

PLEASANT GROVE CITY  
DESIGN REVIEW BOARD MINUTES  
April 26, 2022

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

**STAFF:** Daniel Cardenas, Community Development Director; Jacob Hawkins, City Planner; Kara Kresser, Planning Assistant

The order on the agenda is being switched, Item 2 will be heard first and then Item 1.

Chair Haynie opened the meeting at 5:34 PM.

**ITEM 1: Popeye's**

*This item was heard second.*

**APPLICANT: John McGhee, Civil Engineer; Edin Coralic, Architect; and Darrin Pfaff; Brian Thatcher**  
*All applicants joined electronically.*

Planner Hawkins gave a brief description of the project and displayed the zoning map, site plan, the landscape plan and two elevation plans. He then turned the meeting over to the Board.

Board member Heiner mentioned that the first thing the board wanted to address was the single egress to the west. The board feels like the egress is too narrow for the space; it would create issues for traffic that wanted to turn east due to people who were turning west.

John McGhee stated that he understood the concern and would look into the feasibility of widening the egress with a dual drive-through. The hope is that they avoid the stack up in the drive aisles.

Board member Haub commented that the fire department only requires 24 ft, but he would suggest 30 ft. There was more discussion on the ingress and egress with other suggestions being made such as adding another, moving it further west and issues that would cause with the corners.

Board member Haub mentioned that he did like the location of the trash enclosure in regard to the egress.

Planner Hawkins inquired about the crosshatch section on the site plan and what the intentions are for that area. Mr. McGhee explained that was the escape lane so if someone is stuck in the drive-through, they can get out without causing more of a backup.

There was a concern about the 25 ft. of landscaping that will encroach into that escape lane.

Board Member Durrant brought up the concern about the snow removal. Chair Haynie asked if they had given any thought to where the snow was going to be pushed in the event of snow during the winter. The applicant mentioned one area they could use is the escape lane, but they were going to look at other areas that might work.

Planner Hawkins displayed the drainage plan, and the applicant said that he wanted to work with the developer to see what the master drainage plan is and how they can coordinate with them.

Chair Haynie addressed the fact that the requirements for the zone are such that any frontage along any major road appears as the front of the building; if it is not the front of the building, it must look as if it is the front of the building. He suggested maybe installing fake double doors by the drive-through as well as duplicating the signage from the front to the back so that the north side looks like the front of the building. Brian Thatcher with Z n H Foods asked for clarification for what exactly they were wanting. The applicants said they would take the suggestions to the franchise and see what they would like to do.

Drew Armstrong motioned he accept the project with the suggestion that the egress be widened and that a double door be put on the north side of the building so that it appears as the front.

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

**ITEM 2: 170 S Main**

**APPLICANT: Steve Rogers, Owner; Nic Russell, Owner; and Doug Peterson, Contractor with Dojo Construction**

Planner Hawkins explained that since the building being discussed is in the Downtown Village Zone changes to the exterior of the building must be reviewed by the DRB. He showed an arial, discussed the zone and showed a picture of the building as it is currently.

Steve Rogers presented a packet to be submitted with the minutes with some pictures of the building and what they would like to do. He went over the changes they have already made and how they decided that they wanted to paint it white. They went around to different towns and looked at buildings with similar architecture. This building is the 80's architecture style, and, in reality, because of the architecture, it will never look turn of the century.

Mr. Rogers explained that the south side of Main Street really doesn't match the turn of the century and transitioning to the white would be a good move for that end of Main Street. He's always wanted to be in Downtown Pleasant Grove, where their roots are from.

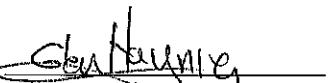
Planner Hawkins brought up the Downtown Design Guidelines. In one of the recommendations, it states to avoid pure white as a façade color and that if masonry does need to be repainted it must be done in a natural brick color hue, which is why the applicant is before them today. Mr. Rogers mentioned that the board remember that this is just a guideline or recommendation. He also stated again that the south side doesn't have any historical buildings and that the white just looks historically nice.

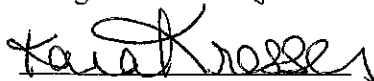
Board member Armstrong asked to see the guideline for remodeling in terms of the façade on the building. There is some discussion about if this particular part of the guideline actually pertains to this project. Board member Haub suggested that they add some greenery or planters to the front. Mr. Rogers stated that they were going to do a nice little seating area in the back and have some trees. He wanted to let them know that while it doesn't apply to this item, they would like to do a historic mural on the side of their building and will bring that back to them in the future.

Kevin Heiner motioned they accept the project as presented.

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

Meeting adjourned at 6:32 PM.

  
Glen Hayme  
Design Review Board Chair

  
Kara Kresser  
Planning Assistant

8-1-22  
Date