



ARCHITECTURAL REVIEW COMMISSION MEETING AGENDA

Department of Community and Economic Development

Meeting Date: July 28, 2022

Notice is hereby given that the **Cottonwood Heights Architectural Review Commission** will hold a public meeting beginning at approximately **6:00 p.m.** or soon thereafter, on **Thursday, July 28, 2022** at 2277 E. Bengal Blvd. (City Council Work Room), Cottonwood Heights, Utah 84121. 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 online must register in advance to view the online video broadcast at the following link:

<https://cwh.zoom.us/j/88541412830?pwd=V1loSld2ZytRWUNYd0Q1bWwyYjl3UT09>

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-22-001

Action on a request by St. Clair Signs for approval of a Certificate of Design Compliance for new wall signs at 1952 E. Fort Union Blvd.

3.0 Consent Agenda

3.1 Approval of Minutes for July 28, 2022

(The Architectural Review Commission will move to approve the minutes of July 28, 2022, 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, July 22, 2022, 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>.

DATED THIS 22nd DAY OF JULY, 2022

Paula Melgar, City Recorder



ARCHITECTURAL REVIEW COMMISSION STAFF REPORT

Mountain Land Physical Therapy Sign

Meeting Date: July 28, 2022

Staff Contact: Andy Hulka, Senior Planner

Summary

Applicant:

St. Clair Signs

Subject Property:

1952 E. Fort Union Blvd.

Action Requested:

Certificate of Design

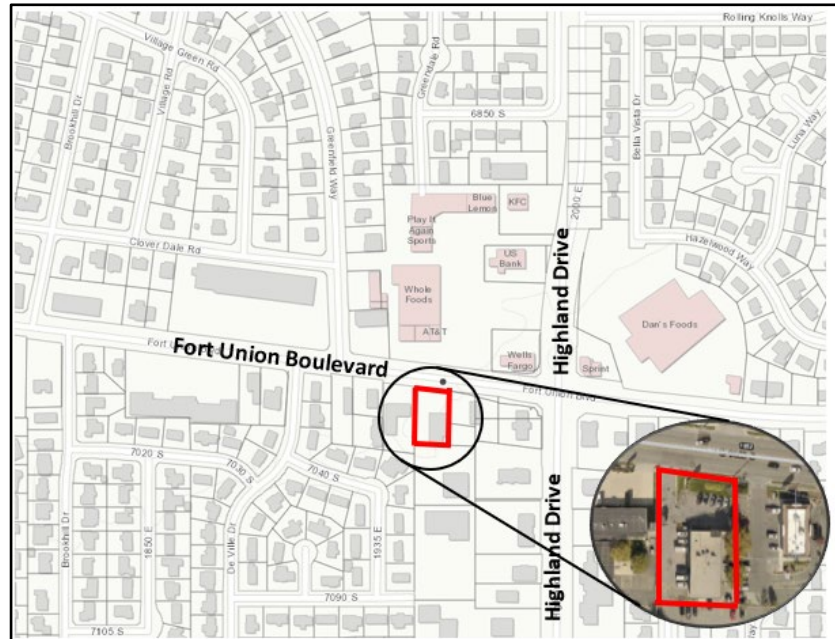
Compliance for new wall signs

Recommendation:

Approve

Project #:

SPL-22-001



Context Map

Context

Property Owner:

Saunders Holdings LLC

Parcel #:

22-21-483-013-0000

Acres:

0.45



Street View (2021 Imagery)

Analysis

Request

An application has been made by St. Clair Signs for approval of a Certificate of Design Compliance for new wall signs at 1952 E. Fort Union Blvd. The subject property is in the Gateway Overlay District, so the proposed signs require Architectural Review Commission consideration and issuance of a Certificate of Design Compliance before a permit can be issued.



Proposed Sign (Front)



Proposed Sign (Side)

The applicant is proposing to add new Mountain Land Physical Therapy wall signs above the existing Care Now Urgent Care wall signs on the front (north) and side (west) walls of the building. The proposed front wall sign will be internally illuminated channel letters attached to a backer panel. The proposed side wall sign will be a non-illuminated flat aluminum panel with acrylic raised letters.

DESIGN GUIDELINES

Staff recommends that the ARC review the proposed signs to determine whether the proposed design is in harmony with applicable design guidelines. Some of the applicable sign guidelines include:

Signs

- Signs should be in scale with and in proportion to the primary building facade so that the signs do not dominate the appearance. (p. 22, #1)
- Sign colors, materials, and design should be compatible with that of the primary building façade. (p. 22, #2)

Staff Analysis: Because there are multiple signs on the building, ARC members should consider the scale of each sign and how the colors, materials, and design of the signs are compatible.

Architectural Review Commission Authority

The ARC is required to review new signs 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

Staff has concluded that the application meets the requirements of the City Code and Design Guidelines, and recommends approval of a Certificate of Design Compliance.

Model Motions

Approval

I move to issue a Certificate of Design Compliance for project SPL-22-001:

- List any additional conditions of approval...

Denial

I move to deny a Certificate of Design Compliance for project SPL-22-001, based on the following findings:

- List findings for denial...

Attachments

1. Sign Plans

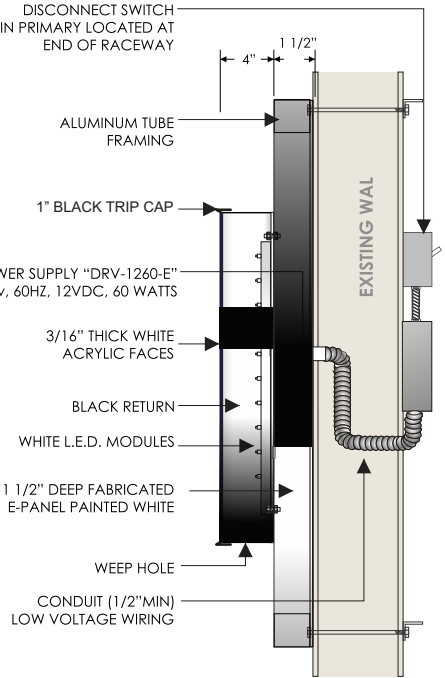


BUILDING SIZE IS 24' X 54'
TOTAL 1296 SQ FT
15% = 194 SQ FT

PROPOSED SIGN IS 3' X 16'
WITH A SQ FT OF 48 SQFT

EXISTING SIGNS ARE
74 SQ FT

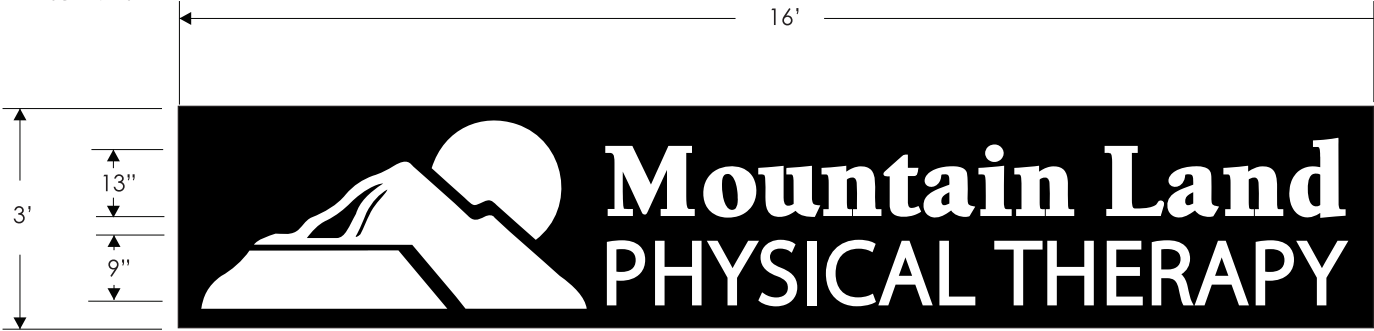
COMBINED SIGNAGE IS 122 SQ FT



**CHANNEL LETTERS ATTACHED
TO BACKER PANEL WIREWAY**

CONNECT TO EXISTING 20A CIRCUIT

A/ Mountainland Physical Therapy (FRONT VIEW)
SCALE: NTS



**SIGN
A MEASUREMENTS**

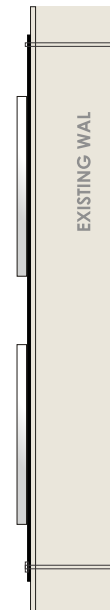
SCALE: NTS

WE HEREBY PROPOSE THE FOLLOWING
MATERIAL AND LABOR FOR THE SUM OF:

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ACCEPTANCE SIGNATURE:

DATE:



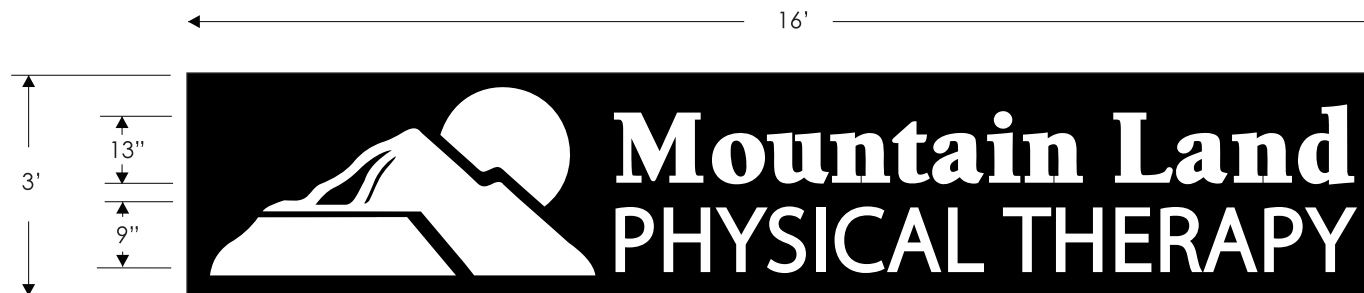
BUILDING SIZE IS 24' X 94'
TOTAL 2256 SQ FT
15% = 338 SQ FT

EXISTING SIGN IS 90 SQ FT

COMBINED SIGNAGE IS 138 SQ FT

FLAT PANEL E-PANEL WITH
ACRYLIC RAISED LETTERS

A/ Mountainland Physical Therapy (FRONT VIEW)
SCALE: NTS



SIGN A MEASUREMENTS

SCALE: NTS



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