

PLEASANT GROVE CITY
DESIGN REVIEW BOARD MINUTES
April 24, 2023

PRESENT: Chair Glen Haynie, Kevin Heiner, Olani Durrant , Drew Armstrong

STAFF: Jacob Hawkins, City Planner; Kara Kresser, Planning Assistant

Chair Haynie opened the meeting at 4:32 PM.

ITEM 1: Triple Play

APPLICANT: Adam Lambert, Representing Owner, and Riley Jarret, Jarret Architecture

Planner Hawkins displayed the site plan, elevations, zoning and materials, Adam Lambert a representative for the owners gave a explanation of what Triple Play is and the use that is involved. There was a question asked if there was a need for a facility like this in the area. It was confirmed that there was that. The Board noted that the elevations looked good, the project had plenty of parking and the materials matched the code. There was a short video showing what the inside of the building was proposed to look like, which eased some concerns about parking. Chair Haynie said he would entertain a motion.

Kevin Heiner recommended the Board approve the project as presented. Olani Durrant seconded the motion. The Board unanimously voted "Aye"; the motion carried.

ITEM 2: JVO

APPLICANT: Scott Carlson, Twin Peaks, Civil Engineer and Chris Layton, Layton Davis Architects

Scott Carlson presented that this project will be 3 buildings, intended to be retail tenant driven products with individual bays in each building so that the tenants can rent what they need for their uses. He explained that the property was located at about 450 S and Pleasant Grove Blvd. Board member Heiner asked if they have access to the property from the north side. Mr. Carlson answered that they had cross access agreements with the property to the north for that entrance already in place. It was asked if they were going to construct the buildings simultaneously or staggered. The applicant said that they would probably stagger so that the trades can move from one building to another.

Board member Heiner had a concern about the drive throughs on the east side of the property as well as the parking in the drive isles. Mr. Carlson explained that they have put a lot of thought into the length of the drive-throughs and whether a shorter or longer lane would be better. It was mentioned that the location of the ordering board is also important to how long the drive-through queue was. There was more discussion on the length, location and concerns about how the parking will flow and whether there was a parking standard or study to address these concerns. Planner Hawkins also discussed that as they get business license applications, he also reviews the parking requirements for that use and what is provided. It's hard to set a standard on the shell of a building. Chair Haynie had a question about sidewalk connections and crosswalk and if there needed to be a defined crosswalk on the site plan. Planner Hawkins mentioned that he was talking with the architect about the landscaping, parking and connection lay out. Mr. Layton addressed some of the questions about queuing and that they have tried to meet and exceed what is required. Each of the queuing lanes, carry over to something be it an entrance or the parking lot. There does have to be some level of human decency to help these situations work. The discussion on the issues continued and the applicants do agree it can be an issue, but they would prefer the backup to be in the parking lot and not on the street. Board member Heiner asked at what point will the city get a chance to address the parking and the parking density. Board member Armstrong also inquired how the city regulates that. Planner Hawkins mentioned engineering and traffic studies help them prepare for the possible tenants. It was noted that in the last few years, people's habits have changed, and more people are using drive-throughs.

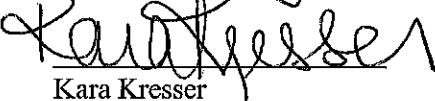
Board member Armstrong mentioned he did appreciate the materials and the look of the buildings.

Chair Haynie said that he would entertain a motion.

Drew Armstrong recommended that the Board approves the project as presented. Kevin Heiner seconded the motion. The Board unanimously voted "Aye"; the motion carried.

The meeting adjourned at 5:04 PM.


Glen Haynie
Design Review Board Chair


Kara Kresser
Planning Assistant

July 17, 2023
Date