

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

**January 30, 2014**

**6:00 p.m.**

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

**Members Present:** Scott Chapman, Niels Valentiner, Scott Peters, Laura McCoy, Steve Harman

**Staff Present:** Community and Economic Development Director Brian Berndt, Senior Planner Glen Goins, Associate Planner Mike Johnson, Planning Intern Tayler Jensen

**Others Present:** Kenny Nichols, Chris McCandless, John Maws, Nancy Dahill, Woody Noxon, Sylvia Bennion, Andy Flamm, Richard Cook, Phillip Thompson, Kris Mateus

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

***BUSINESS MEETING***

**1.0 DISCUSSION ITEMS**

The meeting commenced at 5:45 p.m.

**1.1 Review Action Items**

Community and Economic Development Director, Brian Berndt, presented the Canyon Centre site plan and stated that this is an 11-acre master-planned, mixed-use project that consists of five overall lots being developed in two phases (Phase I east side of Canyon Centre Drive and Phase II west side of Canyon Centre Drive) at the mouth of Big Cottonwood Canyon. The request is for a new 65,000 square-foot office building (three-story) with a sub-level parking structure proposed to be constructed in the southeastern most part of Lot 2. The remainder of development (hotel and restaurant) on Lot 2 will be reviewed as part of a future submittal to the ARC. The remaining lots will each be reviewed separately.

The Commission Members viewed a scaled model of the plan. It was thought to be reasonable to approve the office building and the detail of the design for the parking structure and then approve the overall concept of the development in general. This would set a precedent and gives guidance for the phases to follow.

Commissioner Peters suggested putting in place, with the approval of this building, a conceptual approval for everything happening above the parking structure. Concern for the parking structure approval was expressed.

Commissioner Chapman detailed the allowance of a roof garden and height restrictions.

Mr. Berndt clarified the building height allowance as stated in the City Code.

Kenny Nichols, Project Architect with Think Architecture, presented the project design and detailed changes to the plan.

Commissioner Peters requested that a detailed plan of the proposed garden area be presented. Design elements and materials were discussed. It was reported that each building will have a rooftop garden featuring landscaping and sitting and viewing areas. The rooftop garden areas will be linked to the adjoining buildings by a sky bridge.

John Maws, Landscape Designer with Think Architecture, presented the landscape details of the project. The waterfall and fire pit materials were discussed as well as other natural elements.

Commissioner Valentiner opposed the bridge design and feels it is invasive and not in keeping with the preservation of the canyons. Ample parking was created and provided no transportation.

Chris McCandless, Managing Member of Canyon Center Capital LLC, described the parking configuration of surrounding areas and believes the bridge design is the least impactful transportation solution to a significant problem.

## 2.0 ACTION ITEMS

### 2.1 **(Project #DC 13-011) Action on a request from Kenny Nichols, Think Architecture for design approval for a new office building located at 7350 S. Wasatch Boulevard**

Mr. Berndt reported that the proposed request is for an 11-acre master-planned, mixed-use project consisting of five overall lots developing in two phases (Phase I east side of Canyon Centre Drive and Phase II west side of Canyon Centre Drive) at the mouth of Big Cottonwood Canyon. The request is for a new 65,000 square-foot office building (three-story) with sub-level parking structure being constructed in the southeastern most part of Lot 2. The remainder of development (hotel and restaurant) on Lot 2 will be reviewed as part of future submittal with the ARC. The remaining lots will each be reviewed separately.

**MOTION:** Commissioner Valentiner moved to approve Project #DC 13-011 located at 7350 South Wasatch Boulevard subject to the following:

1. *Within 12 months of Certificate of Occupancy of the first building, if no permit has commenced for the parking structure, it is to go green.*
2. *The overall development of the project is being presented, the intent is to follow that as a master plan, and however, each building be submitted and reviewed understanding variations to the original plan.*
3. *The bridge as designed is not acceptable.*
4. *Mass transit component needs to be built into the component to service the parking structure for skiers.*
5. *To bring back the office building and the elevation for the parking structure.*
6. *Detailed landscape plan be presented.*

7. *Reconsideration of the curtain wall to be approved by staff.*

The motion was seconded by Commissioner Harman and passed unanimously on a voice vote.

**2.2 (Project #SD 14-001) Action on a request from Andrew Flamm, Fieldstone Homes for design approval of a new Planned Unit Development located at 7380 S. Milne Lane**

Associate Planner, Mike Johnson, presented the Woodbridge PUD site plan, landscaping, and preliminary design concept for discussion with the ARC. He reported that the Woodbridge PUD is a proposed Planned Unit Development located at 7380 South Milne Lane. The property is approximately 7.14 acres in size, most of which is zoned RR-1-21. A portion of the property is zoned Residential Office (RO). The applicant's proposal is to create a total of 11 lots. Ten of the proposed lots will be for single-family homes, and the other lot would be for a residential-scale office building (Lot 101). Currently, the site is undeveloped land.

**MOTION:** Commissioner Peters moved to approve Project #SD 14-001 from Andrew Flamm, Fieldstone Homes located at 7380 South Milne Lane subject to the following:

1. *Review of the stream path alignment.*
2. *Any significant vegetation in the open space be protected, in particular, the trees.*
3. *Detailed bridge and landscape design for the open space be reviewed.*
4. *Any proposed planting in the stream corridor be reviewed.*

The motion was seconded by Commissioner McCoy and passed unanimously on a voice vote.

**2.3 Approval of the January 30, 2014 minutes**

**MOTION:** Commissioner Chapman moved to approve the minutes of January 30, 2014, 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 Harman seconded the motion. All present voted in favor of the motion.

**3.0 ADJOURNMENT**

**MOTION:** Commissioner Valentiner moved to adjourn. The motion was seconded by Commissioner Peters and passed unanimously on a voice vote. The Architectural Review Commission meeting adjourned at 7:55 p.m.