ARCHITECTURAL REVIEW COMMISSION MEETING AGENDA

Department of Community and Economic Development

Meeting Date: September 12, 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 Thursday, September 12, 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

1.2. Meeting Training

2.0 Business Items

2.1 **(Project SPL-19-010)**

Action on a request by YESCO Signs for approval of a Certificate of Design Compliance for two new monument signs located at 6975 & 6985 S Union Park Center.

2.2 **(Project SPL-19-011)**

Action on a request by Brad Taylor of Bird Enterprises for approval of a Certificate of Design Compliance for an exterior façade remodel at 1950 E. Fort Union Blvd.

2.3 **(Project SPL-19-007)**

Action on a request by John Prince for approval of a Certificate of Design Compliance for 23 mixed-use live-work townhomes at approximately 1650 E. Fort Union Blvd.

2.4 **(Project CUP-19-008)**

Action on a request by Nathan Anderson for approval of a Certificate of Design Compliance for 13 mixed-use live-work townhomes at 1810 E. Fort Union Blvd.

3.0 Consent Agenda

3.1 Approval of Minutes:

- April 24, 2019
- May 30, 2019
- June 27, 2019
- July 18, 2019

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 Friday, September 6, 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 6th DAY OF SEPTEMBER 2019
Paula Melgar, City Recorder

ARCHITECURAL REVIEW COMMISSION STAFF REPORT

Union Park Monument Signs
Meeting Date: September 12, 2019
Staff Contact: Andy Hulka, Associate Planner

Summary

Applicant: Yesco LLC

Subject Properties
6975 & 6985 S. Union Park Ctr.

Action Requested
Certificate of Design Compliance: Approval of two new monument signs in the Gateway Overlay District.

Recommendation
Approve, with conditions.

Project #: SPL-19-010



Context

Property Owner
James Campbell Company, LLC

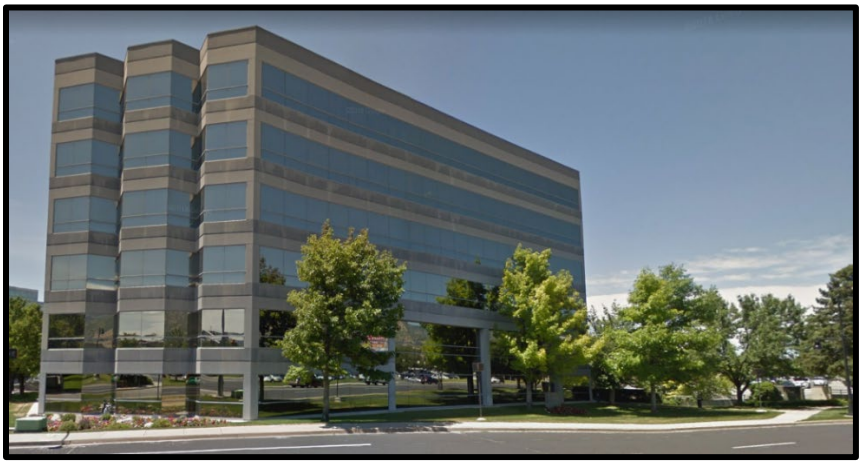
Acres
Approx. 6.5 acres

Parcel #
22-20-478-027-4001
22-20-478-027-4002
22-29-226-025-0000
22-29-226-027-0000

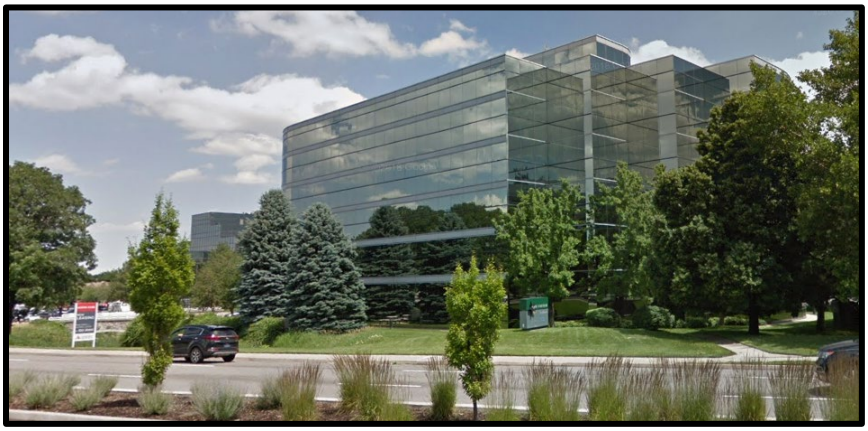


Site Photos

6975 S. Union Park Ctr.



6985 S. Union Park Ctr.

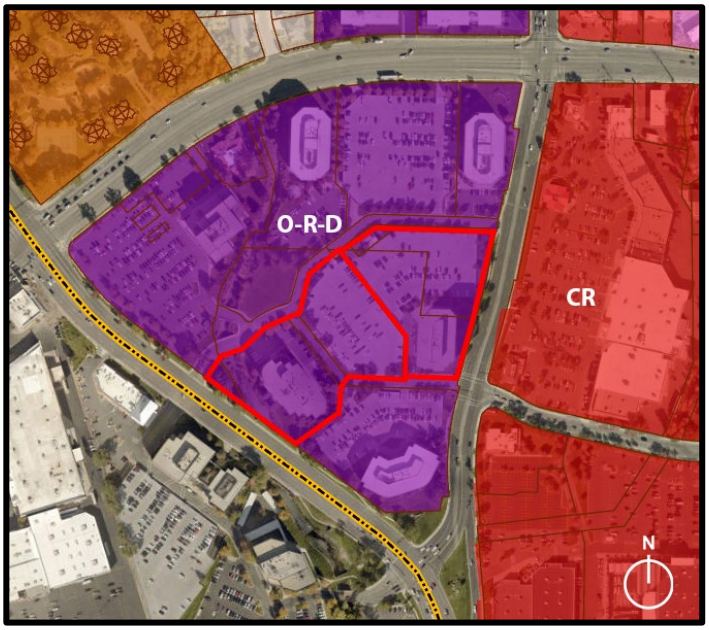


Zoning

Site
O-R-D: Office, Research and Development zone

Surrounding Properties
O-R-D: Office, Research and Development zone

CR: Regional Commercial zone



Analysis

Request

An application has been made by Yesco, LLC for approval of a Certificate of Design Compliance for two new monument signs at 6975 & 6985 S. Union Park Center. The subject properties are in the Gateway Overlay District, so the proposed signs require Architectural Review Commission consideration and issuance of a Certificate of Design Compliance before they can be installed.

Architectural Review Commission Authority

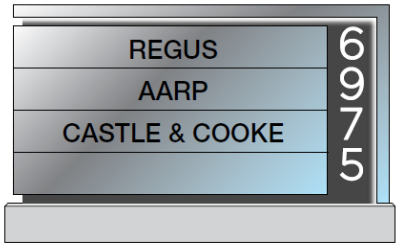
The ARC is required to review new signs for compliance with applicable design guidelines and compatibility with surrounding properties, as required by section 19.49.060 of the zoning ordinance:

> ***19.49.060 Gateway Overlay District.***
> *C. Certificate of design compliance. A certificate of design compliance issued by the ARC shall be required before proceeding with any new development or changes to existing development in a Gateway Overlay District. No alteration of the existing condition of land, structures, signs, landscaping or lighting, including, without limitation, demolition of any structure, application of new exterior siding material, creation of a new window or dormer, creation of a driveway or parking facility, construction of a deck, fence or garage, or enclosure of a porch shall be permitted within the Gateway Overlay District except as provided in this chapter.*
> *D. General review criteria. The ARC must determine that the following general review criteria are met before issuing a certificate of design compliance for a project:*
> *1. The proposed work must comply with the applicable design guidelines for that overlay district;*
> *2. The integrity of an individual historic structure is preserved, if applicable;*
> *3. The design of new buildings or additions must be compatible with surrounding gateway properties; and,*
> *4. The overall character of the Gateway Overlay District is protected.*

Proposal

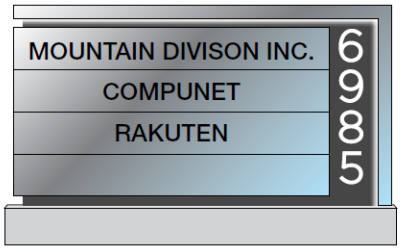
The applicant submitted the following statement for ARC consideration:

- *"The proposed signage applications have been reviewed, and have been found to be in compliance with the current Cottonwood Heights Zoning and Building Codes.*
- *The proposed signage will improve the visibility of the building address and the tenants that do business in the respective buildings. This will not only assist Police and Fire Departments with safety issues, it will give the motoring public a sign to reference the individual tenants of the buildings.*
- *We feel that the spatial relationship of the "6975" sign will be much improved over the existing single-faced monument sign that is currently installed against the wall. The "6985" replacement sign gives the public a more easily read display. Due to the property line setback, we will install at the minimum setback allowed, which is currently occupied by the existing display. We also feel that there will be no negative line-of-sight issues or clearance problems.*
- *The sign displays have been designed with the building architecture in mind. By using the same color and material scheme as the buildings, they are designed to complement, rather than contrast with the building architecture."*









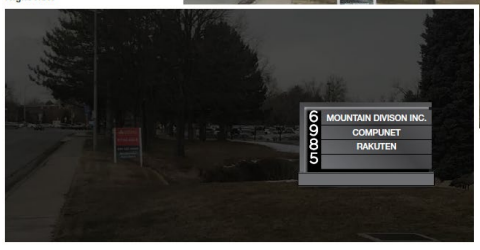


This sign to be removed and install new





Night view



DESIGN GUIDELINES

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

Signs

- Sign colors, materials, and design should be compatible with that of the primary building façade. (p. 22, #2)
- A single development with more than five (5) users should provide a unifying sign theme. (p. 22, #10)
- One monument sign per project street frontage is allowed, and must be consistent in design with the architecture of the building and adhere to appropriate design guidelines. (p. 23 #13)

Recommendation

Staff has concluded that the application meets the requirements of the City Code and Design Guidelines, and recommends approval of a Certificate of Design Compliance.

Model Motions

Approval

I move to issue a Certificate of Design Compliance for project SPL-19-010:

- List any additional conditions of approval…

Denial

I move to deny a Certificate of Design Compliance for project SPL-19-010, based on the following findings:

- List findings for denial…

Attachments

1. Applicant Narrative
2. Sign Plans

July 31, 2019

YESCO LLC
1605 S Gramercy Road
Salt Lake City, UT 84104

Cottonwood Heights City
Architectural Review Commission
2277 East Bengal Boulevard
Cottonwood Heights, UT 84121
Phone: 801-944-7000
Email: ahulka@ch.utah.gov

Narrative: File # 19-0591 Union Park Group Monument Signs, 6975/6985 Union Park Ave.

Dear Architectural Review Commission,

It was brought to my attention that the property on which we are requesting to install new signage falls into Cottonwood Height's Gateway Overlay District, and will require additional information and processing.

Please accept this narrative & additional information for your review and consideration.

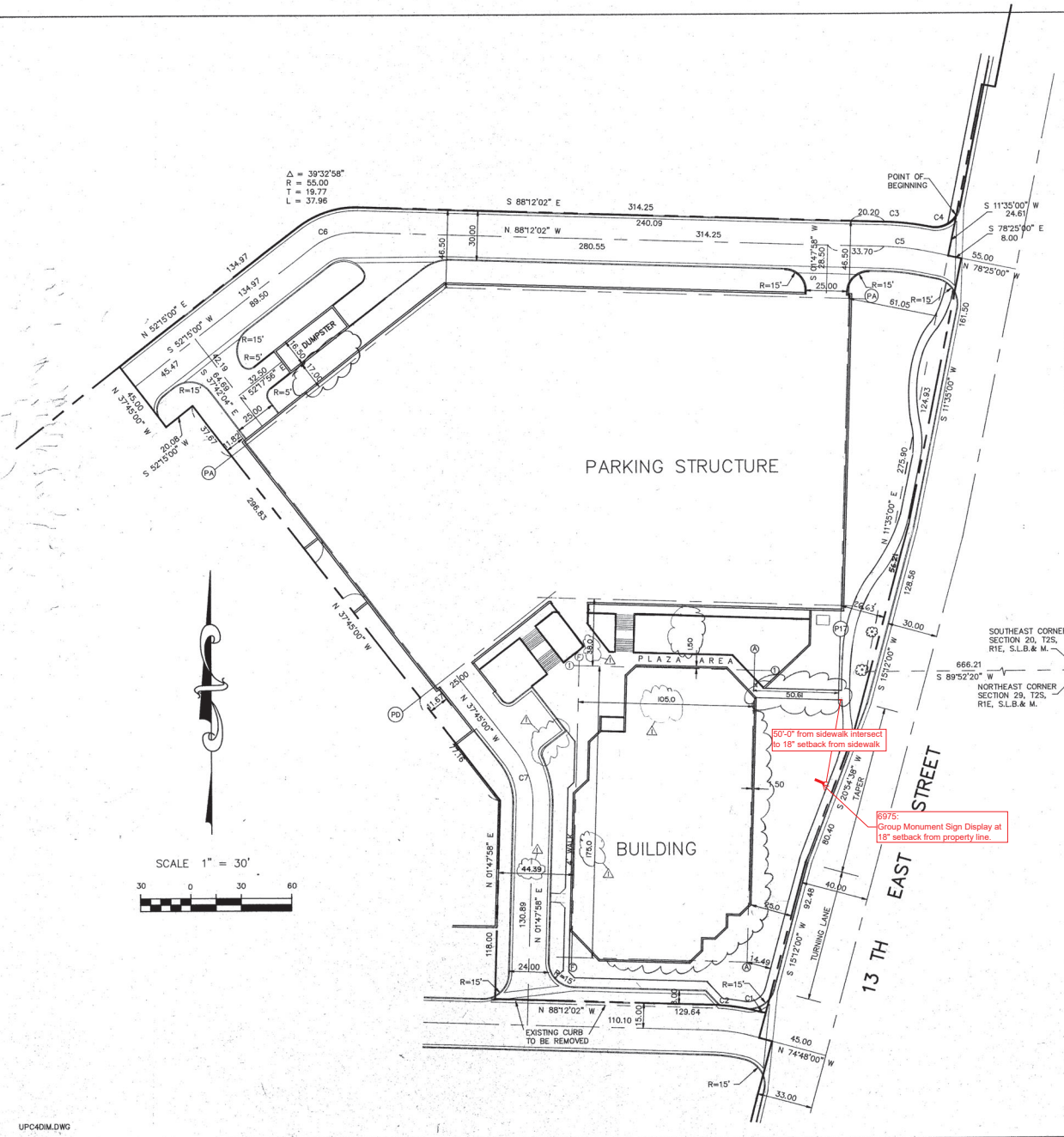
- **The proposed signage applications have been reviewed, and have been found to be in compliance with the current Cottonwood Heights Zoning and Building Codes.**
- **The proposed signage will improve the visibility of the building address and the tenants that do business in the respective buildings. This will not only assist Police and Fire Departments with safety issues, it will give the motoring public a sign to reference the individual tenants of the buildings.**
- **We feel that the spatial relationship of the "6975" sign will be much improved over the existing single-faced monument sign that is currently installed against the wall. The "6985" replacement sign gives the public a more easily read display. Due to the property line setback, we will install at the minimum setback allowed, which is currently occupied by the existing display. We also feel that there will be no negative line-of-sight issues or clearance problems.**
- **The sign displays have been designed with the building architecture in mind. By using the same color and material scheme as the buildings, they are designed to complement, rather than contrast with the building architecture.**

***Narrative:* File # 19-0591 Union Park Group Monument Signs, (continued)**

Thank you to the Architectural Review Commission for considering our Application. Please feel free to contact me for any additional information that may be necessary for your timely review.

Sincerely,
YESCO LLC

Charlie Taylor
Project Manager
801-464-6468 Office
801-295-5928 Cell
ctaylor@yesco.com



CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	15.00	4.05	2.04	4.04	N 82°32'26" W	15°28'53"
C2	119.60	27.97	14.05	27.91	N 81°30'01" W	13°24'02"
C3	159.12	27.17	13.62	27.14	N 83°18'31" W	09°47'02"
C4	15.00	18.05	10.30	16.98	N 67°06'11" E	68°57'38"
C5	144.12	24.61	12.34	24.58	N 83°18'31" W	09°47'02"
C6	40.00	27.61	14.38	27.07	S 72°01'29" W	39°32'58"
C7	50.00'	34.51'	17.98'	33.83'	N 17°58'31" W	39°32'58"

NOTE: ALL DIMENSIONS SHOWN ARE TO TOP BACK OF CURB WHERE APPLICABLE

REVISION	DATE	ITEM
1	11-20-89	BLDG. DIM. & TIES TO, & REVISED

Date: NOVEMBER 1989
Job No.: 408'16
Drawn: JDK
Checked: BA

MHT Architects
2388 West North Temple, Salt Lake City, Utah 84116
Area (801) 595-8700

UNION PARK CENTER PHASE IV
OFFICE BUILDING / PARKING STRUCTURE
DEVELOPED BY TERRA INDUSTRIES

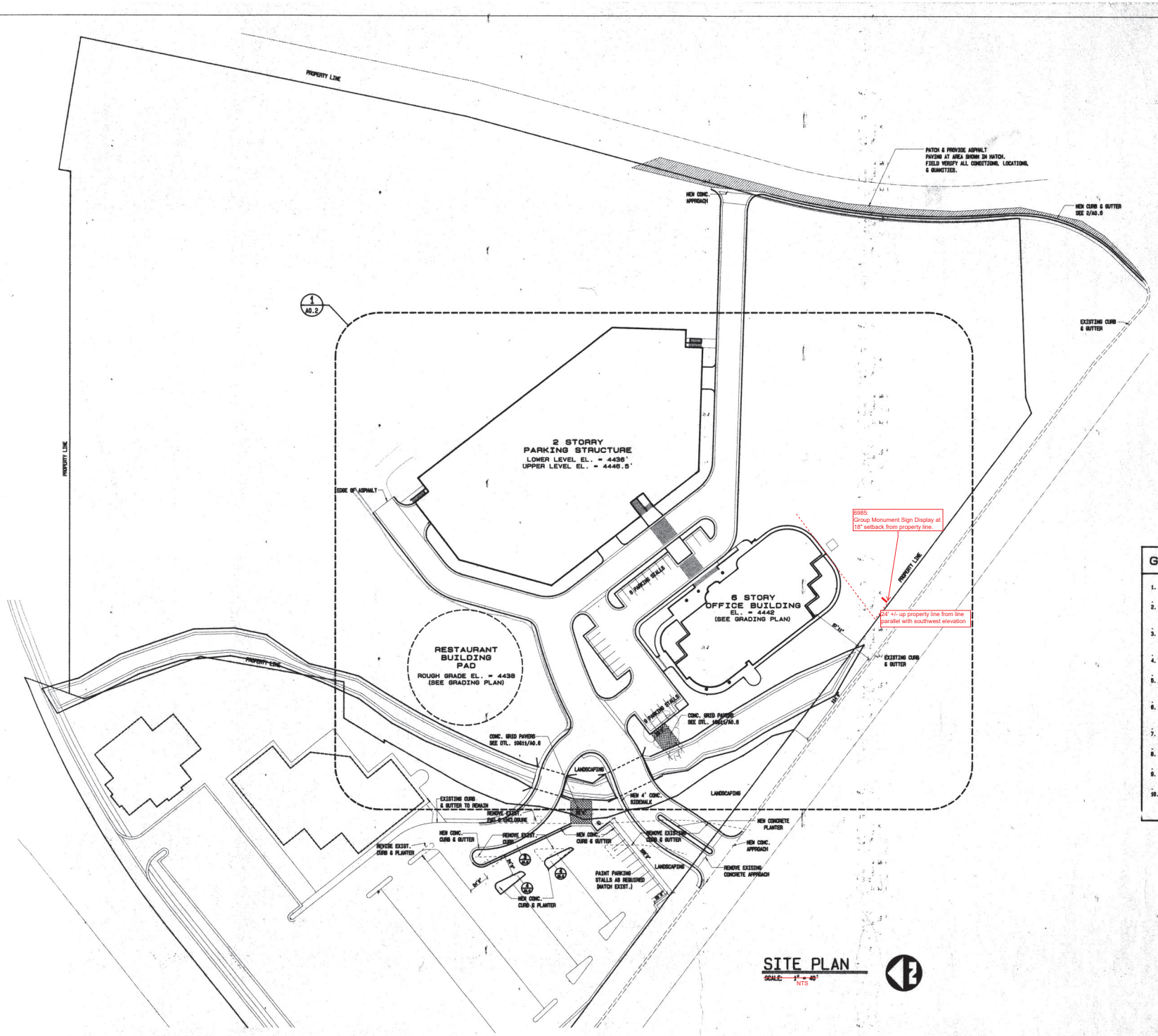
Sheet Title: SITE LOCATION PLAN

NOV. 20, 1989 REVISED

C2

PREPARED BY:
BUSH & GUDGELL, INC.
ENGINEERS - PLANNERS - SURVEYORS
FAX 261-1925 566-3241
SALT LAKE CITY, UTAH 84111
(801) 364-1212

UPC4DIM.DWG



SITE PLAN

SCALE: ~~1" = 40'~~ NTS

GENERAL NOTES:

1. PRIOR TO COMMENCING WORK, VERIFY ALL CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. FIELD VERIFY/ OR VERIFY WITH UTILITY COMPANIES THE EXACT LOCTION AND ELEVATIONS OF ALL UTILITIES BEFORE RUNNING NEW PIPING.
3. MATCH EXISTING CONCRETE SIDEWALKS, CURBS, & GUTTERS TO EXISTING. PATCH & REPAIR AS NECESSARY.
4. PATCH AND REPAIR ALL ASPHALT PAVING REMOVED OR DAMAGED DURING CONSTRUCTION.
5. ALL CONCRETE SIDEWALKS, CURBS, GUTTERS, AND DRIVE APPROACHES SHALL COMPLY WITH SALT LAKE COUNTY SPECIFICATIONS & REQUIREMENTS.
6. THE CONTRACTOR SHALL COORDINATE ALL CURB, GUTTER, & PAVING ADJOINING BANK WITH THE BANK CONTRACTOR.
7. PROVIDE SEALANT AT ALL CONCRETE EXPANSION JOINTS.
8. ASPHALT ROADWAY AREAS SHALL BE CONSTRUCTED AS SHOWN ON DTL. 17/A0.0 & SPECIFICATIONS.
9. ASPHALT PARKING AREAS SHALL BE CONSTRUCTED AS SHOWN ON DTL. 15/A0.0 & SPECIFICATIONS.
10. ROUGH GRADING & LANDSCAPING AREAS SHALL BE DEVELOPED AS SHOWN ON 18/A0.0 & SPECIFICATIONS.

Seal

Revisions:

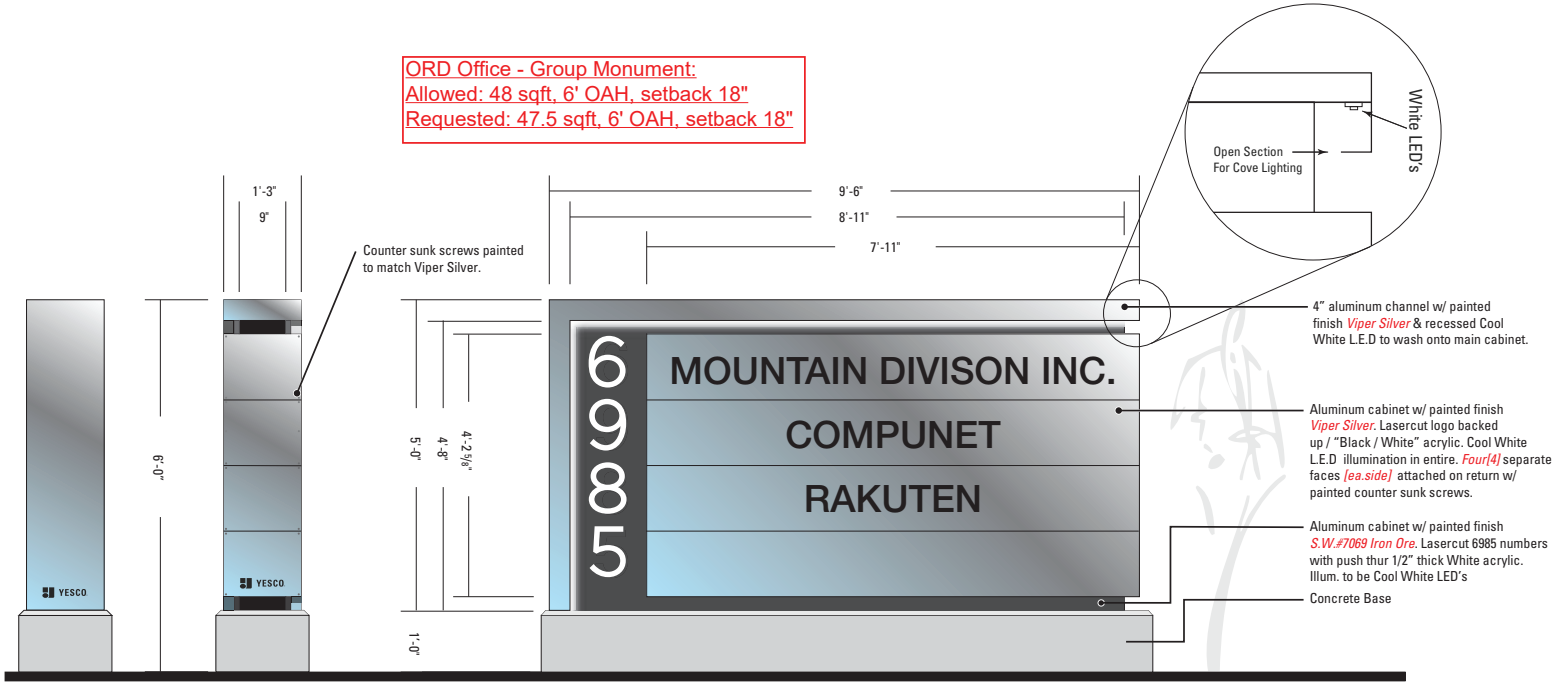
No.	Date	Description
1	9/11/87	REVISED BUILDING LOCATION

UNION PARK CENTER PHASE III
OFFICE BUILDING / PARKING STRUCTURE
DEVELOPED BY TERRA INDUSTRIES

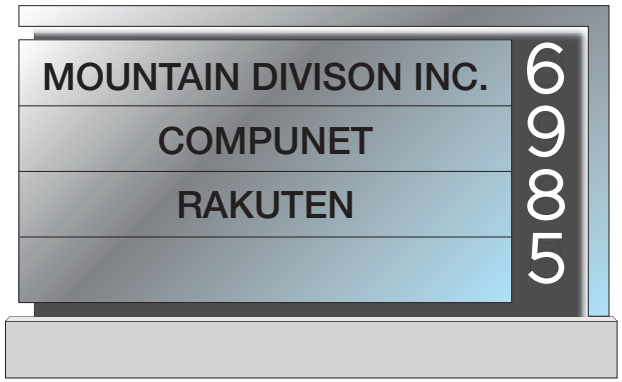
NIELS E. VALENTINER & ASSOCIATES
ARCHITECTS, PLANNERS
524 SOUTH 600 EAST
SALT LAKE CITY, UTAH 84102
801 531-9432

Date: MAY 11, 1987
Drawn: BRT
Checked: BCJ
Scale: 1" = 40'-0"
Layers Used:
File No. 8833B
Drawing Description: OVERALL SITE PLAN
Drawing No. A0.1

ORD Office - Group Monument:
Allowed: 48 sqft, 6' OAH, setback 18"
Requested: 47.5 sqft, 6' OAH, setback 18"



1 D/F Internally illum. Monument Display Scale 1/2"=1'-0"





YESCO
DESIGN
1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

www.yesco.com

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Revisions

No.	Date / Description
1	R1- Removed display 3

Approval

Client Sign / Date

Landlord Sign / Date

Union Park Center
6985 / 6975 Union Park Center
Cottonwood Heights, UT.

Acct. Exec: Jeff Krantz
Designer: Christian

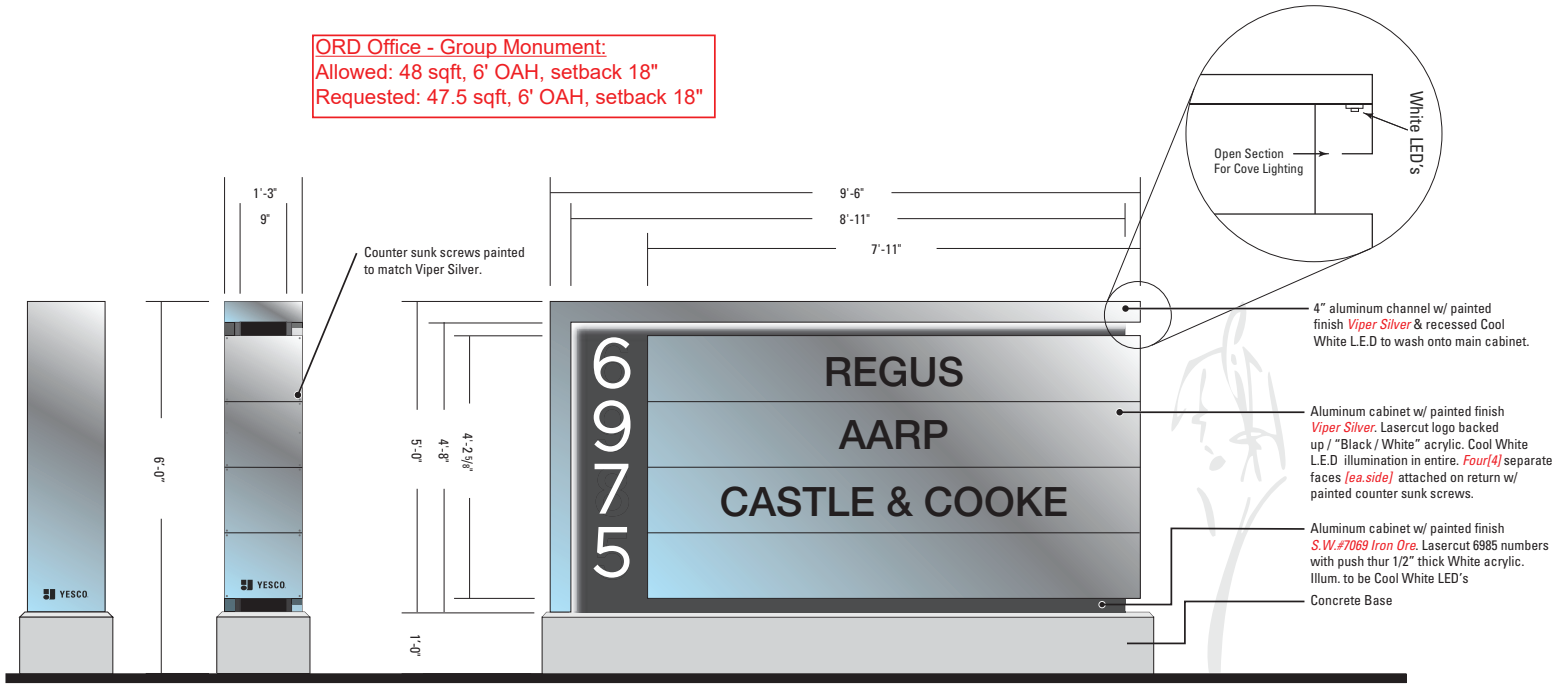
Orig: 3.21.2018

OPY-13108 R4

scale: as noted

ART 1.0

ORD Office - Group Monument:
Allowed: 48 sqft, 6' OAH, setback 18"
Requested: 47.5 sqft, 6' OAH, setback 18"



2 D/F Internally illum. Monument Display Scale 1/2"=1'-0"





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Revisions

No.	Date / Description
1	R1- Removed display 3

Approval

Client Sign / Date

Landlord Sign / Date

Union Park Center
6985 / 6975 Union Park Center
Cottonwood Heights, UT.

Acct. Exec: Jeff Krantz
Designer: Christian

Orig: 3.21.2018

OPY-13108 R4

scale: as noted

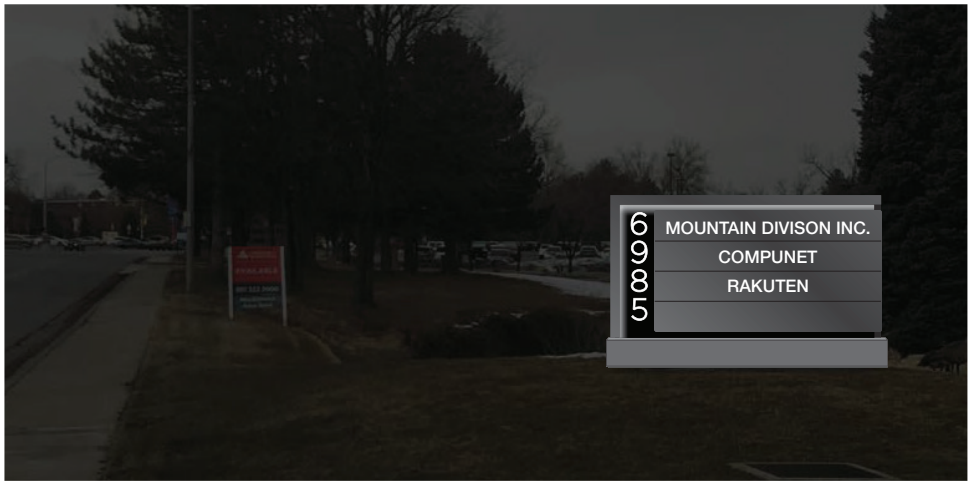
ART 2.0

This sign to be removed and install new





Night view



YESCO

DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

www.yesco.com

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Revisions

No.	Date / Description
⚠	

Approval

Client Sign / Date

Landlord Sign / Date

Union Park Center
6985 / 6975 Union Park Center
Cottonwood Heights, UT.

Acct. Exec: Jeff Krantz
Designer: Christian

Orig: 3.21.2018

OPY-13108 R4

scale: as noted

ART 3.0





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Revisions

No.	Date / Description
1	

Approval

Client Sign / Date

Landlord Sign / Date

Union Park Center
6985 / 6975 Union Park Center
Cottonwood Heights, UT.

Acct. Exec: Jeff Krantz
Designer: Christian

Orig: 3.21.2018

OPY-13108 R4

scale: as noted

ART 4.0

ARCHITECURAL REVIEW COMMISSION STAFF REPORT

First Med Façade Remodel

Meeting Date: September 12, 2019

Staff Contact:

Samantha DeSeelhorst, Assistant Planner & Sustainability Analyst

Summary

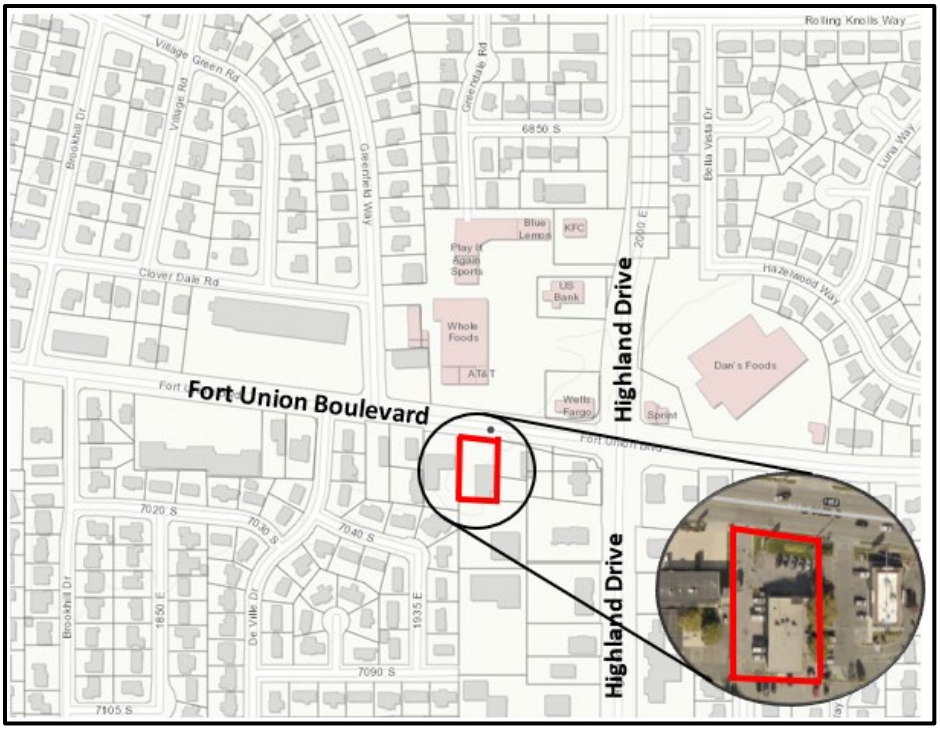
Applicant: Brad Taylor of Bird Enterprises, on behalf of Evelyn Saunders of Saunders Holdings, LLC

Project Address: 1950 E. Fort Union Blvd.

Project Number: SPL-19-011

Actions Requested: The applicant is requesting issuance of a Certificate of Design Compliance for an exterior façade remodel at 1950 E. Fort Union Blvd. within the Regional Commercial (CR) Zone. The building is a First Med Clinic.

Recommendation: Approval



Context

Subject Properties: 1950 E Fort Union Blvd.

Property Owner: Saunders Holdings, LLC

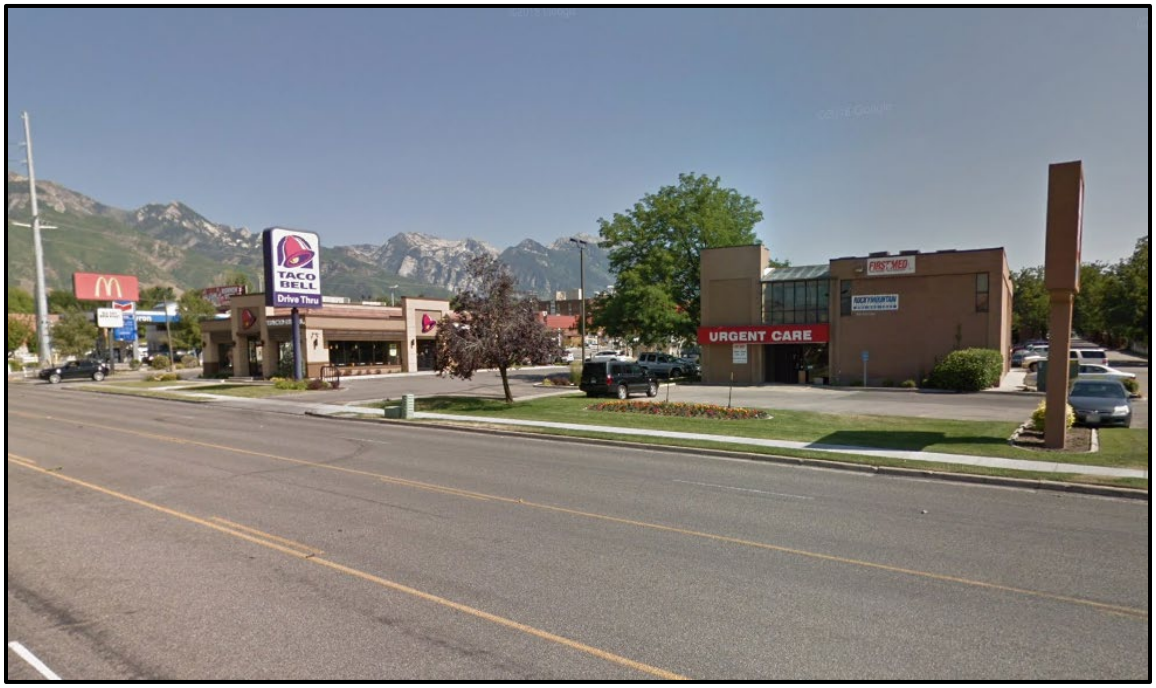
Acres: 0.45

Parcel #: 22-21-483-013-0000



Site Photos

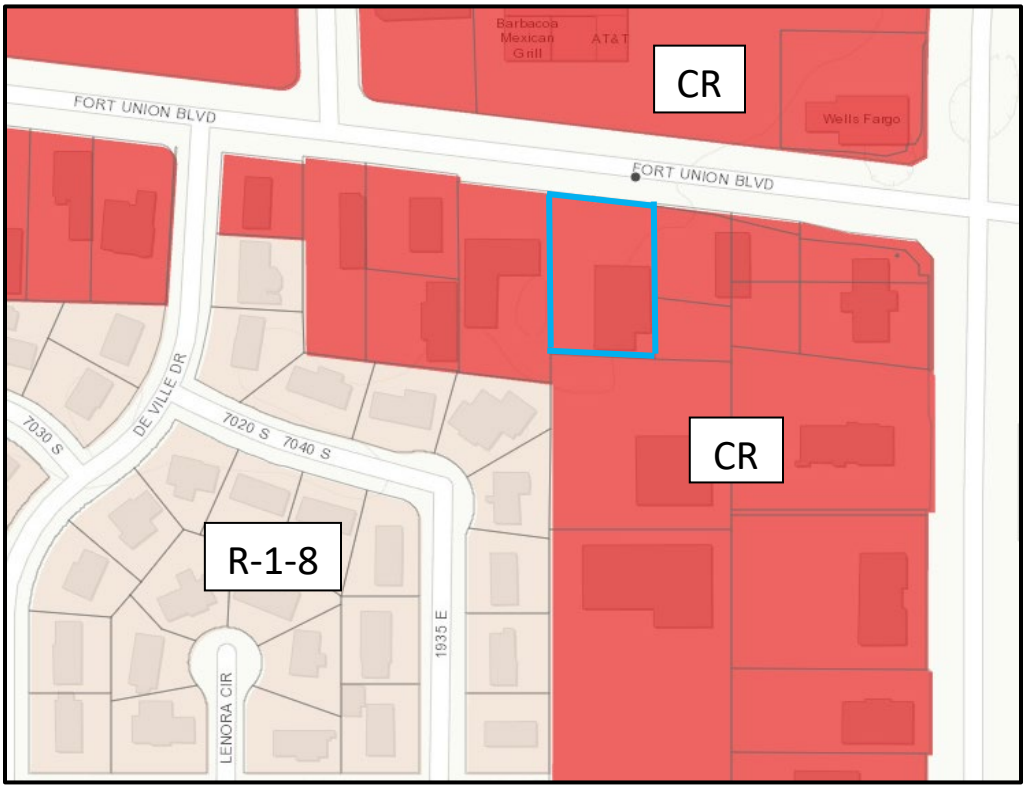

FIRST MED
ROCKY MOUNTAIN
URGENT CARE


TACO BELL
Drive Thru
URGENT CARE

Zoning

Site: CR (Regional Commercial)

Surrounding Properties: R-1-8 (Residential Single-Family)



Analysis

Request

An application has been made by Brad Taylor of Bird Enterprises on behalf of Evelyn Saunders of Saunders Holdings, LLC, for approval of a Certificate of Design Compliance for an exterior façade remodel at 1950 E. Fort Union Blvd. within the Regional Commercial (CR) Zone. The building is a First Med Clinic.

Architectural Review Commission Authority

The ARC is required to review remodels for compliance with applicable design guidelines, as required by section 19.49.060 of the zoning ordinance:

> ***19.49.060 Gateway Overlay District.***
> *C. Certificate of design compliance. A certificate of design compliance issued by the ARC shall be required before proceeding with any new development or changes to existing development in a Gateway Overlay District. No alteration of the existing condition of land, structures, signs, landscaping or lighting, including, without limitation, demolition of any structure, application of new exterior siding material, creation of a new window or dormer, creation of a driveway or*

parking facility, construction of a deck, fence or garage, or enclosure of a porch shall be permitted within the Gateway Overlay District except as provided in this chapter.

D. General review criteria. The ARC must determine that the following general review criteria are met before issuing a certificate of design compliance for a project:

1. The proposed work must comply with the applicable design guidelines for that overlay district;

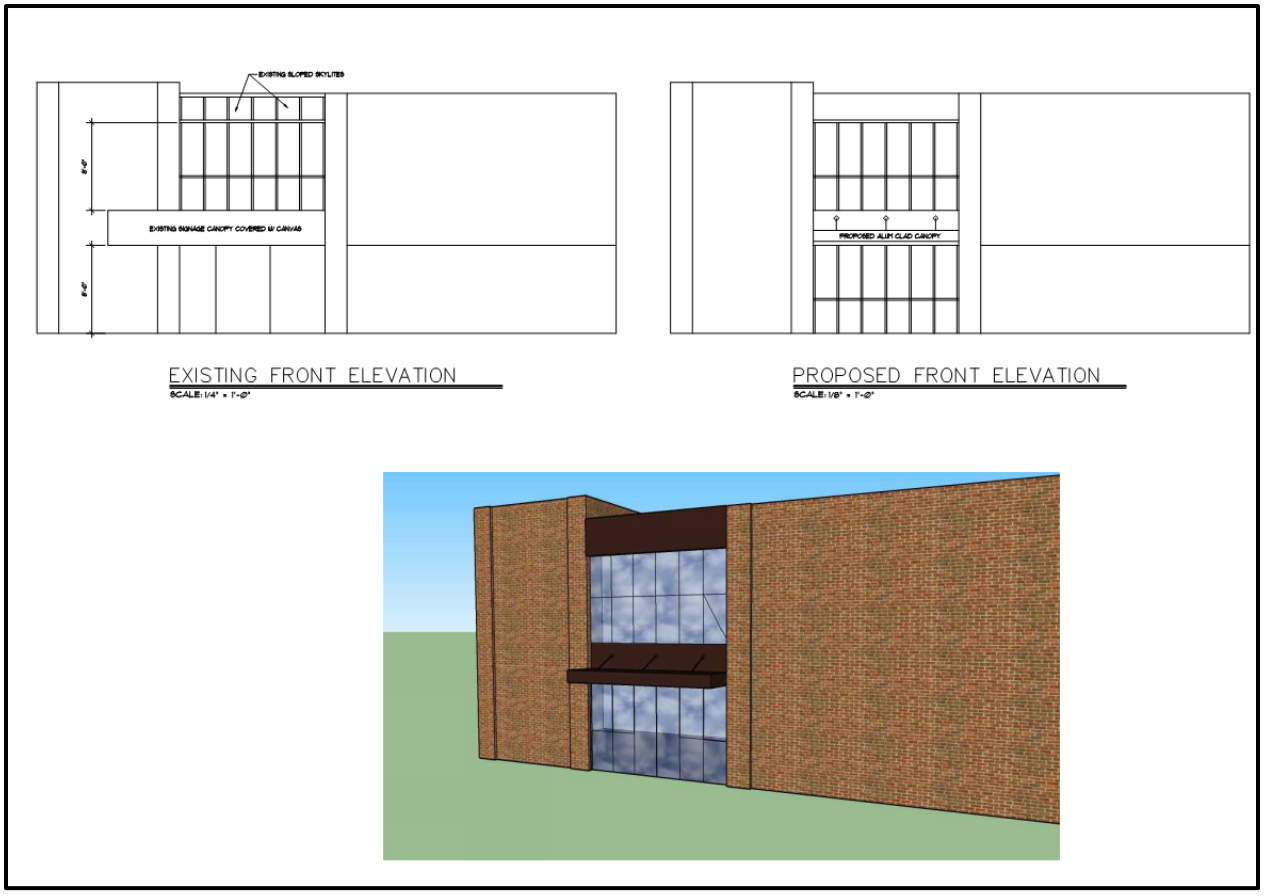
2. The integrity of an individual historic structure is preserved, if applicable;

3. The design of new buildings or additions must be compatible with surrounding gateway properties; and,

4. The overall character of the Gateway Overlay District is protected.

Proposal

The applicant has submitted a project narrative that details the proposed project work. This narrative is available as Attachment "B."

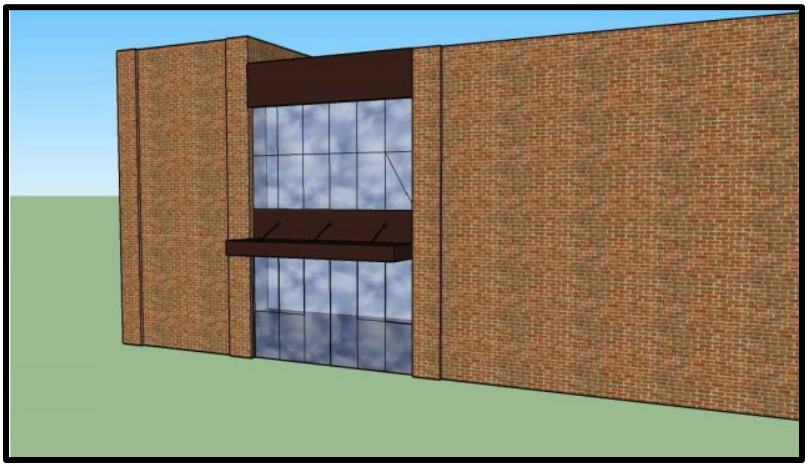


City Design Guidelines

All applicable design guidelines are found attached to this document. Design Guidelines are split into two main sections: Architectural Design Guidelines, and Site Design Guidelines. As this is only a façade remodel, and none of the landscape or site plan will be changing, the Architectural Design Guidelines will be the applicable document for this project. Specific guidelines of relevance are included below.

Entrances

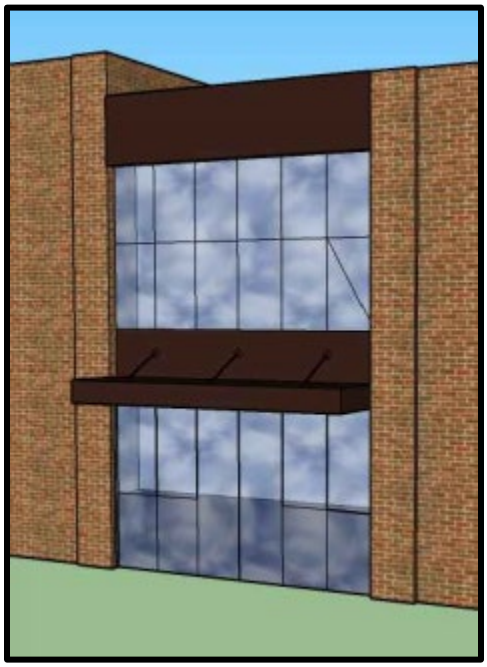
- 1.1. "Entrances should be easily identifiable and evoke a sense of entry."
  Commentary: The proposed entry serves as an obvious entry point along the building façade.
- 1.2. "Entrance areas should have a high quality finish and level of detail."
  Commentary: The proposed façade offers a level of quality higher than the existing façade, which due to years of use was demonstrating evidence of dilapidation in the form of appearance of performance. Applicant's narrative provides further information regarding this dilapidation.
- 1.3. "Entrances should be the prominent features of the ground floor."
  Commentary: The proposed entrance serves as the primary feature of the main floor.
- 1.6. "To make entrances stand out, implement at least two articulation techniques, such as: clerestories, oversized doors, windows flanking doors, ornamental lighting, decorative stone/masonry, a pedestrian area with seating, public art, or landscaping."
  Commentary: The proposed façade implements windows which flank the doors, as well as clerestories, which help the entrance stand out.
- 1.7. "Buildings entrances should include awnings, overhangs, canopies, porches, etc."
  Commentary: The proposed façade implements an aluminum canopy, which matches other building finishes, and serves as an update to the existing canvas canopy.

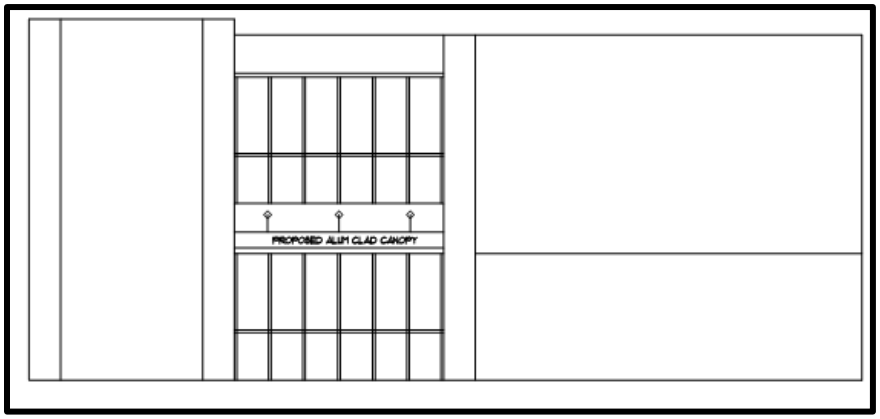


Windows

- 2.1. "Windows on upper stories of buildings should be aligned with those on the lower story."
  Commentary: The upper windows align with the lower windows.
- 2.3. "Glazing is encouraged to promote safety and human scale."
  Commentary: The applicant has stated that the glass is to be insulated and tempered as needed. Should the Commission see glazing as a crucial project aspect, they shall make such a recommendation.

- 2.6. “Windows should be designed to encourage retail use by being transparent and free from excessive signage.”
  Commentary: The windows are shown as free of signage, and the applicant is not requesting any new signage at this time.
- 2.8. “Windows situated in hard materials should not have trim, and the window frame shall be a minimum of 2” wide.”
  Commentary: The updated windows are designed to match those which are existing in size and placement.

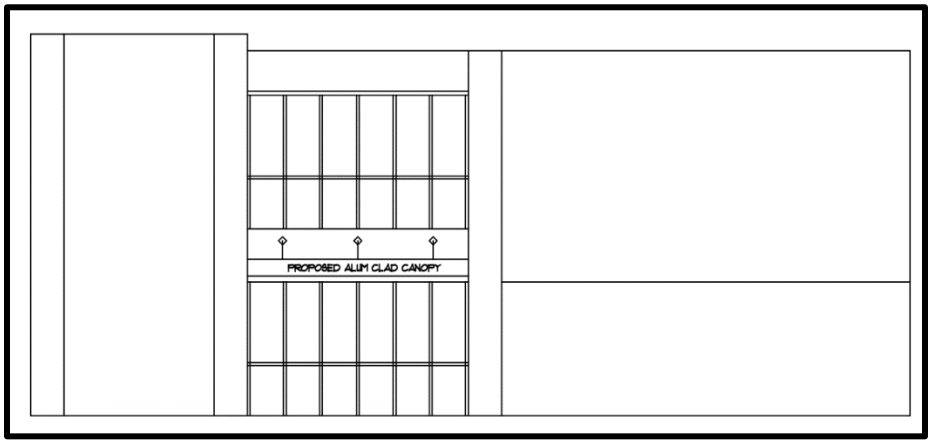




Awnings and Canopies

- 3.1. “Awnings are encouraged to promote visual interest and shield pedestrians from weather.”
  Commentary: The proposed awning adds visual interest to the building and also serves as a barrier against inclement weather.
- 3.5. “Awnings must function as true awnings, situated over doorways and/or windows.”
  Commentary: The proposed awning is situated directly over the doorway and adjacent windows.
- 3.6. “Awnings and canopies must be fixed to a vertical wall, and must lead to the public entrance.”
  Commentary: The proposed awning is affixed to a vertical wall, and highlights the public entrance.
- 3.7. “Awnings should project at least three (3) feet over a pedestrian traffic area (i.e. doorway), and at least one (1) foot over a non-pedestrian traffic area.”
  Commentary: The proposed awning is proposed to project three feet.
- 3.8. “Awnings and canopies shall maintain a minimum vertical clearance of eight (8) feet above the sidewalk.”
  Commentary: The awning is proposed to be affixed eight feet above the sidewalk.

- 3.10. “Advertisements on awnings should be secondary to functional and aesthetic design, and should be in harmony with the colors and style of the building.”
  Commentary: There is no signage being requested on the proposed awning.
- 3.11. “Awnings and canopies must be made of woven cloth or architectural metal materials.”
  Commentary: The proposed awning is made of architectural metal.



Recommendation

Staff has concluded that the application substantially complies with City Code and Design Guidelines, and recommends approval of a Certificate of Design Compliance.

Model Motions

Approval

I move to issue a Certificate of Design Compliance for project SPL-19-011.

- List any additional conditions of approval…

Denial

I move to deny a Certificate of Design Compliance for project SPL-19-011, based on the following findings:

- List findings for denial…

Attachments

A. Project Narrative
B. Proposed Elevations
C. Proposed Floor Plan
D. Project Materials

Project:	First Med Building 1950 East 7000 South Cottonwood Heights, Utah 84121
Owner:	Saunders Holdings LLC PO Box 3418 Park City, Utah 84060 Contact: Evelyn Saunders 435-645-9557
Applicant:	Bird Enterprises Inc. PO Box 1392 Bountiful, Utah 84010 Contact: Brad Taylor 801-296-2473

Project Narrative

Concerns:

The existing North entrance to the building has a "sun room" type structure that was built as part of the original construction of the building.
The "sun room" is antiquated and has failed both structurally and from a waterproofing aspect.
The "sun roof" leaks and drainage on the North elevation of the building is problematic.

Scope of Work:

Remove the urgent care sign.
Remove the sun room / store front glass and structure.
Construct a new roof structure that drains onto the upper roof.
Install a new store front at both the main level and upper level.
Install a canopy above the lower level entrance.
Install metal cladding over the exposed structural members.
Lighting on the North elevation of the building will not be added or changed.
There will be no other changes to the exterior of the building.

General Plan:

The purpose of this remodel is to solve the water infiltration problems and to update the main entrance to the building.
This project will improve the appearance of the building by updating the store front and the other exterior finishes.
This remodel will improve safety, ingress and egress for customers and employees of the associated businesses.

Health / Safety:

This remodel will improve the health of the building by eliminating water infiltration from the roof.

- Control water drainage.
- Eliminate damage to and stains on the exposed block walls.
- Eliminate damage to the steel and wood structure of the building.
- Eliminate damage to and maintenance of the elevator.
- Prevent the growth and smell of mold caused by water infiltration.

Access and safety for customers / employees will improve by providing more protection from the elements at the North entrance.

- Eliminate snow from sliding off of the sun roof at the entrance to the building.
- Eliminate most of the water drainage on the North elevation.
- Provide a canopy above the entrance as they enter the building.
- Improve safety on the walking surfaces.

Spatial Relationship:

There is no change to the footprint, open space or the spatial relationship of the building.

Site Layout:

No changes will be made to the site layout, parking, loading or service areas.

Architectural Characteristics:

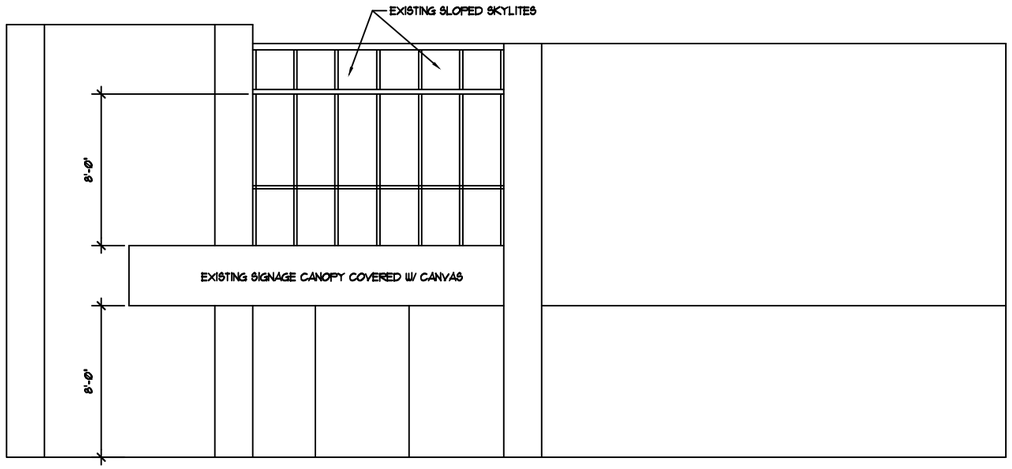
The resulting buildings characteristics change little from the current building characteristics.
The resulting buildings characteristics are similar to the surrounding buildings.

Design Features:

The resulting design features of the building are very similar to the current building.
Mechanical equipment, appurtenances and utility exposure or screens do not change.

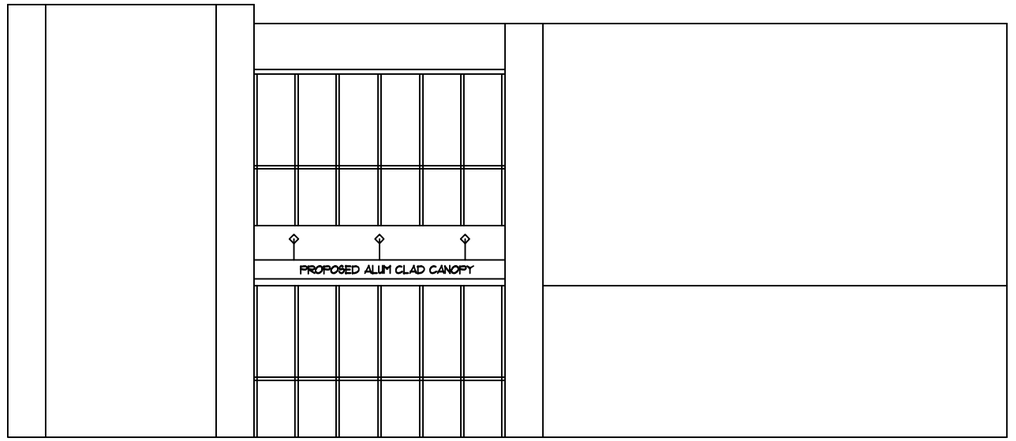
Design Guidelines:

The overall design and appearance of the building does not change.



EXISTING FRONT ELEVATION

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



PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"



SAUNDERS HOLDINGS

ADDRESS

UTAH

REMODEL

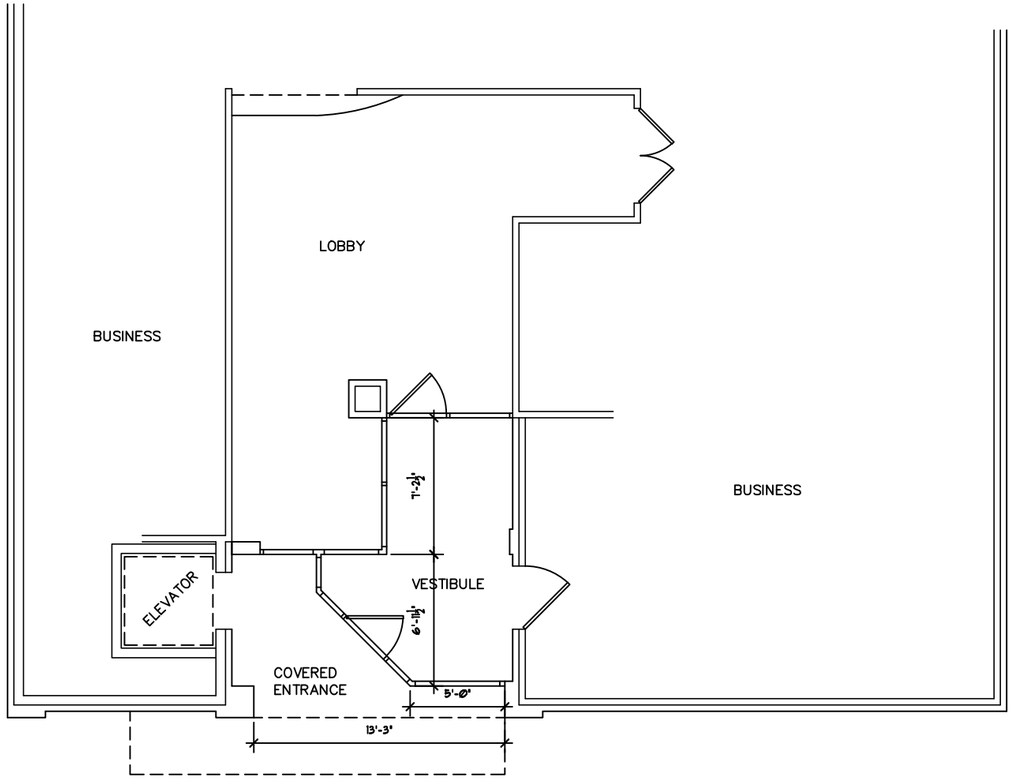
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(801) 589-6168

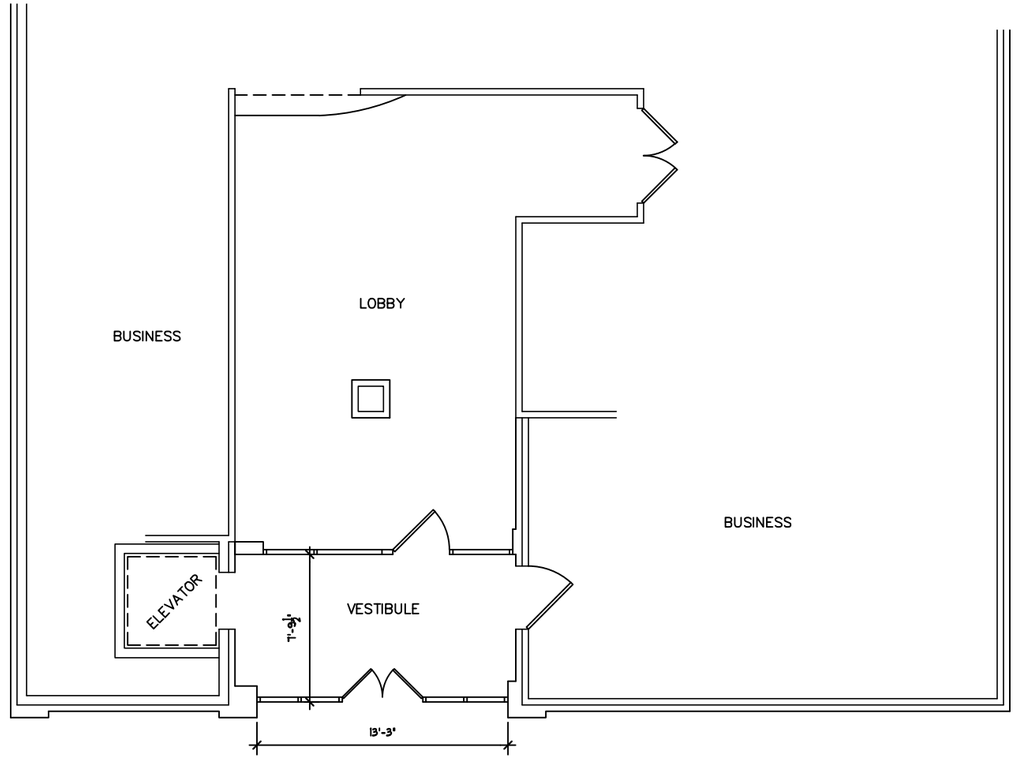
EXISTING
MAIN FLOOR PLAN

A3



EXISTING GROUND FLOOR PLAN

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



PROPOSED GROUND FLOOR PLAN

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

SAUNDERS HOLDINGS

ADDRESS

UTAH

REMODEL

3/27/19

dddrafting

(801) 589-6768

GROUND FLOOR PLAN

A1

Project:	First Med Building 1950 East 7000 South Cottonwood Heights, Utah 84121
Owner:	Saunders Holdings LLC PO Box 3418 Park City, Utah 84060 Contact: Evelyn Saunders 435-645-9557
Applicant:	Bird Enterprises Inc. PO Box 1392 Bountiful, Utah 84010 Contact: Brad Taylor 801-296-2473

Materials

Roof Structure:	Dimensional wood framing with OSB roof sheathing.
Roof Finish:	TPO membrane - White 60 mil
Store Front:	Painted aluminum structural frames with insulated glass panels. Painted aluminum door frames with insulated glass panels. Tempered glass as required.
Metal Cladding:	Fabricated from flat sheet, color to match the other finishes. > Drip edge / wall cap. > Horizontal bands / fascia.
Canopy Structure:	Structural steel with attachment accessories as required. The canopy will be painted to match the other finishes.
Exterior Lighting:	No lighting will be added. No changes made to the exterior lighting.

ARCHITECURAL REVIEW COMMISSION STAFF REPORT

Block 17 - 23 Live/Work Townhomes
Meeting Date: September 12, 2019
Staff Contact: Matt Taylor, Senior Planner

Summary

Applicant: John Prince (1700 Fort Union Partners, LLC)

Subject Properties:
1658 S. 1700 E.
1648, 1680, 1690 E. Fort Union Blvd.

Action Requested:
1. Site Plan Approval of 23 mixed-use live/work townhomes.
2. Conditional Use Permit for an increase in height and a decrease in setbacks.

Recommendation
Continue item to the October Planning Commission meeting.

Project #: SPL-19-007



Context

Property Owner	Address -- Parcel #	Acres
Silvia Ann Johnson	1648 E. Fort Union Blvd. 2221380007	0.24
Chytraus, Darlene H; Tr	1680 E. Fort Union Blvd. 2221380008	0.21
1700 Fort Union Partners, LLC	1690 E. Fort Union Blvd. 2221380009	0.44
1700 Fort Union Partners, LLC	6958 S 1700 E 2221380014	0.24
	Total Acres:	1.13

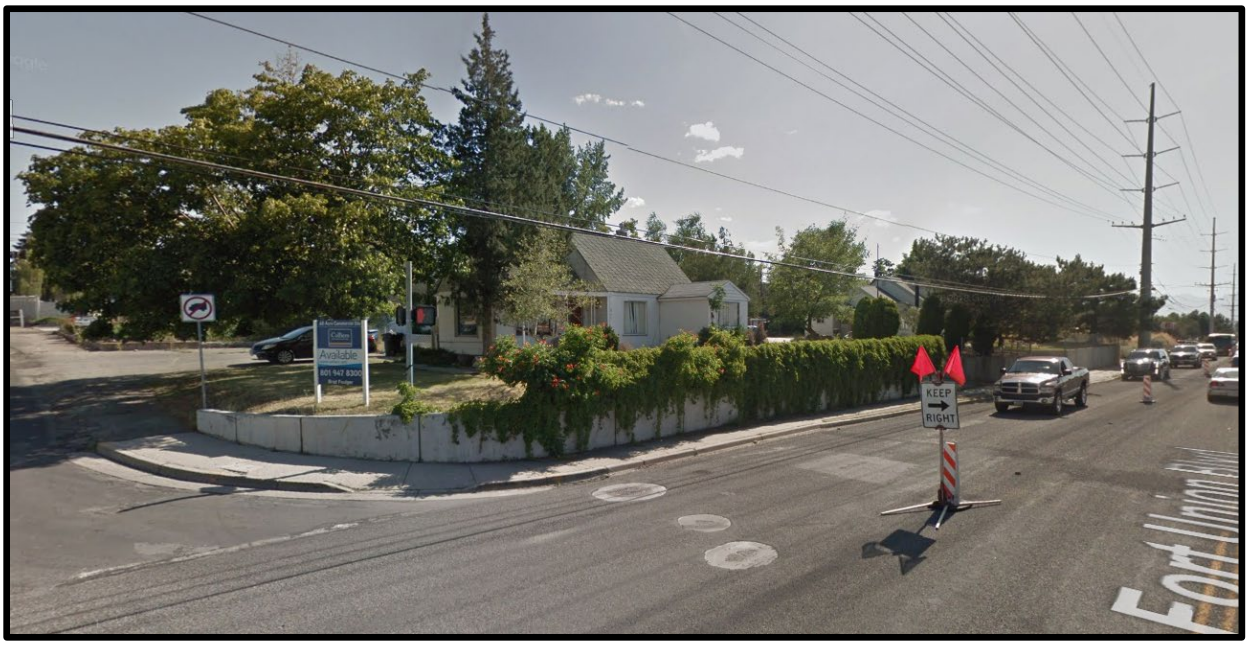


Site Photos

Subject Properties – Looking Southeast



Subject Properties – Looking Southwest



Zoning and Land Use

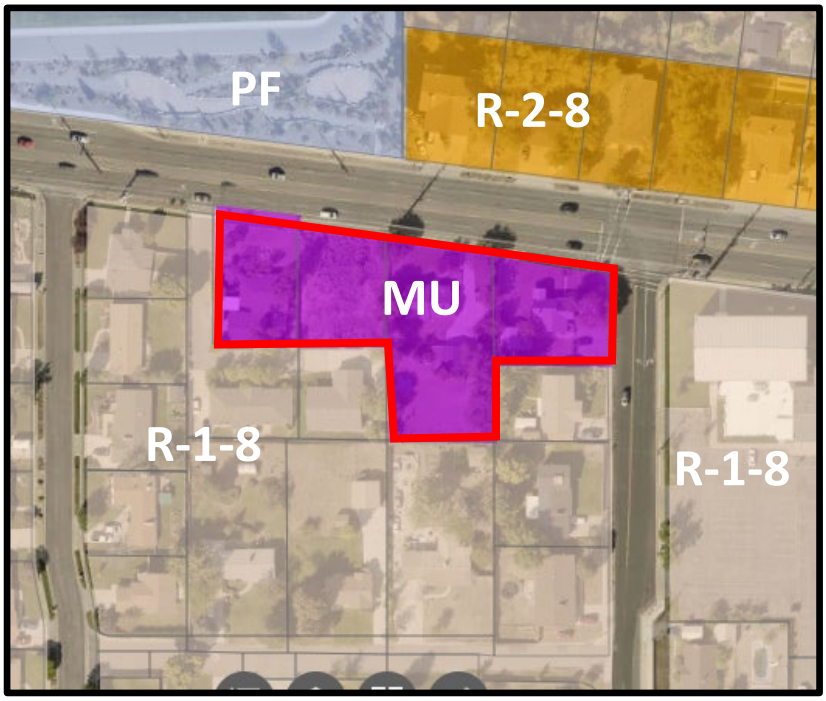
Site
Zone: MU - Mixed Use / Gateway Overlay District
Land Use: Single-Family Residential, Vacant

North
Zone(s): PF - Public Facilities / R-2-8 - Multi-Family Res.
Land Use: Park, Twin Homes

South
Zone: R-1-8 –Single Family Res.
Land Use: Single-Family Res.

East
Zone: R-1-8 –Single Family Res.
Land Use: Single-Family Res.

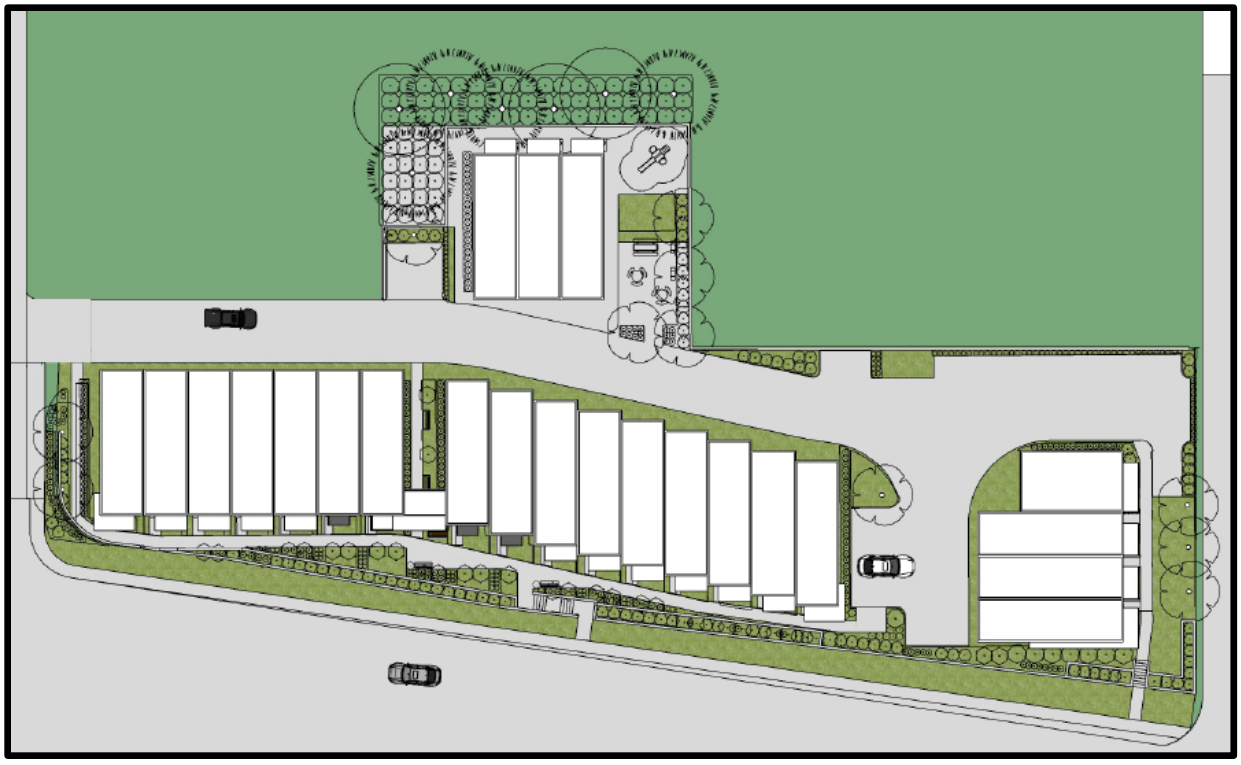
West
Zone: R-1-8 –Single Family Res.
Land Use: Single-Family Res.



Analysis

Request
An application has been made by John Prince (1700 Fort Union Partners, LLC) for approval of a Certificate of Design Compliance for 23 new live/work townhomes at approximately 1650 E. Fort Union Blvd. The subject property is in the Gateway Overlay District, so the proposed townhomes require Architectural Review Commission consideration and issuance of a Certificate of Design Compliance before they can receive preliminary approval from the Planning Commission.





Architectural Review Commission Authority

The ARC is required to review new construction for compliance with applicable design guidelines and compatibility with surrounding properties, as required by section 19.49.060 of the zoning ordinance:

> ***19.49.060 Gateway Overlay District.***
> *C. Certificate of design compliance. A certificate of design compliance issued by the ARC shall be required before proceeding with any new development or changes to existing development in a Gateway Overlay District. No alteration of the existing condition of land, structures, signs, landscaping or lighting, including, without limitation, demolition of any structure, application of new exterior siding material, creation of a new window or dormer, creation of a driveway or parking facility, construction of a deck, fence or garage, or enclosure of a porch shall be permitted within the Gateway Overlay District except as provided in this chapter.*
> *D. General review criteria. The ARC must determine that the following general review criteria are met before issuing a certificate of design compliance for a project:*
> *1. The proposed work must comply with the applicable design guidelines for that overlay district;*
> *2. The integrity of an individual historic structure is preserved, if applicable;*
> *3. The design of new buildings or additions must be compatible with surrounding gateway properties; and,*
> *4. The overall character of the Gateway Overlay District is protected.*

Proposal

The applicant submitted a written narrative for ARC consideration. Copies of the written narrative and all relevant plans have been attached to this report for reference.

Design Guidelines

Previous ARC Review

In previous staff reports to the ARC on this application, staff identified and provided analysis on a number of applicable design guidelines that seemed warranted for ARC discussion. In response, the applicant has addressed many of the design guidelines to the ARC's satisfaction and these issues are no longer addressed in this report. This report will only address outstanding design guidelines that staff feels have not been completely addressed.

FOUR-SIDED DESIGN

Design Guideline 4.4: Buildings Should Not Have Any Blank, Flat Walls.

Commentary: The first floor side elevations of each façade originally was mostly blank with two horizontal windows. "*All buildings shall have a minimum of 15% transparency on all floors, which shall consist of windows that provide visibility from the public right-of-way or adjacent property*" (19.36.150 CH Code). The applicant has revised the drawings to comply with the guidelines and city transparency code.

Original Proposal



Current Proposal



Recommendation: The current proposal is in compliance with the City's transparency provisions outlined in 19.36.150. Additionally, staff believes the current proposal meets the intent of the referenced design guideline for four-sided design.

LANDSCAPING AND STREETSCAPE, ELEMENTS AND ARTICULATION

Design Guideline 7.2: Every Forty (40) Feet Of Horizontal Façade Should Be Broken Up By Building Articulation.

Design Guideline 17.1: 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.

Commentary: At previous ARC meetings, the ARC requested that applicant revisit the repetition and massing in the primary building along Fort Union Blvd. The applicant has submitted a new proposal that seeks to meet the ARC's expectation in meeting the above design guideline.

Original Proposal



Second Proposal



Current Proposal



Commentary: At the first ARC meeting, the ARC recommended suggested that the building articulation be broken up with additional landscaping or courtyard separating the east building into two buildings, with the courtyard anchoring the development. An interior passageway has been developed connecting the front courtyard with the rear alley, rear units and development amenities.

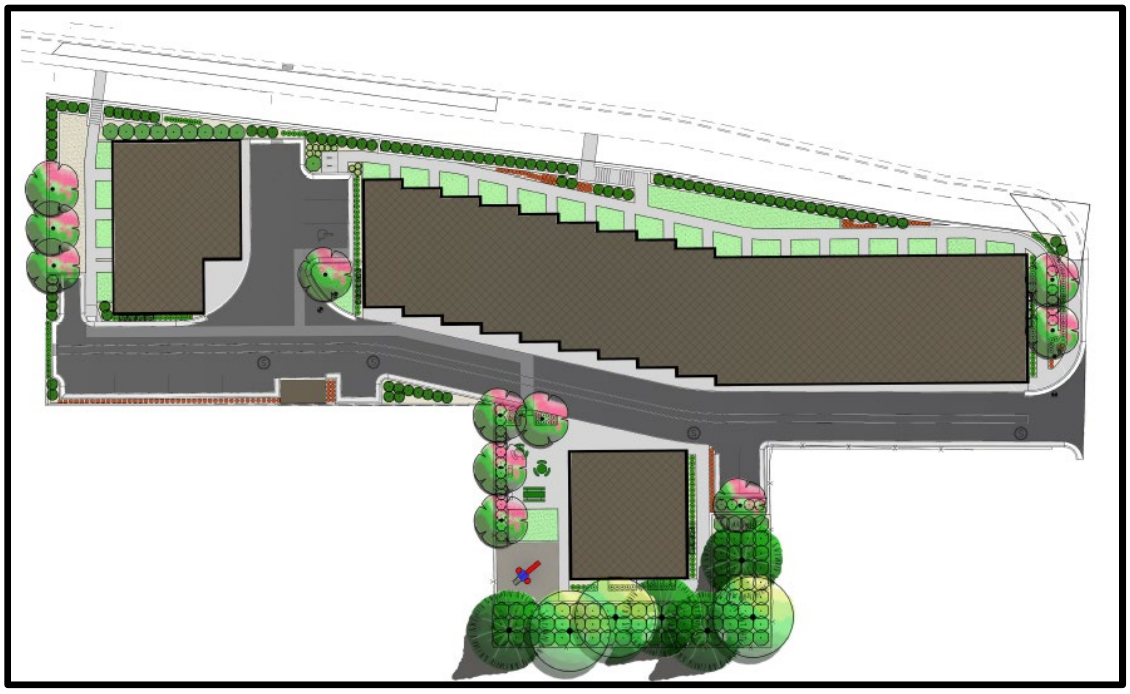


Recommendation: It appears that the intent of these design guidelines have been satisfied.

LANDSCAPING

17.19 Mulching materials like bark shouldn't be used as permanent ground cover alternatives to hardscape materials, but bark used for moisture retention and weed control is encouraged.

Commentary: In general, the landscaping plan meets the design guidelines articulated in the Design Guidelines but there are missing details, with exceptions as noted in the recommendations below.



Recommendations:

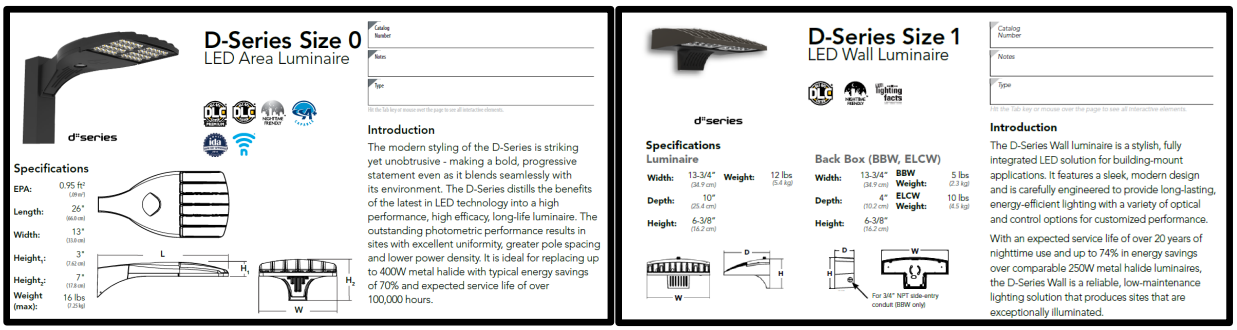
1. The mulching area on the west landscaping area should be removed and replaced with alternative landscaping per the design guidelines.
2. Landscaping details for the breezeway between the two primary buildings on Fort Union Blvd. should be provided.
3. Details on retaining walls and fencing should be provided as part of the final plan approval.
4. The small trees shown on building elevation renderings are not represented on the landscaping plan, nor has the low-fenced courtyard areas. Plans should be revised to articulate these details. Verification that the trees meet Rocky Mountain Power guidelines should be submitted.

BUILDING-MOUNTED AND CANOPY LIGHTING

Design Guideline 9.1 – 9.11: Building-Mounted and Canopy Lighting

Design Guidelines 26: Site Lighting

Commentary: The following lighting fixtures have been proposed. However, no lighting for entries into individual units have been proposed.



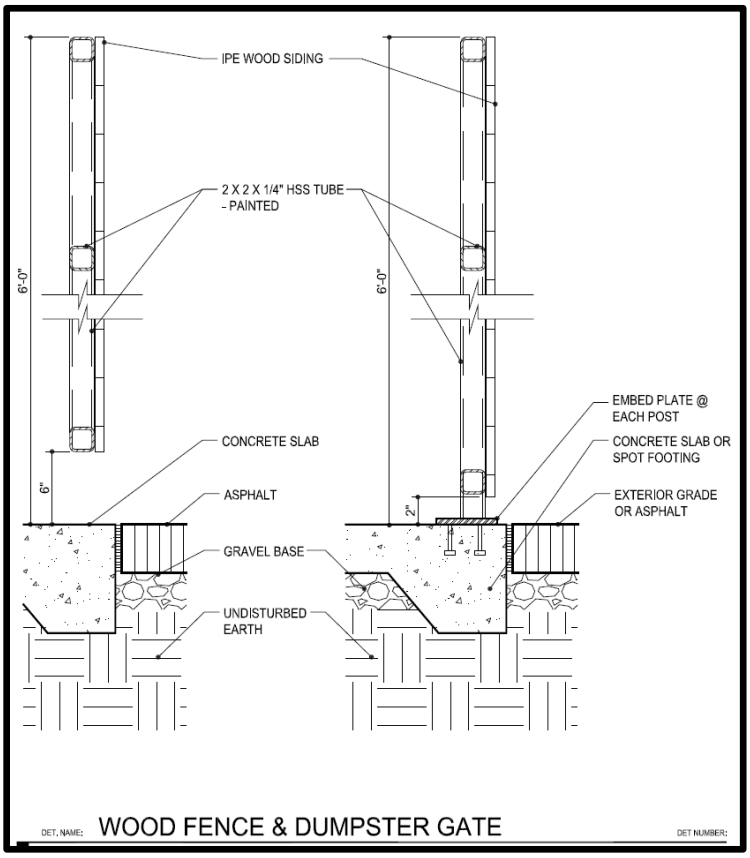
Recommendation: The applicant should provide additional detail for individual unit lighting. These could be delegated to staff for approval.

MECHANICAL, TRASH, AND UTILITY SCREENING

Design Guidelines 19.4, 19.11, 19.13: Screen Walls Should be of Similar Materials and Finishes as Primary Buildings…. Pedestrian Gates, In Addition to Truck Access to Trash Enclosures, Should be Provided.

Commentary: The applicant has submitted revised drawings for the proposed dumpster enclosure.

Proposed Enclosure



Recommendation: Staff recommends the ARC provide guidance relative to their expectations for the design of the trash enclosure.

SIGN PLAN

Commentary: The planning commission shall approve an overall signage plan during the site plan approval process. The applicant has provided a typical example of the sign plan on the building elevations.



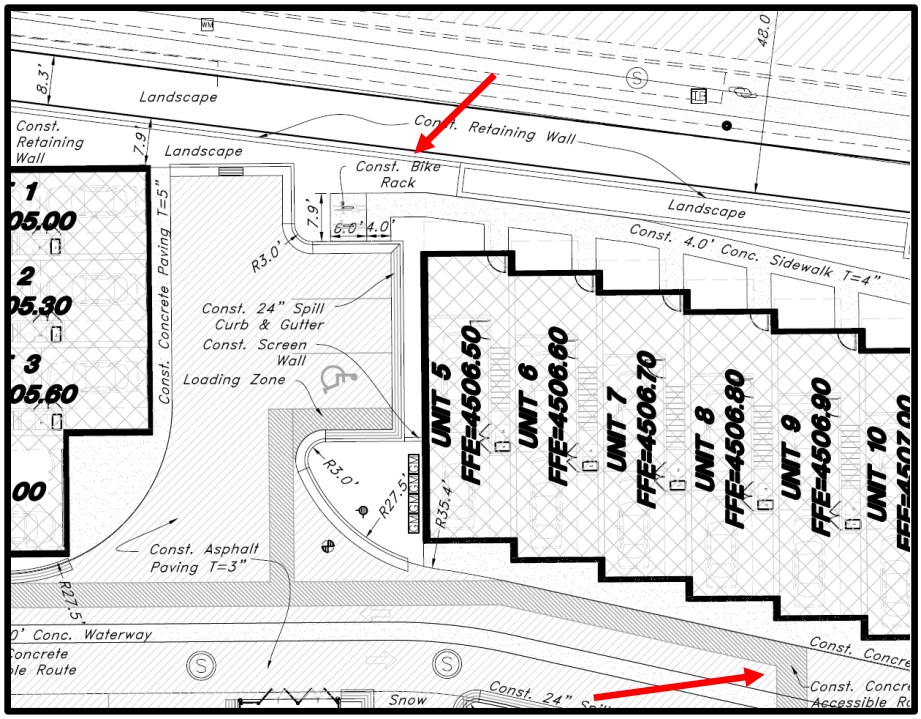
Recommendation: Staff recommends that the applicant prepare a detailed sign plan that can be adopted by the Planning Commission as the required "sign plan" for the final plan documents. We also recommend conditions of approval that any additional signage be returned to the ARC and Planning Commission for review and approval. Further, we recommend that the sign plan is incorporated in the development's CC&Rs with references to city code for modification of the sign plan.

PARKING

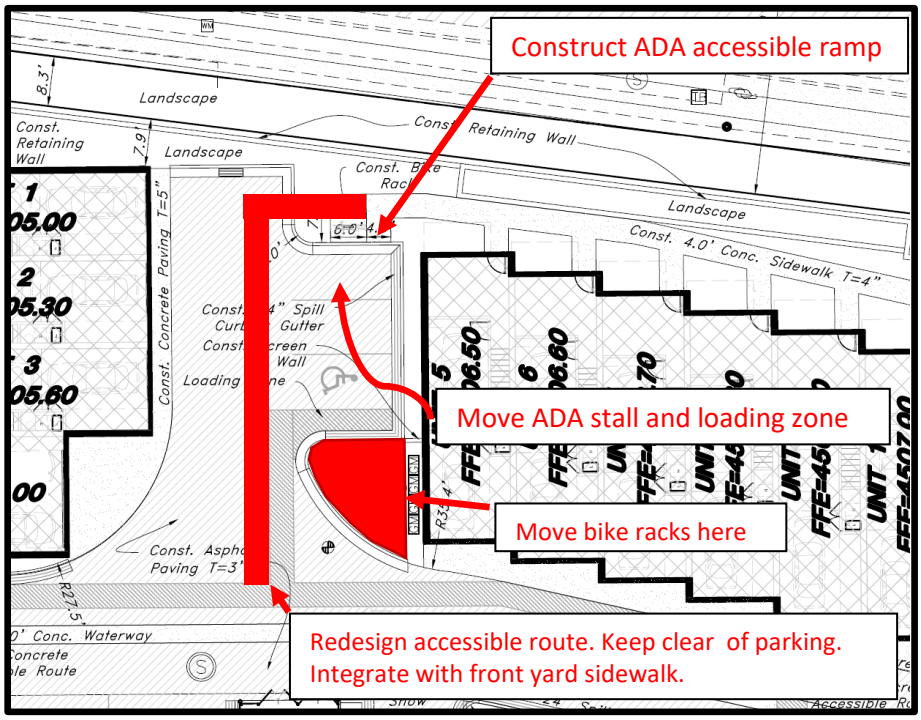
Design Guideline 28.3: Parking Lots Should Provide Areas for Bicycle… Parking.

Design Guideline 11. 3: Parking for residential aspects of mixed-used buildings should be well-marked and separate from commercial/business parking.

Commentary: The applicant has added bicycle parking since this issue was originally brought up. Internal access walkways have been identified as a "concrete accessible route" throughout the site.



Recommendation: The bicycle rack location, accessible route, lack of ADA ramps, and the dead-ending of the internal front-yard sidewalk into a parking space does not logistically work. The following amendments are recommended:



It is further recommended that the internal accessible route should be extended to the breezeway between the two primary buildings on Fort Union Blvd. and be also extended to the public sidewalk on

1700 East with a connection made to the internal sidewalk and public sidewalk on the east end of the project.

We also recommend that internal parking signage be approved by staff prior to final plan approval. The internal parking signage should restrict residential parking from business parking from 8:00 am to 5:00 pm, Monday – Friday. Internal CC&Rs should be required to articulate and manage this regulation.

Planning Commission

The Planning Commission held a public hearing to take public comment on this request on September 4, 2019 and asked for the following items to be addressed before their October meeting:

1. Receive a Certificate of Design Compliance from the ARC;
2. Coordinate with the applicant on the ability of lowering the grade of site and analyze the potential of lowering units to match adjacent building height and street grade;
3. Confirm the percentage of landscaping as being compliant with the MU zone;
4. Verify the appropriateness of the proposed street trees with Rocky Mountain Power;
5. Provide elevations & specs for south property boundary screening materials adjacent to SF zones (height & material);
6. Work with staff to provide full frontage improvements in accordance with the Fort Union Corridor Plan and city right-of-way standards;
7. Prepare a summary of lighting plan to share with the Planning Commission and confirm that it complies with zoning ordinance.
8. Provide details on lighting of individual unit entrances;
9. The City Engineer will confirm the accuracy of the traffic report, especially examining the egress distance and sight lines from the intersection at Fort Union, and provide general information about traffic capacity in the 1700 E neighborhood. Additionally, that staff review the transportation master plan / general plan / Fort Union Boulevard Master Plan for the future outlook/plans for this intersection (Fort Union / 1700 E);
10. Request that additional cross-walk treatment to cross the entry to the development.

Recommendation

Staff has concluded that the application substantially meets the requirements of the City Design Guidelines, with the exceptions noted in this staff report. Staff recommends approval of a Certificate of Design Compliance, with the following conditions of approval to bring it into compliance with all design guidelines:

1. That detail sheets be provided for the proposed sign plan and that no additional signage be approved without the issuance of a certificate of design compliance from the ARC, and that the signage plan is amended by the Planning Commission. Further, the development CC&Rs shall have provisions detailing the limitations of the sign plan and referencing city code for amending the current approved sign plan.
2. That internal parking signage be approved by staff prior to final plan approval. The internal parking signage shall restrict residential parking from business parking rom 8:00 am to 5:00 pm, Monday – Friday. Internal CC&Rs shall be required to articulate and manage this regulation.

3. That the bike parking, ADA stall, loading area and ramps, and internal circulation route be amended as diagrammed in this staff report.
4. That the internal accessible route should be extended to the breezeway between the two and also extended to the public sidewalk on 1700 East and a connection made to the internal sidewalk on the east end of the project. Further, that the pedestrian crossings on the site egress to 1700 East be detailed and improved to increase safety and accessibility.
5. That the applicant provide detail on any required railing on top of the proposed retaining wall per building code requirements for staff review and approval;
6. The pmulching area on the west landscaping area should be removed and replace with alternative landscaping per the design guidelines;
7. Landscaping details for the breezeway between the two primary buildings on Fort Union Blvd. should be provided;
8. That the small trees shown on building elevation renderings are represented on the landscaping plan. Verify the appropriateness of the proposed street trees with Rocky Mountain Power;
9. That the low-fenced courtyard areas are shown, and a detail sheet provided for their design, including fencing materials;
10. Details on retaining walls on the south side of the site, as well as on fencing and walls for the site perimeter shall be provided;
11. That the dumpster enclosure is designed per the design guidelines and a detail sheet and materials are prepared.

Model Motions

Approval

I move to issue a Certificate of Design Compliance for project SPL-19-007:

- List any additional conditions of approval…

Denial

I move to deny a Certificate of Design Compliance for project SPL-19-007, based on the following findings:

- List findings for denial…

Attachments

1. Applicant Narrative
2. Plans

FORT UNION TOWNHOMES - 3D VIEWS

Axis Architects

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FORT UNION TOWNHOMES - 3D VIEWS

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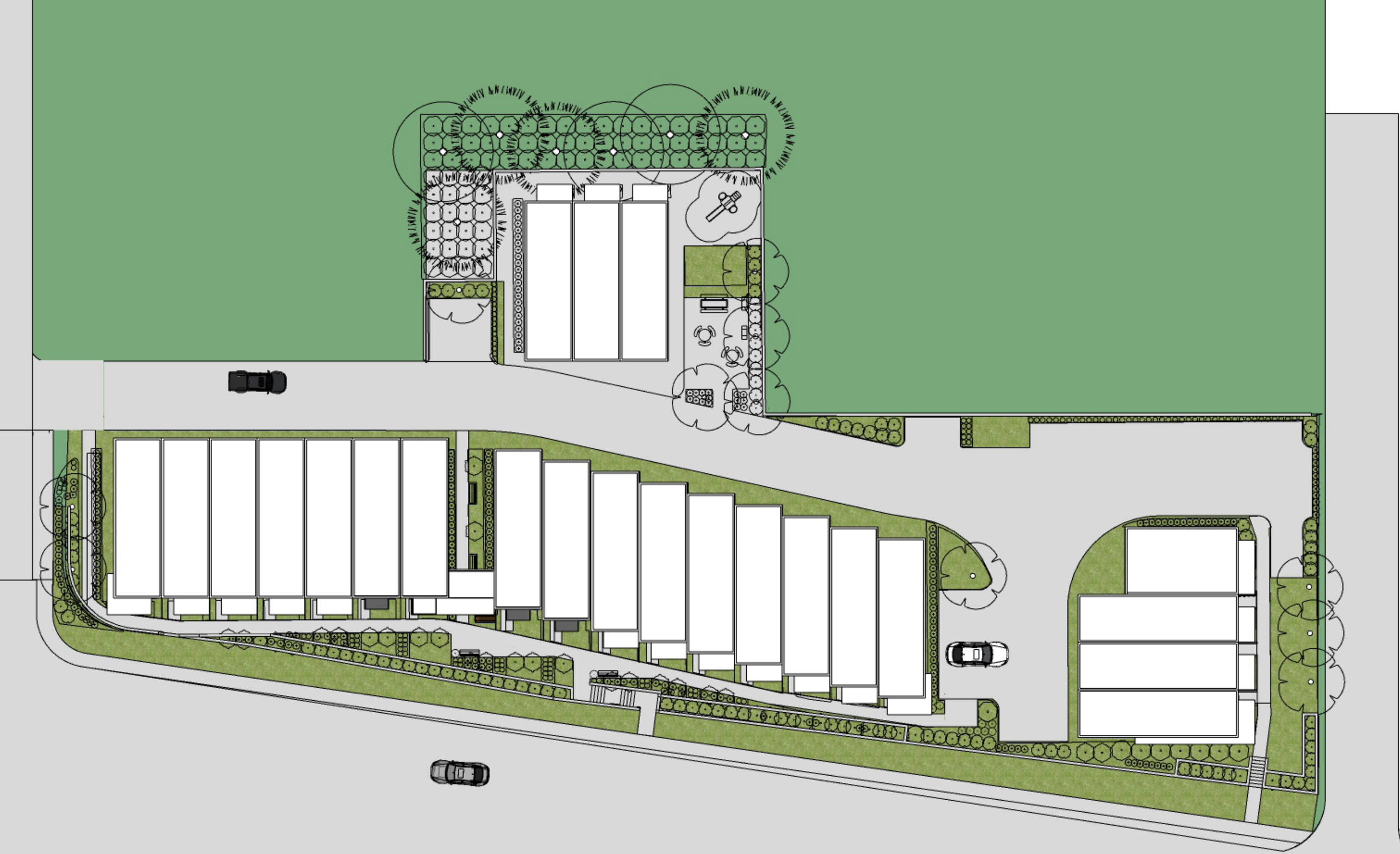
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FORT UNION TOWNHOMES - 3D VIEWS

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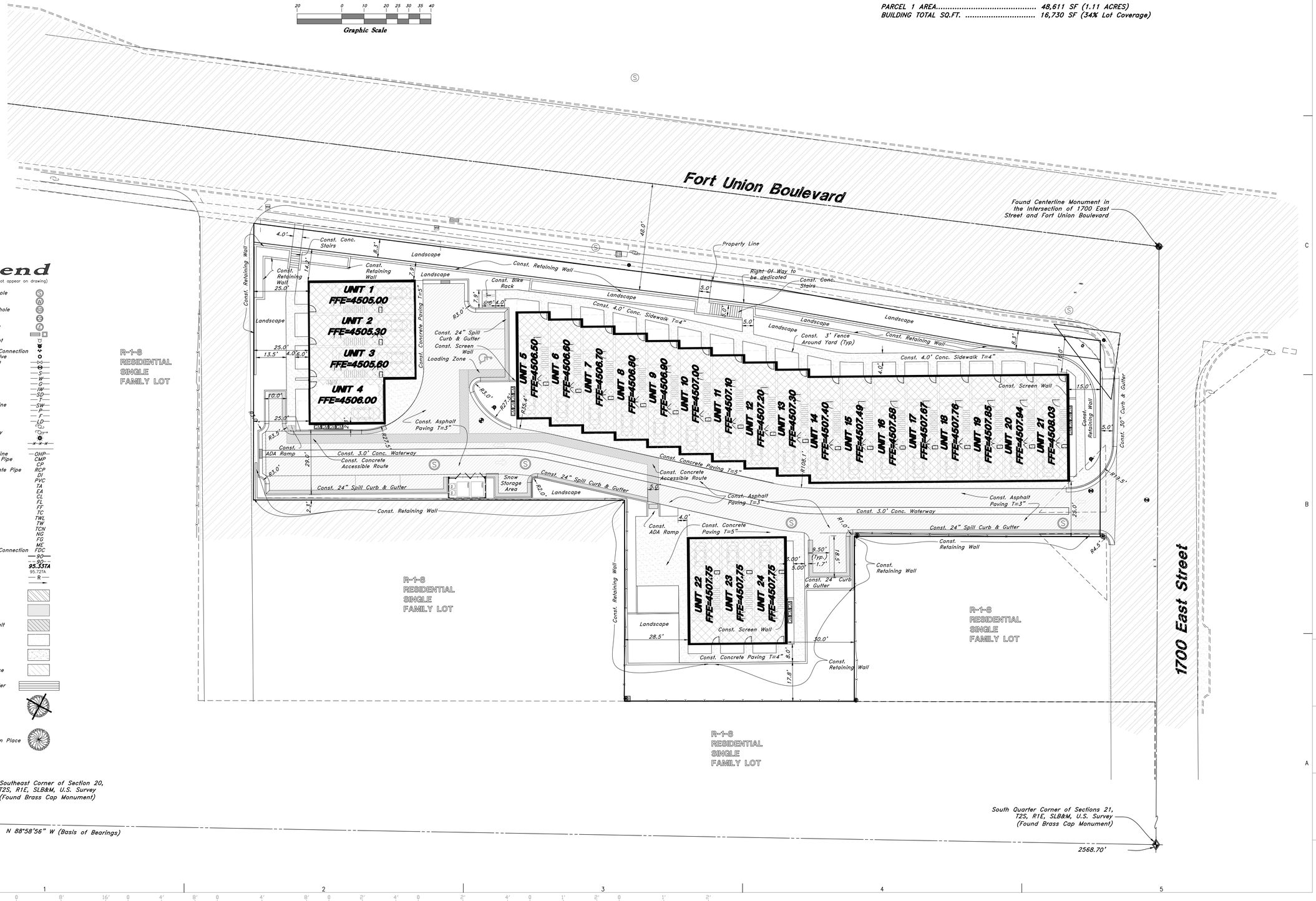
Scale: 1" = 20'

20 0 10 20 25 30 35 40

Graphic Scale

SITE DATA TABLE

PARCEL 1 AREA..... 48,611 SF (1.11 ACRES)
BUILDING TOTAL SQ.FT. ..... 16,730 SF (34% Lot Coverage)



Legend

(Note: All Items may not appear on drawing)

San. Sewer Manhole	S
Water Manhole	W
Storm Drain Manhole	SD
Cleanout	C
Electrical Manhole	E
Catch Basins	
Exist. Fire Hydrant	
Fire Hydrant	
Fire Department Connection	
Post Indicator Valve	
Exist. Water Valve	
Water Valve	
Sanitary Sewer	SS
Culinary Water	W
Gas Line	G
Irrigation Line	IW
Storm Drain	SD
Telephone Line	T
Secondary Waterline	SW
Power Line	P
Fire Line	F
Land Drain	LD
Power pole	
Power pole w/guy	
Light Pole	
Fence	x x x
Flowline of ditch	
Overhead Power line	OHP
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Reinforced Concrete Pipe	RCP
Ductile Iron	DI
Polyvinyl Chloride	PVC
Top of Asphalt	TA
Edge of Asphalt	EA
Centerline	CL
Flowline	FL
Finish Floor	FF
Top of Curb	TC
Top of Wall	TWL
Top of Walk	TW
Top of Concrete	TCN
Natural Ground	NG
Finish Grade	FG
Match Existing	ME
Fire Department Connection	FDC
Finish Contour	90
Exist. Contour	90
Finish Grade	95.33TA
Exist. Grade	95.72TA
Ridge Line	R
Direction of Flow	
Existing Asphalt	
New Asphalt	
Heavy Duty Asphalt	
Existing Concrete	
New Concrete	
Demo'd Road Base	
Spill Curb & Gutter	
Demo Tree	
Tree To Remain In Place	

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FORT UNION TOWNHOMES
6958 S. 1700 E
COTTONWOOD HEIGHTS, UTAH
SCHEMATIC DESIGN

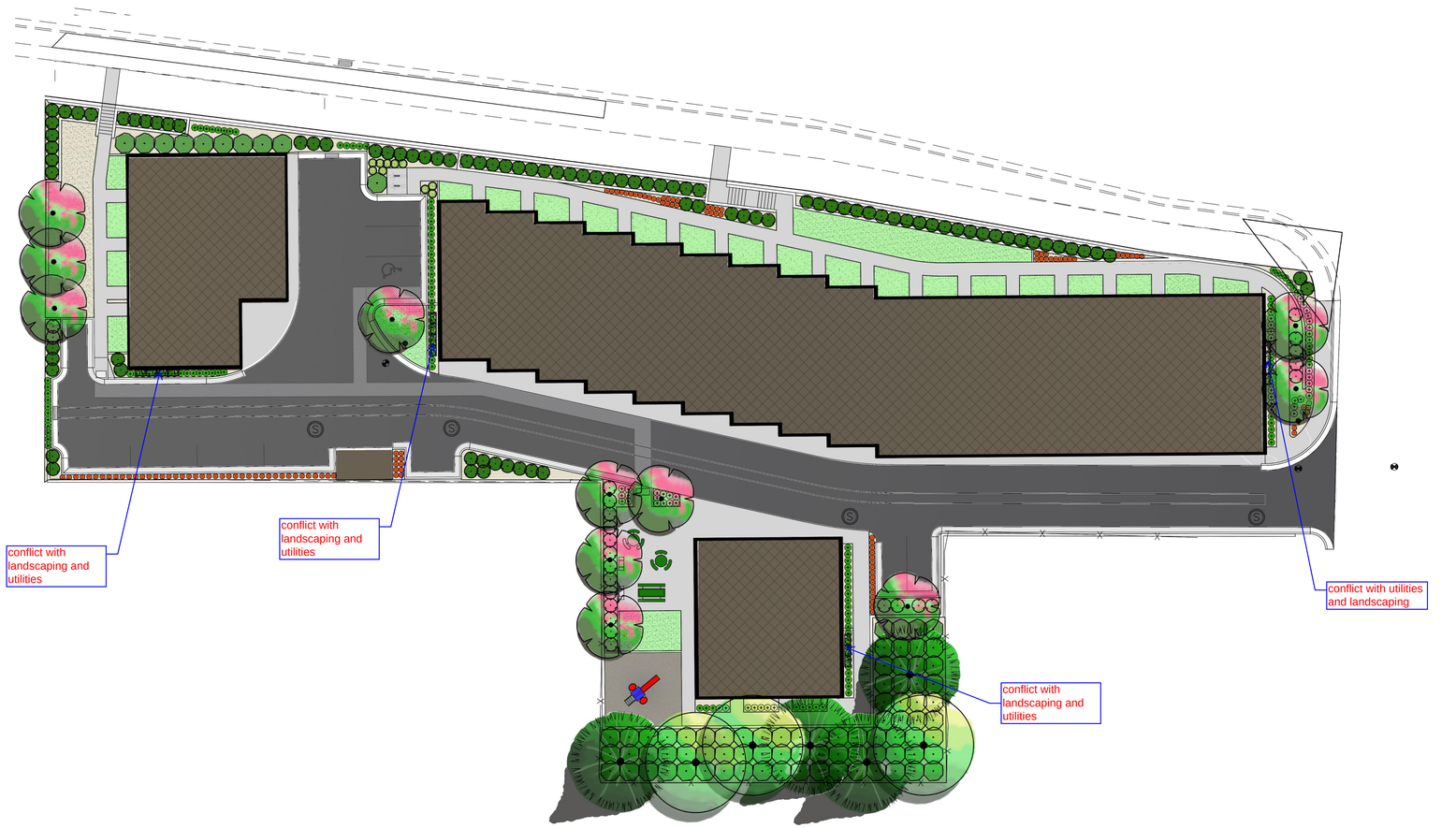
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Axis Job # 1901
Owner #
Date 7/9/2019
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SITE PLAN
SCHEME F

CS101

1/16" = 1'-0" 1/8" = 1'-0" 3/16" = 1'-0" 1/4" = 1'-0" 3/8" = 1'-0" 1/2" = 1'-0" 3/4" = 1'-0" 1" = 1'-0"



CONCEPT PLANT SCHEDULE

FLOWERING TREE — 11
Prunus padus 'Bird Cherry' / Bird Cherry
Prunus x yedoensis 'Akebono' / Flowering Cherry
Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac

LARGE EVERGREEN TREE — 4
Abies concolor / White Fir
Picea glauca / White Spruce
Picea omorika 'Wells Riverside' / Wells Riverside Spruce
Pinus nigra / Austrian Black Pine
Pinus sylvestris / Scotch Pine

LARGE SHADE TREE — 3
Sophora japonica 'Millstone' / Japanese Pagoda Tree
Ulmus wilsoniana 'Prospector' / Elm
Zelkova serrata 'Village Green' / Sawleaf Zelkova

PERENNIAL — 122
Brunnera macrophylla 'Jack Frost' TM / Siberian Bugloss
Crocosmia x 'Lucifer' / Lucifer Montbretia
Echinacea purpurea / Purple Coneflower
Gaillardia x 'Arizona Sun' / Blanket Flower
Geranium sanguineum / Blood Red Geranium
Hemerocallis x 'Little Business' / Little Business Daylily
Iberis sempervirens 'Autumn Beauty' / Evergreen Candytuft
Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender
Lysimachia nummularia / Creeping Jenny
Rudbeckia fulgida 'Goldstrum' / Coneflower

SMALL SHRUB — 170
Cornus sericea 'Kelseyi' / Kelseyi Dogwood
Mahonia repens / Creeping Mahonia
Pinus mugo 'Slowmound' / Mugo Pine
Potentilla fruticosa 'Pink Beauty' / Pink Beauty Potentilla
Viburnum opulus 'Compactum' / Compact European Cranberrybush
Yucca filamentosa 'Golden Sword' / Adam's Needle

MEDIUM SHRUB — 117
Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry
Daphne x burkwoodii 'Carol Mackie' / Carol Mackie Daphne
Forsythia x intermedia 'Arnold's Dwarf' / Dwarf Forsythia
Juniperus sabina 'Monna' / Calgary Carpet Juniper
Perovskia atriplicifolia 'Taiga' / Russian Sage
Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark
Pinus mugo 'Mops' / Mugo Pine
Prunus laurocerasus 'Otto Luyken' / Luykens Laurel
Ribes alpinum 'Greenmound' / Dwarf Alpine Currant
Rosa x 'Knockout' TM / Rose
Syringa patula 'Miss Kim' / Miss Kim Lilac

LARGE SHRUB — 89
Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry
Hibiscus syriacus Lucy / Red Rose Of Sharon
Juniperus sabina 'Broadmoor' / Broadmoor Juniper
Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark
Pinus mugo 'Tannenbaum' / Mugo Pine
Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac
Ribes rubrum 'Red Lake' / Red Lake Currant
Rosa x 'Carefree Wonder' / Rose
Rosa x 'Knockout' TM / Rose
Taxus x media 'Densiformis' / Dense Yew

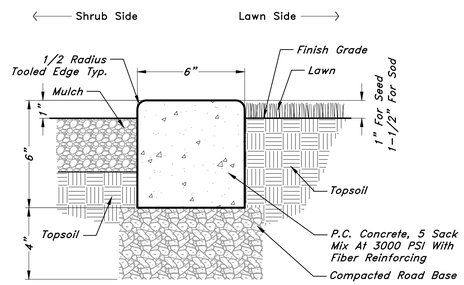
ORNAMENTAL GRASSES — 10
Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
Carex oshimensis 'Everoro' / Everoro Japanese Sedge
Cortaderia selloana 'Pumila' / Dwarf Pampas Grass
Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass

LAWN — 3,151 sf
Dwarf Fescue Mix Sod
Kentucky Bluegrass Sod

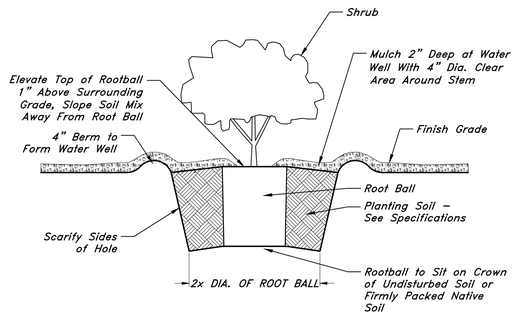
MULCH — 6,163 sf
Bark Mulch
Decorative Stone Mulch

PLANTING NOTES

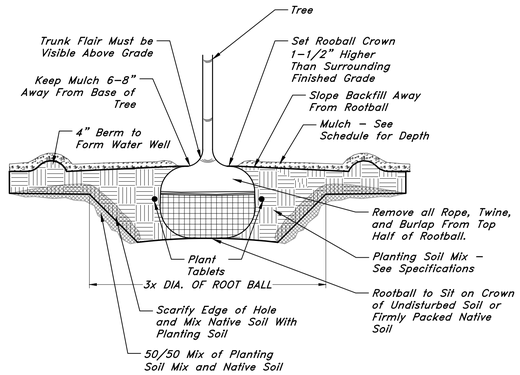
1. *EXAMINE THE SITE CONDITIONS, THE SUBGRADE AND VERIFY THE DEPTHS OF TOPSOIL AND MULCH. NOTIFY THE ARCHITECT IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT BEGIN LANDSCAPE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN RESOLVED.*
2. *VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY DIGGING. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THIS CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.*
3. *TOPSOIL IS TO BE IMPORTED TO THE SITE. SCREEN AND AMEND AS NECESSARY TO MEET 'ACCEPTABLE' STANDARDS FOR TOPSOIL AS DESCRIBED IN 'TOPSOIL QUALITY GUIDELINES FOR LANDSCAPING' (KOEING, ISAMAN, UTAH STATE UNIVERSITY) http://extension.usu.edu/files/publications/publication/AG-SO-02.pdf CONTRACTOR IS RESPONSIBLE FOR PROVIDING 6" OF TOPSOIL FOR TURF AND 12" OF TOPSOIL FOR SHRUBS AND TREES.*
4. *THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS. ALLOW FOR A MINIMUM OF 4" THICK MUCH LAYER. COORDINATE ROUGH GRADING WITH THE GENERAL CONTRACTOR.*
5. *ALL PLANT MATERIAL MUST MEET THE SIZES AS INDICATED ON THE PLANT SCHEDULE. PLANT MATERIAL THAT DOES NOT MEET THE QUALITY STANDARDS OF THE PROJECT WILL BE REFUSED BY THE LANDSCAPE ARCHITECT.*
6. *TURFGRASS SOD SHALL BE CERTIFIED NUMBER 1 QUALITY/PREMIUM SOD – SEE SPECIFICATIONS*



3 6" MOWSTRIP
3" = 1'-0" 32 9413.19-07



2 SHRUB PLANTING
NTS 32 9333.01-01



Notes:
1. If Wire Basket is Present, Cut and Fold Down Top Half of Wire Basket.

1 TREE PLANTING
NTS 32 9343.01-01

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6958 S. 1700 E
COTTONWOOD HEIGHTS, UTAH
SCHEMATIC DESIGN

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Axis Job # 1901
Owner #
Date 7/9/2019
Drawn JZ
Checked JZ

LANDSCAPE PLAN
SCHEME F

LP101



B1 NORTH ELEVATION - B UNITS

SCALE: 1/8"=1'-0"



A1 NORTH ELEVATION B UNITS - CONT.

SCALE: 1/8"=1'-0"

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FORT UNION TOWNHOMES

6958 S. 1700 E

COTTONWOOD HEIGHTS, UTAH

SCHEMATIC DESIGN

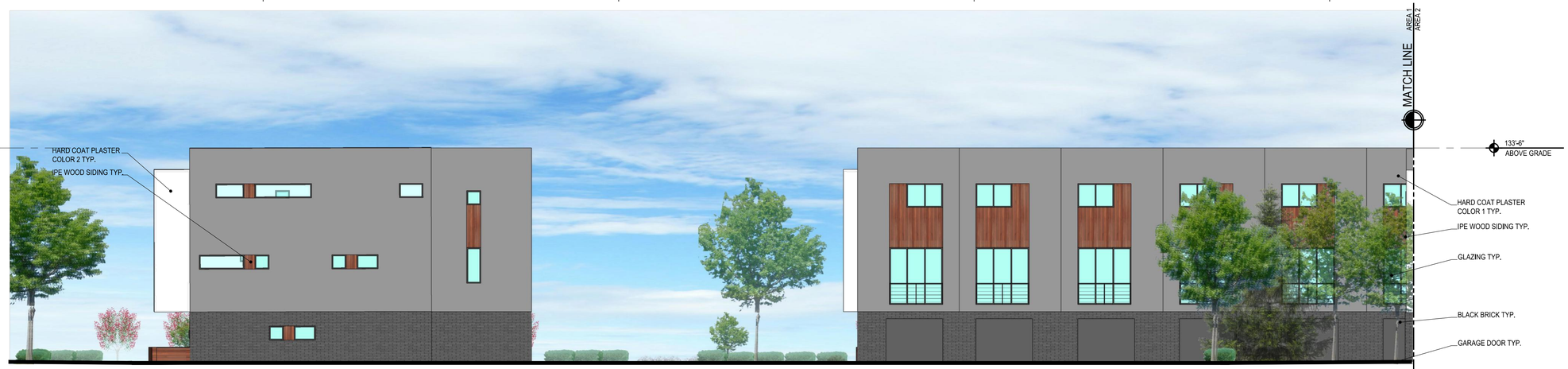
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Owner #
Date 8/19/2019
Drawn --
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ELEVATIONS

AE201

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B1 SOUTH ELEVATION - B UNITS

SCALE: 1/8"=1'-0"



A1 SOUTH ELEVATION B UNITS - CONT.

SCALE: 1/8"=1'-0"

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FORT UNION TOWNHOMES
6958 S. 1700 E
COTTONWOOD HEIGHTS, UTAH
SCHEMATIC DESIGN

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ELEVATIONS

AE202

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C1 NORTH ELEVATION B UNIT

SCALE: 1/8"=1'-0"



B1 WEST ELEVATION A UNITS AND B UNITS

SCALE: 1/8"=1'-0"



A1 EAST ELEVATION A UNITS AND B UNITS

SCALE: 1/8"=1'-0"

1/16" = 1'-0" | 1/8" = 1'-0" | 3/16" = 1'-0" | 1/4" = 1'-0" | 3/8" = 1'-0" | 1/2" = 1'-0" | 3/4" = 1'-0" | 1" = 1'-0"

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FORT UNION TOWNHOMES

6958 S. 1700 E

COTTONWOOD HEIGHTS, UTAH

SCHEMATIC DESIGN

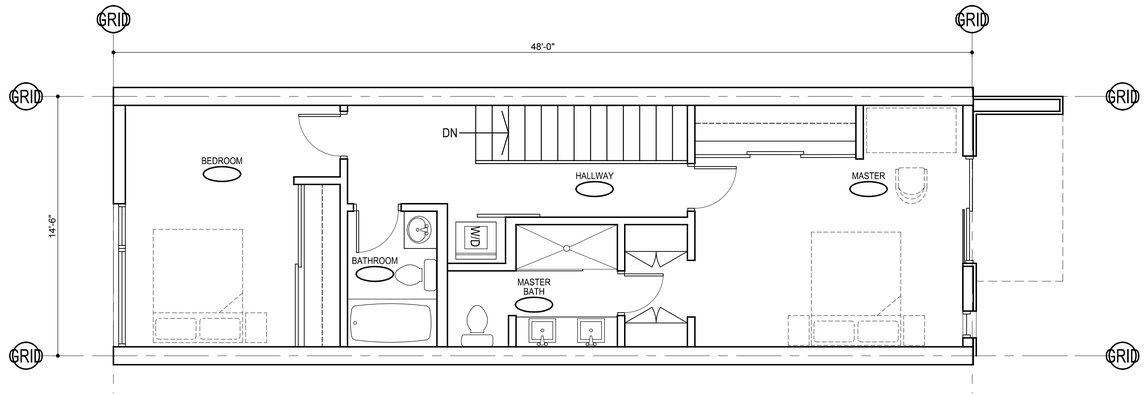
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Owner #
Date 8/19/2019
Drawn --
Checked --

ELEVATIONS

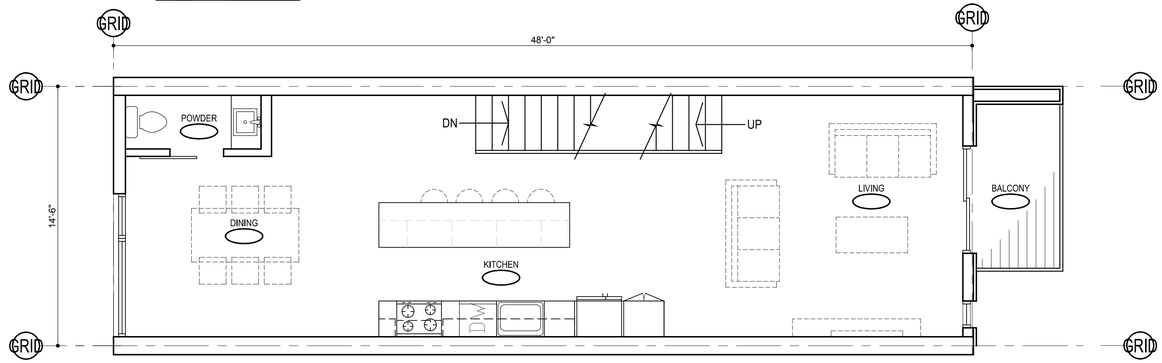
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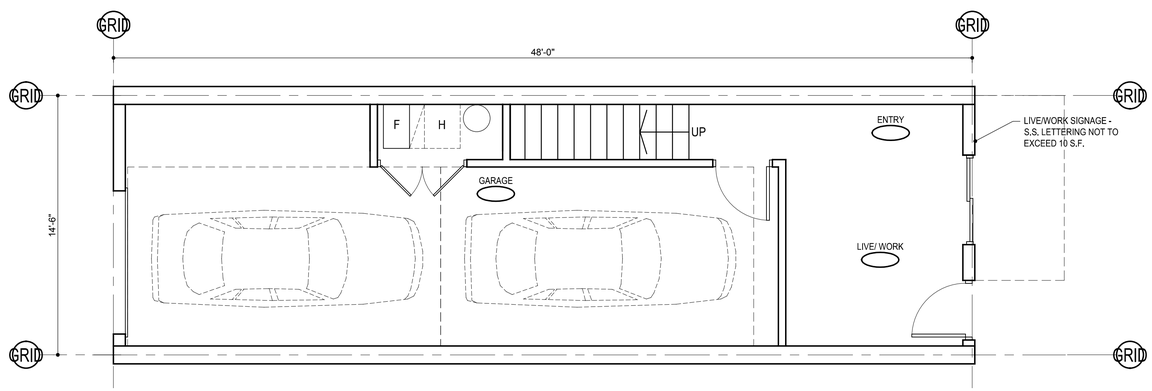
D3 UNIT B
LEVEL 3 FLOOR PLAN
SCALE: 1/4"=1'-0"

0 4' 8'



B3 UNIT B
LEVEL 2 FLOOR PLAN
SCALE: 1/4"=1'-0"

0 4' 8'

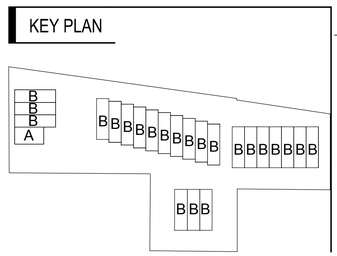


A1 UNIT B
LEVEL 1 FLOOR PLAN
SCALE: 1/4"=1'-0"

0 4' 8'

0 16' 32' 1/16" = 1'-0"
0 8' 16' 1/8" = 1'-0"
0 4' 8' 3/16" = 1'-0"
0 4' 8' 1/4" = 1'-0"
0 2' 4' 3/8" = 1'-0"
0 2' 4' 1/2" = 1'-0"
0 1' 2' 3/4" = 1'-0"
0 1' 2' 1" = 1'-0"

KEY PLAN



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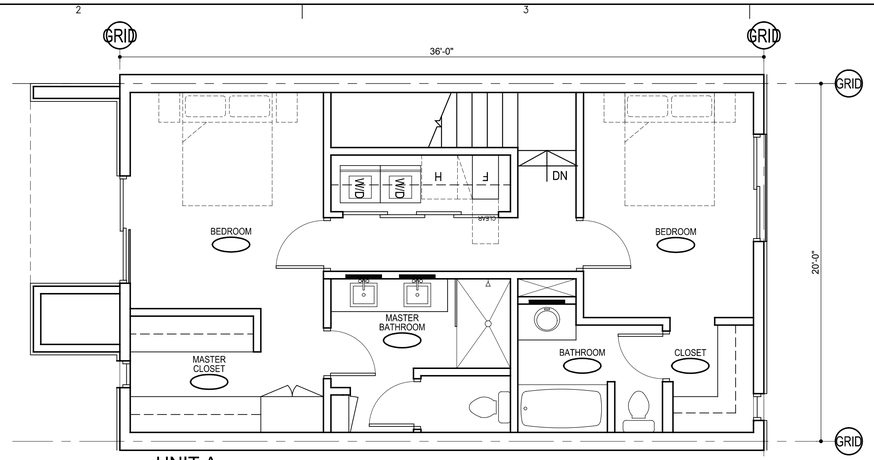
FORT UNION TOWNHOMES
6958 S. 1700 E
COTTONWOOD HEIGHTS, UTAH
SCHEMATIC DESIGN

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FLOOR PLANS - UNIT C
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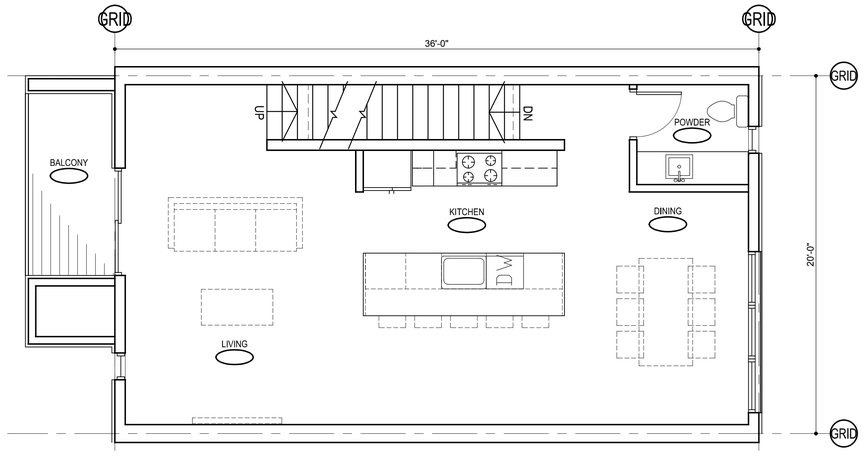
AE101



C2 UNIT A
LEVEL 3 FLOOR PLAN

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

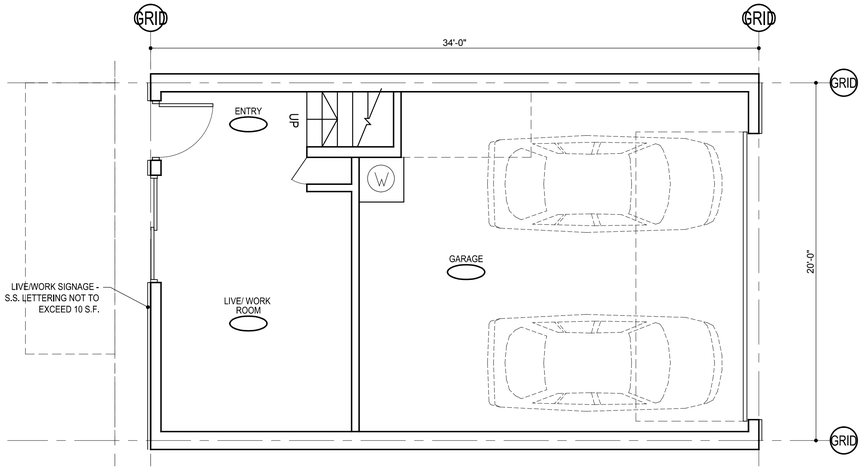
0 4' 8'



B2 UNIT A
LEVEL 2 FLOOR PLAN

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

0 4' 8'

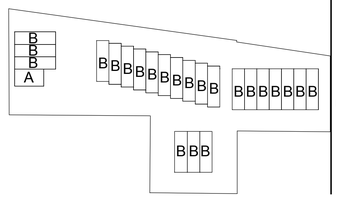


A2 UNIT A
LEVEL 1 FLOOR PLAN

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

0 4' 8'

KEY PLAN



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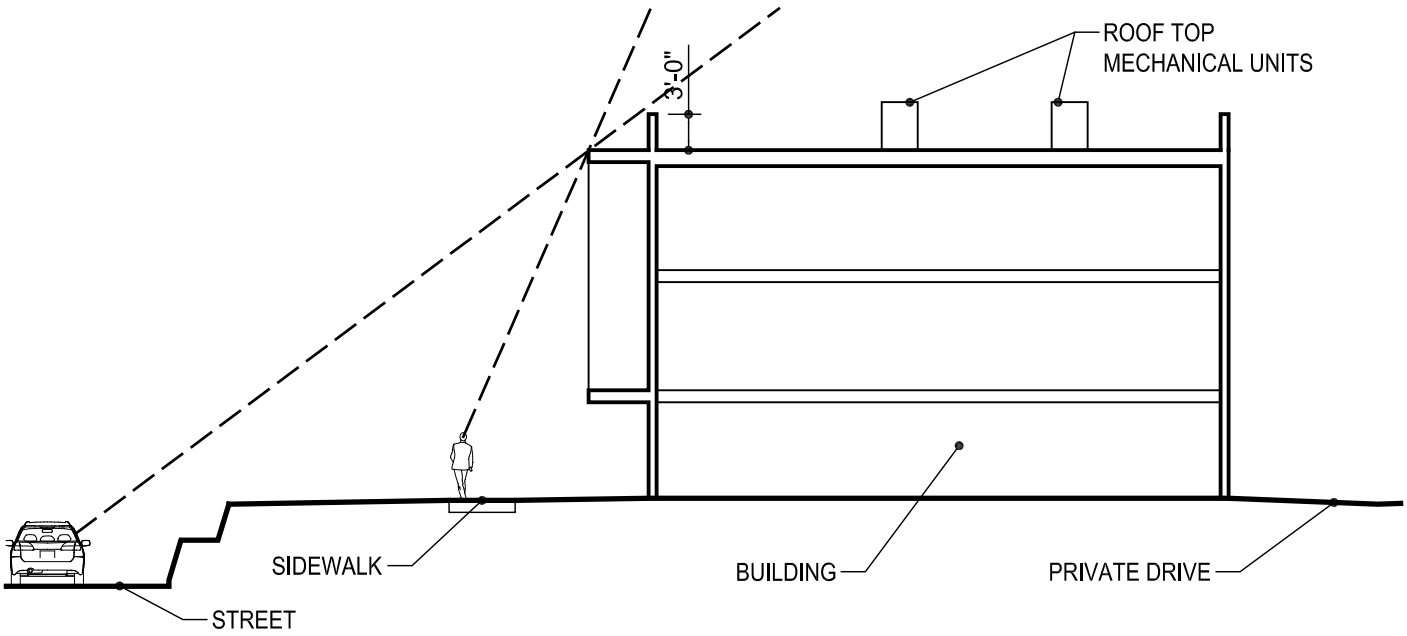
Axis Job # 1901
Owner #
Date 8/7/2019
Drawn
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FLOOR PLANS - UNIT A
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AE102

0 16' 32' 1/16" = 1'-0"
0 8' 16' 1/8" = 1'-0"
0 4' 8' 3/16" = 1'-0"
0 4' 8' 1/4" = 1'-0"
0 2' 4' 3/8" = 1'-0"
0 2' 4' 1/2" = 1'-0"
0 1' 2' 3/4" = 1'-0"
0 1' 2' 1" = 1'-0"

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DET. NAME: SCREENING ROOF TOP MECHANICAL UNITS

DET NUMBER:

SCALE: 1/16" = 1'-0"

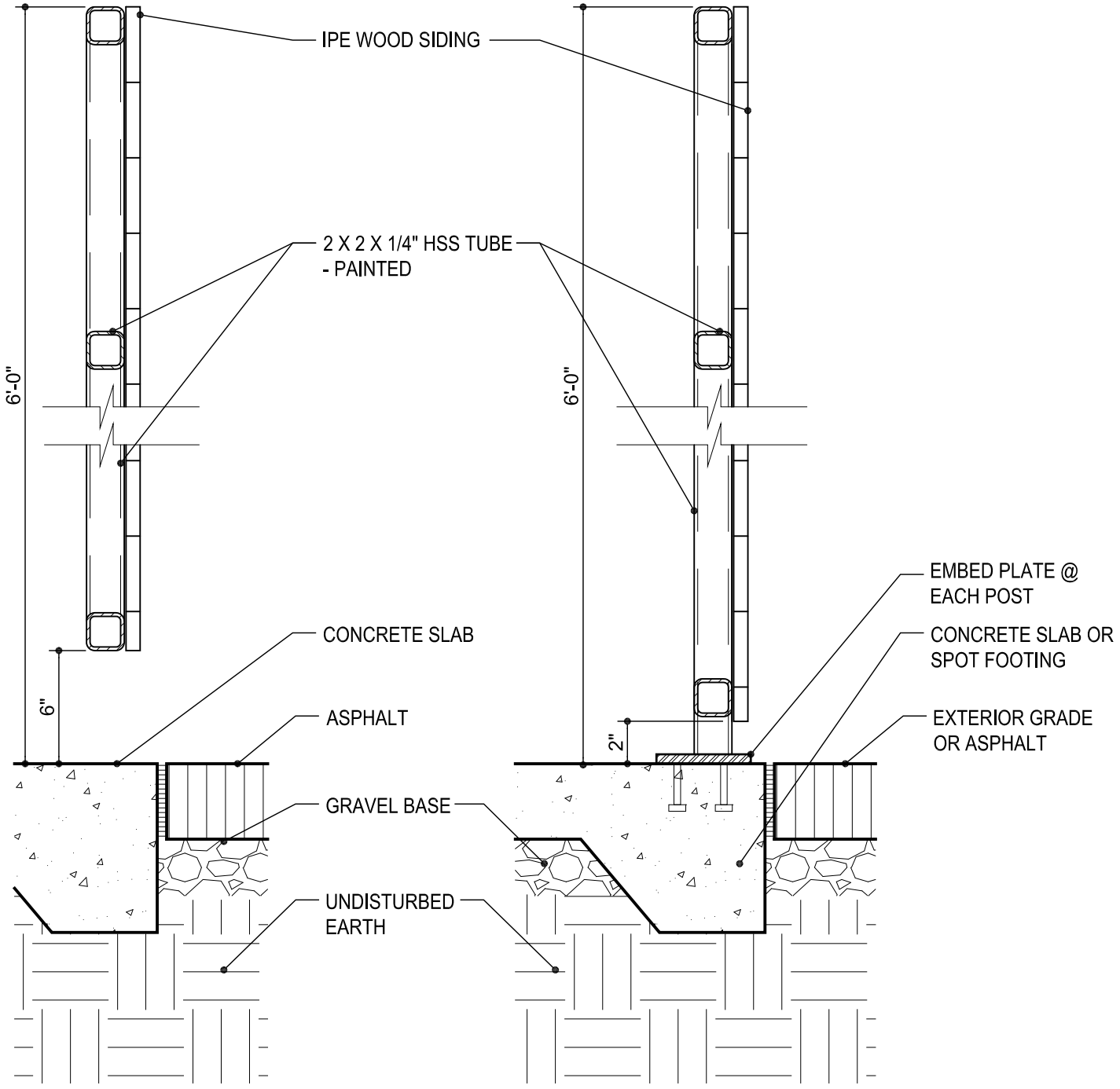
ISSUED: 05.14.2019 REVISION:

PROJECT: FORT UNION TOWNHOMES

ST-01

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DET. NAME: WOOD FENCE & DUMPSTER GATE

DET NUMBER: ST-01

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

ISSUED: 07.10.2019 REVISION:

PROJECT: FORT UNION TOWNHOMES

Axis Architects



BLACK BRICK

GLASS



IPE WOOD SIDING



STUCCO
WHITE AND GRAY



D-Series Size 1
LED Wall Luminaire

Catalog Number

Notes

Type

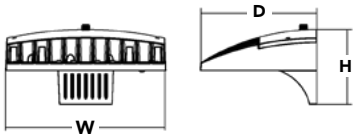
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d-series

Specifications

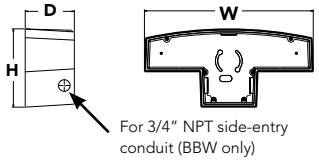
Luminaire

Width:	13-3/4" *(34.9 cm)*	**Weight:**	12 lbs *(5.4 kg)*
Depth:	10" *(25.4 cm)*		
Height:	6-3/8" *(16.2 cm)*		



Back Box (BBW, ELCW)

Width:	13-3/4" *(34.9 cm)*	**BBW Weight:**	5 lbs *(2.3 kg)*
Depth:	4" *(10.2 cm)*	**ELCW Weight:**	10 lbs *(4.5 kg)*
Height:	6-3/8" *(16.2 cm)*		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) [1]	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) [1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT [2] 120 [3] 208 [3] 240 [3] 277 [3] 347 [3,4] 480 [3,4]	**Shipped included** (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) [5]	**Shipped installed** PE Photoelectric cell, button type [6] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht [1,7] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [1,7] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [1,7] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [1,7] ELCW Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliant [8,9]

Other Options

Shipped installed

SF	Single fuse (120, 277 or 347V) [3,10]
DF	Double fuse (208, 240 or 480V) [3,10]
HS	House-side shield [11]
SPD	Separate surge protection [12]

Shipped separately [11]

BSW	Bird-deterrent spikes
WG	Wire guard
VG	Vandal guard
DDL	Diffused drop lens

Finish *(required)*

DDBXD	Dark bronze	DSSXD	Sandstone	DWHGXD	Textured white
DBLXD	Black	DDBTXD	Textured dark bronze	DSSTXD	Textured sandstone
DNAXD	Natural aluminum	DBLBXD	Textured black		
DWHXD	White	DNATXD	Textured natural aluminum		

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1WG U	Wire guard accessory
DSXW1VG U	Vandal guard accessory

NOTES

1. 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7. Reference Motion Sensor table on page 3.
8. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9. Not available with SPD.
10. Not available with ELCW.
11. Also available as a separate accessory; see Accessories information.
12. Not available with ELCW.

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D-Series Size 0
LED Area Luminaire

Catalog Number

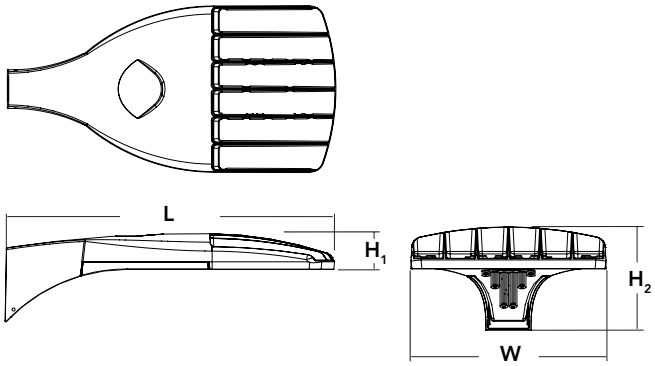
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.95 ft² (.09 m²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height$_1$:	3" (7.62 cm)
Height$_2$:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series

DSX0 LED

LEDs

Forward optics

P1 P4 P7
P2 P5
P3 P6

Rotated optics

P10[1] P12[1]
P11[1] P13[1]

Color temperature

30K	3000 K
40K	4000 K
50K	5000 K

Distribution

T1S	Type I short	T5S	Type V short
T2S	Type II short	T5M	Type V medium
T2M	Type II medium	T5W	Type V wide
T3S	Type III short	BLC	Backlight control[2]
T3M	Type III medium	LCCO	Left corner cutoff[2]
T4M	Type IV medium	RCCO	Right corner cutoff[2]
TFTM	Forward throw medium		
T5VS	Type V very short		

Voltage

MVOLT [3,4]
120 [4]
208 [4]
240 [4]
277 [4]
347 [4,5]
480 [4,5]

Mounting

Shipped included

SPA	Square pole mounting
RPA	Round pole mounting
WBA	Wall bracket
SPUMBA	Square pole universal mounting adaptor [6]
RPUMBA	Round pole universal mounting adaptor [6]

Shipped separately

KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)[7]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled[8,9]
PIRHN	Network, high/low motion/ambient sensor[10]
PER	NEMA twist-lock receptacle only (control ordered separate) [11]
PER5	Five-pin receptacle only (control ordered separate) [11,12]
PER7	Seven-pin receptacle only (leads exit fixture) (control ordered separate) [11,12]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate)
PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc [13,14]
PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [13,14]
PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [13,14]
PIRH1FC3V	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [13,14]
FAO	Field adjustable output [15]

Other options

Shipped installed

HS	House-side shield [16]
SF	Single fuse (120, 277, 347V) [4]
DF	Double fuse (208, 240, 480V) [4]
L90	Left rotated optics [1]
R90	Right rotated optics [1]
DDL	Diffused drop lens [16]

Shipped separately

BS	Bird spikes [17]
EGS	External glare shield [17]

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

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ARCHITECURAL REVIEW COMMISSION STAFF REPORT

Union Lofts - 13 Live/Work Townhomes
Meeting Date: September 12, 2019
Staff Contact: Andy Hulka, Associate Planner

Summary

Applicant: Nathan Anderson (Union Lofts, LLC)

Subject Property:
1810 E. Fort Union Blvd.

Action Requested
Certificate of Design Compliance: Approval of 13 mixed-use live-work townhomes in the Gateway Overlay District.

Recommendation
Approve, with conditions.

Project #: CUP-19-008



Context

Property Owner
Union Lofts, LLC

Acres
0.54 acres

Parcel #
22-21-460-005



Site Photos

1810 E. Fort Union Blvd. (Looking south from Fort Union Blvd.)



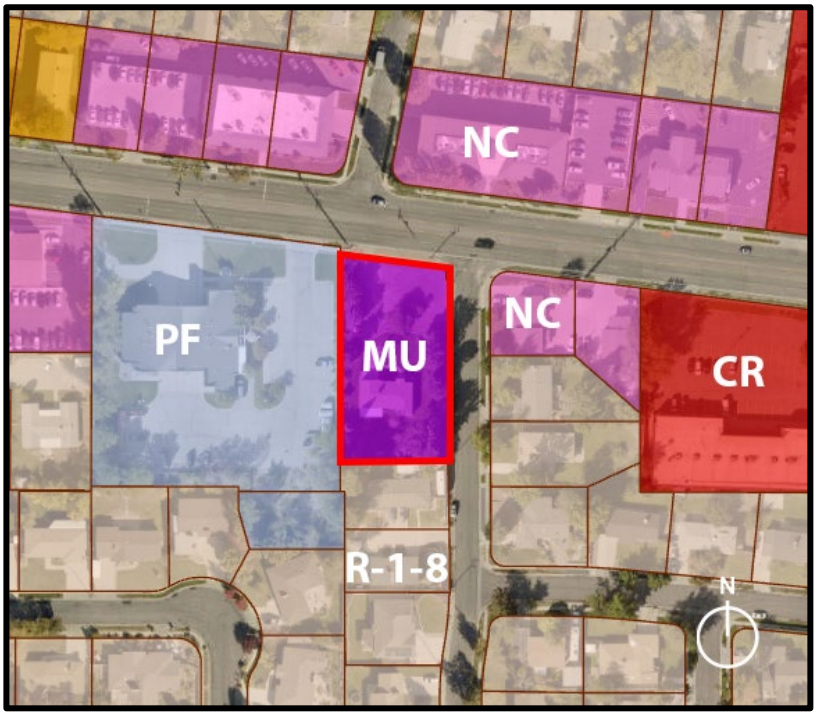
Zoning

Site
MU: Mixed Use zone

Surrounding Properties
PF: Public Facilities (Fire Station)

NC: Neighborhood Commercial zone

R-1-8: Residential Single-Family zone



Analysis

Request

An application has been made by Nathan Anderson (Union Lofts, LLC) for approval of a Certificate of Design Compliance for 13 new live/work townhomes at 1810 E. Fort Union Blvd. The subject property is in the Gateway Overlay District, so the proposed townhomes require Architectural Review Commission consideration and issuance of a Certificate of Design Compliance before they can be constructed.



Architectural Review Commission Authority

The ARC is required to review new construction for compliance with applicable design guidelines and compatibility with surrounding properties, as required by section 19.49.060 of the zoning ordinance:

> ***19.49.060 Gateway Overlay District.***
> *C. Certificate of design compliance. A certificate of design compliance issued by the ARC shall be required before proceeding with any new development or changes to existing development in a Gateway Overlay District. No alteration of the existing condition of land, structures, signs, landscaping or lighting, including, without limitation, demolition of any structure, application of new exterior siding material, creation of a new window or dormer, creation of a driveway or parking facility, construction of a deck, fence or garage, or enclosure of a porch shall be permitted within the Gateway Overlay District except as provided in this chapter.*
> *D. General review criteria. The ARC must determine that the following general review criteria are met before issuing a certificate of design compliance for a project:*
> *1. The proposed work must comply with the applicable design guidelines for that overlay district;*
> *2. The integrity of an individual historic structure is preserved, if applicable;*
> *3. The design of new buildings or additions must be compatible with surrounding gateway properties; and,*
> *4. The overall character of the Gateway Overlay District is protected.*

Proposal

The applicant submitted a written narrative for ARC consideration. Copies of the written narrative and all relevant plans have been attached to this report for reference.



Design Guidelines

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

Entrances

- 1.1 "Entrances should be easily identifiable and evoke a sense of entry."
- 1.5 "Orient entrances towards the adjacent street or main access points."
- **Commentary: While the east- and west-facing entrances are easily identifiable, the entrances on the north elevation (along Fort Union Blvd.) lack a sense of entry. The applicant should consider revising the plans so the north entrances are more easily identifiable.**



North Elevation



West Elevation

Windows

- 2.3 "Glazing is encouraged to promote safety and human scale."
- 2.6 "Windows should be designed to encourage retail use by being transparent and free from excessive signage."
- **Commentary: Consider adding more windows on the ground level facing towards Fort Union Blvd.**



Four-Sided Design

- 4.1 "Architectural details and colors must be consistent on all visible walls."
- **Commentary: Consider revising the plans so the north elevation has a design more consistent with the east and west elevations.**



Building Materials & Color

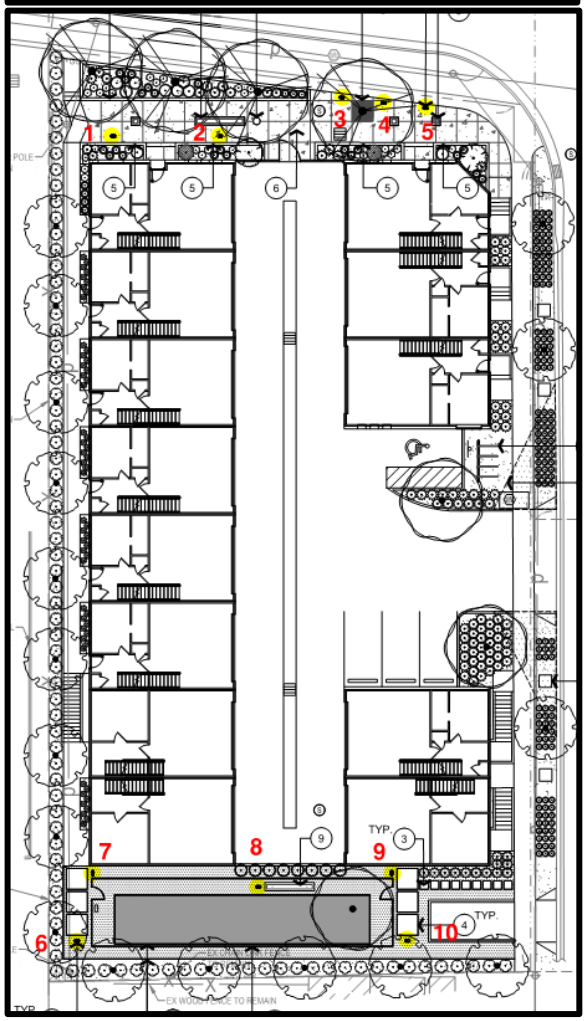
- 12.8 "Use permanent, durable materials that can be easily maintained."
- 13.1 "Colors should be used to tie the entire site together, and should complement the surrounding developments and natural environment."
- **Commentary: The applicant has proposed alumaboard siding, white stucco, and black brick as the primary building materials for this project.**



Lighting

- 9.8 “Building-mounted lights should be designed to complement the architecture of the building.”
- 26.9 “Bollard-style lighting is encouraged along pedestrian walkways.”
- **Commentary:** No plans have been submitted for building-mounted or canopy lighting. The applicant must submit a lighting plan that demonstrates compliance with section 19.36.120 of the zoning ordinance and the lighting standards of the Architectural Design Guidelines.
- **Commentary: The applicant has submitted a landscape plan that shows 10 bollard lights (5 in the front along Fort Union Blvd. and 5 in the landscaped area in the back). Consider adding additional light bollards along the pedestrian walkways on the east and west sides of the development. Building-mounted lights should be shielded and directed downward.**


LIGHT BOLLARD



Landscape

- 18.13 "Landscaping must be designed and use plants that are high-quality and easily maintained."
- 18.15 "Provide plans for sustainable and effective irrigation."
- **Commentary: The ARC should review the landscaping plan to ensure that the proposed plants will fit in naturally with the surrounding developments.**



Signs

- **Commentary: No signs are proposed with this project. Any future signs will require a separate approval by the ARC.**

Planning Commission

The Planning Commission held a public hearing to take public comment on this request on September 4, 2019. The applicant discussed the following proposed modifications with the Commission:

- Rooftop decks may be removed to meet permitted height requirements;
- The side setbacks from the fire station will be 10';
- The east side staircase will be redesigned to increase the setback from Brookhill Drive;
- The Fort Union setback will range from approximately 20-28' from sidewalk to buildings. The applicant's intent is to ensure there is a true 20' setback;
- The applicant confirmed with Rocky Mountain Power that the trees under the power lines are permitted;
- The applicant's intent is for no portion of the structures to exceed 35'.

The Planning Commission asked for the following items to be addressed before their October meeting:

1. Receive a Certificate of Design Compliance from the ARC;
2. Submit a lighting plan that demonstrates compliance with section 19.36.120 of the zoning ordinance;
3. Submit a plan with details for all equipment and dumpster locations and screening if applicable and a plan for residential waste and recycling pickup;
4. Submit a plan with exact setbacks showing the minimum distance from any portion of the building intended for human inhabitants to the property line;
5. Submit a lighting plan with details about building mounted lighting that complies with section 19.36.120 of the zoning ordinance;
6. Verify the appropriateness of the proposed street trees with Rocky Mountain Power;
7. Work with staff to provide full frontage improvements in accordance with the Fort Union Corridor Plan and city right-of-way standards;
8. The City Engineer will confirm the accuracy of the traffic report, specifically related to the size of the buildings;
9. Confirm the right-of-way width of Brookhill Drive and clarify on-street parking standards.

Recommendation

Staff has concluded that the application substantially meets the requirements of the City Design Guidelines. Staff recommends approval of a Certificate of Design Compliance, with the following conditions:

- Revising the plans so the north entrances are more easily identifiable.
- Add more windows on the ground level facing towards Fort Union Blvd.
- Revise the plans so the north elevation has a design more consistent with the east and west elevations.
- Submit a lighting plan that demonstrates compliance with section 19.36.120 of the zoning ordinance and the lighting standards of the Architectural Design Guidelines.
- Add additional light bollards along the pedestrian walkways on the east and west sides of the development.

Model Motions

Approval

I move to issue a Certificate of Design Compliance for project CUP-19-008:

- List any additional conditions of approval…

Denial

I move to deny a Certificate of Design Compliance for project CUP-19-008, based on the following findings:

- List findings for denial…

Attachments

1. Applicant Narrative
2. Plans

Conditional Use Application: July 15, 2019.

Written Narrative: Union Lofts a Live/Work, PUD. Nathan Anderson-Union Lofts, LLC.

1. **Project Title:** Conditional Use Application – Union Lofts a Live/Work, PUD.

2. **Conditional Use Proposed:** A mixed-use live/work 13-lot PUD.

3. **Architect**: Russell Platt Architecture 1559 West 3860 South West Valley City, Utah 84119 (801) 580-0181.

4. **Landscape Design**: Scott Schoonover McNeil Engineering 8610 So. Sandy Pkwy #200 Sandy, Utah 84070 (801) 255-7700.

5. **Civil Engineer**: McNeil Engineering 8610 So. Sandy Pkwy #200 Sandy, Utah 84070 (801) 255-7700; D. Canning.

6. **Compliance Statement:** Cottonwood Heights Ordinance No. 321-A, an ordinance approving the rezone of the real property located at 1810 East Fort Union Blvd. From R-1-8 (Residential Single Family) to MU (Mixed-Use) and amending the zoning map on May 21, 2019. The intended use is in compliance with the general plan designated as MU in Cottonwood Heights city. In addition, the Fort Union master Plan overlay is a guideline that has been implemented into the architectural design as well as the landscape architecture for the front plaza. Highly influencing the plaza area of the development along Fort Union Blvd.

7. **Buffering nearby residential:** This development has both commercial and a residence across the street to the east along Brookhill Drive. So, relative to the residence across the street we placed the entrance to this development at that point in Brookhill to break-up the mass and provide a view corridor to the west. Along Brookhill Drive we will have a green wall of street trees planted every 15' to protect existing residence and new residence in this live/work development. The south neighbor is two single-level duplex buildings. This property sits to the south up-grade approximately 25' feet from the proposed development. To buffer these duplexes from this 3-story development we have taken the south two buildings on both sided (east and west) and pushed them into the ground one level. Now having 2.5 stories above grade with a reduced 3rd level stepped back. In addition to this architectural amendment we will have a 25' green space between this development and the duplex property that will be used as a tree lined resident dog-park.

8. **Blending to the surrounding area**: This mixed-use live/work PUD will hold most of the dominate features viewed along Fort Union Blvd. The most dominate featured building material is brick, then glass, stucco and railings (wrought iron). We will use these same primary exterior building materials in a more forward-looking design. We have employed many references from the Fort Union General Plan Overlay that will be integrated to the design. And most prominent in the set-back from Fort Union Blvd in the form of a plaza. This plaza to include suggested street trees in grates with low profile shrubs every 13' to 15' along Fort Union Blvd. The balance of the plaza will include raised concrete planters with grasses and bushes. Along with bollard lights, sitting areas and bike rack area.

9. **Traffic & Parking**: This 13-lot live/work PUD will have 6 visitor parking stall and one handicapped parking stall beyond the 2-car garage within the live-work townhome. According to Horrocks Traffic Engineers, this 13-lot Development is expected to have a traffic impact of less than .0021, very low. Additionally, impacted by the live-work component of the design. With the intended user living and working within the premises, thus not driving in an AM or PM commute along with shopping and restaurants within walking distance. Most business services expected in these live/work townhomes is primarily professional grade services that are more digitally oriented than those business with direct client interaction. Thus, this business activity is to have no notable impact to the expected on impacted streets.

10. **Height of Building**: Of the allowed 45' in the M-U zone. The architecture is based on three 10' plates to an approximate total of 32'. This property will be a full story less than recent townhome developments in the M-U zone within the city.

11. **Amenities:** The amenities for the development will include a front plaza gathering area designed in compliance with the Fort Union General Plan Overlay. In addition to a heavily desired fenced dog park on the south end of the development. For private amenities the live/work townhome will include a roof top deck area exclusive to the townhome owner. An amenity that enhances the unit and the over-all look, appeal and use by residents to have an all-encompassing lifestyle in an urban setting.

SITE AMENITIES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	CAST STONE RECTANGULAR BENCH LANDSCAPE FORMS MODEL NO. SOCR-142 11'-10" LENGTH, GREY COLOR.	3
	CAST STONE SQUARE BENCH LANDSCAPE FORMS MODEL NO. SOCR-24 24" LENGTH, GREY COLOR.	6
	LANDSCAPE FORMS BICL-BR-10 BIKE RACK COMES IN POLISHED STAINLESS STEEL. 10' LENGTH W/ 8 BIKE CAPACITY.	2
	LANDSCAPE FORMS STCN-SO STEELY CAN SIDE OPENING RECEPTACLE	2
	LANDSCAPE FORMS MULTIPLICITY PATH LIGHT. SILVER METALLIC. 7" X 36" TALL X 14".	10


CAST STONE RECTANGULAR BENCH


CAST STONE SQUARE BENCH


LIGHT BOLLARD


BIKE RACK


EXPOSED AGGREGATE


TRASH RECEPTACLE


DECORATIVE METAL FENCE


DECORATIVE METAL GATE

LANDSCAPE SUMMARY DATA

COTTONWOOD HEIGHTS, UT
CHAPTER 19.36 - MIXED-USE ZONE

ZONED AS:		MIXED-USE WITH GATEWAY OVERLAY
TOTAL SITE AREA (ON-SITE ONLY):		24,758 S.F.
TOTAL LANDSCAPE AREA ON-SITE		6,101 S.F.
	REQUIRED	PROVIDED
GENERAL:		
MINIMUM LANDSCAPING ON SITE	15% MIN. = 3,714 S.F.	24,758 S.F. / 6,101 S.F. = 25%
SETBACK ALONG FORT UNION BLVD.	20' MIN.	YES
REAR YARD ABUTTING RESIDENTIAL	25' MIN.	YES

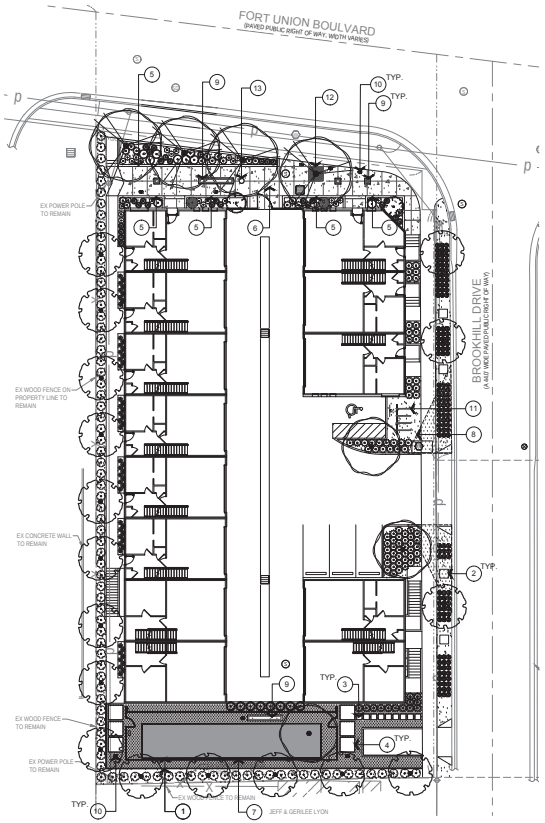
AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-662-4111

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'



REFERENCE NOTES

SYMBOL	DESCRIPTION
1	METAL EDGING
2	PRECAST CONCRETE STEPPING STONE, 36" SQUARE
3	PRECAST CONCRETE STEPPING STONE, 24" SQUARE
4	CAST-IN-PLACE CONCRETE PAD, 5' SQUARE
5	CAST-IN-PLACE CONCRETE PLANTER WALL, 18" HIGH X 8" THICK.
6	CONCRETE PAVING WITH "SILVER CLIFF" EXPOSED AGGREGATE FINISH FROM BOMANITE WITH 5'X5' SCORE JOINTS - SEE IMAGES ON THIS SHEET.
7	4' "ELITE DOUBLE WIRE" FENCE FROM OMEGA II FENCE SYSTEM AROUND DOG RUN, WITH 3' WIDE "OMEGA ARCHITECTURAL SINGLE SWING" GATE. BOTH FENCE AND GATE IN COLOR BASALT GREY.
8	CLEAR-VIEW SITE TRIANGLE, 15'X30'
9	CAST STONE BENCH - SEE IMAGES AND SITE AMENITIES SCHEDULE ON THIS SHEET
10	LIGHT BOLLARD - SEE IMAGES AND SITE AMENITIES SCHEDULE ON THIS SHEET
11	BICYCLE RACK - SEE IMAGES AND SITE AMENITIES SCHEDULE ON THIS SHEET
12	CAST IRON TREE GRATE, 60" SQUARE
13	TRASH RECEPTACLE - SEE IMAGES AND SITE AMENITIES SCHEDULE ON THIS SHEET

PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE
	2	FILIGREE JAPANESE MAPLE	ACER PALMATUM `FILIGREE GREEN`	15 GAL
	17	PRINCETON SENTRY GINKGO	GINKGO BILOBA `PRINCETON SENTRY`	2" CAL
	8	TAYLOR EASTERN REDCEDAR	JUNIPERUS VIRGINIANA `TAYLOR`	15 GAL
	3	SAWLEAF ZELKOVA	ZELKOVA SERRATA `MUSASHINO`	2" CAL
	4	WIRELESS ZELKOVA	ZELKOVA SERRATA `WIRELESS`	2" CAL

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT
	86	ARCTIC FIRE DOGWOOD	CORNUS STOLONIFERA `FARROW`	5 GAL
	2	MOTHER LODE JUNIPER	JUNIPERUS HORIZONTALIS `MOTHER LODE`	5 GAL
	25	MAY NIGHT SAGE	SALVIA X SYLVESTRIS `MAY NIGHT`	5 GAL
	9	LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS	5 GAL
	135	RED CREEPING THYME	THYMUS PRAECOX `COCCINEUS`	1 GAL

ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	CONT
	54	ALL GOLD JAPANESE FOREST GRASS	HAKONECHLOA MACRA `ALL GOLD`	1 GAL
	99	RUBY RIBBON SWITCH GRASS	PANICUM VIRGATUM `RUBY RIBBONS`	1 GAL
	28	HAMELN DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES `HAMELN`	1 GAL

LAWN			
	747 S.F.	LAWN SOD, "IMPERIAL BLUE" FROM CHANSHARE FARMS (866) SOD-EASY OR APPROVED EQUAL	INSTALL OVER MINIMUM 6" TOPSOIL LAYER.

DECORATIVE STONE			
	3,436 S.F.	CRUSHED ROCK, 1/2" SCREENED "WASATCH GREY" FROM STAKER & PARSON COMPANIES (801) 819-9089 OR APPROVED EQUAL INSTALLED A MINIMUM 3" DEEP.	INSTALL OVER DEWITTS PRO 5 WEED BARRIER FABRIC. STONE SHALL BE FREE OF DIRT, LEAVES, WEEDS, AND OTHER FOREIGN DEBRIS.
	1,877 S.F.	"WASATCH GOLD" CHAT FROM STAKER & PARSON COMPANIES (801) 819-9089 OR APPROVED EQUAL INSTALLED A MINIMUM 3" DEEP.	INSTALL OVER DEWITTS PRO 5 WEED BARRIER FABRIC. STONE SHALL BE FREE OF DIRT, LEAVES, WEEDS, AND OTHER FOREIGN DEBRIS.

PLANTING NOTES

1. PLANT TOTALS ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. VERIFY AMOUNTS SHOWN ON CONTRACT DOCUMENTS. ALL PLANTING INDICATED ON CONTRACT DOCUMENTS IS REQUIRED UNLESS INDICATED OTHERWISE.
2. PLANT COMMON NAMES ARE SHOWN AS A REFERENCE ONLY. USE COMPLETE BOTANICAL NAMES WHEN PURCHASING ALL PLANT MATERIAL.
3. IMPORT AND INSTALL TOPSOIL AS NEEDED TO FILL ALL PLANTING AREAS. SUBMIT TEST BY LICENSED LABORATORY TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. TOPSOIL USED IN LANDSCAPED AREAS SHALL BE WEED FREE, FERTILE, LOOSE, FRIABLE SOIL MEETING THE FOLLOWING CRITERIA:
   1) CHEMICAL CHARACTERISTICS:
      a) SOLUBLE SALTS: LESS THAN 3.0 MMHOS/CM.
      b) PH 5.5 TO 8.0.
      c) SODIUM ABSORPTION RATIO (SAR): LESS THAN 6.0.
      d) ORGANIC MATTER: GREATER THAN ONE PERCENT.
   2) PHYSICAL CHARACTERISTICS:
      a) GRADATION AS DEFINED BY USDA TRIANGLE OF PHYSICAL CHARACTERISTICS AS MEASURED BY HYDROMETER.
         (1) SAND: 15 TO 60 PERCENT.
         (2) SILT: 10 TO 60 PERCENT.
         (3) CLAY: 5 TO 30 PERCENT.
      b) CLEAN AND FREE FROM TOXIC MINERALS AND CHEMICALS, NOXIOUS WEEDS, ROCKS LARGER THAN OR EQUAL TO 1-1/2 INCH (38 MM) IN ANY DIMENSION, AND OTHER OBJECTIONABLE MATERIALS.
      c) SOIL:
         (1) SOIL SHALL NOT CONTAIN MORE THAN FIVE (5) PERCENT BY VOLUME OF ROCKS MEASURING OVER 1/4 INCH (6 MM) IN LARGEST SIZE.
         (2) SOIL SHALL BE TOPSOIL IN NATURE.
         (3) SOIL RESEMBLING ROAD BASE OR OTHER LIKE MATERIALS ARE NOT ACCEPTABLE.
4. FINISH TOPSOIL GRADE OF PLANTING AREAS BEFORE PLANTING AND AFTER ADDITION OF SOIL ADDITIVES SHALL BE SPECIFIED DISTANCES BELOW TOP OF ADJACENT PAVEMENT OF ANY KIND:
   a. GROUND COVER AREAS: 2 INCHES BELOW.
   b. SEEDED AREAS: ONE INCH BELOW.
   c. SODDED AREAS: 2 INCHES BELOW.
   d. TREE AND SHRUB AREAS (NOT INDIVIDUAL TREES): 4 INCHES BELOW.
5. RAKE THE FINISH GRADE OF THE TOPSOIL WITHIN THE PLANTING AREAS TO REMOVE CLODS, ROCKS, WEEDS, ROOTS, DEBRIS OR OTHER MATERIAL 1-1/2" OR MORE IN ANY DIMENSION. GRADE AND SHAPE LANDSCAPE AREA TO BRING SURFACE TO TRUE UNIFORM PLANES FREE FROM IRREGULARITIES AND TO PROVIDE PROPER SLOPE FOR DRAINAGE.
6. PLANTS SHALL CONFORM TO REQUIREMENTS OF THE PLANT SCHEDULE AND TO THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION / AMERICAN NATIONAL STANDARDS INSTITUTE ANLA / ANSI Z60.1-2004, 'AMERICAN STANDARD FOR NURSERY STOCK'.
7. PLANT NAMES USED IN PLANT LIST CONFORM TO 'STANDARDIZED PLANT NAMES' BY AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE EXCEPT IN CASES NOT COVERED. IN THESE INSTANCES, FOLLOW CUSTOM OF NURSERY TRADE. PLANTS SHALL BEAR TAG SHOWING GENUS, SPECIES, AND VARIETY OF AT LEAST 10 PERCENT OF EACH SPECIES DELIVERED TO SITE.
8. PLANT MATERIAL QUALITY:
   a. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSECT PESTS OR THEIR EGGS, NOXIOUS WEEDS, AND HAVE HEALTHY, NORMAL ROOT SYSTEMS. CONTAINER STOCK SHALL BE WELL ESTABLISHED AND FREE OF EXCESSIVE ROOT-BOUND CONDITIONS.
   b. DO NOT PRUNE PLANTS OR TOP TREES PRIOR TO DELIVERY.
   c. PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AS TO SIZE, HEALTH, QUALITY, AND CHARACTER.
   d. BARE ROOT TREES ARE NOT ACCEPTABLE.
   e. PROVIDE PLANT MATERIALS FROM LICENSED NURSERY OR GROWER.
9. BEFORE PROCEEDING WITH WORK, CHECK AND VERIFY DIMENSIONS AND QUANTITIES. REPORT VARIATIONS BETWEEN DRAWINGS AND SITE TO LANDSCAPE ARCHITECT BEFORE PROCEEDING.

McNEIL ENGINEERING
Civil Engineering • Surveying • Landscape Architecture
Structural Engineering • Land Surveying & Mine

STATE OF UTAH
08/22/2019
SCOTT A. SCHOONOVER
349757
REGISTERED LANDSCAPE ARCHITECT

UNION LOFTS
1810 EAST UNION BOULEVARD
COTTONWOOD HEIGHTS, UT

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 19287
DRAWN BY: TG
CHECKED BY: SS
DATE: JULY 2019
PROP NO:

LANDSCAPE PLAN

L1.01

S:\2019\Plan\19287\Landscape\Prod Dwg\19287_UNIDwg Scotts Aug 22, 2019 - 11:45am

UNION LOFTS

1760 FORT UNION BLVD
COTTONWOOD HEIGHTS, UT 84121

7-12-19

VICINITY MAP

NORTH



Sheet Number	Sheet Name
C100	COVER SHEET
C101	MATERIAL BOARD
A101	LEVEL 1 FLOOR PLANS
A102	LEVEL 2 FLOOR PLANS
A103	LEVEL 3 FLOOR PLANS
A104	LEVEL 4 FLOOR PLANS
A105	ROOF PLAN
A106	A UNIT FLOOR PLANS

Sheet Number	Sheet Name
A107	B UNIT FLOOR PLANS
A201	ELEVATIONS
A202	ELEVATIONS
A203	ELEVATIONS
A204	ELEVATIONS
A901	RENDERINGS
A902	RENDERINGS
A903	ISOMETRIC VIEWS HEIGHT STUDY



ARCHITECT'S INFORMATION:
RUSSELL PLATT ARCHITECTURE
Russell Platt Architecture
4301 West 4570 South
West Valley City, Utah 84120
801-580-0108

PROFESSIONAL STAMP:
LICENSED ARCHITECT
RUSSELL C. PLATT
STATE OF UTAH

CODE OFFICIAL STAMP:

PROJECT NAME:
UNION LOFTS
1760 FORT UNION BLVD
COTTONWOOD HEIGHTS, UT 84121

REVISIONS:
NO.	DATE	DESCRIPTION

ISSUED: 7-12-19

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SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C100

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ALUMABOARD SIDING

WHITE STUCCO

BLACK BRICK



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RUSSELL PLATT ARCHITECTURE

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West Valley City, Utah 84120
801-580-0108

PROFESSIONAL STAMP:

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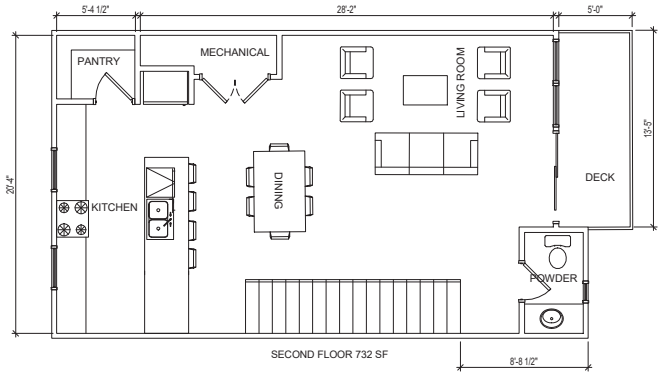
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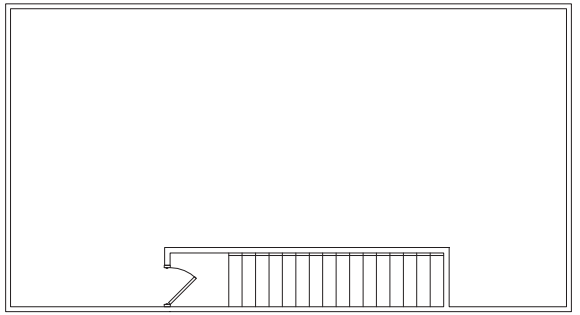
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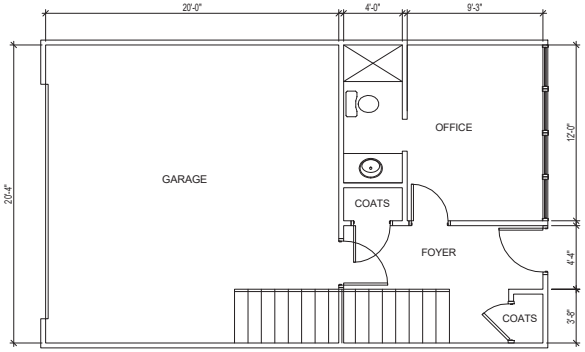
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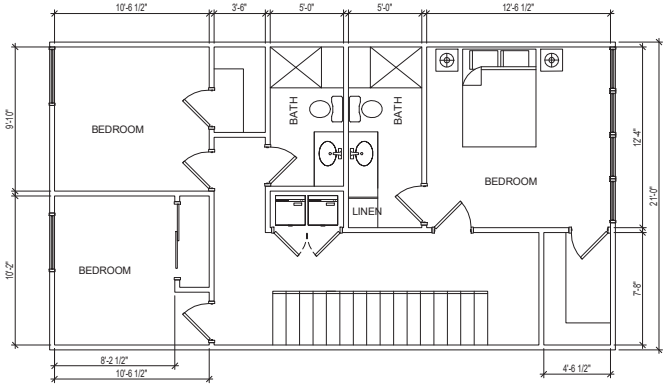


SECOND FLOOR 732 SF





GROUND FLOOR 291 SF



THIRD FLOOR 732 SF

1 A UNIT
1/4" = 1'-0"

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ARCHITECT'S INFORMATION:
RUSSELL PLATT ARCHITECTURE
Russell Platt Architecture
4301 West 4570 South
West Valley City, Utah 84120
801-580-0108

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RUSSELL C. PLATT
STATE OF UTAH

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PROJECT NAME:
UNION LOFTS
1760 FORT UNION BLVD
COTTONWOOD HEIGHTS, UT 84121

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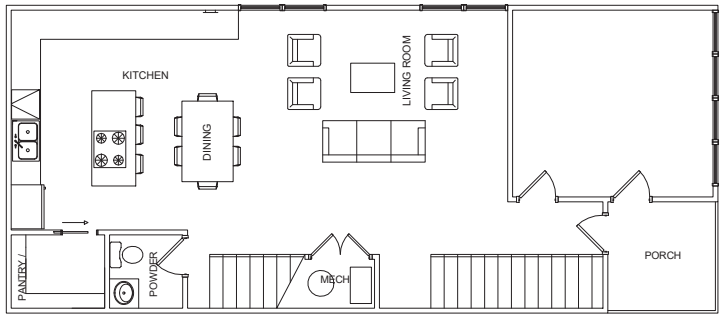
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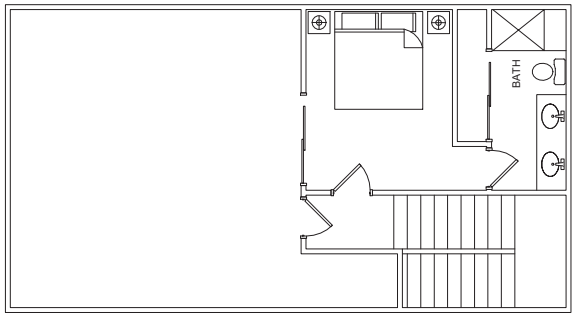
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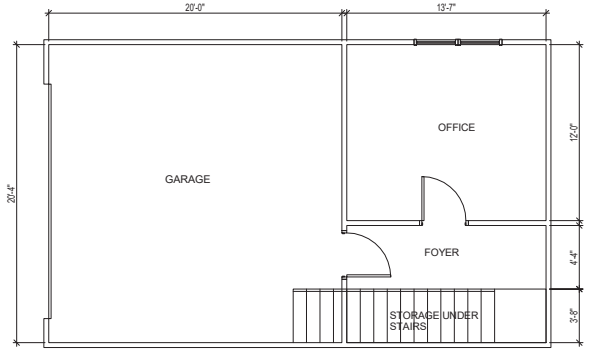
SHEET TITLE:
A UNIT FLOOR PLANS

SHEET NUMBER:
A106

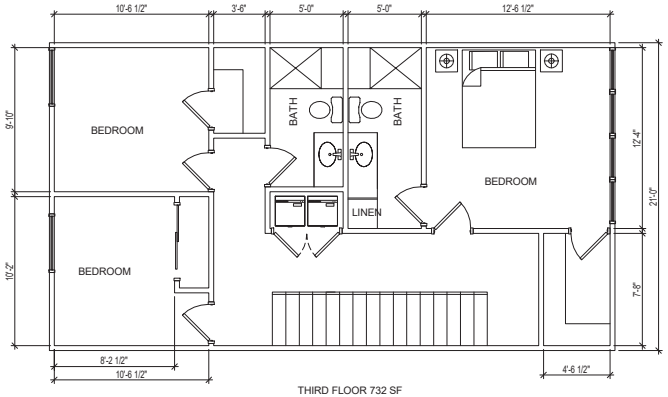


SECOND FLOOR 732 SF





GROUND FLOOR 291 SF



THIRD FLOOR 732 SF

1 B UNIT
1/4" = 1'-0"

ARCHITECT'S INFORMATION:
RUSSELL PLATT ARCHITECTURE
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4301 West 4570 South
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RUSSELL C. PLATT
STATE OF UTAH

CODE OFFICIAL STAMP:

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SHEET TITLE:
B UNIT FLOOR PLANS

SHEET NUMBER:
A107

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1 NORTH
1/8" = 1'-0"



2 SOUTH
1/8" = 1'-0"

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4301 West 4570 South
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801-580-0108

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RUSSELL C. PLATT
STATE OF UTAH

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UNION LOFTS
1760 FORT UNION BLVD
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SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A201

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1 EAST
1/8" = 1'-0"



2 WEST
1/8" = 1'-0"

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STATE OF UTAH

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SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A202

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1 INSIDE NORTH
1/8" = 1'-0"



2 INSIDE SOUTH
1/8" = 1'-0"

ARCHITECT'S INFORMATION:
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Russell Platt Architecture
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STATE OF UTAH

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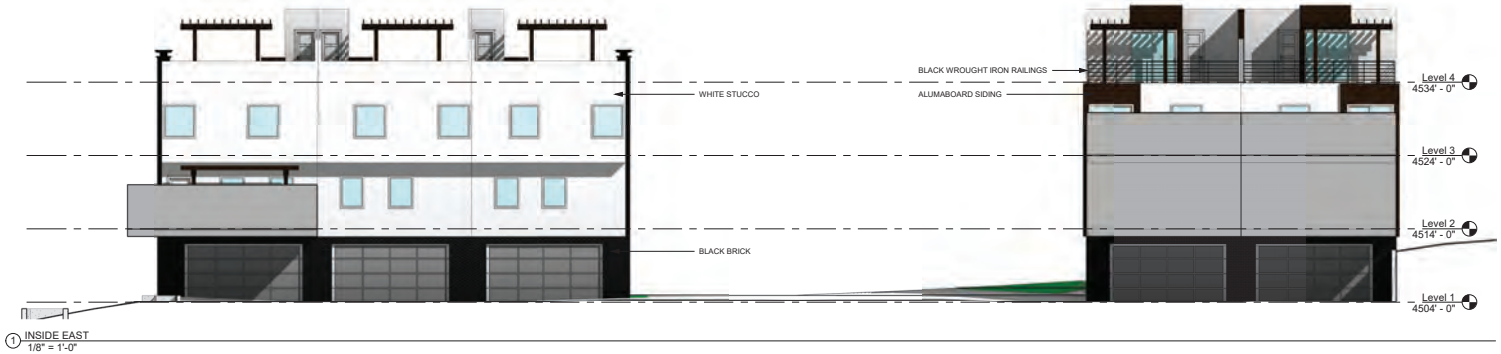
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SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A203

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1 INSIDE EAST
1/8" = 1'-0"



2 INSIDE WEST
1/8" = 1'-0"

ARCHITECT'S INFORMATION:
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Russell Platt Architecture
4301 West 4570 South
West Valley City, Utah 84120
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PROFESSIONAL STAMP:
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RUSSELL C. PLATT
STATE OF UTAH

CODE OFFICIAL STAMP:

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UNION LOFTS
1760 FORT UNION BLVD
COTTONWOOD HEIGHTS, UT 84121

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NO.	DATE	DESCRIPTION

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SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A204

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4301 West 4570 South
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RUSSELL C. PLATT
STATE OF UTAH

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PROJECT NAME:

UNION LOFTS

1760 FORT UNION BLVD
COTTONWOOD HEIGHTS, UT 84121

REVISIONS:

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ISSUED: 7-12-19

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SHEET TITLE:

RENDERINGS

SHEET NUMBER:

A901

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RUSSELL PLATT ARCHITECTURE

Russell Platt Architecture
4301 West 4570 South
West Valley City, Utah 84120
801-580-0108

PROFESSIONAL STAMP:

LICENSED ARCHITECT
RUSSELL C. PLATT
STATE OF UTAH

CODE OFFICIAL STAMP:

PROJECT NAME:

UNION LOFTS

1760 FORT UNION BLVD
COTTONWOOD HEIGHTS, UT 84121

REVISIONS:

NO.	DATE	DESCRIPTION

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NO.	DATE	DESCRIPTION

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SHEET TITLE:

RENDERINGS

SHEET NUMBER:

A902

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MINUTES OF THE COTTONWOOD HEIGHTS CITY ARCHITECTURAL REVIEW COMMISSION MEETING
Thursday, April 24, 2019
6:00 p.m.
Cottonwood Heights City Council Work Room
2277 East Bengal Boulevard
Cottonwood Heights, Utah

Members Present: Chair Scott Peters, Stephen Harman, Niels Valentiner

Staff Present: Associate Planner Andy Hulka

BUSINESS MEETING

1.0 Welcome and Acknowledgements

Chair Scott Peters called the meeting to order at approximately 6:00 p.m.

1.1 Ex Parte Communications or Conflicts of Interest to Disclose.

There were no 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 South Racquet Club Drive.

Associate City Planner, Andy Hulka presented the staff report and stated that the applicants have obtained a permit for an interior remodel, which includes the addition of an entrance. What was being considered tonight was a deck for the outdoor dining area. The approximate location of the proposed deck was identified on the site plan. The proposed door will match what exists. The proposed deck is approximately 18' x 24' in size and constructed of a dark brown composite wood material.

Reference was made to the design guidelines, which state that outdoor seating should be designed to fit well with the building and be inviting to pedestrians. Staff found the request to be in compliance with all City requirements. The proposed conditions set forth in the staff report were reviewed and discussed.

The applicant, Carl Churchill commented that they plan to use retaining blocks and grade up the slope on the north side. They will be retaining the services of a landscape designer and plant low water grasses and plants on the slope. Mr. Hulka reported that there are no setback issues so long as the deck is no more than 18 inches above finished grade. He explained that anything taller than that is considered a structure and has to meet the setbacks, which are 25 feet from the edge of the sidewalk. Possible options were discussed. Mr. Churchill was unsure of the distance from the

sidewalk but it was thought to perhaps be less than 10 feet. The applicant expected to have to go two blocks high to get to 18 inches. A Commission Member had doubts as to whether that was the case. The need to landscape the slope and construct a retaining wall was addressed. It was suggested that the applicant come back with a revised design.

It was noted that the gas meters will have to be moved. Issues were identified and it was suspected that it may be difficult for the applicants to meet the requirements. The ARC would want to see how the retaining walls are going to look since it will be very visible. Mr. Hulka commented that the Commission can decide how to proceed. The submittal for the deck contained notes on the plan with the assumption that they will be able to meet the 18-inch requirement. The plans, however, do not include the specifics of the landscaping and grade.

Mr. Churchill stated that they have put a lot of money into the renovation of the building and the design of the space. The intent of the retaining block was to be used for retaining and be a concrete color. The property will be terraced down for plants and landscaping. Mr. Churchill explained that they cannot open up the other side of the business without the doorway. In addition, if the deck isn't improved, steps will need to be constructed with handrails. Within a few months, they expect to have the landscaping completed. Their hope was to construct the deck now and open up the space. Possible options were discussed.

Potential issues were identified. Mr. Churchill expected to obtain the funding within two months in order to complete the landscaping and retaining wall. The Commission was interested in seeing details of what the terracing will consist of. They wanted more details about what the final product will look like before granting approval. Mr. Churchill stated that it is a timing issue and if approval is not granted tonight the project will be delayed by another month.

A Commission Member expressed his support for the project and bringing activity to that corner but recognized that the Commission has a responsibility to ensure that the City's requirements are being adhered to in an appropriate way. He was also not comfortable with gray block and recommended some colored block, which is not any more costly. The block will be visible in the winter months in particularly when the landscaping goes dormant.

Further clarification was needed of the 18-inch measurement. Possible options were discussed as well as the possibility of obtaining a variance. A comment was made that the deck is compatible with the residential neighborhood. One option was to come back with a plan showing how the retaining will be done and rendering of the retaining walls and landscaping. A Commission Member did not object to allowing the applicant to move forward with the deck as long as there is a guarantee in place that the remainder will be completed within a specific period of time. He was unsure how flexible the City can be, however, since approval is based on a permit for building occupancy.

The process for variance was described, which involves meeting with the Appeals Hearing Officer. It was noted that strict requirements must be met and there is no guarantee that a variance will be granted. Variance requirements are set by State Code and a high bar must be met. One of the requirements is that the hardship cannot be self-imposed.

Another option was identified as reducing the size of the deck by one-half. Preference was expressed for a longer, narrower deck that is half the size of the one proposed. Mr. Churchill stated that their long-term intention is to purchase the building in which case they would like to construct a deck on the north side and wrap it around the building. Their future potential plans were discussed.

The distance from the sidewalk to the building was measured. It was determined that the corner of the building is on the setback line. Mr. Hulka commented that the Neighborhood Commercial zone is unique and one of the requirements is that the setback be equal to the least restrictive residential front yard setback.

Mr. Churchill commented that eventually, they hope to occupy the entire building. Possible future plans were discussed. He stated that they have been rated one of the top independent coffee shops in the nation. They are proud of that and have a very loyal following.

It was suggested that the applicant add more detail to the site plan. The Commission was supportive of the proposal but wanted to see the specifics of a full proposal and have the details of the full solution to make it work. If necessary, the Commission was willing to meet prior to the next regularly scheduled meeting in an effort to expedite the process for Mr. Churchill.

Commissioner Valentiner moved to continue consideration of SPL-19-005 to the next meeting as soon as the owner can study the slope and come back and show the specifics of the retaining wall and landscaping. Commissioner Harman seconded the motion. The motion passed with the unanimous consent of the Commission.

3.0 Consent Agenda

3.1 Approval of Minutes of April 24, 2019.

Commissioner Valentiner moved 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 is in agreement, at which time the minutes shall be deemed approved. Commissioner Harmon seconded the motion. The motion passed with the unanimous consent of the Commission.

4.0 ADJOURNMENT

Commissioner Harmon moved to adjourn. Commissioner Valentiner seconded the motion. The motion passed with the unanimous consent of the Commission.

The Architectural Review Commission Meeting adjourned at approximately 6:45 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the Cottonwood Heights Architectural Review Commission Meeting held Thursday, April 24, 2019.

Teri Forbes

Teri Forbes
T Forbes Group
Minutes Secretary

Minutes Approved: _____

MINUTES OF THE COTTONWOOD HEIGHTS CITY
ARCHITECTURAL REVIEW COMMISSION MEETING
Thursday, May 30, 2019
6:00 p.m.
Cottonwood Heights City Council Work Room
2277 East Bengal Boulevard
Cottonwood Heights, Utah

Members Present: Niels E. Valentiner-Chair, Scott Henriksen, Stephen Harman

Staff Present: Community and Economic Development Director Michael Johnson, Deputy City Recorder Heather Sundquist, Associate Planner Andy Hulka

Excused: Senior Planner Matt Taylor, Scott Chapman, Robyn Taylor-Granda, Jonathan Jay Oldroyd, Scott Peters

BUSINESS MEETING

1.0 Welcome and Acknowledgements

In the absence of the Chair, Niels Valentiner assumed the Chair and called the meeting to order at approximately 6:00 p.m.

1.1 Ex Parte Communications or Conflicts of Interest to Disclose.

2.0 Business Items

2.1 (Project SPL-19-006) Action on a request from Timothy Parsons, on Behalf of Heather Moreu, for Consideration of a Certificate of Design Compliance for an Exterior Façade Remodel at 1930 East Fort Union Boulevard.

Community and Economic Development Director, Michael Johnson presented the staff report and stated that the property is located on Fort Union Boulevard just west of Highland Drive. The subject property does not front directly on Fort Union but is within the Gateway Overlay District, which requires any change or modification to the exterior of the building be reviewed by the Architectural Review Commission. About one year ago, the applicant obtained a Conditional Use Permit to operate a veterinary clinic on the property. At that time, the site plan was approved. Now that the applicants are preparing to move in, they are proposing minor modifications to the front elevation of the building. This consists primarily of wrapping the columns with a natural stone and revising the dormers on the front of the building with a more natural cedar wood finish.

Mr. Johnson displayed a rendering illustrating the proposed changes. As staff reviewed the request, they found that the improvements fit well within the context of the area and what exists and recommended approval in accordance with the design guidelines. It was confirmed that the existing signage will be removed. The signage for the new clinic will consist of a decal on the door as well as an existing pole sign on the street that will be shared with Red Hanger.

Commissioner Henriksen moved to issue a Certificate of Design Compliance for Project SPL-19-006, as proposed. Commissioner Harmon seconded the motion. The motion passed with the unanimous consent of the Commission.

2.2 (Project SPL-19-003) Action on a Request by Roderick Enterprises for Approval of a Certificate of Design Compliance for an Exterior Façade Remodel at KFC Restaurant at 6890 South Highland Drive.

Mr. Johnson recommended that staff introduce the above item but the applicant was not present, it was suggested that the matter be continued to the next meeting. Associate Planner, Andy Hulka, reported that at a previous meeting, a Certificate of Design Compliance was approved for the proposed signs and the awnings for the KFC remodel. The original approval included the condition that the awnings have an eight-foot clearance and signage above the entrance must encompass the doors and continue to the base as a single element. The painted wall signs were approved as proposed. It was stressed that approval was for the signs and awnings only.

Since that time, the applicants have submitted revised plans that address some of the conditions of the previous approval and included some changes. At the March meeting, informally some suggestions were made. Although the ARC was not yet reviewing the full project, general feedback was given. The main points were as follows:

- White and red colors were preferred over tan and brown;
- There shall be no gooseneck lights above the roof with the possible exception of lights over the main entrance; and
- Remove handrails from the front entrance.

Since that time, staff has tried to include what exists with their March proposal and the modified plans. For the most part, it is the same with the colors having been changed. The goosenecks remain over the main entrance but the rest of the exterior lights were changed to new fixtures that are on the wall and do not extend above it. The sign is a half-panel sign with the Colonel Sanders logo. The size would remain the same and would not be extended all the way down. The applicants were concerned that a full panel would cover the ADA entrance. There were also concerns about accessibility and the fact that it was not approved by their corporate branding team.

Renderings of the front and rear were presented. The rear was the same except that it was painted red. The side elevations also remained unchanged with the exception of the colors that were changed back to red and white and the lights no longer being above the roof. The report called out guidelines applicable to the project. They can now consider it more comprehensively with an official set of plans. The main issues were that the entrances are to be designed to stand out and for the articulation to be easily identifiable. There were comments raised previously about the walkway and guardrail being awkward. It was suggested that they be revised, if possible.

A rendering of the nearby buildings was displayed. The design guidelines specify that designs should be compatible with surrounding buildings and use high-quality building materials and

natural colors. It was suggested that the design be changed to incorporate some of the stone materials or tie it in with the surrounding developments.

Mr. Hulka referred to another KFC location on 12300 South where the bottom half is brick and the top half is of a similar design to what is proposed. Staff suggested that the ARC recommend changes to the design. The design guidelines discourage prototypical signs and architecture for big box and franchise stores. They want to encourage site-specific design and a look that is unique to the proposed location that blends in with the surroundings. Although it is a franchise store, the applicants should change the design to comply with the City's design guidelines.

The comment was made that the red and white is a branded image but essentially makes the entire building a billboard. A preference was expressed for the previous design. The previous submittal was reviewed and discussed. It was suggested that the applicants be encouraged, as they revise the entrance, to make the site more pedestrian-friendly and incorporate the river rock stone and tone down the colors. The desire was for the proposal to be more harmonious with the surroundings. It was suggested that the rest of the building, excluding the sign, become part of the shopping center in terms of colors and materials. The red color should be limited to the entrance. The stripes particularly should be removed. The railing and entrance also seemed awkward and uninviting. It was suggested that the railing be eliminated. It was noted that the circulation on the site is odd as well. The comments were to be forwarded onto the applicant.

Commissioner Harmon moved to continue action on Project SPL-19-003 to the next meeting. Commissioner Henriksen seconded the motion. The motion passed with the unanimous consent of the Commission.

3.0 Consent Agenda

3.1 Approval of Minutes of May 30, 2019.

Commissioner Henriksen moved to approve the minutes of May 30, 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 is in agreement, at which time the minutes shall be deemed approved. Commissioner Harmon seconded the motion. The motion passed with unanimous consent of the Commission.

4.0 ADJOURNMENT

Commissioner Henriksen moved to adjourn. Commissioner Harmon seconded the motion. The motion passed with the unanimous consent of the Commission.

The Architectural Review Commission Meeting adjourned at approximately 6:25 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the Cottonwood Heights Architectural Review Commission Meeting held Thursday, May 30, 2019.

Teri Forbes

Teri Forbes
T Forbes Group
Minutes Secretary

Minutes Approved: _____

MINUTES OF THE COTTONWOOD HEIGHTS CITY
ARCHITECTURAL REVIEW COMMISSION MEETING
Thursday, June 27, 2019
6:00 p.m.
Cottonwood Heights City Council Work Room
2277 East Bengal Boulevard
Cottonwood Heights, Utah

Members Present: Chair Scott Peters, Stephen Harman, Scott Chapman, Scott Henriksen, Niels Valentiner

Staff Present: Senior Planner Matt Taylor, Associate Planner Andy Hulka, Deputy Recorder Heather Sundquist

BUSINESS MEETING

1.0 Welcome and Acknowledgements

Chair Scott Peters called the meeting to order at approximately 6:07 p.m.

1.1 Ex Parte Communications or Conflicts of Interest to Disclose.

There were no ex parte communications or conflicts of interest to disclose.

2.0 Business Items

2.1 (Project SPL-19-008) Action on a Request from Heather English (Allied Electric Sign Company) for Consideration of a Certificate of Design Compliance for New Signs at 1344 East Fort Union Boulevard.

Senior City Planner, Matt Taylor presented the staff report and stated that the above request is from Heather English for consideration of a Certificate of Design Compliance for new signs located at 1344 East Fort Union Boulevard. There appeared to be are no violations of the design guidelines and the request involves a reskinning of what exists. Staff recommended approval of the proposed modifications.

Commissioner Henriksen moved to approve the request for a Certificate of Design Compliance for Project SPL-19-008. Commissioner Chapman seconded the motion. The motion passed with the unanimous consent of the Commission.

2.2 (Project SPL-19-003) Action on a Request by Roderick Enterprises for Approval of a Certificate of Design Compliance for an Exterior Façade Remodel at the KFC Restaurant at 6890 South Highland Drive.

Associate City Planner, Andy Hulka presented the staff report and stated that the above request is from Roderick Enterprises for approval of a Certificate of Design Compliance for an exterior

façade remodel at the KFC restaurant located at 6890 South Highland Drive. This is the third time it has come before the ARC. The preferred color scheme was reviewed along with the removal of gooseneck lighting from the sides of the building. A tan and brown color scheme was proposed with a rock material similar to surrounding developments with a continued emphasis on redesigning the entrance.

Reference was made to the previous proposal which was believed to have turned the building into an advertisement for the franchise, which seemed inappropriate. Mr. Hulka emphasized that the applicant is willing to implement the color scheme that is preferred by the Commission.

The applicant's representative confirmed that they are willing to go with either of the suggested color schemes and are open to the preference of the Commission. Earth tones were preferred as opposed to the additional cost of stone.

Commissioner Valentiner referenced the entrance and believed it was not inviting. He preferred the most subdued design.

Commissioner Chapman moved to issue a Certificate of Design Compliance for Project SPL-19-003. Commissioner Henriksen seconded the motion. The motion passed with the unanimous consent of the Commission.

2.3 (Project CUP-19-005) Action on a Request by Stephen Selu (Kimley-Horn) for Approval of a Certificate of Design Compliance for a New 7-Eleven Convenience Store and Gas Station at 7269 South Union Park Avenue.

Mr. Hulka presented the staff report and stated that the above request is from Stephen Selu of Kimley-Horn for approval of a Certificate of Design Compliance for a new 7-Eleven located at 7269 South Union Park Avenue. He noted that the property has been granted a variance for setbacks for the building and trash enclosure. A landscaping plan was reviewed. The awnings have been adjusted and a cornice added to the proposed plan. He explained that a gas canopy plan was recently received and is available for further review. Staff recommended approval of the proposed project, especially with the revised plan. He felt that the applicant made a concerted effort to implement recommendations suggested by the Commission.

Chair Peters commented that with the retaining wall, the entire embankment will be impacted by the footings. He agreed with staff that the vegetation must be protected and should be reflected in the landscaping plan. In addition, trees should be replaced with an understory groundcover to protect the slope where it will be impacted.

Mr. Taylor recommended having an Arborist determine which trees are valuable and which should be removed. The importance of a buffer along the backside of the creek was emphasized.

Staff explained that a gas station use is a conditional use and must be reviewed and approved by the Planning Commission. One of the zoning requirements is a seven-foot wall between commercial use and the residential zone or sufficient landscape buffer between. The applicant

proposed to maintain the buffer. Landscaping will need to be in place to meet the zoning ordinance.

Commissioner Harman moved to issue a Certificate of Design Compliance for Project SPL-19-005 subject to the following conditions:

1. ***Revise the entryway design so the windows on both sides of the door are symmetrical.***
2. ***All awnings must be mounted at the same level.***
3. ***Modify the building-mounted light fixtures to match the color of the building.***
4. ***Revise the lighting plan so that the parking lot lights are not more than 18 feet in height.***
5. ***Add a lintel above the entryway and windows.***
6. ***Add a brick sill at the transition from the brick to EIFS material.***
7. ***Add a cornice treatment to the proposed parapets.***
8. ***Preserve the existing vegetation along Little Cottonwood Creek to the greatest extent possible.***
9. ***Add additional trees along the street frontage.***
10. ***Additional signage not shown in this submittal requires approval by the ARC.***
11. ***The applicant shall provide a landscape plan that shows existing vegetation to be protected and details where it is being removed and replaced and a few additional trees along the front.***

Commissioner Henriksen seconded the motion. The motion passed with the unanimous consent of the Commission.

2.4 (Project SPL-19-007) Action on a Request by 1700 Fort Union Partners, LLC for Approval of a Certificate of Design Compliance for 24 New Townhomes at Approximately 1700 East Fort Union Boulevard.

Senior City Planner, Matt Taylor presented the staff report and stated that the above request is from 1700 Fort Union Partners, LLC for site plan approval. The property consists of four existing parcels, three of which three include single-family homes with one vacant lot. The surrounding properties were described. Initially, the applicant proposed three live/work units and staff recommended all ground apartments be live/work units as they are exactly the same. The mixed-use would allow for small offices or small client-based services along the main floor. He explained the Fort Union Corridor Plan is intended to redevelop Fort Union Boulevard but does impact the

site as they require additional right-of-way to make half of the cross-section work. Staff's recommendation was prepared from the design guidelines based on those recommendations.

One area of focus was the entrance where the Commission recommended a minimalistic design. Floor plans were discussed. Residents will park in designated units where they will have tandem parking. Staff could place conditions on the Planning Commission in the CC&Rs to address the parking management plan that would include signage of designated commercial parking.

Commissioner Valentiner expressed concern with the site not being practical with overpopulation and minimal parking.

Potential parking issues were identified. A comment was made that the proposed development was overcrowded with no open space.

Mr. Taylor had reservations with the site being tight but believed it could be mitigated with a parking management strategy and appropriate signage. The current zoning allows for the site plan, which complies with site coverage, density, and height regulations. The applicant requested exceptions for a reduction of the front yard. Mr. Taylor stated that although all requirements of the zone are in compliance, the ARC has input regarding the design guidelines. Options for maximizing space were discussed.

It was suggested that a small porch be added and some units eliminated to maximize the space and create a better flow through the development. A design curve or angular step along the front of the building was recommended.

Mr. Taylor explained that although the vision for the corridor is more urban, providing too much parking would destroy the urban feel and density necessary to achieve the vision. Having too little parking will create spillage and issues for the neighbors. He believed that the proposed parking falls somewhere in the middle for Cottonwood Heights.

The applicant stated that they originally proposed the four end units be designated for live/work space. They were open to extending that to the ground floor units. He was agreeable to a small balcony and creating more open space.

Design guidelines were next discussed. Mr. Taylor stated that the lighting plan was submitted previously and had yet to be reviewed. The landscaping plan requires further refinement and the hammerhead issue needs to be addressed. Bicycle parking was also recommended.

A comment was made that the matter has not been advanced to an approval stage and the applicant has a lot of work to do and items to consider. The applicant was invited to return with corrections and continue working through recommendations for consideration. Design variation issues were discussed.

Commissioner Harmon moved to continue Project SPL-19-007. Commissioner Chapman seconded the motion. The motion passed with the unanimous consent of the Commission.

3.0 Consent Agenda

3.1 Approval of Minutes of June 27, 2019.

Commissioner Henriksen moved to approve the minutes of June 27, 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 is in agreement, at which time the minutes shall be deemed approved. Commissioner Chapman seconded the motion. The motion passed with the unanimous consent of the Commission.

4.0 ADJOURNMENT

Commissioner Chapman moved to adjourn. Commissioner Henriksen seconded the motion. The motion passed with the unanimous consent of the Commission.

The Architectural Review Commission Meeting adjourned at approximately 8:05 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the Cottonwood Heights Architectural Review Commission Meeting held Thursday, June 27, 2019.

Teri Forbes

Teri Forbes
T Forbes Group
Minutes Secretary

Minutes Approved: _____

MINUTES OF THE COTTONWOOD HEIGHTS CITY
ARCHITECTURAL REVIEW COMMISSION MEETING
Thursday, July 18, 2019
6:00 p.m.
Cottonwood Heights City Council Work Room
2277 East Bengal Boulevard
Cottonwood Heights, Utah

Members Present: Chair Niels Valentiner, Scott Peters, Scott Chapman, Robyn Taylor-Granda, Stephen Harman, Scott Henriksen, Jonathan Jay Oldroyd

Staff Present: Senior Planner Matthew Taylor, Associate Planner Andy Hulka, Deputy Recorder Heather Sundquist

BUSINESS MEETING

1.0 Welcome and Acknowledgements

Chair Niels Valentiner called the meeting to order at approximately 6:07 p.m.

1.1 Ex Parte Communications or Conflicts of Interest to Disclose.

There were no ex parte communications or conflicts of interest to disclose.

2.0 Business Items

2.1 (Project SPL-19-009) Action on a Request from Travis Kozlowski for Approval of a Certificate of Design Compliance for a Remodel of an Existing Home at 8296 South Wasatch Boulevard.

Associate City Planner, Andrew Hulka presented the staff report and stated that the request is for the remodel of an existing home. The property is in the Gateway zone and any exterior modifications require approval of the Architectural Review Commission ("ARC"). The proposal was described. The intent was to remodel the home to be similar to the existing style in the area. The applicants have applied for a building permit, which is currently under review by the Building Department for technical compliance with City Code. Before the issue can be permitted, a Certificate of Design Compliance must be issued by the Architectural Review Commission. Staff recommended approval of the project without any additional conditions of approval.

A question was raised with respect to the exterior paint colors. They were described as white and charcoal.

Commissioner Chapman moved to accept Project SPL-19-009 for the remodel of an existing home without conditions. Commissioner Oldroyd seconded the motion. The motion passed with the unanimous consent of the Commission.

2.2 (Project SPL-19-007) Action on a Request by 1700 Fort Union Partners, LLC for Approval of a Certificate of Design Compliance for 24 New Townhomes at Approximately 1700 East Fort Union Boulevard.

Senior Planner, Matt Taylor presented the staff report and stated that a number of design criteria were discussed and modifications were made to the design of the proposed project. The changes made since the last review were identified as well as design considerations that had not yet been resolved.

Parking issues were discussed. It was reported that there are 12 parking stalls. Mr. Taylor stated that the applicants reduced the parking by two spaces since the last meeting where they were over by two. The property is located on 1700 East and Fort Union Boulevard and there are three existing homes on the site. The two on the east have been zoned mixed use for a few years. The properties to the west were rezoned mixed-use a few months earlier. The property is in the Fort Union Boulevard Master Plan, which calls for redevelopment. It is also bordered closely by R-1-8.

The parcels are currently zoned mixed-use and will be combined into one parcel. There is no specific density limit as it is defined by the setbacks and building height. The applicants have proposed to meet their mixed-use criteria by having live-work units. With regard to parking, the applicant stated that they are proposing 2.25 spaces per unit with an additional requirement for the commercial element. Parking options were described. It was noted that there is markings along Main Street and on Kensington. No parking is allowed on 1700 East or Fort Union Boulevard. A Commission Member commented that the parking seemed "tight".

A traffic study was performed to address the parking concerns associated with the site. It was noted that in most cases, the Institute of Transportation Engineers' ("ITE") manual, parking standards are referred to. They recommend 1.5 spaces per unit. The applicants thought that was too low for a townhome project and proposed two spaces per unit in addition to three spaces per 1,000 square feet of commercial area. With regard to tandem spaces, Mr. Taylor stated that there is nothing specific in the Code prohibiting them but there were concerns. One of the challenges the City faces in denying tandem spaces is that State law specifies that when there is ambiguity in the Code, deference needs to be given to the applicant.

Another challenge the City faces is imposing more parking because the use is permitted in the MU zone. Home occupations are also allowed with retail and small office. Any combination of those uses qualifies in a mixed-use residential building. With regard to conditional uses, if a detriment is identified, conditions can be imposed to mitigate the negative impact.

Mr. Taylor stated that the applicants are also asking for exceptions that the Planning Commission will have to consider such as front and side yard setbacks. It was noted that the Fort Union Master Plan calls for redevelopment of the corridor. One of the points of discussion from the last meeting was the solid wall of buildings being proposed. The request will eventually be reviewed by the

Planning Commission who will approve the height and setbacks. They will also address site plan approval. With respect to design compliance, the proposal should be compared to the Design Guidelines to ensure consistency. At the last meeting, it was estimated that 20 different standards were addressed and the developer either agreed to make changes or it was deemed appropriate. What remains to be discussed tonight are the remaining outstanding issues.

Mr. Taylor reported that the Fort Union Corridor Master Plan was approved as City policy a few years ago and established a community district that includes this area. It called for redevelopment within the corridor into more mixed-use development. The proposal seemed to be consistent with that plan. The plan also calls for the redevelopment of Fort Union Boulevard. The Code requires an additional six feet of right-of-way as well to help meet the standards.

The previous site plan was displayed and had not changed substantially. The proposed changes were identified. The applicant stated that they added more clarity to the landscape plans and low front yard fencing along each of the units. Mr. Taylor identified outstanding issues and how each was addressed. They include articulation of the buildings and creating a courtyard or internally breaking up the main building. He also asked for feedback on the signage.

The applicant described the proposed changes and stated that with respect to breaking up the buildings, on the new design they changed the façade. They were in compliance in terms of the setbacks and other requirements of the Mixed-Use zone. They provided 20 feet along the project but deeded right-of-way to the City to allow for future redevelopment. Landscaping was added to accommodate the proposed 3.5-foot fences in front of each unit. They also redesigned the walkways and made a more clear design for what will be behind the rear units.

Retaining walls and landscaping details were discussed. The applicant felt that the proposal complies with the architectural guidelines. A Commission Member commented that it is a good project but oversized. Concerns identified included setbacks, parking, and access. An exception was requested along the front of the property due to the Fort Union Master Plan. The applicant confirmed that they are fulfilling the setback requirement along the west and south border. Features of the site were described.

A Commission Member pointed out that the applicants are seeking an exception because they are pushing the buildings as far out as possible to accommodate an additional unit. If they were to eliminate the extra unit, space would be created to break up the façade. In addition, because of the power lines, they cannot plant trees. The result is to place a row of shrubs along the front and there is no added design to the landscaped area. If trees and additional landscaping are not put in, they should do something with the hardscaping and plantings to create something other than a sidewalk along the front of the lots.

Commissioner Taylor-Granda suggested that the sidewalk be broken out where there is one access on the street level. There should be articulation and definition of each area rather than just at the center. She pointed out that there is very little daylight between the buildings. She reminded the applicant that this is Cottonwood Heights and certain things are desired here. The master plan does not intend for an entire block to be covered completely by one building. She commented that the applicant has completely occupied four lots with one building. She considered that to be

inappropriate density for the surrounding area. The applicant stated that they designed the project according to the Code. Commissioner Taylor-Granda reminded him that pursuing the highest density is not required and they have consciously chosen to pursue that.

It was noted that the City has made a decision to increase density along Fort Union Boulevard. A Commission Member pointed out, however, that if they go with a denser project, it should be done appropriately. He was concerned when exceptions are sought that require even more density on a site. If an exception is requested, it is the job of the Commission to recommend what they consider to be the highest design quality in exchange for that exception.

It was suggested that one of the conditions of approval be that the mass of the building be broken up. Possible options were discussed. Commissioner Taylor-Granda commented that the massing and scale of the proposed building is not congruent with anything around it. The building should include features that articulate the building massing and scale relative to surrounding sites. In this case, there is nothing that interfaces with anything around it.

A Commission Member argued that the intent is to transform Fort Union Boulevard. It was his opinion that the development needs to be more dense but more variety is needed in the building. There also is very little pedestrian space on the site. In the absence of trees, planters or other landscaping should be provided to add interest.

Robyn Taylor-Granda thought that as much energy should be put into this project as every other and be consistent. The project will have a huge impact on the community and as proposed, sets a precedent that is not desirable. She argued that the execution and not the design, is in question.

The applicant asked for possible suggestions short of eliminating units to help break up the building. A Commission Member commented that it is not the job of the Commission to design the building but he would like them to follow the guidelines.

Commissioner Taylor-Granda commented that two sections are not done to scale. The applicant stated that one option could be to place accent units every 15 feet. Another option was to do something more dramatic with two or three of the units to break them up. The applicants wanted to make the site work and pursue something that can be supported by the Commission. Stacking of the units was suggested as well as installing skylights to add interest.

Commissioner Taylor-Granda stated that what is proposed is larger than recent business developments that the Commission has reviewed. In those cases, the Commission was careful to ensure that all sides were articulated. She did not feel that what the applicants were asked to do was unreasonable. She suggested that there be concern and care taken to address the other view on Fort Union Boulevard.

Chair Valentiner commented that the determination of the Commission is whether they feel that the buildings are designed appropriately.

A Commission Member remarked that this is not a traditional building and is a style. He stated that perhaps the Commission needs to better understand how the two facades come together.

Procedural and timing issues were discussed. Mr. Taylor indicated that the developer is anxious to move onto the Planning Commission at their August 7 meeting.

Commissioner Peters moved to continue the request from 1700 Fort Union Partners, LLC subject to the following:

1. ***The applicants shall deal with the breaking up of the façade in a manner that is strong and that adds to the project. The Commission will look at quality in determining whether to grant an exception for the setbacks.***

2. ***The applicants shall look at and consider the site elevations of the buildings.***

3. ***The applicants shall look at the landscaping, particularly on the north side, and how it relates to the street and design it to have visual interest, specifically given the fact that they cannot plant trees due to the power lines.***

Commissioner Chapman seconded the motion. The motion passed with the unanimous consent of the Commission.

3.0 CONSENT AGENDA

3.1 Approval of Minutes for July 18, 2019.

Mr. Taylor suggested a change to the procedure for approving the minutes and specify that they will not be approved until they are received and reviewed by the Commission prior to the next meeting.

4.0 ADJOURNMENT

Commissioner Peters moved to adjourn. Commissioner Valentiner seconded the motion. The motion passed with the unanimous consent of the Commission.

The Architectural Review Commission Meeting adjourned at approximately 7:47 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the Cottonwood Heights Architectural Review Commission Meeting held Thursday, July 18, 2019.

Teri Forbes

Teri Forbes
T Forbes Group
Minutes Secretary

Minutes Approved: _____