

Architecture Review Committee

March 16, 2021

**Held Virtually through Zoom Meeting App
due to Covid-19 Precautions**

Call to Order

Members present: Tom Strayer, Bethany Frost, Shirley Jacobi, Barry Wood, Mike Cousins

Members absent: Nathan Custer, Silverthorne Homes

Others present: Ryan Crum, Planning & Building Director; Tonya Galbraith, Town Manager

Approval of Minutes

Mr. Wood made a motion to approve the February 2021 meeting minutes. Mr. Strayer seconded the motion. The motion passed 5/0.

Old Business

None

New Business

Silverthorne Homes' request for approval of a home on Lot 40 in Geist Woods Estates

Nathan Custer of Silverthorne Homes presented the plans for the home on Lot 40 of Geist Woods Estates (GWE).

Mr. Crum asked Mr. Custer to confirm that the overhangs would conform to the standards stated in the PUD and that the model and elevation had not been built in GWE before. Mr. Custer confirmed both statements.

Mr. Crum said that Staff have no concerns with the home as presented.

Ms. Jacobi made a motion that the home be accepted as presented. Ms. Frost seconded. The motion passed 5/0.

Luis Quispe's request for approval of a home at the northwest corner of CR 750N & Form St

Mr. Custer presented the plans for the home that will be built in Old Town and has been heavily revised to meet Old Town standards.

Mr. Crum noted that he has not seen any revised plans and that the Director's report is based on the initial submittal. Mr. Crum noted the following concerns:

- 1) Roof pitch – must be 6:12

2) Mr. Crum asked if the shingles were three dimensional. Mr. Custer said yes.

3) Mr. Crum noted that two additional windows need to be added to the left elevation facing CR 750 N. Mr. Custer agreed.

4) Mr. Crum noted that the brick needed to be added. Mr. Custer said that they are talking to the buyer due to the large increase in price that change includes.

5) Mr. Crum noted that the windows facing CR 750 needed treatments of some kind and that window grids were probably the easiest. Mr. Custer agreed.

6) Mr. Crum noted that 1"x6" trim was needed and Mr. Custer acknowledged they knew about that standard and missed it.

7). Mr. Crum noted that decorative garage doors needed to be included and Mr. Custer said they'd already been added to the plans.

Mr. Crum said that Staff are supportive of the petition as long as the above seven conditions are met and revised plans are submitted before the building permit is issued.

The committee and Mr. Crum discussed the possible future land uses along CR W 750 N and potential changes to building and design requirements for the Old Town area. Mr. Crum agreed to look at developing a separate set of standards for Old Town that speak more to the historic nature of the area and less so to the standards set by the HOA neighborhoods. He said that it would be addressed with the annual update that he normally does in the Fall.

Mr. Woods made a motion to approve the home, with the stipulation that the Committee has made an exception for the lower roof pitch and the other six conditions are met. Mr. Strayer seconded the motion. The motion passed 5/0.

The Studio: A Hair Salon's request for approval of exterior modifications at 6300 W Broadway

Lindsey Syrus presented the plans to modify the exterior of 6300 W Broadway. The proposal included using white fiber board siding with cedar trim, and black accents.

Mr. Strayer noted that the cedar would need to be properly maintained to continue to look attractive. Ms. Syrus noted that they are aware of the maintenance requirements and that she wants to have a lovely building so she will maintain it.

Ms. Jacobi made a motion to approve the petition as presented. Mr. Woods seconded the motion. The motion passed 5/0.

Arbor Homes' request for approval of the product line-up for the Meadows of Sagebrook

Paul Munoz with Arbor Homes presented Meadows at Sagebrook elevations. Mr. Munoz noted that the plans submitted for review are master images and he presented letter stating that all architectural requirements stated in the PUD will be present in the elevations.

Three of the homes in the package do not meet the square foot requirements. The Ashton will not be available; the Mulberry will be sold with a two-foot bump on the rear of the home and the Bradford will be sold with two-foot bumps on both the side and rear of the home. 5Tom what's the siding material

Mr. Crum stated that the Ashton was removed from the updated Staff report. He noted that all of the review items were noted as items to discuss because they are not denoted on the drawings, however, Arbor did present the letter committing to fulfilling the requirements of the PUD. He also noted that staff will ensure that the items are included during plan review before a permit is issued.

Mr. Crum and the Committee reviewed the homes that do not meet the required brick percentage. During the review, Mr. Strayer noted that a standard home with craftsman details added is not actually a Craftsman home and asked that language in future PUDs be tightened to reflect this. He also noted that there is value in reducing the brick requirement based on the addition of other materials because it adds texture and value to the house. The Committee agreed to accept the six Craftsman elevations (Cooper, Cottonwood, Empress, Mulberry, Norway, and Spruce).

Mr. Woods made a motion to accept the six Craftsman elevations. Ms. Jacobi seconded. The motion passed 5/0.

Anti-Monotony

Mr. Crum presented 38 combinations. The following combinations remain on the anti-monotony matrix:

- Bradford A & Bradford B
- Bradford A & Bradford Traditional
- Bradford A & Bradford Craftsman
- Bradford B & Bradford Traditional
- Bradford B & Bradford Craftsman
- Bradford Traditional & Bradford Craftsman
- Chestnut A & Chestnut B
- Chestnut A & Chestnut Craftsman
- Chestnut B & Chestnut Craftsman
- Chestnut C & Chestnut Traditional
- Cooper B & Spruce Craftsman
- Cooper Craftsman & Spruce Craftsman
- Cottonwood A & Cottonwood B
- Cottonwood B & Cottonwood Craftsman
- Cottonwood Craftsman & Empress Craftsman
- Empress A & Empress B
- Empress A & Empress C
- Empress B & Empress C
- Empress B Mulberry A
- Empress B & Norway A
- Empress B & Norway B
- Empress C & Mulberry B

- Empress C & Norway A
- Empress C & Norway B
- Mulberry A & Mulberry B
- Mulberry A & Norway A
- Mulberry A & Norway B
- Mulberry B & Mulberry C
- Mulberry B & Norway A
- Mulberry B & Norway B
- Mulberry C & Mulberry Craftsman
- Norway A & Norway B

Announcements

Next meeting April 20, 2020 if needed.

Adjournment

The meeting was adjourned.