



ARCHITECTURAL REVIEW COMMISSION MEETING AGENDA

Department of Community and Economic Development

Updated Meeting Date: June 1, 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 **Tuesday, June 1, 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).

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_M7JwmCfIRk6Pyc--he8J0w

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. **Removed from Agenda (Project SPL-21-003)**

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

- 2.2. **(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.

3.0 Consent Agenda

- 3.1 Approval of Minutes for June 1, 2021

(The Architectural Review Commission will move to approve the minutes of June 2, 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 Wednesday, May 26, 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

5/26/2021

Date

DATED THIS 26th DAY OF MAY, 2021
Paula Melgar, City Recorder



ARCHITECTURAL REVIEW COMMISSION STAFF REPORT

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

Meeting Date: June 1, 2021

Staff Contact: Samantha DeSeelhorst, Associate Planner,
sdeseelhorst@ch.utah.gov, 801-944-7069

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)

Analysis

Request

Savory Swig Stores, LLC has submitted an architectural review application for a new Swig drive-thru soda shop on the southeast corner of the Dan's Market parking lot at 2029 E. 7000 S. (Fort Union Blvd.). The proposed soda shop will be a single-story, 634 sq. ft. building with a drive-thru lane.

April Architectural Review Commission Meeting

This project was reviewed by the Architectural Review Commission at their April 22, 2021 meeting. The ARC requested the following changes:

1. Address how the building connects to the ground to make the building appear to float.
2. Tie the screening together around the parapet to provide more definition on the top of the building.

May Planning Commission Meeting

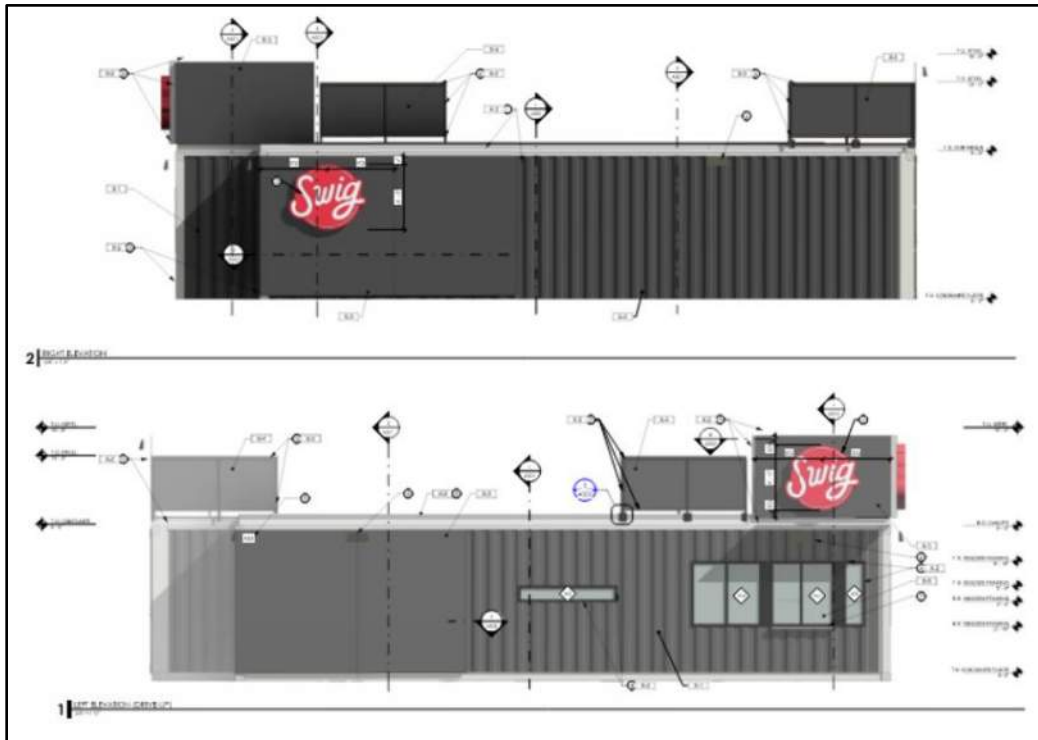
The Planning Commission approved this project during their May 5, 2021 with the condition that the project also receive Certificate of Design Compliance from the ARC, and that staff verify that the dumpster location and outdoor lighting is code-compliant prior to building permit approval.

Project Update

The applicant has made several changes to their project plans in response to the feedback from these meetings. These changes are outlined below:

Requirement	Applicant Response
<i>Address how the building connects to get a sense of floating separation.</i>	- Added plantings along the right elevation to separate the white painted area of the structure from the ground. - Provided a simulated wood accent panel that is unobstructed by plantings to support the floating aesthetic.
<i>Tie the screening together around the parapet to provide more definition on the top of the building.</i>	Extended the screening along the perimeter of the structure.
<i>Relocate the dumpster enclosure at least 50' away from adjacent residential properties.</i>	Moved dumpster enclosure to be 50.02' away from residential properties.
<i>Update the outdoor lighting plan so that no point on the site exceeds 10 foot candles.</i>	Altered menu board lighting to be 6.9 foot candles at its most illuminated point.

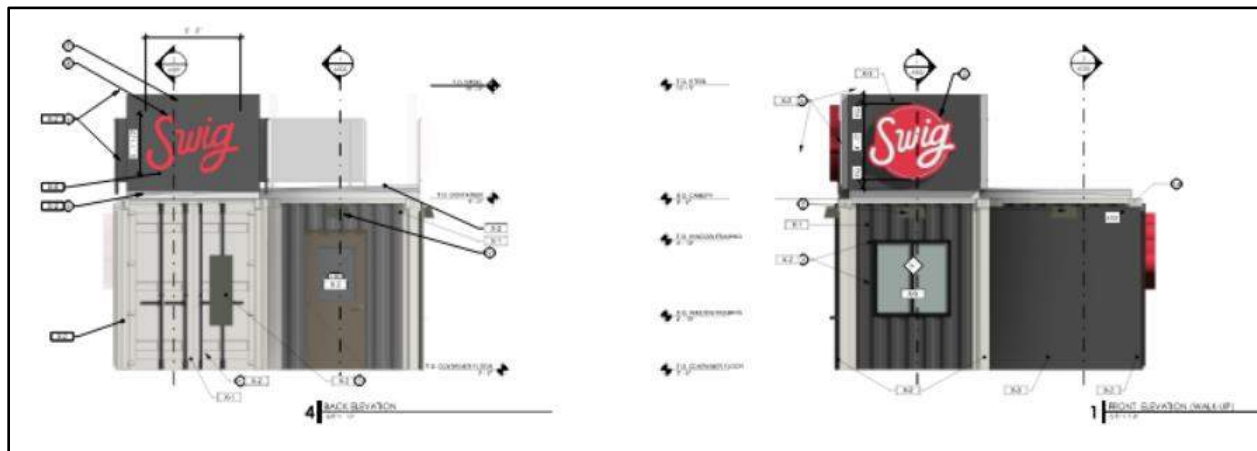
Original South and North Elevations (April 2021)



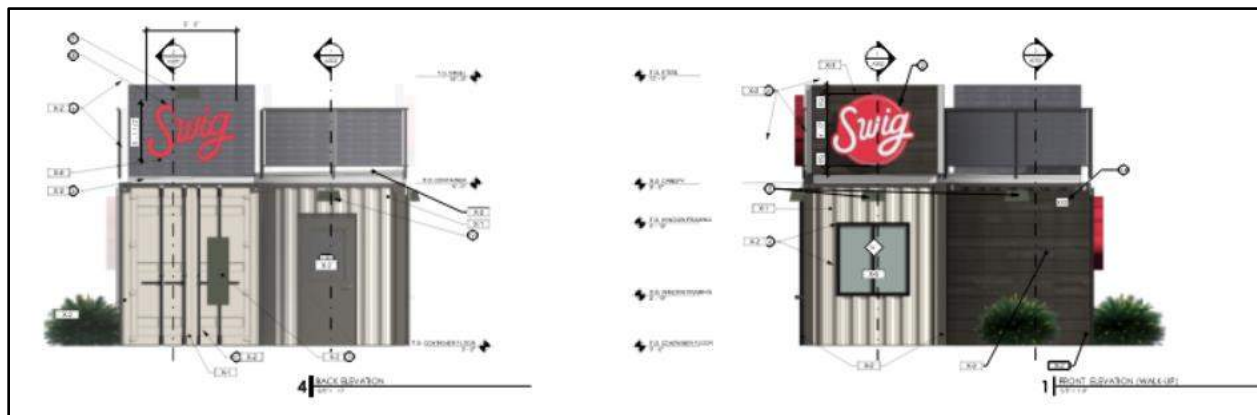
Updated South and North Elevations (May 2021)



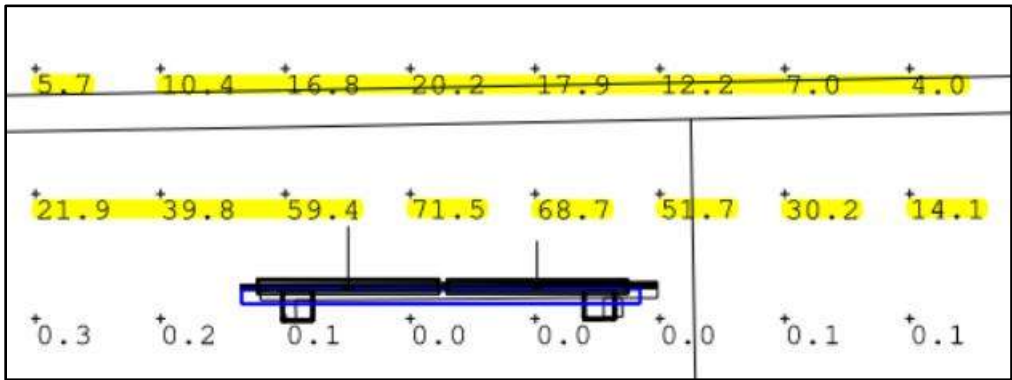
Original East and West Elevations (April 2021)



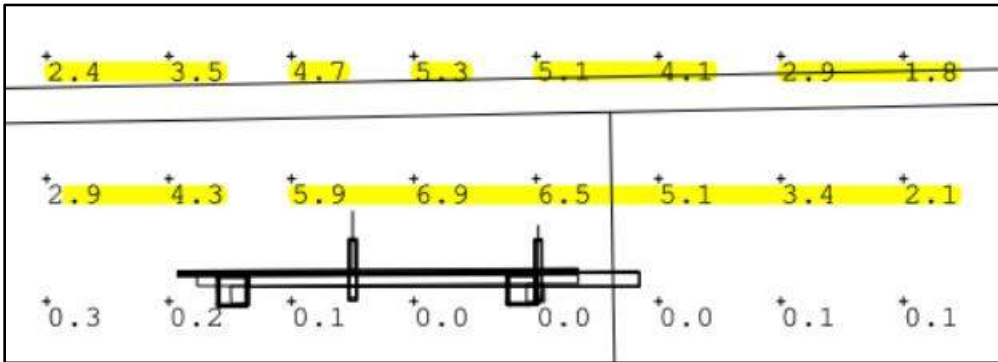
Updated East and West Elevations (May 2021)



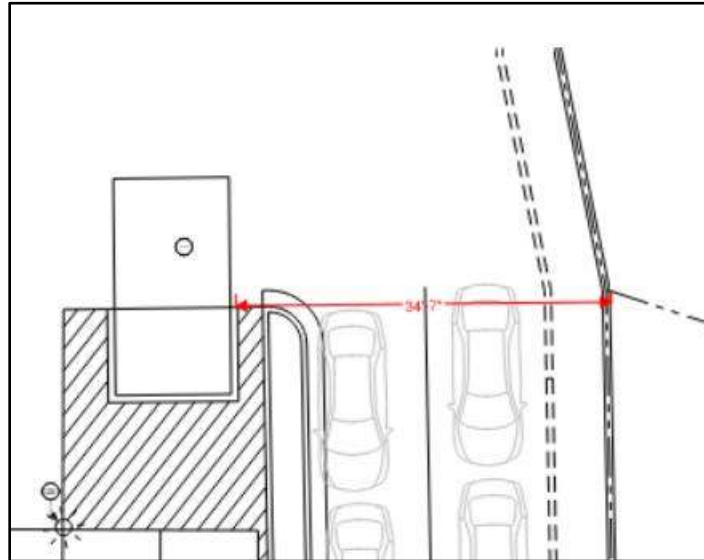
Original Menu Board Lighting (April 2021)



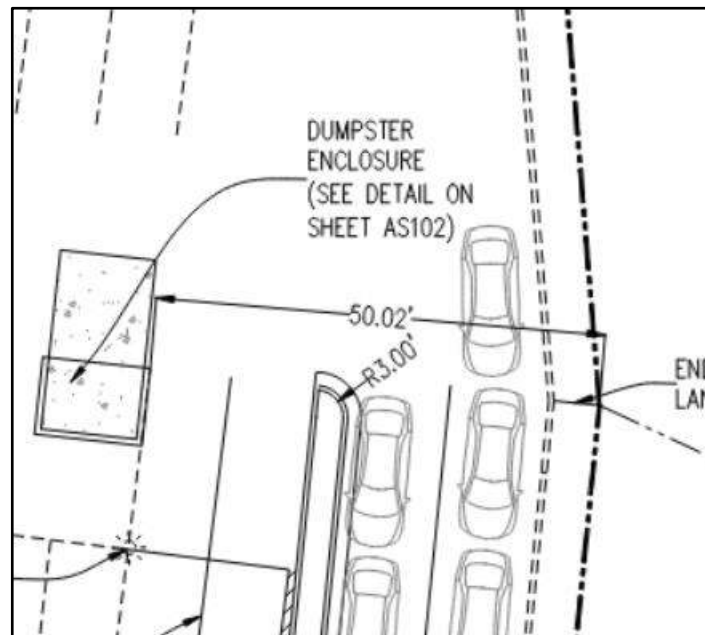
Updated Menu Board Lighting (May 2021)



Original Dumpster Enclosure Location (April 2021)



Updated Dumpster Enclosure Location (May 2021)



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 May 27, 2021.

- Add any additional conditions of approval...

Denial

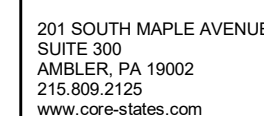
I move to deny a Certificate of Design for projects SPL-21-001 based on the following findings:

- List reasons for denial...

Attachments

1. Applicant Narrative
2. Proposed Plans

Developer: SAVORY MANAGEMENT 1557 W. INNOVATION WAY, SUITE #150 LEHI, UT 84043 801-642-3817	REVISIONS			SWIG		
	Rev. 1	Date 04/02/21	Description ADDED NEW DRIVE APPROACH	COTTONWOOD HEIGHTS 2079 E. Fort Union Blvd UTAH		
 David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 756-4504; david@excelscivil.com				Drawn by: D.W.P.	SITE PLAN	Scale: 1"=20'
				Designed by: D.W.P.		Date: 01/18/21
				Checked by: D.W.P.		C2



STATE OF UTAH
RUSSELL TODD SWINDLE
No. 12124735
LICENSED PROFESSIONAL
07/16/21

PROJECT INFORMATION	
PROJECT NO:	
DATE:	02/08/20
SCALE:	AS NOTED
DRAWN BY:	AL
CHECKED BY:	CH

A112



101 — DOOR NUMBER

1 — WINDOW TYPE

ISSUE	DATE	DESCRIPTION

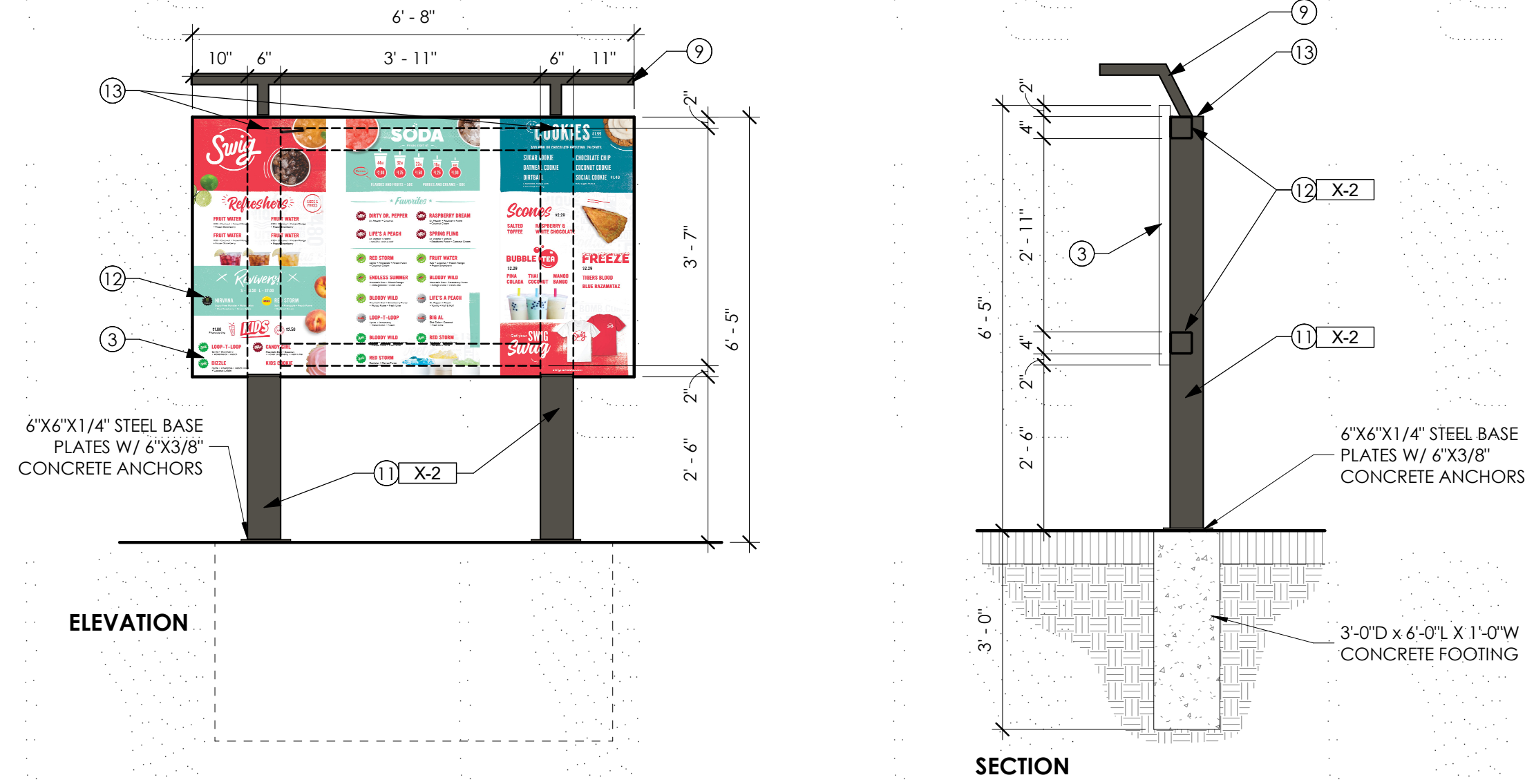
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PROJECT NO:	
DATE:	07/02/19
SCALE:	AS NOTED
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE

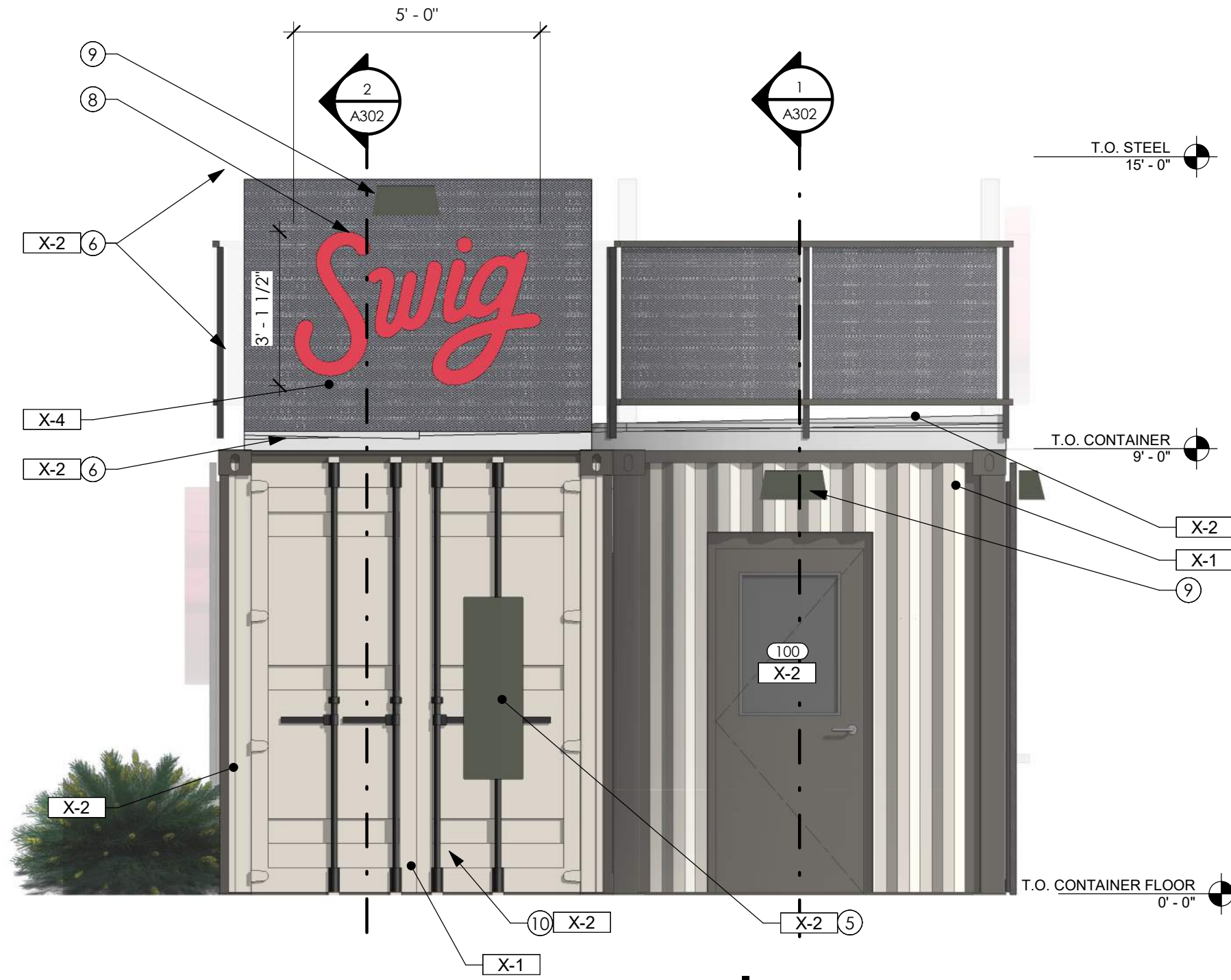
EXTERIOR
ELEVATIONS

SHEET NUMBER

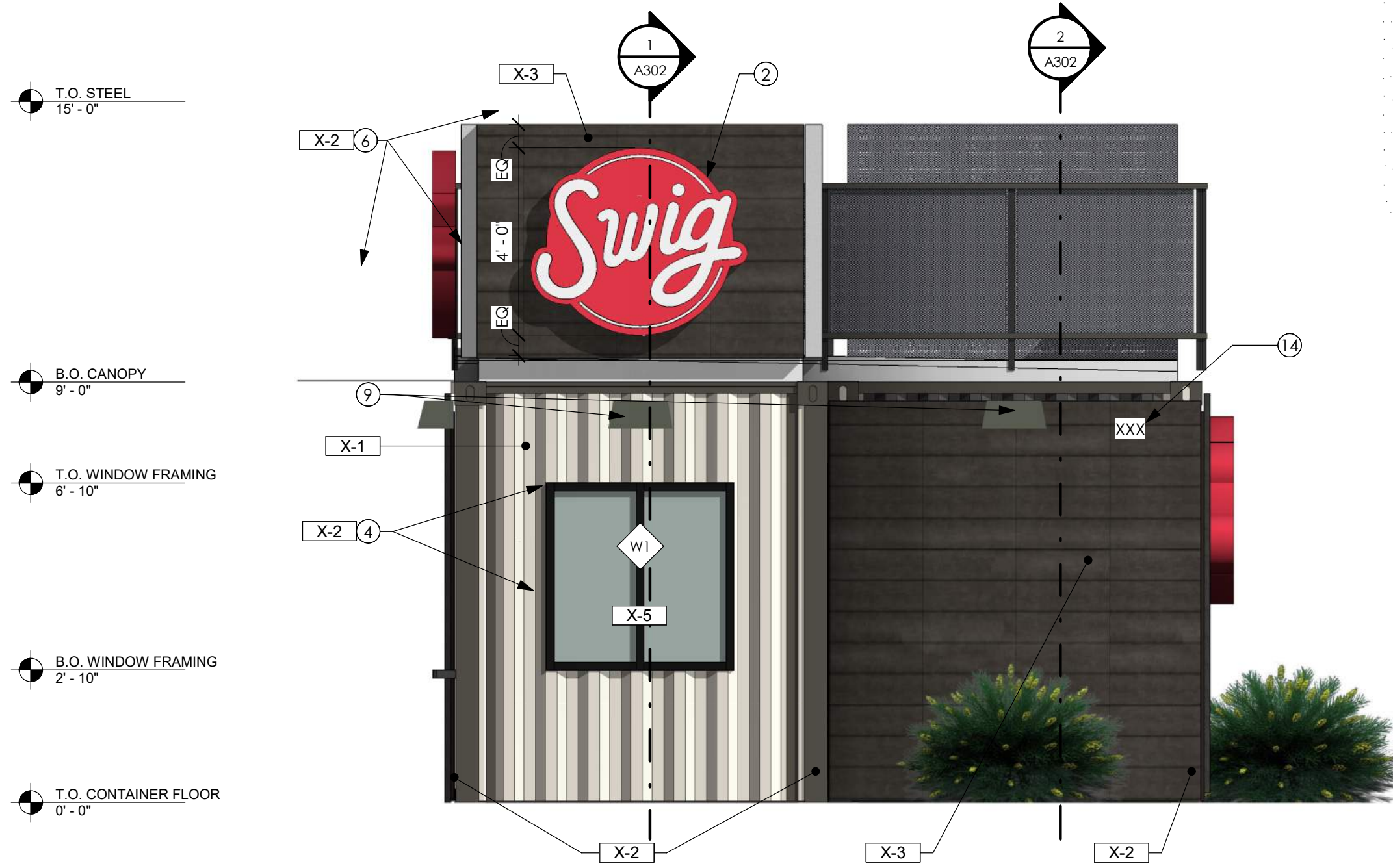
A201



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"

1 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 6x6 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

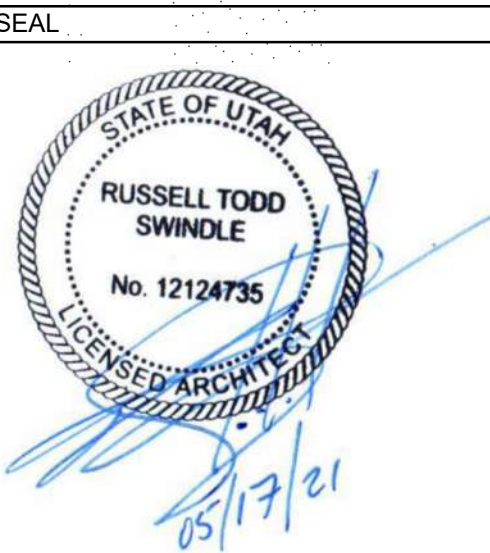
MARK	MATERIAL	DESCRIPTION
X-1	PAINT (WHITE)	EXTERIOR GRADE - SW# 7042 "SHOJI WHITE" (POWDER COAT STEEL IF POSSIBLE)
X-2	PAINT (DARK GRAY)	EXTERIOR GRADE - PFJ507A5 "SPARTAN BRONZE" (POWDER COAT STEEL IF POSSIBLE)
X-3	SIMULATED WOOD SIDING	FIBER CEMENT PANELS BASE BID: NICHIA; VINTAGE WOOD; BARK: 17-7/8" 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



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



201 SOUTH MAPLE AVENUE
SUITE 300
AMBLER, PA 19002
215.889.2125
www.core-states.com



ISSUE	DATE	DESCRIPTION

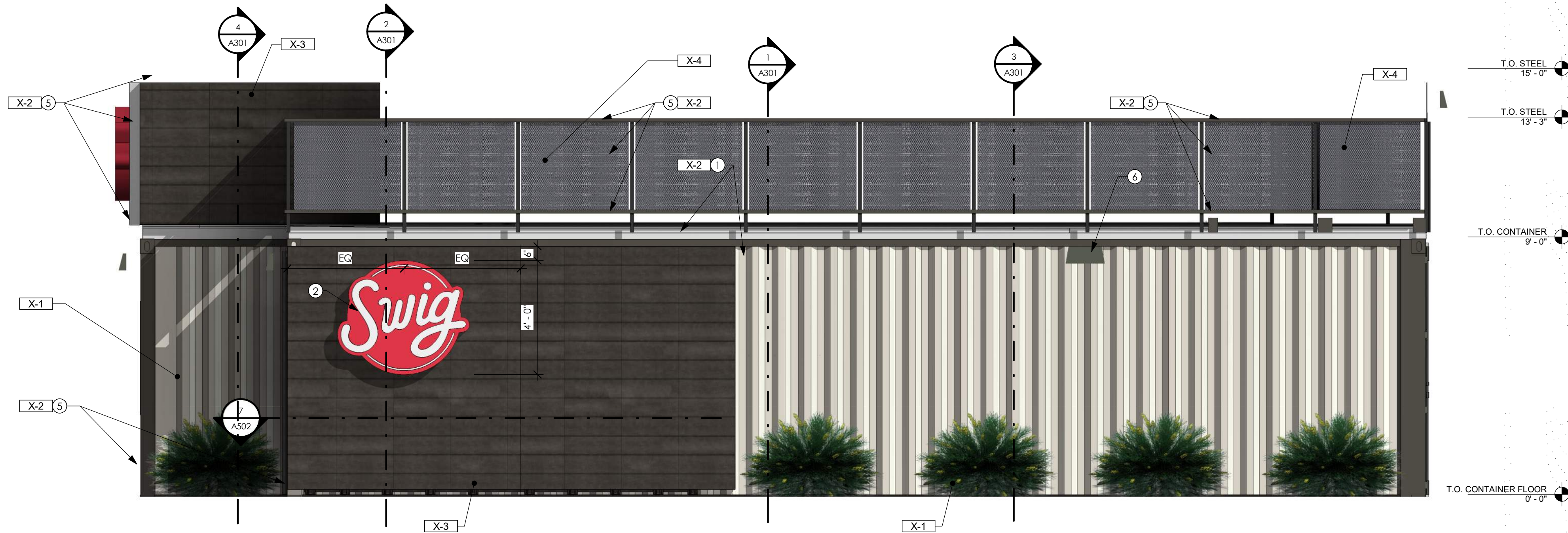
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DATE:	02/08/2021	
SCALE:	AS NOTED	
DRAWN BY:		Author
CHECKED BY:		Checker

SHEET TITLE

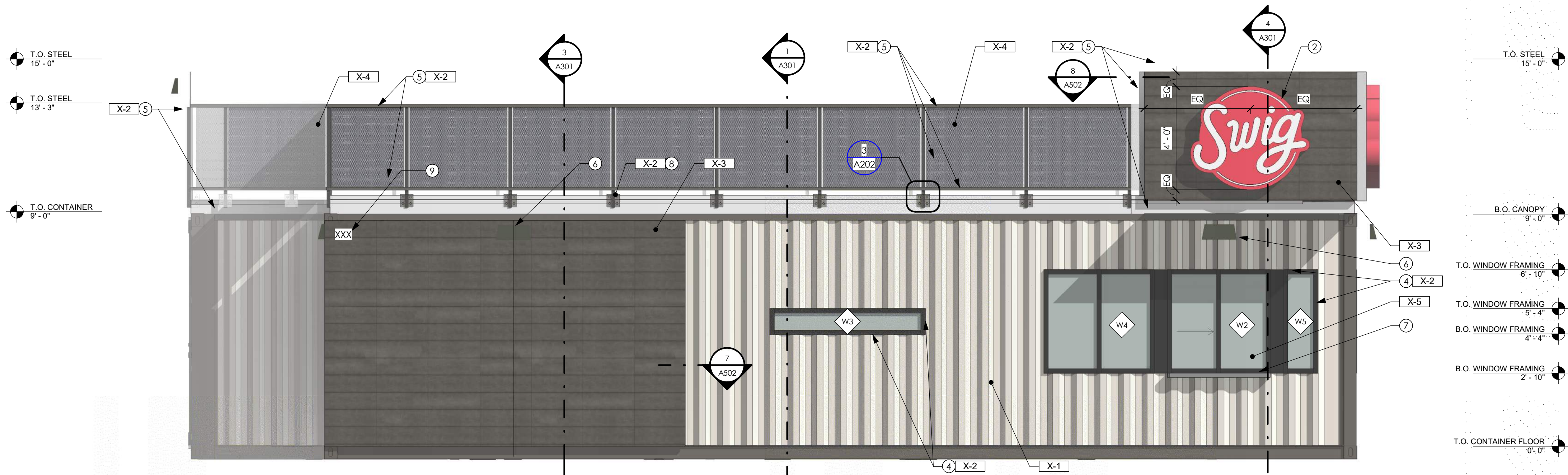
EXTERIOR
ELEVATIONS

SHEET NUMBER

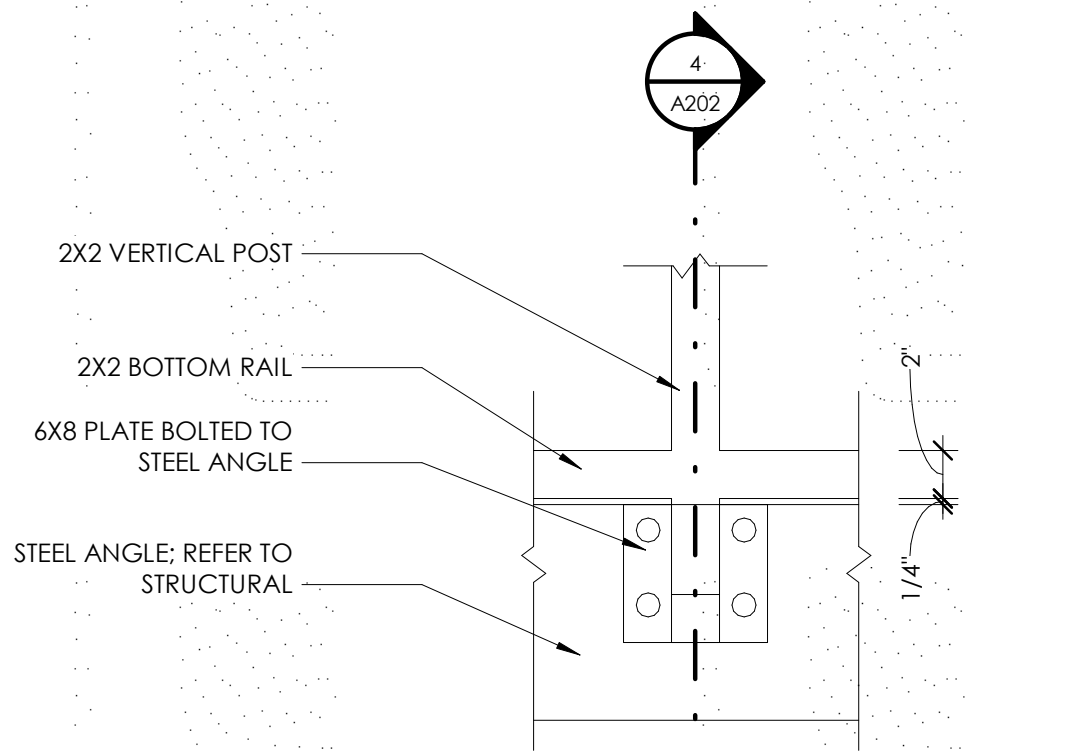
A202



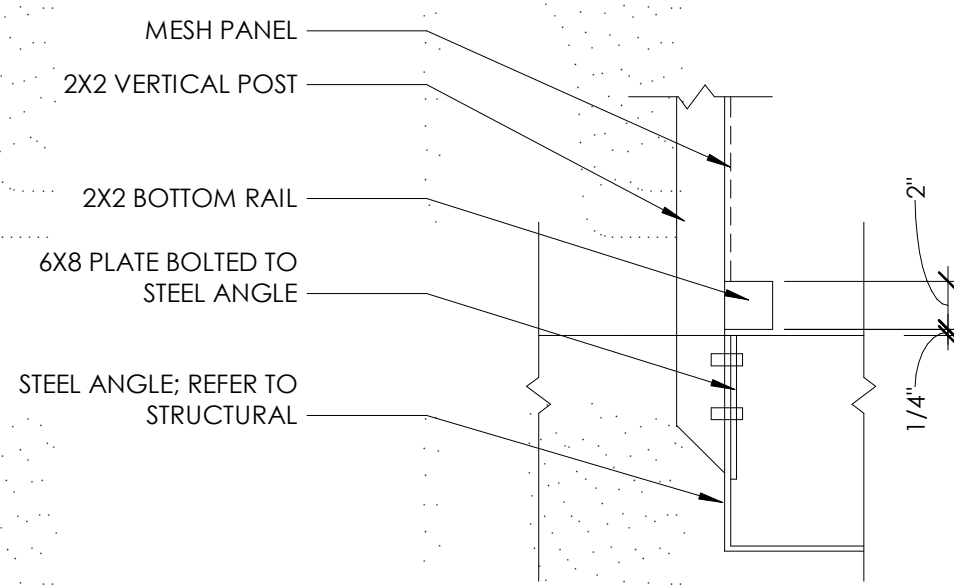
2 | RIGHT ELEVATION
3/8" = 1'-0"



1 | LEFT ELEVATION (DRIVE-UP)
3/8" = 1'-0"



3 | PANEL CONNECTION - ELEVATION
1 1/2" = 1'-0"



4 | PANEL CONNECTION - SECTION
1 1/2" = 1'-0"

KEYNOTES ①

- ① PREFINISHED METAL GUTTER AND DOWNSPOUT
- ② BUILDING SIGNAGE BY OWNER
- ③ ELECTRICAL PANEL OR EQUIPMENT; COORDINATE WITH ELECTRICAL
- ④ STEEL ANGLE AT OPENING; PER STRUCTURAL
- ⑤ STEEL COMPONENT WITH BOLTED CONNECTIONS TO CONTAINER COORDINATE WITH STRUCTURAL
- ⑥ LIGHT FIXTURE; COORDINATE WITH ELECTRICAL
- ⑦ STAINLESS STEEL PASS THRU COUNTER
- ⑧ STEEL ANGLE AT ROOF; COORDINATE WITH STRUCTURAL
- ⑨ 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 - SW# 7048 "URBANE BRONZE" (POWDER COAT STEEL IF POSSIBLE)
X-3	SIMULATED WOOD SIDING	FIBER CEMENT PANELS BASE BID: NICHHA; 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

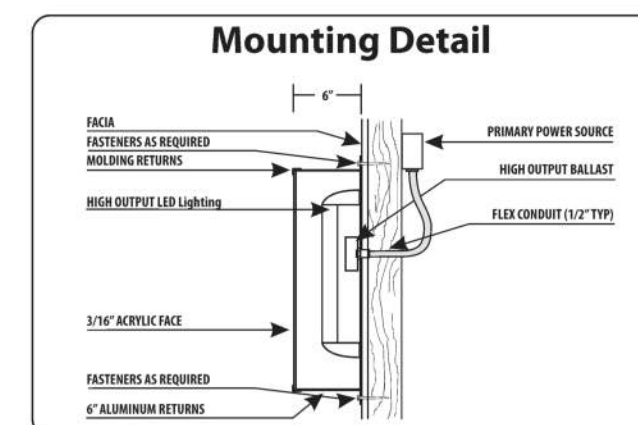
- Carries UL listings



All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2018 I.B.C.	Electrical Specifications All Signs Fabricated as per 2018 N.E.C. Specifications
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- Carries UL listings



All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2018 I.B.C.	Electrical Specifications All Signs Fabricated as per 2018 N.E.C. Specifications
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GROUP

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AMBLER, PA 19002
215.809.2125
www.core-states.com

SEAL

[illegible]

PROJECT NO:	FFG.29
DATE:	02/0
SCALE:	AS NO
DRAWN BY:	Al
CHECKED BY:	Che

SHEET TITLE

SHEET NUMBER

A203

FORT UNION BLVD.



COTTONWOOD
HEIGHTS
2079 E FORT UNION BLVD
COTTONWOOD, UT 84121
PROTOTYPE VERSION 2.00



201 SOUTH MAPLE AVENUE
SUITE 300
AMBLER, PA 19002
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SEAL

[illegible]

PROJECT INFORMATION

PROJECT NO:	FFG.29418
DATE:	02/09/21
SCALE:	AS NOTED
DRAWN BY:	T SMITH
CHECKED BY:	Checker

SHEET TITLE

SITE PHOTOMETRIC PLAN

SHEET NUMBER

E101