

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

3 **Wednesday, August 24, 2016**

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

5 **Cottonwood Heights City Council Conference Room**

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

7 **Cottonwood Heights, Utah**

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9 **Members Present:** Chair Scott Chapman, Commissioner D. Scott Henriksen, Commissioner
10 Stephen K. Harman, Commissioner Robyn Taylor-Granda,
11 Commissioner Jonathan Oldroyd

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13 **Staff Present:** Senior Planner Glen Goins, City Recorder Paula Melgar

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15 **Excused:** Neils Valentiner

16
17 **BUSINESS MEETING**

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19 **1.0 DISCUSSION ITEMS**

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

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23 **1.1 Review Action Items.**

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25 Senior Planner, Glen Goins, reported that there was only one item on the agenda for action as well
26 as approval of the minutes. He summarized the staff report and stated that the Canyon Center item
27 is up for reconsideration of updated architecture for a building that was approved as part of Canyon
28 Centre Phase II located at 7350 South Wasatch Boulevard. The site currently has obtained
29 conditional use approval for the three portions of Phase II. The multi-family development portion
30 called Canyon Centre Heights, was approved initially by the Planning Commission on January 7,
31 2015. A layout of the property was reviewed. It was noted that the architecture has been updated.
32 There was discussion about the original approval and ensuring that anything new is reminiscent of
33 the original design. Initially, there were nearly 180 parking stalls. The new design proposes 240,
34 but there is currently no plan for public parking. The building grade, if covered by more than eight
35 feet of dirt, is not counted as a floor. The new plan includes 25% landscaping although the original
36 recommendation was for 20%. Scale and setbacks are smaller than they were previously and they
37 meet the height requirements based on the condition of the subterranean stories. Staff
38 recommended approval of the Certificate of Design Compliance.

39
40 The applicant's representative, Tony Baros, presented a sketch of the project design.
41 Commissioner Taylor-Granda asked where equipment will be located. Mr. Baros explained that
42 it will be located on the roof since what are proposed are small residential units. He reviewed the
43 location of electrical panels and the barrier walls surrounding the utilities. Exterior materials were
44 presented.

1 In response to a question raised, Mr. Baros explained that they are using a type of stucco that
2 resembles limestone and is quite costly. Courtyard materials will consist of 25% vegetation and
3 20% synthetic turf. Mr. Goins explained that if there was to be a change in the exterior materials,
4 it could be handled administratively without the ARC having to reconvene. The design details
5 were reviewed. After some discussion, the consensus of the Commission was that the design is
6 agreeable and the same design by all developers in the area would be more of an eyesore. A mix
7 of designs would actually be more desirable.

8 9 **2.0 ACTION ITEMS**

10 11 **2.1 (Project #CUP 14-009) Action on a Request from Canyon Centre, LLC for** 12 **Reconsideration of Design Approval of a Mixed-Use Project, Canyon Centre** 13 **Heights, Part of Canyon Centre Phase II, Located at 7350 South Wasatch** 14 **Boulevard.**

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16 (18:42:59) **MOTION:** Commissioner Oldroyd moved to approve the request from Canyon
17 Centre, LLC for reconsideration of design approval for a mixed-use project, Canyon Centre
18 Heights, located at 7350 South Wasatch Boulevard based on the current materials. If the owner
19 wishes to change the materials, they must submit a request to staff who will communicate the
20 request to the ARC. The ARC will be allowed one week to respond after the submission with any
21 changes. Commissioner Harman seconded the motion. All present voted in favor of the motion.
22 The motion passed unanimously.

23 24 **2.2 Approval of August 24, 2016 Minutes.**

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26 **MOTION:** Commissioner Taylor-Granda moved to approve the minutes of August 24, 2016 after
27 the following process is met. The Recorder will prepare the minutes and email them to each
28 Member of the Commission. The Members will then have five days to review the minutes and
29 provide changes to the Recorder. If, after five days there are no changes, the minutes will stand
30 approved. If there are changes, the process will be followed until the changes are made and the
31 Commission is in agreement at which time the minutes shall be deemed approved. Chair
32 Hendrickson seconded the motion. All present voted in favor of the motion. The motion passed
33 unanimously.

34 35 **3.0 ADJOURNMENT**

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37 **MOTION:** Chair Chapman moved to adjourn. All present voted in favor of the motion. The
38 motion passed unanimously.

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40 The Architectural Review Commission Meeting adjourned at 6:51 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 Wednesday, August*
3 *24, 2016.*

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Teri Forbes
T Forbes Group
Minutes Secretary

Minutes approved: September 7, 2016