

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

3 **Thursday, July 23, 2015**

4 **6:00 p.m.**

5 **Cottonwood Heights City Council Conference Room**

6 **1265 East Fort Union Boulevard, Suite 250**

7 **Cottonwood Heights, Utah**

8
9 **Members Present:** Vice Chair Scott Peters, Stephen K. Harman, Neils Valentiner

10
11 **Staff Present:** Community and Economic Development Director Brian Berndt, Senior
12 Planner Glen Goins, Planner Mike Johnson, City Engineer Brad Gilson,
13 Planning Intern Zachary Smallwood

14
15 **Excused:** Chair Scott Chapman, Robyn Taylor-Granda, Jonathan Oldroyd

16
17 **Others Present:** Eric Felt, Joyce Felt

18
19 **BUSINESS MEETING**

20
21 **1.0 DISCUSSION ITEMS**

22
23 In the absence of Chair Scott Chapman, Vice Chair Scott Peters assumed the chair and called the
24 meeting to order at 6:18 p.m.

25
26 **1.1 Review Action Items.**

27
28 Senior Planner, Glen Goins, introduced the project under consideration, which was a request for a
29 Certificate of Design Compliance in conjunction with a dental office building and site plan
30 approval located at 6800 South Highland Drive. It was reported that there is a Pilate's studio to
31 the south. The original request was presented with the Pilates studio, but the project was built on
32 separate timelines. The site is approximately one-third acre in size and the building is generally
33 toward the front of the lot. A number of parking stalls were identified, doorways were to be
34 proposed potentially on both sides, and landscaping and a potential landscape containing wall on
35 the north and west property line was proposed, which was subject to review by City Engineer,
36 Brad Gilson. The proposed architectural plans were provided to the Architectural Review
37 Commission (ARC). The intent of the design was to facilitate higher-end materials with accenting
38 trim. It was noted that the roof has a number of solar panels.

39
40 Mr. Goins presented the landscaping plan and stated that the applicant, Dr. Eric Felt, was seeking
41 the ARC's approval on parking as a result of various considerations. Based on full use of the
42 building including all three floors, there would be a need for 18 parking stalls. Dr. Felt offered to
43 use the basement for storage. On site, there are 16 stalls. Dr. Felt researched the Code in terms of
44 the allowance for off-street parking. The Code states that the Architectural Review Commission
45 may approve the substitution of on-street spaces for on-site parking. Based on the linear frontage,
46 they have enough room for nearly three on-street parking stalls.

1
2 The Certificate of Design Compliance request was coupled with a request for the Architectural
3 Review Commission to grant the two additional stalls to be counted as two additional spaces. That
4 would give them 14 stalls in the back and two on the east side. The applicant was seeking approval
5 of two stalls on the street based on the street frontage. Commissioner Valentiner was unfamiliar
6 with the Code provision and asked if there was an issue that would allow for it. He asked for
7 clarification on whether there was a hardship or other circumstance that necessitated the applicant
8 requesting on-street parking as part of their parking requirement.

9
10 Mr. Goins referenced Code Section 19.49.090, Alternative Parking Plan, and stated that the Code
11 does not require a qualifier. It only needs to be part of the plan and have the approval of the City
12 and specifically the City Engineer. Mr. Goins liked the idea because the trend in planning is to
13 consider the available on-street parking. If they were discussing a substantial number, they might
14 have a different opinion because there would be a reasonable expectation of some burden on the
15 City. Given that there are a smaller number of stalls and the fact that it is on a low-volume street,
16 Mr. Goins supported and encouraged use of the on-street parking.

17
18 Mr. Gilson stated that the site is unique because the frontage road has a wide cross-section and as
19 such it is a low-volume road. There are traffic issues further up the road at the intersection and at
20 the light. From a parking stand-point back further, he saw no safety issues that would have an
21 impact on the decision.

22
23 Commissioner Valentiner agreed because it is a large low volume street. He also added that Salt
24 Lake City has downgraded their parking requirement to get better use of the property and grounds,
25 which he supported. Mr. Goins recommended approval of the Certificate of Design Compliance.

26
27 Commissioner Valentiner asked what the basement would be used for. Dr. Felt explained that it
28 will be primarily used for storage. They had also considered using it as a recital studio in the
29 evenings. He stressed that it would not be used during the day. Commissioner Valentiner agreed
30 that would be a good double use of the property. He felt, however, that patients would use the
31 street parking regardless. Mr. Goins clarified that they were referring more to the parking in the
32 rear. He asked if the parking in the back was enough for basement, evening-only use. Vice Chair
33 Peters recommended that if they intend to use the space for more than storage they need to bring
34 the plan forward, and he would be inclined to approve it. That way everything would be above
35 board.

36
37 Mr. Goins clarified that the Code requested that a parking study be conducted so there is some
38 latitude in terms of form. He had never submitted a verbal study before and asked what the
39 Commission would like to see. He noted that Mr. Gilson would provide direction on the format.
40 Mr. Gilson added that the study would look at land use and be simple.

41
42 Vice Chair Peters asked for clarification of how many spots were needed for all three levels.
43 Mr. Goins responded they would need 24 parking spaces. The piano recital use would require six
44 of the 16 empty stalls after hours.

1 Enforcement issues were discussed. Mr. Goins stated that if the City receives complaints and it is
2 determined that there is an issue, ultimately the City could file a Cease and Desist Order. He
3 indicated that the Code is clear in terms of allowing double usage.

4
5 Commissioner Valentiner stated that with three floors and 18 stalls, the basement would have to
6 be limited to nighttime use or storage only. There could not be daytime use on all three levels.
7 Mr. Goins agreed that if any business tried to move into the basement, it would be an expansion
8 of Dr. Felt's business because licenses would not be issued.

9
10 Vice Chair Peters was concerned that the Commission did not have a clear plan. He wanted a clear
11 application providing for two stories and 18 spaces, two of which are on the street. If the applicant
12 does anything else with the basement use that creates an issue, the City would want a documented
13 statement of the anticipated use. Mr. Goins said Commissioner Valentiner recommended the
14 Certificate of Approval be contingent on the condition that the basement level is limited in use to
15 recital space or storage. Any change would require reconsideration by the Architectural Review
16 and Planning Commissions.

17
18 Dr. Felt stated that the site plan would allow for an additional parking stall by shifting the ADA
19 stall. Mr. Goins added that there was a conflict because there is not a door opening adjacent to it.
20 Commissioner Valentiner stated that there was nearly room for three stalls on the street, making
21 moving the ADA stall unnecessary. Dr. Felt also added that the renderings did not include the
22 seams that would be included on the property. He distributed photos and added that the building
23 will be a little bluer, similar to the picture of the home included in the packet. He explained that
24 the look was timeless and would be a great addition to the street.

25
26 Commissioner Valentiner thought Dr. Felt was moving in the right direction. He encouraged him
27 to continue to refine the details. Dr. Felt added that the windows would be set in to add depth and
28 the design element he desired. He noted that there were also raised elements that will make the
29 building more attractive. The lighting will be minimal out of consideration for the neighbors.
30 There will be a light high on the back of the building to gently illuminate the rear parking area and
31 sconces on the wall that will not shine onto the neighbors' properties. In the front, a standard street
32 light will be used.

33
34 Commissioner Valentiner acknowledged the solar panels. He appreciated the use but questioned
35 the look because the home is pristine and the panels appear to be out of place. He asked if there
36 was a way to screen them. Dr. Felt stated that a row could be deleted and pushed back slightly.
37 Commissioner Valentiner felt they detracted from the look of the building. Dr. Felt commented
38 that solar panels are becoming more utilized and people will recognize them for what they are. He
39 also noted that they could be pushed back. Commissioner Valentiner agreed that they could be
40 placed in the back because there are enough that they are not needed in the front as well. Dr. Felt
41 wanted the windows in front to be able to be opened. Commissioner Valentiner agreed and stated
42 that the windows could still be used, which suited the building front and still be opened.

43
44 Vice Chair Peters asked about the windows. He stated that one window does not line up.
45 Commissioner Valentiner agreed that it needs to be addressed. Commissioner Valentiner
46 recommended an architect be hired to perfect the details. Vice Chair Peters stated that it was the

1 only thing on the building he did not like. Vice Chair Peters liked the building but was more
2 worried how it will fit in the street. He commented that the Pilates building uses more familiar
3 tones than the proposed building. Dr. Felt responded that they set the tiles side by side and verified
4 that they have the same values. The tiles will be 1' x 2' wall tiles. Vice Chair Peters asked about
5 spacing. Dr. Felt stated that they will be as tight as possible. Commissioner Valentiner commented
6 that the color was of concern because it will stand out in the neighborhood. Vice Chair Peters
7 agreed and remarked that it will glow. Dr. Felt commented that the Pilates studio next door is of
8 a similar brightness. Commissioner Valentiner felt that if the tile were polished or honed it would
9 be very white. Dr. Felt indicated that it would be honed.

10
11 Commissioner Harman asked how it would be attached. Dr. Felt stated that that detail will be left
12 up to the architect. Commissioner Harman stated that the solar panels will be very obvious and
13 need to be placed carefully. Dr. Felt admitted that he was not an expert on solar panels and stated
14 that they would only utilize as many as they will use. Commissioner Harman commented that
15 Dr. Felt needs to consider how they will appear from the street and try to buffer the front. Vice
16 Chair Peters remarked that one row could come off to make it less visible from the street.

17
18 In response to a question raised by Commissioner Harman, Dr. Felt confirmed that the roof is not
19 completely flat. It was recommended that Dr. Felt ensure that water runoff is addressed.
20 Commissioner Valentiner added that a small design change could hide the drainage and the solar
21 panels. Vice Chair Peters stated that solar panels do not have to be flaunted and of utmost
22 importance is the overall look of the building. Commissioner Valentiner agreed and commended
23 Dr. Felt for the overall design.

24 25 **2.0 ACTION ITEMS**

26 27 **2.1 (Project #CUP 15-005) Action on a request from Eric & Joyce Felt for a Certificate** 28 **of Design Compliance for a dental office building located at 6800 South Highland** 29 **Drive.**

30
31 **MOTION:** Commissioner Valentiner moved to approve 18 total parking stalls with 16 on-site
32 and 2 on-street parking stalls in the front. He also moved to approve shared parking for daytime
33 business and evening business for music recitals and concerts. He recommended reconsideration
34 of the solar panel in order to remove them from the front and minimize the view from the street.
35 Commissioner Harman amended the motion to provide more detail to City staff to review the
36 details in order to ensure it is harmonious with their discussion. Commissioner Harman seconded
37 the amended motion. All present voted in favor of the motion. The motion passed unanimously.

38 39 **2.2 Approval of the July 23, 2015, Minutes.**

40
41 **MOTION:** Commissioner Harman moved to approve the minutes of July 23, 2015, after the
42 following process is met. The Recorder will prepare the minutes and email them to each Member
43 of the Commission. The Members will have five days to review the minutes and provide changes
44 to the Recorder. If, after five days there are no changes, the minutes will stand approved. If there
45 are changes, the process will be followed until the changes are made and the Commission is in
46 agreement, at which time the minutes shall be deemed approved. Commissioner Valentiner

1 seconded the motion. All present voted in favor of the motion. The motion passed unanimously.

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3 **3.0 ADJOURNMENT**

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5 **MOTION:** Commissioner Harman moved to adjourn. Commissioner Valentiner seconded. All
6 present voted in favor of the motion. The motion passed unanimously.

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8 The Architectural Review Commission Meeting adjourned at 7:06 p.m.

1 *I hereby certify that the foregoing represents a true, accurate and complete record of the*
2 *Cottonwood Heights Architecture Review Commission Meeting held Thursday, July 23, 2015.*

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A handwritten signature in black ink that reads "Teri Forbes". The signature is written in a cursive style and is positioned above a horizontal line.

10 Teri Forbes
11 T Forbes Group
12 Minutes Secretary
13
14
15 Minutes approved: