



COTTONWOOD HEIGHTS CITY
DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

ARCHITECTURAL REVIEW COMMISSION AGENDA

APRIL 24, 2019

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, April 24, 2019**, located at 2277 E. Bengal Blvd., Cottonwood Heights, Utah.

6:00 p.m. BUSINESS MEETING

1.0 Welcome and Acknowledgements

1.1. Ex Parte Communications or Conflicts of Interest to Disclose

2.0 Business Items

2.1. (Project SPL-19-005)

Action on a request from Carl Churchill for a Certificate of Design Compliance for a new deck at 7260 S. Racquet Club Dr.

3.0 Consent Agenda

3.1. Approval of Minutes for April 24, 2019

(The Architectural Review Commission will move to approve the minutes of April 24, 2019 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 Adjournment

Meeting Procedures

Items will generally be heard in the following order:

1. Staff Presentation
2. Applicant Presentation
3. Architectural Review Committee Deliberation
4. Architectural Review Committee 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 feels 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 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.

Submission of Written Public Comment

Written comments on any agenda item should be received by the Cottonwood Heights Community and Economic Development Department no later than the day prior to the meeting at noon. Comments should be emailed to ahulka@ch.utah.gov. After the public hearing has been closed, the Planning Commission will not accept any additional written or verbal comments on the application.

Notice of Participation by Telephonic/Digital Means

Architectural Review Commission 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.

Notice of Compliance with the American 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 Monday, April 22, 2019 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 State Public Meeting Notice website at <http://pmn.utah.gov>.

DATED THIS 22ND DAY OF APRIL 2019

Paula Melgar, City Recorder

MEMO

To: Architectural Review Commission

From: Andy Hulka, Associate Planner

Date: April 24, 2019

Subject: SPL-19-005 – 7260 S. Racquet Club Dr. – Alpha Coffee Deck



INTRODUCTION

This is an application for architectural review and approval of a Certificate of Design Compliance for a proposed deck at 7260 S. Racquet Club Dr. ARC review of this project is required because the property is in the city's Gateway Overlay zoning district.

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.*

REQUEST

This request is for a new deck/outdoor seating area at Alpha Coffee. This project is planned as part of a larger interior remodel and expansion of the existing coffee shop. The current zoning designation on the property is Neighborhood Commercial (NC). The applicant has submitted a site plan and building permit application. Included in this memo are copies of each relevant plan.

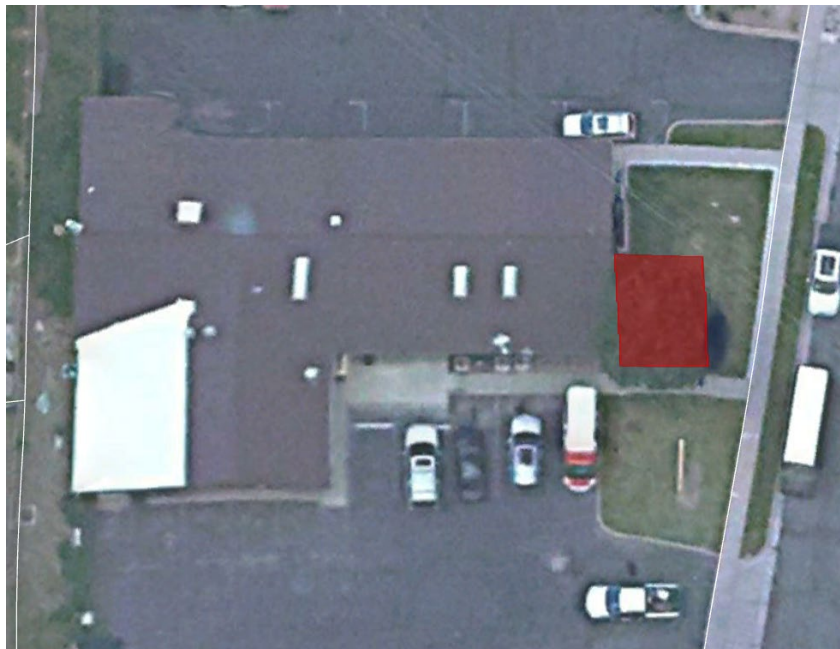
AERIAL VIEW



PROPOSAL

The applicant is proposing a new entrance on the east side of the building with a deck for outdoor seating. The proposed seating area will be a 432 square-foot wood composite deck in a brown “weathered wood” color with a dark bronze railing to match the trim around the windows and doors.

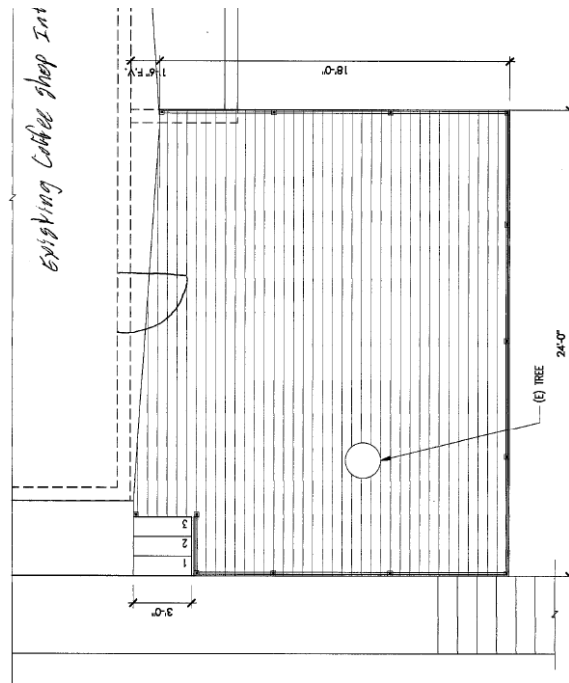
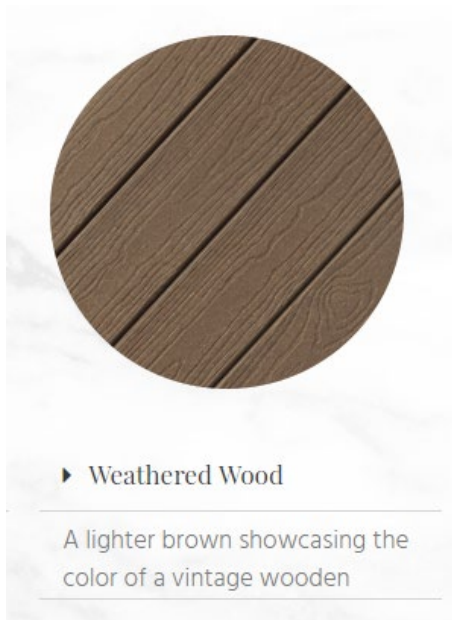
Deck Location



New Door to Match Existing Entrance



Deck Plans & Materials



DESIGN GUIDELINES REVIEW

Entrances

- “Entrances should be easily identifiable and evoke a sense of entry.” (p.1, #1)
- “Orient entrances towards the adjacent street or main access points.” (p. 1, #5)

Elements and Articulation

- “Outdoor seating and dining areas must be clearly defined and incorporated as part of the initial design.” (p. 7, #6)

Building Materials

- “Use permanent, durable materials that can be easily maintained.” (p. 12, #8)

Landscape and Streetscape

- “Plazas, courtyards, pocket parks, outdoor cafes, etc. should be designed in an inviting manner that encourages pedestrian use through the incorporation of elements such as trellises, fountains, art, seating, and shade trees.” (p. 17, #1)

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

RECOMMENDATION

Staff has completed an initial review of the proposed deck 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 with the following conditions:

1. The deck must be less than 18 inches in height from the finished ground surface.
2. Future landscaping and retaining wall plans must be issued a Certificate of Design Compliance by the ARC.

APPLICANT INFORMATION

- Carl Churchill, Alpha Coffee
 - o 801-573-8475

MODEL MOTIONS**Approval**

I move to issue a Certificate of Design Compliance for project SPL-19-005 subject to all recommended conditions of approval outlined in the staff report dated April 24, 2019.

- Add any additional conditions of approval...

Denial

I move to deny a Certificate of Design for project SPL-19-005 based on the following findings:

- List reasons for denial...

ATTACHMENTS

1. Applicant's Narrative
2. Building Permit Plans

ALPHA COFFEE DECK PROJECT

Alpha Coffee is located in a building owned by, Twin Peaks LLC (our landlord is Brian Merrill) from Western Rivers Expeditions. We have worked with Brian to completely renovate and update the exterior of the building. We have done this at great cost and have used the best of materials, including Pella Windows, painting the brick Western White, removing all distressed wood and replacing it with composite lumber and matching the brick color. We replaced the roof and used a color that matches the window exteriors. We have created a very appealing, updated exterior that has garnered a ton of positive reviews from customers and neighbors.



We have recently also begun an expansion and renovation of the interior of our shop as well. As part of that we are creating a comfortable but very high end design space that will become a destination for people from Cottonwood Heights, from all along the Wasatch Front and from tourists across the country and world. We were recently designated the #1 Independent Coffee Shop in the country by 24/7 Wall Street based on having the best Google and Yelp reviews of any coffee shop in the country. We intend to live up to that reputation and enhance it with our renovation.

Due to the increase in interior seating that the expansion will allow us, we are creating a second exit to the space. We have that second exit going out onto a deck area that we propose to build on the south eastern side of the building. This deck will have an emergency exit gate with two steps down to an existing sidewalk to allow for easy exit in the event of an emergency.

We are in the process of moving the gas meters around the corner of the building and will establish the second exit through the space where the second window is currently.



The deck will be built from a wood composite decking product from Envision. We have included a sample from the brochure and will be using the “weathered wood” color. The railing will be done using Aria Railing in a dark bronze color to match the Pella Window exteriors and the glass door exteriors. We believe this combination will provide a high quality look in keeping with our shop design and the surrounding community.



COLOR & DETAIL

The EverGrain® line offers unmistakable shades to provide numerous designs and patterns perfect for your needs. Four color options to fit any palate:



► Cape Cod Grey



► Cedar



► Redwood



► Weathered Wood

Pick from four multi-tinged color options within the EverGrain® line, each that emulates the natural coloring found in the trees in your backyard to the most exotic trees. Where no two boards look exactly the same – from browns, to reds and even greys – the EverGrain® line fits your tastes without the frustration of staining your wooden deck boards.

*Before making your purchase, view several full length boards. Representation of these colors is as accurate as modern technology will permit. As with any composite product, color variations will occur. View several full length pieces of material prior to selection and installation. Colors will usually weather to a lighter shade within the first several months of exposure to the environment. Color selection may vary across profiles.

PRODUCT DETAILS

- EverGrain® is compression molded for deep grain beauty.
- Compression molding allows for deep grain wood-like texture and more random patterns for a more natural wood look.

DIMENSIONS

Dimensions & Profiles

Nominal Size	Actual Size (+/- 1/16")
1" x 6" x (12', 16', or 20')	7/8" x 5-1/2"
2" x 6" x (16' or 20')	1-7/16" x 5-1/2"
8" Skirting (12')	1/2" x 7-1/4"
12" Skirting (12')	1/2" x 11-7/8"

Span Chart

EverGrain® 1" x 6"	
Span (90°)	16"
Stair Stringers	12"
Span (up to 45°)	12"
EverGrain® 2" x 6"	
Span (90°)	24"
Stair Stringers	16"
Span (up to 45°)	16"

Maximum center-to-center spans with a minimum of three joists | All Tolerances +/- 1/16"

Envision® and EverGrain® decking products are nonstructural products. These decking products should not be used in structural manner, including use as joists, load-bearing columns, stringers or beams. Actual size may vary +/- 1/16".

RELATED ACCESSORIES



Envision® & EverGrain® Composite Deck Screws



EverGrain® Hidden Fastener

Products



ELEGANT AND DURABLE – REFINED FIT AND FINISH WITH ALUMINUM CONSTRUCTION

Aria Railing manufactures high-quality premium powder-coated aluminum picket railing systems for decks, patios and swimming pools with low-maintenance living in mind. Our dedication to research and development ensures a uniquely engineered railing system, which meets commercial/residential building codes throughout North America.

- Convenient kits for fast and easy installation
- Hidden fastener system – no welds, no rivets
- Easy installation – minimal tools required
- Beautiful, architectural grade powder coat finish
- Low maintenance – no rusting, cracking, peeling, or repainting
- Engineered and Tested – commercial and residential approved

Color Options



RAILING SPECIFICATIONS

- Convenient kits for fast and easy installation
- 6' Panels – Actual Sizes: 33.1618"H X 69.43" or 38.7318"H X 69.43"
- 8' Panels – Actual Sizes: 33.1618"H X 91.31" or 38.7318"H X 91.31"
- Balustrade Dimensions = 1/4" x 1/4" (.055" wall)
- Balustrade Spacing = 3.875"
- Top Rail – 2" x 1.92" (.050" wall)
- Bottom Rail – 1 1/2" x 1 1/2" (.050" wall)
- 3" x 3" x 36" Post – Actual Length: 38.25" (.065" wall)
- 3" x 3" x 42" Post – Actual Length: 43.5" (.065" wall)
- Standard Gate Kits – Actual Sizes: 33.0618"H X 38"W or 39.2318"H X 38"W
- Support Leg Dimensions: 1.50" x 1.50" x 3.863" OA. This has a notch at 3.363", so from the resting surface to the bottom of the bottom snap is 3.363"

[RAIL PANELS](#) [STAIR PANELS](#) [POST KITS](#) [CLIP KITS](#) [ATTACH KITS](#) [WALL MOUNT KITS](#) [GATE KITS](#)



Aria Picket Panel

- Aria 36" x 6' Picket Panel - Black P/N: AP162306B
- Aria 36" x 6' Picket Panel - White P/N: AP162306W
- Aria 36" x 6' Picket Panel - Bronze P/N: AP162306Z
- Aria 36" x 8' Picket Panel - Black P/N: AP162308B
- Aria 36" x 8' Picket Panel - White P/N: AP162308W
- Aria 36" x 8' Picket Panel - Bronze P/N: AP162308Z

We believe this deck will invite customers and especially neighbors walking by to enjoy our coffee, gelato, pastry and other food offerings in an open air environment. We believe this deck will help to encourage a more walkable neighborhood and pedestrian friendly space where they can come sit on the deck.

The current space where we are proposing to put the deck is simply a sloped empty space next to the sidewalk with thin grass growing on it. Due to the requirement for a 20 foot setback from the sidewalk if the deck is more than 18 inches above grade, we will correct the slope with landscape retaining blocks of a neutral color to create a level space that allows for a deck no more than 18 inches above grade. The arrowed line below indicates where the deck will be built.

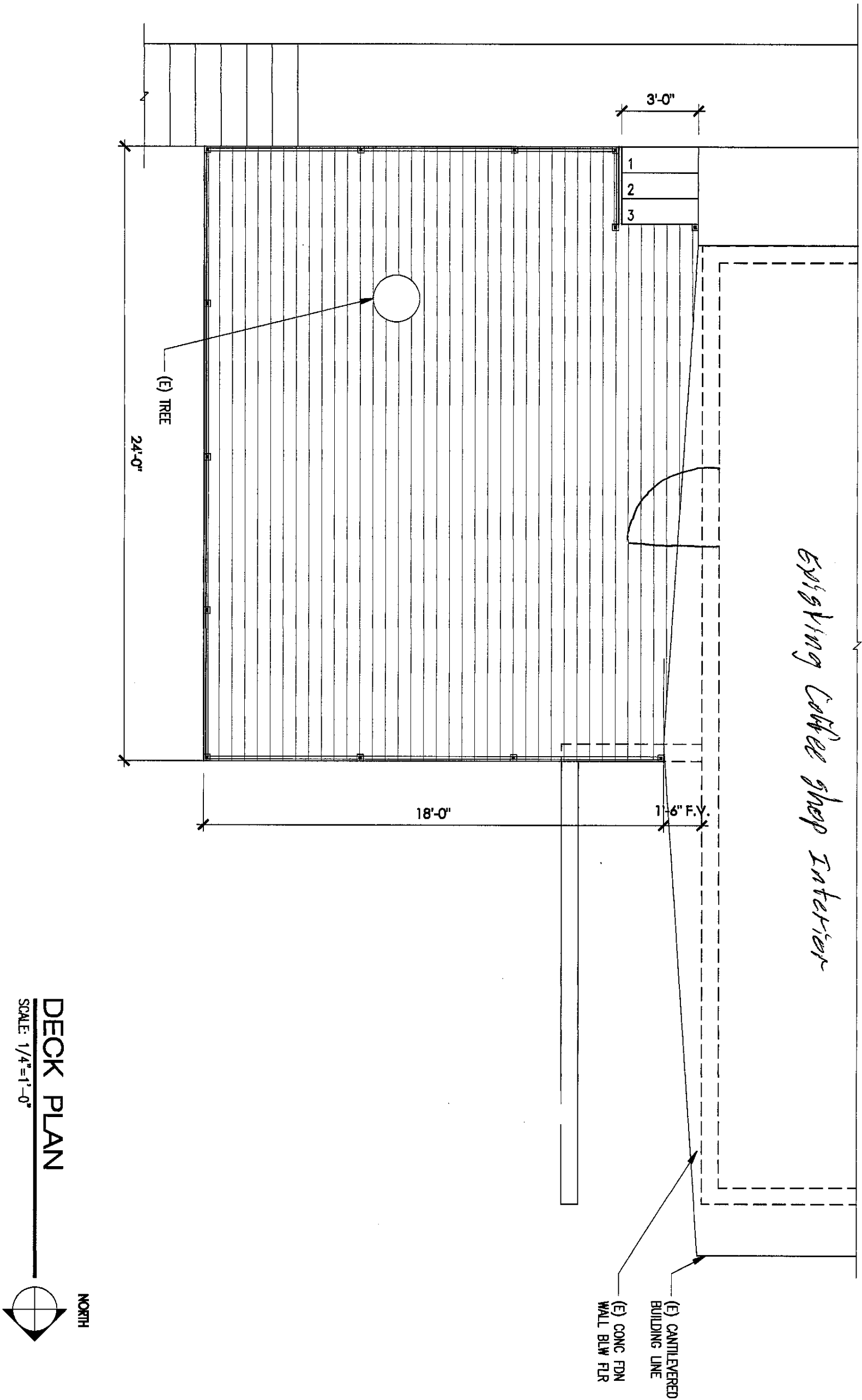
We plan to simply retain the grassy slope currently but as funds are available, we plan to create a terraced slope with the same neutral color landscape retaining blocks and plant the terraced slope with native and low water plants and grasses.





We believe we have already significantly upgraded the cosmetic appeal of this corner of the neighborhood with our new exterior and this deck will further enhance that.

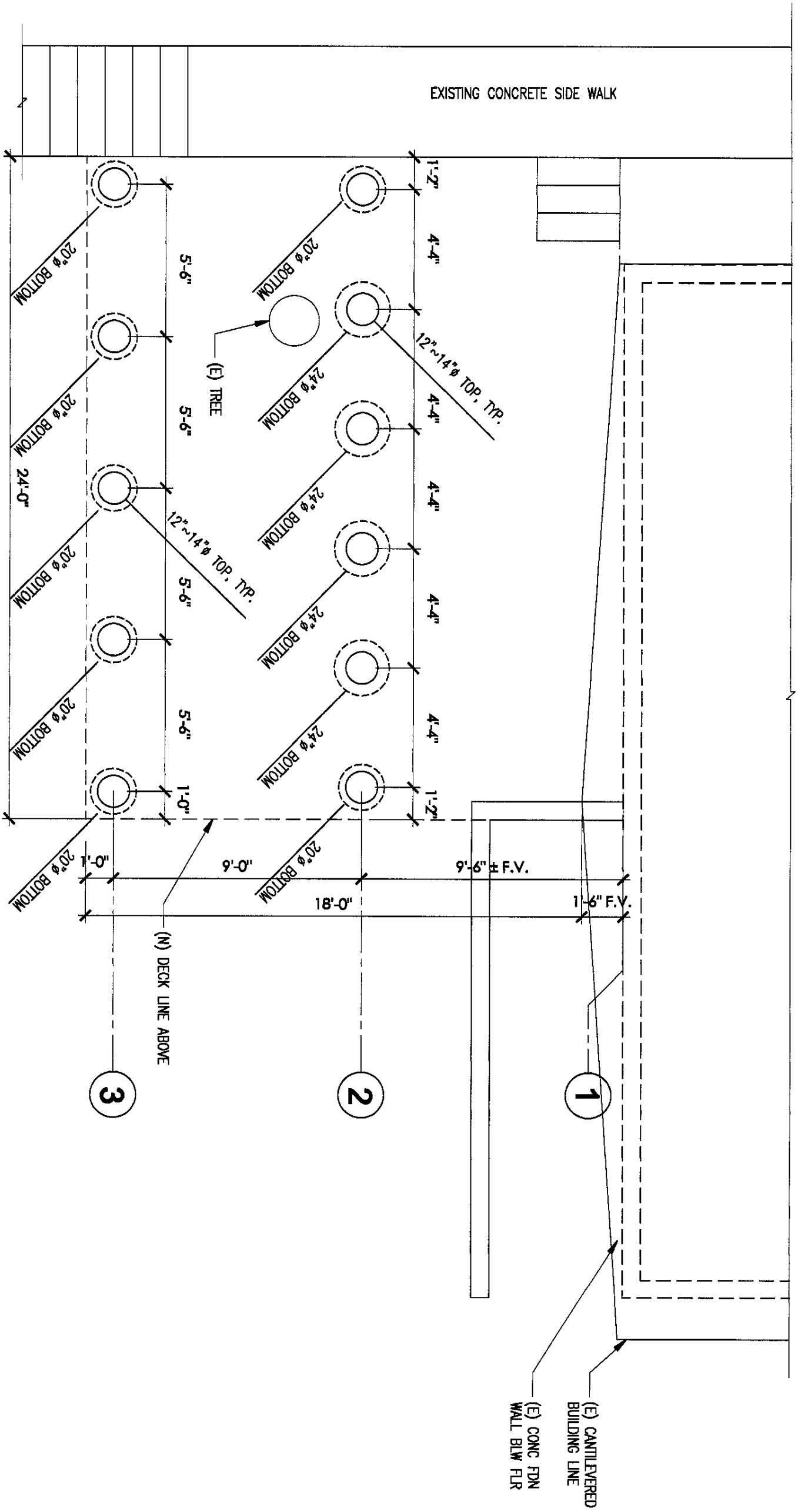
We request that the Architectural Review Committee approve our request so we can rapidly proceed to enhance the look of our building and to allow our business to expand and grow.



DECK PLAN
SCALE: 1/4" = 1'-0"

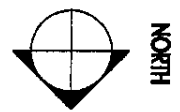


SHEET A-1	PROJECT ALPHA COFFEE 7260 RACQUET CLUB DRIVE, SUITE A COTTONWOOD HEIGHTS, UTAH 84121	REVISIONS JE19004	DATE 02-18-2019	JUNE ENGINEERING, PLLC STRUCTURAL CONSULTING ENGINEERS 1908 VIEW STREET SALT LAKE CITY, UT 84105 TEL: 801 533 8090 EMAIL: june@juneengineering.com
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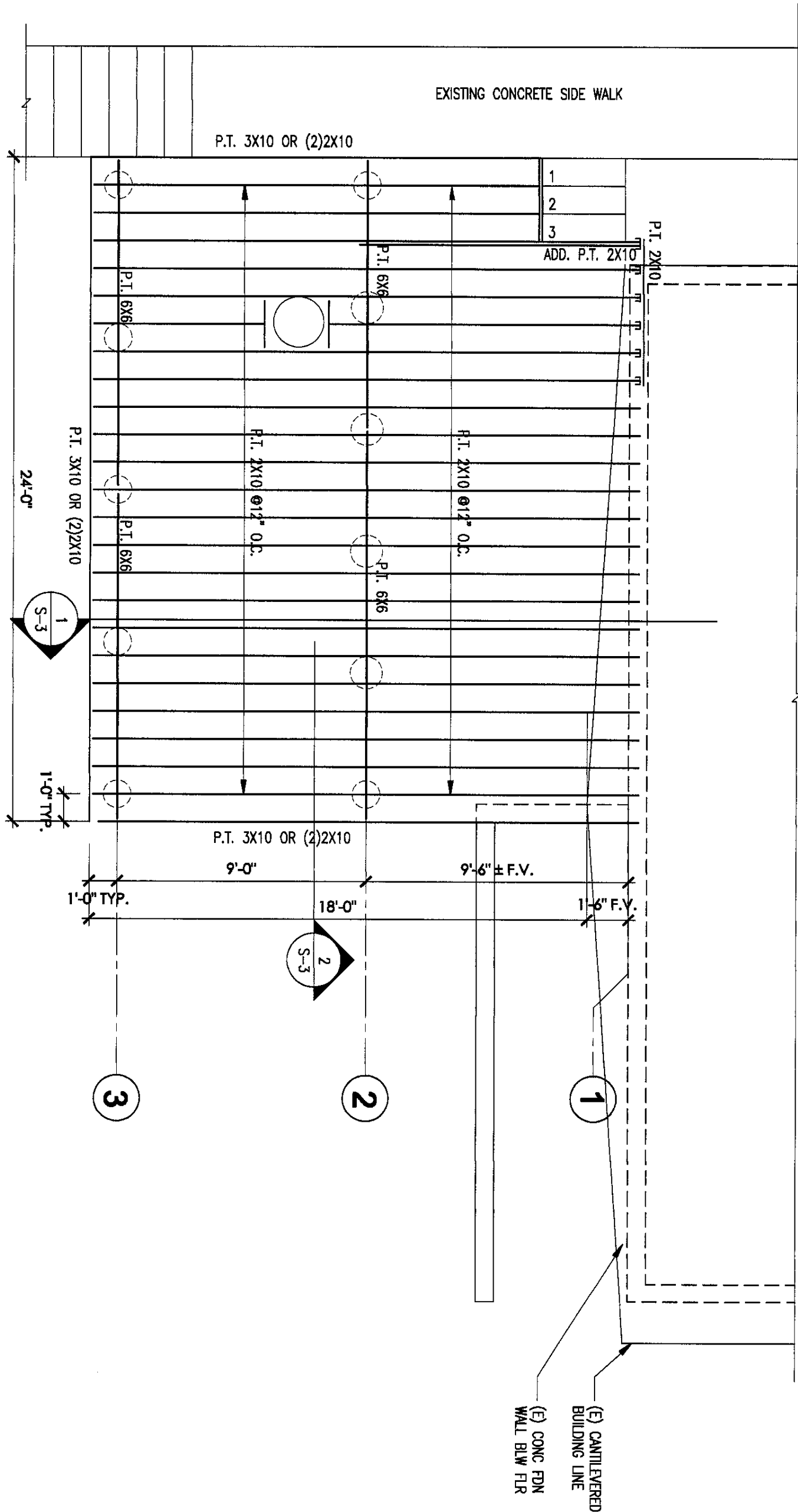


FOOTING & FOUNDATION PLAN

SCALE: 1/4"=1'-0"



S-1 SHEET	PROJECT ALPHA COFFEE 7260 RACQUET CLUB DRIVE, SUITE A COTTONWOOD HEIGHTS, UTAH 84121	REVISIONS JE18004	DATE 02-18-2019	JUNE ENGINEERING, PLLC STRUCTURAL CONSULTING ENGINEERS 1808 VIEW STREET SALT LAKE CITY, UT 84105 TEL: 801 533 8090 EMAIL: june@juneengineering.com
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DECK FRAMING PLAN

SCALE: 1/4" = 1'-0"



SHEET S-2	PROJECT ALPHA COFFEE 7260 RACQUET CLUB DRIVE, SUITE A COTTONWOOD HEIGHTS, UTAH 84121	REVISIONS JE18004	DATE 02-18-2019	JUNE ENGINEERING, PLLC STRUCTURAL CONSULTING ENGINEERS 1908 VIEW STREET SALT LAKE CITY, UT 84105 TEL: 801 533 8090 EMAIL: june@juneengineering.com
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