



Architectural Review Committee Meeting Minutes

July 8, 2021

ARC Members in Attendance: Community Development Director Jason Bond, Council Member Nick Miller, and Ron Jones.

Others in Attendance: Jared Mitchell (AWA), and Luke Howarth (AWA) representing Fiiz Drinks (Attending Via Zoom). And Julian Koop representing Tommy's Car Wash (Attending Via Zoom).

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

Commercial Building in Ridley's Development Pad Site A (Fiiz Drinks)

An architectural review of a commercial building which will be located at approximately 30 N. and 400 E.

Mr. Bond communicated that the colors and materials for this building will be consistent with the other buildings already in this development i.e., Pad Site C. Committee Member Jones asked how far the awnings will project from the building? Mr. Mitchell answered that they will project 3 feet from the building. He stated that he will provide the detail sheet to Mr. Bond. Committee Member Miller suggested the west wall needs more variance, so it is not just a flat wall. Mr. Bond noted the pickup window that extends out, and the landscaping plan which will provide trees to break up the flat wall expanse. Committee Member Jones asked if a window could be installed on the end of the west wall? Mr. Mitchell stated that the building plans were dictated by the Fiiz business, and that location would put a window into the kitchen. Committee Member Jones instead suggested a sign be located along the flat expanse of the west wall. Mr. Mitchell indicated that there will be a small sign on the west side as well as a larger one along the front of the building.

Committee Member Miller noted that the landscaping plan only shows shrubs, no trees. Mr. Bond explained that the trees are in the park strip. Committee Member Miller indicated that he believes the distance is too far between the trees and the building to count towards fenestration to break up the west wall expanse. Committee Member Jones noted the light fixtures on the east elevation. He suggested that lights be added on the west elevation, since it will be facing the street. Committee Member Miller suggested landscaping and lighting could be used in a way to break up the flat expanse of the wall. Mr. Mitchell explained that there will be lights on the west wall. Columnar trees were suggested. Committee Member Jones asked what kind of light fixtures will be provided? Mr. Mitchell answered that it will be goose neck lighting.

Committee Member Jones recommended that a canopy could be placed over the door on the south elevation. Mr. Bond asked if some more landscaping could be incorporated along the south side of the building. Mr. Mitchell explained that their intent is to have a concrete patio area on the south side of the building. Mr. Bond stated that since that plaza is in proximity, he thinks it would be ok to reduce some of the patio area. Mr. Mitchell stated that they can accommodate

additional landscaping in the area. Committee Member Miller stated that patio furniture on the south side would also help break up the expanse of that wall.

Motion: Committee Member Jones motioned to approve the architectural renderings for the Commercial building in the Ridley's Development Pad Site A (Fiiz Drinks) as shown with the following conditions: That, columnar trees be added along the west elevation of the building to break up the flat wall expanse. That the goose neck lighting on the front elevation be added to the west and south elevation. That a planter be added to break up the patio area on the south. With the understanding that there will be patio furniture in the patio area. Committee Member Miller seconded. The motion passed unanimously in the affirmative.

Commercial Building in Ridley's Development (Tommy's Car Wash)

An architectural review of a commercial building which will be located at approximately 60 N. 400 E.

Mr. Bond outlined that the entrance of the carwash will be on the south elevation. Ms. Koop indicated that the brick would match the brick used on the building of the grocery store. She clarified that the black composite material around the tunnel entrance and exit has a shiny metal like finish. Committee Member Miller noted that he likes that the colors will tie into the other existing buildings and the black will provide a nice break in the colors. He also added that the landscaping plan is set up well. Committee Member Jones stated that he likes the way the signage is incorporated into the building. Mr. Bond noted the addition of decorative agrarian lighting. Ms. Koop explained that the style of the building is custom to Tommy's car wash buildings.

Mr. Bond asked the ARC members if you are ok with approving the black composite material as a primary building material. Committee Members Jones and Miller agreed that they are ok with that material being used as a primary building material.

Motion: Committee Member Jones motioned to approve the architectural renderings for the Commercial Building in the Ridley's Development (Tommy's Car Wash) as shown. Committee Member Miller seconded. The motion passed unanimously in the affirmative.

Meeting Minutes Approval

May 24, 2021

Motion: Committee Member Miller motioned to approve the ARC minutes from May 24, 2021. Committee Member Jones seconded. The motion passed unanimously in the affirmative.

Adjournment:

Committee Member Miller motioned to adjourn at 6:25 p.m.

Kira Petersen, Deputy Recorder