

**MINUTES OF THE COTTONWOOD HEIGHTS CITY
ARCHITECTURAL REVIEW COMMISSION MEETING**

March 20, 2014

6:00 p.m.

**Cottonwood Heights City Council Conference Room
1265 East Fort Union Boulevard, Suite 250
Cottonwood Heights, Utah**

Members Present: Scott Chapman, Niels Valentiner, Scott Peters, Laura McCoy
Excused: Robyn Taylor-Granda, Jonathan Jay Oldroyd, Stephen K. Harman
Staff Present: Associate Planner Mike Johnson, Senior Planner Glen Goins
Others Present: Michael Wright from Predico Properties, Architect Brett Harris

BUSINESS MEETING

1.0 DISCUSSION ITEMS

The meeting commenced at 5:48 p.m.

Associate Planner, Mike Johnson, reported that City Manager, John Parks, wished to inform the commission that the City will be posting the RFP for architectural services in the upcoming week.

Details were presented for a proposed storefront, exterior only, remodel located at 6989 South 1300 East, which is the south half of what was formerly Albertson's. Lighting design and finishing touches were discussed.

1.1 Review Action Items

Mr. Johnson presented a request from Michael Wright from Predico Properties for design approval of a new two-office development located at 7900 South Highland Drive. The design guidelines state that buildings must be oriented toward the street. Landscaping was examined.

Commissioner Valentiner offered exterior detail design recommendations.

Mr. Wright stated that control over the occupants can be maintained by reviewing their business licenses and the type of use. He also verified recommendations included toning down materials used on the exterior and replacing rocks with shrubbery.

2.0 ACTION ITEMS

2.1 (Project #CUP 14-001) Action on a request from Michael Wright, Predico Properties for design approval of a new 2-office development located at 7900 S. Highland Drive

MOTION: Commissioner Valentiner moved to approve the request from Michael Wright for design approval of a new two-office development located at 7900 South Highland Drive subject to the following:

1. *The rock islands shall be landscaped. All areas identified as number six should be landscaped.*
2. *The Building A optional west elevation design shall be used.*
3. *Metal may be used on canopies and soffits, but the exterior shall be limited to masonry, stucco, and glazing.*
4. *The second building shall be more homogenous with the masonry and stucco and metal shall be used on canopies and soffits.*
5. *Staff shall submit the plan to the Commission for comments and review within a reasonable period of time.*

The motion was seconded by Commissioner Chapman and passed unanimously on a voice vote.

2.2 Approval of the January 30, 2014 Minutes

MOTION: Commissioner McCoy moved to approve the minutes of March 20, 2014, 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 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 is in agreement at which time the minutes shall be deemed approved.

The motion was seconded by Commissioner Valentiner and passed unanimously on a voice vote.

3.0 ADJOURNMENT

MOTION: Commissioner Valentiner moved to adjourn. The motion was seconded by Commissioner Chapman and passed unanimously on a voice vote.

The Architectural Review Commission meeting adjourned at 6:36 p.m.