



FINAL ARB ACTION MEMO/MINUTES

Date: December 5, 2022

Time: 1:00 PM

Meeting Room: Lane Auditorium

Members:

Chris Henningsen, Chair: Present
Frank Hancock, Vice-Chair: Present
Frank Stoner: Present
Dade Van Der Werf: Present
Taro Matsuno: Present

Staff:

Mariah Gleason
Margaret Maliszewski
Carolyn Shaffer
Khris Taggart

CALL TO ORDER

Mr. Henningsen called the meeting to order at 1:01 p.m. Ms. Shaffer called the role and Mr. Henningsen established a quorum.

DISCLOSURES: None.

PUBLIC COMMENT: None.

Regular Review Items

a. ARB2022-93: Galaxie Farm

Location: 192 and 193 Galaxie Farm Lane on the west side of Rt. 20, .3 miles south of the intersection of Mill Creek Drive and Rt. 20

Proposal: To construct 16 attached townhouses in one group of four units and two groups of six units as part of a larger development including 43 detached residences and associated site improvements on approximately 13.36 acres.

Staff Contact: Khris Taggart

Representative: Scott Collins

Khris Taggart gave a Power Point presentation summarizing the staff report. ARB members asked questions about the guidelines requiring the trees on the EC side of the townhouse blocks and the location of rip rap mentioned in the staff report. Ashley Davies and Scott Collins represented the project for the applicant, explained which designs corresponded to which blocks, and showed additional color plans and elevations. The ARB asked the applicant about the consistency of the eave height, the window colors, the future plan for Block 7, and the fence location. The ARB members discussed the possibility of submitting a drawing to clarify the visibility of the buildings and adding more variety to the townhouse designs. They discussed the expected level of visibility of the buildings, the general character of the designs, and discussed the use of the "Arctic white" color.

Motion: Mr. Van Der Werf moved for approval of the Certificate of Appropriateness for **ARB2022-93: Galaxie Farm** with the conditions listed in the staff report, amended as follows:

1. Provide a drawing that keys the building designs to the site layout.
2. Provide color renderings for the designs shown in the line drawings and line drawings for the designs shown in the color renderings.
3. Revise the line drawings to note warm earth-tone colors for horizontal siding on the south and east elevations of the townhomes label Holly I and note that adjacent townhomes will not use the same color.
4. Revise the building design to limit the use of white to trim and/or decorative features.
5. Revise the line drawings to provide specs on proposed window glass that meet the design criteria: *Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%.*
6. Clarify whether the existing fence remains on the southern property line.
7. Revise the site plan to show the height of the new fence consistently throughout the site plan.
8. Revise the site plan to include information on any proposed building and/or post-mounted lighting. Show how impacts of this lighting will be minimized. Full cutoff fixtures with limited intensity and warm color temperatures (2000-3000K) are recommended.
9. Shift the two trees east of "Open Space B" to eliminate the stormwater pipe conflict and resolve all other street trees/utility conflicts.
10. Consider adjusting the eave height to be equal in blocks 18-21 and 54-59.
11. Make the drawings consistent regarding black or white windows.
12. Consider adding more variety in blocks 18-21 and 54-59.
13. Consider limiting Arctic White to trim and decorative features.
14. Add the site plan boundary to the plan.

Mr. Hancock seconded the motion.
The motion was carried by a vote of 5:0.

b. ARB2022-94: Rio Point Final Site Plan

The Rio Point applicant requested deferral of the application prior to the meeting, so there was no presentation or discussion.

WORK SESSIONS:

a. Entrance Corridor Design Guidelines Addenda: Route 631

Staff: Mariah Gleason, Margaret Maliszewski

The ARB held a work session on the draft addenda for the Rt. 631 corridor. The ARB members complimented the added symbology, discussed the segment and corridor boundaries for Rio East, Rio West and Hydraulic Rd. and the characters of those segments, recommended

consolidating some segments, and noted that the addition of the Rio29 Small Area Plan information was helpful.

OTHER BUSINESS

a. Minutes Approval:

Motion: Mr. Stoner moved for approval of the minutes from the November 21, 2022, ARB meeting.

Mr. Van Der Werf seconded the motion.

The motion was carried by a vote of 5:0.

b. Next ARB Meeting: Monday, December 19, 2022, 1:00 PM – Lane Auditorium
Mr. Van Der Werf, Mr. Stoner and Mr. Henningsen all noted conflicts with the December 19 meeting date and time.

c. Other items from staff or ARB members: None.

ADJOURNMENT

The meeting was adjourned at 1:57 p.m. to the next ARB meeting, possibly on Monday, December 19, 2022, at 1:00 pm if a quorum can be established.