

MINUTES OF THE COTTONWOOD HEIGHTS ARCHITECTURAL REVIEW COMMISSION MEETING HELD THURSDAY, JUNE 1, 2021, AT 6:00 P.M. THE MEETING WAS HELD ELECTRONICALLY, WITHOUT A PHYSICAL LOCATION DUE TO THE CURRENT COVID-19 PANDEMIC AND AS AUTHORIZED BY THE GOVERNOR'S EXECUTIVE ORDER DATED 18 MARCH 2020

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

Staff Present: Senior City Planner Andrew Hulka, Deputy City Recorder Heather Sundquist

BUSINESS MEETING

Chair Scott Peters called the meeting to order at approximately 6:00 p.m. The meeting was held electronically without a physical location as authorized by the Governor's Executive Order dated March 18, 2020, and related legislation enacted by the Utah Legislature since that date.

1.0 Welcome and Acknowledgements.

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

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

2.0 Discussion Items

2.1 (Project SPL-21-003) Action on a Request from Sandra Rudolph for a Revised Certificate of Design Compliance for Exterior Alterations to the Property at 1399 East Fort Union Boulevard.

The above item was removed from the agenda.

2.2 (Project SPL-21-001) Action on a Request from Savory Swig Stores, LLC for a Certificate of Design Compliance for a New Drive-Thru Soda Shop at 2029 East Fort Union Boulevard.

Senior City Planner, Andrew Hulka presented the staff report and stated that the above request is for a Certificate of Design Compliance for a Swig Drive-Thru Soda Shop located at 2029 East Fort Union Boulevard. A site rendering was displayed. He reported that there is available stacking for 13 cars with room for more during peak hours. At a previous meeting, the Architectural Review Commission ("ARC") requested several changes and that the project return for an additional review. The applicant responded with the addition of plantings along the right elevation to support the floating aesthetic with extended roof screening. He noted minor changes included the wood and container color. He confirmed that the Planning Commission recommended approval with the condition that the applicant complete their Certificate of Design Compliance with the Architectural Review Commission. Staff recommended approval based on the findings found in the May 27, 2021, staff report.

Commissioner Valentiner raised concerns with the parking load. Mr. Hulka stated that based on the size of the building, the applicant is required to have one handicapped stall and five total parking stalls. The applicant will be required to verify their Parking Agreement with the property owner prior to final approval.

Chair Peters stated they would like to see a more continuous row of shrubs along the bottom of the building and the Landscape Plan updated to reflect the change. He believed having a variety is favorable but believed it needed to include masses in order to screen the foundation. He understood the change could be approved by staff. Exterior details were reviewed.

Commissioner Valentiner recommended the proposed handrails be eliminated and still provide Americans with Disabilities Act (“ADA”) access if the railing is not an ADA requirement.

Chair Peters had discussed the need for landscape guidelines with the City to identify how much landscape cover is needed. He believed there should be a minimum of 50% to 70% required coverage. He recommended the applicant provide a Landscape Plan showing the existing plant material that will remain and how it will be supplemented to match the rest of the drive-thru.

Commissioner Valentiner moved to approve Project SPL-21-001 with the following conditions:

- 1. Modifications to the Landscape Plan with the addition of landscape to the east side of the property and upgrade the indicated area to remain in place in order to match the rest of the landscaping.***
- 2. Remove the handrails unless there is an ADA or Municipal requirement.***
- 3. Add shrubs along the south-facing elevations with lower ground cover in front of the wood section.***
- 4. Landscape the area between the ADA ramp and the menu board.***
- 5. Show existing landscape to remain on the east side and provide supplemental plantings creating a cohesive landscape treatment.***
- 6. Increase landscape coverage to a minimum of 50%.***

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

3.0 Consent Agenda

3.1 Approval of Minutes of June 1, 2021.

Commissioner Harman moved to approve the minutes of June 1, 2021, after the following process has been met. The Recorder will prepare the minutes and email them to each member

1 *of the Commission. Members will have five days to review the minutes and provide any changes*
2 *to the Recorder. If, after five days, there are no changes, the minutes will stand approved. If*
3 *there are changes, the process will be followed until the changes are made and the Commission*
4 *agrees at which time the minutes shall be deemed approved. Commissioner Valentiner seconded*
5 *the motion. The motion passed with the unanimous consent of the Commission.*

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7 **4.0 Adjournment.**

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9 *Commissioner Valentiner moved to adjourn. Commissioner Harman seconded the motion. The*
10 *motion passed with the unanimous consent of the Commission.*

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12 The Architectural Review Commission Meeting adjourned at approximately 6:35 p.m.

1 *I hereby certify that the foregoing represents a true, accurate and complete record of the*
2 *Cottonwood Heights Architectural Review Commission Meeting held Thursday, June 1, 2021.*
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5 Teri Forbes

6 Teri Forbes

7 T Forbes Group

8 Minutes Secretary

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10 Minutes Approved: July 13, 2021