

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

Thursday, June 4, 2015

6:00 p.m.

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

Members Present: Scott Chapman, Stephen K. Harman, Scott Peters, Jonathan Jay Oldroyd, Robyn Taylor-Granda

Staff Present: Senior Planner Glen Goins, Planning Intern Zack Smallwood

Excused: Niels Valentiner

Others Present: Angela Dean, Laurel Harris

BUSINESS MEETING

1.0 DISCUSSION ITEMS

Chair Scott Chapman called the meeting to order at 6:05 p.m.

Senior Planner, Glen Goins, reported that staff was approached recently by an architect who will potentially be working on a multi-family building proposed as part of the Canyon Center Phase II. The project will consist of 112 units on the west side of the project. The approved site plan was displayed. Changes were made including banding around the northwest corner where the curved wall was eliminated. With regard to the general architecture, the architect wants to meet with staff on an architectural design to see if it would be considered consistent with what was approved. A rendering was provided that included changes and specifically, a more modern look. Mr. Goins considers it a major change and brought the matter up with the Planning Commission at the previous night's meeting. The Planning Commission Chair feels that staff's assumption is correct in not considering the proposal to be in compliance. If the applicants pursue this avenue they will have to meet with the ARC and obtain a new Certificate of Design Compliance.

Mr. Goins reported that Phase I of the project was approved and appealed to the Third District Court. The case was eventually thrown out after a delay of several months. He questioned whether it would apply legally to just this building or the façade only. He made the decision to bring the issue to the ARC's attention.

Chair Chapman wants to determine how the proposed building will fit in with the other buildings on the site.

Mr. Goins stated that the current architecture is more traditional in nature.

1.1 Review Action Items

Mr. Goins stated that the proposed request from AMD Architecture involves a remodel of the Wasatch Exotic Pet Clinic and addition. The matter is being reviewed by the ARC because a significant

addition and remodel is proposed and because the property is in the Gateway. The site is just over one-third acre in size. After the renovation, the building footprint will be approximately 3,250 square feet. It is currently a one-story building with 2,100 square feet. Photos of the property were presented. The proposed building materials were shown and include brown refinished hardy board, stucco, and a stone veneer. With regard to buffering, staff feels it is adequate. It was recommended that the landscaping be addressed with the applicant. Mr. Goins indicated that the ARC needs to approve a Certificate of Design Compliance.

Angela Dean from AMD Architecture identified herself as the Project Architect and stated that the existing structure has been added onto over time. With the renovation the existing structure will be encompassed within the new structure. A full second story will also be added to maximize the potential of the site. The intent is to give the business a stronger street presence.

With regard to landscaping, Commissioner Peters applauded the fact that they were moving to a lower water use scheme. He recommends that turf be used where it makes sense. He did, however, want a chance to see it since it will be important to look at the densities and spacing of plantings. He recommended that the landscape plan show the mature size of all of the shrubs and 80 to 100 percent of the mature size of the trees so that there is a sense of the density once it is grown in.

Mr. Goins, stated that staff created a species recommendation list that serves as the defacto tree list.

Commissioner Peters stressed the importance of the compatibility of the species within the plan. If the intent is to go with xeriscape-type landscaping, low water use plant materials should be used.

Ms. Dean acknowledged that it is a large building and although it is commercial they want it to have a homey feel. The intent is to break the massing down a bit more. Maintenance is also a significant issue with a flat roof based on recommendations from staff. As a result, the roof needs to be pitched.

Planning Intern, Zach Smallwood made reference to the Jordan Valley Water Conservancy Gardens in West Jordan that feature water wise plants. It was recommended that something similar be considered here.

Laurel Harris, owner of Wasatch Exotic Pet Clinic, commented that a large tree on the property was destroyed by borer beetles last year but the trunk was left intact. It is planned to have it decoratively carved by an artist.

Commissioner Peters struggled with the elevation and the connection on one corner. He suggested there be a setback or something similar to better define the corner. Specifics of the site were discussed.

An observation was made by Commissioner Oldroyd that the upper levels have a lot of windows while the lower ones do not.

Commissioner Harman has no objection to the windows as shown.

Ms. Dean referred to one wall that is needed for ICU space in the clinic that will be directly off of the treatment area. Storage is also desperately needed in the new facility.

Commission Oldroyd recommends that the building be designed with four sides. Various aspects of the project were discussed as well as possible modifications to improve the design.

A comment was made that what is proposed is a very modern building, however, some of the building materials are contemporary while others are traditional.

The possibility of using stucco rather than hardy board in the center was discussed with decorative pieces to place on the wall. Ms. Dean is more comfortable choosing one or the other.

Potential changes to improve the building were suggested by Members of the Commission. The Commission expressed interest in seeing a landscaping plan, a color board, and additional changes made. Once the changes are implemented they should be brought back to the ARC for review.

2.0 ACTION ITEMS

2.1 **(Project #SPL CUP 14-009) Action on a request from AMD Architecture for a Certificate of Design Compliance for a Renovation of the Wasatch Exotic Pet Clinic Located at 1892 East Fort Union Boulevard**

Commissioner Taylor-Granda clarified that the subsequent motion was not for a Certificate to Amend. It was noted that the timeline set is as soon as possible.

MOTION: Commissioner Taylor-Granda moved to make the following recommendation and specified that the following items need additional review:

- Landscape plans with the plant palette.
- The color of the material board for each different material.
- Define and concentrate materials to create better unity in each section.
- On the west façade of the building, upper left hand windows, additional windows should be added to create more balance as compared to the right side of the second story.
- To the north face right hand side as it transitions back to the west face, there should be a better transition of material or a change in material. The material on the north elevation should meet the material on the west elevation.
- The middle section on the north side that is currently hardy board needs to be set back or forward so that it is on a different plane or unified with the other portion of the building.
- The main entrance and lobby need to have the materials reviewed to make the area more unified.
- The windows on the west side of the building are satisfactory and do not need to be modified.
- The color or material board should include an idea or actual sample of the railing that will be used in the back.
- The roof color should also be specified.

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

The ARC tentatively planned to meet again on June 11, 2015.

2.2 Approval of the June 4, 2015, Minutes

MOTION: Commissioner Peters moved to approve the minutes of June 4, 2015, 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 Oldroyd seconded the motion. All present voted in favor of the motion. The motion passed unanimously.

3.0 ADJOURNMENT

The Architectural Review Commission Meeting adjourned at 7:19 p.m.

Minutes approved: 06/25/2015