



**PLEASANT GROVE CITY  
DESIGN REVIEW BOARD MEETING MINUTES  
MAY 6, 2024**

**PRESENT:** Chair Glen Haynie, Olani Durrant, Trent Dyer, Brett Robertson

**STAFF:** Jacob Hawkins, City Planner; Christina Gregory, Planning & Zoning Assistant

Chair Haynie opened the meeting at 5:01 PM.

**ITEM 1: Site Plan for Retail N & Retail O  
Applicant: Marty Beaumont, St. John's Properties**

Jacob Hawkins presented the first item. The site plan for Retail N & O was displayed. These two (2) retail buildings will be the groundbreaking for the larger project. Staff is concurrently working on an application for a hotel within this same area of the project. The parking issues for the two (2) proposed buildings were addressed by Planner Hawkins.

Chair Haynie inquired why the developer is not addressing the parking immediately. Planner Hawkins deferred to the applicant for further questioning.

The landscape plan was then displayed. The open space is 12.7% between the two properties; code requires 10% so this plan exceeds the minimum requirements. The applicant would prefer to forgo the 30% evergreen requirement due to the height of the water table. Due to the height of the water table, evergreen trees will not survive given the site conditions. The plan does include planter boxes but the board is welcome to consider additional seating or other furniture features. The path of travel is indicated for the cross walk but additional requirements could be made by the board.

The schematic site plan was displayed and provides a cleaner version of the site plan itself. It also shows the dumpster location.

Chair Haynie asked if the buildings will appear the same as the buildings across the street. He noted that Building N has a drive through around the building and Building O does not have a drive through.

The exterior finish materials board was displayed. Typically, 49% or less of the building can be used as an accent material. However, the development agreement changes those requirements. The applicant is proposing using a metal panel as their primary design element. Chair Haynie asked for clarification about the development agreement. Planner Hawkins further explained that

the development agreement is in place for the entire project under the name of Valley Grove Phase VI.

The dumpster plan was displayed. The enclosure meets the base requirements for the zone. However, Planner Hawkins said that there is only one dumpster location with a double wide sizing for 2 containers.

The photometric plan was displayed.

Chair Haynie further inquired on how the development agreement came about. The development agreement was heard by the Planning Commission and City Council last July per the applicant's interjection. Chair Haynie explained that the 2100 Building was highly controversial and he is surprised that a development agreement is already in place when people will be looking down on the top of the buildings. He wishes that the 2100 Building would've been mirrored to the other side of Pleasant Grove Boulevard. It seems like the city has changed direction on what they would like to see developed as part of the entrance to the city from the freeway.

The applicant, Marty Beaumont, came up to the podium to address the board. St. Johns purchased the property in 2022 and were able to come to terms on a development agreement with Pleasant Grove City by July of 2023. The property has changed hands a few times over the years. However, St. Johns believes they are building something different, with an upper end, higher end concept. The development agreement was extensively reviewed.

Board Member Durrant asked about the number of stories of the hotel. The applicant said he believes it is 4 or 5 stories tall. Board Member Dyer asked why the parking requirements are not being met at this time. Applicant Beaumont explained that they want to create a sense of presence along the main entry to the project and so they are proposing that they build that out first. There will also be a 4-story parking garage with 1,300 stalls in future phases of development.

Chair Haynie asked if the hotel development is still moving forward. Applicant Beaumont clarified that the hotel is going to Planning Commission this week.

The development agreement details the design requirements connected to this project. The development agreement also requires the developer to build retail before moving forward with other uses.

Board Member Dyer asked if the tree boxes in the parking lot could be enlarged. Applicant Beaumont said that a larger tree planter would take away from the parking.

Board Member Durrant asked about the metal that is proposed for the exterior facade. The overall vision is to utilize many different types of materials. If you've ever been to City Creek, that is where they gathered inspiration. Along the promenade of the development, there will be a mixture of materials. The developer is sensitive to the metal finish having a timeless look.

Chair Haynie inquired about the exterior of the parking garage. Applicant Beaumont said the parking garage exterior is still considering the design concept for the garage.

**MOTION:** Board Member Durrant motioned to APPROVE the design of the site plans as presented and in accordance with the development agreement. Board Member Robertson seconded the motion. The board unanimously voted “Aye”; the motion carried.

**ITEM 2: Site Plan for Jared's Place**  
**Applicant: Larry Lindstrom**

Planner Hawkins presented the item and displayed the first approved elevation plans. Updated elevation plans were provided to the Design Review Board. However, additional changes were made in the field and those changes have not been approved by the board. The approved plan was for a flat roof and the project was built with an angled roof. The discrepancy was brought to the attention of Planner Hawkins which is why he brought it here tonight.


Chair Haynie said the whole point of the flat roof was to maintain the turn-of-the-century design. The property a few doors down was recently developed and it does not have a flat roof. Chair Haynie said an exception was already made for the neighboring property. Chair Haynie likes the look of the building as it has been constructed. He also believes this building is far enough from the main downtown area to not comply with the downtown village design guidelines.

**MOTION:** Board Member Anderson motioned to ACCEPT the exterior elevations as built. Board Member Robertson seconded the motion. The board unanimously voted “Aye”; the motion carried.

The applicant, Jared, asked to address the board. He clarified that he works for Larry Lindstrom and he believes the property will be a benefit to the city. He thanked the board for their approval. He wants the property to be an asset to the community as he plans to retire here.

The meeting adjourned at 6:09 PM.

  
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Glen Haynie  
Design Review Board Chair

  
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Christina Gregory  
Planning & Zoning Assistant

JUNE 18, 2024  
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Date