



ARCHITECTURAL REVIEW COMMISSION MEETING AGENDA

Department of Community and Economic Development

Meeting Date: February 25, 2021

Notice is hereby given that the **Cottonwood Heights Architectural Review Commission** will electronically hold a public meeting beginning at approximately **6:00 p.m.** or soon thereafter, on **Thursday, February 25, 2021**. In view of the current COVID-19 pandemic, this meeting will occur only electronically, without a physical location, as authorized by the Governor's Executive Order 2020-05 dated March 18, 2020 and related legislation enacted by the Utah Legislature since that date. (See the attached written determination of the chair or acting chair of the Architectural Review Commission that conducting this meeting with a physical anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location). The public may remotely hear the open portions of the meeting through live broadcast by connecting to <http://mixlr.com/chmeetings>.

To View the Public Meeting: Each citizen desiring to view the public meeting must register in advance to view the online video broadcast at the following link:

https://cwh.zoom.us/webinar/register/WN_0DxPsQjATNuZ7VD2yzPLzA

6:00 p.m. BUSINESS MEETING

1.0 Welcome and Acknowledgements

- 1.1. Ex Parte Communications or Conflicts of Interest to Disclose

2.0 Discussion Items

- 2.1. **(Project WT-21-001)**

Action on request from SQF, LLC for a Certificate of Design Compliance for a new small cell facility located in the city right-of-way at approximately 6975 S. Highland Dr.

- 2.2. **(Project SPL-21-002)**

Action on request from Utah First Federal Credit Union for a Certificate of Design Compliance for a new financial institution at 1166 E. Fort Union Blvd.

3.0 Consent Agenda

- 3.1 Approval of Minutes for February 25, 2021

(The Architectural Review Commission will move to approve the minutes of February 25, 2021 after the following process is met. The recorder will prepare the minutes and email them to each member of the Commission. The members will have five days to review the minutes and provide any changes to the recorder. If, after five days there are no changes, the minutes will stand approved. If there are changes, the process will be followed until the changes are made and the Commission agrees, at which time the minutes shall be deemed approved.)

4.0 Adjourn

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.

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, February 19, 2021 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>.

DETERMINATION OF THE ARCHITECTURAL REVIEW COMMISSION CHAIR CONCERNING AN ANCHOR LOCATION

Pursuant to UTAH CODE ANN. 52-4-207(4), the chair (or acting chair) of the Cottonwood Heights Architectural Review Commission hereby determines that conducting any meetings of the Architectural Review Commission within 30 days after this date at an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. It is well recognized that a global pandemic currently exists related to the COVID-19 coronavirus, which has the potential to overwhelm Utah's healthcare system. Therefore, due to the state of emergency caused by the global pandemic, I find that conducting a meeting at an anchor location under the current state of public health emergency constitutes a substantial risk to the health and safety of those who may be present at the location.

Scott Peters

Chair

2/19/21

Date

DATED THIS 19th DAY OF FEBRUARY 2021
Paula Melgar, City Recorder



ARCHITECTURAL REVIEW COMMISSION STAFF REPORT

New Small Cell Facility – SQF, LLC

Meeting Date: February 25, 2021

Staff Contact: Andy Hulka, Senior Planner

(ahulka@ch.utah.gov, 801-944-7065)

Summary

Project Number:

WT-21-001

Subject Property:

6975 S. Highland Dr.

Action Requested:

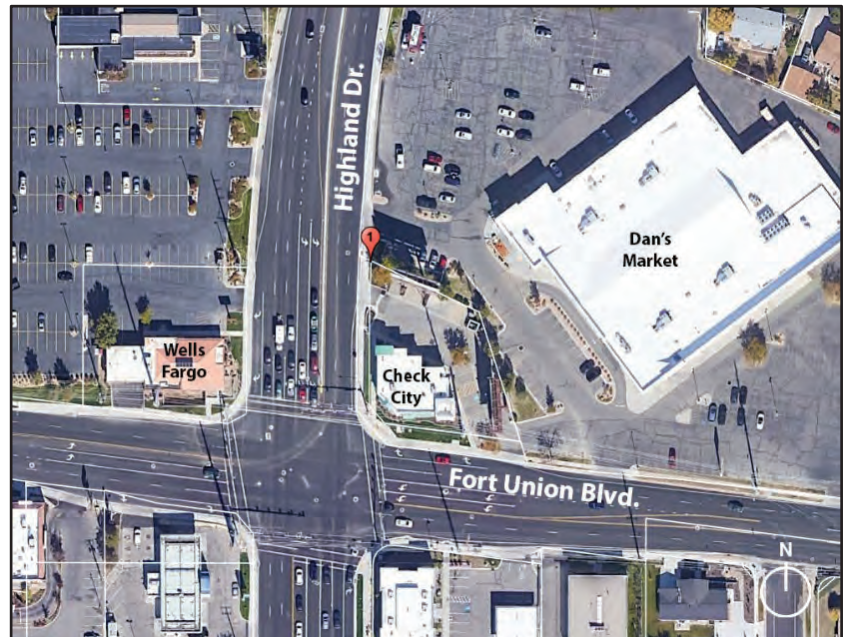
Certificate of Design
Compliance – Construction
of 1 New Small Cell Facility

Applicant:

SQF, LLC

Recommendation:

Approve, with conditions



Aerial View

Analysis

Request

SQF, LLC is a telecommunications provider requesting a Certificate of Design Compliance for one new freestanding small cell wireless facility in the public right-of-way. The proposed facility is a 35'-3" stealth metal light pole designed to support multiple wireless carriers to provide 4G and 5G cell service to a small coverage area (approximately 1,000 ft radius). The pole has been designed to accommodate additional future cell carrier antennas, which would increase the height to 37'-4". The ARC granted approval for two other SQF small cell facilities on December 17, 2020. The new proposed facility has been designed to match the design of the previously approved projects. This project will also need a building permit and right-of-way permit approved by the City prior to construction.

Previous Approvals

The small cell facilities approved by the ARC in December were approved with the following conditions:

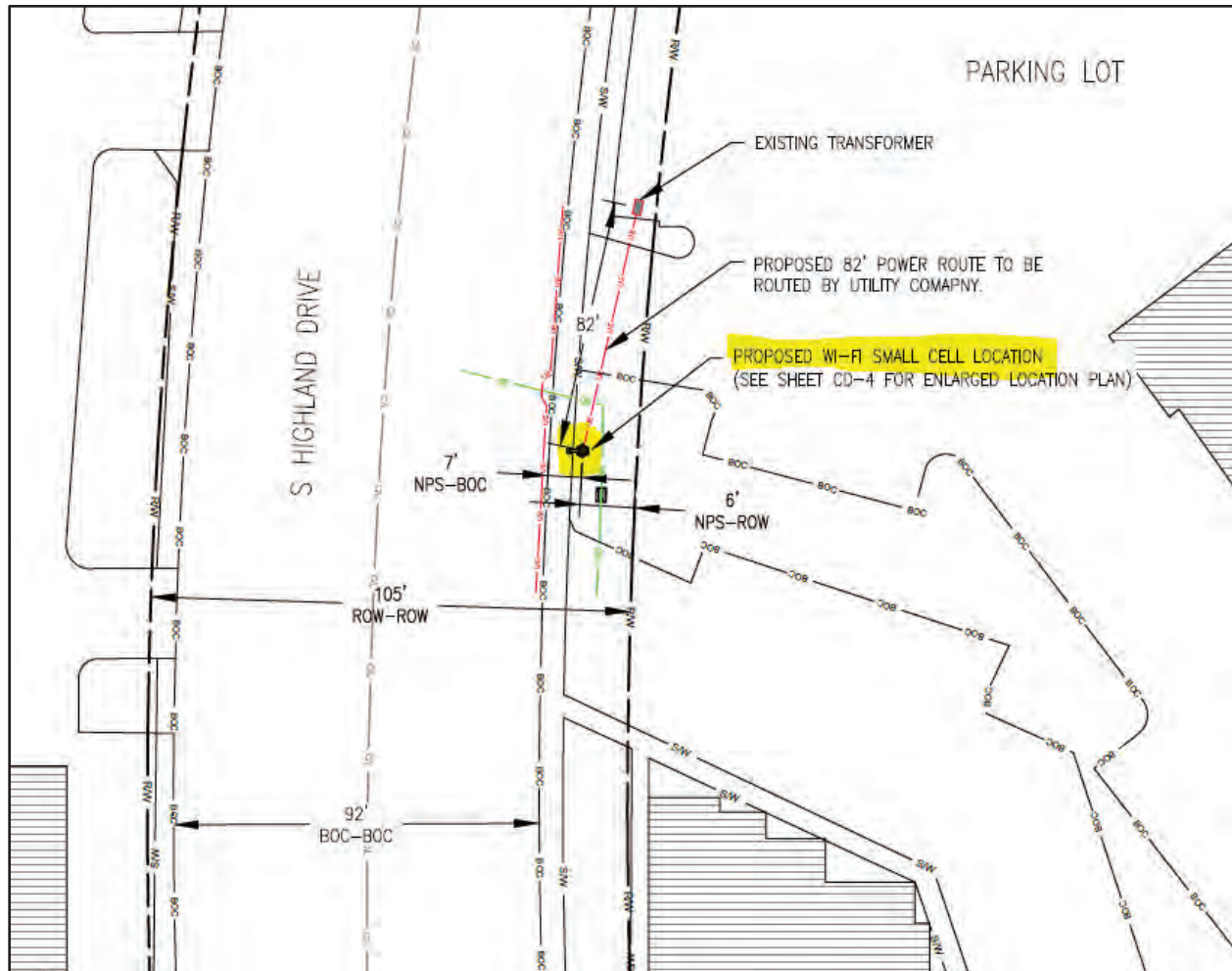
1. The poles must be "Raycap stealth integrated metal light poles", with approximately 12" diameter poles and 24" diameter bases;
2. The poles must be painted with a textured black paint to match City streetlights;
3. Two light fixtures at the same height are approved for the Highland Drive location, one light fixture is approved for the Fort Union Boulevard location;

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4. Street lighting shall be 5600 lumens equivalent LED lighting and no more than 3500 kelvin, as required by the City subdivision ordinance (12.24.190) and the City outdoor lighting ordinance (19.77);
5. Obtain a building permit and right-of-way permit from the City for each location prior to construction.

Site Plan & Design

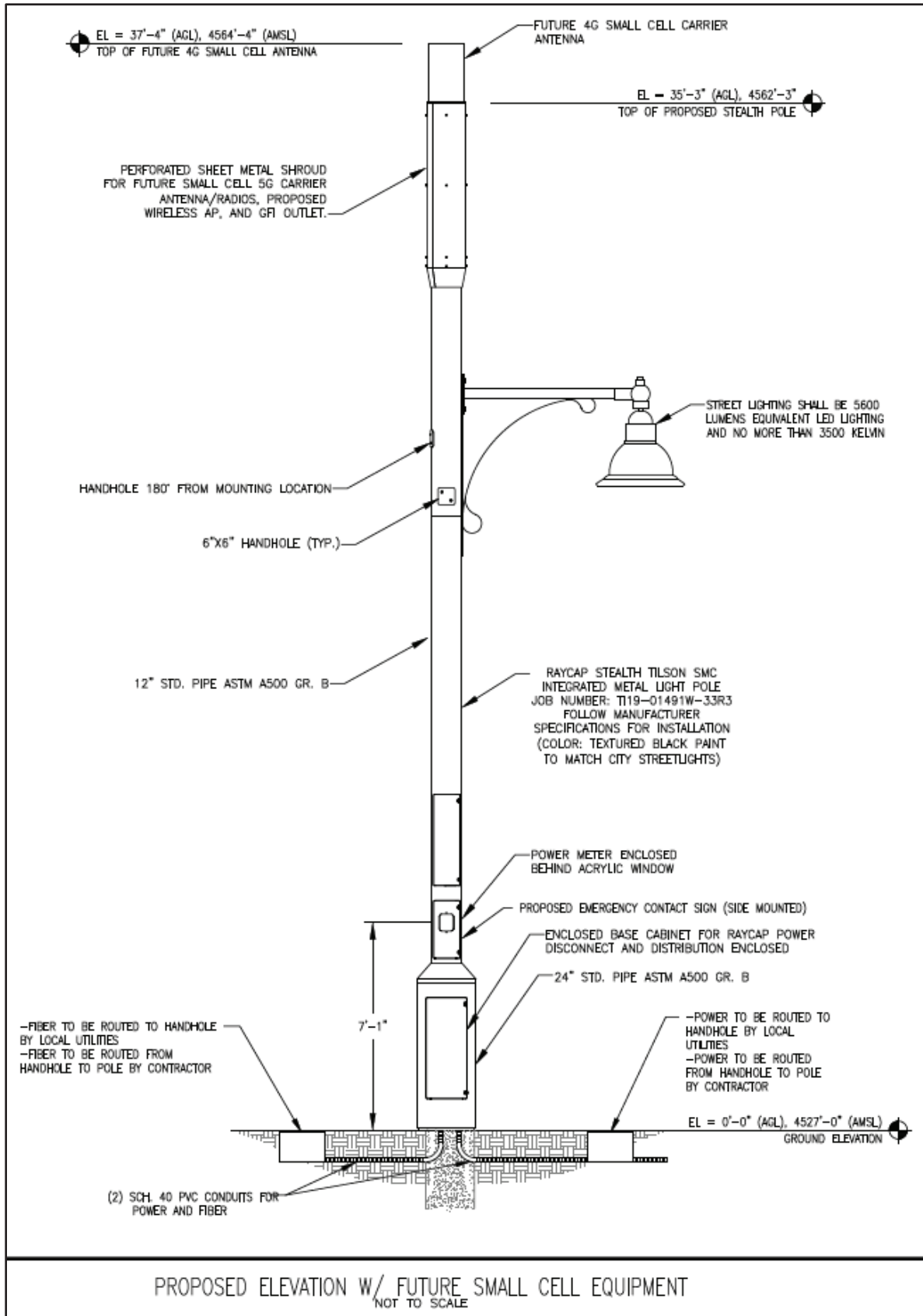
The proposed small cell facility will be located in the public right-of-way at approximately 6975 S. Highland Dr., between Dan's Market and Check City near the digital billboard on Highland Dr.



Proposed Site Plan

The pole has been designed as a stealth streetlight pole, with a teardrop style light fixture to match the City's standard arterial streetlight specifications. This light fixture will also need to meet all applicable regulations of the City's subdivision ordinance. The pole has also been designed as a 12" diameter integrated pipe to allow equipment to be contained within the pole.

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Zoning Ordinance & Applicable Design Guidelines

Small cell wireless facilities are regulated by chapter 14.28 of the City's Highways, Sidewalks and Public Places ordinance (Title 14):

- **14.28.040 Master license agreement required.**

A. Any wireless provider desiring to install, repair, maintain, remove and replace wireless facilities in the public way shall first enter into a master license agreement with the city, except to the extent exempted by federal or state law.

Staff Analysis: SQF was granted a master license agreement for wireless facilities in the public way on January 21st, 2020.

- **14.28.080 Other requirements.**

A. Placement. Wireless facilities and new structures must be placed in locations that will not: (1) obstruct or hinder the usual travel or public safety on the public way; (2) create a public health or safety hazard, (3) obstruct, damage, or interfere with another utility facility in the public way, or the use of such other utility facilities, (4) materially interfere with the safe operation of traffic control equipment, (5) materially interfere with a sight line or a clear zone for transportation or pedestrians, (6) violate the ADA, or (7) violate any applicable laws or legal obligations.

Staff Analysis: The proposed pole locations will not create any hazards or interfere with existing facilities or clear view areas.

- **14.28.080 Other requirements.**

B. Design requirements. The design and location of the wireless facility and utility pole or support structure shall comply with all design standards adopted by the city and be architecturally integrated with existing buildings, structures and landscaping, including considerations of height, color, style, placement, design and shape. Exposed cabling will not be permitted. New and replacement structures must be of monopole design; lattice structures will not be permitted. Wooden structures will not be permitted.

Staff Analysis: The proposed facilities have been designed as stealth streetlight poles and comply with the design requirements of the code.

- **14.28.080 Other requirements.**

D. Height.

1. The height of a structure with an attached wireless facility, including the wireless facility, shall be the minimum height needed for the operation of the wireless facility.

2. In no event shall the maximum height of a new or modified utility pole with an attached wireless facility, including the wireless facility, exceed 50 feet above the public way; provided that the antenna of a wireless facility may not extend more than ten feet above the top of a utility pole existing on or before 1 September 2018.

3. Where wireless facility equipment is permitted on the outside of a utility pole, it shall be placed higher than eight feet above the public way and shall not protrude more than two feet

from the pole, unless otherwise permitted by city.

Staff Analysis: The application indicates that the proposed height is the minimum height needed for the operation of the facility. The proposed poles comply with the height requirements of the code.

- **14.28.080 Other requirements.**

G. Historic districts and design districts. *In order to maintain the character of a historic district (including the area surrounding a designated historic structure) and/or design district (such as the city's Gateway Overlay District) as contemplated by Title 19 of this code, all wireless facilities and new structures in such district must employ screening, concealment, camouflage, or other stealth techniques to minimize visual impacts, and comply with all requirements and obtain all approvals as required by Title 19 of this code and as permitted by UTAH CODE ANN. 54-21-208, or its successor.*

- **Relevant Design Guidelines**

- *A site must be designed with the pedestrian in mind, creating a safe, friendly, and usable human-scale environment. (p. 21, #7)*
 - *Lighting should be provided at all public entrances, walkways, and courtyards. (p. 24, #4)*

Staff Analysis: The proposed facilities have been designed as stealth streetlights to provide light for vehicles and pedestrians using the public right of way. The pole color and fixture style will be consistent with the City's required specifications.

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.*

Recommendation & Conditions of Approval

Staff recommends approval of the application with conditions:

1. The poles must be “Raycap stealth integrated metal light poles”, with approximately 12” diameter poles and 24” diameter bases;
2. The poles must be painted with a textured black paint to match City streetlights;
3. Street lighting shall be 5600 lumens equivalent LED lighting and no more than 3500 kelvin, as required by the City subdivision ordinance (12.24.190) and the City outdoor lighting ordinance (19.77);
4. Obtain a building permit and right-of-way permit from the City for each location prior to construction.

Model Motions

Approval

I move to issue a Certificate of Design Compliance for project WT-21-001 subject to all recommended conditions of approval outlined in the staff report dated February 25, 2021

- Add any additional conditions of approval...

Denial

I move to deny a Certificate of Design for project WT-21-001 based on the following findings:

- List reasons for denial...

Attachments

1. Applicant Narrative
2. Proposed Plans

I. PROPOSAL SUMMARY INFORMATION

SQF File No.: CW_05

Applicant: SQF, LLC
16 Middle Street, 4th Floor
Portland, Maine 04101
Phone: 207-308-9032

Preparer for Applicant: Heather Carlisle
Tilson
16 Middle Street, 4th Floor
Portland, ME 04101
(774) 285-1082

Property Owner: City of Cottonwood Heights (Public Right-of-Way)
2277 E Bengal Boulevard
Cottonwood Heights, Utah 84121

Request: Wireless Communication Facility in the Public Right of Way
Application to install one new freestanding small cell wireless
facilities in the city right-of-way used for small cell wireless
communication transmissions

Locations: City right-of-way next to the following addresses:
6975 S Highland Dr

Zone: CR/Gateway Overlay

II. INTRODUCTION

SQF, LLC, a subsidiary company of Tilson, is working to improve the infrastructure located in the right-of-way to facilitate wireless carriers' deployment of next generation wireless communications, including small cell/5G facilities and smart city solutions. Cottonwood Heights is one of a select few cities SQF has identified for early deployment of small cell facilities to position the City for the future. SQF is a telecommunications provider with a Master License Agreement and Telecommunications franchise agreement with the City of Cottonwood Heights (Ordinance No. 337 & Ordinance No. 338) to allow the installation of small cell wireless facilities in the right of way, and would like to work proactively with Cottonwood Heights by installing the infrastructure designed to accommodate the coming wave of small cell wireless facilities in the right of way. To accomplish this goal, SQF is proposing to deploy new freestanding Wi-Fi small cell poles in the right-of-way, which would provide Wi-Fi service with the intent of supporting multiple small cell carriers and meet the State's definition of a "small cell facility" (§ 29-27-402(4)(a)(II)).

The benefit of SQF's proactive approach of deploying Wi-Fi small cells include:

- Purpose-built poles designed to support multiple wireless carriers which will reduce the number of new poles by minimizing the need for individual poles for each carrier. Typically each wireless carrier deploys their own small cell poles and doesn't share their facilities with other wireless carriers, resulting in the proliferation of poles in the right of way.
- Early installation of infrastructure gives Cottonwood Heights an opportunity on the front end to provide input on the ideal location of small cells and set up the infrastructure for future small cells to collocate onto.
- SQF always allows and encourages multiple wireless carriers to collocate on its poles whenever technically feasible.

To help position Cottonwood Heights for the future wave of small cell facility deployments, SQF has identified proposed locations to deploy new freestanding Wi-Fi small cells in the right of way designed to support multiple wireless carriers, including the proposed small cell facility described in this application. The proposed facility will be designed with an integrated pole, with a decorative street light attached to blend in with the nearby steel light poles, capable of support future wireless carrier collocators at the top of the pole which will be permitted separately. The antennas and radio equipment will be concealed within the pole.

III. REQUESTED LAND USE REVIEW

SQF is requesting Wireless Communication Facility in the Public Right of Way Application approval to install one new freestanding small cell wireless facilities in the public right-of-way used for Wi-Fi communications. Pursuant to the Chapter 14.28 of the Cottonwood Heights municipal code, SQF submits the following information.

IV. PROJECT NARRATIVE

SQF proposes to install new freestanding Wi-Fi small cell wireless facilities to improve the infrastructure located in the right-of-way and facilitate wireless carriers' deployment of next generation wireless communications, including small cell/5G facilities and smart city solutions in Cottonwood Heights.

As shown in the enclosed plans and photo simulation (Exhibit A), the proposed freestanding small cell wireless facility will be designed with a 35-foot steel integrated pole, located in Cottonwood Height's right of way. The proposed facility matches the design recently approved by the Architectural Review Commission for two SQF facilities (BP #s), including a stealth integrated pole design painted with a textured black paint to match the City's streetlights. The proposed pole will include one decorative light fixture over the sidewalk and street with 5600 lumens equivalent LED lighting and no more than 3500 kelvin. The pole will be capable of supporting future wireless carrier collocators at the top of the pole. As stated in the attached Radio Frequency analyses for each facility (Exhibit C), the proposed pole is the minimum height needed to operate.

The proposed freestanding small cell wireless facilities will be designed to accommodate the collocation of at least two future wireless service providers which reduces the number of new poles needed in the right of way by minimizing the need for individual poles for each carrier. SQF always allows and encourages multiple wireless carriers to collocate on its poles whenever technically feasible. For illustrative purposes, future small cell antennas are shown at the top of the pole, with the top-most antennas within an enclosure at the top of the pole, integrated into the pole design, and will be permitted separately.

The proposed small cell facilities will be located outside of the roadway and will not obstruct or hinder the usual travel or public safety in the public way, interfere with the safe operation of traffic control equipment, or interfere with sight lines or clear zones. The small cell facilities are engineered and will not create a public health and safety hazard; obstruct, damage, or interfere with other utility facilities in the public way; and will comply with the ADA and other applicable laws and legal obligations.

As stated in the attached Radio Frequency Analyses (Exhibit C), prepared by a qualified radio frequency professional, the proposed facility is designed at the minimum height needed to operate. Due to the small coverage areas of each small cell and the specific coverage area, new freestanding poles are needed for each facility, and no alternative design options are viable to effectively provide wireless service.

SQF is proposing one new small cell facilities in Cottonwood Heights as part of this application. SQF has six approved, one proposed, and no existing small cell facilities within one mile of Cottonwood Height's boundaries, and there are currently no plans to install additional facilities in the next three years. A map showing the location of the proposed small cell facilities is included in this application (Exhibit K). SQF anticipates construction of each small cell wireless facility will begin approximately 60 days from permit approval and the duration of work, including restoration of the right of way will last approximately 30 days.

Regarding the Pre-Application meeting, Michael Johnson confirmed my phone conversation with him in August would be considered the Pre-Application meeting.

Radio Frequency Transmission Ranges:

PCS Band
1930-1990 MHz
1850-1910 MHz

AWS 1 Band
2110-2155 MHz
1710-1755 MHz

AWS 3 Band
2155-2180 MHz
1755-1780 MHz

CBRS band (unlicensed)
3550-3700 MHz

C-Band (upcoming auction)
3700-4200 MHz

Millimeter wave band

28 GHz
27500 – 30000 MHz

39 GHz
38600 - 40000 MHz

The following is a brief description of the proposed location of the small cell facility that is the subject of the application.

CW_05:

The proposed site will be a new concealed pole located in the grassy area of the public right of way, on the east side of S Highland Drive, adjacent to 6975 S Highland Drive, approximately 160 feet north of E Fort Union Boulevard. As illustrated in the attached plans and photo simulation (Exhibit A), SQF is proposing a new freestanding small cell wireless facility designed with a 35-foot steel integrated pole, located in Cottonwood Height's right of way. The proposed facility matches the design recently approved by the Architectural Review Commission for two SQF facilities (BP #s), including a stealth integrated pole design painted with a textured black paint to match the City's streetlights. The proposed pole will include one decorative light fixture over the sidewalk and street with 5600 lumens equivalent LED lighting and no more than 3500 kelvin.

The pole will be capable of supporting future wireless carrier collocators at the top of the pole. As stated in the attached Radio Frequency analyses for each facility (Exhibit C), the proposed pole is the minimum height needed to operate.

V. CONCLUSION

Based on the foregoing analysis and findings, the applicant requests approval of the proposed Site Plan Review Application. The application meets all applicable criteria for approval.

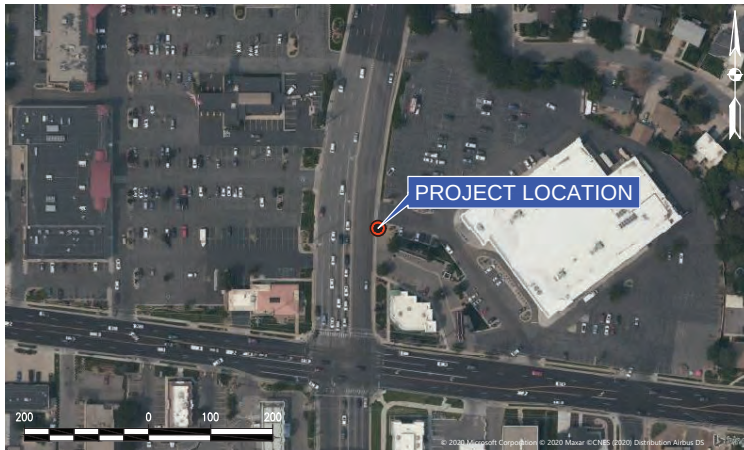
EXHIBITS:

- A. Site Plan & Elevation Drawings
- B. Photo Simulations
- C. Radio Frequency Analyses
- D. SQF's Small Cell Master License Agreement
- E. SQF's Fiber Franchise Agreement
- F. Certification of Materials Letter
- G. Certification of Compliance Letter
- H. Certificate of Insurance
- I. Signal Interference Letter
- J. SQF's Qualifications Statement
- K. Facilities Map
- L. Structural Report

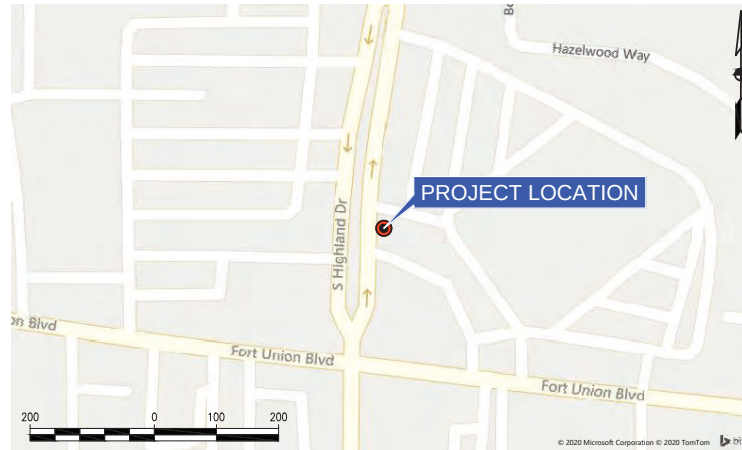
SQF, LLC

SITE NAME: SQFCH-CON1003_COTTONWOOD_UT_05
PROPOSED WI-FI SMALL CELL NODE

6975 HIGHLAND DRIVE
COTTONWOOD HEIGHTS, UT 84121
SALT LAKE COUNTY
LAT: 40°37'29.38" (N) / 40.624827°
LONG: 111°50'02.73" (W) / -111.834092°



SATELLITE IMAGE



STREET MAP

CONSTRUCTION DRAWING
PREPARED FOR:

SQF, LLC

CONSTRUCTION DRAWING
PREPARED BY:

TILSON
On a Mission

16 MIDDLE STREET, 4TH FLOOR,
PORTLAND, ME 04101
T: (207) 591-6427
INFO@TILSONTECH.COM TILSONTECH.COM

STAMP



REVISION HISTORY:

REV	DATE	ISSUED FOR	DRAFTER
1	08/11/20	ISSUED FOR PERMIT	YEH
2	12/11/20	UPDATED LOCATION	EHG
3	01/19/21	ADDRESSED COMMENTS	MWM

PROJECT INFORMATION:

SITE NAME:
SQFCH-CON1003_COTTONWOOD_UT_05

6975 HIGHLAND DRIVE
COTTONWOOD HEIGHTS, UT
84121
SALT LAKE COUNTY

PROJECT SUMMARY

THE PURPOSE OF THIS DOCUMENT IS TO PROVIDE GENERAL INFORMATION IN REGARDS TO LOCATION AND SIZE OF THE PROPOSED WI-FI SMALL CELL EQUIPMENT ARRANGEMENT. THIS DOCUMENT IS ISSUED FOR PERMITTING PURPOSES ONLY, AND SHALL NOT BE USED FOR CONSTRUCTION.

PROJECT INFORMATION

SITE NAME: SQFCH-CON1003_COTTONWOOD_UT_05
SITE ADDRESS: 6975 HIGHLAND DRIVE
COTTONWOOD HEIGHTS, UT 84121
SALT LAKE COUNTY
STRUCTURE OWNER: SQF, LLC
POLE NUMBER: 2,146
SERVICE TERRITORY: ELECTRIC TELEPHONE - PSE&G
- VERIZON WIRELESS
APPLICANT: SQF, LLC
ROW OWNER: MUNICIPAL/COUNTY
STRUCTURE TYPE: PROPOSED METAL POLE

LOCAL UTILITY CONTACTS

ELECTRIC UTILITY: PSE&G
PHONE: (800) 436-7734
TELEPHONE COMPANY: VERIZON WIRELESS
PHONE: (800) 922-0204

SHEET TITLE:

TITLE SHEET

DRAWN: YEH	SHEET NO.:	REV:
CHECKED: EB	CD-1	C
APPROVED: EB		

GENERAL NOTES:

1. ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREIN WAS DETERMINED BY ENGINEER FROM SURFACE EVIDENCE AND PLANS ON RECORD. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD BY CONTRACTOR PRIOR TO COMMENCEMENT OF ALL SITE WORK. CONTRACTOR SHALL CALL DIGSAFE A MINIMUM OF 72 HOURS PRIOR TO PLANNED CONSTRUCTION ACTIVITY.
2. ALL WORK SHALL BE COMPLETED BY CONTRACTOR IN ACCORDANCE WITH ALL GUIDELINES AND REGULATIONS OUTLINED IN WORK PERMITS FURNISHED BY ENGINEER.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH NFPA-70, NESC [LATEST EDITION], AND ALL LOCAL BUILDING CODES AND STANDARDS.
4. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, AND LABOR TO COMPLETE ELECTRICAL SYSTEMS SHOWN ON THESE PLANS AS SPECIFIED HEREIN. THE INTENT OF THESE SPECIFICATIONS AND CONTRACT DRAWINGS IS TO PROVIDE DETAILS OF THE VARIOUS SYSTEMS DESCRIBED HEREIN AND INDICATED ON THESE DRAWINGS. ANY LISTING OR INDICATION OF ITEMS FURNISHED OR WORK TO BE PERFORMED SHALL NOT BE COMPLETE IN ITSELF AND SHALL NOT LIMIT THE GENERAL REQUIREMENTS TO FURNISH AND INSTALL EQUIPMENT, ACCESSORIES, CONTROLS, ETC., TO COMPLETE THE CONTRACT IN A SUBSTANTIAL AND FULLY FUNCTIONAL MANNER.
5. THE CONTRACTOR SHALL VISIT THE SITE WITH PLANS AND SPECIFICATIONS IN HAND AND SHALL BECOME THOROUGHLY FAMILIAR WITH ALL CONDITIONS UNDER WHICH CONSTRUCTION ACTIVITIES WILL BE PERFORMED. THE CONTRACTOR SHALL CONFIRM PRIOR TO COMMENCING WORK THAT SUCH EXAMINATION HAS BEEN MADE AND DIFFICULTIES, IF ANY, NOTED AND REPORTED TO THE ENGINEER. CLAIMS FOR EXTRA COST OF LABOR, MATERIALS, AND EQUIPMENT REQUIRED FOR ANY DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN WILL NOT BE RECOGNIZED.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND/OR ERECTION OF ANY MATERIALS OR EQUIPMENT. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ENGINEER.
7. THE CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO ANY CONSTRUCTION ACTIVITY IN A TIMELY MANNER.
8. CONTRACTOR SHALL INCORPORATE PROVISIONS (AS NECESSARY) IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY PLANS.
9. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION FROM APPROVED PLANS NOT AUTHORIZED BY THE ENGINEER.
10. DETAILS SHOWN ARE INTENDED TO SHOW END RESULT BASED ON ENGINEERING DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSIONS AND/OR CONDITIONS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
11. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN ALL AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAD BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT SITE NEAT AND ACCEPTABLE TO THE ENGINEER.
12. ASSESSMENTS OF ENVIRONMENTAL IMPACTS DETERMINED BY ANY AUTHORITY HAVING JURISDICTION (A.H.J.) WILL BE PERFORMED BY OTHERS.
13. UNLESS OTHERWISE SPECIFIED, COORDINATE AND ELEVATION INFORMATION ARE TAKEN FROM GOOGLE EARTH AND NO SURVEY HAS BEEN COMPLETED.

MATERIAL NOTES:

1. ALL EQUIPMENT, RACEWAYS, CABLES, AND CONDUCTORS SHALL BE PROPERLY ANCHORED TO THE UTILITY POLE OR LIGHTING FIXTURE PER NESC REQUIREMENTS AND LOCAL UTILITY SPECIFICATIONS.
2. ALL GROUNDING SHALL BE IN ACCORDANCE WITH NESC REQUIREMENTS AND LOCAL UTILITY SPECIFICATIONS. GROUND CONDUCTORS SHALL NOT BE SMALLER THAN #6 AWG COPPER, UNLESS OTHERWISE SPECIFIED.
3. BOLT HOLES SHALL BE PUNCHED OR DRILLED. FLAME CUT HOLES ARE NOT ACCEPTABLE.
4. INSTALL ALL EQUIPMENT AND DEVICES PLUMB AND LEVEL, ACCURATELY FITTED, AND FREE FROM DISTORTIONS AND/OR DEFECTS.
5. NOTIFY THE ENGINEER PRIOR TO FIELD CUTTING OR MODIFYING APPROVED EQUIPMENT.
6. ALL BOLTS, ANCHORS, AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 - ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE.
7. ALL ELECTRICAL EQUIPMENT SHALL BE HOUSED IN NEMA 3R ENCLOSURES.
8. WHEN APPLICABLE, ALL PROPOSED NEW WOOD UTILITY POLES SHALL BE CONSTRUCTION GRADE C OR BETTER.
9. WHEN APPLICABLE, ALL PROPOSED NEW WOOD UTILITY POLES SHALL BE CLASS 2, UNLESS OTHERWISE SPECIFIED.

CONSTRUCTION DRAWING
PREPARED FOR:

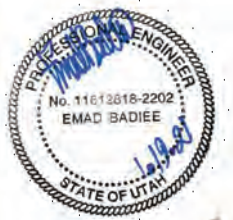
SQF, LLC

CONSTRUCTION DRAWING
PREPARED BY:

TILSON
On a Mission

16 MIDDLE STREET, 4TH FLOOR,
PORTLAND, ME 04101
T: (207) 591-6427
INFO@TILSONTECH.COM TILSONTECH.COM

STAMP



REVISION HISTORY:

REV	DATE	ISSUED FOR	DRAFTER
1	08/11/20	ISSUED FOR PERMIT	YEH
2	12/11/20	UPDATED LOCATION	EHG
3	01/19/21	ADDRESSED COMMENTS	MWM

PROJECT INFORMATION:

SITE NAME:
SQFCH-CON1003_COTTONWOOD_UT_05

6975 HIGHLAND DRIVE
COTTONWOOD HEIGHTS, UT
84121
SALT LAKE COUNTY

SHEET TITLE:

GENERAL NOTES

DRAWN: YEH	SHEET NO.:	REV:
CHECKED: EB	CD-2	C
APPROVED: EB		

CONTRACTOR NOTES:

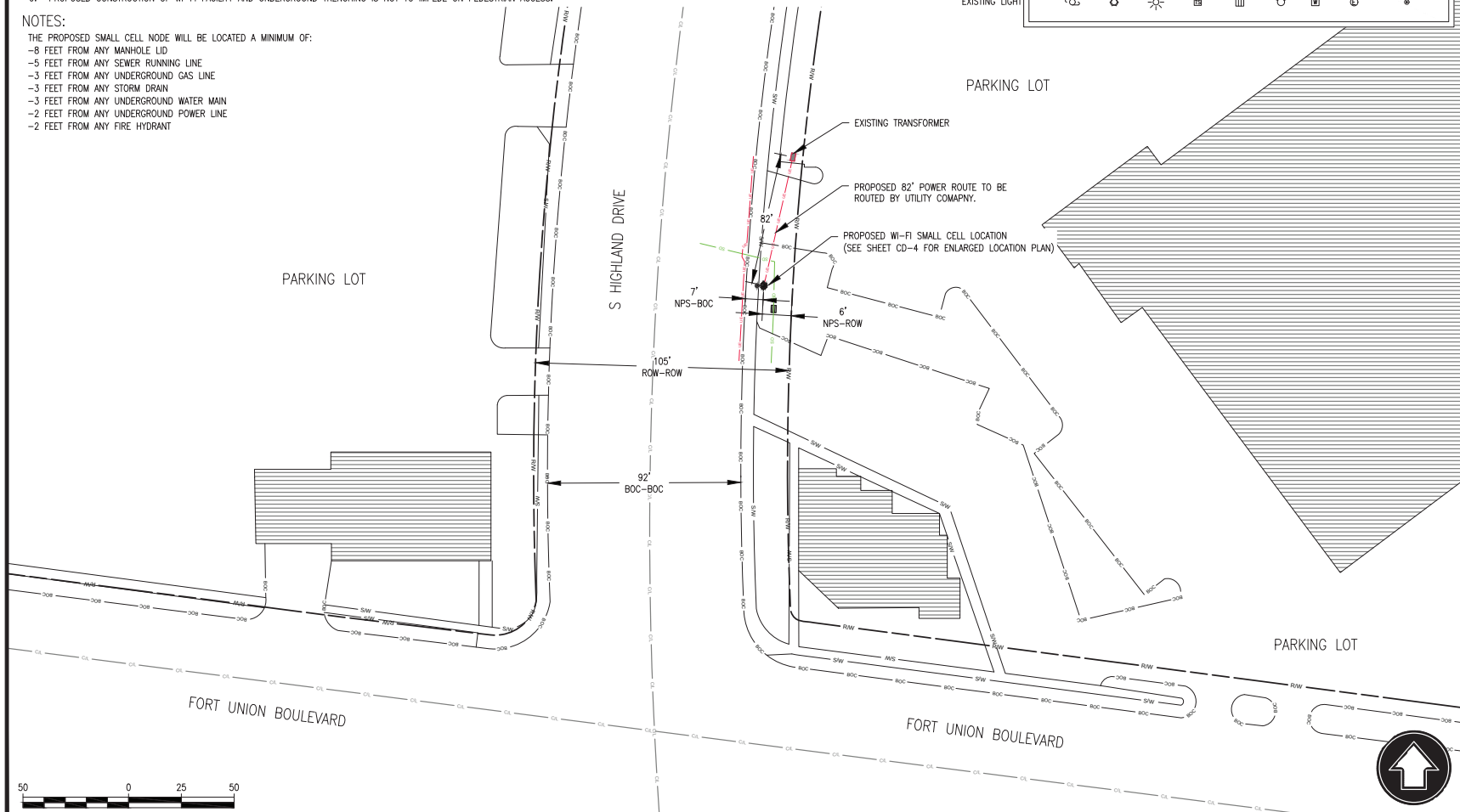
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING FEATURES (TO REMAIN) AND TO REPAIR OR RESTORE ANY THAT ARE DAMAGED, DESTROYED OR ALTERED AS A RESULT OF THE SCOPE OF WORK.
2. ALL SIDEWALK AND PAVEMENT SURFACES ALTERED DURING CONSTRUCTION TO BE REPAIRED PER THE LOCAL JURISDICTION'S REQUIREMENT AND THE DEPARTMENT OF TRANSPORTATION.
3. BEFORE COMMENCING ANY EXCAVATIONS, CONTRACTOR TO NOTIFY EACH UTILITY OWNER HAVING UNDERGROUND UTILITIES LOCATED IN THE PROJECT LIMITS NOT LESS THAN TWO OR MORE THAN 10 WORKING DAYS PRIOR TO STARTING. CALL 8-1-1 NOT LESS THAN 2 BUSINESS DAYS BEFORE WORK COMMENCES.
4. GENERAL CONTRACTOR AND CONSTRUCTION MANAGER ARE TO POT HOLE IN ORDER TO LOCATE ALL EXISTING UTILITIES AND THEIR DEPTHS PRIOR TO BORING OR OPEN TRENCHING.
5. IN EXCAVATING TRENCHES AND INSTALLING CONDUIT, WHERE ANY EXISTING UTILITIES CROSS THE TRENCH, THEY SHALL BE PROTECTED, SUPPORTED AND MAINTAINED IN SERVICE AND RESTORED TO THE CONDITION IN WHICH THEY WERE FOUND.
6. BURIED POWER CONDUIT TO BE PLACED A MINIMUM OF 3'-0" BELOW GRADE. BURIED CONDUIT TO MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF 2' TO ANY EXISTING UNDERGROUND UTILITIES, AND 1' VERTICAL CLEARANCES FOR ANY CROSSINGS.
7. PROPOSED BURIED CONDUIT TO BE A MINIMUM OF SCH. 40 PVC.
8. ALL PROPOSED EQUIPMENT AND CABINETS SHALL NOT INFRINGE UPON ADA ACCESSIBILITY GUIDELINES.
9. PROPOSED CONSTRUCTION OF WI-FI FACILITY AND UNDERGROUND TRENCHING IS NOT TO IMPEDE ON PEDESTRIAN ACCESS.

NOTES:

- THE PROPOSED SMALL CELL NODE WILL BE LOCATED A MINIMUM OF:
- 8 FEET FROM ANY MANHOLE LID
 - 5 FEET FROM ANY SEWER RUNNING LINE
 - 3 FEET FROM ANY UNDERGROUND GAS LINE
 - 3 FEET FROM ANY STORM DRAIN
 - 3 FEET FROM ANY UNDERGROUND WATER MAIN
 - 2 FEET FROM ANY UNDERGROUND POWER LINE
 - 2 FEET FROM ANY FIRE HYDRANT

LEGEND

WATER	W	ROW	ROW
EDGE OF PAVEMENT	EOP	STORM DRAIN	SD
CENTER LINE	C/L	OVERHEAD ELECTRIC	OE
PROPERTY LINE	P/L	UNDERGROUND ELECTRIC	UE
FIBER OPTIC	FO	EXISTING BUILDING	
UTILITY POLE			
INTEGRATED POLE			
LIGHT POLE			
TRAFFIC SIGNAL			
CATCH BASIN			
HYDRANT			
WATER UTILITY			
ELECTRICAL MANHOLE			
CUSTOMER SERVICE POINT			



NOTE: POWER ROUTE IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE

PROPOSED NODE LOCATION PLAN
1:50

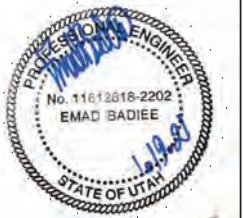
CONSTRUCTION DRAWING
PREPARED FOR:

SQF, LLC

CONSTRUCTION DRAWING
PREPARED BY:

TILSON
On a Mission
16 MIDDLE STREET, 4TH FLOOR,
PORTLAND, ME 04101
T: (207) 591-6427
INFO@TILSONTECH.COM TILSONTECH.COM

STAMP



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SQFCH-CON1003_COTTONWOOD_UT_05

6975 HIGHLAND DRIVE
COTTONWOOD HEIGHTS, UT
84121
SALT LAKE COUNTY

SHEET TITLE:

PROPOSED NODE
LOCATION PLAN

DRAWN: YEH	SHEET NO.:	REV:
CHECKED: EB	CD-3	C
APPROVED: EB		

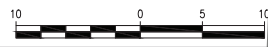
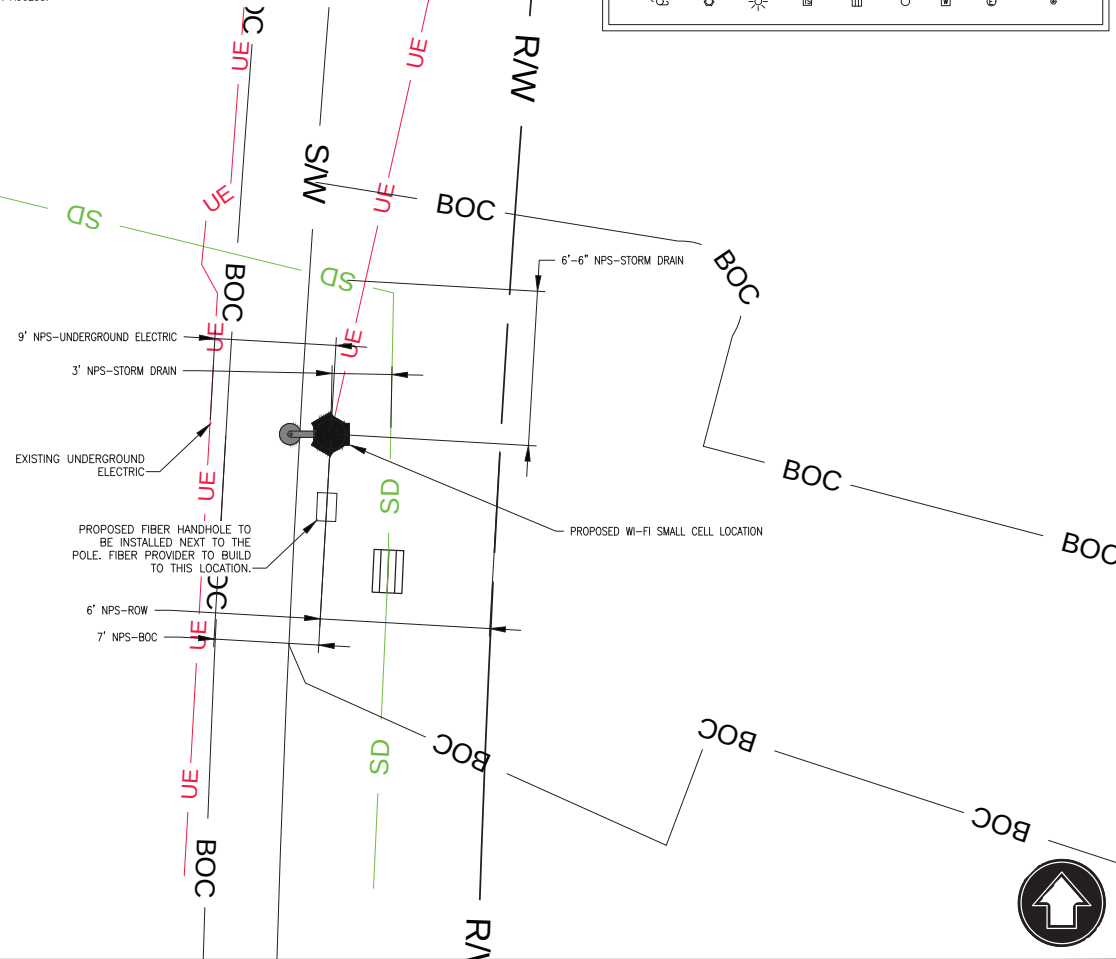
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LEGEND

WATER	W	ROW	R/W
EDGE OF PAVEMENT	EOP	STORM DRAIN	SD
CENTER LINE	C/L	OVERHEAD ELECTRIC	OE
PROPERTY LINE	P/L	UNDERGROUND ELECTRIC	UE
FIBER OPTIC	FO	EXISTING BUILDING	
UTILITY POLE			
INTEGRATED POLE			
LIGHT POLE			
TRAFFIC SIGNAL			
CATCH BASIN			
HYDRANT			
WATER UTILITY			
ELECTRICAL MANHOLE			
CUSTOMER SERVICE POINT			

S HIGHLAND AVENUE



NOTE: POWER ROUTE IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE

ENLARGED NODE LOCATION PLAN
1:10

CONSTRUCTION DRAWING
PREPARED FOR:

SQF, LLC

CONSTRUCTION DRAWING
PREPARED BY:

TILSON
On a Mission

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PORTLAND, ME 04101
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6975 HIGHLAND DRIVE
COTTONWOOD HEIGHTS, UT
84121
SALT LAKE COUNTY

SHEET TITLE:

ENLARGED NODE
LOCATION PLAN

DRAWN: YEH	SHEET NO.:	REV:
CHECKED: EB	CD-4	C
APPROVED: EB		

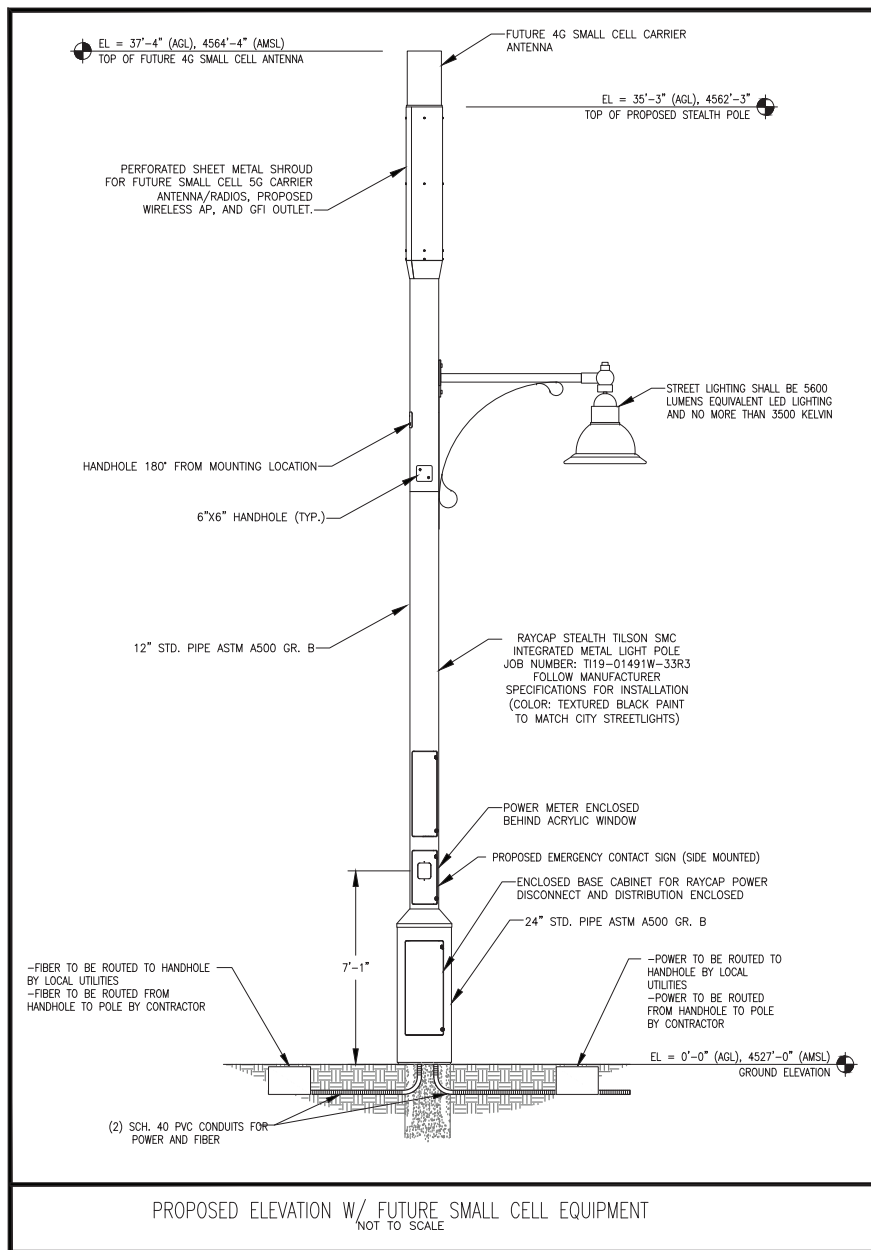


PHOTO SIMULATION
NOT TO SCALE

CONSTRUCTION DRAWING
PREPARED FOR:

SQF, LLC

CONSTRUCTION DRAWING
PREPARED BY:

TILSON
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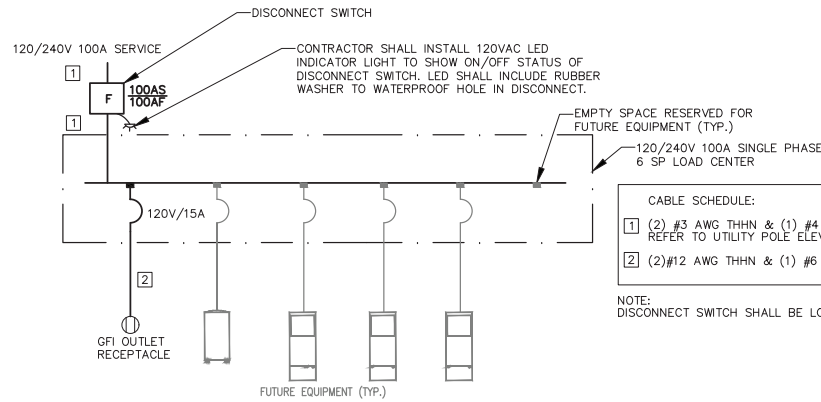
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6975 HIGHLAND DRIVE
COTTONWOOD HEIGHTS, UT
84121
SALT LAKE COUNTY

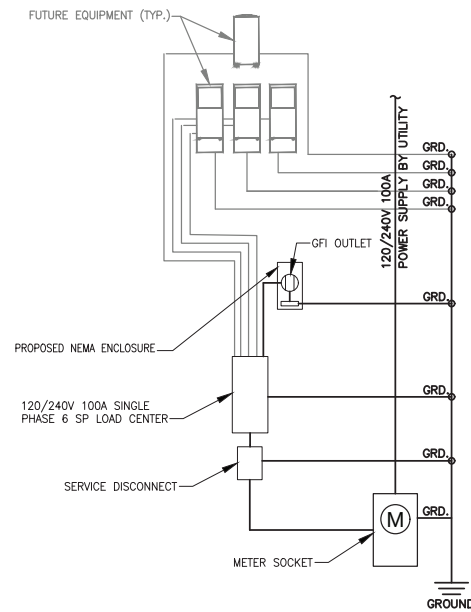
SHEET TITLE:

**POLE ELEVATION,
ORIENTATIONS, AND
PHOTO SIMULATION**

DRAWN: YEH	SHEET NO.:	REV:
CHECKED: EB	CD-5	C
APPROVED: EB		



ONE LINE DIAGRAM
NOT TO SCALE



GENERAL WIRING DIAGRAM
NOT TO SCALE

CONSTRUCTION DRAWING
PREPARED FOR:

SQF, LLC

CONSTRUCTION DRAWING
PREPARED BY:

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On a Mission

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6975 HIGHLAND DRIVE
COTTONWOOD HEIGHTS, UT
84121
SALT LAKE COUNTY

SHEET TITLE:

POLE WIRING

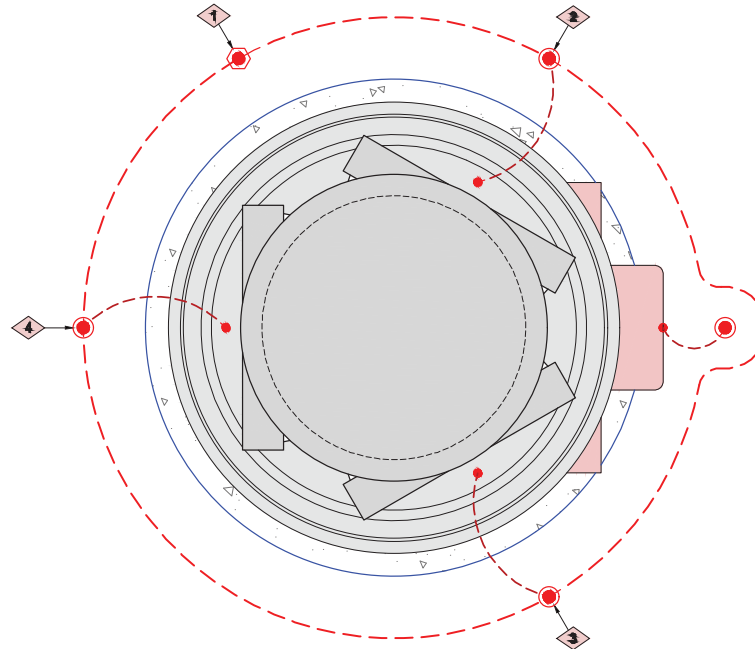
DRAWN: YEH	SHEET NO.:	REV:
CHECKED: EB	CD-6	C
APPROVED: EB		

KEYED NOTES:

- — EXTERNAL GROUND RING, #2 AWG SBTGW, 18" MINIMUM BELOW GRADE.
- 5/8" x 8' COPPER GROUND ROD, SEE SHEET CD-8/3.
- CONNECTION TO GROUND RING.
- ⬆ GROUND TEST WELL, SEE SHEET CD-8/2.
- ⬇ GROUND THE BUS BAR WITHIN THE CABINET TO THE GROUND RING WITH (2) #2 SBTG (USE TWO HOLE LUGS AND STAINLESS HARDWARE), CADWELDED TO GROUND RING, SEE SHEET CD-8/1.
- ⬇ GROUND THE EQUIPMENT CABINET PORTION (POLE BASE) OF THE TOWER TO THE GROUND RING WITH #2 SBTG (USE A TWO HOLE LUG AND STAINLESS HARDWARE) FROM ONE OF THE PROVIDED LUG LOCATIONS ON THE BACK OF THE CABINET, CADWELDED TO GROUND RING.
- ⬇ GROUND THE POLE FOUNDATION TO THE GROUND RING WITH (2) #2 AWG SBTG, (1) FROM J-BOLTS TO THE GROUND RING, AND (1) FROM THE REBAR CAGE TO THE GROUND RING.

GROUNDING NOTES:

- (1) ALL GROUNDING IS TO BE IN ACCORDANCE WITH TIA/EIA 222, THE LATEST EDITION OF NFPA 780 FOR LIGHTNING PROTECTION, AND THE LATEST EDITION OF THE VZW GROUNDING STANDARDS FOR SMALL CELLS.
- (2) ALL EQUIPMENT LOCATED WITHIN THE POLE IS TO BE CONNECTED TO THE ISOLATED BUS BAR SUPPLIED BY THE POLE MANUFACTURER ONLY. THE BUS BAR IS TO BE GROUNDED TO THE GROUND RING WITH (2) #2 SBTG (TWO HOLE LUGS AND STAINLESS HARDWARE), CADWELDED TO THE GROUND RING, SEE SHEET CD-8/1.
- (3) A THIRD-PARTY CONTRACTOR SHALL PROVIDE THE TESTING OF THE GROUNDING SYSTEM BY CERTIFIED TESTING AGENT. THEY ARE TO PROVIDE INDEPENDENT TEST RESULTS TO THE PROJECT MANAGER FOR REVIEW. THE GROUNDING SYSTEM RESISTANCE TO THE GROUND SHALL NOT EXCEED 3 OHMS.
- (4) ALL ABOVE GRADE INTERIOR GROUNDING CONNECTORS SHALL BE DOUBLE-LUG COMPRESSION TYPE. ALL BELOW GRADE AND EXPOSED EXTERIOR GROUNDING CONNECTIONS TO PERMANENT EQUIPMENT AND FIXED BUILDING ELEMENTS SHALL BE CADWELDED TYPE. CARE SHALL BE TAKEN TO REVIEW CONNECTION LOCATIONS AND MATERIAL TYPES TO AVOID POSSIBLE GALVANIC CORROSION. ALL EXPOSED GROUNDING CONNECTIONS ARE TO BE COATED WITH ANTI-CORROSIVE AGENT SUCH AS "NO-OXY" "NOALOX" "PENETROX" OR "DEX" (VERIFY PRODUCT WITH PROJECT MANAGER). ALL OUTDOOR HARDWARE (BOLTS, WASHERS AND NUTS) USED ON GROUNDING CONNECTIONS SHALL BE 18-8 STAINLESS STEEL. ALL INDOOR HARDWARE USED ON GROUNDING CONNECTIONS SHALL BE GRADE 5 STEEL.
- (4) ALL GROUND LUGS ARE TO BE A "COMPRESSION" CONNECTION, NO MECHANICAL CONNECTIONS ARE ALLOWED.
- (5) ALL GROUND LEADS FROM THE GROUND RING ARE TO BE RUN IN LIQUID TIGHT FLEXIBLE NON-METALLIC CONDUITS FROM 6" BELOW GRADE TO CONNECTION POINT ABOVE GRADE.



GROUNDING SITE PLAN
NOT TO SCALE

CONSTRUCTION DRAWING
PREPARED FOR:

SQF, LLC

CONSTRUCTION DRAWING
PREPARED BY:

TILSON
On a Mission

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PORTLAND, ME 04101
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6975 HIGHLAND DRIVE
COTTONWOOD HEIGHTS, UT
84121
SALT LAKE COUNTY

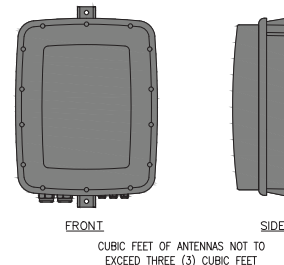
SHEET TITLE:

GROUNDING SITE
PLAN

DRAWN: YEH	SHEET NO.:	REV:
CHECKED: EB	CD-7	C
APPROVED: EB		



NOTE: CONTRACTOR SHALL REFER TO LATEST RFDS DOCUMENT ISSUED BY THE CARRIER. IF DISCREPANCIES ARE ENCOUNTERED BETWEEN THESE DRAWINGS AND THE LATEST RFDS, CONTACT THE ENGINEER PRIOR TO INSTALLATION OF EQUIPMENT.



CONSTRUCTION DRAWING
PREPARED FOR:

SQF, LLC

CONSTRUCTION DRAWING
PREPARED BY:

TILSON
On a Mission

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SQFCH-CON1003_COTTONWOOD_UT_05

6975 HIGHLAND DRIVE
COTTONWOOD HEIGHTS, UT
84121
SALT LAKE COUNTY

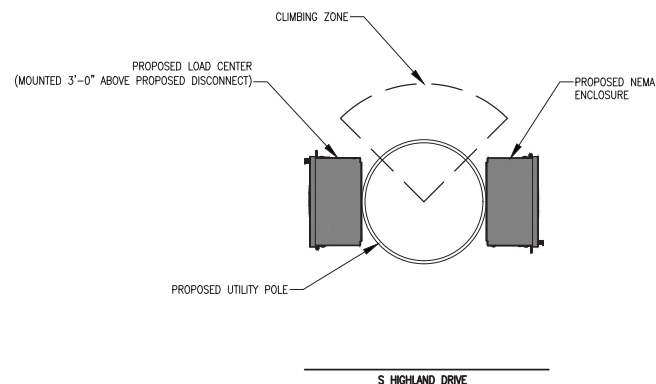
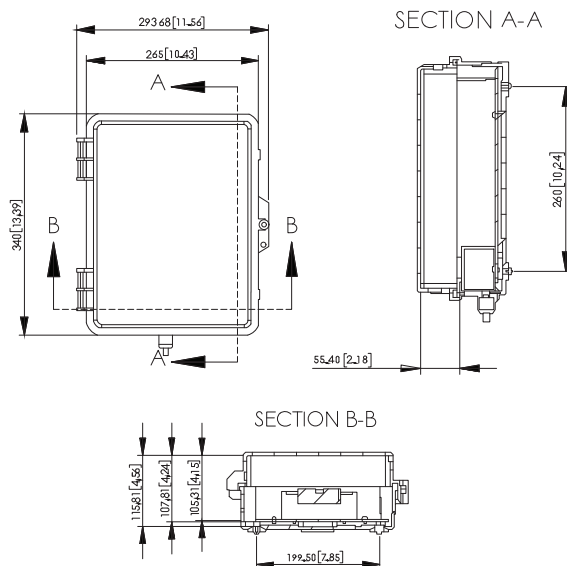
SHEET TITLE:

EQUIPMENT DETAILS

DRAWN: YEH	SHEET NO.:	REV:
CHECKED: EB	CD-9	C
APPROVED: EB		

SIGN DETAILS
NOT TO SCALE

RUCKUS T750 WIRELESS API DETAILS
13.64"(L) X 9.47"(W) X 4"(H), 6.27 LBS
NOT TO SCALE



ALTELIX NEMA ENCLOSURE DETAILS
P/N: NP141105A1C
NOT TO SCALE

EQUIPMENT ORIENTATION PLAN
NOT TO SCALE

SQFCH-CON1003_COTTONWOOD_UT_05

PHOTO SIMULATION



EXISTING CONDITIONS



PROPOSED CONDITIONS

TILSON
On a Mission

SQF, LLC

VISUAL IMPACT WILL BE AFFECTED BY LOCATION AND VISIBILITY OF OBSERVER. THIS DOCUMENT IS FOR PLANNING AND INFORMATION PURPOSES ONLY AND IS PURELY CONCEPTUAL. THIS IS SOLELY THE DESIGNERS/PHOTOGRAPHERS INTERPRETATION OF THE PROPOSED DEVELOPMENT.

LAT/LONG: 40.624827/-111.834092
ADDRESS: 6975 HIGHLAND DRIVE
COTTONWOOD, UT 84121
SALT LAKE COUNTY
DATE: 01/25/2021
REV: 0



ARCHITECTURAL REVIEW COMMISSION STAFF REPORT

New Financial Institution: 1166 E. Fort Union Blvd.

Meeting Date: February 25, 2021

Staff Contact: Andy Hulka, Senior Planner
(801-944-7065, ahulka@ch.utah.gov)

Summary

Project #:

SPL-21-002

Subject Property:

1166 E. Fort Union Blvd.

Action Requested:

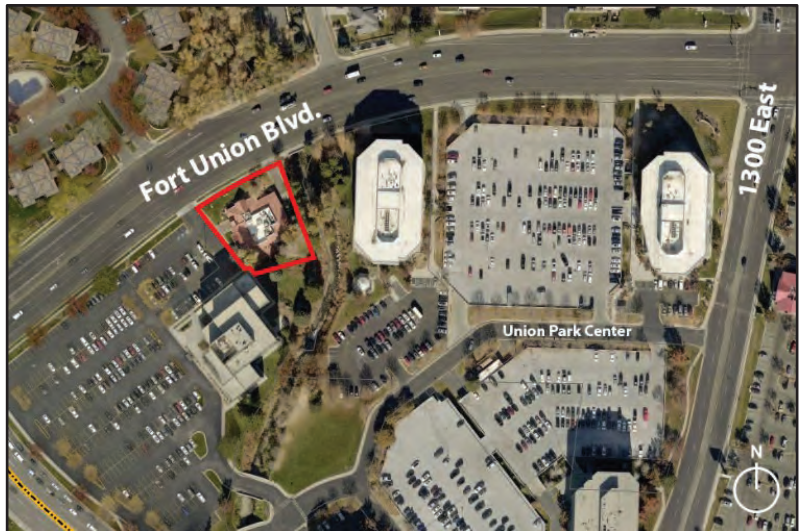
Certificate of Design Compliance
for a new financial institution.

Applicant:

Darin B. Moody (Utah First
Federal Credit Union)

Recommendation:

Approve, with conditions



Aerial View

Context

Property Owner:

Utah First Federal Credit Union

Parcel Number:

22-20-454-003

Acres:

0.55 acres



"Eagle View" Looking East

Analysis

Request

Utah First Federal Credit Union has submitted an architectural review application for a new credit union building at 1166 E. Fort Union Blvd. The proposed credit union branch will be a single-story, 3,290 sq. ft. building with three drive-thru lanes.



3D Rendering Looking East



3D Rendering Looking West

Example Photos (Farmington Branch)

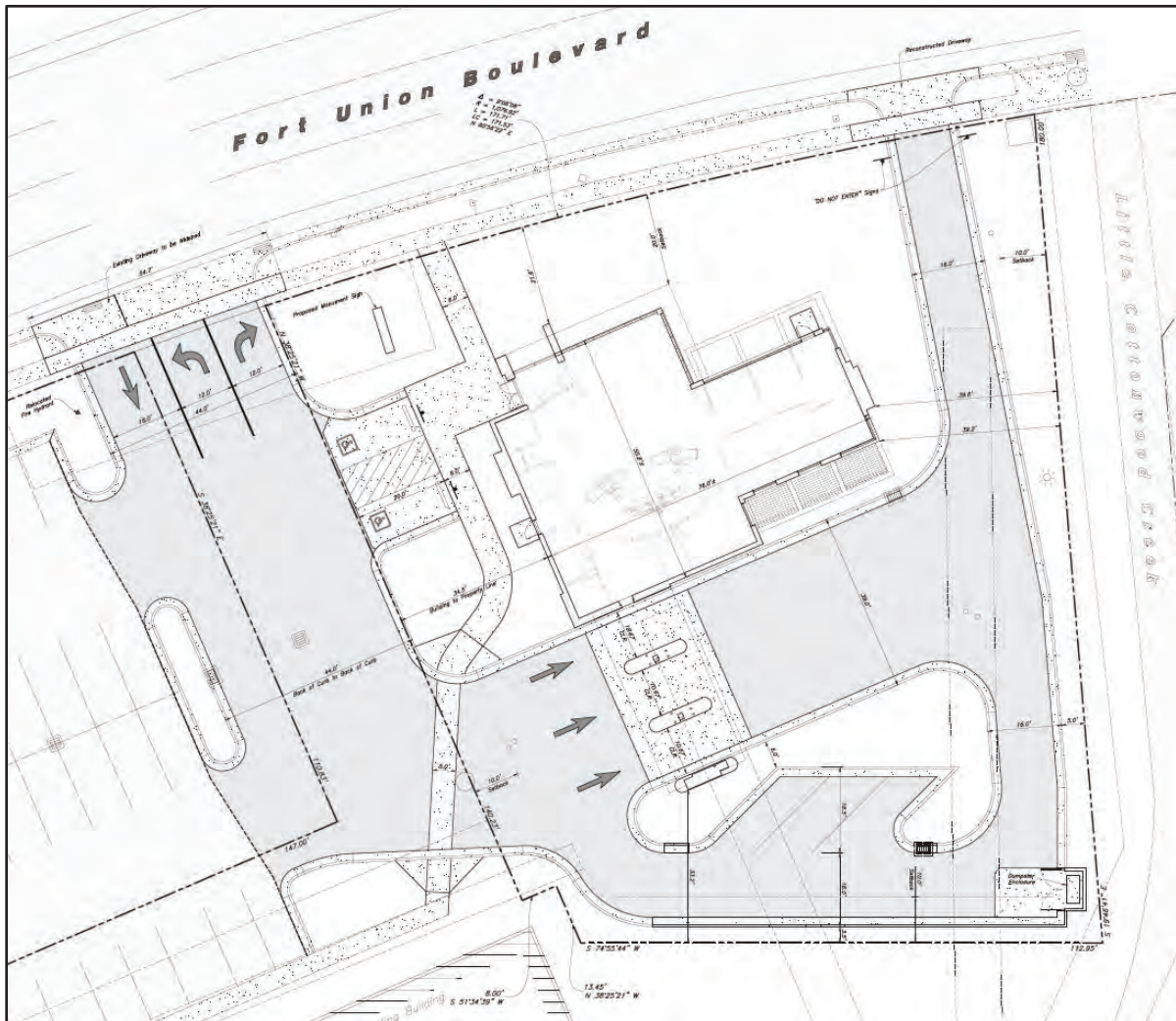






Zoning Ordinance & Applicable Design Guidelines

Site Plan

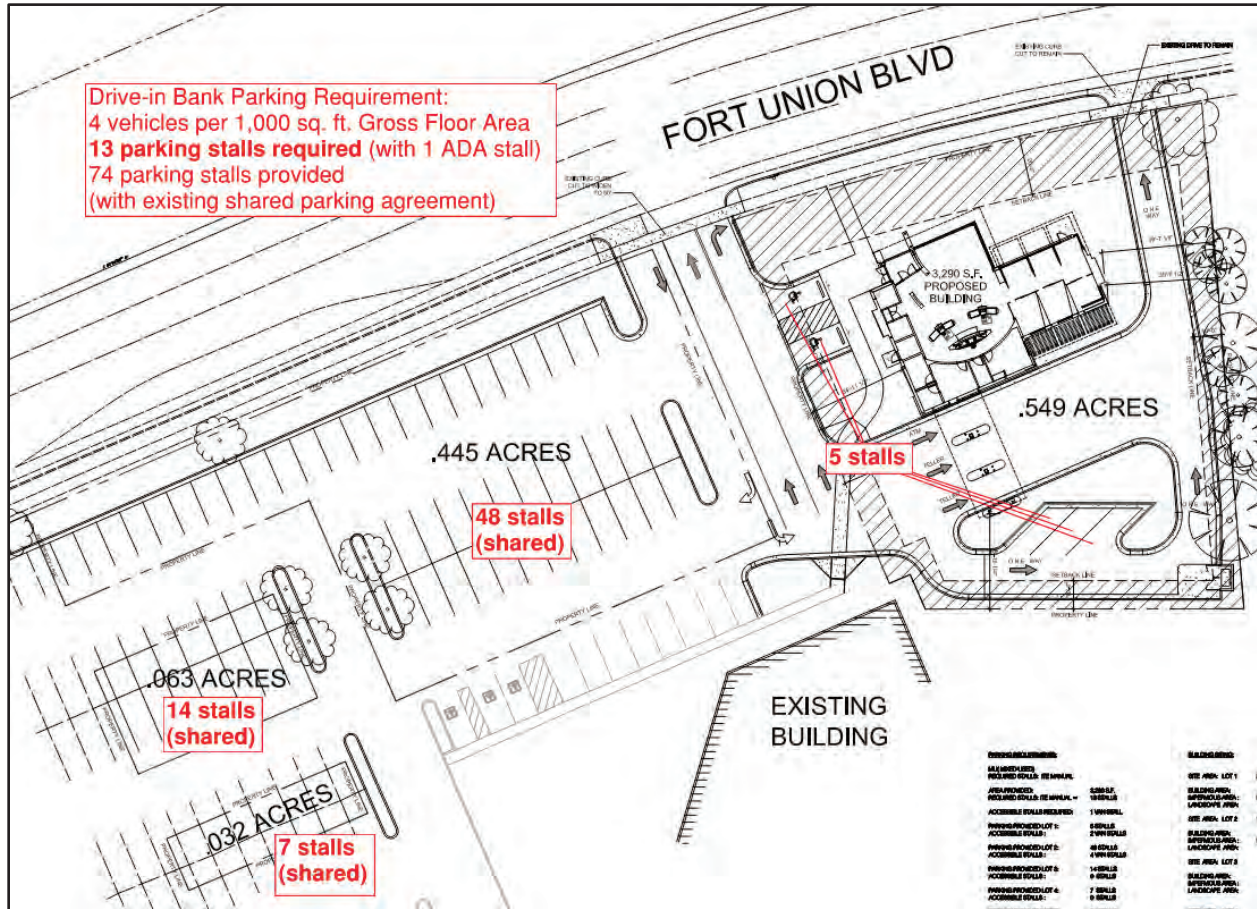


Proposed Site Plan

- “Where applicable, pedestrian routes should connect with adjacent lots to make for a unified area” (p. 6, #1).

Staff Analysis: The site plan been designed to meet all setback requirements of the MU (Mixed Use) zone. A pedestrian route connecting the sidewalk to the building entrance and to the adjacent property has been proposed. Staff recommends that the sidewalk along Fort Union Blvd. be replaced with a new 6' wide sidewalk, as recommended in the City's Fort Union Area Master Plan.

Parking Plan

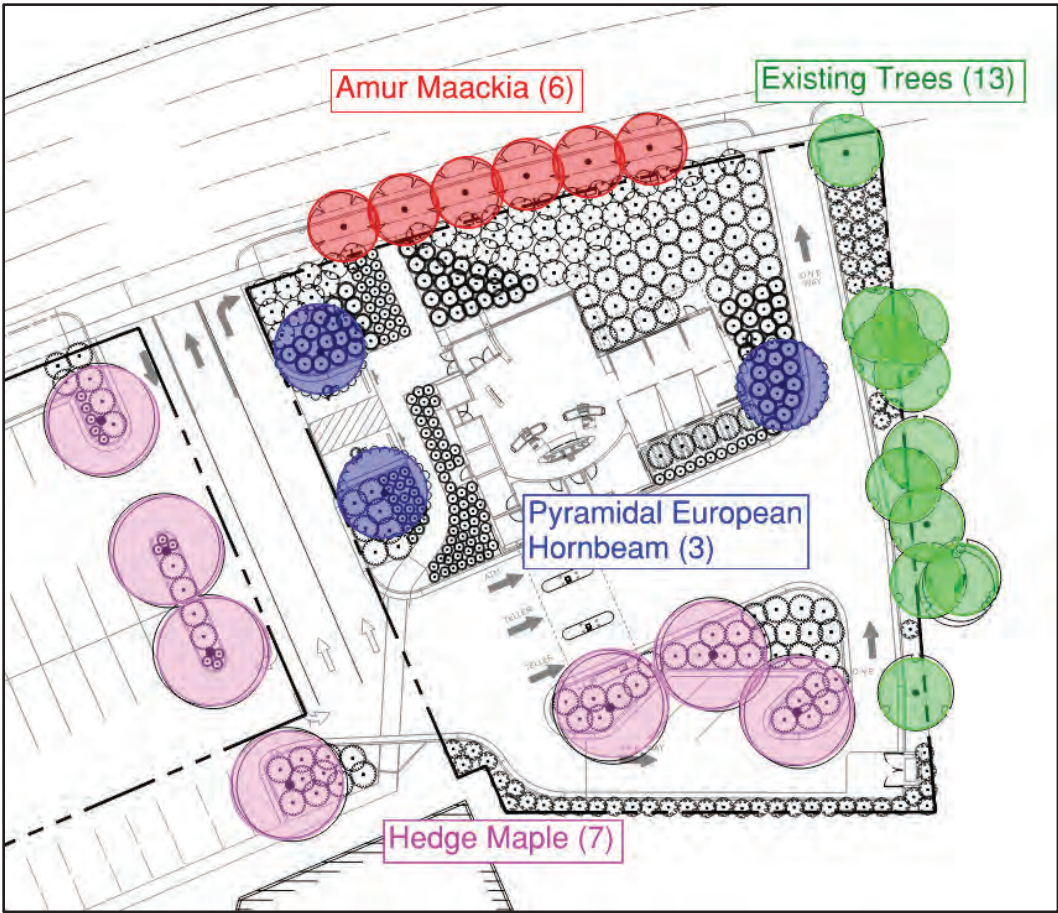


Proposed Parking Plan

- "Shared parking between adjacent businesses is encouraged" (p. 27, #4).

Staff Analysis: The parking plan provides more than the required number of parking stalls for a drive-in bank use. ADA parking stalls have also been moved closer to the building, providing better access to customers with disabilities.

Landscaping Plan



Proposed Landscaping Plan (with markup)

Proposed Shrubs: Crimson Pygmy Barberry, Karl Foerster Feather Reed Grass, Blue Mist Shrub, Silveredge Dogwood, Gro-Low Fragrant Sumac, Hancock Chenault Coralberry, Dense Yew.

Proposed Trees:

Hedge Maple (7)



Pyramidal European Hornbeam (3)



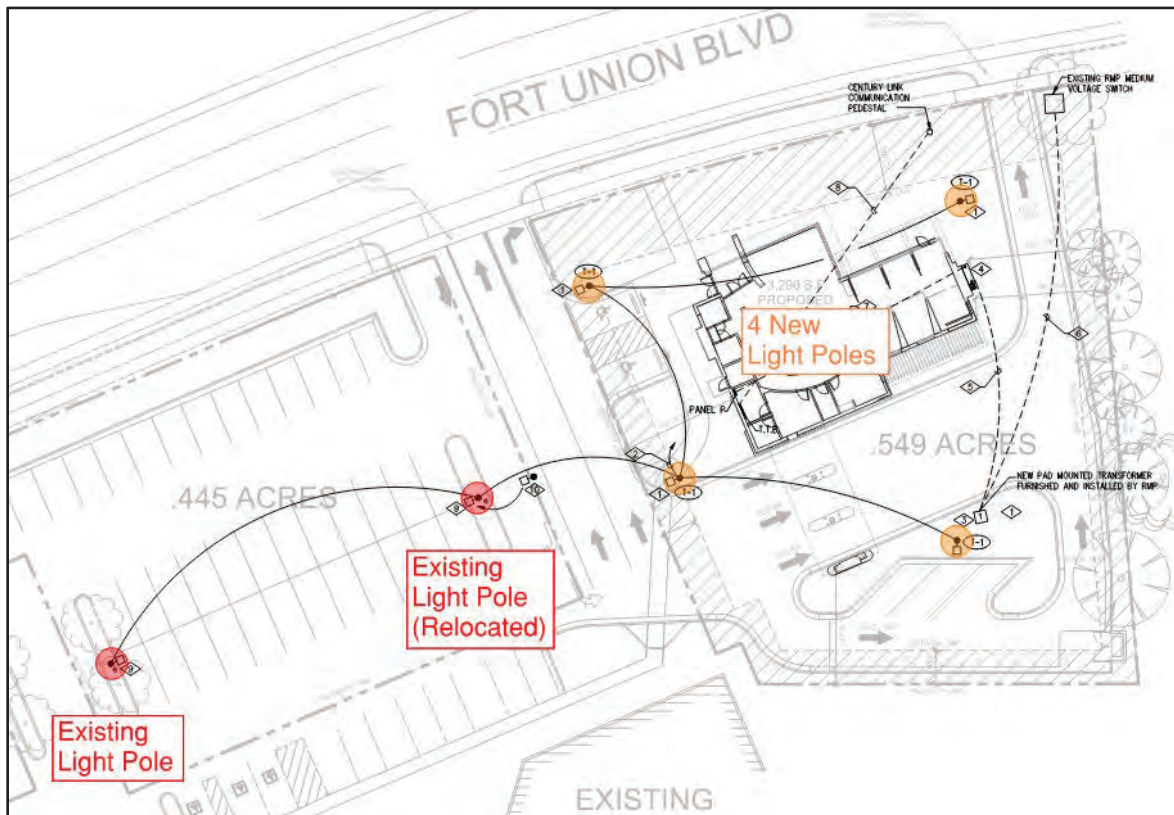
Amur Maackia (6)



- “Use vegetation that fits in naturally with the area and the surrounding developments” (p. 17, #4)
- “Provide landscaping along and against all exterior building walls” (p. 17, #5).
- “Landscaping must be designed and use plants that are high-quality and easily maintained” (p. 18, #13).
- “Provide plans for sustainable and effective irrigation” (p. 18, #15).

Staff Analysis: Street trees will be required to meet all provisions of Chapter 14.44 “Trees and Park Strip Landscaping” of the City Code. Staff recommends that the ARC review the street tree design to ensure that appropriate sight distance is provided. Water-efficient trees and landscaping is highly encouraged in all situations.

Lighting Plan

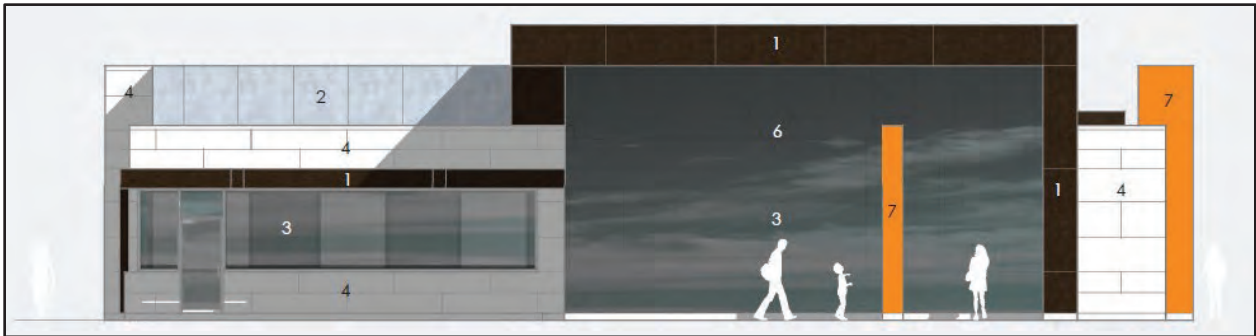


Proposed Lighting Plan

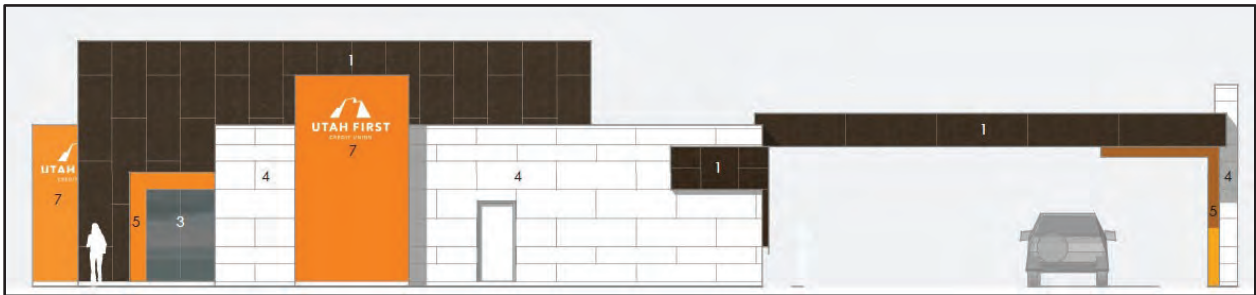
- “Lighting should be provided at all public entrances, walkways, and courtyards” (p. 24, #4).
- “Limit parking lot light poles to a maximum of eighteen (18) feet to maintain a human scale and adhere to the CWH ordinance” (p. 26, #2).

Staff Analysis: Staff recommends that the parking lot lights be reduced from 20’ to 18’ to comply with the recommendations of the Design Guidelines. Staff recommends that a streetlight be installed along Fort Union Blvd. that complies with section 12.24.190 “Street Lighting” of the City Code.

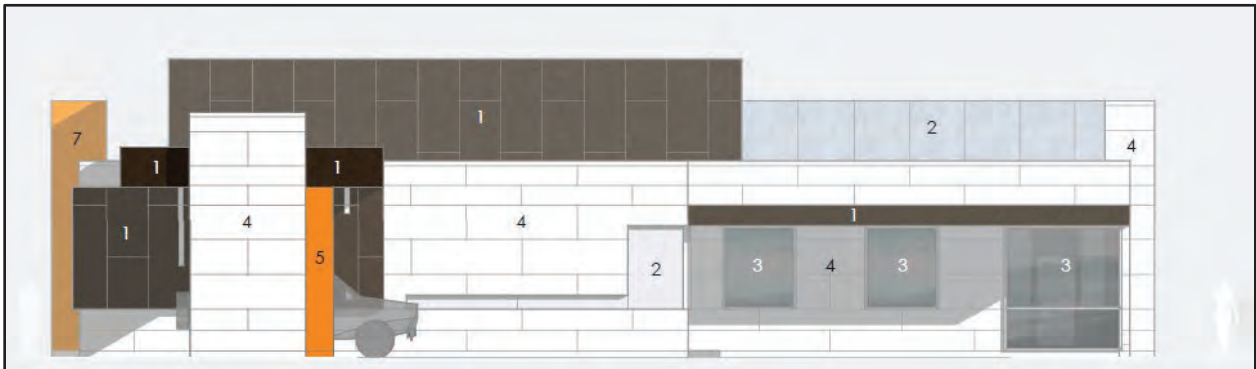
Building Elevations



North Elevation



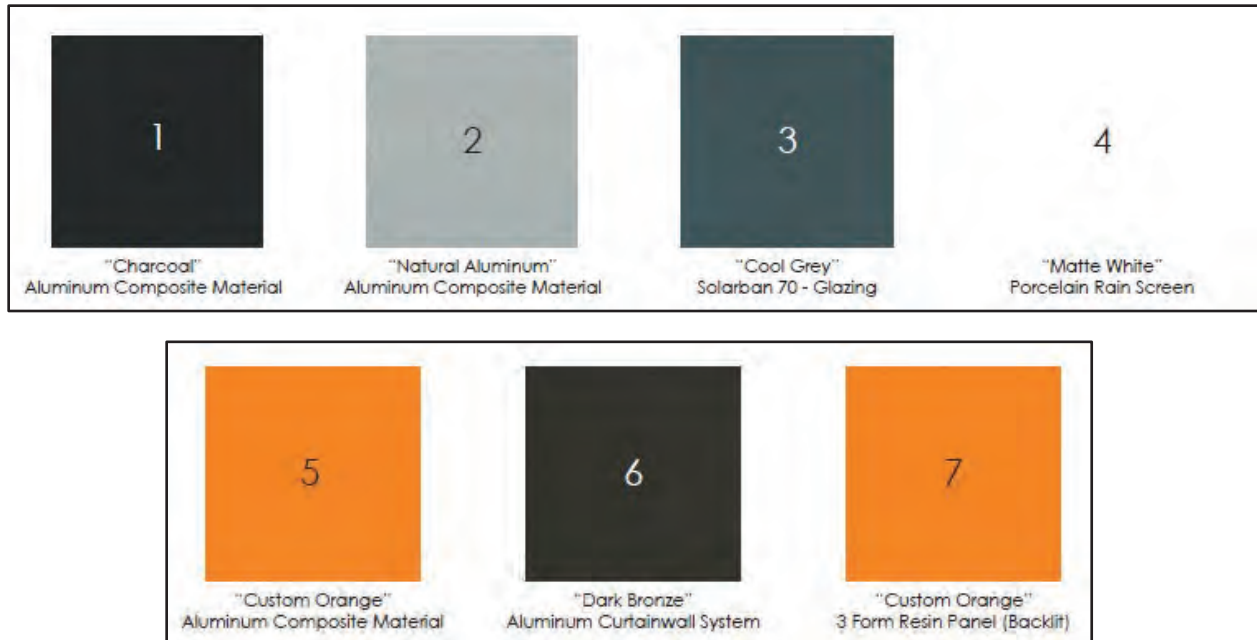
West Elevation



South Elevation



East Elevation



Building Materials & Colors

- Entrances
 - “Entrances should be easily identifiable and evoke a sense of entry” (p. 1, #1).
 - “Entrance areas should have a high quality of finish and level of detail” (p. 1, #2)
 - “Entrances should be the prominent features of the ground floor.” (p. 1, #3)
- Four-Sided Design
 - “Buildings should not have any blank, flat walls” (p. 4, #4).
- Building Materials
 - “Use permanent, durable materials that can be easily maintained” (p. 12, #8).
- Building Color
 - “Avoid the use of bright, vivid colors, as they can create the perception of poor design and low quality” (p. 13, #3).

Staff Analysis: The proposal includes backlit 3Form (translucent resin product) elements as part of the building. The ARC should review the backlit elements and make recommendations to ensure that the residential properties across Fort Union Blvd. are not negatively impacted. Staff recommends requiring a shut-off time of 9:00pm.

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.*

Recommendation & Conditions of Approval

Staff recommends approval of the application with conditions:

1. Install new 6' sidewalk along Fort Union Blvd. in front of parcel 22-20-454-003;
2. Install one street light along Fort Union Blvd. compliant with section 12.24.190 "Street Lighting" of the City Code;
3. New parking lot lights shall not exceed 18' in height;
4. The backlit 3Form (translucent resin product) elements shall be turned off at 9:00 p.m.;
5. No street trees along Fort Union Blvd. may be planted within 30' of the "egress only" drive through exit.

Model Motions

Approval

I move to issue a Certificate of Design Compliance for project SPL-21-002 subject to all recommended conditions of approval outlined in the staff report dated February 25, 2021.

- Add any additional conditions of approval...

Denial

I move to deny a Certificate of Design for projects SPL-21-002 based on the following findings:

- List reasons for denial...

Attachments

1. Applicant Narrative
2. Proposed Plans

MEMO

To:	Andy Hulka 2277 Bengal Blvd, Cottonwood Heights, UT 84121	Memo #:	02 – ARC Submittal Narrative
		Date:	February 12 th , 2021
		Project:	Utah First Credit Union – Cottonwood Heights Branch 1166 Fort Union Blvd. Cottonwood Heights, Utah
From:	Rob Merrick – FFKR Architects	FFKR Project #:	21011

To Whom it may concern,

The following is our project narrative to propose how we intend to meet the Cottonwood Heights Design guidelines.

In going through your design guidelines we will describe our design features and their intents to satisfy the requirements set forth in those guidelines.

Our Entrance is facing the west, which is the main approach for the member from the parking lot. We have thickened dark façade wall with a recessed entryway, which has been highlighted with a splash of the Credit Union primary marketing color.

The windows are a primary feature of the design as well, once you enter through the solid wall at the entry, you are greeted with a large glass curtain wall on the entire north wall and part of the east wall of the lobby, flooding the interior with light. These windows continue at a smaller scale on the north side as you go east into the administration area of the credit union. The windows on the south side are only present at the offices and have a solar screen to help with the direct sunlight.

We have designed this building to have four distinct facades, as this is a prototype that we have continued to develop, and have had all four side of the building have prominent exposure to street frontages and have done our best so that no side of the building looks like it would need to be the rear elevation of the project. All four elevations have interest and movement with recesses or bump outs on each façade face.

We have done our best to move the building to front setback line along Fort Union, also rotating the building slightly to get the approach views that we wanted as the customer approaches the site from Fort Union Boulevard from both the west as well as the east. We are working with the owner of the building to the south, Mr. Tom Lloyd of the Union Park Associates to come up with an entry way

from Fort Union that benefits both our client and Mr. Lloyd. We are proposing to widen the entryway off of Fort Union Boulevard to 50' wide. This will allow three lanes of travel directly west of our building, so that we do not interrupt the traffic flow to either of our buildings. We have also tied the two buildings together with a pedestrian access connecting to the north sidewalk of his building. We do feel the design of our building fits within the context of the surrounding buildings.

Building Character, we have utilized high quality materials in every aspect of the exterior elevations to create great interest, while maintaining a very pedestrian scale throughout. We also incorporate two iconic 3Form (translucent resin product) elements that are backlit and have become the Utah First Credit Unions signature look. All mechanical unit on the roof are fully screened from view.

Site placement and building orientation has been described above to get as close to Fort Union and the parking as possible, to maintain the pedestrian scale talked about prior. We have proposed to use the existing curb cut from Fort Union on the east side of our property to have an "egress only" point for our drive through customers. This will be well marked as egress only at the street side of this access point.

Landscaping and streetscape, we plan to maintain the existing trees on the east side of current Famous Dave site to the extent possible to during the construction process. The new landscape proposed will be an inviting pathway to our building while maintaining required site lines for security around the perimeter of the building.

Mechanical/Trash enclosure screening. As mentioned earlier, all mechanical units will be screened from view. Our trash enclosure is a small split faced CMU structure in the southeast corner of the property as shown on our site plan, enough to hide a two yard dumpster. The credit union does not create a lot of waste product.

Signage is shown on our elevations as well as the renderings provided. Two of the signs will be mounted on a backlit 3 form element described above. The other on the east side bump out. We are also proposing a monument sign at the entry point.

Site lighting is attached with a photometric study provided as well. Site lighting is of utmost importance to the credit union for their members safety, as well as the safety of their employees. The drive up canopy may have brighter lighting, but it is requested for security to provide sufficient lighting for their security cameras, especially at the ATM lane.

Parking is provided to the west of the building for members, other than our accessible parking is in front of the building. We need to maintain a reciprocal parking agreement with the Union Park building. We do not plan to revise the existing parking lot at the three other parcels of our property, other than the revisions at the proposed widened entry point, which will result in the two existing

islands moving to the west. We will also repave the areas in these areas, which we plan to use as a staging area during construction.

We feel that we have met the requirements put forth in the design guidelines for Cottonwood Heights, and this building will become a great asset to this neighborhood.

We appreciate your consideration in this ARC and Site plan approval submittal and are happy to answer any other questions that you, or the planning commission may have.

Regards,

A handwritten signature in black ink, appearing to read 'Rob Merrick', with a stylized flourish at the end.

Rob Merrick AIA, NCARB
Senior Associate | Architect
D 801.534.4275 M 801.910.8126

FFKR ARCHITECTS



Utah First Credit Union - Cottonwood Heights

February 12th, 2021



FFKR ARCHITECTS



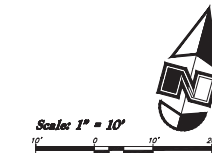
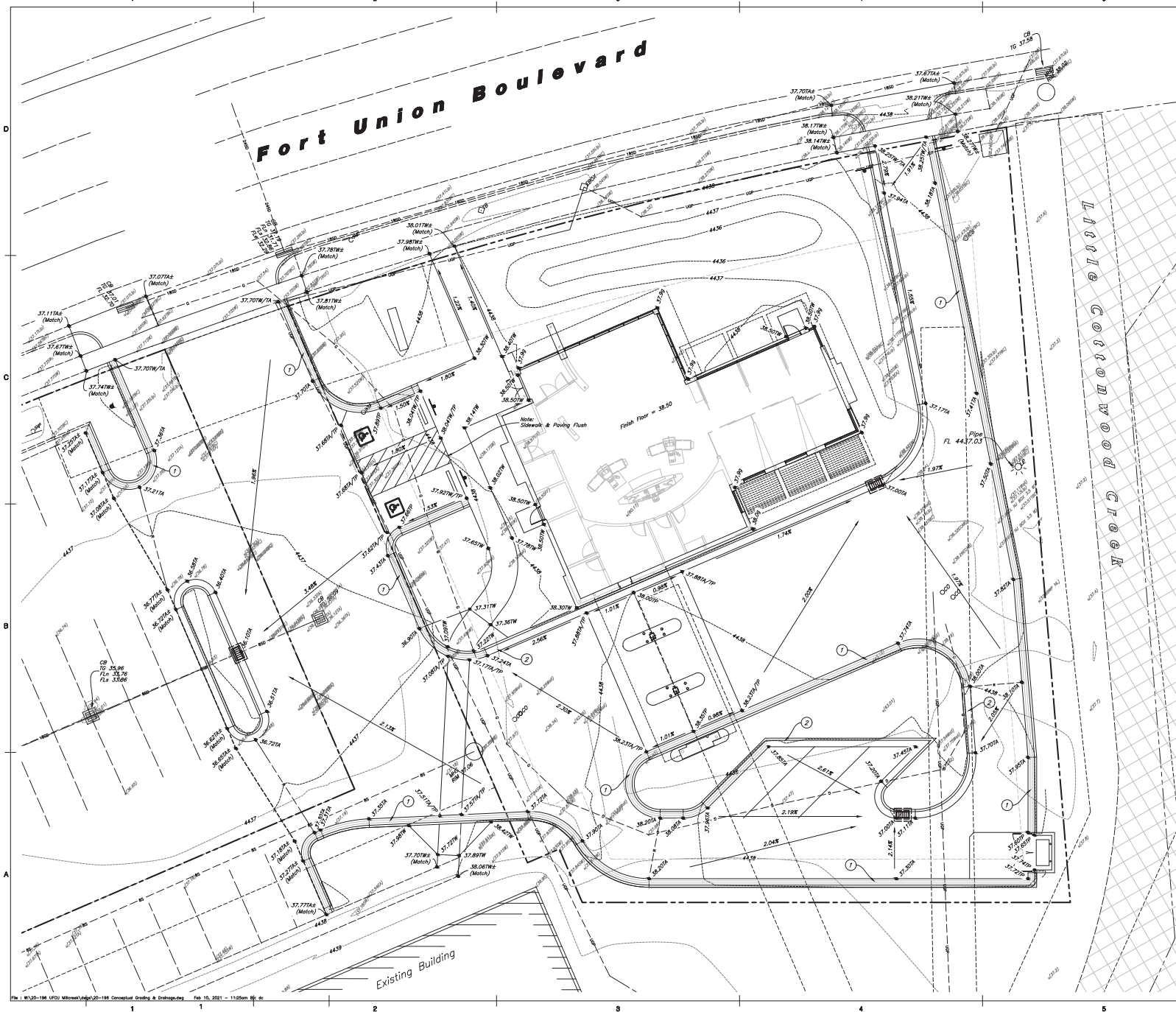
Utah First Credit Union - Cottonwood Heights

February 12th, 2021



FFKR ARCHITECTS



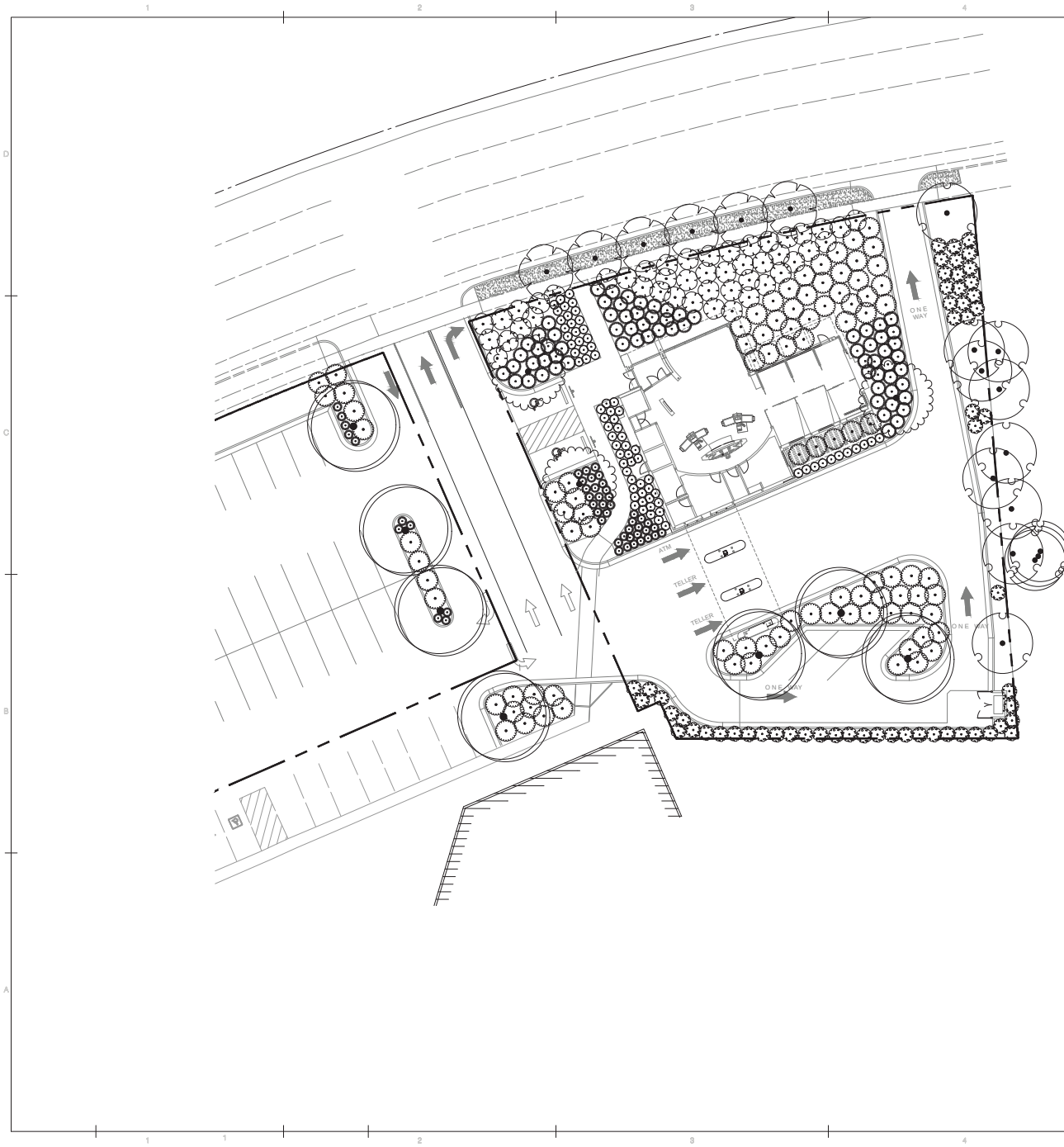


Curb and Gutter Construction Notes

1. Open face gutter shall be constructed where drainage is directed away from curb.
2. Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
6. Spot elevations are shown on this plan with text modifiers. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes

1. Concrete sidewalk shall be constructed with a cross slope of 1.5% (2.08% Maximum) unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan, where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%.
3. Refer to the Site Plan for sidewalk dimensions.



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
	Ac	Acer campestre Hedge Maple	15 gal	7	
	Cb	Carpinus betulus "Fastigiata" Pyramidal European Hornbeam	15 gal	3	
	Ee	Existing Tree Existing Tree to remain	-	13	
	Ma	Maackia amurensis Amur Maackia	15 gal	6	
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
	Bc2	Berberis thunbergii "Crimson Pygmy" Crimson Pygmy Barberry	5 gal	38	
	Ck2	Calamagrostis x acutiflora "Karl Foerster" Karl Foerster Feather Reed Grass	5 gal	11	
	Cc	Caryopteris x clandonensis "Blue Mist" Blue Mist Shrub	5 gal	73	
	Ce	Cornus alba "Elegantissima" Silveredge Dogwood	5 gal	56	
	Rg	Rhus aromatica "Gro-Low" Gro-Low Fragrant Sumac	5 gal	96	
	Sc	Symphoricarpos x chenaultii "Hancock" Hancock Chenault Coralberry	5 gal	46	
	Td	Taxus x media "Densiformis" Dense Yew	5 gal	70	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	Bb	Bio Blue Perennial Rye Grass/Blue Grass Mix	sod		742 sf
	Mr	MINERAL MULCH SEE SPECS	flat		10,076 sf

Site Calculations

Main lot: (lot 1):	Impervious area:	11,486 sq. ft.
	Landscape area:	9,143 sq.ft.
	Building footprint:	3,290 sq. ft.
	Total area:	23,919 sq. ft.
Lot 2	Impervious area:	16,496 sq. ft.
	Landscape area:	2,888 sq.ft.
	Total area:	19,384 sq. ft.
Lot 3	Impervious area:	2,744 sq. ft.
	Landscape area:	0 sq.ft.
	Total area:	2,744 sq. ft.
Lot 4	Impervious area:	1,394 sq. ft.
	Landscape area:	0 sq.ft.
	Total area:	1,394 sq. ft.

0 10 20





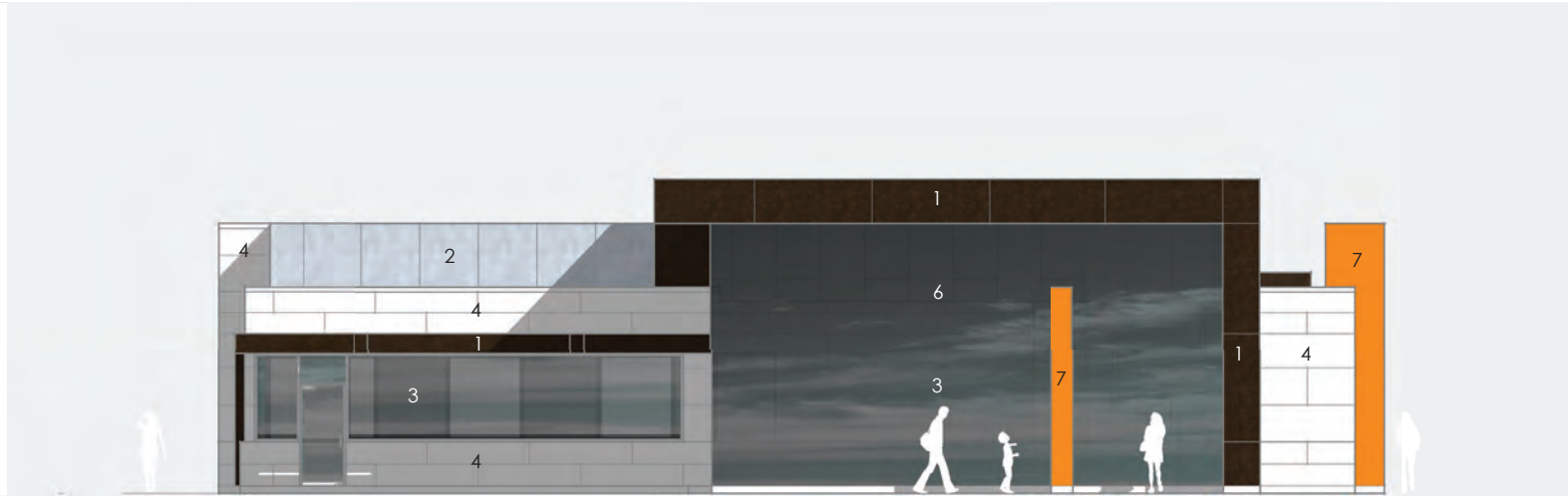
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	Landscape area:	0 sq.ft.
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	Landscape area:	0 sq.ft.
	Total area:	1,394 sq. ft.

0 10 20

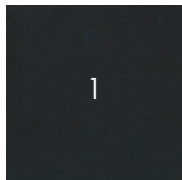




North Elevation
Scale: 1/4" = 1'-0"



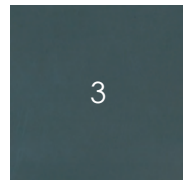
West Elevation
Scale: 1/4" = 1'-0"



"Charcoal"
Aluminum Composite Material



"Natural Aluminum"
Aluminum Composite Material



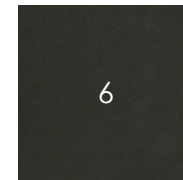
"Cool Grey"
Solarban 70 - Glazing



"Matte White"
Porcelain Rain Screen



"Custom Orange"
Aluminum Composite Material

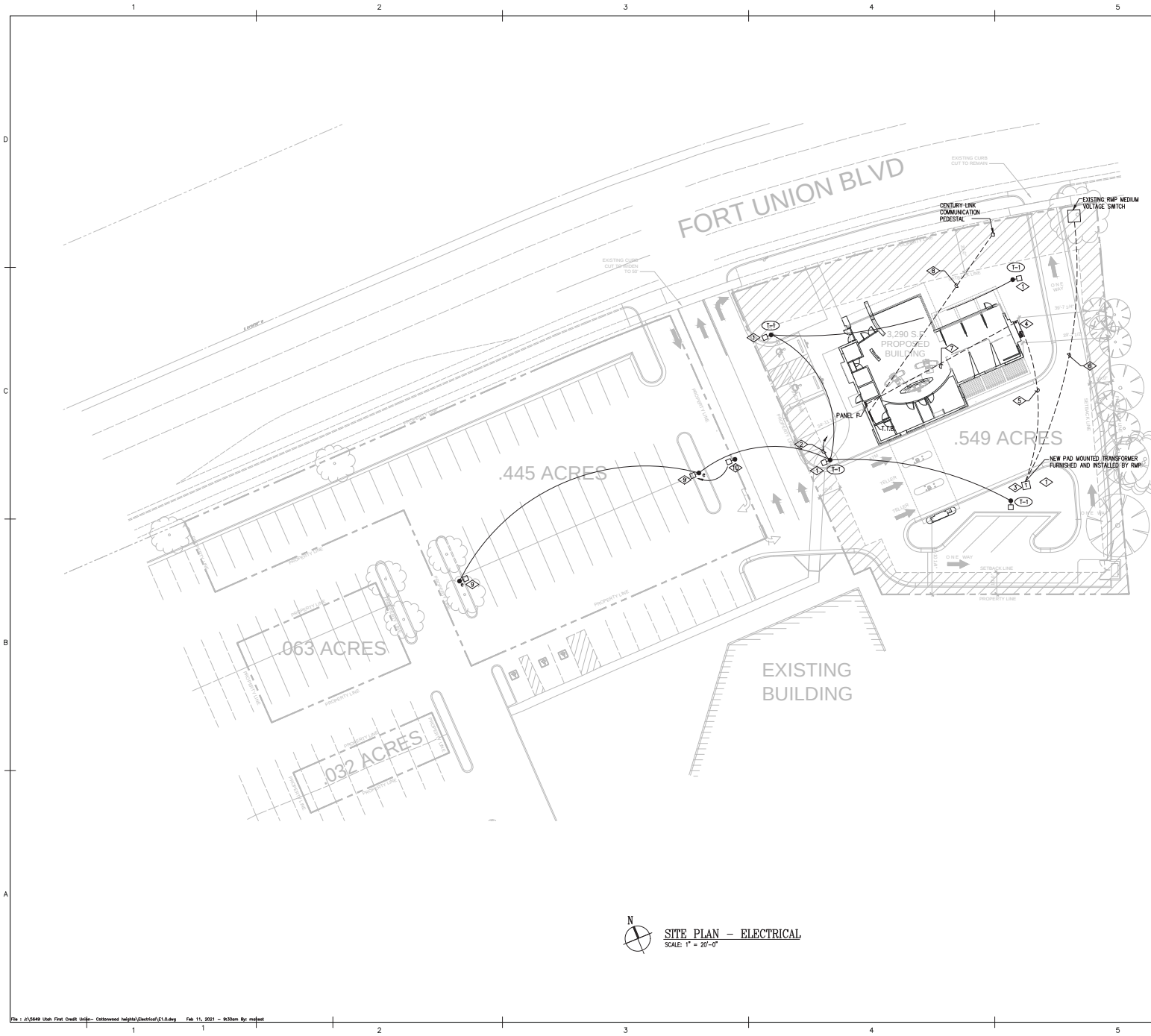


"Dark Bronze"
Aluminum Curtainwall System



"Custom Orange"
3 Form Resin Panel (Backlit)





- REFERENCE NOTES:**
1. PROVIDE A CONCRETE POLE BASE FOR NEW POLE LIGHT FIXTURES. REFER TO THE CONCRETE POLE BASE DETAIL FOR MORE INFORMATION.
 2. TIE EXTERIOR POLE LIGHT FIXTURES THROUGH NEW MULTI-POLE LIGHTING CONTRACTOR. THESE LIGHTS ARE TO TURN ON AND OFF BY PHOTOCELL. RUN CONDUIT 24" BELOW GRADE. COORDINATE THIS WORK WITH GENERAL CONTRACTOR.
 3. APPROXIMATE LOCATION OF POWER COMPANY PAD MOUNTED TRANSFORMER. PROVIDE CONCRETE PAD FOR POWER COMPANY REQUIREMENTS. REFER TO TRANSFORMER PAD DETAIL FOR EXACT LOCATION. COORDINATE THIS WORK WITH POWER COMPANY. CT CAN TO COMPLY WITH POWER COMPANY REQUIREMENT.
 4. FURNISH AND INSTALL NEW G.T. CAN AND METER SOCKET IN NEMA 3R ENCLOSURE IN THE APPROXIMATE LOCATION SHOWN. REFER TO THE POWER SINGLE LINE DIAGRAM FOR MORE INFORMATION. COORDINATE THIS WORK WITH POWER COMPANY. CT CAN TO COMPLY WITH POWER COMPANY REQUIREMENT.
 5. RUN CONDUIT FROM CT CAN TO SECONDARY SIDE OF TRANSFORMER. BURY CONDUIT 24" BELOW GRADE. REFER TO POWER SINGLE LINE DIAGRAM FOR MORE INFORMATION.
 6. RUN A 4" CONDUIT FROM THE LOCATION OF EXISTING RMP SWITCH TO NEW RMP PAD MOUNTED TRANSFORMER. COORDINATE WITH RMP FOR EXACT LOCATION OF SECTIONALIZER. BURY THE CONDUIT 48" BELOW GRADE TO MEET RMP REQUIREMENTS.
 7. TIE CT CAN/METER TO PANEL "P" INSIDE BUILDING AS SHOWN. CONDUIT TO BE BURED 24" BELOW GRADE. SEE POWER SINGLE LINE DIAGRAM FOR MORE INFORMATION. COORDINATE EXACT ROUTING WITH GENERAL CONTRACTOR.
 8. RUN A 4" CONDUITS FROM T.I.B. TO EXISTING CENTURY LINK COMMUNICATION PEDSTAL. PROVIDE (3) 1-1/4" INDUCTS IN 4" CONDUIT. BURY THE CONDUIT 36" BELOW GRADE. COORDINATE WITH CIVIL AND GENERAL CONTRACTOR FOR EXACT ROUTE OF CONDUIT AND LOCATION OF COMMUNICATION PEDSTAL. BORE ACROSS THE EXISTING ROAD.
 9. EXISTING POLE LIGHT IS TO REMAIN. TIE TO NEW CIRCUIT AS SHOWN.
 10. RELOCATE EXISTING POLE LIGHT TO NEW LOCATION SHOWN. PROVIDE NEW CONCRETE POLE BASE AND TIE TO NEW CIRCUIT SHOWN. REFER TO CONCRETE POLE BASE DETAIL FOR MORE INFORMATION.

SITE PLAN - ELECTRICAL
SCALE: 1" = 20'-0"

FFKR ARCHITECTS
730 South Avenue, Salt Lake City, Utah 84143
313.461.1111 • ffrk@ffkr.com

UTAH FIRST
CREDIT UNION

Utah First Credit Union
Cottonwood Heights Branch
1166 Fort Union Blvd. Cottonwood Heights, UT
Schematic Design-Site plan / ARC Approval Set

PROJECT # 5649
DATE 2.12.2021
STATUS PROGRESS

SITE PLAN - POWER

30
ELECTRICAL ENGINEERING
ECE
ELECTRICAL ENGINEERING
930 S. West Temple St., UT 84001
Phone: (801) 221-8807
Email: Admin@econline.com
E.C.E. Project # 5649

E1.0

Schedule											Statistics							
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
	A	4	Lithonia Lighting	RSX2 LED P2 40K R5 MVOLT SPA NLTAIR2 PIRHN DOBXD / SSS 20 4G DM19AS DOBXD	RSX Area Fixture Size 2 P2 Lumen Package 4000K CCT Type R5 Distribution / Wireless Controls Sensor / 20' SSS Pole		1	17660	0.9	114.07	Ground	+	1.5 fc	2.8 fc	0.3 fc	9.3:1	5.0:1	



N
SITE PLAN - ELECTRICAL
SCALE: 1" = 20'-0"





www.ragni-lighting.com

Domitienne V2

Linear Design

TECHNICAL CHARACTERISTICS

Protection index	IP 66
Optical unit	IP 55
Electrical Housing	IK 08

Shock resistance

Materials	Aluminium (die casting/extrusion)
Fixture	Galvanized steel
Pole	Tempered glass
Protection	

ELECTRICAL CHARACTERISTICS

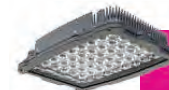
- Power current up to 700 mA
- Surge protector and over/under voltage protection (optional).
- Electrical class: class II
- Incorporated driver. Two drivers for the two off-set luminaires version
- Optional lighting management systems: automatic time-related lowering of intensity with up to 5 levels, presence detection, constant flux, graduation by means of voltage variation, 1-10V or DALI control

LIGHTING DISTRIBUTIONS

Type I
Type II
Type III
Type IV
Type V

EVO2 MODULE

The EVO2 is very compact so that it can be incorporated into numerous luminaires in the Ragni range. In particular, it can replace classic reflectors (high-pressure sodium lamps, metal halide lamps...), and its compactness has made it possible to create the Ketch with its thin luminaire.



- LED manufacturer: CREE
- LED life-cycle: up to 100,000 hours
- Color temperatures: 3000K to 4000K.
- CRI above 70

All information is subject to change without notice
Update: 04/22/2020

www.ragni-lighting.com

