

PLEASANT GROVE CITY
DESIGN REVIEW BOARD MINUTES
July 17, 2023

PRESENT: Chair Glen Haynie, Drew Armstrong, Kevin Heiner, Olani Durrant

STAFF: Jacob Hawkins, City Planner; Kara Kresser, Planning Assistant

Chair Haynie opened the meeting at 5:30 PM, with introductions.

ITEM 1: Coffee Nerd

Planner Hawkins displayed the site plan, zoning map, aerial map. He mentioned that the parking area is in the right of way so those parking stalls cannot be counted towards the required parking for the business. The applicant is working with a neighboring business for joint parking as well as having 5 existing parking stalls.

The elevations and floor plan were displayed and discussed. Planner Hawkins then showed the materials list and went over the materials included and that the guidelines were met. The applicant plans to use the existing sign pole for signage. Board member Heiner mentioned that the projecting sign is good for saying what they sell. Board member Armstrong discussed it explain that helps draw in business when people see services are being provide.

Kevin Heiner recommended the Board approve the project as presented, Drew Armstrong seconded the motion. The Board unanimously voted "Aye"; the motion carried.

ITEM 2: Tru/Home 2 Suites

Applicant: Johnathan Clint- Line 29, Kevin Ludlow -Sequoia

Planner Hawkins presented the site plan, parking and landscaping as well as the elevations, materials, and a portion of the floor plan. The renderings as well as the materials that will be used. The majority of the material that will be used is Fiber Cement Panels which are allowed in the zone.

Applicant Jonathan Clint explained while this will be 2 separate hotels split geographically, there will be one lobby, one reception desk and shared amenities. The board asked if the hotels were similar in price. Board member Durrant inquired if one of the hotels is ritzier than the other? Mr. Clint responded that Home 2 Suites has a kitchenette where the Tru rooms do not.

Chair Haynie asked for specifications on the shared amenities, such as the pool, BBQ area and if there are other hotels like this? Applicant Kevin Ludlow answered that Home 2 Suites are more of an extended stay with kitchenettes, where Tru is just a typical hotel room. The outdoor amenities are shared and have been updated from the rendering that was provided. The pool is open year-round. There was a discussion on the acreage on the property and it was noted that they do need to provide Planner Hawkins with an accurate photometric plan.

Dre Armstrong recommended the Board approve the project as presented, Kevin Heiner seconded the motion. The Board unanimously voted "Aye"; the motion carried.

The meeting adjourned at 5:45 PM.

Glen Haynie
Glen Haynie
Design Review Board Chair

Kara Kresser
Kara Kresser
Planning Assistant

11/16/23
Date