



ARCHITECTURAL REVIEW COMMITTEE MINUTES
275 West Main, Santaquin, Utah
Monday, February 6, 2017

Committee Members Present: Committee Members Tim Ringger, Nick Miller and Dennis Marker.

Others Present: Scott Peterson and Ryan Hall

Committee Member Dennis Marker called the meeting to order at 6:30 p.m.

Orchard Park Townhomes:

Review of a 18 Unit development at approximately 400 South and 50 West, design, color choices, and materials.

Mr. Marker stated that the committee members and the staff need to look at the end units that face the street and make sure they followed.

Mr. Ringger asked about maybe having horizontal bands. Mr. Peterson stated that a 9" band would look good committee members agreed.

Committee members stated there will need to be a 12" pop out on the end units which will be similar to the front with masonry on the pop out to the middle of the second floor window (bathroom), bat and boarding in a vertical direction up to the top of the window and horizontal siding directly under the gable will need to be horizontal siding vertical. Mr. Marker would also like to see tree's on both sides of the window and a wainscot along the full elevation.

Mr. Peterson asked if the committee members agree on the colors.

All committee numbers approve the colors they all like them.

Mr. Ringger made the motion to approve Orchard Park Townhomes with the exception to make the changes to the end units as discussed. Mr. Miller seconded the motion. The vote was unanimous.

Centennial Condos:

Review of a 24 unit mixed use development at 100 south 300 west, design, color choices and materials.

Committee members asked Mr. Hall about the real wood option and why they changed it to hardi board type products for the awning features.

Mr. Hall stated having real wood is a problem and would require a lot of maintenance, and the HOA that they are looking at to take care of the property frowned upon the real wood. Mr. Hall stated they will look into something that looks similar but hardier.

Mr. Marker asked about signage, Mr. Hall stated that he will go with what the City requires.

Mr. Marker said that committee would like to see commercial units facing south. Mr. Miller said that would give the commercial more parking, but they are planning on only one building with commercial and that is the one facing 300 West. There was a discussion about changing the commercial to face 100 South, which Mr. Hall supported. Committee Members would like to see Building one in building 2 location. Mr. Hall stated that they would do anything the City would like them to do.

Mr. Hall explained all the materials to committee members.

Committee Members all agreed that the materials and colors used are great.

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Mr. Marker said that since the building locations have changed on the lot they will need to modify the landscape to meet city code.

Mr. Marker referred to the minutes from the original plans and Mr. Hall has provided those changes.

Mr. Ringger stated that he would like to see the stone to the second floor around the entry features.

Mr. Marker stated that the balcony be covered and every building look the same.

Mr. Marker asked what type of material will go in the breezeways.

Mr. Hall stated the breezeways will be stucco because it is the hardest material, he also stated that there will be recessed can lighting.

Mr. Hall said that the roof top vents will match with the colors of the buildings.

Mr. Ringger made a motion to approve the colors, no timber framing on exterior and for the owner to resubmit exterior with the changes discussed and based off the resubmittal of the landscape plan, as well as building 1 moved to where building 2 is located. Mr. Miller seconded the motion. The vote was unanimously approved.

Apple Hollow:

Color Choices

Mr. Marker stated that Sierra Homes is going to replicated the colors for the all the buildings, and they want ARC to approve them. Mr. Marker showed the committee members colors samples and stated these are only for the Multi-Family development.

Mr. Markers suggested that the committee members need to reserve the right to see each color selection and approve them for future use after they are installed.

Mr. Marker made a motion to table action on the color combinations. Mr. Ringger seconded the motion. The vote was unanimous.

ARC Business:

Mr. Marker asked committee members if they could meet on Friday February 10, 2017 at 3:00pm

Mr. Miller and Mr. Ringger stated that would be a good time and day for them. Mr. Marker stated that he would like to see Mr. Jones there.

Mr. Marker stated he will try and set that up.

Mr. Miller is concerned about the Parkview Townhomes, he stated that there was cars parked right up to the building on the older unit until they got the landscape in. Mr. Miller also expressed to the committee his thoughts on the set units that are being constructed now and to have the curb and gutter in before the Certificates of Occupancy are issued.

Mr. Ringger made a motion to adjourn. Mr. Miller seconded the Motion. The vote was unanimous

Adjournment: 7:55 pm

Holly Homer, Deputy Recorder

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