

1 **MINUTES OF THE COTTONWOOD HEIGHTS CITY**
2 **ARCHITECTURE REVIEW COMMITTEE MEETING**

3
4 **Thursday, November 4, 2010**

5 **6:00 p.m.**

6 **Cottonwood Heights City Council Chamber**

7 **1265 East Fort Union Boulevard, Suite 250**

8 **Cottonwood Heights, Utah**
9

10 ***ATTENDANCE***

11
12 **Committee Members:**

13
14 Neal Stowe, Chairman

15 Scott E. Chapman

16 Jonathan Oldroyd

17 Scott Peters

18 Robyn Taylor

19 Niels E. Valentiner
20

21 **City Staff:**

Brian Berndt, Planning Director

Morgan Brim, Associate Planner

Kory Solorio, Deputy City Recorder

22
23 **BUSINESS MEETING**

24 Chairman Neal Stowe called the meeting to order at 6:12 p.m.

25 **1.0 ACTION ITEMS**

26
27 **1.1 The ARC will Review and Make a Recommendation on a Proposal from Russ**
28 **Naylor to Construct a Retail Building Adjacent to the Magic Lube on Fort**
29 **Union Boulevard. The Property is Located at 7015 South Highland Drive.**
30

31 Associate Planner, Morgan Brim, reported that for the proposed retail building proposed at 7014
32 South Highland Drive, the City requires the dedication of frontage for a left turn lane as well as a
33 merge lane. As a result, the landscaping requirement was reduced. What is proposed is a 4,000
34 plus square-foot building with a restaurant on one side.
35

36 (18:22:50) Mr. Brim displayed the landscaping plan and explained that previously a four-foot
37 landscape buffer was required where the requirement is now two feet. Traffic circulation patterns
38 and restrictions were described. Parking requirements were reviewed. Mr. Brim stated that 27
39 parking stalls are required.
40

41 The applicant, Russ Naylor, reported that his client is Jim Gaddis of Gaddis Investment who
42 purchased the property a few months earlier. Because of the limited size, the intent is to get as
43 much leasable area out of the property as possible. Mr. Gaddis first tried unsuccessfully to acquire
44 the adjoining lube business. He is also interested in locating a Key Bank kiosk on the site. With
45 regard to the traffic study, Mr. Naylor stated that they retained Traffic Engineer, Randy Wallin,
46 who performed counts of parking stalls and patrons in similar restaurants during peak hours. He
47 discovered that their estimates are within one or two parking stalls of what similar uses have in
48 other shopping centers.

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2 (18:47:20) A Committee Member expressed concern with the proposed bank kiosk and thought it
3 would add to the “clutter” in the area. His preference was to move further out to the corner of the
4 building, which was not possible. Building design and setback issues were discussed.

5
6 Committee Member Taylor was opposed to a situation where a business is behind another building
7 such as a Blockbuster which becomes the corner. Mr. Brim remarked that the City’s General Plan
8 addresses Fort Union Boulevard in detail and making it more walkable. One of the ways to
9 accomplish this is to bring buildings closer and increase the width of sidewalks. A Committee
10 Member commented that his goal is to have as much landscaping on the site as possible. He felt
11 the applicant’s greatest opportunity in the site layout is on the north side on the corner. He
12 suggested that there are two options; to either widen the parking strip to allow for trees to be
13 planted or plant shrubs and trees between the parking.

14
15 Mr. Naylor stated that the building is approximately 40-feet deep and he could conceivably
16 eliminate two feet from the building and add the landscaping behind the sidewalk. He could also
17 plant smaller ornamental trees, eliminate the patio to increase the driveway size on the south side,
18 and add more buffer to the north side. In the end, he expected to have approximately 3,600 square
19 feet.

20
21 (18:55:12) There was some question as to whether the kiosk could be adjusted rather than
22 eliminated altogether. A comment was made that the kiosk creates the wrong impression for the
23 corner. Mr. Naylor remarked that he showed one option with the kiosk against the building,
24 however, there were problems with stacking. Another issue had to do with the grade differential
25 that exists on the property. He noted that most likely, a retaining wall will need to be constructed
26 along the eastern edge of the landscaping. A question was raised with regard to the percentage of
27 landscaping. Mr. Brim responded that staff only counts the actual on site landscaping, which they
28 recommended be recalculated. If the lawn is counted, which it typically is not because it is off
29 site, they will be at the 15% minimum. It was recommended that lawn be planted since it will
30 look stark with the xeriscape. Various options were discussed. The consensus seemed to be to
31 eliminate the kiosk and improve the landscaping. Mr. Naylor remarked that he relied on income
32 from the kiosk before the property was purchased based on discussions he had with former
33 Planning Director, Michael Black. He offered to work on the site design based on comments
34 made by the ARC. Specifically the goal was to increase the landscaping to the extent possible.

35
36 (19:05:28) Committee Member Taylor commented that the benefit to locating the kiosk in the
37 proposed location is that it would not be proposed as parking and cars would only be seen
38 intermittently. She questioned whether it would be preferable to see parked cars there all the time
39 rather than a kiosk with cars behind it. She personally liked the idea of the kiosk since for users in
40 the area, their only other option is Wells Fargo, which is near a very busy intersection and difficult
41 to access. Various options were discussed. A comment was made that with the kiosk, perhaps
42 Check City won’t look so out of place.

43
44 Mr. Brim suggested the ARC make a recommendation tonight on the landscaping and allow staff
45 to continue to work with Mr. Naylor and report back to the ARC. Mr. Brim asked that any motion
46 include additional input on overall aesthetic issues. He considered parking to be self-regulating.
47 Plans were made for the applicant to meet with City staff the following week.

1 **1.2 The ARC will Review and Make a Recommendation on a Proposal by Brian**
2 **Starkey to Remodel the Exterior and Interior of the Smith’s Grocery Store**
3 **Located at 3470 East 7800 South (Bengal Boulevard).**
4

5 (19:17:55) Mr. Brim reported that the above item deals with a remodel to the exterior of a Smith’s
6 building and parking lot. The applicants planned to be present tonight, however, staff asked that
7 they first provide color elevations and more specifics on the landscaping. The matter was
8 scheduled for discussion at the next ARC Meeting. Committee Member Taylor expressed
9 enthusiasm with the proposed remodel and thought in addition to an improved appearance, the
10 remodel will send a positive message to the public and renew interest in it. Details of the
11 proposed plan were reviewed and discussed.
12

13 (19:38:22) Mr. Brim described a new procedure and stated that going forward the ARC will meet
14 on a non-regular basis. Draft minutes will be emailed to each Member with revisions to be
15 provided to staff. At that point the minutes will stand approved. With the new change, the public
16 will have access to minutes in a timely manner.
17

18 (19:39:35) *Neal Stowe moved that the Recorder prepare the minutes and email them to each*
19 *ARC Member. Members will have 10 days to review the minutes and provide any changes to*
20 *the Recorder. If, after 10 days, there are no changes, the minutes will stand approved. If there*
21 *are changes, the process will be followed until the changes are made and the Commission is in*
22 *agreement at which time the minutes shall be deemed approved. This procedure will keep the*
23 *minutes current for staff and the public to review. Scott Peters seconded the motion. Vote on*
24 *motion: Neal Stowe-Aye, Scott Chapman-Aye, Jonathan Oldroyd-Aye, Scott Peters-Aye, Robyn*
25 *Peters-Aye, Niels Valentin-Aye. The motion passed unanimously.*
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27 **2.0 ADJOURNMENT**
28

29 *Neal Stowe moved to adjourn. Scott Peters seconded the motion. Vote on motion: Neal Stowe-*
30 *Aye, Scott Chapman-Aye, Jonathan Oldroyd-Aye, Scott Peters-Aye, Robyn Peters-Aye, Niels*
31 *Valentin-Aye. The motion passed unanimously.*
32

33 The meeting adjourned at 7:42 p.m.

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2 *I hereby certify that the foregoing represents a true, accurate and complete record of the*
3 *Cottonwood Heights City Architecture Review Committee Meeting held Thursday, November 4,*
4 *2010.*

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Teri Forbes
T Forbes Group
Minutes Secretary

Minutes approved: 11/04/10