



**PLEASANT GROVE CITY
DESIGN REVIEW BOARD MEETING MINUTES
DECEMBER 9, 2024**

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

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

Chair Haynie opened the meeting at 5:30 PM.

**ITEM 1: Sign – Located at 360 South 100 East
Applicant: Christopher Cox**

Planner Hawkins stated he has an awning sign for Rexall. Within the zoning ordinances, awning signs can't be more than 25% of the awning. He decided to bring it to the Design Review Board ("DRB") in the event he receives a similar request he can have a precedent in place to look at it and not just approve or deny in the administrative process. He offered to display the zoning ordinances for signs if it was deemed helpful.

Chair Haynie asked for clarification as to whatever the board is to decide would then be considered a precedence. Planner Hawkins clarified that the precedence would be to bring any additional awning signs to the DRB if they exceed 50%. The other option would be for a code text amendment. Since Pleasant Grove City does not receive very many awning sign applications, he decided this would be the best direction to go.

Board Member [Heiner] asked if this would be the only sign on the building. The applicant's representative called out "correct". He stated that if it were a can sign or other it would be allowed for up to 10% of the surface area. He observed that the requested awning sign is significantly less than that. The applicant's representative explained that the reason they decided to go this direction with the signage is because the awning frame is existing. He continued that the new tenant is just looking to reface the existing sign with their logo.

The applicant's representative, Skylar Walter, introduced himself as the permit specialist for YESCO (aka Young Electric Sign Company). He has been tasked with permitting this sign. The reason they decided to go with this design is because the awning structure is existing and the new tenants are just wanting to reface it. This approach aligns with the tenant's budget. Chair Haynie interjected that this is the first tenant in the building which is brand new. The awning frame there was installed by the builder. Mr. Walter did not realize the building was brand new. Chair Haynie added the code only allows 25% of the awning to have the logo or design. His concern is

that if the DRB approves this, then there may be a future tenant that requests a wall sign in addition to the awning sign. The DRB does not want both an awning sign and a wall sign. Board Member Haub said that the logo on the entire wall would be an eyesore.

Board Member Durrant asked if this Rexall location would be a drug store. Mr. Walter said he did not believe so. It was observed that the signage application stated Rexall Sterile Solutions. Board Member Heiner said that he does not believe they want a bunch of walk-in traffic and there could be confusion with the drug store on Main Street. Planner Hawkins explained that the Rexall drug store on Main Street is expanding into this location and it is the same business. He added that the use is permitted in the Downtown Zone.

Board Member Durrant asked about the logo next to the company name on the plan. Mr. Walter said that the logo looks like a water droplet.

Chair Haynie reiterated that his concern is for 2 to 3 years from now when the next tenant comes along.

MOTION: Board Member Kevin Heiner moved to APPROVE the awning sign as presented with the understanding that it does not meet the code but with the caveat that restricts this approval to the awning.

Chair Haynie inquired if it is possible to put something like this into the rules of this specific building. He reiterated that the approval would be for the awning sign but no other signage. If a future tenant wants other signage then the awning would need to be blank.

Board Member Haub suggested that we do not modify the zoning ordinance for awnings to allow this increase and stated we should approve this awning only in lieu of a wall sign. Planner Hawkins agreed with this approach. This approval would be specific to this sign. If this tenant were to move out and a new tenant were to move in, he would have the new tenant meet the zoning ordinances at that time. If the new tenant decided they would also like to do an awning sign because they saw that the last tenant was allowed to install it, he would provide the minutes from the Design Review Board. Their option to do the same thing would be (1) a code text amendment that would get this done for everyone or (2) they would follow this same process.

Board Member Durrant asked if there is a substitute motion on the floor. Board Member Kevin Heiner withdrew his motion. Board Member Durrant liked the proposed language "in lieu of".

MOTION: Board Member Kevin Haub motioned to APPROVE the awning signage in lieu of a wall sign for this property. Board Member Kevin Heiner seconded the motion. The board unanimously voted "Aye"; the motion carried.

Chair Glen Haynie recalled that it was extremely rare, other than for a new building, for the DRB to get involved with any signage conversations. Planner Hawkins reminded him that there was a sign for a fireplace one where they just did the wall sign and not the suspended or projected sign. Chair Haynie added that it was for a newly remodeled building too. He would prefer that something comes before the DRB if there is a change.

Board Member Durrant had a question about the design. He noted that it is very different from the other buildings. He mentioned that the other buildings have a modern, flat roof. He really likes the proposed building. Planner Hawkins asked him to clarify if he was referring to the Dragonsteel building or the Rexall building. Board Member Durrant was referring to the Dragonsteel building. Planner Hawkins informed the board that the Dragonsteel item was continued to the next meeting.

Planner Hawkins addressed the concern that signs would come through the DRB. He clarified that if the sign meets the code requirements then it would be approved without having to come through the DRB. The Rexall sign did not meet the code which is why it was heard.

**ITEM 2: Site Plan - Located at approximately 1916 West 450 South
Applicant: Keith Smith**

This project, named Dragonsteel, was continued to the next meeting but it was decided to discuss it at this meeting to be prepared for next time.

Board Member Olani Durrant circled back to his original question regarding whether the design fits within the design criteria that has been established. He mentioned that the buildings in the area are modern looking with a flat roof. He wasn't sure if this complies with any of the design requirements. He thinks it is a refreshing look along that road. Board Member Brett Robertson agreed that it doesn't match anything else around it. He added that it is a whole different new look than all the other buildings.

Planner Hawkins stated that the design requirements could be found in Section 10-14-20 of the code. The biggest concern has always been the chosen building materials. Other concerns have been street facades and making sure the front of the building looks like it is facing the street. Chair Glen Haynie asked if North County Boulevard had the same restrictions in place as Pleasant Grove Boulevard where the street façade has to look like the front of the building. Planner Hawkins read from Section 10-14-20-E of the code that states "The façade that faces the street is the most prominent in any commercial building. It shall be designed with large panes of clear glass on the main level oriented to the sidewalk." In this case, the applicant is proposing a design with a lot of glass elements. He displayed the elevation plans showing the sides of the building facing North County Boulevard, the plaza, 450 South, and the Evermore property.

Board Member Kevin Haub said item C within 10-14-20 states that the style does not need to match the buildings down the street but only the ones on the same site. From his understanding, you don't need to be cohesive with the neighbor's architecture. Planner Hawkins stated he was correct in his interpretation and that any future buildings on this site would need to match the original building on the same site. Board Member Haub said he was uncertain about the applicant's business, but it appears that he is successful in books. His thought is that the design matches the applicant's branding similar to how a car dealership incorporates their branding in how they design their buildings. He believes it is a part of their branding and thought it was awesome.

Board Member Trent Dyer inquired if there is any proposed signage for the building. Planner Hawkins said nothing has been submitted. He was uncertain where the signage would go since there are so many windows on each façade.

Chair Glen Haynie asked if the building entrances will face the boulevard. Planner Hawkins pulled up the proposed site plan and the main entrance appears to be facing the plaza. He identified the location of the ballroom that has six doors that open up into another area that is a drive aisle that connects to the other parking, which also includes parking, but features a different textured element. The rear of the building will be a warehouse that allows for trucks to drop off their products. Chair Haynie asked if you park on one side if they will be required to walk around the building. Planner Hawkins stated that if you are a visitor to the building and park on the backside you will need to walk around the building to the front. There is a part of the building dedicated to office use and there are a couple of entrance points for the office side. His assumption is that employees will park closest to the office portion of the building and customers will park around the plaza area. Planner Hawkins suggested that the main entrance would be through the courtyard area because it is a part of their branding.

Board Member Trent Dyer mentioned that the plan indicates employee bike parking so he believes employees will park in that area. Board Member Kevin Haub noticed that some of their proposed ADA stalls are only 8 feet in width but 9 feet is required. Planner Hawkins appreciated the comment as it was an item he had not caught at this point in his review. Board Member Kevin Haub added that it is federal law to be at 9 feet. Chair Glen Haynie mentioned that federal law makes it the minimum but more room could be required.

Board Member Kevin Haub was happy for the success of the applicant's business.

The question was raised about the number of stalls required to meet the handicapped parking space requirements. Planner Hawkins displayed code section 10-18-2 and it was approximated that 8 or 9 ADA parking spaces will be required based upon the total number of parking spaces required for the project.

Planner Hawkins continued that they have enough relief variation and vertical separation. To address building materials, he received an email from the applicant stating that the primary material will be stone. The applicant said they will be bringing in samples for them to see in the next meeting. He is hoping to have a design palette to display on the screen next time as well.

Chair Glen Haynie asked if they will be putting in water features. Planner Hawkins affirmed that there are a couple of water fountains proposed on the plans.

Board Members Kevin Haub and Trent Dyer understand that he has a large fan base. Board Member Trent Dyer is a big fan of the applicant's books and recently attended a sold-out convention at the Salt Palace of approximately 10,000 people.

Board Member Brett Robertson asked if the parking on the corner across 450 South would be used to meet the code requirements. Planner Hawkins mentioned that they have been working together to determine their parking needs and to allow for overflow parking from Evermore.

Based on what has provided at this time, there is enough parking for their main building but the parking will need to be scrutinized when additional buildings are proposed at a later date.

Board Member Trent Dyer asked which parcels are owned by the applicant. Board Member Kevin Haub mentioned that as a campus they should have loaded the parking on the north end of the site. Planner Hawkins noted that the county records indicate that they own the land to the west of Evermore and the land closest to the traffic circle.

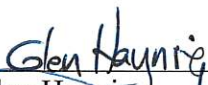
Board Member Brett Robertson noticed the green space was very conservative and stated it has a lot of bushes but not a lot of grass. Board Member Kevin Haub said they most likely have a detention pond in the lower triangle piece. Planner Hawkins does not have the information with him to complete a review of their proposed landscaping but he believes there are quite a few trees as well as bushes. Planner Hawkins mentioned that the plaza area is intended as a place to hang out so he does not believe they will skimp on the landscaping elements.

Board Member Kevin Haub mentioned that if the applicant builds a 3rd ancillary building that it should be located west of the Evermore property. Planner Hawkins confirmed that their property ends at the southern property line of the Grove Station development. Board Member Kevin Haub would like it if they created a grand entry by placing an additional building directly across the road from the proposed plaza building. He thought it could be a potential bargaining chip for them with Evermore to receive access for providing overflow parking. Planner Hawkins said that shared parking agreements are a private agreement that the City only confirms is in place.


Chair Glen Haynie and the other board members like the proposed design and its uniqueness. Planner Hawkins suggested that they bring the design forward sooner so it can be put on the schedule.

Chair Glen Haynie approved the minutes from the November 18, 2024 meeting.

The meeting adjourned at 6:02 PM.



Glen Haynie
Design Review Board Chair



Christina Gregory
Planning & Zoning Assistant

1-14-25

Date