

PLEASANT GROVE CITY  
DESIGN REVIEW BOARD MINUTES  
January 9, 2023

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

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

Chair Haynie opened the meeting at 5:30 PM.

Jacob Hawkins, City Planner noted that the third item on the agenda would not be heard at this meeting.

**ITEM 1: Grove Cove**

**APPLICANT: Drew Parcell, Parcell Construction, and Adam Orme, Architect**

Planner Hawkins gave a brief description of the project, the location of the building, and the zone where it's located. In the presentation, it was mentioned that because the project borders a residential zone it will need to follow the requirements for a buffer; a fence was not specifically mentioned in these plans, and all the other requirements were met. This project met the open-space and landscape ordinances. Planner Hawkins then showed the location of both dumpsters, the elevation plans and discussed the materials that will be used, mostly steel and brick. The photometric plans and building renderings were also presented.

Drew Parcell, the applicant, explained that the enclosures on the dumpster were 6 ft. tall with brick and steel gates. Board member Heiner asked if the area around the dumpster was landscaped, and it was confirmed that it was.

Chair Haynie inquired if the buildings were two-story and if there was a stairway in each unit. The applicant verified that, in fact, the buildings were two-story with interior stairways. Board member Heiner inquired about the garage doors on the rear buildings. Mr. Parcell said that those are used for accessibility to move inventory in and out as well as allow the tenants to open them for events if they desire. Adam Orme explained that on the other two buildings, instead of garage door fronts, they will just have large glass windows.

There was a discussion on the fence and the concerns of obstruction site line. The applicants didn't feel like a fence was needed since there was a grade difference already in order that the storm water drained to the east towards the boulevard. The applicant did mention that they were not against putting in a hedge instead of a fence with a walkway for pedestrians.

Board member Haub asked if there were any commons areas for the business owners. Mr. Orme stated that building out common areas would be possible if needed. There was a brief discussion on the uses and that parking requirements will change depending on the business going into the space.

Chair Haynie stated that he would accept a motion if there was no other discussion.

Kevin Haub motioned they accept the project as presented.

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

**ITEM 2: Chipotle**

**APPLICANT: Elliot Smith**

Planner Hawkins gave a brief description of the project, the location of the building, and the zone where it's located. It was explained that the applicant has already gone through the process of receiving a conditional use for joint parking with the hotel located to the south. The landscape plan was presented, showing that 20% of the lot requirement was met as well as the open-space requirement. Planner Hawkins showed the dumpster enclosure, elevations and the photometric plan. The colors used will be tan and dark grey.

Chair Haynie asked if the lighting was going to be a concern to the hotel. Planner Hawkins noted that the plans reflect that there should not be a problem.

Elliot Smith, the applicant, explained that this is one of four new Chipotles coming to this area; the access to this restaurant will be off of Evermore Lane and not Pleasant Grove Boulevard. He also explained that they have cross access with the Hyatt House. A question was raised about how patrons will know where to go, and Mr. Smith stated that they will have directional signs as well as a monument sign.

There was another discussion on the lighting and the parking. Mr. Smith wanted to clarify that the drive-through lane isn't as much of a drive through as a pick-up lane. There will not be an order window. It will just be for people who have ordered online to drive up; then someone brings their food out to them. Because of this, there are no stacking problems.

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 6:08 PM.



~~Glen Haynie~~  
Design Review Board Chair



Kara Kresser  
Planning Assistant

  
Date