



Architectural Review Committee Meeting Minutes

September 15, 2022

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

Others in Attendance: Planner I/ Deputy Recorder Camille Moffat, Senior Planner Loren Wiltse, and Conner Atkin with Tagg-N-Go

Mr. Bond called the meeting to order at 5:32 p.m.

Tagg-N-Go Plan Review

Assistant City Manager Bond presented the original black and white concept elevation that the Community Development department initially received from Conner Atkin. Mr. Bond talked to Mr. Atkin on the phone and explained that in the Ridley's development, where this car wash will be going in, there has been an effort to make the buildings consistent in material types and colors. Following that discussion, Mr. Atkin submitted a new concept elevation that is the same in form, but has darker red split-faced CMU, stucco around the entrance area and board and batten on the sides. The north and south sides where the cars will enter and exit the car wash would have gabled ends with more board and batten, and the east elevation would be very similar to the west elevation without the entrances. Mr. Bond explained that Mr. Atkin also submitted a third elevation concept in the same colors as the second elevation, but the form is slightly different. Instead of gabled ends and middle, the third elevation has more of a flat top parapet wall.

Mr. Atkin explained that the original elevation with the black CMU is what Tagg-n-Go is doing throughout Northern Utah. After the discussion with Mr. Bond, Mr. Atkin had his engineer the elevation to match the color but still maintained the barn look. The engineer developed the third elevation to match the style of Macey's in the Ridley's development.

Mr. Bond clarified that the ARC doesn't necessarily want all the buildings to look exactly the same. He also expressed appreciation for the decorative lighting that matches the agrarian style throughout the development. Mr. Bond asked the ARC members if they preferred the gables or the flat parapet walls more. Committee members Tim Ringger, Ron Jones, and Kylie Lance expressed preference for the parapet style.

Committee member Jones asked if there will be any mechanical units that will be visible from the front.

Mr. Bond reminded the ARC members that the site plan has been conditionally approved and that there would be landscaping along the west elevation between 500 East and their building.

Council member Lance proposed that the initial proposal could mesh with the newer proposals. They could remove the light stucco and have darker elements. The darker stucco and pillar caps would mesh well with the brick and would go well with the approved McDonald's. Mr. Atkin

showed the ARC members the dark grey color that they have used on other buildings in the area.

Mr. Bond noted that he would prefer to see brick instead of rock on the front entrance. Committee member Ringger noted that the stucco section of the office space needed something a little more, whether it is a wainscot along the bottom in brick or stone.

Mr. Bond noted that the ARC wants a high-quality product for the community but that they are also mindful of the cost. Council member Lance added that having a solid masonry product on a majority of the building is a high priority for the committee because it increases the longevity of the building. Mr. Bond concurred with Council member Lance that the lighter stucco might be better if it were darker, and that incorporating brick instead of the stone would be more in-line with the rest of the development.

Mr. Bond asked the ARC if they would want the board and batten to be a lighter color to contrast the dark stucco that they are leaning toward.

Mr. Atkin explained that in their Southern Utah stores, they do not have a storefront, there is just a window. He proposed that for this development, the storefront could stay the same but they could remove the window and do brick underneath for a more continuous brick façade. Mr. Bond noted that this might be a good compromise to accommodate the ARC's desire for brick.

Committee member Jones asked what the garage doors on each end would look like. Mr. Atkin showed the ARC members pictures of the grey metal standard garage door they use as well as the speed doors they use in the winter.

Motion: Committee Member Tim Ringger made a motion to approve the elevations with the following conditions:

- Use the third form of the building that is flatter with parapet walls
- In lieu of the stone, building would have Monterrey brick to be used
- In lieu of the lighter stucco areas around the office and on the caps of the columns, the building would have a darker gray as shown in an email Mr. Atkin showed to the ARC
- In lieu of the storefront windows on the bottom quarter of the office area, the building would have a brick wainscot

Motion seconded by Committee Member Art Adcock

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

Big O Exterior Paint Change

Mr. Bond explained that the ARC needed to ratify the approval of the Big O Tires changing the exterior color of their building, and that he had communicated with the ARC members because Big O Tires had a painter who was ready to go. Ideally the ARC would have liked to have this on the agenda prior to the painting, but to work with businesses within the city, and because this change was in line with code, today the ARC is just ratifying approval of that change.

Motion: Committee Member Kylie Lance made a motion to approve the Big O Tires exterior color change.

Motion seconded by Committee Member Ron Jones

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

Adjournment:

Committee Member Tim Ringger motioned to adjourn at 6:07 p.m.

Motion seconded by Committee Member Art Adcock.

Camille Moffat, Deputy City Recorder