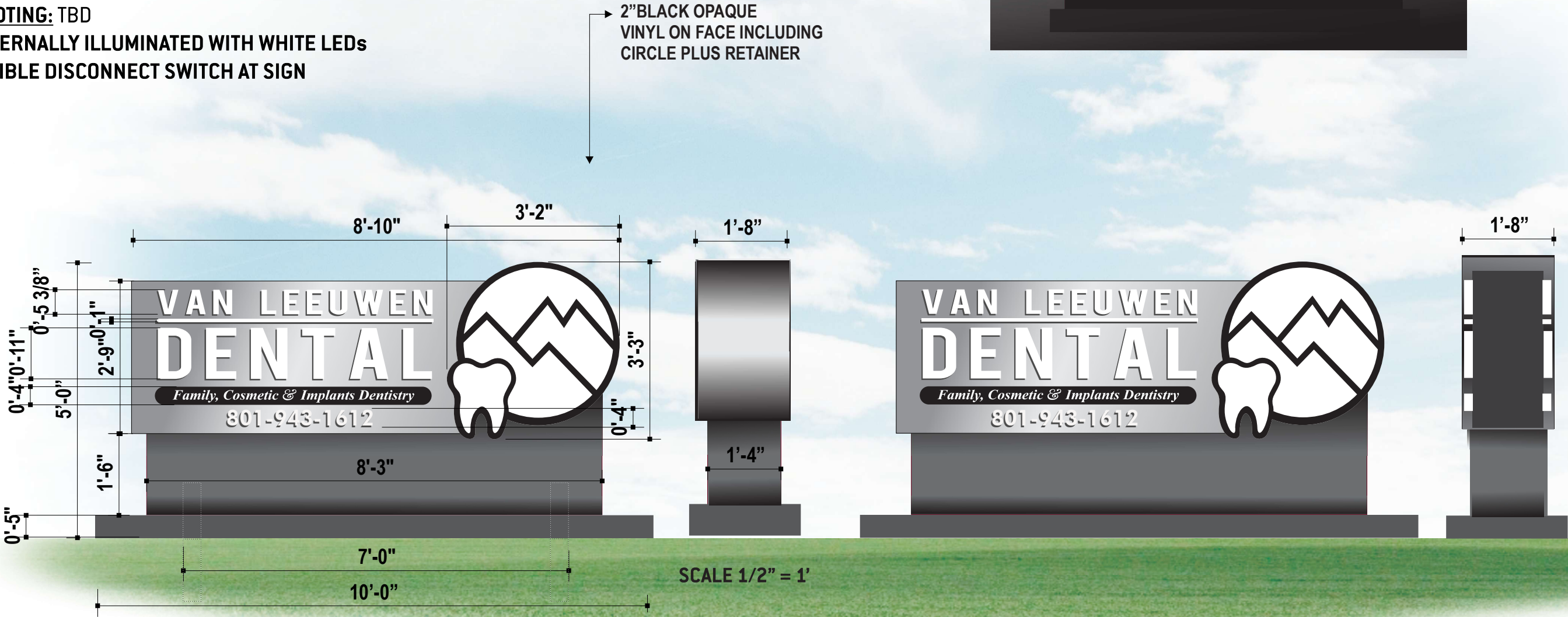
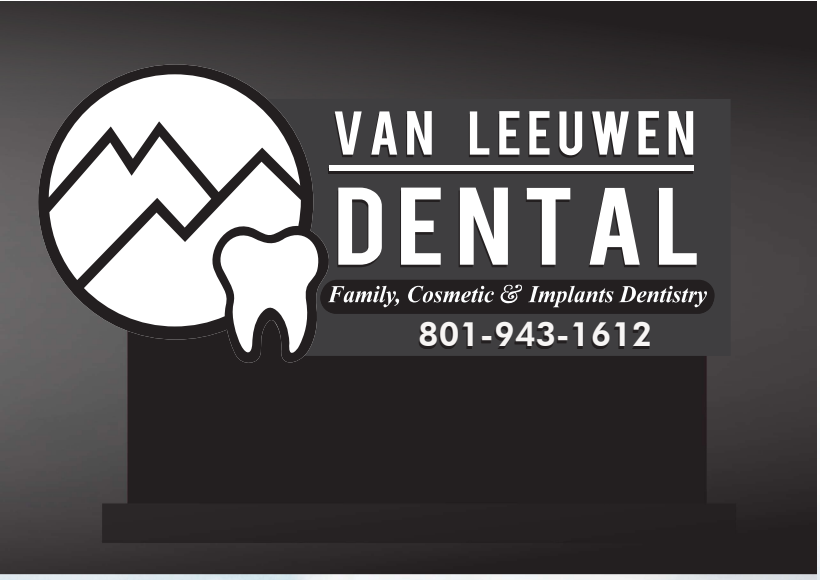
D/S MONUMENT DESIGN

MANUFACTURE & INSTALL (1) D/S ILLUMINATED MONUMENT SIGN

- **MAIN SIGN BODY W/COPY:** .090 ALL ALUMINUM CONSTRUCTION
BRUSHED ALUMINUM FACE W/ROUTED & 1/2" PUSH THRU FACES
BACKED W/3/16" PLEX - BLOCK OUT VINYL ON OVAL (2" SQUARE TUBE
FRAME FOR BOX W/ALUMINUM OVERLAY TO CIRCLE CABINET)
- **CIRCLE CABINET "MTNS & TOOTH":**
BRUSHED ALUMINUM RETURNS - 1" TRIMCAP BLACK
2" BLACK LINE VINYL TOOTH & MTNS ON WHITE PLEX
- **POLE COVER/BASE:**
ALL ALUMINUM CONSTRUCTION - PAINT DARK GREY
& LIGHT GREY AS SHOWN
- **ILLUMINATION:** LED ILLUMINATION
- **FOOTING:** TBD
- **INTERNALLY ILLUMINATED WITH WHITE LEDs**
- **VISIBLE DISCONNECT SWITCH AT SIGN**

COLOR KEY	
	BRUSHED ALUMINUM
	COOL GREY 10 CP
	COOL GREY 11C
	BLACK OPAQUE VINYL

NIGHT VIEW



2236 S 3270 W Unit 1
Salt Lake City, UT 84119
(801) 972-5101
www.impact-signs.com

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Project # 250572-07



DR. ADAM VAN LEEUWEN

Address 1845 E. FORT UNION BLVD. COTTONWOOD HEIGHTS UT 84121 Designer
Contact Phone Sales JJ VASQUEZ
Origin Date 03-31 Revision Page 1 of 1 Scale AS SHOWN

SITE PLAN



2236 S 3270 W Unit 1
Salt Lake City, UT 84119
(801) 972-5101
www.impact-signs.com

Copyright © 2025

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Project # 250572-07



DR. ADAM VAN LEEUWEN

Address 1845 E. FORT UNION BLVD. COTTONWOOD HEIGHTS UT 84121 Designer
Contact Phone Sales JJ VASQUEZ
Origin Date 03-31 Revision Page 2 of 1 Scale AS SHOWN

ART BOARD: 11x17 Actual Size - outside keyline border. This line of text generally won't appear on a printed hard copy.

COTTONWOOD HEIGHTS CITY ARCHITECTURAL REVIEW COMMISSION STAFF REPORT



August 27, 2026

Summary

Project Number:
SPL-26-003

Subject Property:
1879 E Fort Union Blvd

Action Requested:
Certificate of Design
Compliance for outdoor
signage

Applicant:
Austin Cope
(Allied Electric Sign &
Awning)

Recommendation:
APPROVE



Satellite view of subject property

Context

Property Owner:
Connor Cella Z Three Real
Estate

Acreage:
2.93 acres

Zoning:
CR Regional Commercial
& Gateway Overlay District



Google Street View

Request and Background

On July 15, 2026, the city received a new building permit application for a proposed wall sign at CorePower Yoga. Given the property's location within the Gateway Overlay District, the Architectural Review Committee (ARC) has requested that the proposal be reviewed at a monthly meeting.

The applicant is requesting approval for the following signs:

1. **Wall Sign** – A 12'-5" x 3'-6" internally illuminated channel letter wall sign mounted to building façade.
2. **Tenant Identification Sign** – A 2'-4 1/2" x 3'-8 1/2" replacement of tenant identification vinyl on the existing shopping center pylon sign.

The Regional Commercial (CR) zone permits wall signs, provided they comply with the size regulations outlined in CHMC 19.82.040. This section requires that the aggregate area of the wall signs displayed on premises shall not exceed 15 percent of the aggregate area of the wall where a sign is to be located. The proposed sign would take up approximately **12 percent of the aggregate wall area** based on the calculations provided in the plans. The sign will be illuminated with white LED lights.

The Regional Commercial (CR) zone permits group monument signs, provided they comply with the size regulations outlined in CHMC 19.82.040. Although the existing group monument sign appears to exceed the applicable size regulations, the sign structure would be considered legally nonconforming. This permit only proposes replacing the existing tenant vinyl identification with CorePower Yoga's identification; therefore, bringing the remainder of the group monument sign into compliance is not required.

Architectural Review Commission Authority

The Architectural Review Commission is required to review new construction (including substantial alterations) for compliance with applicable design guidelines and compatibility with surrounding properties, as required by CHMC 19.49.060 of City Zoning Code:

19.49.060 Gateway Overlay District

- A. ***Purpose.*** Designation of Gateway Overlay Districts is intended to provide for the protection of the aesthetic and visual character of the affected areas. The city council may from time to time upon recommendation by the planning commission adopt specific design guidelines for each Gateway Overlay District. All development, except for ordinary maintenance and repair within the Gateway Overlay District must be approved by the ARC in accordance with the adopted design guidelines. As part of that approval process, the ARC shall review the location, character, and appearance of proposed development, renovation or redevelopment activity. The purpose of such review is to determine, in a cooperative fashion with the applicant, whether a proposed plan meets the guidelines and other standards of the Gateway Overlay District.

- B. Delineation of district. Each Gateway Overlay District shall include all the land within the boundary of such district shown on the city's zoning map from time to time. Any lot or parcel of land located at least partially within a Gateway Overlay District shall follow the requirements of this chapter for the entire lot or parcel.
- 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.
- E. Conflict with existing provisions. Where this chapter provides standards, guidelines or criteria that are different from the requirements of the underlying zoning district or other ordinances, the more restrictive provision shall apply.
- F. Use regulations. Subject to review by the ARC for design compliance, all uses permitted or conditionally permitted in the underlying districts shall continue to be permitted or conditionally permitted, respectively, in the 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:
 - 1. Height. In no case shall structure height exceed 45 feet in the Gateway Overlay District.
 - 2. Setbacks. Building setbacks adjacent to public rights-of-way in the Gateway Overlay District shall be reviewed on a case-by-case basis in accordance with the adopted design guidelines, otherwise, underlying zoning regulations shall apply.
 - 3. Parking. Except as approved by the ARC, the parking standards of Section 19.80, "Off-Street Parking Requirements," shall apply in the Gateway Overlay District.
 - 4. Signs. The sign standards shall be those contained within the applicable design guidelines for that overlay district approved by the city council. If no sign standards exist, the standards in the Chapter 19.82, "Signs," shall apply, and may be reasonably modified by the planning commission to more accurately reflect the express language or the intent of the applicable design guidelines in regard to signage.

Analysis

Staff finds that the proposed modifications to the building's exterior are consistent with the city's Design Guidelines for the Gateway Overlay District. The following findings align with the sign guidelines for the Gateway Overlay District:

- 1) Signs should be in scale with and in proportion to the primary building facade so that the signs do not dominate the appearance.
 - a) Proposed signs do not dominate the building's appearance and are in proportion with their surroundings.
- 2) Sign colors, materials, and design should be compatible with that of the primary façade.
 - a) The colors, materials, and design of the proposed signs are in harmony with the primary façade. The coloring used in the logo is readable and does not feel out of place.
- 3) Signs that reflect the type of business through design, shape, or graphic form are encouraged.
 - a) The designs of the proposed signs utilize the business's logo.

Recommendation

Based on the findings and analysis presented herein, staff recommend approval of project SPL-26-003.

Model Motions

Approval

I move to approve project SPL-26-003 and issue a certificate of design compliance based on the findings and recommendations listed in the staff report dated August 27, 2026...

- *List any additional findings or recommendations for approval...*

Denial

I move to deny project SPL-26-003 based on the following findings:

- *List findings for denial...*

Attachments

1. Proposed Plan

PLOT MAP



DESIGN LEGEND

- S1:** FRONT LIT CHANNEL LETTERS
- 3'-6" x 12'-5" OVERALL
- S2:** PLOTTED TENANT VINYL
- 0'-10 5/8" x 3'-6" OVERALL

PLOT MAP SCALE: 1/64" = 1'-0"

FILE LOCATION: Google Drive (G:) / Shared Drives / Allied Custom / Core Power Yoga - Cottonwood Heights / 03 DESIGNER DRAWINGS



ALLIED
ELECTRIC SIGN
& Awning

WWW.ALLIED-SIGN.COM

CLIENT: Core Yoga
ADDRESS: 1879 E. Fort Union Blvd.
Cottonwood Heights, UT 84121
DESIGNER: Jocelyn
ACCOUNT EXEC.: Regina Hewlett
DATE: 06/10/26
FILE NAME: Core Yoga (Cottonwood Heights) - Sign Package 02

REV.	DATE	BY	DESCRIPTION
1	06.10.26	JH	Changing fabrication details per landlord requirements
2	00.00.26	XX	xxxx
3	00.00.26	XX	xxxx
4	00.00.26	XX	xxxx
5	00.00.26	XX	xxxx
6	00.00.26	XX	xxxx
7	00.00.26	XX	xxxx
8	00.00.26	XX	xxxx
9	00.00.26	XX	xxxx
10	00.00.26	XX	xxxx

Client Approval	DATE
AE Approval	DATE
Landlord Approval	DATE



BACKED BY OUR
5 YEAR L.E.D.
WARRANTY

Survey	NAME & DATE
Permit	00/00/26
Stage	CALLOUT
1 of 5	

S1.) SOUTH ELEVATION
FRONT LIT CHANNEL LETTERS

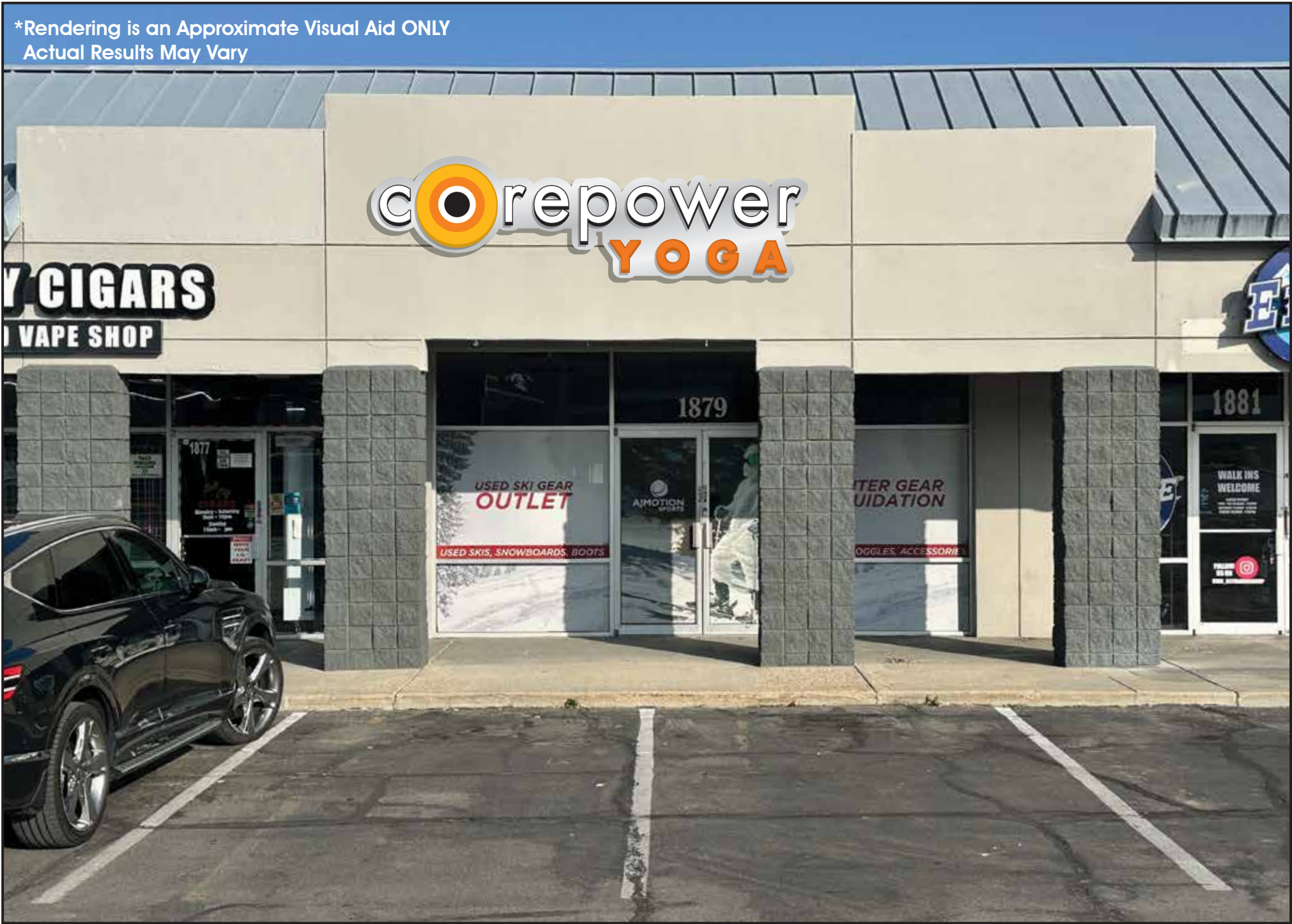
ACCURATE FIELD SURVEY REQUIRED
PRIOR TO FABRICATION



SQUARE FOOTAGE BREAKDOWN

FASCIA: 17'-0" x 21'-0" = 357 sq. ft.
CODE ALLOTMENT (15%) = 53.55 sq. ft.

PROPOSED SIGNAGE: 43.4 sq. ft.



FILE LOCATION: Google Drive (G:) / Shared Drives / Allied Custom / Core Power Yoga - Cottonwood Heights / 03 DESIGNER DRAWINGS

ALLIED ELECTRIC SIGN & Awning

WWW.ALLIED-SIGN.COM

CLIENT: Core Yoga
ADDRESS: 1879 E. Fort Union Blvd.
Cottonwood Heights, UT 84121
DESIGNER: Jocelyn
ACCOUNT EXEC.: Regina Hewlett
DATE: 06/10/26
FILE NAME: Core Yoga (Cottonwood Heights) - Sign Package 02

REV.	DATE	BY	DESCRIPTION
1	06.10.26	JH	Changing fabrication details per landlord requirements
2	00.00.26	XX	xxxx
3	00.00.26	XX	xxxx
4	00.00.26	XX	xxxx
5	00.00.26	XX	xxxx
6	00.00.26	XX	xxxx
7	00.00.26	XX	xxxx
8	00.00.26	XX	xxxx
9	00.00.26	XX	xxxx
10	00.00.26	XX	xxxx

Client Approval	DATE
AE Approval	DATE
Landlord Approval	DATE



Survey	NAME & DATE
Permit	00/00/26
Stage	CALLOUT
2 of 5	

S2.) EXISTING PYLON SIGN
PLOTTED TENANT VINYL

ACCURATE FIELD SURVEY REQUIRED
PRIOR TO FABRICATION



EXISTING CONDITIONS
Not in Scale



SIDE 01 - EAST FACING
Not in Scale



SIDE 02 - WEST FACING
Not in Scale

FILE LOCATION: Google Drive (G:) / Shared Drives / Allied Custom / Core Power Yoga - Cottonwood Heights / 03 DESIGNER DRAWINGS

ALLIED ELECTRIC SIGN & Awning

WWW.ALLIED-SIGN.COM

CLIENT: Core Yoga
ADDRESS: 1879 E. Fort Union Blvd.
Cottonwood Heights, UT 84121
DESIGNER: Jocelyn
ACCOUNT EXEC.: Regina Hewlett
FILE NAME: Core Yoga (Cottonwood Heights) - Sign Package 02

DATE: 06/10/26

REV.	DATE	BY	DESCRIPTION
1	06.10.26	JH	Changing fabrication details per landlord requirements
2	00.00.26	XX	xxxx
3	00.00.26	XX	xxxx
4	00.00.26	XX	xxxx
5	00.00.26	XX	xxxx
6	00.00.26	XX	xxxx
7	00.00.26	XX	xxxx
8	00.00.26	XX	xxxx
9	00.00.26	XX	xxxx
10	00.00.26	XX	xxxx

Client Approval

AE Approval

Landlord Approval

DATE

DATE

DATE

BACKED BY OUR
5 YEAR L.E.D.
WARRANTY

Survey

NAME & DATE

Permit

00/00/26

Stage

CALLOUT

3 of 5

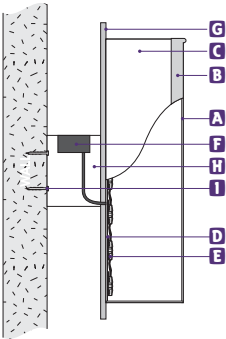
S1.) SOUTH ELEVATION
FRONT LIT CHANNEL LETTERS ON BACKER PANEL W. WIREWAYS

ALLIED TO MANUFACTURE & INSTALL
QTY (1) SET OF FRONT LIT CHANNEL LETTERS ON BACKER W. WIREWAYS

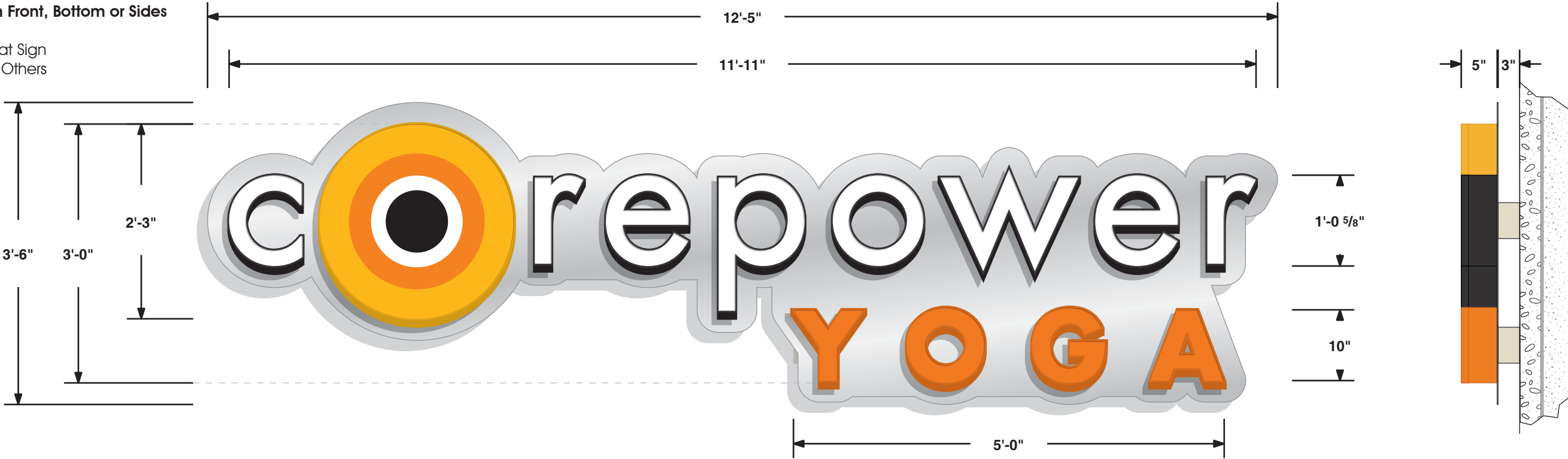
- A FACES: 3/16" Trans White Plex w. Applied Vinyl
 - VINYL: Vinyl to Match V1 - V3
 - B TRIMCAP: 1" Black Trimcap for "C & Repower"
 - 1" Trimcap Painted P1 for "LOGO"
 - 1" Trimcap Painted P2 for "YOGA"
 - C RETURNS: 5" .063 Black Aluminum for "C & Repower"
 - 5" .063 Aluminum Painted P1 for "LOGO"
 - 5" .063 Aluminum Painted P2 for "YOGA"
 - *to Include Weep Holes
 - D BACKS: .080 Aluminum Stock Color
 - E ILLUMINATION: White LED's
 - F POWER SUPPLY: Remote Housed in Power Supply Box
 - *to Include Photocell
 - G BACKER PANEL: 1/8" Aluminum Painted P3
 - H WIREWAYS: 3" x 5" .063 Aluminum Painted P4
 - I MOUNTING: Flush to Façade
- **No Exposed Fasteners on Front, Bottom or Sides
- Visible Disconnect Switch at Sign
 - 120V Service Supplied by Others

PAINT SCHEDULE	
SCREEN & PRINT COLORS MAY VARY	
P1:	Valspar PMS 143 C, Satin
P2:	Valspar PMS 151 C, Satin
P3:	MAP Brushed Aluminum
P4:	SW PCM Building Façade

VINYL SCHEDULE	
SCREEN & PRINT COLORS MAY VARY	
V1:	3M Black 3630-22
V2:	3M Golden Yellow 3630-125
V3:	3M Tangerine 3630-84



SIDE DETAIL - WIREWAY-MOUNTED CHANNEL LETTERS ON BACKER PANEL
Not to Scale



CHANNEL LETTERS: 43.4 SQ. FT.
SCALE: 3/4" = 1'-0"

FILE LOCATION: Google Drive (G:) / Shared Drives / Allied Custom / Core Power Yoga - Cottonwood Heights / 03 DESIGNER DRAWINGS

ALLIED ELECTRIC SIGN & Awning

WWW.ALLIED-SIGN.COM

CLIENT: Core Yoga

ADDRESS: 1879 E. Fort Union Blvd.
Cottonwood Heights, UT 84121

DESIGNER: Jocelyn

ACCOUNT EXEC.: Regina Hewlett

FILE NAME: Core Yoga (Cottonwood Heights) - Sign Package 02

DATE: 06/10/26

REV.	DATE	BY	DESCRIPTION
1	06.10.26	JH	Changing fabrication details per landlord requirements
2	00.00.26	XX	xxxx
3	00.00.26	XX	xxxx
4	00.00.26	XX	xxxx
5	00.00.26	XX	xxxx
6	00.00.26	XX	xxxx
7	00.00.26	XX	xxxx
8	00.00.26	XX	xxxx
9	00.00.26	XX	xxxx
10	00.00.26	XX	xxxx

Client Approval

AE Approval

Landlord Approval

BACKED BY OUR

5 YEAR L.E.D

WARRANTY

Survey

NAME & DATE

Permit

00/00/26

Stage

CALLOUT

4 of 5

S2.) EXISTING PYLON SIGN
PLOTTED TENANT VINYL

ALLIED TO MANUFACTURE & INSTALL
QTY (2) SETS OF PLOTTED TENANT VINYL

- A VINYL: Vinyl to Match V1 - V3
- B MOUNTING: Flush to Existing Pylon Sign Blank Space on Both Sides

VINYL SCHEDULE	
SCREEN & PRINT COLORS MAY VARY	
V1:	3M Black 3630-22
V2:	3M Golden Yellow 3630-125
V3:	3M Tangerine 3630-84



TENANT VINYL: QTY 2

SCALE: 1 1/2" = 1'-0"

⚠ ACCURATE FIELD SURVEY REQUIRED
PRIOR TO FABRICATION

COTTONWOOD HEIGHTS CITY ARCHITECTURAL REVIEW COMMISSION STAFF REPORT



August 27, 2026

Summary

Project Number:
SPL-26-004

Subject Property:
6917 S 1300 E

Action Requested:
Certificate of Design
Compliance for outdoor
signage

Applicant:
Fedros Sabetian

Recommendation:
APPROVE



Satellite view of subject property

Context

Property Owner:
Park Centre 1 LLC

Acreage:
9.95 acres

Zoning:
CR Regional Commercial
& Gateway Overlay District



Google Street View

Request and Background

On August 4, 2026, the city received a new building permit application for a proposed wall sign at Dr. Riing. Given the property's location within the Gateway Overlay District, the Architectural Review Committee (ARC) has requested that the proposal be reviewed at a monthly meeting.

The applicant is requesting approval for the following sign:

1. **Wall Sign** – A 10'-0" x 5'-3" illuminated wall sign mounted to building façade consisting of individually fabricated stainless-steel letters and logo elements.

The Regional commercial (CR) zone permits wall signs, provided they comply with the size regulations outlined in CHMC 19.82.040. This section requires that the aggregate area of the wall signs displayed on premises shall not exceed 15 percent of the aggregate area of the wall where a sign is to be located. The proposed sign would take up approximately **14.7 percent of the aggregate wall area** based on the calculations provided in the plans. The sign will be illuminated with white LED lights.

Architectural Review Commission Authority

The Architectural Review Commission is required to review new construction (including substantial alterations) for compliance with applicable design guidelines and compatibility with surrounding properties, as required by CHMC 19.49.060:

19.49.060 Gateway Overlay District

- A. **Purpose.** Designation of Gateway Overlay Districts is intended to provide for the protection of the aesthetic and visual character of the affected areas. The city council may from time to time upon recommendation by the planning commission adopt specific design guidelines for each Gateway Overlay District. All development, except for ordinary maintenance and repair within the Gateway Overlay District must be approved by the ARC in accordance with the adopted design guidelines. As part of that approval process, the ARC shall review the location, character, and appearance of proposed development, renovation or redevelopment activity. The purpose of such review is to determine, in a cooperative fashion with the applicant, whether a proposed plan meets the guidelines and other standards of the Gateway Overlay District.
- B. **Delineation of district.** Each Gateway Overlay District shall include all the land within the boundary of such district shown on the city's zoning map from time to time. Any lot or parcel of land located at least partially within a Gateway Overlay District shall follow the requirements of this chapter for the entire lot or parcel.
- 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.
- E. Conflict with existing provisions. Where this chapter provides standards, guidelines or criteria that are different from the requirements of the underlying zoning district or other ordinances, the more restrictive provision shall apply.
- F. Use regulations. Subject to review by the ARC for design compliance, all uses permitted or conditionally permitted in the underlying districts shall continue to be permitted or conditionally permitted, respectively, in the 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:
1. Height. In no case shall structure height exceed 45 feet in the Gateway Overlay District.
 2. Setbacks. Building setbacks adjacent to public rights-of-way in the Gateway Overlay District shall be reviewed on a case-by-case basis in accordance with the adopted design guidelines, otherwise, underlying zoning regulations shall apply.
 3. Parking. Except as approved by the ARC, the parking standards of Section 19.80, “Off-Street Parking Requirements,” shall apply in the Gateway Overlay District.
 4. Signs. The sign standards shall be those contained within the applicable design guidelines for that overlay district approved by the city council. If no sign standards exist, the standards in the Chapter 19.82, “Signs,” shall apply, and may be reasonably modified by the planning commission to more accurately reflect the express language or the intent of the applicable design guidelines in regard to signage.

Analysis

Staff finds that the proposed modifications to the building’s exterior are consistent with the city’s Design Guidelines for the Gateway Overlay District. The following findings align with the sign guidelines for the Gateway Overlay District:

- 1) Signs should be in scale with and in proportion to the primary building facade so that the signs do not dominate the appearance.
 - a) Proposed signs do not dominate the building’s appearance and are in proportion with their surroundings.
- 2) Sign colors, materials, and design should be compatible with that of the primary façade.

- a) The colors, materials, and design of the proposed signs are in harmony with the primary façade. The red, black, and grey lettering and elements show the sign clearly without feeling out of place.
 - 3) Signs that reflect the type of business through design, shape, or graphic form are encouraged.
 - a) The design of the proposed sign is clear and uses elements that indicate that the company is a phone repair service.
-

Recommendation

Based on the findings and analysis presented herein, staff recommend approval of project SPL-26-004.

Model Motions

Approval

I move to approve project SPL-26-004 and issue a certificate of design compliance based on the findings and recommendations listed in the staff report dated August 27, 2026...

- *List any additional findings or recommendations for approval...*

Denial

I move to deny project SPL-26-004 based on the following findings:

- *List findings for denial...*
-

Attachments

1. Proposed Plan



PROPOSED SIGN - FOR CITY / ARC APPROVAL

PROJECT:	Dr. Riing Repair Center LLC
PROJECT ADDRESS:	6917 S 1300 E, Cottonwood Heights, UT 84121
SIGN TYPE:	LED backlit / halo-illuminated exterior wall sign
SIGN SIZE:	10'-0" wide x 5.26' high (approx. 5'-3")
QUANTITY:	1 set
PLACEMENT:	Centered horizontally on the existing storefront fascia, as shown in the renderings.
EDGE CLEARANCE:	Maintain a minimum 2'-0" clear from each side/demising boundary.
MOUNTING:	Direct-to-fascia wall mounting; final field dimensions to be verified before installation.
ILLUMINATION:	12V waterproof LED modules, 6500K white; UL-approved components.
MATERIALS:	1.2 mm stainless-steel faces; 5-inch stainless-steel returns; 15 mm white acrylic backs.

MEASURED STOREFRONT DIMENSIONS

Full facade: 257 in W x 200 in H (21 ft 5 in W x 16 ft 8 in H)

Sign fascia area: 24 ft W x 79 in H

FINAL ARTWORK COLOR REFERENCES:

	BLACK #000000		RED #E60013		GRAY #616064
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Color codes above are taken from the supplied final artwork and are the proposed visual finish references for City/ARC review. Manufacturer shall match production finishes to these approved artwork colors.

APPROVAL DRAWING NOTE

The logo, sign design, dimensions, lighting concept and configuration shown in this package are the proposed final design for City/ARC review. No design changes are intended unless required by the City/ARC.

/// DIMENSION DRAWING



QTY: 1 set Note: All Dimensions are in feet

Sign Type: LED Backlit Normal Style Letters & Signs
 Face Material: 1.2MM stainless steel
 Face Finish: Painted black/red/grey
 Return Material: 5-inch stainless steel
 Return Finish: Painted black/red/grey
 Backs: 15mm white acrylic
 Illumination : 12 V LED waterproof module. UL approved;
 Color temperature: 6500k(white)
 Mounting Screw: M4 4-inch bolt and nut
 Wire Length: 2ft UL listed wire
 Applications: outdoor use, drainage holes are at the bottom
 Power Supply: Meanwell waterproof with 5 years warranty
 Install ccessory: all the

/// RENDERINGS

PROPOSED PLACEMENT
Sign: 10'-0" W x 5.26' H
Centered on storefront fascia
Min. 2'-0" clear from side/demising boundaries



PROPOSED SIGN - FOR CITY / ARC APPROVAL | Final proposed size, colors, lighting and placement are shown in this drawing package.

/// RENDERINGS



PROPOSED SIGN - FOR CITY / ARC APPROVAL | Final proposed size, colors, lighting and placement are shown in this drawing package.

/// RENDERINGS



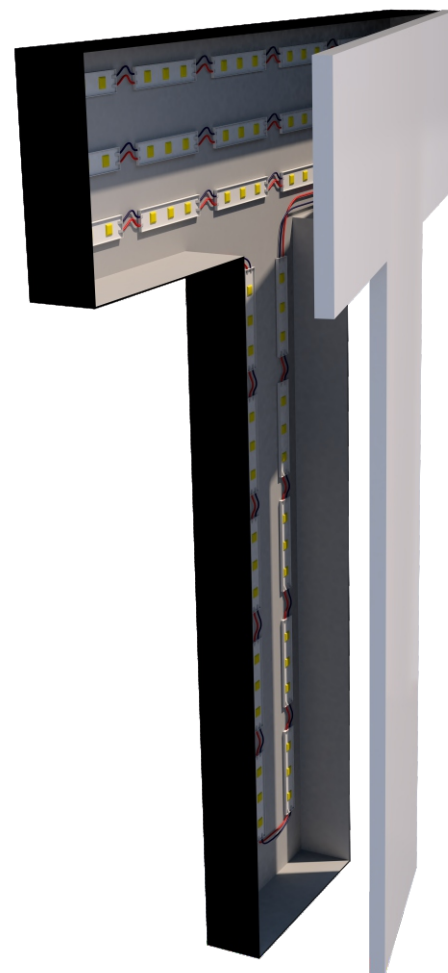
PROPOSED SIGN - FOR CITY / ARC APPROVAL | Final proposed size, colors, lighting and placement are shown in this drawing package.

/// RENDERINGS

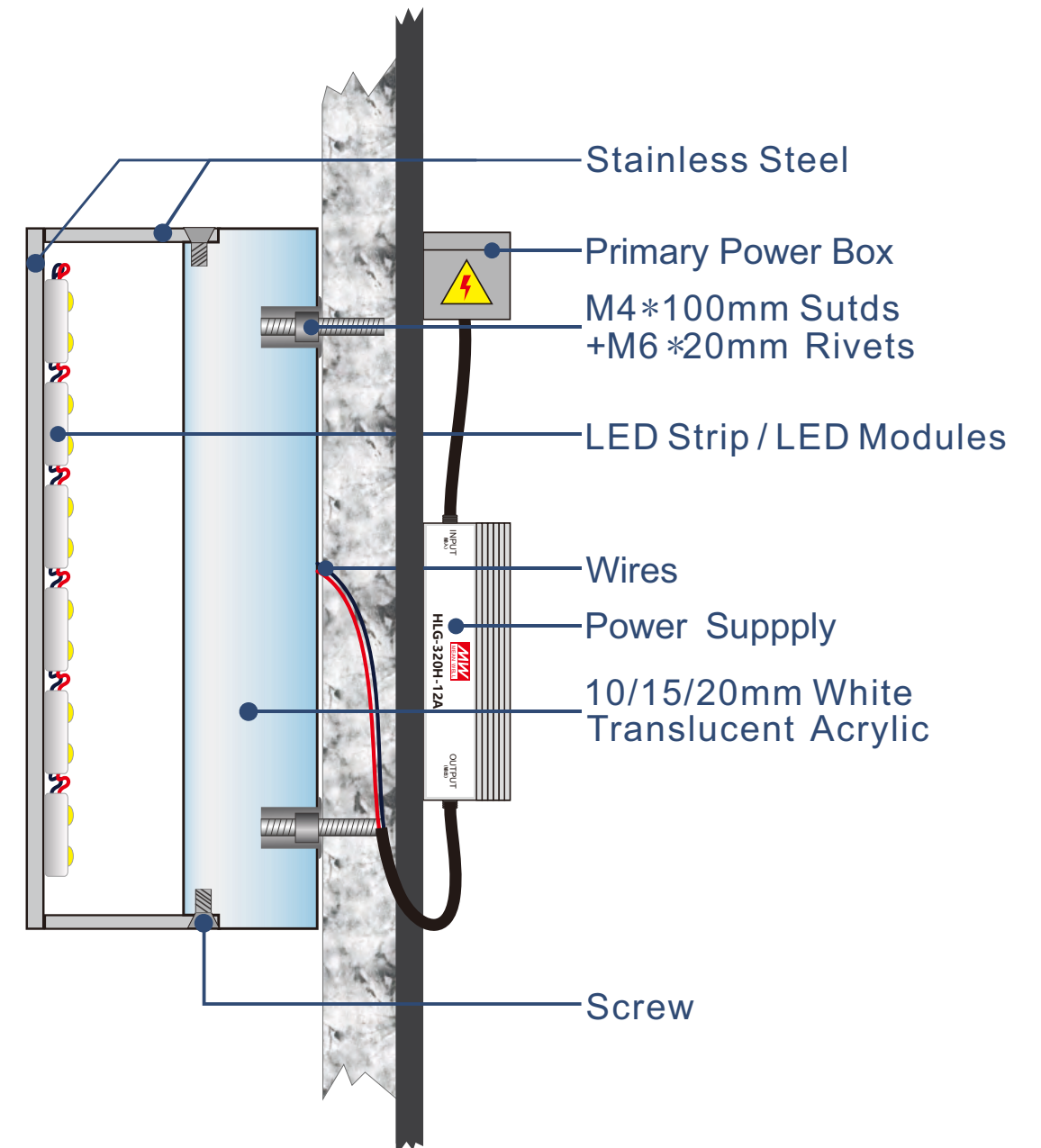
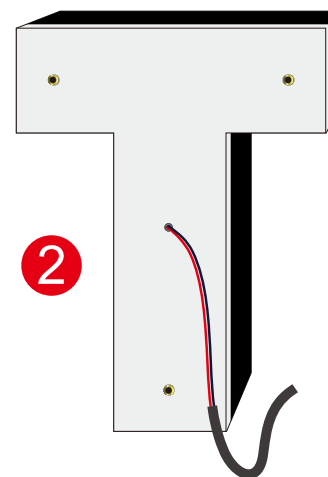
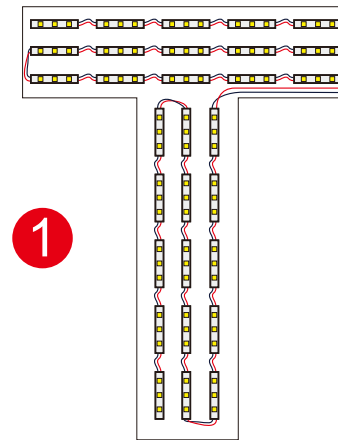


PROPOSED SIGN - FOR CITY / ARC APPROVAL | Final proposed size, colors, lighting and placement are shown in this drawing package.

/// PRODUCT DETAILS



FABRICATION DETAIL
SCALE



SIDE VIEW INSTALLATION DETAIL
SCALE

1 LEDS MAP

2 WIRES OUTLET MAP

3 ILLUMINATION

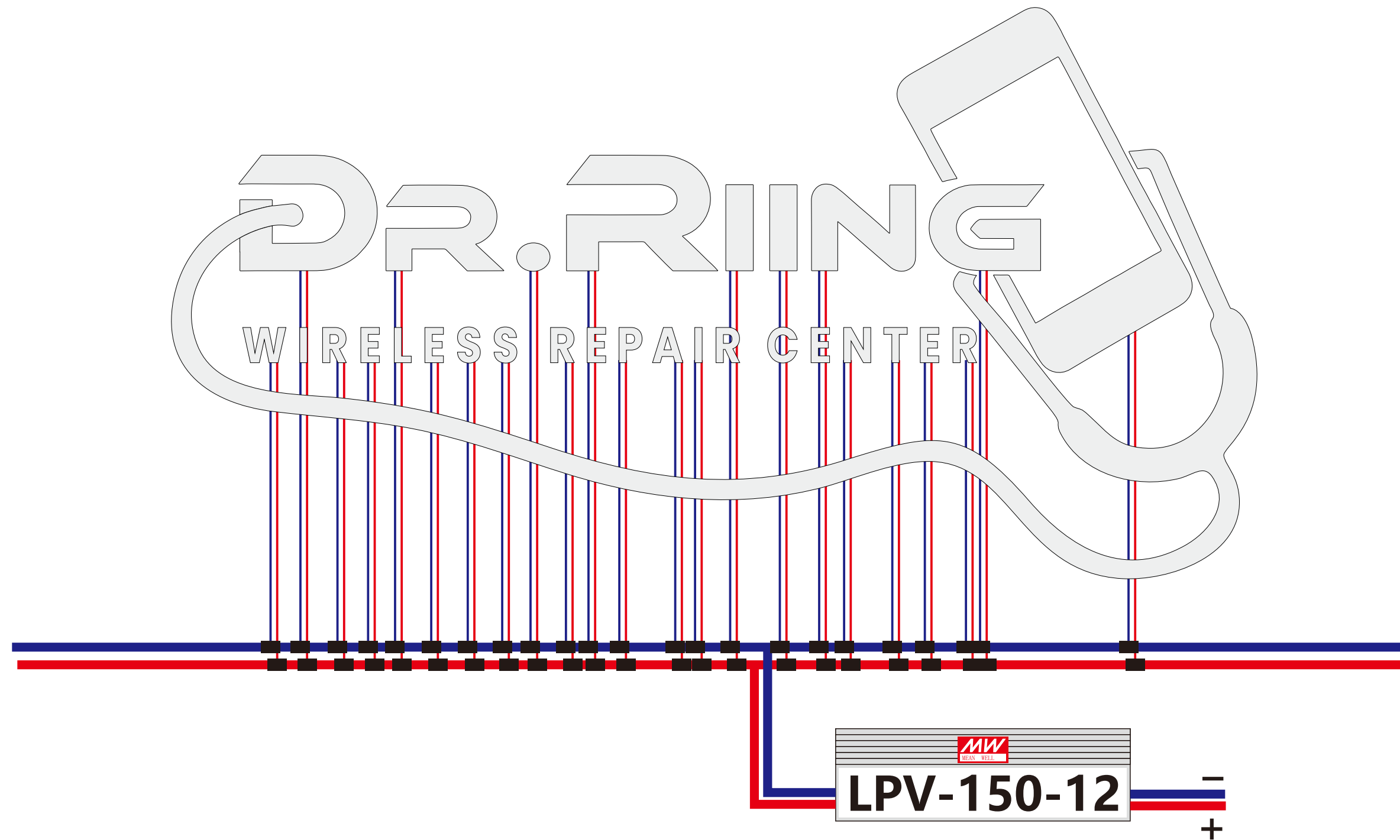
/// HOLE SCREW MAP | WIRES OUTLET MAP



● Installation Holes ● Wire Holes

DETAILED ILLUSTRATION

WIRES OUTLET MAP



DETAILED ILLUSTRATION