



**ARC Meeting Minutes**  
**Tuesday, February 23, 2021**

**ARC Members in Attendance:** Jason Bond Community Development Director, City Council Member Nick Miller, Planning Commission Member Kylie Lance and Ron Jones.

**Other's in Attendance:** Kevin Olson and John Smiley representing Orchard Hills Townhomes.

Mr. Bond called the meeting to order at 5:30 p.m.

**Orchard Hills Townhome Architectural Review**

*An architectural review in the Orchard Hills Townhome development of the building that faces Highland Drive, and which will have commercial spaces on the main floor and residential above. The development is located at approximately 120 E. and Highland Drive.*

Mr. Bond explained that due to the commercial aspect on the main floor the architecture will differ from the already approved architectural renderings for the Orchard Hills Townhomes. He indicated that there is no outside lighting shown on the plans. Mr. Smiley explained that there will be outdoor can lights underneath the shop windows. Mr. Bond indicated that another element is needed to break up the flat wall expanse on the left elevation. Mr. Smiley answered that there will be trees to break up the flat wall. Committee Member Jones asked if the change of materials is also a change in plain or if it is flat with the rest of the siding? Mr. Smiley indicated that it is currently flat, but it could be bumped out if needed.

Mr. Bond showed the proposed renderings. He explained that they have provided two, one with all brick on the second-floor front elevation, and another with both brick and vinyl. The rendering with both brick and vinyl on the second floor has 1% more vinyl material than code allows. The developer is asking the ARC which configuration they prefer. Committee Member Lance stated that she prefers the rendering with brick all the way up rather than brick and vinyl. She also asked that the proposed green colors be changed to be more differential because they are very close in color. Mr. Bond agreed with Committee Member Lance. Committee Member Lance suggested that the two green colors either be the same, or more contrasting. Mr. Jones stated that he likes the breakup of the brick and siding on the second floor between brick and siding. Mr. Bond stated that he prefers the brick all the way, specifically since it meets the requirements.

Committee Member Lance asked if there could be canned lights on the balcony. Mr. Smiley explained that they will already be there and will be able to be controlled by the residents.

Committee Member Jones asked that options for providing more articulation on the side elevation be discussed. Committee Member Lance suggested that brick be continued onto the side of the building to provide more articulation. Providing pop outs above the windows were also suggested. Mr. Smiley indicated that it is difficult to add pop outs on the side due to the proximity of the parking lot. Mr. Bond explained that rather than pop outs, awnings could be used to provide articulation. Mr. Smiley indicated that they could add awnings to the side elevation.

Committee Member Lance asked is there is any provision per code requiring lighting all the way up on the building. Committee Member Jones suggested that if lights are on the top level they are directed downward. Mr. Bond indicated that he would need to further review code to determine what is required in this case. Council Member Miller stated that he isn't worried about having lighting all the way up the whole building; but rather that the lighting at the commercial level is only controlled by the commercial unit. Committee Member Lance suggested that a sensor is installed on the lights for the commercial units, so they automatically turn on. Committee Member Jones asked if there will be any light poles along the trail along Highland Drive. Mr. Bond indicated that the streetlights will be determined during the site plan review.

**Motion:** Committee Member Lance motioned to approve the Orchard Hills Townhome Architecture as presented with the following conditions: That the green colors on the front elevation be regulated as discussed. That the brick continues up to the third level. That two awnings be added to the left elevation. That code requirements regarding light poles and lighting on the third level be reviewed. And that photocells be added to the business lights. Committee Member Jones seconded. The motion passed unanimously 4 to 0.

#### **MEETING MINUTES APPROVAL**

January 12, 2021

**Motion:** Committee Member Jones motioned to approve the ARC meeting minutes from January 12, 2021. Committee Member Jones seconded. The vote was unanimous in the affirmative.

#### **Adjournment**

The meeting was adjourned at 6:12 p.m.

  
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Kira Petersen, Deputy Recorder