



**PLEASANT GROVE CITY  
DESIGN REVIEW BOARD MEETING MINUTES  
November 27, 2023**

**PRESENT:** Chair Glen Haynie, Drew Armstrong, Kevin Haub

**STAFF:** Jacob Hawkins, City Planner; Christina Gregory, Planning & Zoning Assistant

Chair Haynie opened the meeting at 6:01 PM with a welcome and introductions.

**ITEM 1: Thai House Restaurant**

**Applicant: Steve Anderson, Utah Sunrooms (contractor)**

City Planner, Jacob Hawkins, explained that the applicant is acting on behalf of the Thai House and is wanting to build a sunroom on a portion of the property, attached to the building. He displayed an aerial and site map and described that the sunroom would be going on the southeast side of the building, facing Center Street. He also displayed an image of the front building façade and shared that he took the picture just a few hours prior to the meeting. Chair Haynie asked if the stucco on the building extension on the right side matches the rest of the stucco. Board Member Armstrong confirmed that the stucco on the existing building addition is the same as the stucco on the front. Elevation drawings from the contractor were displayed and Planner Hawkins stated that this is what they want to build. He further detailed that it will be 8', almost 9', in the front; and about 10 and ½ feet in the back which slopes up towards the existing building; there will be a door going out the back; and there will be a door in front with a walkway that comes up to the sunroom. He mentioned that most of the materials will be glass but shared that the applicant is present and will talk more about the proposed materials that will go above and below the glass. He asked the board if there were questions for him, the board declined and he turned the podium over to Mr. Steve Anderson, the applicant.

Chair Haynie asked the applicant about the building materials. A sample was shown by the applicant in a sandstone or almond color, and he stated that they offer the material in white or dark bronze. The applicant stated he was thinking white to match with the existing white trim. Board Member Armstrong suggested the dark bronze color would be the most fitting to match the existing building. He explained that there are specific design standards for downtown and the vinyl material does not fit what the design standards require. He prefers that the stucco panels below the glass match the exterior stucco color of the existing building. Chair Haynie would like the existing exterior to tie in with the new sunroom. He wants it to match with the turn of the century theme of the downtown area and doesn't want it to stick out; he wants it to blend in.

The applicant used the red laser pointer and pointed to items on the elevation drawings to describe the different materials used. He said that most of the materials are glass, and he can do all the non-glass elements in bronze, but he does not have a blue color to match the existing building color. He pointed to the sample materials he brought to the meeting and shared that the lower panel comes up about 2 feet and it can be in bronze. Mr. Anderson brought a sample of the vinyl cladding in the bronze up to the dais for the board's review. Board Member Armstrong reiterated that he wants the vinyl cladding material to match the exterior blue stucco of the existing building, but he does not believe paint will adhere to the material. The applicant shared that there is a paint available for this specific purpose. Board member

Haub noticed that the “white stucco” box was selected on the order form that shows the elevation drawings. The applicant clarified that it is not stucco but the finish he was presenting that looks like stucco.

The applicant shared that the owner of the restaurant would like the additional space to host larger groups.

Board Member Haub inquired about the grade and whether the room would be elevated. The applicant shared that they must bring the floor up a little bit off grade to make it level with the interior of the existing floor. Board Member Armstrong proposed that glass go all the way to the ground. Chair Haynie would be okay with the glass or the blue; he said even the bronze would be okay, but it may be overkill on the bronze. The applicant shared that he’s done other sunrooms with the glass, and it looks on trend.

The applicant shared he did not realize that Pleasant Grove had design requirements. Board Member Armstrong clarified it was just in this downtown area. He suggested that floor to ceiling glass is the way to go or painting the bottom panel to match the blue with the bronze trim. Because the applicant is not trying to tear down the old historic house, he wants to find a solution they can live with.

The applicant stated that the bronze selection comes as anodized aluminum so there won’t be vinyl on the room if they do it in the bronze. Board Member Armstrong asked if this was a similar product to anodized aluminum storefronts. The applicant said it is similar and it is almost just like a storefront, but it has a thicker frame to add a more insulated value. The glass is insulated as well.

Board Member Haub asked to look at the elevation drawings again and wanted further explanation on how the grade of the new sunroom will be in comparison to the ground. Board Member Armstrong explained that the floor sits at approximately the same height as the front porch. Planner Hawkins displayed an image from Google Maps Street View that showed the front entrance and side door where the sunroom is proposed. The applicant said they could continue the brown foundation. Board Member Haub commented that this addition will make the existing building much nicer.

The applicant further explained that there will be a new 10’ by 10’ concrete pad out the back sliding door. This will integrate with the existing concrete. Chair Haynie inquired about parking for the restaurant. Board Member Armstrong pointed to the parking behind the restaurant along with storage the owner has. He mentioned that additional dining opportunities could be created with additional concrete pads. The applicant suggested a pergola may be warranted if the owner decided to move forward with a concept for additional outdoor seating.

Board Member Haub reiterated that he would like to see a dark base on the raised foundation and the glass on the bottom with the bronze framing. He would like the foundation to match the existing style. He is okay with the stucco in the bronze above the windows.

**MOTION:** Board Member Haub motioned to approve the sunroom addition with the conditions of (1) full height glass in the bronze anodized aluminum, and (2) plaster and paint the foundation to match the existing brown. Board Member Armstrong seconded the motion. The board unanimously voted “Aye”; the motion carried.

**ITEM 2: Anderson Office located at 220 S 2500 West  
Applicant: Joni Anderson, Tuttle & Associates (architect)**

Chair Haynie asked if the applicant was present. Planner Hawkins stated he tried to reach the applicant but was unsuccessful. He then displayed an aerial to show the location of the site. Chair Haynie and

Board Member Armstrong described the neighboring businesses to help orient Board Member Haub on the location of this project. Planner Hawkins then received a phone call from the applicant and told her that he would call her back if any questions came up.

Planner Hawkins displayed the site plan and mentioned that the applicant is not changing anything on the site plan as he was providing it solely as a point of reference. He further detailed that there is no change to the applicant's building footprint. He displayed the previously approved elevation drawing and stated the previously approved materials included stone veneer, stucco, metal siding and fiber cement. He then showed an elevation drawing with the proposed changes to the exterior materials and explained that all the metal siding elements would be changed to fiber cement siding and there would be an increase in the stucco element with a reduction of the stone veneer from halfway up the building to slightly below the top of the first-floor windows. Planner Hawkins then brought his laptop up to the dais for the board members to view the materials more clearly. Board Member Haub commented that cities should ban metal materials since they are difficult to maintain in appearance. There was consensus amongst the board members that the new design is preferred over the old design.

**MOTION:** Board Member Armstrong made a motion to approve the revised building materials as the applicant presented. Board Member Haub seconded the motion. The board unanimously voted "Aye"; the motion carried..

The meeting adjourned at 6:34 PM.

  
Glen Haynie  
Design Review Board Chair

  
Christina Gregory  
Planning & Zoning Assistant

3/11/2024  
Date