



**ARC Meeting Minutes
Tuesday, March 9, 2020**

ARC Members in Attendance: Jason Bond, Kylie Lance, Tim Ringger, and Ron Jones.

Other's in Attendance: Staff Planner Ryan Harris, Chad Rowley, Jeff Sloan Cherries Dance Studio. Jeff Knighton representing the Bylund commercial building. Braden Ellsworth representing the Ellsworth Townhomes. Jade Ming, and Curtis Leavitt, representing Summit Ridge Townhomes. John Caldwell representing Sierra Homes.

Mr. Bond called the meeting to order at 5:39 p.m.

Cherries Dance Studio Architectural Review

An architectural review of a proposed dance studio located at approximately 575 N. State Road 198.

Mr. Bond explained that both hardy board and brick are approved primary building materials. He noted that the architectural requirements are slightly different as it is located within the C-1 zone. He asked if there will be parapet walls around the top of the building. Mr. Sloan confirmed this and indicated that the AC units, etc. will be covered by the parapet wall.

Mr. Bond complimented the arched windows and suggested that the applicant use decorative goose neck lighting to add to the agrarian feel. Mr. Rowley explained that he would prefer to use cylinder lighting. Committee Member Lance noted that while she likes goose neck lighting, she thinks that the cylinder lighting will be fine. Mr. Bond asked that the lighting is indicated on the plans.

Motion: Committee Member Lance motioned to approve the architectural renderings for the Cherries Dance Studio. Committee Member Jones seconded. The vote was unanimous in the affirmative.

Bylund Commercial Site Architectural Review

An architectural review of a proposed commercial building located at approximately 94 N. State Road 198.

Mr. Bond explained that this proposed commercial building will have three separate uses. Mr. Knighton noted that the soffit and fascia will be a darker color than portrayed on the plans. Committee Member Jones asked what the white surface will be constructed out of. Mr. Knighton stated that it will be stucco. He clarified that the material that looks like wood is a fiber/cement siding. The material around the base of the building will be stone; and the corner of the proposed pizza restaurant will be a metal panel material. Mr. Bond asked for clarification regarding the metal siding. Mr. Knighton explained that it would have shadow lines rather than seams. He clarified that they are proposing to use the metal panel in order to add another material and

provide a different texture. Mr. Bond explained that City code prohibits corrugated metal from being used as a primary building material. He noted that this proposed material seems to be a better high quality product. Committee Members Lance and Jones indicated that they are ok with allowing the metal paneling.

Mr. Bond explained that per code the canopies should project at least 3 feet from the building. Mr. Knighton answered that they will project about 4 feet from the building.

Mr. Bond explained that code indicates 'that where gable elements are utilized as part of the roof structure, decorative brackets, exposed timbers or similar features shall be applied to roof ends.' Committee Member Jones suggested that corbels are added. Mr. Bond indicated that if decorative brackets, gables or corbels are added it should meet the intent of the ordinance. He asked if there will be roof bounded equipment. Mr. Knighton confirmed that there will be roof bound equipment along the back of the building and a parapet wall will be built to cover it.

Committee Member Lance asked if lighting was included in the architectural plans. Mr. Bond answered that no exterior lighting was shown on the plans. Mr. Knighton stated that he has discussed lighting with the owner who isn't interested in goose neck lighting. Instead, they would prefer a small low profile light that doesn't draw attention. Committee Member Lance explained that that the lighting doesn't have to be a goose neck style. Mr. Bond clarified that the fixture needs to be visible with an agrarian style. He explained that a photometric plan will be required as part of the site plan.

Mr. Bond noted that Council Member Miller who is the Council Representative for the Architectural Review Committee didn't indicate any concerns regarding the metal siding. Committee Member Lance asked if the metal siding will be blue or grey. Committee Lance noted that they would like to see the metal siding be blue.

Mr. Bond asked the ARC members how they feel about the metal siding. Committee Members Jones and Ringger noted that they are fine with it. Committee Member Lance stated that she likes the way it looks for this proposal. Mr. Bond indicated that he thinks that the metal siding would be ok if used as a secondary material. Mr. Harris stated that code requires 60% of the building to be constructed of primary building material. He stated that this proposal doesn't meet this requirement unless the metal material is considered a primary building material. Mr. Bond suggested that the stone percentage be increased in order to make the primary materials meet the requirement without the metal siding.

Motion: Committee Member Lance motioned to approve the Bylund Commercial Site Architecture with the following conditions; that they provide more traditional lighting, and add gables or corbels along the roof line. Committee Member Jones seconded. The vote was unanimous in the affirmative.

Ellsworth Twin Home Architectural Review

An architectural review of a proposed twin home located at approximately 290 S. and 200 E.

Mr. Bond explained that this twin home development will be on the Planning Commission

Meeting agenda tomorrow night. He noted that architectural detail needs to be added around the rear windows. Mr. Bond clarified that all other architectural requirements are met. He explained that there proposed colors are black and white.

Committee Member Jones noted the slope of the lot; and asked that architectural detail is provided around the exposed back windows. He also suggested that the developer include additional primary material stepping down the exposed foundation.

Mr. Bond asked for clarification regarding the slope. Mr. Ellsworth explained that he will be installing a 4-foot retaining wall so the slope will be gradual. He noted that the windows will be in window wells.

Motion: Committee Member Jones motioned to grant architectural approval for the Ellsworth Twin Home with the following conditions: That the application provide clarification regarding the slope of the side grading. If there is a significant slope, that the stucco materials be extended down the foundation. And that additional trim is added along the windows on the backside of the building. Committee Member Ringger seconded. The vote was unanimous in the affirmative.

Summit Ridge Townhomes Architectural Review

An architectural review of townhome units that are proposed to be located at approximately Summit Ridge Parkway and 1200 W.

Mr. Bond explained that there will be 4 different styles of townhomes. He noted that all of the building styles don't have enough primary material to meet the 30% code requirement. Mr. Bond stated that windows around the rear elevation need additional trim. Mr. Ming provided a brief overview stating that there are two different products, a front and ally loaded townhome. They come in a farm house or craftsman style and the colors are earth toned. He noted that the board and batten is a hardy board material. Mr. Bond explained that since the board and batten is a hardy board material, the primary materials requirement will be met.

Committee Member Ringger asked if the stone on the porches wraps around the side of the building. Mr. Ming stated that the stone on the porches will wrap around, but the stone on the side of the buildings won't wrap around.

Mr. Bond asked if all the pillars will be wrapped. Mr. Ming confirmed that they will be. Mr. Bond asked that this is reflected on the plans. He explained that the ally loaded units need additional trim for the rear windows.

Mr. Bond explained that there is a provision in code about avoiding flat wall expanses. He suggested that for the Addison/Dalton or rear loaded units, landscaping is provided along the side of the buildings to break up the flat expanse of the walls. He clarified that additional articulation would only be required for the townhomes whose corners are exposed along the street. Mr. Jones suggested that awnings are provided over the windows on the units along the street.

Mr. Bond asked for clarification regarding the exterior materials for the Millbrook/Oakridge or

front loading units. Mr. Ming explained that the majority of the buildings will be a hardy board material, stone, stucco, corbel and trim. He noted that the trim will be a different color in order to provide variation. Committee Member Lance asked if hardy board is considered a primary material within this zone? Mr. Bond confirmed that this is the case. Mr. Ming clarified the percentages and noted that the Summit Ridge HOA has allowed the hardy board to count towards the stone requirements. Committee Member Lance noted that she doesn't like the green color used in the Payson development. Mr. Ming stated that the color she is referring to is the Garden Gate shade. She suggested that another shade of green is selected. Mr. Ming indicated that they are in favor of updating their colors.

Motion: Committee Member Lance motioned to approve the Summit Ridge Townhome architectural renderings with the following conditions: That trim be added on the rear windows for the Addison/Dalton style units. That additional primary materials are added to the rear elevations of the Addison/Dalton units. That articulation, or another method is used to break up the side walls of the Addison/Dalton units. And, with the request that the proposed garden green color scheme be changed. Committee Member Ringger seconded. The vote was unanimous in the affirmative.

Sierra Homes Site Modification Architectural Review

An architectural review of proposed material modifications for the town homes to be built in the Orchards A-11 subdivision located at approximately 900 N. and 120 E.

Mr. Bond explained that Mr. Caldwell is requesting changes to the approved Orchard Townhomes architecture. Mr. Caldwell explained that they would like to update the color schemes and style of their townhomes. He indicated that they intend to update their materials from vinyl siding. Mr. Bond clarified that architectural requirements have changed since the original architecture plans were approved. He explained that since they are proposing material changes they will need to meet the new code requirements. Specifically, the percentages of primary materials.

Committee Member Lance asked if there will be windows on the sides of the units? Mr. Caldwell confirmed that there will be windows consistent with the existing units, he noted that they are not shown on the plans. Mr. Caldwell clarified that they would like to have all stucco material on the sides of the units. Committee Member Lance stated that she doesn't like the idea of having one material along the back of the units. Committee Member Ringger noted that he doesn't like the idea of having all stucco material on the street facing sides of the building. Mr. Bond suggested that the developer provide awnings above a few of the windows in lieu of the material changes. Mr. Caldwell noted that the cost may rule it out, but he is willing to look at it. Committee Member Lance suggested that an awning is provided over the kitchen window in the rear.

Mr. Bond explained that landscaping is another technique that can be used to break up the flat wall expanse. Mr. Bond explained that code requires that articulation is provided every 5 feet in 30. He clarified that the applicant needs to use two of the following options in order to break up the expanse of the rear and sides of the building. See City Code 10-6-6C3 below:

3. *Building Articulation: All exterior walls shall be articulated through combinations of the following techniques:*
- a. *Facade modulation: Stepping portions of the facade to create shadow lines and changes in volumetric spaces,*
 - b. *Use of engaged columns or other expressions of the structural system, porch columns must be wrapped with an appropriate brick or stone or other substantial architectural features,*
 - c. *Providing projections such as balconies, cornices, covered entrances, porte-cocheres, trellises, pergolas, arcades and colonnades (providing such trellises and awnings extend outward from the underlying wall surface at least 24 inches),*
 - d. *Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices,*
 - e. *Wraparound porches, particularly on corner lots,*
 - f. *Rear and side elevations are not allowed to be flat wall expanses. They must be articulated by at least two (2) of the following means: change in wall plane of five feet (5') for every thirty feet (30'), covered deck or patios along at least forty percent (40%) of the rear elevation, bay or box windows, or chimneys, horizontal or vertical material changes (e.g., wainscot, gable finish, etc.), or sufficient plantings to create similar variation to the plane of the building elevations.*

Committee Member Ringer asked if the stucco color changes between units. Mr. Caldwell stated that the color doesn't change between units, but he is open to it. The ARC members Mr. Caldwell indicated that he would like to use landscaping as one option, and he will look into the option of using awnings in order to meet the second requirement.

Committee Member Lance noted that the garage lights look like they are in an odd place on the plans. Mr. Caldwell noted it and said he will have the plans modified to include the existing windows and move the garage lighting to the appropriate place.

Motion: Committee Member Lance motioned to approve the Sierra Homes Site Modification with the following conditions: That the windows are shown on the plans for the side elevation. That the garage lighting is moved to the correct place on the plans. That a change in wall plane is implemented, by including two of the approved techniques to address the flat wall expanses on the rear and side elevations. With the recommendation that the stucco color be variegated between the units. Committee Member Jones seconded. The vote was unanimous in the affirmative.

Chisholm Dental Addition Architectural Review

An architectural review of an addition to the existing dental office located at approximately 10 S. and 300 W.

Mr. Bond presented the Chisholm Dental Addition with the proposed changes as discussed at the last meeting; and asked if the ARC members are comfortable ratifying approval of the

renderings.

Motion: Committee Member Jones motioned to ratify the changes made to the Chisholm Dental Addition. Committee Member Lance seconded. The vote was unanimous in the affirmative.

ARC Business

Approval of minutes from:
January 27, 2020

Motion: Committee Member Lance motioned to approve the minutes from January 27, 2020. Committee Member Ringger seconded. The vote was unanimous in the affirmative.

Adjournment

Committee Member Ringger motioned to adjourn at 7:17 p.m.

*Approved at ARC Meeting on July 29, 2020.


Kira Petersen, Deputy Recorder