

PLEASANT GROVE CITY
DESIGN REVIEW BOARD MINUTES
June 27, 2022

PRESENT: Chair Glen Haynie, Kevin Heiner, Olani Durrant

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

Chair Haynie opened the meeting at 5:36 PM.

ITEM 1: 67 S Main Street

APPLICANT: Drew Armstrong, Developer

Planner Hawkins gave a brief description of the project and displayed the zoning map, site plan, the landscape plan and elevation plans. He also gave an explanation of the project; the original building was approved August 2021, but the applicant has added on an additional section on the north side. The property is in the Downtown Commercial zone with a mixed-use overlay.

Planner Hawkins then presented a floor plan. The ground floor and basement are for commercial use; then the other 3 floors are residential. The elevation plan being presented does not currently reflect the approved color scheme, but that was already approved in 2021.

Planner Hawkins then turned the time over to the applicant. Mr. Armstrong explained that parking for this project is mainly on the east side of the building along with most of the landscaping. There had been a slight change in the dumpster due to the development agreement the developer has with the city. It will be slightly turned to allow better access for the truck to empty the garbage without having to roll out the dumpsters. Also, with the agreement, they will store the city's dumpster in their enclosure. The bicycle pad has also moved from where it was by the dumpster to the northeast side of the building.

The foundation will be all one building, and then the two buildings will be split by a condominium. By doing this the applicant is helping the other owner because without the shared building the other owner would not be able to have the two egresses required for a four-story-high building.

Material wise, the brick work on the new portion of the building will be in similar brick like the one that is on the existing building. The bigger units to the south will have more of a design like previously existing buildings in Pleasant Grove. In showing the back elevations, Mr. Armstrong stated that the staircase on the north side of the building will not be enclosed, but the other staircases will be enclosed on the first level. They will also be made out of cement or other products that don't require much upkeep.

The basement units will be in the commercial part of the building. At this point the plan is that one of the units (which will house the developer's business) will rent out cages in the basement for storage for the residents since they won't need the basement space. Mr. Armstrong also stated they are considering putting a bike rack in the basement with a camera so that tenants may store a bicycle there without worrying about it.

It was pointed out that on the elevations, the top railing may look like glass, but Mr. Armstrong said they will not be glass; they will be made from aluminum and stucco. The rooftop level will also contain some garden boxes and possibly places to put solar elements in.

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 6:22 PM.

Glen Haynie
Glen Haynie
Design Review Board Chair

Kara Kresser
Kara Kresser
Planning Assistant

8-2-22
Date