



Architectural Review Committee Meeting Minutes

February 28, 2023

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

Others in Attendance: Planner I/ Deputy Recorder Camille Moffat, Derek Terry, Christian Miller, Jacob Ereksen, and Brian Schnell with Fourplex Investment Group, Becky Harward with Hyve Homes, and Kevin Hunt with New Concepts Construction

Assistant City Manager Bond called the meeting to order at 5:30 p.m.

Silver Oaks Townhomes Architectural Review

Derek Terry with Fourplex Investment Group (FIG) introduced the architectural proposal for the project. The proposed townhomes would be three stories and rear-loaded. Mr. Bond went through the redlines, namely that the rear and side elevations require two means of articulation to avoid a flat wall expanse. The townhomes feature changes in building materials and color, which is one means that this requirement can be met but will need to implement a second strategy. Members of the ARC and representatives for the project discussed possible ways to meet this code. Committee Member Ron Jones asked if any of the rear elevations of the townhomes would face Highway 6. Mr. Bond answered that the townhomes would be rear-loaded and none would face out to the highway.

Christian Miller from FIG presented some of the materials and colors they are proposing for the project. Committee Member Kylie Lance inquired about where the A/C units would be located. Brian Schnell noted that some would be on the side elevations, but that not all of them could be. Mr. Bond noted that the units do not have driveways or curb, and that there would not be room to put the units in the rear by the garages. Mr. Bond noted that if the A/C units were in the front, landscaping would be needed to screen them.

Jacob Ereksen with FIG explained that they use light fixtures that minimize light pollution and use soffits whenever possible, both in the entries and in the rear by the garages. The ARC and Silver Oaks representatives discussed possible second means of articulation along the side, like a trellis or shed roof. They discussed the possibility of removing the awnings and instead have shutters by the windows and a trellis because they are more suited to the weather.

Motion: Committee Member Kylie Lance made a motion to approve the Silver Oaks Townhomes architecture with the following conditions:

- A/C Unit placement plan provided
- Landscape Plan provided
- Updated side elevation articulations provided
- Lighting plans provided
- Hardy color sample
- Providing plans for the replacement for the awnings

Motion seconded by Committee Member Art Adcock

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

Cortland Park Condominiums Architectural Review

Mr. Bond gave a brief overview of the project's location at approximately 200 E 400 N just north of Macey's grocery store and introduced Becky Harward who is representing the applicant for the project. Ms. Harward explained that next to the proposed Cortland Park project are the Heelis Farms townhomes that have a traditional, classic look. They are looking to tie the aesthetics of the Cortland Park project to the Heelis Farms project by using the same brick. They would differ in that instead of using white board and batten, Cortland Park would have dark, "iron ore" board and batten and a white trim. Mr. Bond noted that the project and the colors meet city code articulation requirements, although he prefers the colors used in the Heelis Farms townhomes.

Committee Member Lance asked about the landscaping, lighting, and A/C unit placement. Ms. Harward shared that they were planning on using eve/disc lighting and not using a lot of fixtures. She was not sure about the A/C units but they try to hide them whenever possible.

Motion: Committee Member Lance made a motion to approve the Cortland Park Subdivision architectural renderings with the following conditions:

- A/C unit placement provided
- Landscape plan provided
- Light fixture placement provided

Motion seconded by Committee Member Ron Jones

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

Murdock Ford Architectural Review

Mr. Bond explained that there is a development agreement for the commercial site Murdock Ford will be built on which specifies that the city will work with the applicant on architectural renderings because Ford has corporate requirements for their dealerships that may differ from the city's requirements. There may be a little room for change, but overall, the proposal's modern look will be different from the agrarian style the city would typically approve in the Commercial (C-1) zone.

Committee Member Jones asked about the materials used in the project. Kevin Hunt representing the applicant explained that the darker areas with the horizontal lines of the elevations were 7.2 inch corrugated metal or ribbed in a slate color. Mr. Hunt was unsure if the wainscoting by the service bays would be split face or smooth. Mr. Bond mentioned that city code would prefer if it was a split face block as opposed to smooth. The edifice up top would be

ACM which is a long-brushed aluminum with a matte-type finish. It would be a metal panel type look.

Mr. Bond asked about lighting. Mr. Hunt explained that there is a specific lighting package that is mandated by Ford that he can include with the color sample. The committee members asked if there is a way to change the CMU color to a darker color so that there is a contrast between the stucco and CMU. Mr. Hunt said that that is a request he can forward on to Ford.

Committee Member Jones asked if the mechanical units will be on the roof? Mr. Hunt said that they would be behind a rooftop screening wall.

Motion: Committee Member Lance made a motion to approve the Murdock Ford commercial site architecture with the following conditions:

- Color and sample board to be provided
- Lighting plan provided
- CMU wainscoting proposed in a contrasting color

Motion seconded by Committee Member Ron Jones

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

Meeting Minutes Approval

January 5, 2023

Motion: Committee Member Ron Jones motioned to approve the minutes from the January 25, 2023 meeting.

Motion seconded by Committee Member Art Adcock

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

Adjournment:

Committee Member Kyle Lance motioned to adjourn at 6:48 p.m.

Amalie Ottley, City Recorder