



**PLEASANT GROVE CITY
DESIGN REVIEW BOARD MEETING MINUTES
MARCH 11, 2024**

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

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

Chair Haynie opened the meeting at 4:32 PM.

ITEM 1: Chick-fil-A Restaurant

Applicant: Kevin Watson, consultant for Chick-fil-A

Planner Hawkins displayed the site plan and oriented the board on the location. The building is approximately 5,812 SF and the applicant proposes there to be 128 seats (32 outside). This requires 37 parking spaces and the applicant provided 62 parking spaces. Each space has a clear pedestrian walking path.

Planner Hawkins displayed the exterior elevations and materials board showing the exterior building materials. Planner Hawkins then displayed the landscaping and open plan and said that all requirements have been met.

Chair Haynie asked about the location of the dumpster enclosure. He commented on the double drive through. He mentioned an island on North County Blvd that would limit some access. If they are coming from the freeway, they will have to come up and around to access the site. Chair Haynie asked if there was a signal at the intersection off of North County Blvd. Board Member Armstrong said that the turn is becoming more of a challenge and may require a signalized intersection. Chair Haynie said that he believes the intersection needs a light. Planner Hawkins said he would express the concern to the Engineering Department.

Board Member Heiner mentioned that the drive-through will back up and block the parking. Planner Hawkins enlarged the parking area and showed that there were six (6) spaces that may be blocked with drive-through cueing. Chair Haynie said that access will be an issue for Chick-fil-A in an already busy intersection.

Board Member Armstrong said that he would like to see more pine trees.

MOTION: Board Member Heiner motioned to APPROVE the design of the restaurant as presented. Board Member Armstrong seconded the motion. The board unanimously voted "Aye"; the motion carried.

The applicant clarified that the six (6) spaces blocked by the drive-through cueing would be for employees only. They would support a signalized intersection if the city desired it.

ITEM 2: The Boulevard Apartments

Applicant: McKay Christensen, Vokse Development and Todd Amberry, Canyon Stone Capital

Planner Hawkins presented the site plan for The Boulevard Apartments. He mentioned the adjacent commercial sites have not been submitted by the applicant. The adjacent townhomes have been developed. He identified the covered parking spaces in the rear of the buildings.

Board Member Durrant asked for an aerial map. Chair Haynie asked if they recognized that the townhomes are a part of that project. The empty field adjacent to the townhome development is where the applicant is proposing this use. None of the commercial sites have been submitted. Board Member Heiner wanted to know if the commercial space within the apartment buildings would be included. The applicant clarified that the commercial space is included with this submittal.

Board Member Durrant wanted to know if the apartments would get filled up. Planner Hawkins clarified that the city would prefer to approve sales tax generating uses. Board Member Heiner said that commercial developers want rooftops. Board Member Armstrong wanted to know where the dogs would use the restroom.

Planner Hawkins stated that the applicant received a conditional use permit from the Planning Commission allowing them to use nine (9) joint parking spaces.

Planner Hawkins displayed the landscaping and open space plan and identified the locations of the dumpsters. He mentioned that the open space requirement is being met by including the entire project. Board Member Durrant mentioned that there is no place for the dogs to defecate. The developers are not incorporating dog relief areas into their plans. The townhomes are all xeriscape so there is no place for the dogs to relieve themselves.

Board Member Heiner wanted to know the unit mix and Planner Hawkins displayed the table on the plans that state 170 units will be 1-bedrooms and 23 units will be 2-bedrooms.

The evergreen requirements have been met. Board Member Armstrong wanted to know where the grass is located.

The applicant, Mr. McKay Christensen, clarified that there is a mix of grass, shrubs and trees. Board Member Armstrong clarified that he is the president of the HOA for the community across the street from his townhome project. There is so much volume of animal waste that it is killing the landscape in his development because he xeriscaped the landscape.

Mr. Christensen mentioned that the triangle area in the parking lot would be used for the pet waste. Mr. Todd Amberry mentioned that the townhomes have been sold off. There will be a

management company that will start to enforce the rules that should be in place in the townhome community.

Mr. Amberry claims that the shrubs along Pleasant Grove Boulevard will be adequate to service the pet population from the apartments. Board Member Armstrong reiterated that this large scale of a development will require a solution for their pets. He believes 50% of the tenants will have dogs. Mr. Christensen said that their development is intended to be walkable. Mr. Amberry said that the grass area will be an open space and someone could theoretically put a blanket down to read a book. Chair Haynie said that American Fork has a dog park adjacent to their high-density housing. Board Member Armstrong mentioned that the dog park concept has not been working since dogs are allowed off-leash and there are lawsuits amongst dog owners for dog fights and he recommends that the area is not fenced in. Board Member Durrant mentioned that it is so hard to get people to clean up after their dogs. The canal trail is littered with dog feces. Board Member Heiner mentioned that he picks up waste for other people and he understands the concern.

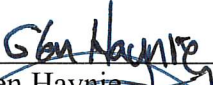
Elevation plans were displayed and the materials meet the requirements of The Grove Zone. Planner Hawkins displayed the elevations showing the building materials. The applicant, Mr. Christensen said they wanted to create an in and out movement with the project. He said the site is pretty tight. Board Members Heiner and Armstrong agreed that they liked the appearance. Pleasant Grove does not have any 5-story apartments and so there are concerns with such a large residential development.

Board Member Durrant commented that they are attractive buildings.


Board Member Heiner asked to go back to the site plan with the dumpsters. He said that the dumpsters will need to be emptied every day. Mr. Christensen said that there will be valet trash service at this project where trash is picked up daily at the door of each unit.

MOTION: Board Member Heiner motioned to APPROVE the design of the apartment buildings as presented; contingent on the final approval of the commercial space. Board Member Armstrong seconded the motion. The board unanimously voted “Aye”; the motion carried.

The meeting adjourned at 5:16 PM.



Glen Haynie
Design Review Board Chair



Christina Gregory
Planning & Zoning Assistant

5/6/2024

Date