



ARCHITECTURAL REVIEW COMMITTEE MINUTES

275 West Main, Santaquin, Utah
Monday, March 21, 2016

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

Others Present: Ben Calder.

Committee Member Dennis Marker called the meeting to order at 6:07 p.m. Mr. Marker said this submittal was based on the comments give at the December 30, 2015 ARC meeting.

Ben Franklin Apartments

Review of a proposed mixed-use development at 315 Main Street.

Ben Calder was asked about plans for the rooftop area. Mr. Calder said a landscaped, outdoor area with benches and a natural gas fire pit was planned. The trees will be a flowering pear type. Nick Miller said he was glad there was limited landscaping, as he has concerns with the maintenance of street landscaping. Mr. Marker said Fire Chief Steve Olsen had expressed his appreciation for the stairwell to the roof, as it could be used for firefighting. Kylie Lance said she was happy to see they were using solar panels.

Mr. Marker asked about the addition to the roof. Mr. Calder said the change had been made because the developer felt it looked too plain, and the new roof shape helped to break up the look and add detail. Tim Ringger asked if the dormers were functional. Mr. Calder said inside was a higher vaulted ceiling, but not rooms.

Nick Miller clarified the parking had been addressed. There are now 52 on-site spots, with 12 more on-street and an additional 16 in the Chisholm parking lot.

Mr. Marker said there were three distinct building types, but not three material patterns. He said he personally preferred vertical unity, with one color of brick above the first floor. He said this look would more fully represent 1800's architecture, a design which is the intent in the Mains Street zone. Mr. Calder said the owner wanted to define the brick between the levels to give a more personal identity to the levels. Ms. Lance said the difference was helpful to keep people from being confused.

Mr. Marker said he appreciated the added transom windows which were a nice element that captured the desired time period look. The original elevations had the store front glass terminate at the top of the door.

Having the store names on the front of the building was discussed. Mr. Calder said the intent was to allow the businesses to claim title, and give identity to the businesses who located in the building. They were considering a mounting system that used brackets for installing the names. Mr. Marker said the sign ordinance in this area required individual lettering. Options for signage were discussed. Committee consensus held that the signage appeared too tight on the central portion of the building and should be changed.