

PLEASANT GROVE CITY
DESIGN REVIEW BOARD MINUTES
March 22, 2021

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

STAFF: City Planner, Rylee Hall and Planning Assistant, Kara Kresser

APPLICANT: Cynthia Cook

Meeting started at 6:06 PM

ITEM 1 Futurity Mixed-Use Project, in the Downtown Village Zone- Commercial Subdistrict
Located at approximately 100 E 300 S
(String Town Neighborhood)

Chair Haynie opened the meeting with an introduction of the Board.

Chair Haynie explained to applicant that after talking to the Community Development Director, the Mayor and researching the code, that as a Board they are willing to consider the pitched roof over the flat roof. However, the biggest issue at this point isn't the roof, but that the building itself does not look like other downtown buildings or meet the regulations in the Downtown Village Design Guidelines.

The applicant wanted it to be noted that the renderings that were presented aren't correct and that she has had a hard time getting a rendering showing accurate colors and materials. She stated she drove around and looked at buildings in the downtown area and went to Interstate Brick to pick a color that is the same as the ones used on Bella Grace multi-family and mixed-use project.

There was some discussion on other elements of the design that didn't match Downtown Village Design Guidelines, such as the windows, entrances, and materials. The applicant said that she would like any feed back they had on those. She also mentioned she went with the black canopies because it felt more in line with the 'Turn of the 20th Century' design.

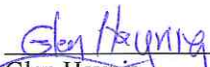
Chair Haynie mentioned, at this point/ if she is going to do some work on updating the renderings, then the item will be tabled until she submits those changes. Ultimately, the Design Review Board may recommend approval of the design, but when the project is presented at Planning Commission or City Council, it might not meet their standards. While the Planning Commission and City Council do try to honor the decisions the DRB makes, they have the final say.

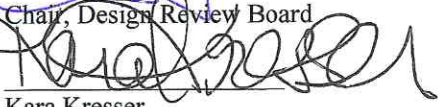
Board members Armstrong and Haub suggested the applicant make the left side elevation facing 100 East reflect more 'Turn of the 20th Century' design by using all brick on at least the lower half of the building, then do stucco or something on the top half. There was some discussion about the garage doors, since they are not in line with the 'Turn of the 20th Century' design. The applicant has many options, such as changing the design of the doors to resemble carriage house doors to keep up with the design look.

The applicant mentioned she didn't want to do all brick because she likes the look of having variation in materials on the building. Board member Haub referred her to Section 8 where it states the different materials available to use to achieve that. It was also mentioned that she could have a pitched roof and put a flat façade over it to make it look flat.

The applicant stated she is going to take their suggestions in to advisement and come back when she has new renderings.

Meeting adjourned at 6:30 PM.


Glen Haynie
Chair, Design Review Board


Kara Kresser
Planning Assistant

3/30/21
Date