



**PLEASANT GROVE CITY
DESIGN REVIEW BOARD MEETING MINUTES
JULY 21, 2025**

PRESENT: Chair Glen Haynie, Board Members Olani Durrant, Trent Dyer, Brett Robertson

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

Chair Glen Haynie called the meeting to order at 5:30 PM.

**ITEM 1: Site Plan - Located at approximately 82 South Main Street
Applicant: Stephen Howe**

City Planner, Jacob Hawkins, stated that this item was heard a couple of months ago where they proposed switching out the Strawberry Days mural with an actual wall. The design requirements were reviewed at that time. One of the things that was suggested was having some variation in colors and materials of the building. On the previous set of plans, it states that they were proposing to match the brick for the new construction to the existing buildings; the existing brick being a tan color. The applicant has decided they would like to request a change from the tan brick to a reddish gray brick. They have also provided the stucco color for the upper portion of three areas, but those are the only changes that they are requesting at this time and that's why the meeting was called.

The applicant, Steve Howe, came up and provided some samples of the proposed building materials. Chair Glen Haynie inquired where exactly the brick is going. Mr. Howe explained that the new brick will be on each column. They are not touching anything that exists. Chair Haynie asked what is currently there. Mr. Howe informed the board that the existing brick is yellow and appears old and ugly. The columns have been constructed as a part of the new wall with glass installed as well. Mr. Howe summarized that they had installed a temporary wall there that was about 8 feet tall to keep people out but the city had requested them to finish the wall.

Chair Haynie asked how the wall was being supported. Mr. Howe described that there are footings underneath the wall and a beam above that was put in. Chair Haynie questioned if they will need to build the columns. Mr. Howe added that the wall was engineered with footings and posts, and everything has already been built and inspected. There were some pre-existing posts in there as well as a big steel beam that was engineered and put in when the roof was. They hired their engineer to engineer footings and then brought the wall up to about a foot in front of the beam, up to the trusses. They have a framed wall there with storefront glass and doors in place and the brick is just façade.

Chair Haynie asked if the wall was straight across the front façade with no variation. Mr. Howe remarked that there is variation. There are indents where the doors are about three feet in from the main wall. There are also two overhangs. Chair Haynie inquired if they are also building the interior demising wall. Mr. Howe said the space is designed to be split in half, but they aren't installing the center wall at this time.

Board Member Durrant asked why they are changing from a very famous brick to this new brick. Mr. Howe remarked that there is nothing on there now but they didn't want to match that yellow brick and have one big, long building that was yellow. They decided to divide it up and bring some change and some contrast to it. Board Member Durrant thought the new brick appeared like an old brick. Mr. Howe agreed that the new brick has an older look to it.

Chair Haynie asked what the total square footage of the space was that they are trying to lease. Mr. Howe stated it is about 3,500-3,600 square feet.

Chair Haynie asked about the plans for the future to go vertical that had been mentioned in a previous meeting. Mr. Howe explained that the ownership asked them to go ahead and finish the building and then lease it and see what happens. Chair Haynie remarked that the ownership had all kinds of ideas before, but it appears that they are doing a patch job to spend the least amount possible at this time.

Chair Haynie asked if the project meets the downtown code because they're not changing the roof line. Planner Hawkins recalled that there was discussion about depth and relief that needs to change every 40 feet. For example, the entrances need to be four feet deep and there needs to be color variation in the materials. There was a lot of talk about the roof and roof line but, because they are not messing with the roof line, that's not included in the scope of work. For what they are doing, it does meet the downtown design guidelines.

Board Member Durrant inquired if the building is vacant. Mr. Howe remarked that the north end is vacant and the south end is Stitching Hearts.

Chair Haynie asked if City Council reviewed this project after it was brought to the Design Review Board. It was his understanding that if you mess around with the front of the building that it's not grandfathered in because you're remodeling it and then it has to meet the code, including the roof. Planner Hawkins stated that the direction from City Council was to push the project through. Mr. Howe stated he received a letter that stated the project was approved and to go move forward with the plans that they had submitted.

MOTION: Board Member Durrant made a motion to accept the plans for 82 South Main Street as presented. Board Member Dyer seconded the motion. The Board Members unanimously voted "Yes". The motion carried.

ITEM 2: Review and Approve the Minutes from the May 19, 2025 Meeting

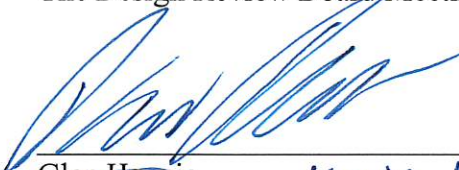
MOTION: Board Member Dyer made a motion to approve the minutes as drafted. Board Member Robertson seconded the motion. The Board Members unanimously voted "Yes". The

motion carried.

ITEM 3: Review and Approve the Minutes from the June 23, 2025 Meeting

MOTION: Board Member Robertson made a motion to approve the minutes as drafted. Board Member Dyer seconded the motion. The Board Members unanimously voted "Yes". The motion carried.

The Design Review Board Meeting adjourned at 5:45 PM.


Glen Haynie *Karin Heiner*
Design Review Board Chair


Christina Gregory
Planning & Zoning Assistant

9/8/2025
Date