

PLEASANT GROVE CITY  
DESIGN REVIEW BOARD MINUTES  
May 23, 2022

**PRESENT:** Chair Pro Tem Drew Armstrong, Kevin Heiner, Olani Durrant

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

Chair Pro Tem Armstrong opened the meeting at 5:30 PM.

**ITEM 1: Hee Haw Farm**

**APPLICANT: Chalise Smith, Owner; Garth Jacklin, Contractor**

Planner Hawkins gave a brief description of the project and displayed the zoning map, site plan, the landscape plan and elevation plans. He then turned the meeting over to the Board.

Chair Pro Tem Armstrong inquired about the galvanized steel being allowed as the exterior of the building. Planner Hawkins said he will make a note to discuss with Daniel Cardenas, Community Development Director, as well as Tim Novinger, Building Official.

Board member Durrant asked for the list of the materials to be read out loud. Planner Hawkins read the following list: brick columns, white fascia and soffit, natural wood-stained batten board siding, white door color, white window color, galvanized steel for the metal building and silo color, natural wood stain for the timber framing color, white pre-manufactured metal roof and galvanized steel for the silo entry.

The applicant and property owner Chalise Smith explained that the project is basically 3 different structures in one. One side will be the dining side that will have ice cream and fries. On the other side, they are working with the Department of Agriculture to sell local produce such as eggs, milk, and meat. The middle section will be a small event space. She mentioned that this will allow them to keep the farm open that is already there.

Chair Pro Tem noted that the parking requirements are met for this portion of the business but wondered if they are continuing to run the farm where the parking for that will be. Ms. Smith said they are in process of working on a phase 2, which will include those details.

The discussion came back to if the galvanized steel could be used in the Grove Zone. None of the Board objected to the steel; in fact, they liked the appearance of the building but were concerned about the steps involved to change the code in order to allow them to use that material. Planner Hawkins said he was in contact with Director Cardenas and would work with the applicant to be compliant.

There was a small discussion regarding hours of operation, the number of occupants that the building could hold and how phase 2 would impact the occupancy for this building.

Kevin Heiner moved that they approve as projected but to coordinate with staff to accommodate for the steel. Olani Durrant seconded the motion. The Board unanimously voted "Aye". The motion carried.

**ITEM 2: Urban Grove Sites 1, 2, & 4**

**APPLICANT: Jon Walters**

Planner Hawkins gave a brief description of the project explaining that the project is divided up as lots 1, 2, and 4 and displayed the zoning map, site plan, the landscape plan and elevation plans. After displaying the materials being proposed

for the building including the dumpster, he then displayed the drainage plan. He then turned the meeting over to the Board.

Board member Heiner inquired if the drainage was under the parking lot. The applicant Jon Walters replied that it is done under the parking lot.

Board member Heiner brought up the fact that, according to the City Planner, the open space requirements are not met on lots 1 and 2. Chair Pro Tem Armstrong noted since they could share the parking and drainage, could they not share the open-space requirements too. Planner Hawkins stated he had discussed this with Director Cardenas before the meeting and that is not possible.


Jon Walters explained that we are only hearing lots 1, 2 and 4 because lot 3 is in the process of being sold; however, the lots being discussed are all under the same ownership and will have the required covenants, codes and restrictions (CC&R's). Chair Pro Tem Armstrong asked if the parking-lot pavement and storm drainage were included in the CC&R's. The applicant said he believed those things are covered, yes.


There was some discussion on the plans with what would go in on lot 1, as well as the company that is buying lot 3. Chair Pro Tem inquired if the property line and parking from the existing building will be included in this parking plan. Jon stated that because they have done development in the past, they are over-parked because they don't want to run out of parking.

There was some discussion on the open space and landscaping since we are in a drought. Planner Hawkins explained that zero-scaping is allowed; it doesn't have to be grass. Mr. Walters discussed that sharing the landscaping would be acceptable if they were done as a condo plat. It would be considered one plan vs. individual floors having their own portion of a landscaping plan. Board member Durrant asked to see the materials page again. He inquired about the siding and if it was a wood material. Mr. Walters stated that he believed it was a metal material. Board Member Durrant asked if the grey stucco went all the way to the ground. Chair Pro Tem Armstrong mentioned that they have a concern about the stucco getting damaged and the possibility of a wainscoting to prevent damage. The applicant said they would take it under advisement.

Olani Durrant motioned they accept the project as presented with the landscaping/open-space issues being addressed. Kevin Heiner seconded the motion. The Board unanimously voted "Aye". The motion carried.

Meeting adjourned at 6:12 PM.

  
Drew Armstrong  
Design Review Board Chair

  
Kara Kresser  
Planning Assistant

4/27/22  
Date