

Architectural Review Committee

October 13, 2014

5:00 p.m.

Community Development Office

Minutes recorded by Kelly Hall, Administrative Assistant.

Commission members present: George Ewing, Tara Lytal, Mike Ballard, Tim McCartney, Debbe Tillman and Brian Hudson

City Officials: Roy Edwards

Guests: Beth Shores, Johnny Singh, P. J. Singh

The meeting was called to order at 5:07 p.m. by George Ewing.

The minutes of the June 9, 2014 Architectural Review meeting were presented for the committee's review and approval. Tara Lytal made the motion to approve the minutes as presented. The motion was seconded by Tim McCartney and the motion to approve the minutes from the June 9, 2014 meeting was passed by unanimous vote.

New Considerations:

957 Highway 80 East – Bombay Plaza – Site Review

Johnny and P. J. Singh have purchased the old Surplus City shooting range building. They intend to operate three businesses at this site: an Indian grocery/market, a café to sell pre-made Indian dishes for dinner, and a fine dining restaurant showcasing Indian cuisine will serve lunch and dinner. The signage for the project as it is shown on the color rendering provided exceeds the limits of the city's sign ordinance. Johnny Singh indicated they would make certain that the signage is reduced in size to comply with our ordinance. The site plan and drawings were reviewed along with the color and brick choices. The lower part of the outside walls (cinder blocks) will be painted a dark brown with the upper portion, stucco, being painted a caramel color. Brick columns will be added using a red brick with off-white brick accents. The Styrofoam caps will be white. Ms. Lytal pointed out that the caps will match better and show less dirt buildup if they are off-white like the bricks on the columns. The signs on the face of the building will be lit from within and there will be lights on the columns as well. Mr. Singh noted that they have several other restaurants similar to this in Utah. Mr. Ballard asked if the columns are already present and being wrapped with brick or if they will be built and was told that they will be built. Mr. Ewing noted that, due to the southern exposure of the front of the building it might be wise to consider awnings above the windows or a window film that would filter out the heat and sun. It was also suggested that some planters with heat tolerant vegetation would soften the facade. Tara Lytal moved to approve the plans as submitted with the recommendation that the Styrofoam cap color is changed from white to off-white. Brian Hudson seconded the motion and the vote was unanimous in favor

and the motion to send his to Planning & Zoning Committee with the recommendation for approval with the change in cap color from white to off-white carried.

108 W. Leake Street – Paxton Peak – Site Review

Paxton Peak is a new outdoor outfitter shop opening in Olde Towne. Beth and Nathan Shores will offer clothing and other items focused on outdoor activities such as hiking, canoeing, etc. Mrs. Shores was on hand to present the site plan for the signage they want to put up on the outside of their building. Two designs were presented: the 3' x 2' sign that would either hang from a wrought iron bracket or be mounted against the wall on the front of the building, both above the present awning. A light will be installed to illuminate the sign. It was noted that the sign hanging from the bracket would be more visible from Jefferson and Monroe streets for people trying to find the shop. She would also like to use a sandwich board sign that can be put out on the sidewalk. Beneath the two windows they hope to place a pair of rustic benches and some planters. A smaller hanging sign will be hung beneath the awning near the doorway. One of the two doorways will be closed off. Mike Ballard made a motion, seconded by Debbie Tillman, to recommend approval of the signage plan as presented, leaving the choice between the two sign options up to the Shores. The vote was unanimous in favor and the motion carried. Mrs. Shores asked about the possibility of putting decals from the various suppliers in the windows; Mr. Edwards said he would check the sign ordinance to see if this would be permitted.

Other Business:

Mr. Ewing noted that the next regular meeting, if needed, would be scheduled for Monday, November 10, 2014, at 5:00 p.m.

There being no further business to come before the committee, Tara Lytal moved to adjourn and was seconded by Tim McCartney. The vote was unanimous in favor and the motion carried to adjourn at 5:45 p.m.