

ARCHITECTURAL REVIEW BOARD MEETING

MARCH 11, 2014

MINUTES OF MEETING

The Historical Architectural Review Board met on March 11, 2014 at 6:45 pm at West Bountiful City Hall.

ATTENDEES: Chad Turner, Alan Malan, Ben White, Cathy Brightwell (secretary)

1. DISCUSS REQUEST TO CHANGE SECTION 17.24.110 REGARDING EXTERIOR FACADES FOR NEW CONSTRUCTION IN THE HISTORICAL DISTRICT.

UpDwell Homes contacted Cathy a few weeks ago with a request to build a Tudor style home in Heritage Point. According to Diane Rowberry, Tudor homes typically have areas of stucco with wood timbers in the gables but our Code does not allow any stucco. They have asked us if there is anything that can be done to change our Code; her buyers would really like to build a Tudor home but cannot afford to use brick or stone on 100% of the home. She also provided picture examples.

Ben and Chad researched Tudor homes and provided pictures supporting the use of stucco for this style of home. Chad drafted language that would allow stucco in the gables as long as timbers are used to segment the stucco panels. He also suggested the percentage of stucco to be less than 30% of the surface area of the home. Ben suggested we also limit the stucco to the second floor of the home.

Alan was not in favor of changing the Code. He believes it is too late in the game to be making changes and does not want to modify items that were apparently important enough to include in Code. Alan was asked to find out from the people who drafted the original language why the exclusion was there. The issue will be tabled until he gets additional information.

2. CONSIDER REQUEST FROM DUSTIN VODOPICH, LOT 20, TO MODIFY WINDOWS IN HIS HOME THAT IS BEING BUILT.


The Vodopich's are requesting they be able to remove the sashes in the windows previously approved by the Board for their home. They are concerned about how the sashes look with interior blinds, and that the smaller, 2 ft. square windows, will look too busy with the sashes. After discussion, it was decided they could remove the sashes in all windows, but the smaller windows, e.g., office, above door and bathroom be separate windows rather than one long horizontal window. The space between each window will provide a more historic look than plain glass throughout the home.

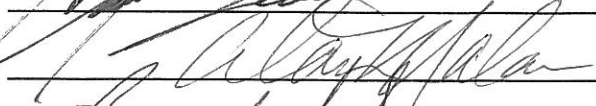
3. REVIEW OPEN MEETINGS REQUIREMENTS FOR PUBLIC BODIES

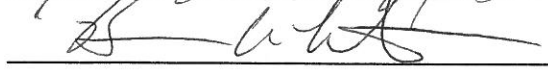
Cathy explained that the Historical Architectural Review Board is a public body subject to the requirements of the Utah Open Meetings regulations. Part of these requirements include providing a minimum of 24 hours notice of meetings by posting agendas on the State Public Notice website, our city

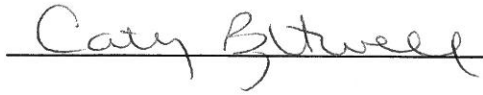
website, and in the box in front of City Hall. Because Ben and Alan have recently had refresher training on these issues, Chad was given a small packet of information to review on his own time and asked to contact Cathy with any questions.

4. MEETING WAS ADJOURNED









Chad Turner

Alan Malan

Ben White

Cathy Brightwell, Secretary/Deputy Recorder