

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

**Monday, June 15, 2015**

**6:00 p.m.**

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

**Members Present:** Chair Scott Chapman (participated electronically), Vice Chair Scott Peters, Stephen K. Harman

**Staff Present:** Senior Planner Glen Goins

**Excused:** Niels Valentiner, Jonathan Jay Oldroyd, Robyn Taylor-Granda

**Others Present:** Angela Dean, Laurel Harris, Deana Sritalapat

**BUSINESS MEETING**

**1.0 DISCUSSION ITEMS**

Vice Chair Scott Peters called the meeting to order at 6:13 p.m. Chair Scott Chapman participated in the meeting electronically.

**1.1 Review Action Items**

Senior Planner, Glen Goins, reviewed the agenda item and noted that this was the Commission's second review of the project. He stated that the proposed request is made by the Wasatch Exotic Pet Clinic for a site expansion and significant increase in the size of the building and the orientation to the street. Mr. Goins stated that the request fits perfectly with what the City's goals are with regard to Fort Union Boulevard. At the last meeting the Commission made a significant number of suggestions that had since been reviewed by the applicant. It is anticipated that the Commission will award the applicant a Certificate of Design Compliance in order to get the site plan approved, which staff supports.

Project Architect, Angela Dean, considered the feedback from the previous meeting to be valid. The recommended changes were taken into consideration and incorporated into the building design. The issues primarily pertained to the material palate as it related to the building form and simplifying it, particularly on the north and west exposures. With regard to the placement of openings, it needed to be balanced with the interior function to ensure that nothing was sacrificed. Some items were shifted, a few windows were added, and some window types were unified to improve the design. Ms. Dean explained that on the entry side there was initially a break in materials. That was since modified to be just one form that provides a good location for building signage. The applicants also provided the requested material samples, which were not available previously, that reflect the proposed colors.

Commissioner Harman reviewed the proposed changes and feels that the applicant has complied with what was requested. He commented that they had done a very good job of making the building look like a well thought out piece of art.

Vice Chair Peters remarked that the colors presented on the color boards work well together. With regard to a landscaping plan.

Ms. Dean stated that she met with her landscaper but he had not been as responsive as hoped. She visited the conservation gardens, which she considers a great suggestion on the part of the ARC. She plans to go with as many Utah native species as possible but she does not yet have a definitive plan.

Vice Chair Peters recommended the building be approved but suggested that the landscaping plan be provided with input from Chair Chapman.

Mr. Goins stated that the plan could be approved and the certificate issued subject to approval of the landscaping plan administratively by staff and Vice Chair Peters.

Vice Chair Peters described the Commission's previous concerns. On the northwest corner as the building wraps around there were two different types of materials that the ARC wanted to become one to maintain consistency. The applicants have done that with the hardy board being brought all the way across. The small piece that stepped in previously is now flush with a consistent roof over the top of the entire piece and it reads as one mass. Additionally, on the entrance on the northeast corner there was concern about the materials. The applicants had since made the entire piece stone so that it reads as one mass. On the east elevation there were concerns about the windows, particularly on the left side of the east elevation. There are now three windows on top and three windows on the bottom. There are two together on the right side and one on the left on top of each other to fill in the mass. On the left side of the west elevation there were concerns about having just one window. The applicants have since added two more windows. The greenhouse portion was stepped back and is now nearly all windows with the exception of the roof which has two skylights. Vice Chair Peters is of the opinion the applicants responded to the requests.

Chair Chapman expressed his approval subject to evaluation of the landscaping.

## 2.0 ACTION ITEMS

### 2.1 (Project #SPL CUP 15-001) 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

**MOTION:** Commissioner Harmon moved to approve the building design as presented pending submission of the landscaping plans that Chair Scott Chapman and staff will work together to review and make recommendations on. If there are significant concerns, they will come back to the Board. Approval shall constitute issuance of a Certificate of Design Compliance. The

motion was seconded by Commissioner Peters. All present voted in favor of the motion. The motion passed unanimously.

## 2.2 **Approval of the June 15, 2015, Minutes**

**MOTION:** Commissioner Harmon moved to approve the minutes of June 15, 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. The motion was seconded by Commissioner Chapman. All present voted in favor of the motion. The motion passed unanimously.

## 3.0 **ADJOURNMENT**

**MOTION:** Commissioner Harmon moved to adjourn. The motion was seconded by Commissioner Chapman. All present voted in favor of the motion. The motion passed unanimously.

Minutes approved: 06/30/2015