



Architectural Review Committee Meeting

Monday September 25, 2017

ARC Members Attending: Tim Ringger, Ron Jones, Community Development Director Jason Bond

Scott Peterson Orchard Hills Townhomes applicant

Orchard Hills Townhomes:

Located at 369 S. 100 W.

Mr. Peterson explained that there are 3 buildings. The ground slopes towards I-15 with the steep grade.

Mr. Bond explained that City Code requires that 30 percent of any elevation facing the street must contain masonry materials. Mr. Ringger stated that vinyl can't make up more than 35 percent of the front elevation. Mr. Peterson stated that he will look into changing that. Mr. Peterson asked what 'including window and entry door areas' means regarding the 30 percent masonry. Mr. Bond explained that any recessed area by a window could be counted towards that 30 percent if it's masonry material.

Mr. Peterson asked if stucco is an approved material for facing the street. Mr. Bond stated that it can be used, but the masonry still needs to be at least 30 percent. Mr. Bond stated that the side wall can't be flat, there needs to be to break up such as a patio, deck etc. Mr. Bond clarified that the rear and side walls are not allowed to be flat elevations. Mr. Peterson explained that they are proposing to change to metal privacy panels in the front instead of vinyl.

Landscaping plan

Mr. Ringger stated that they would like to see the articulation plan still needs to be included despite landscaping.

Mr. Ringger City Code regarding brick wrap materials to end on an inside corner or wrap 3 feet. Mr. Peterson asked if the end elevation will need a percentage of masonry. Mr. Bond explained that any elevation facing a street must have at least 30 percent masonry.

Mr. Bond expressed the need for more detail on this project as well as the proposed landscaping. Mr. Jones suggested that the developers have all of the percentages before the ARC meeting. Mr. Bond stated that there was some miscommunication, and in the future that will be required. Mr. Bond suggested that Mr. Peterson reference code 10-6-6 for this project.

Motion:

Mr. Jones motioned to table the project until and the masonry percentage is decided and the landscaping plan is proposed.

Approval of Minutes:

Mr. Bond moved to table the minutes from September 5th due to those in attendance not being at the previous meeting.

Mr. Ringger brought up the issue of developers continually bring in projects with the same issues to go through. He asked if there is a way to have the ordinance given to them beforehand so things can be checked out and any issues addressed.

Mr. Ringger asked how regulations are enforced after the building has been built. Mr. Bond stated that staff can keep their eye on it, and with Crabby's Taco and Central Valley Medical Center to make sure that their building plans reflect their approved ARC plans. He explained it can be enforced it legally. Mr. Jones asked if a physical example can be shown at each meeting to let the ARC committee see the proposed architectural plans. Mr. Bond stated that is something that he will work on verifying with the applicant in the future.

Meeting adjourned.

Kira Petersen, Deputy Recorder