



1
2
3 PLEASANT GROVE CITY
4 DESIGN REVIEW BOARD
5 October 25, 2021
6

7 **PRESENT:** Chair Glen Haynie
8 Board Members: Olan Durrant, Drew Armstrong, and Kevin Heiner
9 Excused: Kevin Haub
10

11 **STAFF:** City Planner Rylee Hall, Planning/Building Tech Barbara Johnson
12

13 Chair Haynie opened the meeting at 5:34 p.m.
14

15 Chair Haynie welcomed everyone to the meeting and asked everyone to introduce themselves
16 and they did. He then invited the applicant to discuss and explain his project.
17

18 **ITEM 1 – Review the PG Dealership Building located at approx. 2265 W 700 S**
19 **SAM WHITE'S LANE NEIGHBORHOOD**
20

21 **APPLICANT:** Boyd Preece
22

23 Boyd Preece gave a brief presentation on the PG Dealership that will be located at approximately
24 2265 West 700 South. He said this is a Dealership for an electrical car manufactured and based
25 out of California, which is now moving to Texas. The good news is that they are selling so many
26 cars that the inventory is very small.
27

28 There was a brief discussion on the following:
29

- 30 • Parking- There will not be a lot of parking. Customers will park in front of the
31 dealership Most of the parking will be for inventory. Charging stations will also be
32 available.
33
- 34 • There will be a showroom at the front of the building and a mechanic shop in the back of
35 the building.
36
- 37 • Dumpster will be addressed with approval of the site plan.
38
- 39 • Signage - will be along the frontage and will meet code requirements.
40
- 41 • Lighting – meets code requirements

- Landscaping - will be addressed as part of the site plan approval.

Mr. Durrant asked what the time frame is on this project. Mr. Preece answered that they want to get going on the utilities and then start the building in the spring. Mr. Durrant stated that this is a nice project and will be a great addition to the community. The other DRB members all agreed and said this is a quality project.

There were no more questions. The Board said they liked the project.

Chair Haynie called for a motion.

Motion: Board Member Armstrong moved to approve the project as presented. Board Member Durrant seconded the motion. The Board Members unanimously voted "Aye". The motion carried.

ITEM 2 – Review the Valley Grove III Building located at approx. 1333 South Valley Grove Way

SAM WHITE'S LANE NEIGHBORHOOD

APPLICANT: Daniel Thomas

Mr. Thomas said he had no comment and was there to answer any questions that the DRB members may have.

Mr. Armstrong said this building is like all the other buildings in Valley Grove and meets code.

There were no more questions or comments.

Chair Haynie called for a motion.

Motion: Board Member Heiner moved to approve the project as presented. Board Member Armstrong seconded the motion. The Board Members unanimously voted "Aye". The motion carried.

Item 4 was heard before Item 3. Mr. Armstrong recused himself for this item because he was the applicant.

ITEM 4 – Review the 67 S Main Building located at approx. 67 S Main Street
OLD FORT NEIGHBORHOOD

APPLICANT: Drew Armstrong

Mr. Armstrong showed an ariel of the property and said he would be building a three-story building on this property located at 67 S Main Street. He said they would be demoing the existing building and would like to start building in February.

1 Mr. Armstrong said they would use the old brick from the barber shop that will be demoed on
2 the new building. He said the brick will cover the front facade of the building and up to the first
3 floor on the back. The sides and the rest of building will be stucco. He also mentioned that there
4 would not be a gap between the buildings.

5
6 Mr. Armstrong said the City is trading some parking stalls so that the right of way can be left
7 open for a walk through that will have a 10' sidewalk and alley.

8
9 Mr. Armstrong said when he was on the Planning Commission, he attended AP (American
10 Planning) Conferences on Downtown Development. He said if you have ten places to eat and ten
11 places to shop after six pm that are open at night, a downtown can survive. Mr. Armstrong
12 commented that Pleasant Grove is almost there.

13
14 Chair Haynie asked about the floor plan of the proposed building. Mr. Armstrong said the top
15 two floors are residential with commercial space on the first floor. There was a discussion on
16 the floor plans.

17
18 There was a discussion on the following:

- 19 • Site Plan – will be combined with the neighboring development.
- 20
- 21 • Parking - parking will meet code. Mr. Armstrong said he would need one additional
22 parking space from the neighbor.
- 23
- 24 • Dumpster – will be shared with the neighbor
- 25

26 Mr. Armstrong said there are a lot of businesses coming to town.

27
28 Chair Haynie called for a motion.

29
30 Motion: Board Member Heiner moved to approve the project as presented. Board Member Olani
31 seconded the motion. The Board Members unanimously voted "Aye". The motion carried.

32
33 Mr. Armstrong joined the board to hear Item 3

34
35 **ITEM 3 – Review the Culvers Building located at approx. 866 S Pleasant View Dr.**
36 **SAM WHITE'S NEIGHBORHOOD**

37
38 Applicant: Spencer Young

39
40 Mr. Young gave a brief introduction about himself and said he is the franchise owner of this
41 Culvers and is excited to come to Pleasant Grove. He said he and his brother are the owners of
42 several franchises in the state.

43
44 Mr. Young said all the buildings are usually the same, but this building will have a double drive
45 through.

1 Mr. Durrant asked Mr. Young if he was having a hard time getting supplies and help. He
2 responded and said some of the product is six months out and there are certain products that he
3 can't get. He said the pay is competitive and the price of a hamburger has gone up about sixty
4 cents.

5
6 Mr. Heiner asked about the elevations of the building. Rylee Hall, City Planner showed the
7 parcel map and then they had a discussion on the following:

- 8
9 • Access - Rylee explained and showed the property access and said there would be a
10 shared access with the neighboring property. Curb, gutter, and sidewalk will be on three
11 sides of this property.
- 12
13 • Signage - meets requirements for the zone. There will be one directional sign and one
14 free standing sign.
- 15
16 • Drainage – there was a discussion on the drainage, there will be two basins. Mr. Boyd
17 Preece explained that Mountain View Lane already has an existing catch basin that is not
18 landscaped, and they were just going to incorporate it into their new site plan. Mr. Preece
19 said the basin will be about a 3-4 ft deep.
- 20
21 • Snow removal – the snow will be pushed into the basin not the parking lot.

22
23 Chair Haynie asked what the time frame is on construction. Mr. Young said if all goes well they
24 would like to start construction in January 2022 and have a grand opening in June.

25
26 Mr. Young commented that 60% of their business is through the drive thru

27
28 Chair Haynie called for a motion.

29
30 Motion: Board Member Heiner moved to approve the project as presented with the stipulation
31 that the signage meets the ordinance and approved by the City Planner. Board Member Olani
32 seconded the motion. The Board Members unanimously voted "Aye". The motion carried.

33
34 Mr. Haynie moved to adjourn. Mr. Armstrong seconded the motion.

35
36 The meeting adjourned at 7:05 p.m.

1 Glen Haynie
2 ~~Glen Haynie~~
3 Design Review Board Chair
4 Barbara Johnson
5 ~~Barbara Johnson~~
6 Barbara Johnson
7 Planning/Building Tech
8
9 12-22-2021
10 Date