

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

Thursday, July 31, 2014

6:00 p.m.

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

ATTENDANCE

Members Present: Scott Chapman, Jonathan Jay Oldroyd, Laura McCoy, Stephen K. Harman

Excused: Scott Peters, Niels Valentiner, Robyn Taylor-Granda

Staff Present: Community and Economic Development Director Brian Berndt, Associate Planner Mike Johnson

Others Present: Tony Baros, Sam Torgerson, Chet Thomas

BUSINESS MEETING

1.0 DISCUSSION ITEMS

Chair Scott Chapman called the meeting to order at 6:10 p.m.

1.1 Review Action Items

Associate Planner, Mike Johnson, presented the site plan, building elevations and materials application for a new office building proposed by Tony Baros of Baros Design. The applicants are proposing to demolish the existing building and rebuild a new one that will be 13,489 square feet in size

The applicant, Tony Baros, presented project exterior details and materials. The articulation of the facade was discussed.

The Commission is of the opinion that more cornice detail is needed. Possible solutions were explored.

Mr. Baros described the height and elevation measurements of the project. The additions of exterior elements were considered.

The Commission next discussed the landscape design.

Mr. Baros detailed the layout and buffering requirements. The replacement of a parking stall with additional landscaping was suggested.

Commissioner McCoy agreed to the landscape design.

2.0 ACTION ITEMS

2.1 (Project #SPL-14-001) Consideration of a Site Plan application for a new office building from Tony Baros, Baros Design, located at 1385 East Fort Union Boulevard

MOTION: Commissioner Oldroyd moved to approve a Certificate of Design Compliance subject to the following:

1. *Architectural changes to the cornice presence achieved by adding more parapets and shading.*
2. *The addition of similar articulations creating continuity to the east elevation design.*
3. *Review of landscape and parking design for the allowance of a hammerhead.*
4. *Removal of a parking stall and replacing with landscaping.*

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

2.3 Approval of the July 31, 2014 minutes

MOTION: Commissioner Oldroyd moved to approve the minutes of July 31, 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. Commissioner McCoy seconded the motion. All present voted in favor of the motion.

3.0 ADJOURNMENT

MOTION: Commissioner Oldroyd moved to adjourn. The Architectural Review Commission meeting adjourned at 7:00 p.m.

Minutes approved: 08/17/2014