



ARCHITECTURAL REVIEW COMMISSION MEETING AGENDA

Department of Community and Economic Development

Meeting Date: April 22, 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, April 22, 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_bfdRCRiRa6NYZeuw2O4kQ

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 SPL-21-001)**

Action on request from Savory Swig Stores, LLC for a Certificate of Design Compliance for a new drive-thru soda shop at 2029 E. Fort Union Blvd.

- 2.2. **(Project SPL-21-003)**

Action on request from Sandra Rudolph for a Certificate of Design Compliance for exterior alterations to the property at 1399 E. Fort Union Blvd.

3.0 Consent Agenda

- 3.1 Approval of Minutes for April 22, 2021

(The Architectural Review Commission will move to approve the minutes of April 22, 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, April 16, 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

4/16/21

Date

DATED THIS 16th DAY OF APRIL 2021
Paula Melgar, City Recorder



ARCHITECTURAL REVIEW COMMISSION STAFF REPORT

New Drive-Thru Soda Shop: 2029 E. Fort Union Blvd.

Meeting Date: April 22, 2021

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

Summary

Project #:

SPL-21-001

Subject Property:

2029 E. Fort Union Blvd.

Action Requested:

Certificate of Design
Compliance for a new drive-
thru soda shop.

Applicant:

Savory Swig Stores, LLC

Recommendation:

Approve



Aerial View

Context

Property Owner:

Sundaw Company, LLC

Parcel Number:

22-22-351-033

Acres:

Parcel area: 4.81 acres

Project area: approx. 0.3 acres



Existing Street View (Looking north)

Request

Proposed Landscaping Plan

Zoning Ordinance & Applicable Design Guidelines

Zoning Ordinance

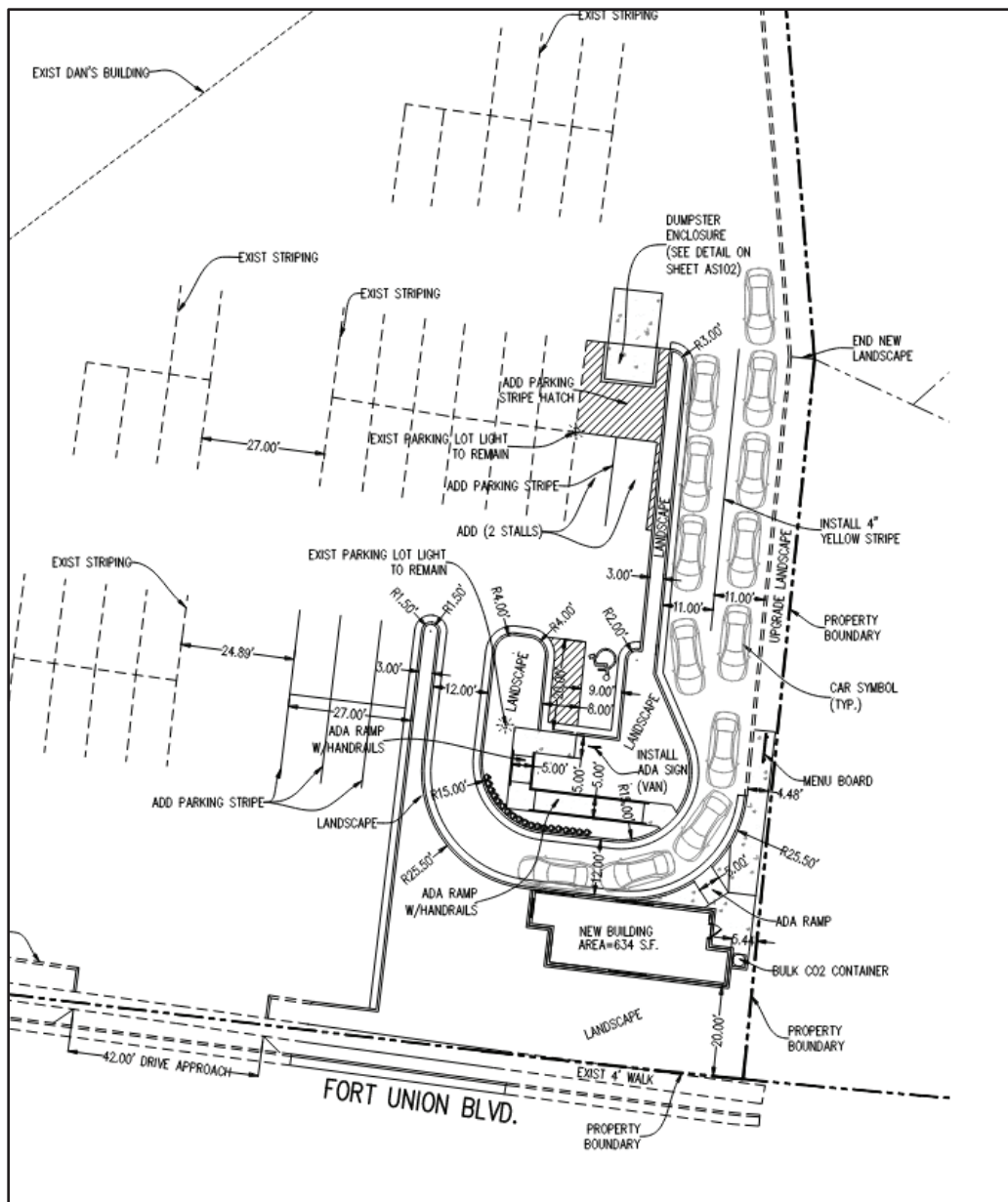
Setback Requirements		
	Required	Provided
Front	20'	20'
Side	0'	5.44'
Rear	15'	15'+

Height Requirements	
Required	Provided
35'	15'

Lighting Requirements		
	Required	Provided
Point Illumination	< 10 foot candles	71.5 foot candles at menu board

Screening Requirements		
	Required	Provided
Dumpster Enclosure	50' from residential	34' from residential
Roof Appurtenances	Within enclosure	4' – 6' Steel enclosure

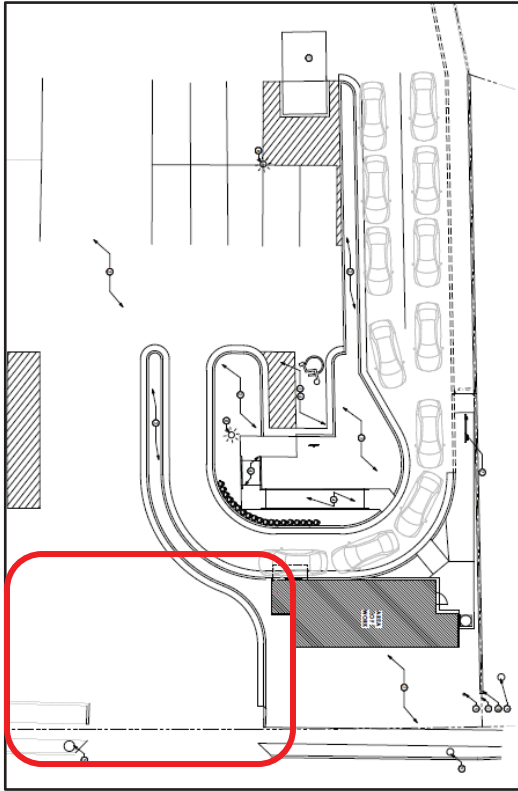
Staff Analysis: The application must be revised to meet the code requirements for site illumination and dumpster enclosures. These technical corrections will be resolved administratively prior to building permit issuance. The project has been designed to meet all other relevant requirements of the CR (Regional Commercial) zone. Any development in the CR zone requires a master development plan to be approved by the Planning Commission. This project has been scheduled for Planning Commission consideration on May 5, 2021.

Site Plan & Parking Plan*Proposed Site Plan*

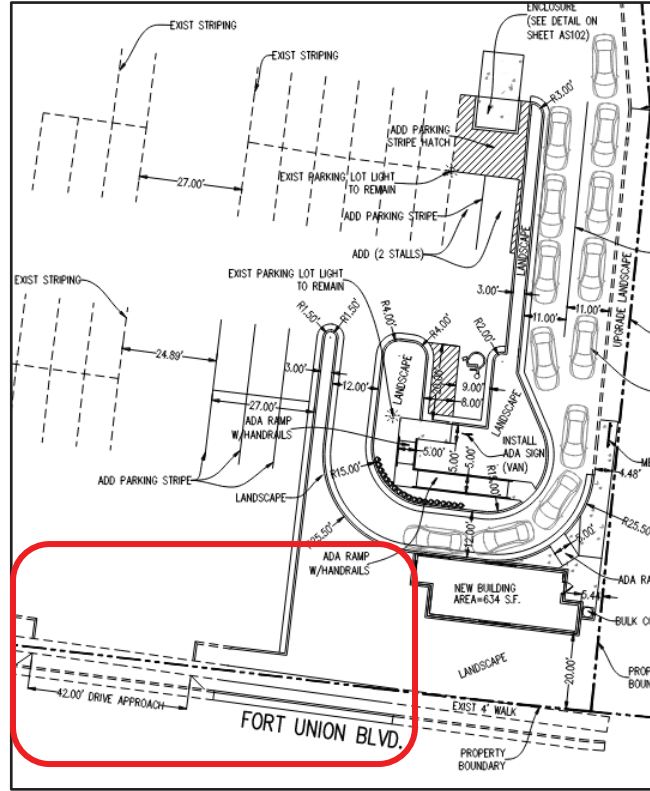
- "Parking areas should be treated as well-defined spaces with landscaping, lighting, and effective pedestrian and vehicular circulation" (p.27, #1).
- "Parking should be located behind buildings when possible" (p.27, #2).
- "Parking areas should be designed to prevent conflict between service and regular vehicles, as well as between pedestrians and vehicles" (p. 28, #19).

April 22, 2021

- Traffic study recommendations
 - Relocate the Fort Union access to align with Ponderosa Drive.
 - An analysis of 4 existing Swig locations in Salt Lake County found that the average peak drive-thru queue was 13 vehicles. The highest observed queue was 16 vehicles.



Preliminary design with existing drive approach



Revised design with relocated drive approach

Staff Analysis: A traffic impact study has been submitted for this project which recommends relocating the existing drive approach and providing a queue that can accommodate 13 vehicles, with overflow capacity for up to 16 vehicles. The proposed site plan incorporates both recommendations, with a layout that prevents conflict near the Fort Union access point and keeps the overflow in the parking lot area.

[illegible]

Proposed Landscaping Plan

Proposed Trees: (1) Musashino Zelkova (highlighted dark green), (2) The Blues Weeping Spruce (highlighted light green).

- “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).

April 22, 2021

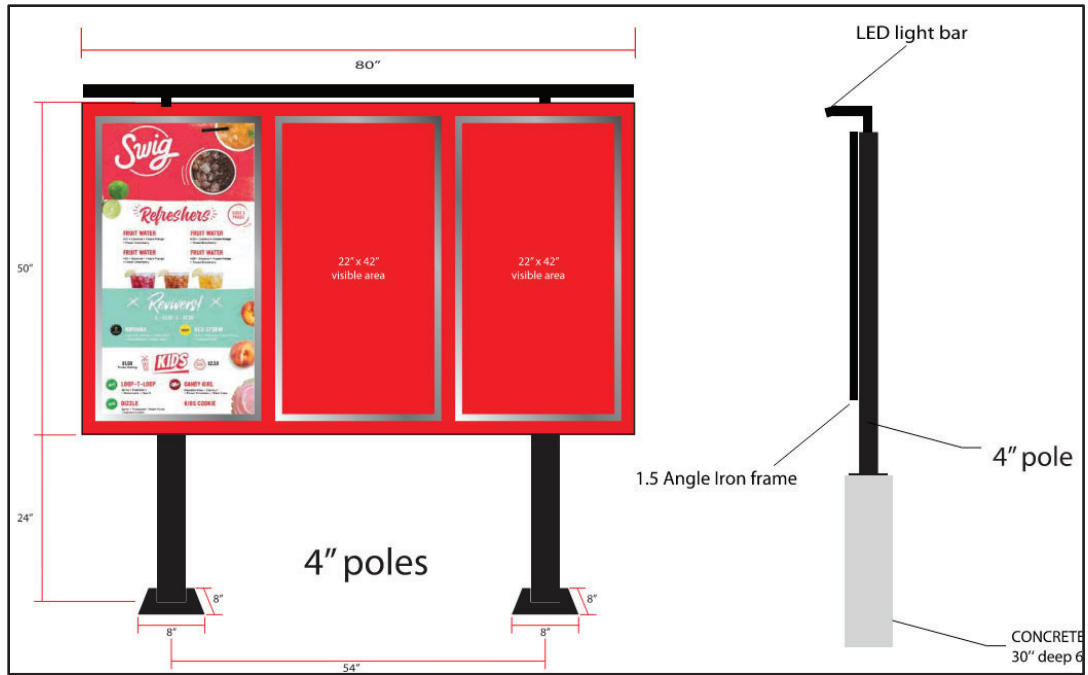
- “Provide plans for sustainable and effective irrigation” (p. 18, #15).

Staff Analysis: The front yard area of properties in the CR zone is required to be landscaped and maintained with live plant material including shrubs, flowers, and trees. This application includes a landscaping plan that meets the minimum requirements of the zoning ordinance. Water-efficient trees and landscaping are highly encouraged in all situations.

Lighting Plan



Proposed Building Elevations with Wall-Mounted Lights Marked

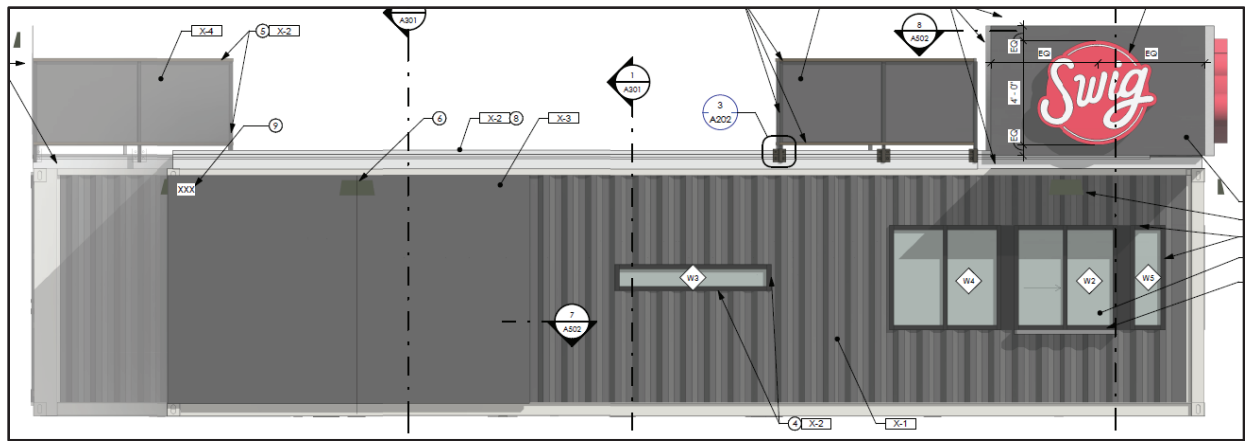


Proposed Menu Sign with LED Light Bar

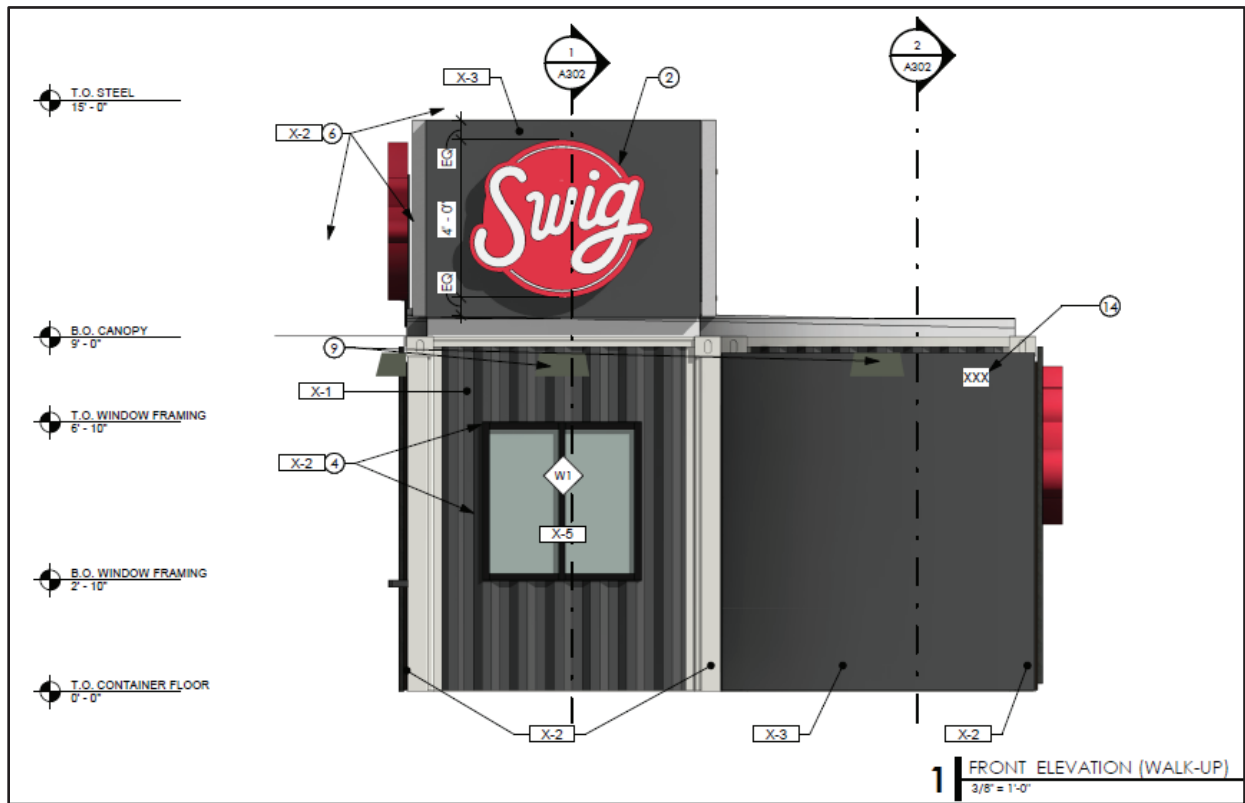
- "Accent lighting is encouraged to highlight interesting architectural features, signs, and displays, but must be shielded and oriented toward the intended feature" (p. 9, #3).
- "Building-mounted lights should be designed to complement the architecture of the building" (p. 9, #8).

Staff Analysis: City ordinance requires that the LED light bar above the menu board sign be revised for compliance with the outdoor lighting code (No point on the property shall be illuminated greater than 10.0 foot-candles).

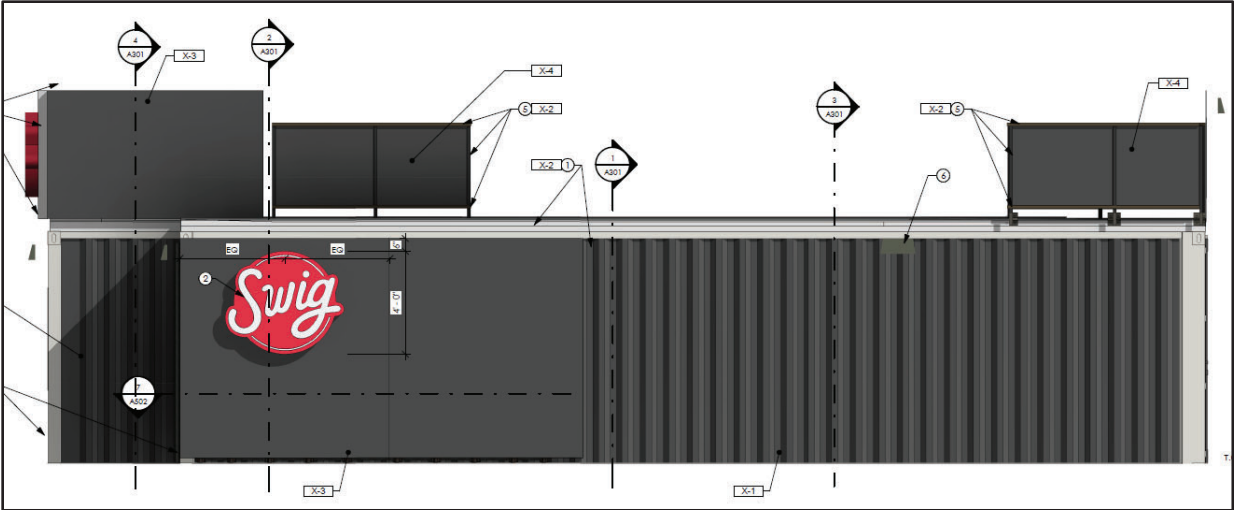
Building Elevations



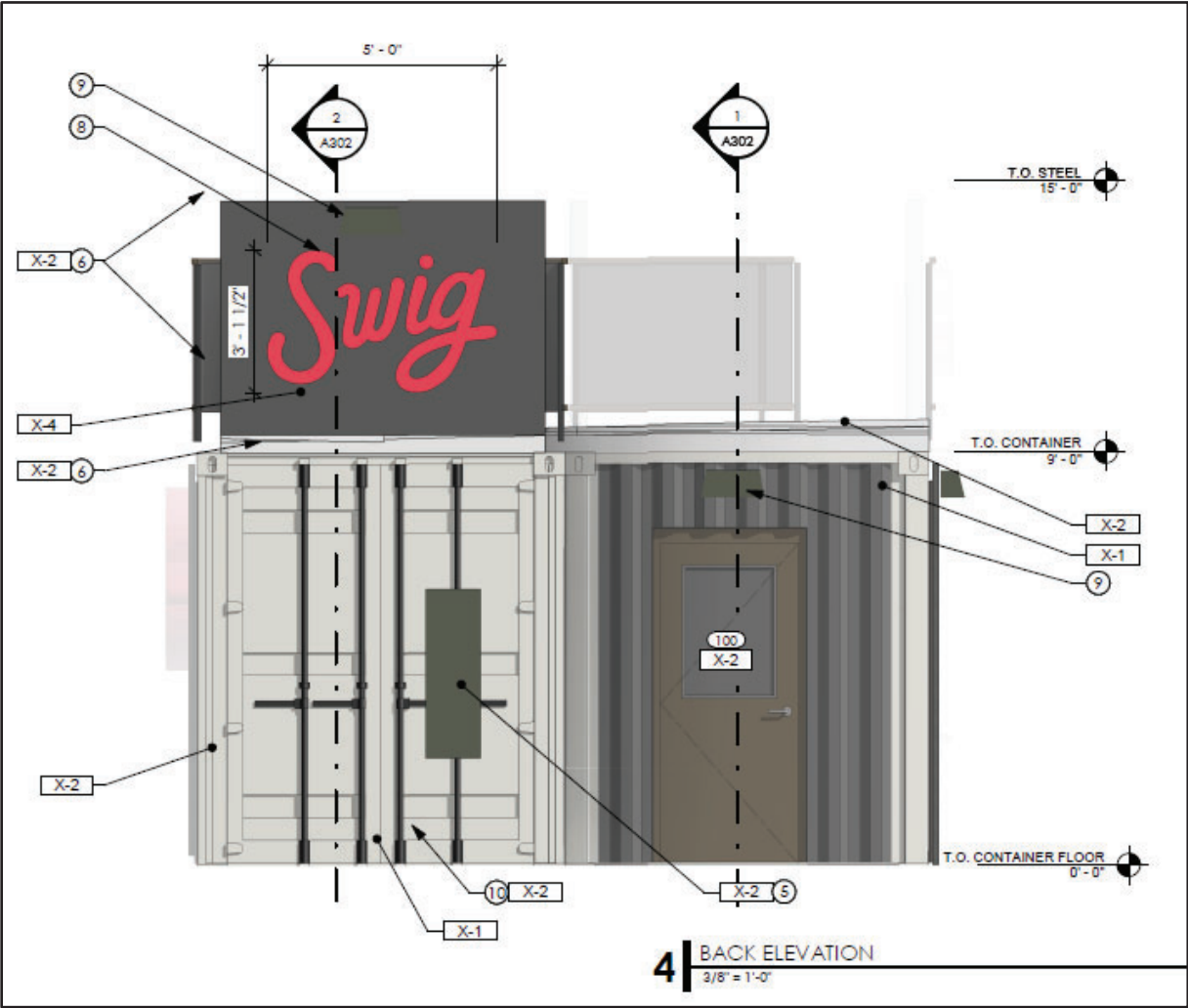
North Elevation



West Elevation



South Elevation



East Elevation

EXTERIOR FINISH SCHEDULE		
MARK	MATERIAL	DESCRIPTION
X-1	PAINT (WHITE)	EXTERIOR GRADE - SW# 7042 "SHOJI WHITE" (POWDER COAT STEEL IF POSSIBLE)
X-2	PAINT (DARK GRAY)	EXTERIOR GRADE - PFJ507A5 "SPARTAN BRONZE" (POWDER COAT STEEL IF POSSIBLE)
X-3	SIMULATED WOOD SIDING	FIBER CEMENT PANELS BASE BID: NICHIIHA; VINTAGE WOOD; BARK; 17-7/8" x 5/8" THICK; HORIZONTAL INSTALL BID ALTERNATE: JAMES HARDIE; SIERRA 8; TIMBER BARK; 5/16" THICK; HORIZONTAL INSTALL
X-4	PERFORATED METAL PANEL	PERFORATED METAL PANEL; STAINLESS STEEL; (16 GAUGE) 1/4" ROUND HOLES WITH 5/16" STAGGERED CENTERS; 58% OPEN
X-5	STOREFRONT	DARK BRONZE ALUMINUM

Building Materials & Colors

Architectural Guidelines (Applicant Responses):

- Entrances
 - The drive-thru window is the point of service – distinguished by the wall sign and awning, which are mounted to the mechanical screen that rises above the building line.
- Windows
 - Drive Thru Window with adjacent glazing on the (front) north façade – 2" framing, dark bronze.
 - Rectangular glazing on the west façade – 2" framing, dark bronze
 - A narrow ribbon window opening into the kitchen area, next to the drive-thru window on the north façade. – 2" framing, dark bronze
- Awnings & Canopies
 - Metal awning painted dark gray, suspended over DT window / customer touch points.
- Four-sided Design
 - All facades consist of the following materials:
 - Painted metal (dark gray)
 - Painted metal (white)
 - Simulated wood planks
 - Perforated metal panel (screens)
 - Storefront (dark aluminum)
 - All facades are different
 - Different materials are utilized on each façade to separate space and inform visitors to the site.
 - All elevations consist of at least two (2) materials, and signage

- Elements and Articulation
 - The building roof coping serves as a cornice in scale with the height of the structure.
 - Perforated panels screening the mechanical equipment rest on top of the roof
 - Each elevation is composed with combinations of sustainable materials
- Building Mounted and Canopy Lighting
 - Exterior lighting matches character of the building, is shielded and directed downward

Site Design Guidelines (Applicant Responses):

- Orientation
 - Broadside facing street and open parking lot, shared with Dan's Market
- Screening
 - All rooftop equipment is obscured from ground view
 - Screen walls are of similar materials and finishes as the primary building (perforated metal), painted dark gray.
- Signs
 - All exterior signage has been placed to complement façade elements
 - Signage on the north and west facades are over fenestration
 - Signage on the east elevation centered over container doors (design element)
 - Signage on the south elevation placed for visibility to Fort Union Blvd.
 - The method of attaching the sign to the building is integrated into the overall sign design
 - All signage to be submitted separately for approval by the Architectural Review Commission.
- Crime Prevention Through Environmental Design
 - The clearstory ribbon window faces the public walk to the building entrance, as well as the drive thru line.
 - The window on the west wall provides visibility of people entering and existing the site.
 - One point of entry into the building.

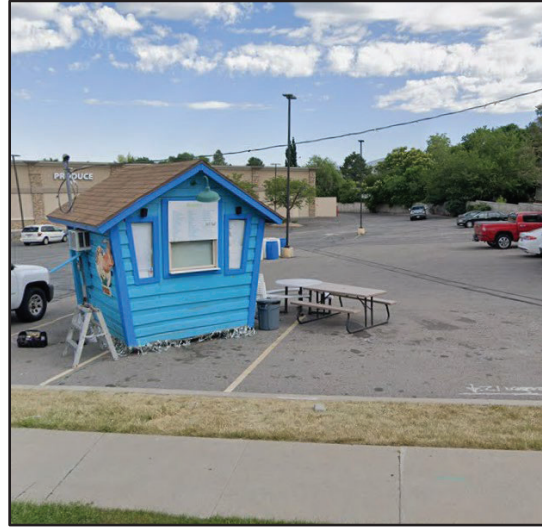
Staff Analysis: Staff has no additional recommendations regarding the design of the structure. The ARC should review the attached plans and make recommendations related to the design of the structure.

Fort Union Streetscape

- “Outdoor seating and dining areas must be clearly defined and incorporated as part of the initial design” (p. 7, #6).
- “With thousands of drivers traveling along the road every day Cottonwood Heights has a unique opportunity to rejuvenate the boulevard by creating a destination Main Street with walkable areas, patio dining and street-side shopping, becoming what it was originally envisioned to be when the City incorporated” (Fort Union Main Street Corridor Area Plan, p.78).



Wasatch Pizza occupied this space until 2013



A snow cone shack has been in this space during recent years

Staff Analysis: Staff requests that the ARC discuss whether adding limited outdoor seating or tables on the site to accommodate pedestrians or offer a small gathering area.

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.

Model Motions

Approval

I move to issue a Certificate of Design Compliance for project SPL-21-001 based on the findings in the staff report dated April 22, 2021.

- Add any additional conditions of approval...

Denial

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

- List reasons for denial...

Attachments

1. Applicant Narrative
2. Proposed Plans

Architectural Review Narrative

Date 02/08/2021

Project Name: Cottonwood Heights - SWIG

CSG Project Number: SAV.31438

Project Address: 2079 E. Fort Union BLVD. Cottonwood Heights, UT 84121

The following revised documents are to be incorporated into the application for review by the Architectural Review Commission for the project listed above.

Project Narrative

- ***Describe how the proposed development is consistent with the Cottonwood Heights General Plan zoning ordinance, and any pertinent area master plans and/or corridor/streetscape guidelines.***
 - 19.40.020 – Permitted Uses
 - The site is zoned as “CR”, which permits “Bakeries, confectionery stores, ice cream, soft drink and coffee shops, for consumption on premises or for takeout”.
 - 19.40.070 – Front Yard
 - The building’s front set-back is 20’-0” (minimum depth is 20’-0”)
 - 19.40.090 – Rear Yard
 - The building’s rear set-back is more than the minimum of 15’.
 - 19.40.100 – Maximum Height of Structures
 - The building is single-story, 15’-0” tall. (maximum height is 35’-0” / 3 stories)
 - 19.40.150 – Screening
 - The roof appurtenances will be placed within an enclosure at least as high as the roof appurtenances that reflects the architectural design scheme of the project in such a way that it will block visibility from on-site parking areas, adjacent public streets, and adjacent residential properties.
 - All utility connections are underground and not be exposed except where necessary.
- ***Explain how the proposed development will contribute to the general health, safety, welfare, and convenience of people residing or working in the vicinity.***
 - The site shares a parking lot with Dan’s Market, is 1 block away from Bella Vista Elementary School, and is adjacent to multiple residential neighborhoods.
 - The scope of services provided by SWIG (quick, drive thru refreshments) serve as a convenient intermediary between these zones.
- ***Describe the spatial relationship that will exist between nearby structures and the proposed development, as well as open spaces and topography, both within the project site in its surrounding context.***
 - Open parking, located plan west, is shared between SWIG and Dan’s Market.
 - Open parking extends from behind the SWIG building to the curving lot line adjacent to residential homes.
 - A small, commercial building is located plan east of the proposed building location
 - The main road (Fort Union Blvd) runs plan south and serves as the primary point of entry to the site.

- ***Explain how the site layout will promote safety and convenience relative to ingress, egress, internal circulation (for pedestrians and vehicles), parking areas, loading areas, and service areas.***
 - The building is placed on the site to collect accessible pedestrian traffic from the parking area
 - Primarily serving patrons from the DT window (one way traffic-clear)
- ***Describe how the architectural characteristics of the proposed development relate to character elements and design features of the structures that are within the surrounding context.***
 - Dan's Market, which shares the parking lot, has a façade featuring horizontal bands of beige & light-brown stucco separated by columns of stacked brick/stone.
 - The Cottonwood Insurance building across the street is a light grey building with a stucco/EIFS façade featuring a white horizontal band that matches the framing around the glazing.
 - Zions Bank, located down the road, presents a rectangular postmodern building with protruding fenestration framed in vertical steel elements that complement the industrial qualities of repurposed shipping containers, and even hints to the vertical elements of container doors.
 - The small building footprint required by Swig's program fits with the residential scale leading to the neighborhood behind the site, while providing an opportunity for the Swig brand and the community of Cottonwood Heights to advertise their dedication towards the conservation of resources. The preserved embodied energy of two repurposed shipping containers is displayed through their freshly painted exposed steel structure, accented with metal screening, simulated wood planks, and aluminum storefront.
- ***Describe how the design features and details of the proposed development have been utilized to screen all mechanical equipment, appurtenances, and utilities.***
 - The rooftop equipment will be screened with a 16 gauge perforated panel system with ¼" round holes, 58% Open.
- ***Describe how the proposed development is consistent with the city's Architectural Design Guidelines.***
 - Architectural Design Guidelines
 - Entrances
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SWIG - COTTONWOOD HEIGHTS



VICINITY MAP SITE

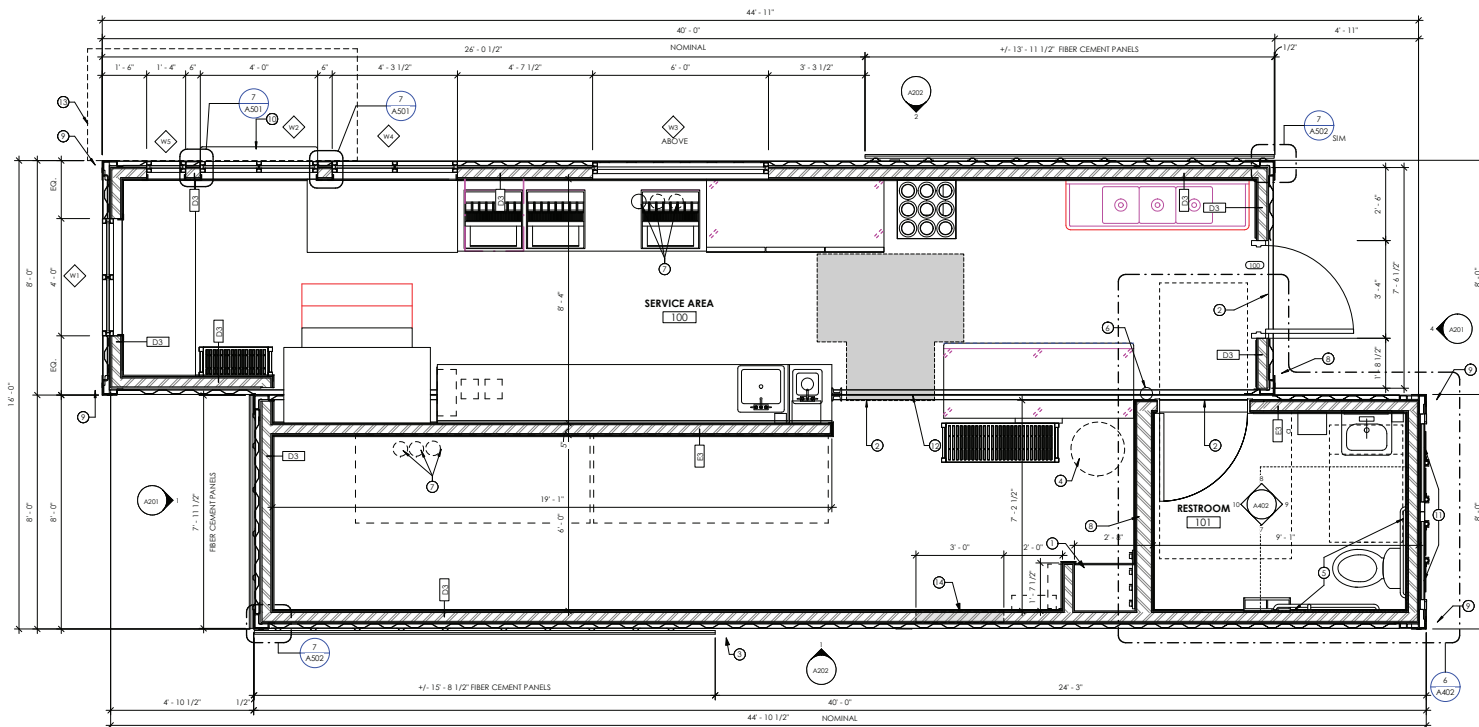
SHEET INDEX

- C1 COVER SHEET
- C2 SITE PLAN
- C3 DEMOLITION PLAN
- C4 UTILITY PLAN
- C5 GRADING & DRAINAGE PLAN
- C6 EROSION CONTROL PLAN
- C7 BMP DETAILS
- ASI02 DUMPSTER DETAILS



Developer: SAVORY MANAGEMENT 1557 W. INNOVATION WAY, SUITE #150 LEHI, UT 84043 801-642-3817		REVISIONS		SWIG	
 David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 756-4594; david@exceldev.com	Rev.	Date	Description	COTTONWOOD HEIGHTS	2079 E. Fort Union Blvd UTAH
	1	04/05/21	ADDED NEW DRIVE APPROACH	Drawn by: D.W.P.	Scale: NTS
				Designed by: D.W.P.	Date: 01/18/21
				Checked by:	C1
				D.W.P.	

COTTONWOOD HEIGHTS		2079 E. Fort Union Blvd		UTAH	
Drawn by: D.W.P.	SWIG SITE PLAN				Scale: 1"=20'
Designed by: D.W.P.					Date: 01/18/21
Checked by: D.W.P.					C2



1 FLOOR PLAN
1/2" = 1'-0"

DIMENSION NOTES

- ALL PLAN DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO:
 - COLUMN GRID ON CENTERLINES.
 - FACE OF CYP, RD, OR SHEATHING.
- CENTERLINE OF DOOR ON CENTERLINE OF ROOM OR CORRIDOR.
- NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE DIMENSIONS. DETAILS OVER SMALLER SCALE DRAWINGS.
- "FINISH FLOOR" REFERS TO TOP OF CONTAINER SUB-FLOOR.
- VERIFY ALL ROUGH-IN, CONCRETE PAD, OR PLATFORM DIMENSIONS FOR EQUIPMENT PROVIDED IN THIS PROJECT, OR BY OTHERS.
- CEILING HEIGHT DIMENSIONS ARE TO FINISHED SURFACES, UNLESS NOTED OTHERWISE.

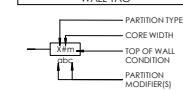
FLOOR PLAN GENERAL NOTES:

- GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- SEE MECHANICAL AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
- ALL COLORS, SELECTIONS AND FINISH MATERIALS AND STYLES SHALL BE COORDINATED WITH OWNER.
- SEE SHEET A411 FOR WALL TYPES.
- DO NOT SCALE DRAWINGS.
- FURNITURE AND KITCHEN EQUIPMENT SHOWN DASHED.
- PROVIDE BLOCKING IN WALLS FOR WALL MOUNTED EQUIPMENT/ACCESSORIES PER PLAN.

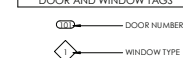
KEYNOTES

- MOP SINK: COORDINATE WITH PLUMBING DRAWINGS.
- ADA COMPLIANT STAINLESS STEEL THRESHOLD.
- DOWNSPOUT TO DRAIN ON TO SPLASH BLOCK BELOW.
- CO2 TANK: COORDINATE WITH EQUIPMENT SHEETS AND PLUMBING.
- PROVIDE BLOCKING AS REQUIRED TO MOUNT GRAB BARS.
- BRACKET MOUNTED 2A10BC FIRE EXTINGUISHER; 42" AFF.
- SODA LINES CONDUITS STUBBED UP THROUGH FLOOR.
- ELECTRICAL PANEL OR EQUIPMENT: COORDINATE WITH ELECTRICAL.
- STEEL COMPONENT WITH BOLTED CONNECTIONS TO CONTAINER COORDINATE WITH STRUCTURAL DRAWINGS.
- 6" DEEP STAINLESS STEEL PASS THRU COUNTER.
- CONTAINER DOORS AND HARDWARE TO REMAIN AND BE WELDED PERMANENTLY CLOSED AND INOPERABLE.
- ACCESSIBLE TURNING 1-SPACE.
- EXTERIOR CANOPY ABOVE.
- ROUGH-IN FRAME FOR 3'-0" X 7'-0" FUTURE DOOR.

WALL TAG



DOOR AND WINDOW TAGS



COTTONWOOD HEIGHTS
2079 E FORT UNION BLVD
COTTONWOOD, UT 84121
PROTOTYPE VERSION 3.00



201 SOUTH MAPLE AVENUE
SUITE 200
SALT LAKE CITY, UT 84119
www.corestates.com

SEAL



ISSUE DATE DESCRIPTION

ISSUE	DATE	DESCRIPTION

PROJECT INFORMATION

PROJECT NO: 02/08/2020
DATE: 02/08/2020
SCALE: AS NOTED
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

FLOOR PLAN

SHEET NUMBER

A112



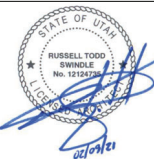
COTTONWOOD
HEIGHTS

2079 E FORT UNION BLVD
COTTONWOOD, UT 84121
PROTOTYPE VERSION 3.00



201 SOUTH MAPLE AVENUE
SUITE 200
SALT LAKE CITY, UT 84119
801.466.2125
www.corestatesgroup.com

SEAL



ISSUE	DATE	DESCRIPTION

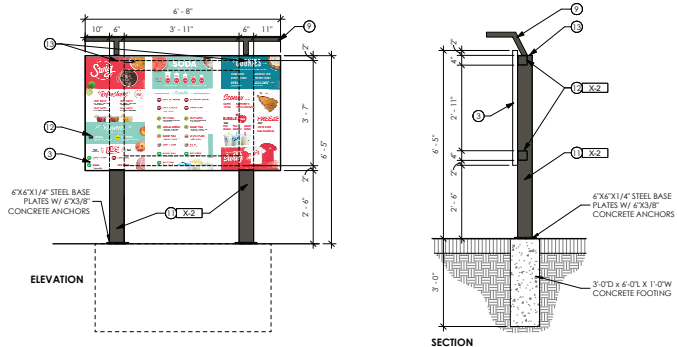
PROJECT INFORMATION
PROJECT NO:
DATE: 07/02/19
SCALE: AS NOTED
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

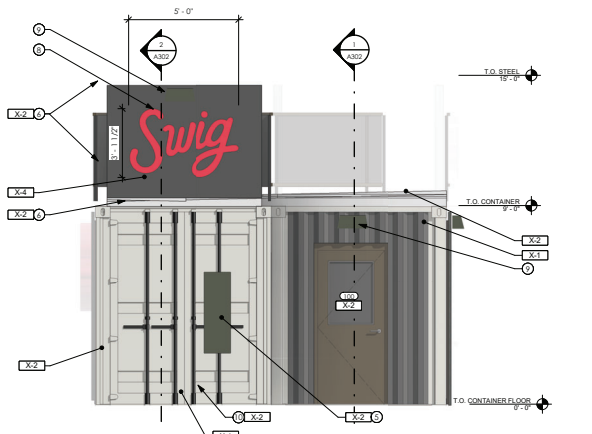
EXTERIOR
ELEVATIONS

SHEET NUMBER

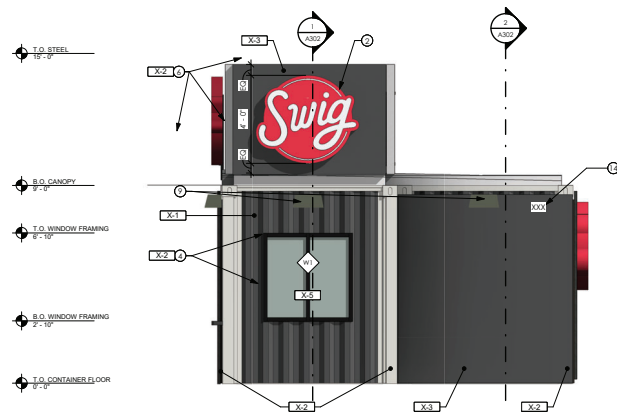
A201



5 | DRIVE UP MENU BOARD - FURNISHED BY OWNER
1/2" = 1'-0"



4 | BACK ELEVATION
3/8" = 1'-0"



1 | FRONT ELEVATION (WALK-UP)
3/8" = 1'-0"

KEYNOTES

- 1 PREFINISHED METAL GUTTER AND DOWNSPOUT
- 2 BUILDING SIGNAGE BY OWNER
- 3 MENU BOARD (6'-8" WIDE x 3'-11" HIGH) BY OWNER
- 4 STEEL ANGLE AT OPENING; PER STRUCTURAL
- 5 ELECTRICAL MDP; COORDINATE WITH ELECTRICAL
- 6 STEEL COMPONENT WITH BOLTED CONNECTIONS TO CONTAINER COORDINATE WITH STRUCTURAL
- 7 STAINLESS STEEL PASS THRU COUNTER
- 8 DIE-BOND SIGN
- 9 LIGHT FIXTURE; COORDINATE WITH ELECTRICAL
- 10 CONTAINER DOORS AND HARDWARE TO REMAIN AND BE WELDED PERMANENTLY CLOSED AND INOPERABLE. EXPOSED DOOR HARDWARE TO BE PAINTED X-2
- 11 4x4 HSS POSTS
- 12 4x4 HSS BETWEEN HSS POSTS
- 13 WELDED STEEL CAP AT TOP OF POSTS
- 14 BUILDING ADDRESS 6" H. CHARACTERS AND 3/4" STROKE

EXTERIOR FINISH SCHEDULE

MARK	MATERIAL	DESCRIPTION
X-1	PAINT (WHITE)	EXTERIOR GRADE - SW# 7042 'SHOJI WHITE' (POWDER COAT STEEL IF POSSIBLE)
X-2	PAINT (DARK GRAY)	EXTERIOR GRADE - PFJ507AS 'SPARTAN BRONZE' (POWDER COAT STEEL IF POSSIBLE)
X-3	SIMULATED WOOD SIDING	FIBER CEMENT PANELS BASE BD: NICHHA VINTAGE WOOD; BARK; 17/78" x 3/8" THICK; HORIZONTAL INSTALL BD ALTERNATE: JAMES HARDIE; SIERRA B; THREE BARK; 5/16" THICK; HORIZONTAL INSTALL
X-4	PERFORATED METAL PANEL	PERFORATED METAL PANEL; STAINLESS STEEL; (16 GAUGE) 1/4" ROUND HOLES WITH 5/16" STAGGERED CENTERS; 36% OPEN
X-5	STOREFRONT	DARK BRONZE ALUMINUM

ELECTRICAL:
• Carries UL listings



STANDARD FEATURES:

- Single Face Illuminated Sign
- Painted Red Aluminum Exterior
- White Acrylic Face with Red Vinyl Overlay
- High Output LED Lighting
- Mounted to wall:
- (6) 3/16" SCREWS

ELECTRICAL:
• Carries UL listings



201 SOUTH MAPLE AVENUE
SUITE 300
AMBLER, PA 19002
215.809.2125
www.core-states.com

A203



ARCHITECTURAL REVIEW COMMISSION STAFF REPORT

Exterior Alterations: 1399 E. Fort Union Blvd.

Meeting Date: April 22, 2021

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

Summary

Project #:
SPL-21-003

Subject Property:
1399 E. Fort Union Blvd.
(NC – Neighborhood
Commercial Zone)

Action Requested:
Certificate of Design
Compliance for exterior
alterations.

Applicant:
Sandra L. Rudolph

Recommendation:
Approve, with conditions



Aerial View

Context

Property Owner:
Sandra L. Rudolph

Parcel Number:
22-21-305-075

Acres:
0.41 Acres



Street View from Fort Union Blvd. (Looking North)

Analysis

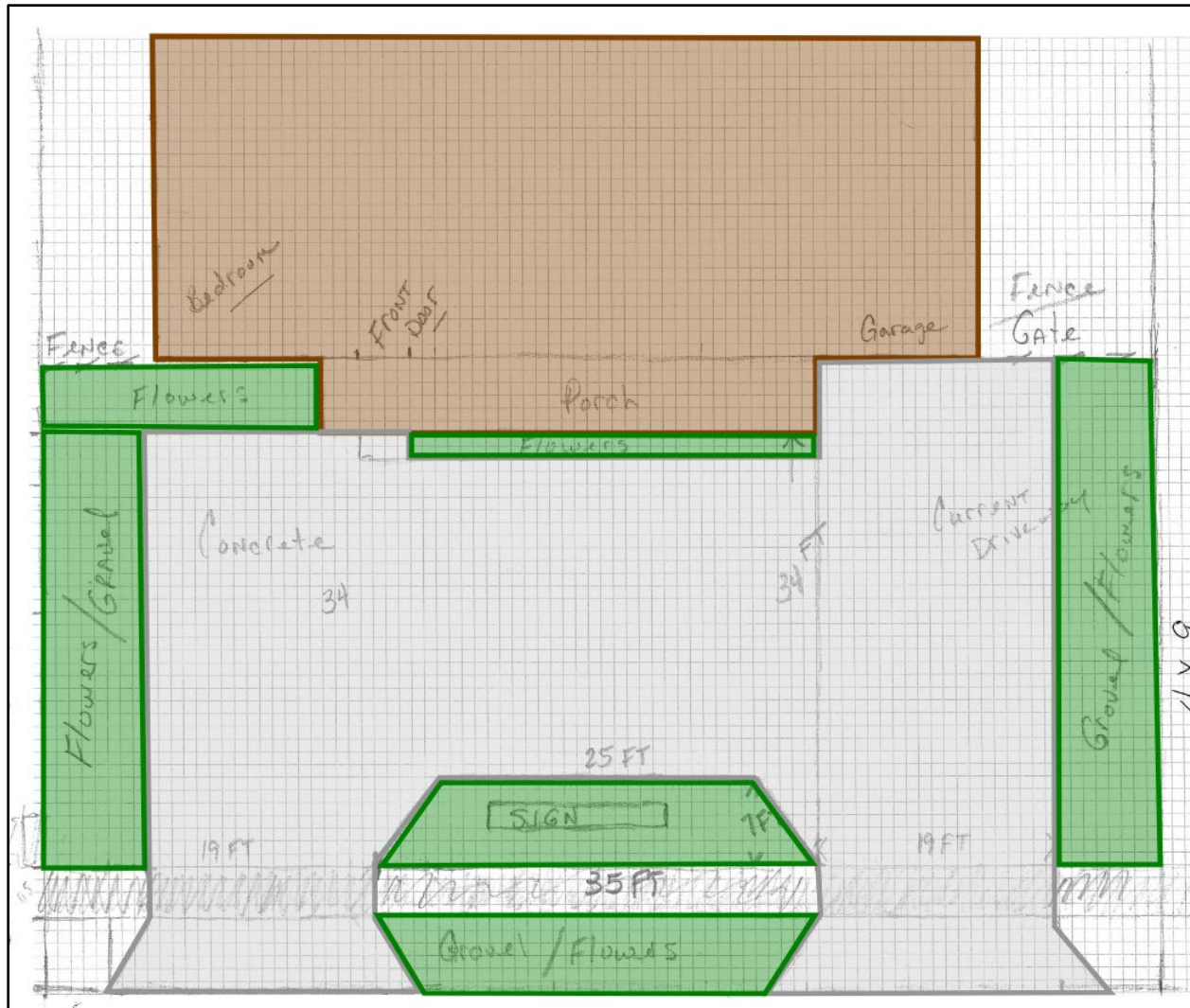
Request

Sandra Rudolph has submitted an architectural review application for exterior alterations to her property at 1399 E. Fort Union Blvd. The applicant recently purchased the property to use as a home office for an insurance agency. The request includes alterations to the landscaping, driveway, building exterior, and the addition of a monument sign.

Site Plan



Existing Conditions



Proposed Site Plan (Existing home highlighted brown, new landscape area highlighted green, driveway area highlighted gray)

The applicant is proposing the following alterations to the site and landscaping:

- Addition of new drive approach and circular driveway.
- New landscaping to the side of the parking areas, along the front porch, in the area between the drive approaches, and in the park strip. Landscape areas to consist of gravel and flowers.
- The addition of a new monument sign facing Fort Union Blvd.

Staff Analysis: Staff recommends the ARC discuss appropriate landscaping standards for the new landscape areas on the site plan. The applicant should submit a revised site landscaping plan with appropriate detail that incorporates the ARC's recommendations prior to final approval.

Exterior Building Alterations



Proposed building exterior

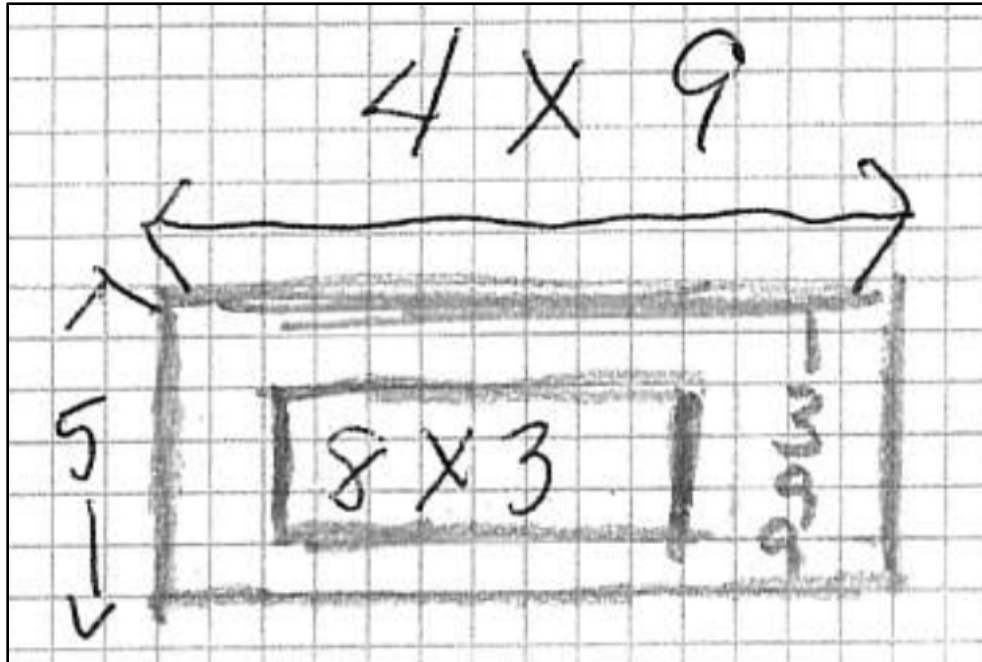
The applicant is proposing to paint the exterior of the home white, add new black soffit and fascia, add a new black front door and new black garage door, and add Ipe composite cladding to the front porch area.



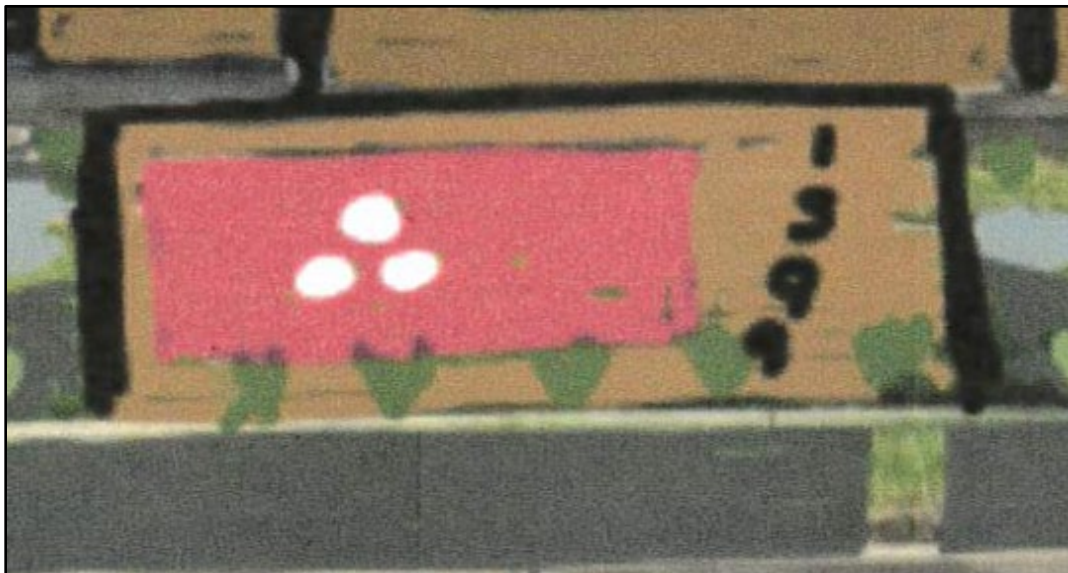
Proposed cladding material

April 22, 2021

The applicant is also proposing a new monument sign facing Fort Union Blvd. The monument sign will require a building permit with a complete design and engineering before installation and must meet all size and illumination requirements of the zoning ordinance. The proposed monument sign would be 36 sq. ft., 5 feet tall, with external indirect lighting and composite cladding to match the building.



Proposed sign dimensions



Proposed sign concept (red area to include State Farm sign with logo)



Example of similar sign style

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 the following conditions:

1. Prior to final approval the applicant shall submit a site/landscaping plan with appropriate detail that incorporates the ARC's recommendations and confirms that the driveway is code compliant.

Model Motions

Approval

I move to issue a Certificate of Design Compliance for project SPL-21-003 subject to all recommended conditions of approval outlined in the staff report dated April 22, 2021.

- Add any additional conditions of approval...

Denial

I move to deny a Certificate of Design for project SPL-21-003 based on the following findings:

- List reasons for denial...

Attachments

1. Applicant Narrative
2. Proposed Plans

To the Architectural Review Commission,

I purchased the property to be my primary residents and also run my Insurance business out of the property.

The purchased date of the property was on March 19th and the renters that were living in the property finally moved out on April 3rd. So far we did remove the dead and over-grown shrubs that were in front of the porch. The renters vehicles are also now removed.

I would like to Paint the home in a white color and replace the soffit and fascia in Black. I will be replacing the front door and garage door in Black in a modern style. When I'm able I would also like to put a cedar/ Ipe composite cladding on the front porch in a vertical direction and in the side eaves of the home. Currently the cladding is on back order.

I want to tie in the existing driveway to a circular drive to exit on the west side of the property. So no one would need to back on to Front Union to exit the property.

The sign I would like to have in the front middle of the driveway would be 35 ft wide closest to Fort Union and 25 ft closest to the home and 7 ft in width. It will have a black metal frame and also use the Cedar/ Ipe wood to surround with the street numbers horizontally.

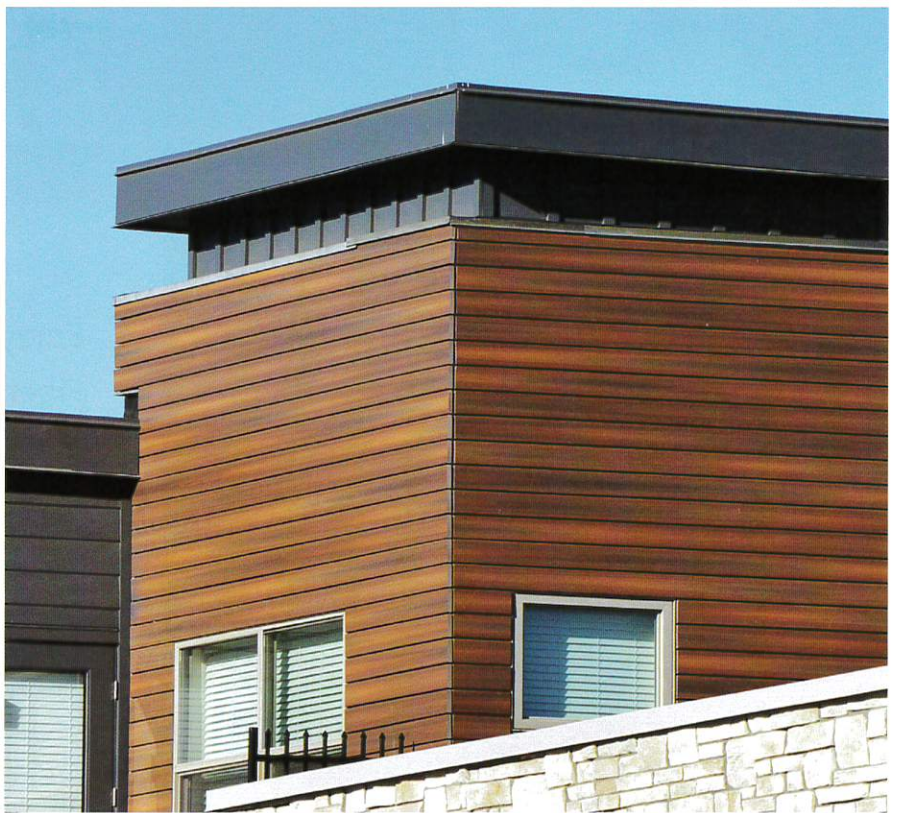
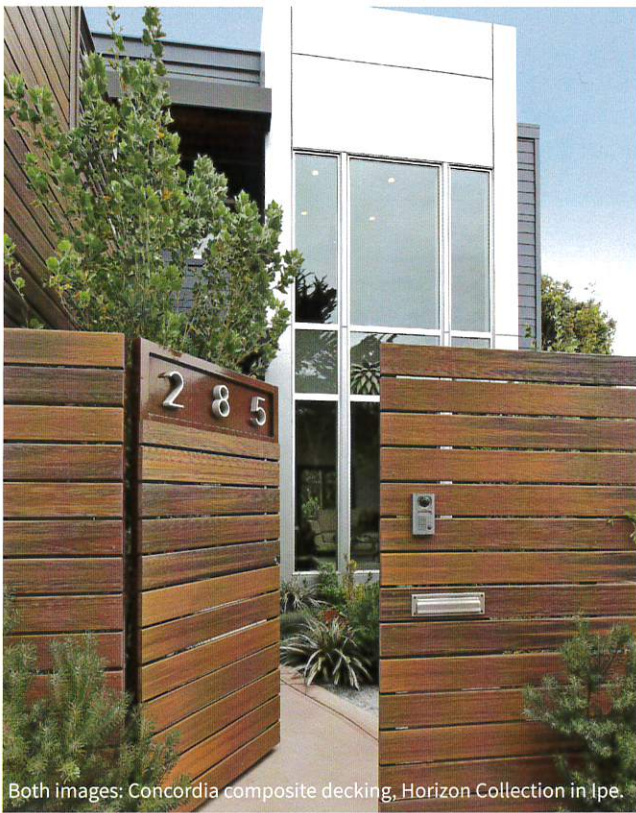
This is a long term investment for me and my Insurance business. I have already run my business in Cottonwood Heights for over 11 year and plan to do so for many years to come.

I have already started to move me in personally and plan on moving my business in during the month of May. I would appreciate getting approval as soon as possible.

Thank you

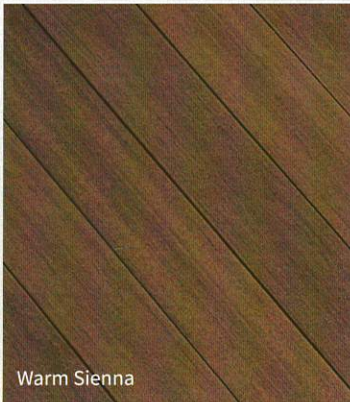
Sandy Rudolph



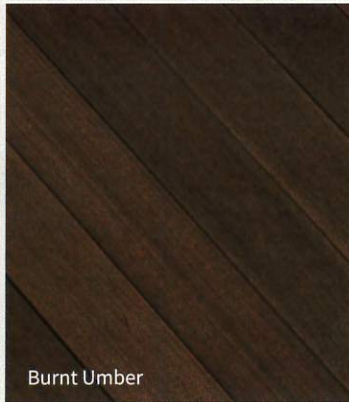


Both images: Concordia composite decking, Horizon Collection in Ipe.

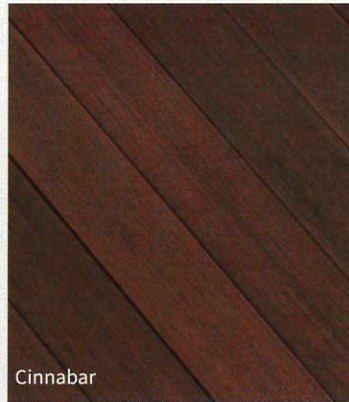
Symmetry® Collection



Warm Sienna



Burnt Umber



Cinnabar

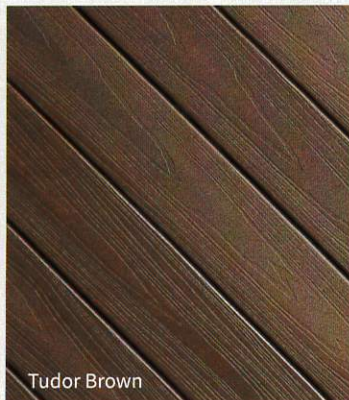


Graphite

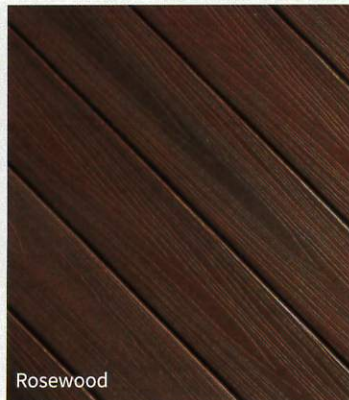
Horizon® Collection



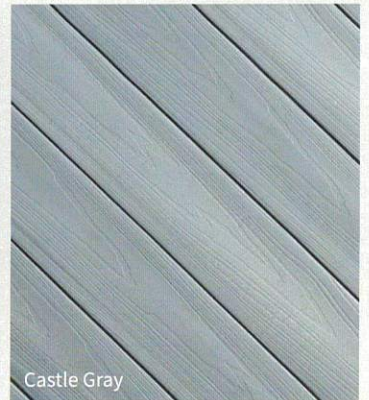
Ipe



Tudor Brown



Rosewood



Castle Gray

1399 E Fort Union

Each Sq is 1 FT

