

PLEASANT GROVE CITY
DESIGN REVIEW BOARD MINUTES
September 15, 2022

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

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

Chair Haynie opened the meeting at 5:34 PM.

ITEM 1: Wal-Mart Exterior Paint

APPLICANT: Jennifer Paquin, Applicant (joined via phone)

Planner Hawkins gave a brief description of the project and displayed the zoning map, location of the building, and what the color change would look like. Chair Haynie stated that as a board, their original concern was changing the color to blue while leaving the brick brown, but on this presentation, he has noted that the brick color has changed to grey.

There was a discussion on the brick façade. Board member Armstrong would like to see a brick façade similar to the Cedar Hills Wal-Mart. Jennifer said she could take the request back to Wal-Mart but wasn't sure what the response would be.

Board member Haub asked about the color of the white roll-up doors on the back of the building. Jennifer stated that they currently were white and had no plans on changing them. The board seemed satisfied with that answer.

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

Kevin Haub motioned they accept the project as presented on the screen.

Olani Durrant seconded the motion. The Board unanimously voted "Aye". The motion carried.

ITEM 2: Jared's Place

APPLICANT: Mark Johnson, Mustang Design

Planner Hawkins gave a brief description of the project and displayed the zoning map, location of the building, elevations and materials. This project is in the Downtown Village-Commercial zone and would be a mixed-use building with retail and commercial.

There will be 7 residential units: 5 in the back and 2 on the second floor of the commercial part of the building. Planner Hawkins displayed the floor plan as well as the parking in the front of the buildings. Parking requirements for this project are 14 spaces for residential and 5 for commercial. The applicant is providing 21 spaces total.

The elevation of the building is 24 ft. Planner Hawkins then read the list of materials that are not allowed in the Downtown Design guidelines. The material presented matches the approved guidelines. The board was also showed the photometric plan.

Chair Haynie asked about how the water was going to drain off the property. Planner Hawkins responded that he didn't have that answer at this time.

There was a discussion on the zero setback along the south side of the building with the windows being located on that side, and there might be a requirement to keep the windows from being obstructed. A concern was also brought up about the design not matching the downtown guidelines.

Mark Johnson from Mustang Design is representing Larry Lindstrom who couldn't be present. He mentioned he wanted to answer some of the previous questions and concerns that were brought up. Mr. Johnson showed the way the drainage was going to go on the site plan; the parking lot is sloped so it will run into underground retention. The perk test on the property came back high. It is rated to hold the 100-year storm. Chair Haynie asked about the snow removal, and Mr. Johnson pointed out the two areas they will push the snow into.

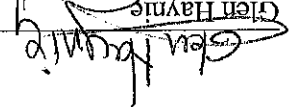
The design standards call for a flat roof which is not shown on the presented plans. Mr. Johnson said he wasn't sure why the architect didn't include those but that he would consult the applicant and try to come up with a way to comply to the design standards. The dumpster meets the requirements for that area, and Mr. Johnson explained a few ways that the garbage truck can get in and out.

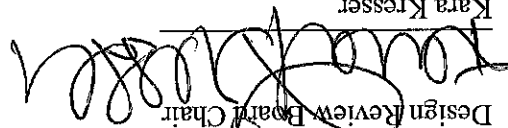
Board member Durrant asked if the curb and gutter were already in place. It was confirmed that it was, and that the applicant was just waiting for some information from Utah County about any adjustments.

There was further discussion regarding the design of the building to make it appear more in line with the "Turn of the 20th Century" standard of the Pleasant Grove Downtown Guidelines. The commissioners proposed that the roofline should appear to be flat, that the exterior materials and vertical separation need to carry around from the east to the north side, and that the property line would need to be adjusted to provide a greater setback if the applicant wanted to have windows on the south side of the building.

They asked the applicant to make these changes and then come back before the Design Review Board for review.

Meeting adjourned at 6:32 PM.


Glen Haynie
Design Review Board Chair


Kara Kresser
Planning Assistant

Date 11/3/22