

PLEASANT GROVE CITY
DESIGN REVIEW BOARD MINUTES
January 30, 2023

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

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

Chair Haynie opened the meeting at 5:30 PM.

ITEM 1: Futurity

APPLICANT: Cynthia Cook, Owner

Planner Hawkins gave a brief description of the project, the location of the building, and the zone where it's located. Most of the discussion on this item took place in the work session.

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

Kevin Heiner motioned they accept the project as presented in work session.

Drew Armstrong seconded the motion. The Board unanimously voted "Aye". The motion carried.

ITEM 2: Seven Brothers

Planner Hawkins gave a brief description of the project, explaining that this project was originally approved with Crust Club on the same site plan with the condition that if there were going to be any changes to this building that it would need to come back for Design Review Board approval.

Planner Hawkins presented the elevations and materials as well as the orientation of the building. There was a discussion on what direction the building faces and if there is a door on the North side of the building as required. The dumpster for this building was approved the first time and is already existing.

Chair Haynie had some questions regarding the egress of the building and the site. Boyd Preece, who was in attendance for the next item, is the Engineer for the entire development and stated he could answer some of the questions that they might have. He explained that the entrance on the west side of the proposed Soda Time has been approved from UDOT as full access, but that is conditional and can be changed at any time.

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

Drew Armstrong motioned they accept the project as presented.

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

ITEM 3: Soda Time

APPLICANT: Boyd Preece, Engineer with Galloway and Company

Planner Hawkins gave a brief description of the project, the location of the building, and the zone where it's located. It was noted that this project was under first review and that some of the concerns that were going to be commented on today would be addressed in the review process as well. The landscaping plan was shown, and this project meets the landscaping requirements except for missing one required evergreen tree; the other missing item to this site plan was a crosswalk.

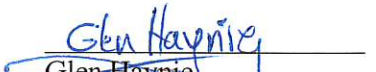
Planner Hawkins displayed the elevations and read the design requirements for the zone, stating that 51% of the building should be brick, stone, or other durable materials. The material listed on the presentation was a metal paneling that was made to look like brick but is not listed in the approved materials.

The dumpster which will be constructed out of stone veneer and concrete was shown as well as the photometric plan. Planner Hawkins asked Boyd Preece, the applicant, if the streetlight in the photometric plan was already existing, and he replied he did not believe it was.

Board member Heiner mentioned that the materials listed do not meet the requirements for the zone. Mr. Preece said that he would bring up this concern with the architect. There was more discussion about the concerns of the board regarding the materials and if they should deny the proposal or continue it and have the applicant come back with updated elevations and materials.

Drew Armstrong motioned they continue the items until there is a change in materials. Kevin Heiner seconded the motion. The Board unanimously voted "Aye". The motion carried.

Meeting adjourned at 6:08 PM.



Glen Haynie
Design Review Board Chair



Kara Kresser
Planning Assistant

2/27/23
Date