

PLEASANT GROVE CITY
DESIGN REVIEW BOARD MINUTES
November 3, 2022

PRESENT: Chair Glen Haynie, Kevin Haub, Olani Durrant

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

Chair Haynie opened the meeting at 6:00 PM.

ITEM 1: The Ruth and Nathan Hale Theater

APPLICANT: Jeff Fisher, Executive Team Member, Joe Smith, Architect from Method Studio Design and Jessica Batty, Architect from Method Studio Design.

Planner Hawkins gave a brief description of the project, the location of the building, and the zone it is located in. Because the parking has been completed with the existing building on the property, this site plan is mostly for the building and landscape. Planner Hawkins then presented the landscape plan explaining the applicant is proposing 36,709 sq. ft. of open space for the property providing 36 trees within the boundaries and boarding Pleasant Grove Blvd. The floor plan was then shown as well as the elevations.

The proposed materials of stone veneer, glass, and metal panels are conforming with the material list found in the zoning ordinances. Planner Hawkins then presented the renderings of the buildings. He then showed the photometric plans.

Jeff Fisher got up and thanked the board for their volunteer time, gave a brief description of who he was and turned the time over to Joe Smith, Architect, on this project who introduced himself and asked for any questions.

Chair Haynie asked about the purple line that was on the top of the screen. Mr. Smith turned it over to Jessica Batty to explain that line. Jessica Batty stated that it was the existing generator enclosure. There was a discussion about generators and their importance.

Chair Haynie brought up the code which states that the portion of the building that faces the Boulevard must look like the front of the building and mentioned that it might need to have a door facing that side. He did say that even though there wasn't a door, the glass panes did make it present as the front of the building.

There was a question about that the parking arrangement with DoTerra and if there would be a problem with the parking spots. Mr. Fisher gave a little story about the parking lot and how the parking fits perfectly. He stated that there is enough parking due to theater shows being held at night as well as the fact that shows will be staggered.

Board member Haub gave praise to Joe and his team for the hard work and said that it looked beautiful. Board member Durrant mentioned that he was excited to get some arts in the valley and was also excited for the project.

Chair Haynie mentioned that even though it's not mentioned in the code, the board would like to know about snow removal and the dumpster enclosure. Mr. Fisher noted that it is considered part of the sub-lease agreement and that they will have a concierge service where carts will pick up the garbages and take it to the dumpsters behind the building. The way the site is arranged creates plenty of room for snow removal, and DoTerra has a plan in place for snow removal.

Chair Haynie stated he would accept a motion if there was no other discussion.

Olani Durrant motioned they accept the project as presented on the screen.
Kevin Haub seconded the motion. The Board unanimously voted "Aye". The motion carried.

ITEM 2: Valley Grove Retail J

ITEM 3: Valley Grove Retail K

APPLICANT: Marty Beaumont, St. John Properties

Planner Hawkins gave a brief description of the project and displayed the zoning map, location of the building, elevations, and materials. This project is similar to the other buildings on the west side of North County Blvd. However, these buildings are in the Grove Commercial Sales instead of the Grove Interchange.

The renderings and landscaping plan were displayed. It was noted that the code for this zone requires a tree for every 1,000 sq. ft. of landscaped area, with 30% of those required trees being evergreen. The landscape does not show any evergreens currently, but the applicant is aware and working on making that change.

Planner Hawkins mentioned the parking requirements were met at this time; however, as the individual tenant improvements are completed the parking requirements might change based on the nature of the business.

Chair Haynie asked for clarification on the parking requirements changing. Applicant Marty Beaumont explained that both building J and building K share a parking lot. He stated that as the units are rented out and apply for a business license, the number of required spots might vary from unit to unit. They don't foresee a problem since they have sufficient parking. Mr. Beaumont also mentioned that while each of the buildings are on different lots, the storm drainage will also be shared.

Board member Haub was concerned about one of the stalls being too close to the sidewalk and inquired if it would be safer for that stall to be landscaping instead. There was a discussion on the adjacent property to the north and a private road that, possibly one day in the future, will be dedicated to the city and altered slightly. There was also a discussion on moving parking spaces around to which the applicant said he would look into the suggestions.

Chair Haynie stated he would accept a motion if there was no other discussion.

Kevin Haub motioned they accept both Valley Grove Retail J and Valley Grove Retail K as presented on the screen. Olani Durrant seconded the motion. The Board unanimously voted "Aye". The motion carried.

ITEM 4: Jared's Place

APPLICANT: Larry Lindstrom

Planner Hawkins gave a review of the project and explained that there had been changes made to the design like the board had requested in the last meeting. He showed the changes that were made to the lot line and some issues they may face in making those changes. He then displayed the elevations, materials, and colors along with the landscape and photometric plan.


Chair Haynie inquired what had changed on this design to bring it closer to the turn-of-the-century look that code requires. Planner Hawkins showed that on the east-side elevation they did all brick along with altering the north side for the look the board had requested. Board members agreed that they did like the proposed changes on the east elevation.

Board member Haub came back to the lot line change and his concerns about the property line. The applicant Mr. Lindstrom explained that because of his previous work in the Downtown Zone he was familiar with what the board was requiring and was able to make those changes. Mr. Lindstrom mentioned that if the staircase was an issue, it could be removed. There was more discussion about the property lines and the existing building. The applicant explained that he understood the concerns and that if the building department notes that it is indeed wrong, he will change it to comply.

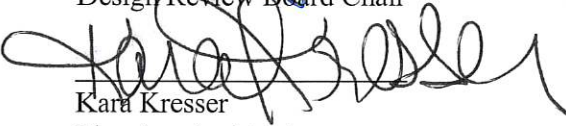
Olani Durrant motioned they accept the project as presented on the screen.

Kevin Haub seconded the motion. The Board unanimously voted "Aye". The motion carried.

Meeting adjourned at 6:50 PM.



Glen Haynie
Design Review Board Chair



Kara Kresser
Planning Assistant

1-9-23

Date