



**ARCHITECTURAL REVIEW COMMITTEE MINUTES**  
**275 West Main, Santaquin, Utah**  
**Monday, March 28, 2016**

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

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

**Sierra Homes 4-plex**

Review of a 4-plex at approximately 22 West Apple Seed Lane.

Mr. Marker said this four unit building is the next phase of the Orchards development, plat A-8. Six additional units are planned. The landscaping, including trees and shrubs, has already been approved. The fronts of the units face the garages of the neighboring building.

The 4-plexes already completed by the developer were reviewed for comparison. All buildings have the same floor plan. The older buildings have windows on the ends, which help to break up the walls. Mr. Marker said City code requires every elevation to have one window per story.

Because of the proposed plantings, a wainscot was not required on the ends of the buildings.

The older building have two large gables on the roof, and the proposed 4-plex only shows one. This makes a large flat roof expanse. It is a City requirement that roof lines be broken up. The mix of stone and brick on the ground floor is new.

Mr. Marker said Committee Member Nick Miller had indicated the proposed colors were too light, and he would prefer one of the two light colors be darker. Council Member Lance said she liked the proposed blue tone.

After further discussion, Tim Ringger made a motion to approve the proposed Sierra Homes 4-plex with the following conditions:

- No horizontal siding on building.
- Windows on ends of the building be installed to match previous plans.
- Three material types be used on the ends of the building.
- Vinyl on the ground floor be replaced with stucco.
- Different color choices be submitted, excluding glacier white. Blue is acceptable as an accent color.
- Gables and roof line shall match older buildings. It may be necessary to recess a bedroom to do this.
- Brick or stone on rear and front shall wrap at least 3 feet around end corners

Kylie Lance seconded the motion. The vote to approve the Sierra Homes 4-plex was unanimous.

Tim Ringger made a motion to adjourn. The meeting adjourned at 6:35 p.m.

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Linda Midgley, Deputy Recorder