

Architecture Review Committee

June 15, 2021

Call to Order

Members present: Mike Cousins, Shirley Jacobi, Bethany Frost, Barry Wood, Tom Strayer (arrived 5:40 pm)

Members absent:

Others present: Tonya Galbraith Ryan Crum, and Jennifer Pack,

Approval of Minutes

March 16 Minutes

Noted that Nathan Custer is listed in the "Members Present" section

Ms. Jacobi made a motion to approve the March 16 minutes as amended. Ms. Frost seconded the motion. The motion was approved 4/0.

(Tom Strayer arrived)

April 20 Minutes

Mr. Wood made a motion to approve the April 20 minutes as presented. Ms. Jacobi seconded the motion. The motion was approved 5/0.

Old Business:

None

New Business

6444 West Broadway

Nick Olson presented on behalf of the petitioner. He asked for approval of the siding color at 6444 W Broadway, stating that the color chosen is accurate for the time period the structure was built.

Mr. Crum stated that Staff is in support of the color choice and that this was brought before ARC because it is a commercial building.

Mr. Strayer made a motion to approve the siding color. Ms. Jacobi seconded the motion. The motion passed 5/0.

Approval for change in exterior materials of 6745 W 1000 N

Dale Woodall presented on behalf of the petitioner. He noted that the home was originally approved for brick with stone. Because the brick was no longer under production, he switched to EFIS and used concrete in place of the stone with a print that simulates blocks.

Committee members expressed concern that the changes were made without the approval of the ARC and that the concrete below the EFIS looks like CMU, which is not allowed. Mr. Strayer asked if a negative precedent would be set by allowing this exterior design. Mr. Crum does not believe precedent will be set because this site is governed by the old overlay standards and very few lots are still under those standards.

Mr. Strayer noted that the Committee would not have approved the exterior design if it had been presented before it was on the house.

Mr. Strayer made a motion to approve the design change with prejudice due to extenuating circumstances. Ms. Jacobi seconded the motion. The motion passed 5/0.

Discussion from the Floor

Mr. Wood asked if EFIS is considered masonry. Mr. Crum explained that the Town's current ordinance describes masonry as brick or stone only. He noted that fiber cement is considered a masonry product in some jurisdictions, but not here. Mr. Crum also noted that every PUD has specific architectural design standards written in. Mr. Strayer mentioned that code be revised for custom homes to say that EFIS is allowed as a masonry product if it is three feet or more above grade

Announcements

The next meeting will be held on July 20, 2021.

Adjournment

The meeting was adjourned.