



**PLEASANT GROVE CITY
DESIGN REVIEW BOARD MEETING MINUTES
NOVEMBER 18, 2024**

PRESENT: Chair Glen Haynie, Board Members Drew Armstrong, Olani Durrant, Trent Dyer

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

Chair Haynie opened the meeting at 5:32 PM.

**ITEM 1: Mural - Located at 912 Garden Drive
Applicant: Kyle Larsen**

City Planner, Jacob Hawkins, explained that the first item is for a mural for a Megaplex. Megaplex recently took over the garden theater that was there and they are doing some interior remodeling and painting on the exterior. Since the property is in the Neighborhood Commercial (C-N) Zone, there was no need for it to come to the Design Review Board for that work. However, since murals were something the Design Review Board has expressed concern about, and with direction from the Community Development Director, the mural is being presented for their review and approval. The mural was displayed along with the proposed location on the building. Planner Hawkins noted that the location is next to a residential area just behind the property with no neighbors to the east or west at this time. Eventually there will be development on either side of the property. Murals can be tricky to work with because of their artistic nature and they are difficult to regulate. The options are for approval, denial, or approval with conditions. We are also able to provide guidance for size, location, and lighting. We cannot design the mural for the applicant. The content of the sign, words and art, are protected by the first amendment. The job of the board is to determine if the mural is appropriate or not without getting into the content.

Planner Hawkins had a chance to talk with Quinn Petersen from Downtown Provo Inc who runs a non-city program that reviews murals that are to be commissioned. Most of the time, cities do not have regulations for murals. The guidelines he uses include: (1) not permitting any messaging or political messaging, (2) not permitting logos or advertising, and (3) murals are art for the sake of art.

Chair Glen Haynie asked if there would be additional lighting for the mural at night.

Kyle Larsen, General Manager and applicant, explained that on the east side of the building there are two safety lights that go over the walkway and point down but that is all the lighting on that side of the building other than what is under the veranda. At night the mural will not be lit. He

added that it is covered by trees to protect the residential neighbors. He does not believe the mural will create a nuisance to any of the residents. He has a close relationship with the residents since he has worked at this theater for so many years.

Board Member Trent Dyer inquired if the mural will be painted onto the building or if it will be like a billboard material that will be installed. Mr. Larsen shared that it was under discussion for some time, but the decision was made to paint it directly onto the building.

Chair Haynie recalled that the side of the building is currently stucco. Mr. Larsen clarified that the wall is cinder block on the bottom with stucco on the upper portion. Mr. Larsen mentioned that he drilled into the side of the building when the theater hosted drive-in movies, and he remembers it being cinder block material. Board Member Drew Armstrong suggested it may be stucco over cinder block.

Board Member Olani Durrant questioned if the mural area is setback from the other portion of the building. Mr. Larsen described the entire side of the building as flat with a protrusion to accommodate the tower feature at the front corner of the building. He identified the locations of the safety lights previously mentioned.

Mr. Larsen offered additional insight into the reason the theater wants the mural. Water Gardens was such a part of the community for so long and Megaplex is looking to give back to the community by encouraging them to live life larger.

He further shared that the Cinema 6 sign is now gone so the new owner wanted something that could be memorable to the community and to let the community know it's going to be a part of it by investing in it.

MOTION: Board Member Drew Armstrong motioned to APPROVE the application of a mural on the side of the building. Board Member Olani Durrant seconded the motion. The board unanimously voted "Aye"; the motion carried.

The board briefly discussed the interior improvements made to the theater amongst themselves.

ITEM 2: Site Plan - Located at approximately 2464 W 280 South
Applicant: Brandan Case

The Mayfield Subdivision Plat A recorded document was displayed from the Utah County website. Planner Hawkins opened that the next item is for Rocky Woods Retail. The address is approximate since he was unclear on the correct addressing since that is handled by the Engineering Department. The property is located within the Grove Mixed Housing subdistrict. There are a variety of uses permitted within this zone including housing, office, retail, and restaurants. There are no tenants for this property at this time. We have a site plan and a floor plan for review with 5 units being proposed at approximately 1,300 SF each within a single-story building. Planner Hawkins suggested that there should be enough parking for the uses that end up there as there are approximately 46 parking spaces and a drive-through. It was noted that there is very little area for queuing cars if the proposed restaurant use is successful.

The elevation drawings were displayed. The architect is the same as the one that designed the Alexis Retail Plaza on North County Boulevard. The elevations look similar in style to that development. Alexis Retail Plaza has tenant improvements in place, but none have received certificates of occupancy due to the delay in 450 South being completed by the developer.

The primary building material being proposed is board and batten. There are some sections that will be Hardie board material. The front façade will have an earth tone decorative block. There will also be some sections of stucco. Chair Haynie asked which side would face the main road. Planner Hawkins clarified that the west elevation would face 2500 West, and the north elevation will face 280 South.

Chair Haynie questioned if the project would receive a Pleasant Grove Address. Planner Hawkins affirmed that the property will be addressed using the 2500 West street name even though it is a shared border with American Fork City that refers to the same street as 860 East.

The landscaping plan was displayed. Planner Hawkins pointed out that it includes 26.7% of open space as indicated with a green shading on the plan. The proposed development meets and exceeds the minimum zoning requirements for open space.

Chair Haynie wanted to know what would go in between the two lots at the south property line. Planner Hawkins confirmed that the lot to the south will remain as an open field. He reviewed the plans provided and did not see a fence proposed between the properties on the plans. He would need to confirm with the applicant if they intend to put a fence there.

A representative for the applicant arrived. Planner Hawkins explained that he would finish his presentation and then he could come up for questions from the board.

The renderings were then displayed with notes from the first round of comments from the City. He mentioned that though a section showed as stucco on the rendering it will be the same Hardie board as shown in another section. Board Member Armstrong offered that stucco is approved even though he likes the Hardie material better. Chair Haynie added that it is the percentage of stucco material that is limited. The orientation of the development was clarified.

Planner Hawkins stated he reviewed the dumpster and photometric plans and they were fine. He offered for the board to review them if they would like. Chair Haynie asked to view the dumpster plan to confirm the materials will match the colors of the building. Planner Hawkins displayed the dumpster plan and observed that the front of the dumpster enclosure would be a metal gate with brick that goes around the sides and back. He would need to confirm the color matches the building and it would be good to go.

Jon Davis, Layton Davis Architects, came up on behalf of the applicant and apologized for being late due to traffic. Chair Haynie clarified with the applicant that the soccer fields for the Liahona Academy to the south would remain. He wanted to know if there will be a fence between the properties since the school is still using it for soccer games. Mr. Davis offered that a fence could be added but the developer had not been planning to install one. Chair Haynie asked if there was

concern that a ball goes into their project, then kids will be running onto their parking lot. He suggested that it would help to delineate the commercial development from the school. Board Member Armstrong was uncertain about how the code addresses this matter but his concern is that the project will have issues with parents parking in their lot for soccer games. Chair Haynie reiterated that this would be natural for parents to want to park adjacent to the field. Mr. Davis acknowledged that this is a valid concern. He pointed out that the developer had considered a fence on the east side, but they later determined the preference would be to install landscaping instead of a fence. They had not addressed a fence on the south side. He was unaware that the field was used for soccer, and he would bring up the issue with the ownership group.

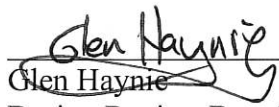
Board Member Durrant inquired about the material in the area between the south property line and the curb and gutter. After having a chance to reference the plans, Mr. Davis noted that on the legend that the item is labeled as L-20 and the material is bark. It was Board Member Durrant's recollection that bark was not allowed in the City because it would get into the drainage systems. Mr. Davis clarified that it is labeled as a rock mulch which is a permanent bark. Board Member Durrant was not familiar with the material. The concern was that the material could float or fly away and impact the storm drainage system. Planner Hawkins suggested that we can confirm that the rock mulch is in fact a rock material.

Planner Hawkins continued that we could ensure there is a 6-foot fence along the south property line. Chair Haynie inquired about the lighting and Planner Hawkins affirmed that the lighting is adequate. Chair Haynie does not recommend vinyl for the fence material since it will be damaged if it is hit with a soccer ball. Chair Haynie mentioned that many parents park along the road so he knows they will attempt to park within this development.

MOTION: Board Member Trent Dyer made a motion to APPROVE the plans with the recommendation of a fence along the south and confirming the material on the southern border. Board Member Drew Armstrong seconded the motion. The board unanimously voted "Aye"; the motion carried.

Mr. Davis mentioned they are working on their site plan now and they are still trying to figure out what to do with the wetlands. Rocky Woods is the investment group that is developing the project. Board Member Armstrong emphasized that the City wants retail in that zone.

The meeting adjourned at 6:03 PM.


Glen Haynie
Design Review Board Chair


Christina Gregory
Planning & Zoning Assistant

12/9/2024
Date