



**PLEASANT GROVE CITY
DESIGN REVIEW BOARD MEETING MINUTES
MAY 19, 2025**

PRESENT: Chair Glen Haynie, Board Members Olani Durrant, Kevin Haub, Drew Armstrong, Trent Dyer

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

Chair Glen Haynie opened the meeting at 5:24 PM.

ITEM 1: Site Plan - Located at 1165 S. Valley Grove Way ("Retail P")

ITEM 2: Site Plan - Located at 1077 S. Mountain View Lane ("Retail Q")

ITEM 3: Site Plan - Located at 1033 S. Mountain View Lane ("Retail R")

Applicant: Marty Beaumont, St. John Properties

The above items were noticed as three separate items but were heard together. City Planner, Jacob Hawkins, presented the site plans for three commercial buildings and noted that their location was near Valley Grove Way, Mountain View Lane, and North County Boulevard. He identified the surrounding area and noted that a couple of projects are under construction including Tru Home 2 Suites and Retail N&O as well as some existing office buildings. The project is within the Grove - Interchange Zone; with no overlays.

The site plan was displayed showing three retail buildings as proposed. Since no floor plans have been provided, the general requirement of 1 parking space per 200 square feet of gross floor area was used. There is a difference on the plans between the building footprint and the interior floor space, but the interior floor space was used to calculate the parking requirements. Based on the interior floor space that was provided, the city requires 188 parking spaces for all three buildings: 92 spaces for Retail P (1165 S Valley Grove Way) and 48 spaces each for both Retail Q and Retail R (1033 and 1077 S Mountain View Lane). The applicant has proposed 179 parking spaces within the boundary of the development and then there are 9 additional spaces that are to be shared from the property located to the west. With the property to the west, the applicant provided a shared parking agreement to utilize those nine spaces to meet the parking requirements for this development.

Setbacks for each building have been met. Planner Hawkins has been working with the applicant to meet the landscape buffer requirements. The city has a requirement that states there needs to be a landscape buffer of 25 feet from the back of curb to the building. The site plan will change a little bit to meet these requirements with a shift in the placement of Retail Q and Retail R.

The submitted building materials include (1) metal trim, (2) two different types of EIFS, (3) precast concrete, (4) storefront aluminum, and (5) brick and earth tone-colored blocks. The zoning ordinances limit the amount of EIFS to be a secondary or accent material only (49% or less). After reviewing the elevation plans, Planner Hawkins recognized that there is a lot of glass to be installed. After reviewing the latest elevation drawings submitted by the applicant, each building will meet the requirements the city has for materials.

Each building is going to be approximately 27 feet tall.

The Grove Zone requires that 10% of each lot is dedicated for open space. The applicant provides for 22% between all lots.

The dumpsters are proposed as 2 facilities to service the 3 buildings.

Chair Haynie asked for clarification around the shared parking. Marty Beaumont, the applicant, came up and explained that it is quite a process to get approval from a lender to put an easement on a property that they've financed. St. John Properties has a lot more parking than what is required for their office buildings, so they approached their lender for shared parking arrangements. They anticipate the retail parking for a restaurant increasing in the evening whereas the office use is during normal business hours. Mr. Beaumont shared that 18 stalls from lot 39 are dedicated to Retail P in addition to the nine required by the city.

Chair Haynie inquired if the applicant met the landscaping requirements. Planner Hawkins confirmed that they exceed their landscaping requirements by more than double; they provided 22% when they only need 10%. Chair Haynie asked about the 25-foot landscape setback. Planner Hawkins explained that there is a section of code that allows for a reduction of five feet so long as additional amenities or landscaping is provided. However, that requires that the City Council grant that exception once it comes to them for approval. He shared that the additional amenity in this instance is that the applicant is providing twice as much open space.

Chair Haynie inquired about the lighting for the project. Planner Hawkins said it has been taken care of and he noted that there is no surrounding residential.

Board Member Haub suggested a sidewalk along the landscaping that is opposite buildings Q and R; so pedestrians don't have to walk through the parking lot to get to their car.

Chair Haynie asked about snow removal and storage of snow despite the reduction in heavy snowfalls. Mr. Beaumont suggested it would be pushed towards the office parking area into an end stall. Chair Haynie recognized that their offices had less parking needs than their retail.

Board Member Haub recalled a requirement for trees in the parking area. Planner Hawkins detailed that there is a landscape diamond required for every 6 parking spaces. For trees, they are typically required in the landscape islands. Planner Hawkins discussed that there is a wider sidewalk area that serves as an open plaza/patio area. Mr. Beaumont shared that they provided a sidewalk area that goes from 13 feet in width to about 28 feet after they learned from the patio area for The Village Baker that having only 16 feet of width felt a little tight with the sidewalk.

Chair Haynie clarified that the drive throughs start at the north end of each of the two buildings and exit on the south end.

Board Member Haub stated that the two south facing buildings are going to get a lot of sunshine. Mr. Beaumont stated that The Village Baker has the same alignment as these new buildings. Board Member Haub mentioned that there is a cool glass product that helps absorb some of the heat. However, the door handle to enter the business could be hot from being in the sun.

Board Member Haub confirmed that they are parking it 1 per 200 square feet or 5 per 1,000 SF. He stated that parking would be adequate for a take-out restaurant but not a sit-down restaurant. Mr. Beaumont stated that the proposed building Retail P has a deeper floor plan that allows for a more diverse mix of tenants by having suites sized from 2,500 to 5,000 SF. They are hoping to attract nicer, sit-down restaurants. Board Member Haub suggested that there could be more shared parking arrangements between the office and retail uses if the project attracts more sit-down restaurant tenants. Mr. Beaumont said, in his experience, the office parking lot clears out with about 50% of the people leaving around 4 or 4:30 PM. St. John Properties feels more comfortable providing additional parking through shared parking for any required overflow.

Board Member Durrant asked for clarification on how the developer determines where to place the utility services for the tenants within the suites. Mr. Beaumont stated that each unit will have its own gas meter, power meter, and sewer connection which is run to the interior of the suite at the time of construction of the shell building. They can place demising walls at 20-foot intervals based on a tenant's need and all utility connections are available for any unit, allowing them to accommodate up to 6 or 7 tenants per building. This allows for maximum flexibility. Board Member Durrant was concerned that they would have to demo into the concrete floor for each tenant to connect. St. John Properties pours a slab on grade at the time of building the shell and has stubbed in connections for each of the utilities.

Board Member Haub reiterated that the proposal is for a retail use with parking at 5 per 1,000 square feet. He was concerned if the tenants were not retail. Chair Haynie stated it would be up to Staff to determine the parking requirements for each tenant. Board Member Armstrong this had been an issue in the past and he brought it to the attention of Staff back then with the development of a flex/warehouse building.

MOTION: Board Member Durrant made a motion to accept the project as presented with the adjustments that have been discussed and agreed upon. Board Member Armstrong seconded the motion. The Board Members unanimously voted "Yes". The motion carried.

Mr. Beaumont shared that he appreciates the Design Review Board's vote and they look forward to getting the construction started on these new buildings in July. The plan is to have these buildings constructed and ready for occupancy in the beginning of 2026. Chair Haynie asked about the leasing activity of their existing buildings. Mr. Beaumont reported that St. John Properties has 2 new buildings along Pleasant Grove Boulevard that will be open in July. He disclosed that their entire portfolio is approximately 85-90% leased. St. John Properties owns a total of approximately 120 acres in Pleasant Grove City. Chair Haynie inquired about the

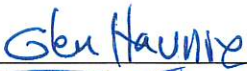
triangular shaped property on the corner of North County Boulevard and 1300 West. Mr. Beaumont explained that their Development Agreement allows them to develop residential apartments there. He informed the board that they have two residential buildings in process at this time for the undeveloped lot fronting Interstate 15 and Proctor Lane. St. John Properties would like to have an entertainment type of user immediately next to the proposed residential buildings. They have one 60,000 SF building that could accommodate a big box tenant. They have plans for two office buildings with 30,000 SF floorplates and retail on the bottom floor fronting a large promenade area. They have been in discussions with several interested parties. With the city's Development Agreement, they have a lot of retail to build before they can build the residential. With these three retail buildings, they will be able to build their first residential building, which they anticipate will start construction next year.

There was a brief discussion about a new Costco coming to Lindon City along North County Boulevard.

ITEM 4: Review and Approve the Minutes from the March 3, 2025 Meeting

MOTION: Chair Haynie made a motion to approve the minutes as drafted. Board Member Haub seconded the motion. The Board Members unanimously voted "Yes". The motion carried.

The Design Review Board Meeting adjourned at 5:54 PM.



Glen Haynie
Design Review Board Chair



Christina Gregory
Planning & Zoning Assistant

7-21-2025

Date