



## ARCHITECTURAL REVIEW COMMITTEE

Tuesday, February 28, 2023, at 5:30 PM  
Court Room/Council Chambers (2nd Floor) and Online  
275 W. Main Street, Santaquin, UT 84655

### MEETINGS HELD IN PERSON

The public is invited to participate as outlined below:

- **In Person** – Meetings are held on the 2<sup>nd</sup> floor in the Court Room/Council Chambers at City Hall

### 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. Silver Oaks Subdivision**

An architectural review of the townhomes in the proposed Silver Oaks Subdivision located at approximately 590 W. Main Street.

**2. Cortland Park Subdivision**

An architectural review of the condominiums in the proposed Cortland Park subdivision located at approximately 400 E. and 200 N.

**3. Murdock Ford Commercial Site**

An architectural review of a commercial site plan for a proposed car dealership located at 985 W. Summit Ridge Parkway.

### MEETING MINUTES APPROVAL

**4. January 5, 2023**

### 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](http://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: \_\_\_\_\_

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Amalie R. Ottley, City Recorder





## FRONT ELEVATION

SCALE 1/8" = 1'-0"



## BACK ELEVATION

SCALE 1/8" = 1'-0"



## RIGHT ELEVATION

SCALE 3/16" = 1'-0"



## LEFT ELEVATION

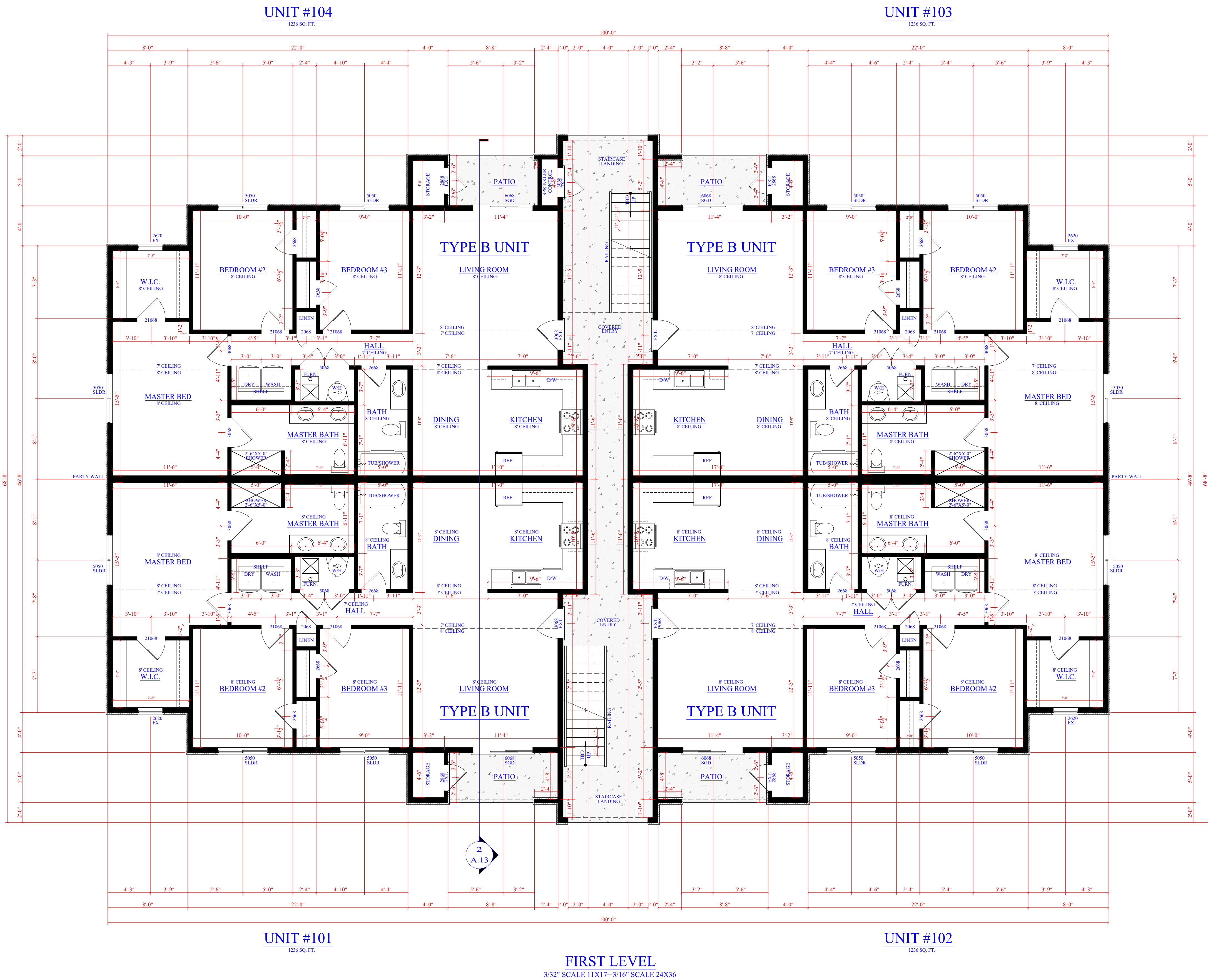
SCALE 3/16" = 1'-0"

## MATERIAL KEYNOTES OPTION B

- 1 THIN BRICK - INTERSTATE BRICK: MIDNIGHT BLACK\_THIN MODULAR 2½ x 8
- 2 SOILDER BRICK - INTERSTATE BRICK: MIDNIGHT BLACK\_THIN MODULAR 2½ x 8
- 3 STUCCO - DRYVIT: 632A GRAY SMOKE
- 4 HARDIE BOARD LAP SIDING: SW 7074 SOFTWARE
- 5 HARDIE BOARD TRIM: WHITE
- 6 HARDIE BOARD BOARD AND BATTEN - WHITE
- 7 ARCHITECTURAL SHINGLES: BLACK
- 9 VINYL FRAMED WINDOWS: WHITE
- 10 METAL ROOF - STANDING SEAM: CHARCOAL GRAY
- 11 SECTION GARAGE DOOR: WHITE
- 12 FIBERGLASS DOOR: WHITE

LAP SIDING - 3,135 SF  
BRICK - 1,350 sf 30%





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801.310.7031  
  
Terry Judd  
Architect  
California  
Utah  
Hawaii  
Architettura Inc. is a  
Utah Corporation

New Residence For:  
TBD  
  
Cortland Park  
  
Address:  
TBD  
  
DATE: February 17, 2023  
PARCEL #: 00:000:0000

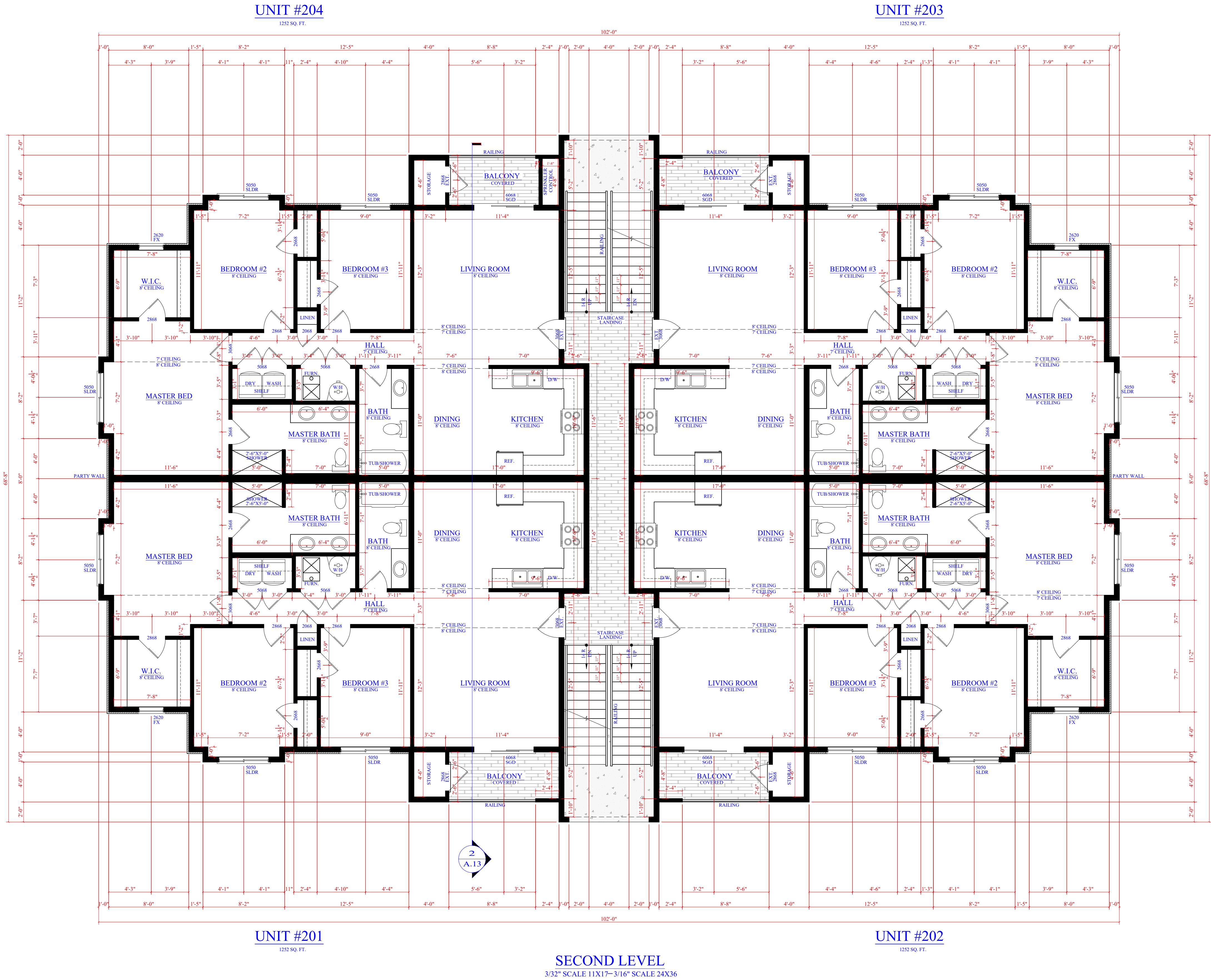
DRAWING TITLE:  
  
UNITS TBD  
1ST FLOOR PLAN  
  
11X17: 3/32" SCALE  
24X36: 3/16" SCALE

ARCHITECT  
OF RECORD

REVISIONS	
DATE	DESCRIPTION

SHEET  
A2.1





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Terry Judd  
Architect  
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New Residence For:  
TBD

Cortland Park

Address:  
TBD

DATE: February 17, 2023  
PARCEL #: 00:00:0000

DRAWING TITLE:

UNITS TBD  
2ND FLOOR PLAN

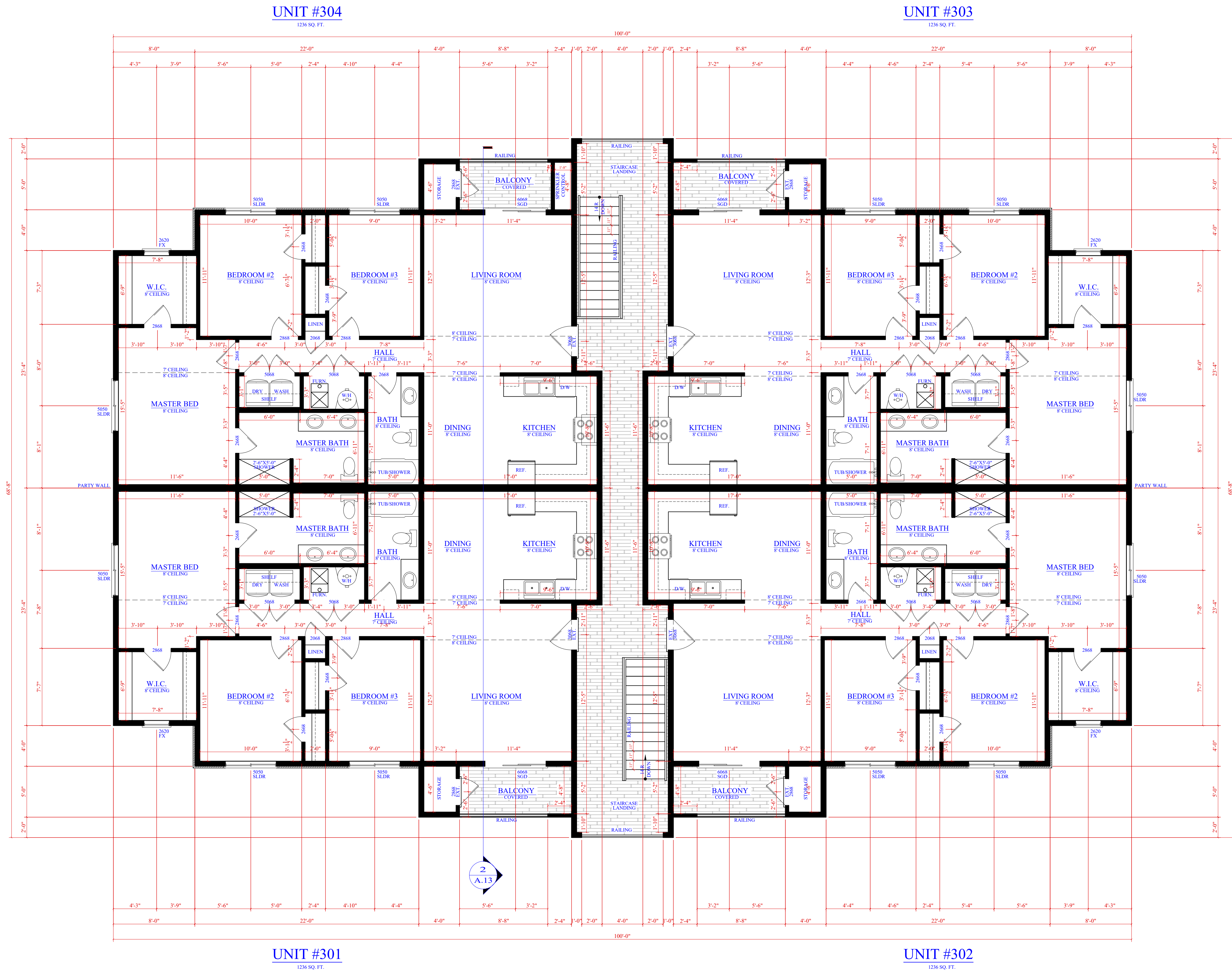
11X17: 3/32" SCALE  
24X36: 3/16" SCALE

ARCHITECT  
OF RECORD

REVISIONS	
DATE	DESCRIPTION

SHEET

A2.2



**architettura**  
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**Terry Judd Architect**  
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Utah Corporation

New Residence For:  
**TBD**

**Cortland Park**

Address:  
**TBD**

DATE: February 17, 2023  
PARCEL #: 00:000:0000

DRAWING TITLE:

**UNITS TBD**

**3RD FLOOR PLAN**

11X17: 3/32" SCALE  
24X36: 3/16" SCALE

**ARCHITECT  
OF RECORD**

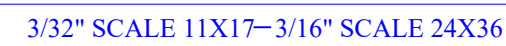
REVISIONS	
DATE	DESCRIPTION

**SHEET**

**A2.2**



### A3.1





REAR ELEVATION  
3/32" SCALE 11X17- 3/16" SCALE 24X36

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1602 West 1000 North  
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New Residence For:  
TBD

Cortland Park

Address:  
TBD

DATE: February 17, 2023

PARCEL #: 00:000:0000

DRAWING TITLE:  
REAR ELEVATION

11X17: 3/32" SCALE  
24X36: 3/16" SCALE

ARCHITECT  
OF RECORD

REVISIONS	
DATE	DESCRIPTION

SHEET

A3.2



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TBD

Cortland Park

Address:  
TBD

DATE: February 17, 2023

PARCEL #: 00:000:0000

LEFT/RIGHT ELEVATIONS

24X36: 3/16" SCALE

11X17: 3/32" SCALE

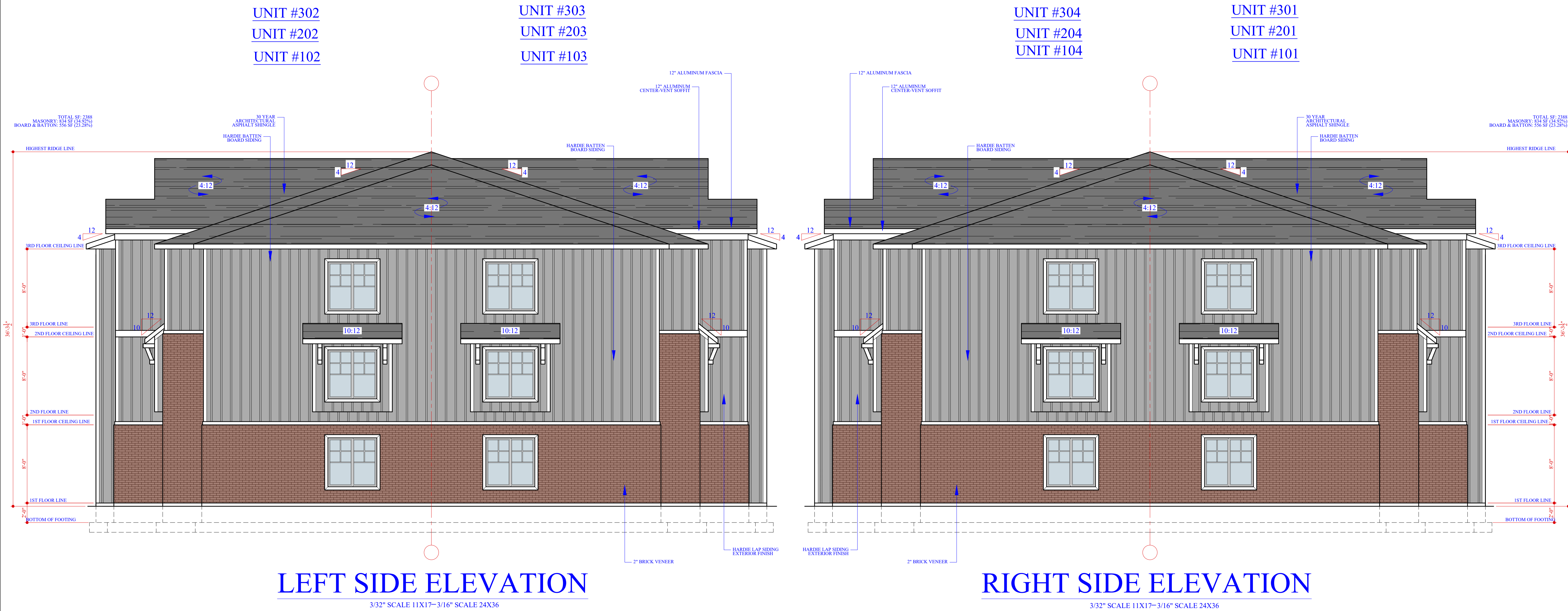
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ARCHITECT  
OF RECORD

REVISIONS	
DATE	DESCRIPTION

SHEET

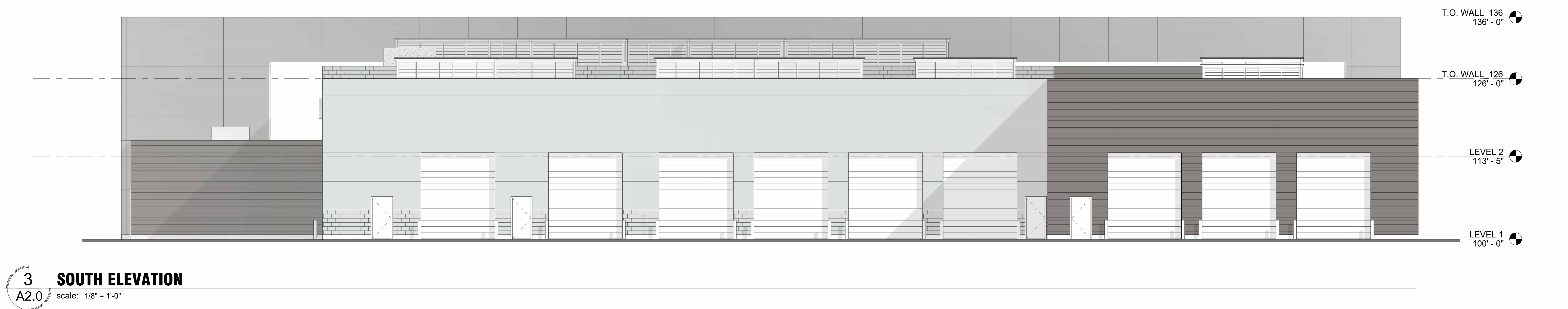
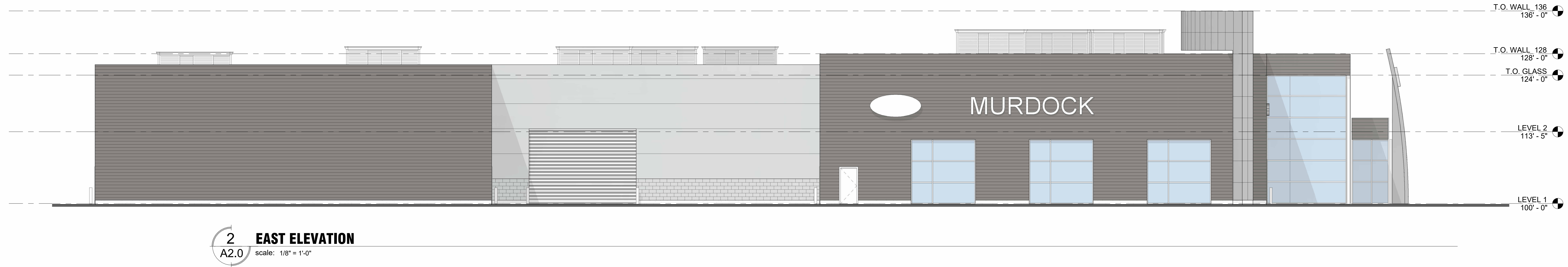
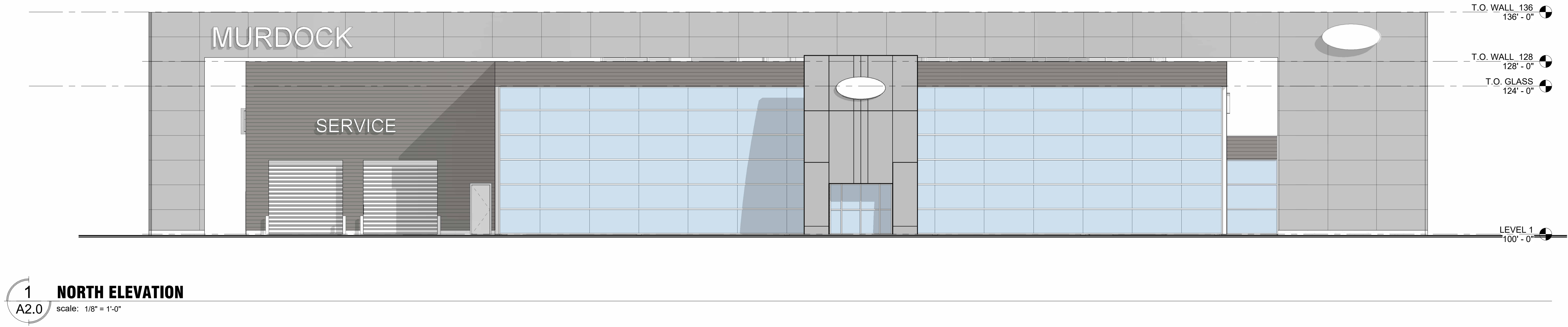
A3.3





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PROJECT CONSULTANTS



EXTERIOR MATERIAL LEGEND		
	ACM METAL PANEL	
	7.2 RIB PANEL SIDING - HORIZONTAL	
	EIFS	

**EXTERIOR MATERIAL LEGEND**  
scale: 1/8" = 1'-0"

MURDOCK FORD

SANTAQUIN, UT

REVIEW

PROJECT NO: 21011  
DRAWN BY: Author  
CHECKED BY: Checker

ISSUE DATE:	Issue Date
#	DATE

SHEET TITLE  
**ELEVATIONS**



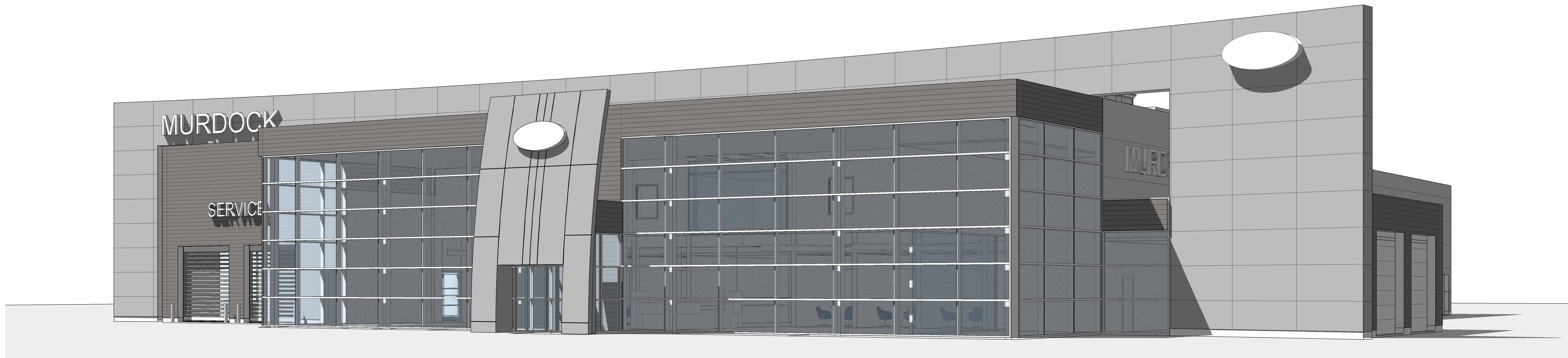


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PROJECT CONSULTANTS



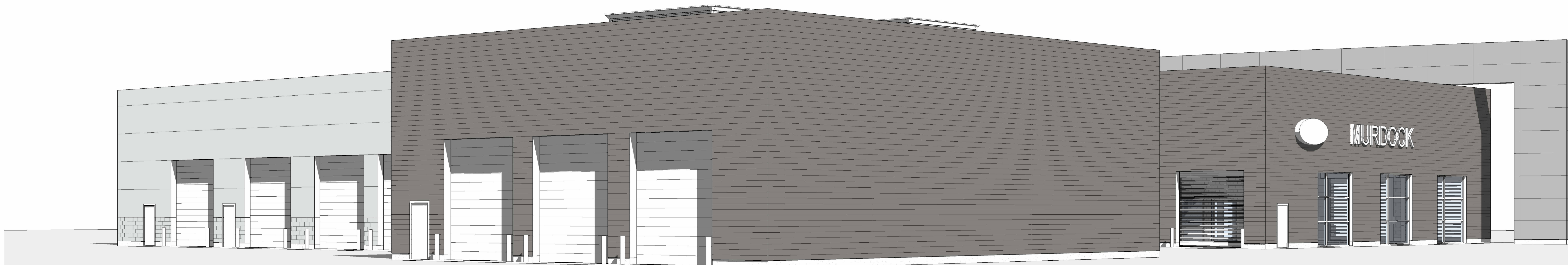
1  
A2.2  
3D View 2  
scale:



2  
A2.2  
3D View 3  
scale:



3  
A2.2  
3D View 4  
scale:



4  
A2.2  
3D View 5  
scale:

MURDOCK FORD

SANTAQUIN, UT

REVIEW

PROJECT NO: 21011  
DRAWN BY: CK  
CHECKED BY: Checker

ISSUE DATE:		Issue Date
#	DATE	DESCRIPTION

SHEET TITLE  
PERSPECTIVE  
VIEWS





## Architectural Review Committee Meeting Minutes

January 5, 2023

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

**Others in Attendance:** Planner I/ Deputy Recorder Camille Moffat, and Colby Anderson representing Autozone

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

### AutoZone Plan Review

Assistant City Manager Jason Bond presented the proposed landscape plan and explained that after working with the DRC and UDOT, the applicant has flipped the site plan so that the proposed access into the lot would be on the west side of the property. He clarified that this is not an approved site plan and is still under review. Mr. Bond also explained that in the Central Business District (CBD) zone there is currently a code that would require a minimum of two stories of occupiable space. There is a proposed code amendment that would remove the second story requirement. Mr. Bond maintained that the aesthetics of the proposed Autozone would not change if they had an occupiable second story or not, and they meet the minimum height requirement for the CBD zone.

Committee Member Lance asked if the air conditioners would be on the top of the building. Colby Anderson explained that they typically hide the units behind the raised parapets around the front of the building.

Mr. Bond noted that there are very few issues with the elevations from a design standpoint. They meet all the architectural regulations in Santaquin City Code. The south elevation is what would be seen from Main Street, and the west elevation that is facing the post office.

Committee Member Lance asked if Autozone has built this style with these colors before. She posed a concern that other buildings in Santaquin look different in person from the colors that were proposed. Mr. Anderson noted that the color of the brick was not listed on the plans and that he could ask to see if they had pictures of the proposed brick.

Mr. Bond commended working with Mr. Anderson and noted that Autozone recognized that there were increased requirements in the CBD zone and provided a building that meets the code. Finding out the color of the brick may be a condition of approval.

Committee Member Ringger expressed appreciation for the extra effort that the applicant went through and that the presentation is very professional.

Mr. Bond suggested the use of gooseneck lights to help the building have more of an agrarian look and to tie in to other newer commercial buildings. Committee Member Jones asked about the lighting plan.



**Motion:** Committee Member Ron Jones made a motion to approve the Autozone building as shown with the following conditions:

- The committee can look at the actual colors when the applicant has made selections
- Consider the suggestion of light fixtures that fit in with the agrarian style such as gooseneck

Motion seconded by Committee Member Kylie Lance

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

### **Meeting Minutes Approval**

June 23, 2022  
September 15, 2022

**Motion:** Committee Member Art Adcock motioned to approve the minutes from the June 23, 2022 and September 15, 2022 meetings.

Motion seconded by Committee Member Kylie Lance

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

### **Other Business**

Committee Member Tim Ringger pointed out townhomes that are being built on Highland Drive. There is only vinyl siding on the sides and appears to be no articulation. Mr. Bond said that he would take the ARC approval and compare it to the approved building plans and coordinate with the Building Official to make sure that they follow the plans that the ARC approved.

The committee discussed ways to improve the process of reviewing materials and colors going forward.

### **Adjournment:**

Committee Member Tim Ringger motioned to adjourn at 6:10 p.m.

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Camille Moffat, Deputy City Recorder