

PLEASANT GROVE CITY
DESIGN REVIEW BOARD MINUTES
August 16, 2021

PRESENT: Chair Glen Haynie, Drew Armstrong, Kevin Heiner, Olani Durrant and Kevin Haub (arrived at 6:00 pm)

STAFF: City Planner, Rylee Hall and City Recorder, Kathy Kresser

ITEM 1: Valley Grove Retail H

APPLICANT: Daniel Thomas.

Chair Haynie opened the meeting at 5:30 PM

Daniel Thomas explained that this project will be just like the other retail buildings they have built. There will be 6 units in this building with the drive throughs on the northeast and northwest corners.

There was a discussion on how the other retail building are doing in regards of occupancy, and if all the requirements are met. Daniel replied that they have met the requirements of the code.

Kevin Heiner motioned they accept the project as presented.

Drew Armstrong seconded the motion. The Board unanimously voted "Aye". The motion carried.

ITEM 2: 67 S Main

Drew Armstrong recused himself from this item and stepped down.

APPLICANT: John Andrew Armstrong

Drew Armstrong showed elevations of the building and talked about the demolition of the old building. There will be awnings on the store fronts like the downtown is required to have. The Board discussed the floor plan and how windows are not allowed on the sides of the building. There will be blade signs that will stick out.

Chair Haynie asked about the distance to the next building. Drew answered that the flashing doesn't go between the buildings. The first residential floor will be one bedroom, one bathroom, the remaining floors will be 3-bedroom, 2 bathrooms. The one-bedroom layout is what causes the need to have the additional parking. There will be a variety of sizes and different price points. There are 2 staircases that go up the back of the building. Stairwell will remain open for fire code, there will be a deck and some garden boxes on the roof.

There will be parking in the back along with a 6 ft sidewalk. The building will have a full brick front and the sides will be stucco. Olani Durrant asked about the tenant potential. Kevin Heiner asked about the commercial level, if the 4 units were completely separated or if they could be combined. Drew said that they can be combined, and that they will have 2 sets of plumbing installed while they have access to everything. Olani Durrant asked about covered parking, Drew stated that there isn't any covered parking however they are considering giving the larger units an assigned spot but does not want the parking to be reserved, they want it to be flex.

The State legislature changed the storm drain requirements in their last session as far as drainage goes, they must retain water onsite. There will be a 12-inch pipe in the parking lot that goes under the building and out to the storm drain in Main Street.

Kevin Heiner asked if the building had a basement. Drew responded that it has a full basement for each commercial unit and depending on the tenant it could be used for a kitchen or storage for retail. One of the units is the applicants' real estate business and they will use some of the basement for storage. They also might rent storage space in the basement for to tenants to use.

There was a discussion on the dumpster location and bike racks. Kevin Heiner questioned how the garbage truck is going to pick up the dumpster. Drew showed possible ways and explained that he is working with the city to enclose their dumpster as well as his to be able to put the dumpster in a good spot. Chair Haynie ask about the slope of the parking lot and the runoff. Drew showed where the parking lot already drains into an existing box. The new requirements for storm drainage went into effect in May which has cost him a lot of money for drainage.

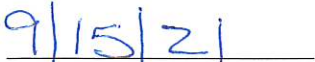
Olani Durrant motioned they accept the project as presented.

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

Meeting adjourned at 6:44 PM.


Glen Haynie
Design Review Board Chair


Kathy Kresser
City Recorder


Date