



ARCHITECTURAL REVIEW COMMITTEE MINUTES
275 West Main, Santaquin, Utah
Monday, August 29, 2016

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

Others Present: John Caldwell

Committee Member Dennis Marker called the meeting to order at 6:00 p.m.

Sierra Homes 6-plex

Review of a 6-plex at approximately 1032 West Apple Seed Lane. John Caldwell was present to discuss issues with the project.

Mr. Marker said this replicates the style approved for the 4 unit building. This building will face Center Street. The 2 end windows have been consolidated into a larger one. Tim Ringger said the plans do not show the brick wrapping around the corners. Mr. Marker said City standards require the brick to wrap and end at interior corners.

Kylie Lance said she liked the colors that had been used on the previous buildings. She asked about the linen colored soffit and fascia with white windows. Mr. Caldwell said windows come in almond or white, and the white looked better with linen and the other colors.

Mr. Ringger asked if the roof separation was enough. Mr. Caldwell said if the 6" separations were larger they would end up with an overhang. This way the fascia can go straight down. Mr. Marker noted he liked the little bit of a break compared to a flat roof.

Nick Miller asked about the amount of grass planned for the units. Mr. Marker said there would be a path along the front, and landscaping would go to the sidewalk and to Center Street. He added that the landscape plan had been approved with the subdivision plan and included robust plantings. Mr. Marker said all the other units facing the private road have a faux stone wainscot, and this one does not show the stone. Mr. Caldwell said they can continue the brick between the garage doors.

After further discussion, Kylie Lance made a motion to approve the proposed Sierra Homes 6-plex with the following conditions:

- Brick shall wrap all corners and terminate at interior corners except on the ends.
- A brick wainscot shall be added between the garage doors.

Tim Ringger seconded the motion. The vote to approve the Sierra Homes 6-plex was unanimous.

Maverik Canopy

Review of an RV Canopy at 725 East Main Street.

Mr. Marker said the current poles in the front canopy have faux stone columns that wrap about 3 feet high. He said the front poles have an artistic flair that the ones shown do not.

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Maverik Canopy, continued:

Tim Ringger made a motion to approve the Maverik Canopy contingent on matching the columns to the ones in front. Kylie Lance seconded the motion. The vote to approve the Maverik Canopy was unanimous.

ARC Business

Mr. Miller said the approved plans for the Park View Townhomes included vinyl opaque panels separating the decks. Instead, the developer has installed expanded metal separators that can be seen through. In addition, the front of the decks and anything on them is visible to the public. He said this defeats the purpose, which was to render items on the decks invisible to the neighbors. Mr. Miller said the developer should not be doing something other than what was approved by the Committee. After further discussion, the Committee opted to take a field trip to the units to view the decks. Certificates of occupancy have not yet been issued for the townhomes. During the field trip, it was noted that some units are being occupied. Mr. Marker will speak to the developer regarding this and other issues.

The regular meeting resumed at 6:45 p.m. At 6:46 p.m. Nick Miller made a motion to adjourn. Kylie Lance seconded the motion. The vote to adjourn was unanimous.

Linda Midgley, Deputy Recorder