



ARCHITECTURAL REVIEW COMMITTEE MINUTES

**275 West Main, Santaquin, Utah
Monday, August 15th, 2017.**

Committee members present: Community Development Director Jason Bond, Tim Ringger, Nick Miller and, Ron Jones.

Others Present: Central Valley Medical Clinic; Bruce Fallon WPA Architecture, Ron Jones. Santaquin Taco; Craig Bennett, Cory Crab restaurant owner.

Central Valley Medical Clinic:

Located at 210 E. Main Street. Mr. Bond explained that they plan to have the building on the corner of the property with the main parking lot to the South. They will put a temporary building in the future parking lot while the permanent building is being constructed. Mr. Bond stated that they can use the temporary building for up to one year.

Mr. Bond stated that the main concern of this building is that the percentage of transparent area is too low. The West side meets the requirement, but the North side facing Main Street does not. Transparent area essentially means windows. Mr. Fallon stated that he understands the desire for ascetics, and they have added as much glass as possible in entry public area. He also explained that the requirement is not being met in this case because exam rooms need privacy. CVMC would like to negotiate that with the ARC to allow them to have a lesser percentage of transparent area on Main Street.

Mr. Jones asked where this ordinance applies. Mr. Bond stated that it applies in the MSC, CBD, and MSR zones, the clinic is located in the MSC zone. Mr. Jones asked how the transparent space is measured. Mr. Bond stated that the code specifies that it is measured on the first floor façade area. The primary material requirement percentage is met on both sides.

Mr. Bond explained that the trash enclosure needs to be made from materials that are similar to the building. Mr. Bond stated that he likes the current cast stone highlights in pillar areas, and was wondering if they could be implemented on North elevation as well. Mr. Fallon stated that they could possibly add more stone around the window area. Mr. Ringger stated that adding more stone as an extra architectural element could be a tradeoff for less transparency area.

Mr. Miller asked about parking for the temporary building. Mr. Fallon stated that the owner intends is to install the parking lot, and build the temporary building to the South of that parking lot. The parking requirements are the same for both the temporary and permanent buildings.

Mr. Ringger motioned to approve the Central Valley Medical Center as shown, with the exception of adding additional stone in lieu of meeting the 40 % transparency. Mr. Miller Seconded. All in favor in the affirmative. Mr. Jones abstained from voting.

Crabby's Taco to go:

Located at 34 S. Highland Drive on the East side of the freeway. It is in the C-I zone which is a commercial zone. Mr. Bond stated that architectural standards state that buildings in this zone need to be an agrarian, craftsman styles.

Mr. Bond asked what type of materials the building will be constructed of. Mr. Bennett explained that they plan to construct it mostly of stucco, and hardy board, with aluminum, and metal accents. Mr. Bond explained that the ordinance prohibits stucco as a primary building material.

Mr. Bond explained that the trash enclosure is required to be constructed out of similar materials to the primary structure.

Mr. Bond stated that architectural changes such as adding dimension to the flat roof may be needed in order to meet the agrarian style. He asked if they plan on having any roof mounted equipment. Mr. Bennett stated that they are planning on having a para foot wall, that will be about 36 inches tall.

Mr. Bennett expressed his clients desire for the building to have a temporary modern look. Mr. Bond stated that the current gray color is a natural color that meets the code.

Mr. Bond suggested adding detail around the windows to add a craftsman like look. Mr. Ringger suggested adding trim along the roof line, as well as adding rock or brick in a different color to break up the materials of the building and add dimension.

Mr. Bond stated that there is no transparent area requirement in this zone, however there is a requirement for primary materials once the transparent area is subtracted. The rear elevation must be at least 40 % primary materials.

Mr. Jones asked about the requirement for additional landscaping planters along the building walls. Mr. Bennett stated that the drive through area doesn't have any area to add landscaping, but the front of the building may have room for added landscaping.

Mr. Bennett asked if they will need to go to the ARC again with an updated plan. Mr. Ringger stated that they can send renderings first, and then a meeting can be held to approved them.

Mr. Miller Motioned to adjourn. Mr. Ringger Seconded.

Kira Petersen, Deputy Recorder