

PLEASANT GROVE CITY
DESIGN REVIEW BOARD MINUTES
May 17, 2021

PRESENT: Chair Pro-Tem Drew Armstrong, Olani Durrant, and Kevin Heiner

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

Meeting started at 5:30 PM

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

APPLICANT: Cynthia Cook, Garrett Macklin

Chair Pro-Tem Armstrong opened the meeting with an introduction of the Board.

Applicant took a minute to thank board member Kevin Haub for his assistance after the last meeting and the Board for their time. States that she feels like she has met the requirements and felt that board has different desires for the Downtown area than her as a property owner and would like to know what the boards intent would be as a property owner. Pro-Tem Armstrong said their intent is that it meets the downtown design standards. Ms. Cook said that was her intent as well.

Garrett Macklin, Architect with AE Urbia, has gone through the design guidelines and feels like they have met the guidelines as well as keeping Intune with the residential neighborhood surrounding it. Tried to keep old town style with the brick, traditional board and batten, and the lighting is more historical looking. Kept color scheme to a neutral color scheme.

Chair Pro-Tem Armstrong commented on the carriage house doors and aplicated the change up of the lighting. However, the requirements that the board is looking for is Turn of the Century. He can see the improvement, but it does not fit the residential nature of the are and they are not trying to fit the residential area.

There was a discussion on the other buildings in the areas and the foot traffic along Main Street. The Downtown Village is the only area that has more guidelines because the City see's this zone as the heart of Pleasant Grove and would like to see it grow. The city wants people to invest in commercial and residential, but they also want it to be cohesive.

Chair Pro-Tem Armstrong appreciate the changes that have been made but there are places where it does not meet the guidelines. One of these guidelines suggests the garage be along the back. Mr. Heiner said it is for sure an improvement and discussed some variations to the buildings that could be done still such as changing the color variation.

There is some discussion about switching the garage to the back of the building and how the drive through for the commercial business would make that more difficult. The focus is on 100 East and what has been improved and what still needs to be adjusted. Chair Pro-Tem said that he would like the go over the points and how he would like to see the garages in the back, but he doesn't require that and that he would like to see a flat roof but doesn't require that. The discussion moved to if this rendering being showed represent the turn of the century.

At this point the applicant state that she just wants to go Planning Commission. There was some question if she would be allowed to move on without their approval. They discussed flat roofs and other developments that have them. Mr. Durrant added that he would like to see a flat roof across the garages like a balcony above the garage to give them more of a turn of the century look. Mr. Macklin asked if they trimmed the roofline off and turned them to balconies would they approve them. Discussion if they wanted 3 balconies or just pull the middle forward to a 6-10 ft to show the difference.

Kevin Heiner made the motion that they send to Planning Commission APPROVAL this item with the following corrections:

1. The peaks above the garages will be removed by either adding a balcony or moving the second floor forward a minimum of 6ft. so that it would look turn of the century.
2. Color Variation to the upper floor that is not brick between units.
3. Adding an awning above the door above the most residential unit.

Olani Durrant seconded the motion. The board members unanimously voted "Aye". The motion carried.

ITEM 2 Grovecrest III development, in the Downtown Village Zone- Commercial Subdistrict
Located at approximately 452 W Center Street
(Little Denmark Neighborhood)

Chair Pro-Tem Armstrong started this item with an introduction of the Board.

APPLICANT: Larry Lindstrom, Mark Johnson

Applicant explained that he wants to do this third building and finish cleaning up the area. It will have the similar look and feel to the completed building but not a clone. Discussion about the occupancy levels at the other 2 buildings, and the age guidelines for senior living units.

The building will be senior living on the top level with commercial on the bottom. The top level will have 20 residential units with 1 to 2 bedrooms each. The bottom level will 4 residential units and 3 commercial units. Olani Durrant mentioned some concerns with the placement of the elevator and the applicants answered concerns he had.

Mr. Lindstrom discussed that he does not see any parking issues with adding this new building. Kevin Heiner mentioned he has noticed some parking issues now. Rylee Hall pulled up the site plan and Larry explained that there are some unassigned parking spots, and he feels like they are already over parked.

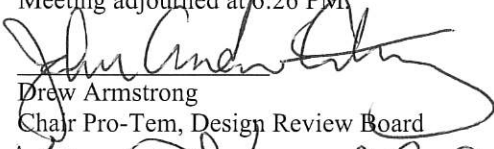
Chair Pro-Tem asked about the dumpster location, it was pointed out on the site plan.

With the development of this building, the existing entrance will become a right in and right out only. The far east entrance will be left turns. Discussion about the look and landscaping design standards in the Downtown Grove zone. Mr. Lindstrom mentioned that this new building will also have balconies, facing the north.

Olani Durrant motioned that they accept the project as presented.

Kevin Heiner seconded the motion. The Board unanimously voted "Aye". The motion carried.

Meeting adjourned at 6:26 PM



Drew Armstrong

Chair Pro-Tem, Design Review Board



Kara Kresser

Planning Assistant

10-28-21

Date