



Provo City Design Review Committee
Report of Action
September 13, 2018

ITEM 1 John Dester requests project review from the Design Review Committee for 18 townhomes located at 5155 North Edgewood Drive in the SDP-1 zone. Riverbottoms Neighborhood. 17-0014PPA, Brian Maxfield, 801-852-6429

The following action was taken on the above described item by the Design Review Committee during its regular meeting on September 13, 2018:

APPROVE

Motion by: Scott Bingham

Second by: Quinn Petersen

Votes in Favor of Motion: Scott Bingham, Quinn Petersen, Roger Knell, George Bills, Phillip Kiser

Votes Opposed to Motion: None

Phillip Kiser was present as chair.

The following is a brief summary of the above decision, including suggestions for the applicant to consider:

John Dester presented drawings that showed building elevations, color schemes and specific materials for Units 1, 2 & 3, which are the first buildings he will be constructing.

Dave Rosen, the neighborhood chair, said he felt the presentation was consistent with what the neighbors had seen and were expecting to be built on the site.

Roger Knell said the proposed elevations and materials were a good job in response to the previous review. He then gave some recommendations to be considered regarding the Frieze Board, awkwardness in the elevation on the side of building #3, comments on the column locations in relation to their base, and on drawing A2.1, the pinch between the center unit's first floor windows and its basement windows; and the gable over the window on the same unit.

Scott Bingham agreed with Roger's comments regarding the awkwardness in the north wall on building #3 and the columns. He added comments regarding a conflict with the grade and windows on Unit #1, and that a beam on the 2nd floor deck area of that unit was not the same as shown on the front elevation of that unit. He asked for further clarification on the type of vinyl siding being used.

Phil Kiser commented about removing unnecessary keystones above windows. He added comments on the landscaping that included changing the angle of the planting bed between Units 6 & 7 to open that area, planting modifications to the areas between units 8 & 9 and 16 & 17, and that trees other than the indicated ash trees would be better because of the Ash Borer.

Both George Bills and Quinn Petersen stated they liked the buildings and had no comments.

Committee suggestions included:

- Unit #1: Wrap beam on deck to show consistency with front elevation;

- Examine the ground elevation at the basement window on Unit #1;
- Revisit transition between Vinyl and Stone on Unit #3;
- Extend Frieze board consistently on all units;
- On elevation A2.1: Examine the columns on all units in relation to the edge of the base, the relationship between the window head and bump-out on center unit, and consider changing the gable over the first floor window;
- Rework landscaping between Units 8 & 9 and Units 16 & 17 – think landscape verses grass;
- Change angle of planting beds between units 6 & 7 to remove pinch point; and
- Because of susceptibility to the Ash Borer, substitute other tree for the 5 ash trees indicated on the landscape plan.



Design Review Committee Chair

If changes are made to the plans (Building or Landscaping) which have been approved by the Design Review Commission, a revised plan will need to be reviewed and approved by the Commission. Unauthorized changes to the approved plan are subject to a \$500.00 fee as outlined in Provo City Code Section 14.43.010.

If the applicant does not agree with the above condition(s) and wishes to appeal the decision, the applicant must file a notice to the Community Development Department. The appeal will then be placed on the next available Planning Commission agenda.

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS.