



ARCHITECTURAL REVIEW COMMITTEE

Thursday, January 05, 2023, at 5:30 PM
Court Room/Council Chambers (2nd Floor) and Online
275 W. Main Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – Meetings are held on the 2nd floor in the Court Room/Council Chambers at City Hall
- **YouTube Live** – Public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://bit.ly/2P7ICfQ> or by searching for Santaquin City Channel on YouTube.

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. **AutoZone Site Plan**

The Architectural Review Committee will review a commercial site plan for a proposed retail business located at 50 W. Main St.

MEETING MINUTES APPROVAL

2. **June 23, 2022**


3. **September 15, 2022**

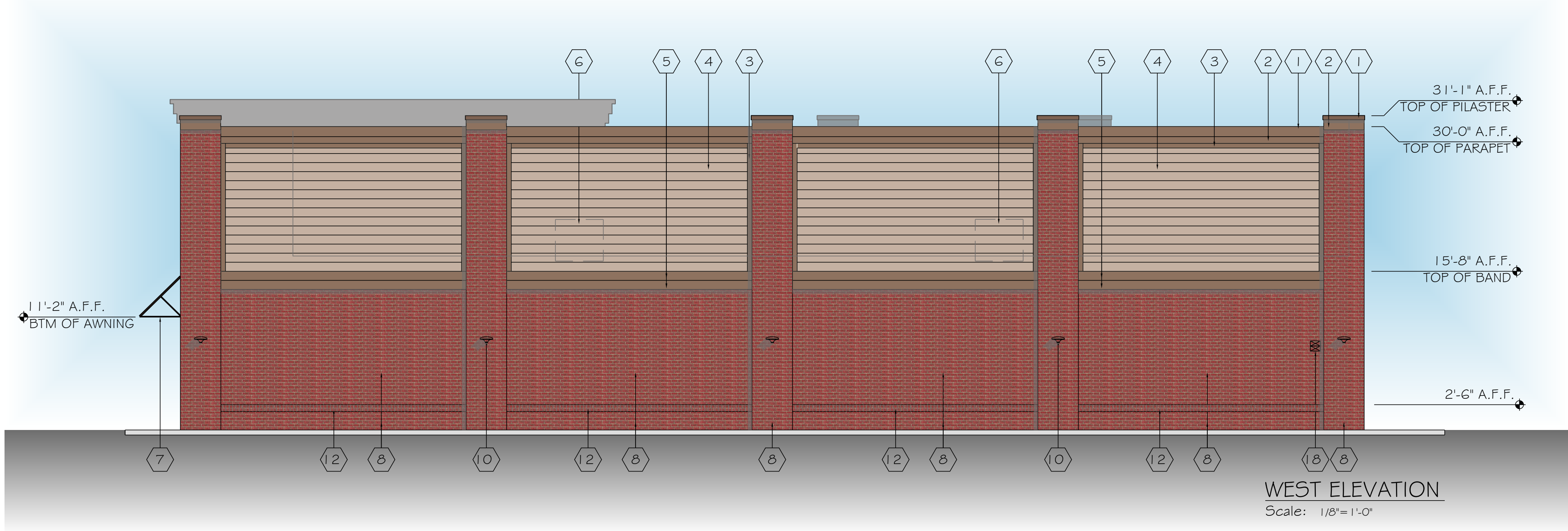
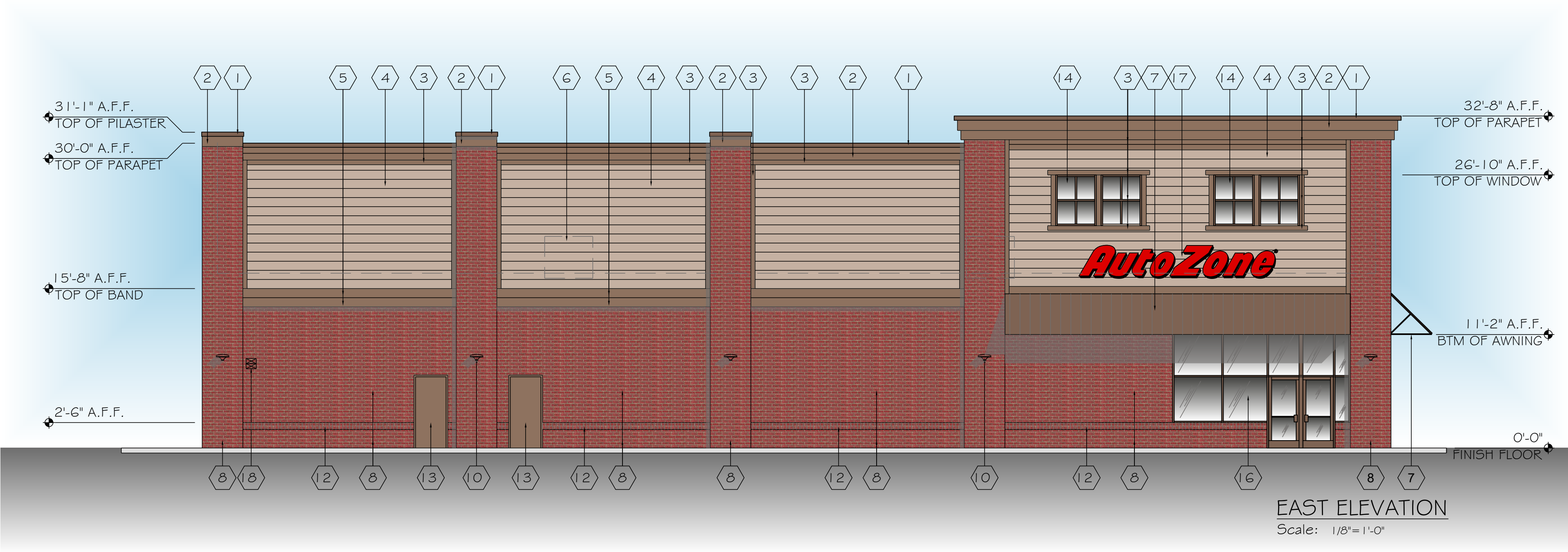
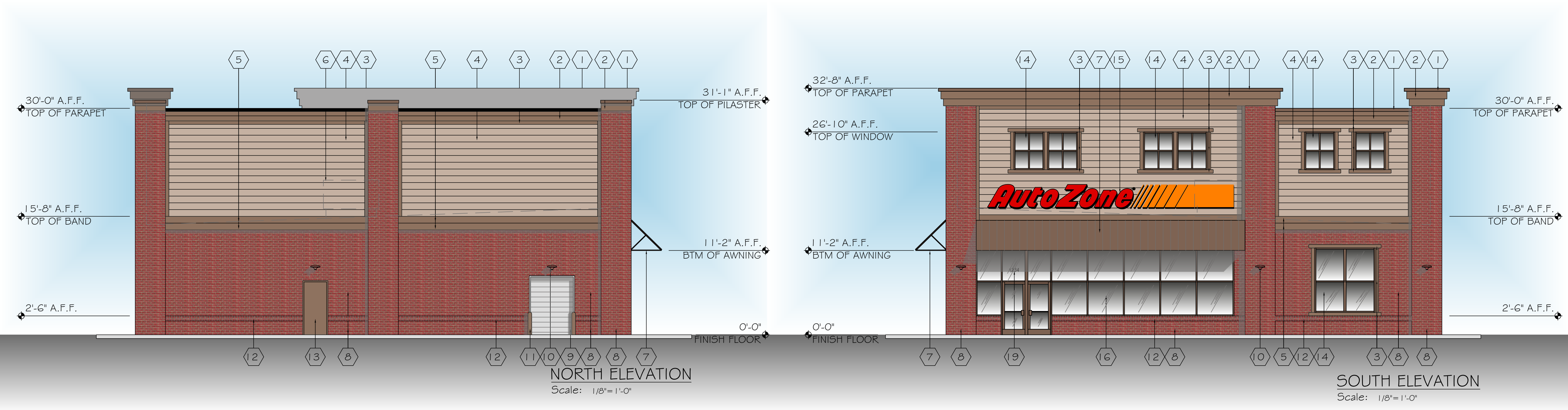
ADJOURNMENT

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 was posted on www.santaquin.org, Santaquin City Social Media sites, posted in three physical locations (Santaquin City Public Safety Building, Zions Bank, Santaquin Post Office), and posted on the State of Utah's Public Notice Website.

BY:


Amalie R. Ottley, City Recorder



| ELEVATION KEY NOTES | |
|---|---|
| 1 | PREFINISHED ALUMINUM COPING COLOR: BRONZE |
| 2 | CORNICE WITH STUCCO FINISH COLOR: SWG088 - NUT HATCH |
| 3 | HARDI 5 1/2" W x 3/4" T RUSTIC GRAIN TRIM COLOR: SWG088 - NUT HATCH |
| 4 | HARDIE BOARD 12" LAP SIDING - SELECT CEDARMILL COLOR: SWG086 - SAND DUNE |
| 5 | HARDIE BOARD 12" LAP SIDING - SELECT CEDARMILL COLOR: SWG088 - NUT HATCH |
| 6 | HVAC UNITS SCREENED BEHIND PARAPET WALL |
| 7 | STANDING SEAM METAL AWNING COLOR: BRONZE |
| 8 | BRICK VENEER COLOR: |
| 9 | OVERHEAD DELIVERY DOOR COLOR: FACTORY APPLIED FINISH |
| 10 | WALL MOUNTED LED LIGHT FIXTURE COLOR: FACTORY APPLIED FINISH |
| 11 | 6" DIA. STEEL BOLLARDS COLOR: SWG088 - NUT HATCH |
| 12 | BRICK VENEER - SILL CAP COLOR: |
| 13 | SERVICE DOOR COLOR: SWG088 - NUT HATCH |
| 14 | FAUX WINDOW WITH OPAQUE BLACK GLASS COLOR: BRONZE FRAME |
| 15 | 36" AUTOZONE CHANNEL LETTER SIGNAGE WITH RIGHT STRIPES |
| 16 | ALUMINUM STOREFRONT / CLEAR "AC2" ARCADIA COLOR: BRONZE FRAME |
| 17 | 36" AUTOZONE CHANNEL LETTER SIGNAGE ONLY |
| 18 | TOILET WALL VENTS COLOR: TO MATCH WALL |
| 19 | STORE ADDRESS - 6" WHITE REFLECTIVE NUMBERS |
| NOTE: ALL SIGNAGE SHALL BE REVIEWED UNDER SEPARATE PERMIT REVIEW. | |

| REVISIONS | | AutoZone Store No. 6112 50 W. MAIN STREET | | SANTAQUIN UT | | COLOR ELEVATIONS | |
|--|---|--|---|--------------|---|------------------|--|
| 1 | 4 | 2 | 5 | 3 | 6 | | |
| Architect: PHIL PECORD 123 South Front Street Memphis, Tennessee 38103 TEL: 901-495-8714 FAX: (901) 495-8969 For Bidding & Contractor Information Contact: McGraw - Hill Construction Tel. 615-884-1017 www.construction.com | | 12/30/22 | | 7N2-R | | CE1 | |
| | | | | | | 2 | |



Architectural Review Committee Meeting Minutes

June 23, 2022

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

Committee Member Ron Jones and Tim Ringger were excused from the meeting.

Others in Attendance: Planner Camille Moffat, Recorder Amalie Ottley, Darrin Perkes from Dominion Engineering and Briana Abdalla representing McDonald's.

Mr. Bond called the meeting to order at 5:38 p.m.

McDonald's Drive-In Restaurant Plan Review

A commercial site plan review for a proposed restaurant business which will be located at 38 N. 500 E.

Assistant City Manager Bond addressed landscaping redlines, specifically trees and shrubs. Per approval of the site plan, the "front" of the building is that which faces Main Street. Minimum architectural features per city code were brought up by Mr. Bond. Committee Member Kylie Lance inquired about specific building materials shown on the plans. Mr. Bond showed examples of agrarian materials and architectural accents used on nearby commercial buildings. Comments from Committee Member Ron Jones were addressed alongside other redlines. Kylie Lance commended the architectural aesthetics and design of another McDonald's restaurant that she saw in Durango, Colorado. The committee inquired if the vertical corrugated metal portions on the building could be replaced with brick similar to the Durango building. The committee also requested more gooseneck-type outdoor lighting. The applicant stated that any changes on materials would have to go through another review with McDonald's corporate offices. Mr. Bond will send information to Briana on brick and lighting specifications that other buildings in the area have used. The applicant and committee discussed architectural feature ideas to break up the blank wall on the bare sides of the building.

Motion: Committee Member Kylie Lance made a motion to approve the McDonald's Restaurant with the following conditions:

- Replace corrugated aluminum battens with brick as indicated in contextual photos.
- Change exterior lights to agrarian themed lights (goosenecks.)
- Add masonry wainscoting on the lower elevations on all sides of the building.
- Address redlines on the plans.
- Add canopy on the north elevation.

Motion seconded by Art Adcock.

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| Jason Bond | Yes |
| Art Adcock | Yes |

Kylie Lance Yes

Meeting Minutes Approval

July 8, 2021

Motion: Art Adcock motioned to approve the minutes from the July 8, 2022 meeting. Kylie Lance seconded the motion.

Jason Bond Yes

Art Adcock Yes

Kylie Lance Yes

Adjournment:

Committee Member Lance motioned to adjourn at 6:17 p.m.

Amalie R. Ottley, City Recorder



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

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| 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