

PLEASANT GROVE CITY
DESIGN REVIEW BOARD MINUTES
November 22, 2021

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

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

ITEM 1: Tayside Farms

APPLICANT: Nick Mingo, Civil Engineer and Barry Gittleman, Architect

Chair Haynie opened the meeting at 5:45 PM

Nick Mingo explained where the project was located just North of Evermore. There will be 62 total units 22 single family homes and 40 multifamily. Single family homes front to the north and east with alley behind. Kevin Heiner verified that the front doors would face the East and the North. Mr. Mingo confirmed that was correct with the garage in the alley in the rear.

Mr. Mingo discussed the overall amenities to meet the optional design features such as burying the detention basin to have the open space remain usable. There will be an outdoor gathering space, picnic area and dog park which has become more popular these days. They are projecting for young professional demographic and not a lot of families.

Chair Haynie said he was looking at the 2000 sq ft homes that's more like a young family. Mr. Mingo said that they have met the ordinance requirements that the city gave them. They have also met the parking requirements 1 car garage, 16 ft door, 22 ft interior, which could fit 2 cars but the city counts it as a 1 car garage.

Chair Haynie asked about the lighting plan. Mr. Mingo presented the photometric plan and where the lights are placed on the city streets and the parking lots. The carriage lights on the units.

Drew Armstrong asked about the location of the dumpster and mailboxes. Mr. Mingo pointed out the location of those items and Board member Heiner asked if each of the single units would have their own garbage can, which Mr. Mingo confirmed yes.

Board member Armstrong asked Rylee Hall about the zoning for this project and how many types of houses was required, Rylee commented that Daniel Cardenas had worked somethings out with the developer. There was a discussion on the multifamily units and how many there were per building, how many rooms and square footage.

Chair Haynie asked if these are for sale and the HOA guidelines. Mr. Gittleman explained that the HOA doesn't normally restrict if the owners can rent the units or not. There was as short discussion on the price points.

Kevin Heiner motioned they accept the project as presented.

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

ITEM 2: Retail A

(Items 2 and 3 will be heard together but voted on separately)

APPLICANT: Daniel Thomas, St. John Properties

Rylee Hall, City Planner presented the project. This project is a multi-tenant retail building with a drive through, landscape and photometric plans are compliant with city code. The building will look similar to the other retail buildings in the area.

ITEM 3: Valley Grove Flex Space A and B

APPLICANT: Daniel Thomas, St. John Properties

Rylee Hall presenting, this project will consist of 2 flex space buildings. A rezone was approved earlier this year for the GBP Overlay to be applied to a portion of this lot. The GBP overlay is the same overlay they used for do Terra, it allows for light manufacturing and office type uses in the Grove.

Rylee presented the elevations of the buildings and the site plan. There was a discussion about the access easement for the car dealership that is going in next to this property. Each building is 47,890 square feet. Chair Haynie asked how many units per building, Ms. Hall responded that there will be 10 units in each building which is 4,700 sq ft per unit. There was a discussion about similar projects and what uses will be in these buildings.

Chair Haynie asked if the applicant had done any projects like this before since it is different the other buildings in the development. Daniel Thomas stated this was the primary portfolio across the country. Discussion about calling it flex space where it's a mix of warehouse and office space.

Board member Heiner asked if each unit is custom built or is it just framed, and tenants can build it as it is needed. Mr. Thomas answered that the building leans towards being flexible for what use is needed. Discussion on lease terms and price points.

Kevin Haub arrived at 6:00 pm.

Chair Haynie asked about the lighting plan, Mr. Thomas stated that there will possibly be a revision to the parking lot lights, he mentioned there are wall lights on the front, back and side as well as city streetlights. Then there was a discussion about the road improvements and the lighting along on the street.

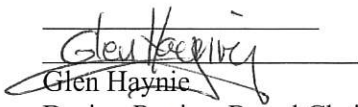
Drew Armstrong motioned they accept the Valley Grove Flex A and B project as presented.

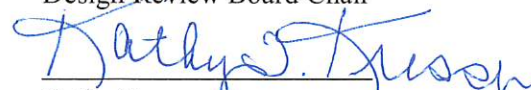
Kevin Heiner seconded the motion. The Board unanimously voted "Aye". The motion carried.

Drew Armstrong motioned they accept the Retail A project as presented.

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

Meeting adjourned at 6:18 PM.


Glen Haynie
Design Review Board Chair


Kathy Kresser
City Recorder

12/22/2021
Date