



**PLEASANT GROVE CITY
DESIGN REVIEW BOARD MEETING MINUTES
JULY 22, 2024**

PRESENT: Chair Glen Haynie, Board Members Kevin Heiner, Drew Armstrong, Olani Durrant, Trent Dyer, Brett Robertson

STAFF: Jacob Hawkins, City Planner; Christina Gregory, Planning & Zoning Assistant

Chair Haynie opened the meeting at 5:00 PM.

**ITEM 1: Site Plan - Located at 1262 W Pleasant Grove Blvd
Applicant: McKay Christensen**

Jacob Hawkins, City Planner, presented the elevation drawings for the Boulevard Apartments on behalf of the applicant. He refreshed the board on the discussions from the prior meeting and turned it over to the applicant.

The applicant, McKay Christensen, came up to the podium to discuss the exterior building materials and front loading the nicer materials to face Pleasant Grove Blvd. All the grey and light grey on the elevation drawings are the proposed metal panels. The metal panels will be featured on the more proud elements. Chair Haynie asked if there is any brick or metal on the sides. The 3 sides will have brick and metal panels but the rear elevation will have more stucco. He believes that the proposed design will have a dramatic look. As you approach the project from the two main entrances, you will see the higher end materials.

Chair Haynie asked what the percentages are of each material. Riley Jared, Jared Architecture, addressed the board and explained that 19% of the front facade will be stucco and 50% will be brick. Board Member Heiner clarified that it is the recessed patio areas on the front facade that will have the stucco finishes. The rear elevations were displayed and almost 100% of the rear facade will be stucco. Board Member Durrant wanted to know if there was any difference in material based on the different shadings of grey on the drawing but each of those shaded areas will be stucco finishes; there are 3 different colors to be used for the stucco. Board Member Heiner stated that ordinance requires a higher-level of finishes for 51% of each facade but clarified that the desire of the applicant is to use the preferred materials on 51% of the entire building with the front and sides getting a majority of the higher-level finishes.

Board Member Armstrong advised the applicant that the first floor should have a more durable material due to the usage.

Mr. Christensen said that even the location of the buildings were pushed back so that the front area is more "dressed up" than the rear with the facade and the landscaping.

The board discussed that stucco requires increased durability next to landscaped areas where the board recommends that wainscoting would help with overall wear on the building.

Member Heiner was okay with the idea of front loading the finish materials to meet the requirements of the zone.

Mr. Jared presented samples of the building materials to the board members at the dais. The material board was labeled as Summit 80 with Unecke as the manufacturer. The proposed metal siding functions as a shingle so it wicks the weather. The durability is a minimum of 20 years. The gauge of the metal is 0.08 and the base material is aluminum. Brick samples were also provided. The board discussed the materials with the applicant and his architect.

MOTION: Board Member Drew Armstrong made a motion to recommend to the City Council that the materials be frontloaded so long as they building meets the 51% requirement and to use the metal siding to meet the primary materials requirement. Board Member Kevin Heiner seconded the motion. The board unanimously voted "Aye"; the motion carried.

ITEM 2: Wall Sign - Located at 450 S North County Blvd
Applicant: Parlor Donuts

Planner Hawkins oriented the board on the location of the project and presented photographs of the existing project and the proposed locations of the signs. The South elevation drawings (which will face 450 South) were displayed from Allied Electric Sign & Awning and Planner Hawkins explained that the lighting will be an exposed LED strip that will be stylized like a neon bulb. The related code on illumination was displayed as 10-19-10: Wall Signs. Planner Hawkins read from the code pertaining to the Grove District that "exposed bulbs or neon may only be permitted through the design review board if consistent with the design theme for the area." There was an elevation drawing showing a daytime version and nighttime version of the illuminated sign. There was discussion about the design of other businesses in the area. This business happens to be the first tenant in the project as it is being developed.

MOTION: Board Member Kevin Heiner motioned to accept the design as presented. Board Member Brett Robertson seconded. The board unanimously voted "Aye"; the motion carried.

ITEM 3: Site Plan - Located at 897 E 100 N
Applicant: Robert Marsh

Planner Hawkins mentioned that this item was for a residence and clarified that he does not typically bring residences to the Design Review Board ("DRB") as they typically only review commercial sites. However, he read from the section of code under 10-15-28: "to protect the value of surrounding properties and to promote harmony in the visual relationships and transitions between new and older buildings, new buildings, including residences, should be made sympathetic to scale, form, size, and proportion of existing buildings." There are several

other sections within the code and he is bringing this proposal and details about the surrounding area for the board's consideration. The elevation drawings were displayed and the design was labeled as a barndominium. There will be a pergola roof that is more than 50% open. The property is located at 1st North and 9th East. The board asked for clarification of the location and it was displayed on both an aerial map and the current zoning map.

Board Member Armstrong asked about lot coverage and if the pergola was included. Planner Hawkins clarified since the pergola is more than 50% open, that will not count towards the lot coverage. Board Member Durrant asked about the size of the lot. Planner Hawkins determined it was 0.23 acres or approximately 10,000 SF. The footprint of the home is about 2,600 SF. The board agreed that the style is certainly different. Board Member Durrant stated that the neighborhood does not have any consistency in design or quality of building as it sits today. Planner Hawkins used Google Streets to virtually drive the board members up and down the street to familiarize themselves with the style of the neighborhood.

Board Member Dyer asked about the materials of the exterior facade. Planner Hawkins said he believes the exterior materials to be board and batten siding with a metal roof. Board Member Durrant asked to see the rear elevation. The north elevation was displayed. Board Member Heiner asked if the garage would be facing east or south. Planner Hawkins clarified that it will be east facing.

Chair Haynie feels like the DRB was asked to provide input, but he feels like this is outside of anything that has been reviewed by the DRB in the past. He is not comfortable making a decision with something that has never been done before that impacts an individual. Since this is a single-family dwelling, in an area they have never dealt with, and with a section of code they have not studied; he would prefer to push this back to Director Daniel Cardenas and Planner Jacob. He does not want to overstep the bounds of his authority.

MOTION: Drew Armstrong made a motion to approve the design as presented. Olani Durrant seconded. The board unanimously voted "Aye"; the motion carried.

The meeting adjourned at 5:34 PM.


Glen Haynie
Design Review Board Chair


Christina Gregory
Planning & Zoning Assistant

11-18-24
Date