



Architectural Review Committee Meeting Minutes

January 5, 2023

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

Others in Attendance: Planner I/ Deputy Recorder Camille Moffat, and Colby Anderson representing Autozone

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

AutoZone Plan Review

Assistant City Manager Jason Bond presented the proposed landscape plan and explained that after working with the DRC and UDOT, the applicant has flipped the site plan so that the proposed access into the lot would be on the west side of the property. He clarified that this is not an approved site plan and is still under review. Mr. Bond also explained that in the Central Business District (CBD) zone there is currently a code that would require a minimum of two stories of occupiable space. There is a proposed code amendment that would remove the second story requirement. Mr. Bond maintained that the aesthetics of the proposed Autozone would not change if they had an occupiable second story or not, and they meet the minimum height requirement for the CBD zone.

Committee Member Lance asked if the air conditioners would be on the top of the building. Colby Anderson explained that they typically hide the units behind the raised parapets around the front of the building.

Mr. Bond noted that there are very few issues with the elevations from a design standpoint. They meet all the architectural regulations in Santaquin City Code. The south elevation is what would be seen from Main Street, and the west elevation that is facing the post office.

Committee Member Lance asked if Autozone has built this style with these colors before. She posed a concern that other buildings in Santaquin look different in person from the colors that were proposed. Mr. Anderson noted that the color of the brick was not listed on the plans and that he could ask to see if they had pictures of the proposed brick.

Mr. Bond commended working with Mr. Anderson and noted that Autozone recognized that there were increased requirements in the CBD zone and provided a building that meets the code. Finding out the color of the brick may be a condition of approval.

Committee Member Ringger expressed appreciation for the extra effort that the applicant went through and that the presentation is very professional.

Mr. Bond suggested the use of gooseneck lights to help the building have more of an agrarian look and to tie in to other newer commercial buildings. Committee Member Jones asked about the lighting plan.

Motion: Committee Member Ron Jones made a motion to approve the Autozone building as shown with the following conditions:

- The committee can look at the actual colors when the applicant has made selections
- Consider the suggestion of light fixtures that fit in with the agrarian style such as gooseneck

Motion seconded by Committee Member Kylie Lance

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

Meeting Minutes Approval

June 23, 2022
September 15, 2022

Motion: Committee Member Art Adcock motioned to approve the minutes from the June 23, 2022 and September 15, 2022 meetings.

Motion seconded by Committee Member Kylie Lance

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

Other Business

Committee Member Tim Ringger pointed out townhomes that are being built on Highland Drive. There is only vinyl siding on the sides and appears to be no articulation. Mr. Bond said that he would take the ARC approval and compare it to the approved building plans and coordinate with the Building Official to make sure that they follow the plans that the ARC approved.

The committee discussed ways to improve the process of reviewing materials and colors going forward.

Adjournment:

Committee Member Tim Ringger motioned to adjourn at 6:10 p.m.

Camille Moffat, Deputy City Recorder