



## ARC Meeting Minutes

April 17, 2018

**ARC Members Attending:** City Council Member Nick Miller, Ron Jones, Planning Commission Member Kylie Lance, and Community Development Director Jason Bond.

**Others in attendance:** Scott Peterson Orchard Hills and Park Townhomes. Roy Nelson Apple Grove Apartments, and Aaron Jensen Blue Ox Development.

### **Orchard Hills Townhomes:**

Mr. Peterson explained that he is using the red and green color scheme for both Orchard Hills and Orchard Park.

Committee Member Lance stated that the Planning Commission was concerned that the stairs in the garage could prevent two cars from parking inside. Mr. Peterson explained that they have added 8 parking stalls to help with the parking concern. He stated that the stairs can't be removed, but there is room for two small cars in the garage. Mr. Bond explained that they have been good to work with the City to add more parking. Mr. Peterson stated that all of the units have garage parking.

Committee Member Lance asked if they plan to add landscaping. Mr. Peterson stated that their landscaping plan meets the requirements for the requisite number of bushes and trees.

Mr. Bond stated that the side of Unit F needs to have 30 percent masonry because it faces the street. Mr. Peterson stated that there will be 30 percent stone starting at the bottom. Mr. Bond explained that hardy board counts as a primary material. Mr. Peterson stated that the foundation needs to be stepped because of the elevation. He explained that he will start stone from the bottom of the step and he will revise the plans of the West Elevation to include the stone.

Mr. Bond stated that the pillars need to be wrapped with masonry. The current plan shows stone wrapped around the base. Mr. Peterson asked which pillars need to be wrapped. Mr. Bond explained that the City Code states that porch columns must be wrapped. Mr. Peterson stated that the pillars will be wrapped in a variation of stone and stucco. Mr. Bond stated that the rest of the plans match City Code 10-6-6C.

Committee Member Lance asked if each unit has a garbage can. Mr. Peterson stated that there will be a dumpster enclosure. He asked what material it needs to be made of. Mr. Bond stated that it needs to be made from the same material as the building. Mr. Peterson asked if he could use syntec fencing for his trash enclosure since it is sturdier than vinyl. Mr. Bond stated that the only requirement is that the material matches the building.

### **Motion:**

Committee Member Lance motioned to approve Orchard Hills Townhomes with the conditions that the poles are partially wrapped in stone and that the West elevation is revised. Committee Member Miller seconded. The vote was unanimous in the affirmative.

**Orchard Park Townhomes:**

Mr. Bond explained that there are 3 approved structures already being built. Today's review is for the 3 unit building that will face South.

Mr. Peterson explained that they will be using the same color scheme of green and red. He has also added stone to the columns similar to Orchard Hills. Committee Member Lace asked if the doors will be painted to match. Mr. Peterson stated that they will.

Mr. Bond stated that a minimum of 50 square feet of attached private area is required for each unit, and isn't currently included on the plans. Committee Member Jones stated that this is a required amenity for Multifamily homes. Mr. Peterson asked if a Courtyard in front of the units will fill this requirement. Mr. Bond stated that the intent is to provide a fenced off personal area and that a courtyard or porch could meet this condition.

**Motion:**

Committee Member Lance motioned to approve Orchard Park Townhomes as proposed with the condition that 50 square feet of personal space is added for each unit. Committee Member Jones seconded. The vote was unanimous in the affirmative.

**Apple Grove Apartments:**

Mr. Bond explained that these apartments will be located on the North side of town in the Orchards development. The subdivision plans are currently being worked on.

Mr. Bond stated that there will be both 2 bedroom and 3-bedroom apartment buildings. The proposed material and colors meet City Code. Mr. Bond asked how many of the 5 total buildings they want to reviewed today. Mr. Jensen responded that they would like the first two buildings reviewed.

Mr. Bond stated that the 3-bedroom unit only has 40 square feet of personal space attached to each unit, and the minimum requirement is 50 square feet. Mr. Nelson asked where the personal space can be added on buildings with multiple floors. Mr. Bond explained that balconies are the only option. Mr. Nelson explained that the 3 bedroom units are more difficult to structure, and he will need to redesign it in order to add the extra 10 square feet of personal space per unit.

Committee Member Lance stated that the building looks flat and she would like to see more dimension. Mr. Nelson explained that the buildings look flat on paper but will have dimension.

Mr. Bond explained that the plat layout, the site plans and landscaping are all currently being worked on. Mr. Jensen stated that they are currently redesigning parking.

Committee Member Jones asked what materials will be used. Mr. Bond stated that stone, brick, and vinyl will make up the majority of the materials. Committee Member Lance asked what the railing material will be made of. Mr. Nelson stated that it will be a wrought iron rail.

Committee Member Lance asked if the buildings will vary with different colors or textures. Mr. Jensen stated that there are 5 total buildings and they plan to keep the colors neutral per City Code.

Mr. Bond asked the ARC if they are willing to give their approval for this project conditioned upon a landscaping plan. Mr. Bond explained that when the landscaping plan is submitted the ARC will be able

to review it and ensure that it works with the aesthetics of the building. The ARC Committee agreed that they are ok to grant approval based on this condition.

Committee Member Lance asked if the CC&R's will state that no storage will be allowed on the patios. Mr. Jensen stated that they will not allow open storage. Committee Member Lance asked where the air conditioner condensers will be located. Mr. Nelson explained that they will be located at the end of each of the buildings, and screened by landscaping. Committee Member Jones suggested that they use larger mature plants to screen the AC units that face the street.

Committee Member Lance asked what the trash enclosure will be constructed of. Mr. Nelson stated that they will be made of stone with metal gates. They plan to add a side access for tenants. Mr. Bond stated that City Code requires that the aesthetic matches the building.

**Motion:**

Committee Member Jones motioned to approve 2 buildings of the Apple Grove Apartments subject to the expansion of the balconies of the 3 bedroom building to 50 square feet. And that a landscaping plan is submitted with final plat submittal and ratified by the ARC. Committee Member Lance seconded. The vote was unanimous in the affirmative.

**Minutes:**

Committee Member Jones motioned to approve the minutes from February 5, 2018. Committee Member Lance seconded. The vote was unanimous in the affirmative.

**Adjournment:**

Committee Member Miller motioned to adjourn at 7:00 p.m.