



Architectural Review Committee Meeting Minutes

May 31, 2023

ARC Members in Attendance: Assistant City Manager Jason Bond, Committee Member and City Council Representative Art Adcock, and Committee Member Ron Jones

Others in Attendance: Planner I/ Deputy Recorder Camille Moffat, Nicole Olmstead and Cory Nelson from Cushing Terrell

Mr. Bond called the meeting to order at 5:34 p.m.

Les Schwab Architectural Review

Mr. Bond introduced the proposed elevations for a Les Schwab that would be located at approximately 98 N. 500 E. The committee went over the redlines from staff, namely that the percentage of primary exterior finish materials on the front elevation was slightly below the requirement per city code. Cory Nelson of Cushing Terrell noted that these renderings are more elevated from Les Schwab's typical elevation package to meet the city's design requirements.

Mr. Bond thanked the applicants for providing a materials board and showed the applicants a brick sample (Interstate Monterrey Red brick) that the other buildings in the Ridley's development and clock tower area have used. Mr. Bond wondered if that would be a color that the applicant could use instead so that the building could be more cohesive with the development. Cory Nelson noted that it is something that they could bring up with Les Schwab. Mr. Bond expressed interest in having the development maintain a cohesive image, even if the individual buildings don't match exactly.

Mr. Bond addressed the front elevation's shortage of primary exterior finish material and suggested that they use slightly more split faced block to meet this requirement. Committee Member Ron Jones offered a different interpretation of the building materials and suggested that the lighter gray/white honed block is more expensive than split faced and could count toward this requirement. The committee discussed the cornice details where the wood metal would be. Mr. Bond asked about the hardy board and how far apart the vertical battens would be. Mr. Nelson said they would most likely be 12"-16". Mr. Bond expressed interest in having the battens spread out even further or closer to 16" than 12".

Mr. Bond brought up a concern that City Manager Norm Beagley provided during Development Review Committee concerning the rear elevation. City Manager Beagley brought up that he was concerned about the flat wall expanse, but technically due to the variation in roof line and materials, the elevation meets the city's requirements. Mr. Bond's only suggestion was to replace some of the shrubs along the rear with trees to break up the flat wall expanse.

Motion: Committee Member Ron Jones made a motion to approve the Les Schwab commercial site architectural renderings as shown with the following considerations:

- Matching the Monterrey red brick with some of the red masonry
- Using trees instead of shrubs along the back planter
- Spacing the battens closer to 16"

Motion seconded by Committee Member Art Adcock

Jason Bond	Aye
Art Adcock	Aye
Ron Jones	Aye
Kylie Lance	Absent
Tim Ringger	Absent

Meeting Minutes Approval

February 28, 2022

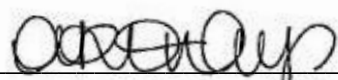
Motion: Committee Member Art Adcock motioned to approve the minutes from the February 28, 2023 meeting.

Motion seconded by Committee Member Ron Jones

Jason Bond	Aye
Art Adcock	Aye
Ron Jones	Aye
Kylie Lance	Absent
Tim Ringger	Absent

Adjournment:

Committee Member Ron Jones motioned to adjourn at 5:56 p.m.



Amalie R. Ottley, City Recorder