

**MINUTES OF THE COTTONWOOD HEIGHTS ARCHITECTURAL COMMISSION
MEETING HELD THURSDAY, JULY 22, 2021, AT 6:00 P.M. THE MEETING WAS
HELD IN-PERSON AT 2277 EAST BENGAL BOULEVARD (CITY COUNCIL WORK
ROOM), COTTONWOOD HEIGHTS, UTAH, 84121**

Members Present: Commissioner Stephan Harman, Commissioner Niels Valentiner,
Commissioner Sarah Kovac, Commissioner Scott Chapman

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

BUSINESS MEETING

Commissioner Scott Chapman called the meeting to order at 6:00 p.m.

Community and Economic Development Director, Michael Johnson, introduced new
Commissioner, Sarah Kovac. Commissioner Kovac reported she is a Licensed Architect by
profession and works for Maverik Corporate where she is over their Architecture, Engineering,
and Entitlements Departments.

Commissioner Chapman reported that he owns a real estate company, Chapman Richards.

Commissioner Valentiner introduced himself and indicated that he is an Architect with VCBO
Architecture.

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-21-006) Action on a City-Initiated Request for a Certificate of
Design Compliance for the Ferguson Canyon Trailhead Parking and Natural
Park at 7725 South Wasatch Boulevard.**

Mr. Johnson presented the staff report and reported the above item is a City-initiated request for a
Certificate of Design Compliance for the Ferguson Canyon Trailhead Parking and Natural Park
located at 7725 South Wasatch Boulevard. In 2009, there was concern that this property was to
be developed as a high-density office type use. The County purchased the property using Open
Space Preservation Funds. After the purchase, the County and the City entered an agreement that
the City would develop it as an overflow parking area and maintain it in perpetuity. Construction
was to begin in 2021. A property rendering was displayed. The property is located in the Gateway
Overlay District and staff was looking for feedback regarding design and aesthetics. The request

1 had been reviewed by the Parks, Trails, and Open Space Committee who recommended moving
2 forward with minor changes.

3
4 Parking issues were discussed. Mr. Johnson stated that the plan includes 60 to 70 parking stalls
5 with a restroom facility leading into the natural park. The parking lot will be public with most use
6 taking place in the spring and summer. Ferguson Canyon currently has 12 parking stalls and the
7 addition of 60 to 70 stalls is expected to alleviate neighborhood parking and congestion issues.
8 There will be adequate wayfinding from the parking area to the trail. The Utah Department of
9 Transportation's ("UDOT") Long-Range Plans and the City's Corridor Master Plan call for a
10 grade-separated crossing and connectivity. The park area is constrained by topography and there
11 are no retaining walls proposed to utilize as much flat space and natural ground as possible. Mr.
12 Johnson explained that the design theme focuses on a natural aesthetic and landscape palette with
13 minimal amenities. Fencing will include a six-foot wood rail fence. The project will include
14 natural vegetation and trees that are compatible with the environment and are not water-intensive.
15 Pollinator-friendly species will be pursued. He noted that there will be no substantial grading on
16 the park portion.

17
18 ***Commissioner Valentiner moved to approve Project SPL-21-06, a City-initiated request for a***
19 ***Certificate of Design Compliance for the Ferguson Canyon Trailhead Parking and Natural***
20 ***Park at 7725 South Wasatch Boulevard. Commissioner Harman seconded the motion. The***
21 ***motion passed with the unanimous consent of the Commission.***

22
23 Mr. Johnson reported that a community Open House was to be held on August 5, 2021.

24
25 **2.2 Project (SPL-21-04) Action on a Request from Nuterra Partners for a**
26 **Certificate of Design Compliance for Two New Monument Signs at 6955 and**
27 **6965 South Union Park Center.**

28
29 Senior City Planner, Andy Hulka, presented the staff report and displayed a project rendering. He
30 reported that the signage will have a wood grain finish with space for business names within a
31 hollowed-out window feature. Staff recommended approval.

32
33 The applicant, Layla Anthony, stated that she would like to incorporate the wood feature to blend
34 in with the existing landscape. The design was inspired by the canyon logs while being unique
35 and inviting. She wished to keep consistency throughout the park as they go through their branding
36 phase.

37
38 Mr. Hulka indicated that the signage will be internally illuminated to be in compliance with the
39 current Code.

40
41 Commissioner Valentiner felt that what is proposed is a stark contrast to what currently exists. He
42 suggested using the same concept but instead highlight the lighting and pick up on the existing
43 granite allowing it to blend in. Ms. Anthony stated that the intent of the updated signage is to
44 attract new businesses and tenants. She noted that woodpeckers have created an issue with the
45 wood columns on the buildings and they have discussed mitigation options with the owner. She

1 noted that wrapping the columns with the same material as the signage will create a more cohesive
2 look.

3
4 Commissioner Kovak acknowledged that the wood is consistent with the interior, but the
5 connectivity is not seen when passing the property. She was in favor of the proposed lighting but
6 was opposed to the use of a wood material. The applicant's representative was in favor of the
7 design and commented that when designing the interior, they implemented granite to tie back in.
8 The Commission was in favor of the sign illumination and believed the proposed wood design was
9 not cohesive with the buildings. Materials were discussed.

10
11 ***Commissioner Harman moved to approve Project SPL-21-04 action on a request from Nuterra***
12 ***Partners for a Certificate of Design Compliance for Two New Monument Signs at 6955 and***
13 ***6965 South Union Park Center subject to the following conditions:***

- 14
15 ***1. The sign shall be constructed of solid granite or paneled granite with white letters***
16 ***and black backgrounds eliminating the wood material.***
17

18 ***Commissioner Kovac seconded the motion. The motion passed with the unanimous consent of***
19 ***the Commission.***
20

21 ***2.3 (Project SPL-21-005) Action on a Request from James Paxton for a Certificate***
22 ***of Design Compliance for Exterior Alterations to the Property at 1828 East***
23 ***Fort Union Boulevard.***
24

25 Mr. Hulka presented the staff report and stated that the request is from James Paxton. Sage Dental
26 Lab has moved in and they have proposed new exterior updates. A rendering of the property was
27 displayed. The applicant, James Paxton, stated that they have proposed an aluminum material for
28 the exterior. It was their intent to make the building look more commercial rather than residential.
29 Mr. Hulka confirmed that no landscaping was proposed with the application.
30

31 ***Commissioner Valentiner moved to approve Project SPL-21-005 request from James Paxton for***
32 ***a Certificate of Design Compliance for exterior alterations to the property at 1828 East Fort***
33 ***Union Boulevard. Commissioner Kovac seconded the motion. The motion passed with the***
34 ***unanimous consent of the Commission.***
35

36 ***3.0 Consent Agenda***
37

38 ***3.1 Approval of Minutes of July 22, 2021.***
39

40 ***Commissioner Harman moved to approve the minutes of July 22, 2021, after the following***
41 ***process has been met. The Recorder will prepare the minutes and email them to each member***
42 ***of the Commission. Members will have five days to review the minutes and provide any changes***
43 ***to the Recorder. If, after five days, there are no changes, the minutes will stand approved. If***
44 ***there are changes, the process will be followed until the changes are made and the Commission***
45 ***agrees at which time the minutes shall be deemed approved. Commissioner Valentiner seconded***
46 ***the motion. The motion passed with the unanimous consent of the Commission.***

1
2 **4.0 Adjournment**

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4 *Commissioner Valentiner moved to adjourn. Commissioner Harman seconded the motion. The*
5 *motion passed with the unanimous consent of the Commission.*
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7 The Architectural Review Commission Meeting adjourned at approximately 6:56 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, July 22, 2021.*
3
4

5 Teri Forbes

6 Teri Forbes

7 T Forbes Group

8 Minutes Secretary

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10 Minutes Approved: _____