



## **Design Review Board**

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### *Minutes*

**City Council Chambers, Lower Level  
June 5<sup>th</sup>, 2013**

A meeting of the Design Review Board was held in the Lower Level of the Council Chambers 57 East First Street, at 4:30 p.m.

**Board Members Present:**

Craig Boswell – Chair  
Ralph Smith- Vice Chair  
Taylor Candland  
Eric Paul  
Brian Sandstrom  
Howard Utter

**Board Members Absent:**

None.

**Staff Present:**

John Wesley  
Lesley Davis  
Debbie Archuleta  
Kaelee Wilson  
Angelica Guevara  
Kim Steadman  
Wahid Alam

**Others Present:**

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

**Design Review Board**  
**June 5<sup>th</sup>, 2013**

**CASE:** DR13-18 Surfer Express Car Wash  
1726 North Country Club Drive Drive

**REQUEST:** Review of a 2,091 sq. ft. car wash

**DISCUSSION:**

Staff member Angelica Guevara presented the request to the Board. The request is to redevelop an existing carwash. The applicant is proposing a “surfer” look with the addition of wave elements through the property. Ms. Guevara stated the project had already gone to Planning and Zoning Board for site plan approval and will be requesting a Special Use Permit and a Development Incentive Permit at the June 11<sup>th</sup>, 2013 Board of Adjustment Hearing.

Chair Craig Boswell:

- Questioned if the applicant will be recycling the water.
- Wants signage to be proportional to building.

Board member Sandstrom:

- Would like the wave on the top of the building to be wider so it looks proportional from the east elevation.
- Add a parapet cap to the office portion of the building.
- Likes the colors of the materials being proposed.
- Confirmed that the HVAC equipment is screened on all four sides.

Board member Paul:

- Concerned the conveyor belt sticks out of the car wash.

## **Design Review Board June 5<sup>th</sup>, 2013**

**CASE:** DR13-19 Chano's Tire Shop  
1303 East Main Street

**REQUEST:** Review of a new 1,890 sq. ft. building and a remodel of an existing 1,223 sq ft. building

### **DISCUSSION:**

Staff member Kim Steadman presented the request to the board. Mr. Steadman explained the request is for the redevelopment and expansion of a building on Main Street that will be utilized as a tire shop.

Board member Sandstrom:

- Does not like the metal on the building along Main Street. He would prefer metal on the roof instead. The metal is fine on the building adjacent to Allen Street.
- Would like the roof color to be dark or red. Some color to create a contrast.
- Parapet cap to finish off wainscoting on the building along Main Street.
- Concerned with building separation.
- Add a metal ribbon material between the white and black material- possibly red.
- Add sconce lighting on both the building along Allen Street and the Building on Main Street. This addition will help tie the buildings together.
- Refuse must be screened with gating.

Board member Paul:

- There isn't an architectural feature that ties the two buildings together.
- Take eave off the building along Main Street and wrap the building fascia to help bring it back to a commercial look.
- Wrap the rafters and soffits with the metal.

Board member Smith:

- Does not like the dead space between the building in the fence- suggested moving the building over to the west to act as the fence.
- Add green screen to west side of building on Allen at the same height as the proposed fencing.
- The plant on the green screen must be heat resistant, such as honeysuckle.

Board member Utter:

- Add higher landscaping- such as green screening if the building will be used as a barrier instead of the fence on the west side adjacent to Allen Street.

## **Design Review Board June 5<sup>th</sup>, 2013**

**CASE:** DR13-20 Multi-Tenant Retail building  
NWC Greenfield and Baseline Road

**REQUEST:** Review of a 6,136 sq. ft. retail building

**DISCUSSION:**

Staff member Kim Steadman described the request to the board. The request is for the development of a pad site in an existing commercial shopping center. The building will have two tenant spaces; one of which will be a drive-thru.

Chair Boswell:

- Additional landscaping can be added along the drive thru.
- Maintain the existing screen wall along Greenfield Road.

Board member Sandstrom:

- Would like to see lighting sconces on columns and places visible to the public.

Board member Paul:

- The colors are complimentary.
- Mechanical units must be fully screened on all four sides.

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**CASE:** DR13-21 First Bank  
1720 South Power Road

**REQUEST:** Review of a 4,222 sq. ft. bank with drive-thru lanes

**DISCUSSION:**

Staff member Wahid Alam presented the case to the board. The request is the demolition of an existing restaurant and the development of a bank. Mr. Alam stated the applicant will be adding additional landscaping along Power Road and decorative pavers for the pedestrian connection.

Board member Sandstrom:

- Wanted to know what glazing will be on windows- solar grey.
- Stated the design looks nice.
- Liked the site walls to screen the drive thru

Board member Utter:

- Asked about the width of the drive aisle around building.

Board member Smith:

- Good job integrating materials.

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B. Call to Order:

Chair Craig Boswell called the meeting to order at 5:34 p.m.

C. Approval of the Minutes of the May 1, 2013 Meeting:

On a motion by Board member Sandstrom seconded by Board member Utter the Board unanimously approved the minutes.

D. Other business:

Board member Paul discussed the General Plan PAC meetings. Also, this was the last meeting for Chair Boswell and Board member Utter.

E. Adjournment:

The meeting adjourned at 5:41 p.m.

Respectfully submitted,

Kaelee Wilson  
Planning Assistant

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