



ARCHITECTURAL REVIEW COMMITTEE

Thursday, July 17, 2025, at 5:30 PM
Council Chambers at City Hall Building
110 S. Center Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON

The public is invited to participate as outlined below:

- **In Person** – Meetings are held in the City Council Chambers on the Main Floor in the City Hall Building

ADA NOTICE

If you are planning to attend this Public Meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

AGENDA

NEW BUSINESS

1. Mountain America Credit Union

The Architectural Review Committee will review a commercial site plan for a proposed credit union located at approximately 200 E. Main Street.

2. Ratification of Approval - Les Schwab

3. Ratification of Approval - Central Valley Medical Center (CVMC) Addition

4. Ratification of Approval - Silver Oaks Subdivision Color Options

MEETING MINUTES APPROVAL

5. April 11, 2025

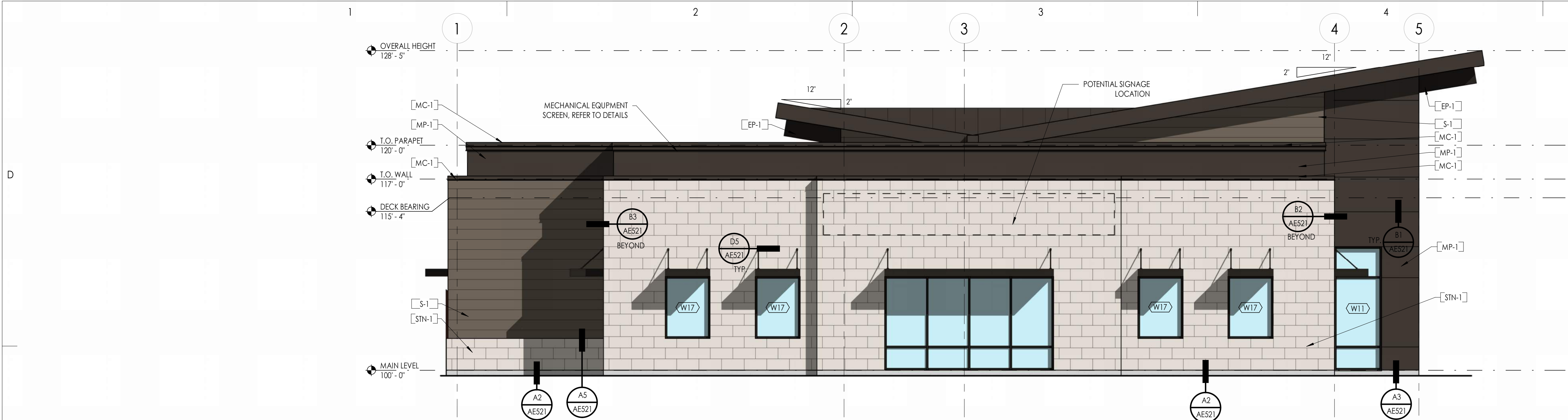
ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

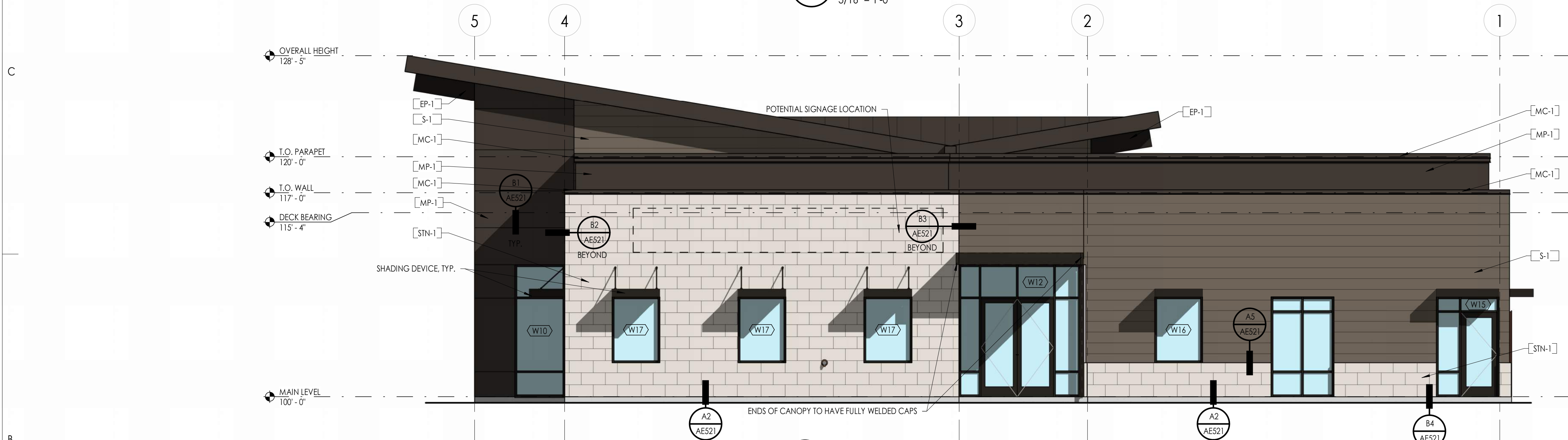
The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda may be found at www.santaquin.gov, in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

BY:

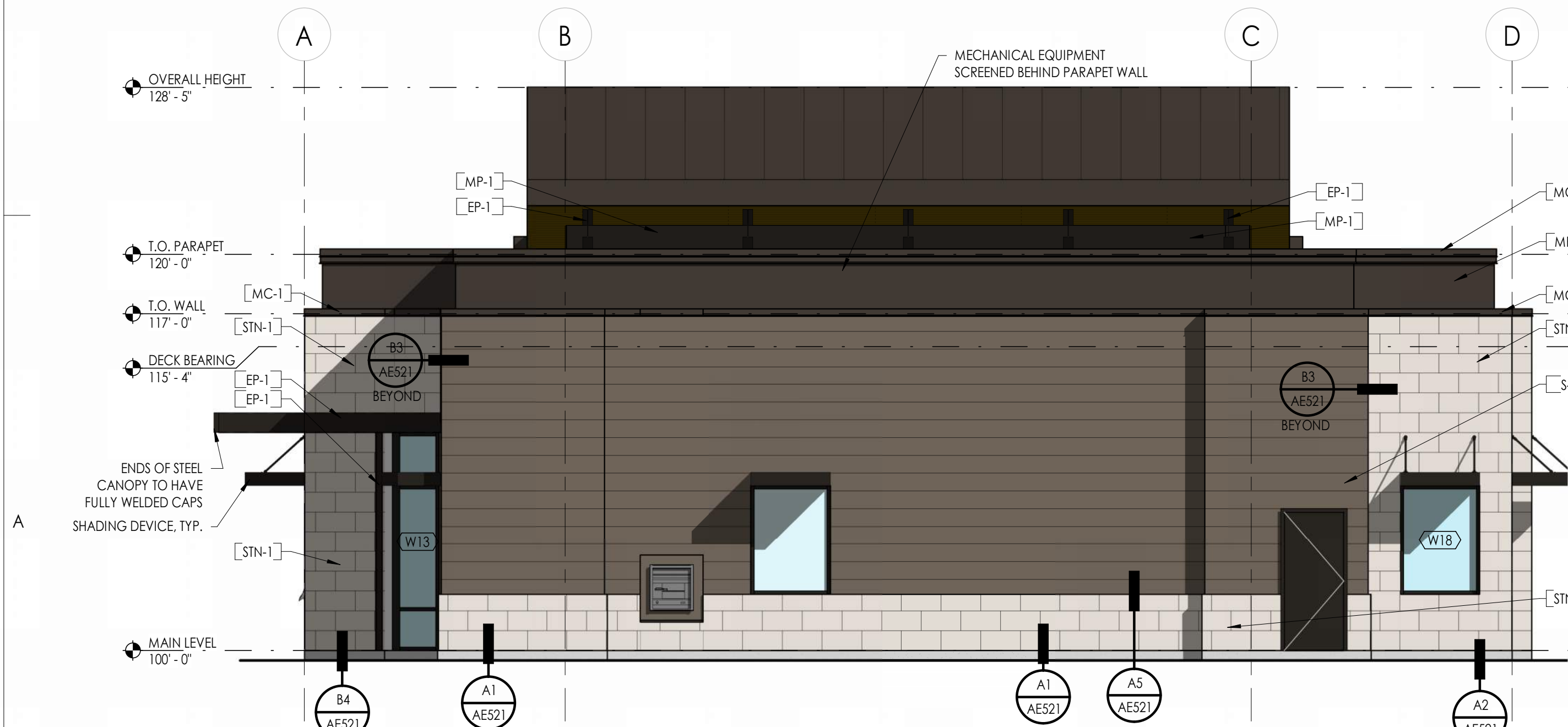
Amalie R. Ottley, City Recorder



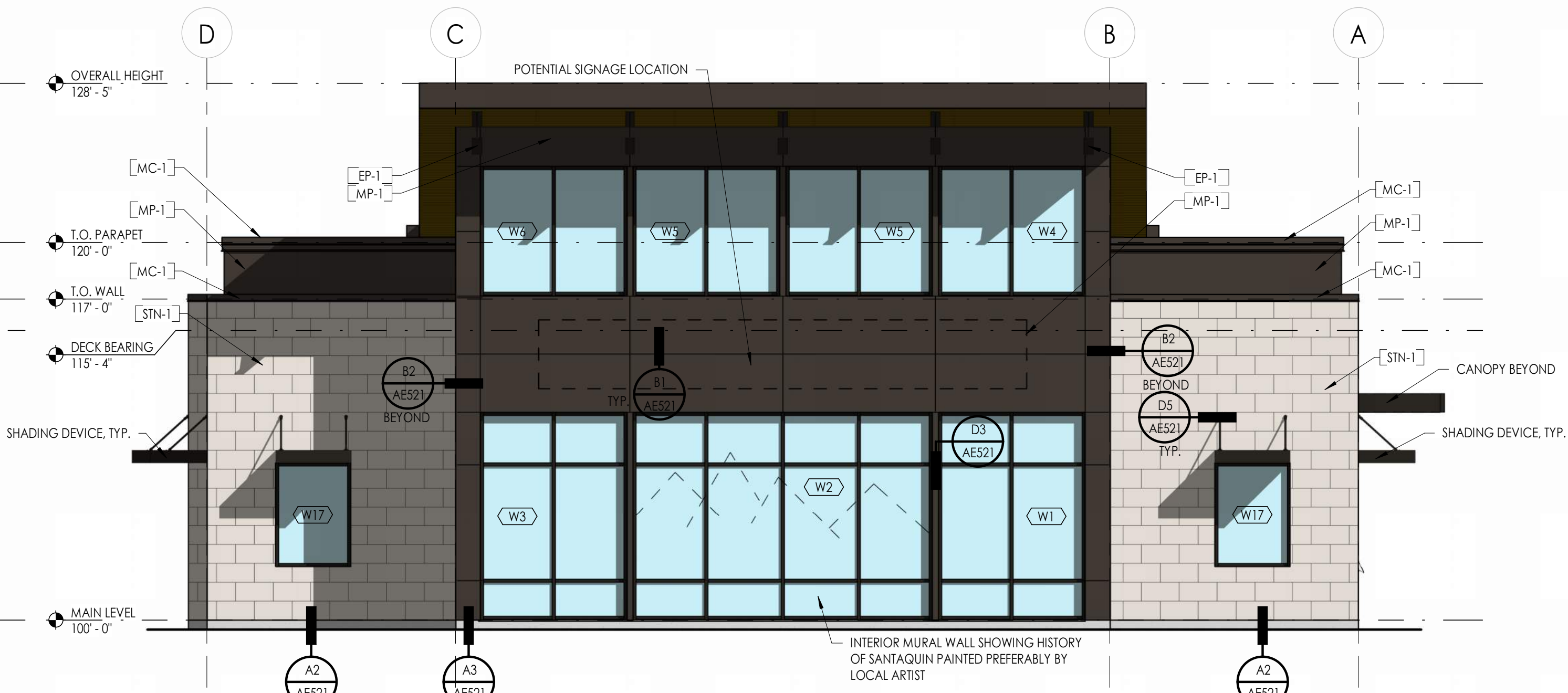
C3 WEST ELEVATION
3/16" = 1'-0"



B3 EAST ELEVATION
3/16" = 1'-0"



A1 NORTH ELEVATION
3/16" = 1'-0"



A4 SOUTH ELEVATION
3/16" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	MANUF.	PRODUCT	COLOR / FINISH
EXTERIOR PAINT			
EP-1	SHERWIN WILLIAMS	EXTERIOR PAINT	SW6990 CAVIAR 251-C2, EGGSHELL
MASONRY			
STN-1	DELTA STONE	STONE VENEER, 12" X 24" X 2CM, SANDBLASTED CUT FACE	IVORY WHITE; 3/8" GROUT JOINTS, COLOR: SMS50 MEDIUM BROWN
METAL			
MC-1	SEE SPEC. 0706200	PRE-FINISHED METAL COPING	SEE SPEC.
METAL PANEL			
MP-1	ALPOLUC	METAL PANEL	JBR BRONZE (SIGNAGE PAINT COLOR SW7020 BLACK FOX)
SIDING			
S-1		FIBER CEMENT LAP SIDING	CEDAR TEXTURE FINISH, PAINT SW7026 GRIFFIN (SIGNAGE PAINT COLOR SW7026 GRIFFIN)
SOFFIT			
WS-1	LONGBOARD	SOFFIT	DARK FIR

BUILDING MATERIAL PERCENTAGES

- NORTH ELEVATION
 - 1. STONE: 27% (335 sf / 1239 sf = 0.27)
 - 2. LAP SIDING: 64% (792 sf / 1239 sf = 0.64)
 - 3. METAL PANEL: 3% (42 sf / 1239 sf = 0.03)
 - 4. GLAZING: 6% (70 sf / 1239 sf = 0.06)
- WEST ELEVATION
 - 1. STONE: 52% (923 sf / 1766 sf = 0.52)
 - 2. LAP SIDING: 24% (431 sf / 1766 sf = 0.24)
 - 3. METAL PANEL: 9% (153 sf / 1766 sf = 0.09)
 - 4. GLAZING: 15% (259 sf / 1766 sf = 0.15)
- EAST ELEVATION
 - 1. STONE: 32% (540 sf / 1756 sf = 0.32)
 - 2. LAP SIDING: 40% (707 sf / 1756 sf = 0.40)
 - 3. METAL PANEL: 8% (153 sf / 1756 sf = 0.08)
 - 4. GLAZING: 19% (336 sf / 1756 sf = 0.19)
- SOUTH ELEVATION
 - 1. STONE: 30% (417 sf / 1422 sf = 0.30)
 - 2. LAP SIDING: 4% (56 sf / 1422 sf = 0.04)
 - 3. METAL PANEL: 24% (348 sf / 1422 sf = 0.24)
 - 4. GLAZING: 42% (601 sf / 1422 sf = 0.42)

CITY CODE INFORMATION

- GROSS AREA
 - 1. NORTH ELEVATION = 1,239 SF
 - 2. WEST ELEVATION = 1,766 SF
 - 3. EAST ELEVATION = 1,756 SF
 - 4. SOUTH ELEVATION = 1,422 SF
- NET AREA
 - 1. NORTH ELEVATION = 1,169 SF
 - 2. WEST ELEVATION = 1,507 SF
 - 3. EAST ELEVATION = 1,420 SF
 - 4. SOUTH ELEVATION = 823 SF
- PRIMARY MATERIAL (STONE)
 - 1. NORTH ELEVATION = 335 SF (29%)
 - 2. WEST ELEVATION = 923 SF (61%)
 - 3. EAST ELEVATION = 560 SF (39%)
 - 4. SOUTH ELEVATION = 417 SF (51%)
- STONE
 - 1. TOTAL NET WALL AREA = 4,917 SF
 - 2. PRIMARY MATERIAL AREA = 2,235 SF
 - 3. TOTAL BUILDING PERCENTAGE = 45%
- LAP SIDING
 - 1. TOTAL NET WALL AREA = 4,917 SF
 - 2. MATERIAL AREA = 1,986 SF
 - 3. TOTAL BUILDING PERCENTAGE = 40%



Seal
Consultant

Project Name
**MOUNTAIN AMERICA CREDIT UNION
SANTAQUIN BRANCH**
209 EAST MAIN STREET
SANTAQUIN, UT

Issued		
No.	Date	Description
Revision		
No.	Date	Description

SAA Project No. 2024-40
Drawing Title

EXTERIOR ELEVATIONS

Sheet Number

AE201

NOT FOR CONSTRUCTION

D



C

C1 NORTHWEST 3D VIEW

3



C4 NORTHEAST 3D VIEW

B



A

A1 SOUTHWEST 3D VIEW

3



A4 SOUTHEAST 3D VIEW

5

Seal

Consultant

Project Name
MOUNTAIN AMERICA CREDIT UNION
SANTAQUIN BRANCH
209 EAST MAIN STREET
SANTAQUIN, UT

Issued		
No.	Date	Description

Revision		
No.	Date	Description

SAA Project No. 2024-40
Drawing Title

EXTERIOR 3D VIEWS

Sheet Number

AE202

NOT FOR CONSTRUCTION

Seal

Consultant

Project Name

MOUNTAIN AMERICA CREDIT UNION
SANTAQUIN BRANCH
209 EAST MAIN STREET
SANTAQUIN, UT

Issued		
No.	Date	Description

Revision		
No.	Date	Description

SAA Project No.2024-40

Drawing Title

CITY REQUIRED
EXTERIOR 3D VIEWS

Sheet Number

AE203



C3 200' EXTERIOR 3D VIEW



A3 50' EXTERIOR 3D VIEW



Architectural Review Committee Meeting Minutes

April 11, 2024

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

Others in Attendance: Derek Terry via Zoom (Fig Development), Brian Snell in person (Fig Development), and Hailey Peterson (Lone Star Builders) in person.

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

Silver Oaks Subdivision

A review from the developer of the Silver Oaks Subdivision for fencing around the subdivision located at approximately 590 W. Main Street.

The applicants, Derek Terry and Brian Snell, attended the meeting. The applicant submitted a plan for the fencing that reflects a type of fencing different than what is pre-approved by City Code. As such, it came before the Architectural Review Committee (ARC) for consideration. The applicant described the fencing as masonry with decorative features. He went on to say that the pre-cast concrete walls, as shown in the City Code, are about 35% more expensive than the fencing they are currently requesting. The applicant asked if the City would be willing to compromise on the design and construction materials of the fence. Members of the committee asked for specific details on the fencing style and colors. Members carefully considered the colors and features of the fence as the development is on Main Street.

Motion:

Committee Member Adcock made a motion to approve the fencing request with the following conditions:

- The dark color band on the top of the fence be removed.
- The vertical columns receive more height (roughly ½ block addition).
- The columns have articulation from the wall.
- And color samples be provided to the City for approval.

Committee Member Ron Jones seconded the motion.

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

The motion passed.

Quick Quack Car Wash

A review of a commercial site plan for a proposed car wash located at approximately 78 N. 500 E.

The applicant, Hailey Peterson, attended the meeting. Assistant City Manager Bond presented the architectural renderings for the proposed Quick Quack building. Committee members discussed with the applicant the possibility of lighter, more subdued colors for the building. They also discussed differences between lap siding and stucco on the face of the building. Ms. Peterson discussed a possible desert scape color scheme that was used on Quick Quack buildings in California. Members of the ARC discussed the buildings in the surrounding areas and architectural features that could coincide with the look of the Quick Quack building. The ARC also discussed with the applicant the desire for the agrarian theme to continue in the area with regards to the building and lighting.

Motion:

Committee Member Tim Ringger made a motion to approve the Quick Quack Car Wash with the following conditions:

- The east exterior elevation has an articulated element like the awning elsewhere on the building.
- The building will have a desert color scheme with requested modifications:
 - Dark bronze instead of burgundy color on the trim and vacuum canopies.
- A split faced block in the central height area of the building with stucco on top and “columns” being a brick that would match other brick in the development.
- Lighting fixtures to be agrarian gooseneck fixtures.

Committee Member Kylie Lance seconded the motion.

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

The motion passed.

3. Meeting Minutes Approval

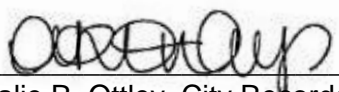
Committee Member Kylie Lance made a motion to approve the ARC Meeting Minutes from November 8, 2023. Committee Member Ron Jones seconded the motion.

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

Adjournment:

Committee Member Ron Jones motioned to adjourn.

The meeting ended at 6:37 p.m.


 Amalie R. Ottley, City Recorder