



## **Design Review Board**

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### *Minutes*

**City Council Chambers, Upper Level  
January 8, 2014**

A meeting of the Design Review Board was held in the Upper Level of the Council Chambers  
57 East First Street, at 4:32 p.m.

**Board Members Present:**

Ralph Smith – Chair  
Eric Paul – Vice Chair  
Danny Ray  
Taylor Candland  
Tracey Roedel  
Brian Sandstrom

**Board Members Absent:**

None.

**Staff Present:**

John Wesley  
Wahid Alam  
Kim Steadman  
Kaelee Wilson  
Julia Kerran  
Angelica Guevara

**Others Present:**

John Ruzzier  
Martha Taylor  
Tricia Schaeffer  
Karen Davis  
Richard Dyer  
Michael Jorgensen

- A. Discuss and Provide Direction Regarding Design Review cases:

## Design Review Board – Work Session January 8, 2014

**CASE:** DR14-001: Quick Trip  
NWC of Dobson and Broadway Roads

### **DISCUSSION:**

Staff member Wahid Alam presented the case to the board.

Chair Smith

- Verified the location of the entrances
- Verified raised areas and employee work locations
- Commented that the project looked nice and that he liked it
- Suggested a nicer transition from the parking lot to the store, such as benches, cubes and planter boxes
- Stated that he did not have a problem with the trash enclosure gates

Vice Chair Paul:

- Concerned with security issues
- Thought that with the new location security issues would increase
- Verified location of dumpsters
- Expressed approval of the durable materials, they looked natural and were easily maintained

Boardmember Sandstrom:

- Verified the sidewalls (Screening walls) for the project
- Verified that a pay phone will not be installed
- Commented that he was not impressed with the trampoline material on the trash enclosure gates

Boardmember Candland:

- Asked if slate would be used in this project

Boardmember Roedel

- Verified what was going to happen to the old QT in the neighborhood
- Would like to see a combination of bollards and planters between the parking lot and convenience store

## **Design Review Board – Work Session January 8, 2014**

**CASE:** DR14-002: Rentzel Pump  
5505 East McDowell Road

### **DISCUSSION:**

Staff member Kaelee Wilson presented the case.

Chair Smith

- Asked for a sample of the metal

Vice Chair Paul:

- Asked if the building to the north was two-story.
- Concerned the second floor of the south facing villas look to back of the commercial

Boardmember Sandstrom:

- Verified the number of materials that are to be used in accordance to the development standards
- Stated that he would like to see the project back next month

Boardmember Roedel:

- Suggested the use of a variety of shades and widths
- Verified that all mechanical equipment would be inside the structure

Public in attendance – Neighbors John Ruzzier:

- Inquired about the location of the building
- Stated that adding a parapet might help
- Suggested any improvement to prevent the building from looking like a tin can
- Stated that this project should be held to the high design standards

## **Design Review Board – Work Session January 8, 2014**

**CASE:** DR14-003: Sprouts Center  
5215 East Southern Avenue

**DISCUSSION:**

Staff member Kim Steadman presented the case to the board.

Chair Smith:

- Stated that the project works well

Vice Chair Paul:

- Suggested that screens be added in addition locations

Boardmember Sandstrom:

- Verified the building and drive-thru layout
- Suggested a change in color, he preferred sandstone
- Verified drive-thru pavement material

Boardmember Candland:

- Asked if all building, in the center, had the same arch forms

Boardmember Roedel:

- Inquired about the traffic flow
- Suggested that the trash enclosure not be in the middle of the drive isle
- Asked about the signage

Boardmember Ray:

- Suggested that the interior courtyard, due to the building orientation, would be a good place for outdoor seating

**CASE:** DR14-004: McDonalds  
1948 East McKellips

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### **DISCUSSION:**

Staff member Wahid Alam presented the case to the board.

Chair Smith:

- Stated that the materials need to have their own integrity.
- Suggested to break up the roof line on long street elevation.
- Break roof element.
- Asked the location of the menu boards.
- Suggested that there be a variation in colors.

Vice Chair Paul:

- Concerned with long roof line.
- Asked how many menu boards are proposed.
- Stated that traffic goes back into the center.
- Concerned on the rear of the building as far as delivery and customer access, needs to be broken up.
- Concerned with service area location.
- Suggested that an element is added and doors are grouped together to break up the back of the building.

Boardmember Sandstrom:

- Suggested to dress up the lighting along the street elevation.
- Stated that the landscape needs to be more ornate.
- Suggested LED lighting on the vertical element at the drive-thru.
- Stated that lighting must comply with the night sky ordinance which means all lighting must project down.
- Stated that a McDonalds in this location is much better than the Chuy's Bar, as there will not be liquor here.
- Stated that the pileup needs to be reduced
- Concerned that the drive-thru exists to the right of way.

Boardmember Roedel:

- Verified Dutch Brothers location

Public in attendance – Neighbors Tricia Schaeffer, Martha Taylor and Karen Davis:

- Concerns with circulation and traffic.
- Neighbors requested a pedestrian connection.
- Asked if there will be a play place.
- Stated that the driveway is only three car lengths from the corner.
- Concerned cars exiting on McKellips.

**CASE:**           **IDEA Museum**  
                          35 North Robson

**DISCUSSION:**

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Zoning Administrator Gordon Sheffield presented the case.

Chair Smith:

- Stated that normally the Board does not like bricks to be painted
- Agreed that painting brick for this application is acceptable

Vice Chair Paul:

- Thought that deer grass could enhance the existing landscape

Boardmember Sandstrom:

- Stated that the design was pretty simple and works for this age group
- Suggested the addition of sage if yellow lantana exits
- Agreed with painting of the brick
- Verified that decomposed granite will remain

Boardmember Roedel:

- Verified that plant material will be replaced

Boardmember Ray:

- Agreed that this plan works for this type of Museum

B. Call to Order:

Chair Smith called the meeting to order at 6:02 p.m.

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C. Approval of the Minutes of the December 4, 2013 Meeting:

On a motion by Boardmember Ray seconded by Boardmember Candland the Board unanimously approved the minutes.

D. Consent Agenda:

None.

E. Action Items:

The meeting adjourned at 6:12 p.m.

Respectfully submitted,

Julia Kerran  
Planning Assistant

jk