



**PLEASANT GROVE CITY  
DESIGN REVIEW BOARD MEETING MINUTES  
SEPTEMBER 8, 2025**

**PRESENT:** Chair Pro Tempore Kevin Heiner, Board Members Drew Armstrong, Olani Durrant, Trent Dyer, Brett Robertson

**STAFF:** Jacob Hawkins, City Planner; Paul Douglass, Planning Permit Technician; Christina Gregory, Planning & Zoning Assistant

Chair Pro Tempore Kevin Heiner called the meeting to order at 5:30 PM and introduced himself and the board.

**ITEM 1: Site Plan - Located at approximately 678 S. Pleasant Grove Boulevard  
Applicant: Jeff Likes**

Planner Hawkins presented the item as an addition for First Watch Cafe. He oriented the board on the location of the project along Pleasant Grove Boulevard next to Summit Pizza. They took a space previously occupied by Dirty Birds. When they applied for their tenant improvements, they desired to provide outdoor seating. Since additional approvals were required by the Design Review Board and Planning Commission, they proceeded with permitting for their interior improvements and applied for the outdoor patio improvements separately. The area for the addition they have in mind will block an existing drive-thru.

The property is located with The Grove Zone, which is a design district that requires Design Review Board approval. The site plan was displayed. The drive-thru will be blocked off and the addition will be installed with outdoor seating. To block off the drive-thru, they will be installing a curb across the drive-thru entry and will have a sign at the end of the drive-thru to indicate that it is not in service. They are leaving a majority of the drive-thru in place to make it relatively easy to put things back to how they once were, if they ever end moving out, so the drive-thru can be used again.

The elevation plans were displayed. They have brick columns with a metal structure above the brick columns that helps to frame in the seating area. They also have some metal fencing to help enclose the area. Since it is a patio, there will not be any walls making the materials requirement a bit more lenient with the proposed addition.

The applicant provided both daytime and nighttime renderings which were then displayed. The location of the brick and metal materials was discussed. The metal fencing will have the appearance of wood. The drive-thru will remain with no plans other than to block it off. A

rendering from Pleasant Grove Boulevard was displayed. Planner Hawkins suggested that planters or easily removable objects could be added to the drive-thru to dress it up and make it more visually pleasing. Staff recommended approval.

The applicant for this item was unable to attend.

Chair Pro Tempore Heiner asked how the signage would look. Planner Hawkins expected something similar to an ADA sign. Chair Pro Tempore Heiner believes that it should be more adequately blocked off. Board Member Durrant asked where the parking for the restaurant would be. Planner Hawkins said there is plenty of parking to service the restaurant. Chair Pro Tempore did like that they are leaving enough space to park one car in the unused drive-thru.

Chair Pro Tempore Heiner asked about the lighting for the project. Planner Hawkins displayed the nighttime renderings and felt that what they provided was adequate. Chair Pro Tempore Heiner agreed. Board Member Dyer asked about the existing patio along Pleasant Grove Blvd. Planner Hawkins explained that they do not intend to use that area for outdoor seating but it could be utilized.

**MOTION:** Board Member Robertson moved to accept the proposed plan with the condition to spruce up the drive-thru and make it more visually pleasing with planters and appropriate materials. Board Member Armstrong seconded the motion. The Board Members unanimously voted "Yes". The motion carried.

**ITEM 2: Site Plan - Located at approximately 1563 W. State Street**  
**Applicant: David Runnells**

Planner Hawkins explained that this item and the next item are in the same general location. An aerial map was displayed to orient the board on the location of the project located along State Street and named North Grove Retail. Adjacent tenants include Crust Club, Seven Brothers, Soda Time, and Kneaders. Lot 301 is still vacant. Lot 304 is proposed for a Freddy's restaurant and Lot 303 is proposed for restaurant and retail uses. The master plan for this site was displayed. This gives an initial idea of what the area will be developed like in terms of zoning and engineering. As sites are submitted for, they can get into specific site requirements. The building locations, parking, and landscaping are all generally the same as the original site plan. This allowed the applicant to utilize an area that was recently acquired by UDOT for right-of-way development to meet their setback requirements.

Both buildings will have drive-throughs. Parking for restaurant uses are determined by the number of seats they provide inside the establishment which will be submitted at the time of the building permit application for the tenant improvement. There are enough parking spaces to service both buildings as proposed. However, the parking does need some landscape planters. Landscape planters are required as one for every 10 parking spaces and one at the end of every row of parking spaces.

The elevation drawings for the 3-tenant building was displayed. Overall it meets the material requirements for The Grove Zone as the majority of the materials are glass, metal panel that



looks like wood, synthetic stone, fiber cement paneling, and a little bit of stucco and metal.

The elevation drawing for the Freddy's restaurant building was displayed. The primary material listed was Dryvit which is a type of stucco or EIFS. Stucco or EIFS is only allowed as an accent or secondary material in The Grove Zone. So long as the colors are okay, a condition to approval would be that the materials meet the minimum zoning requirements.

Board Member Robertson asked if the brick in the Freddy's building will match to the neighboring 3-tenant building. Planner Hawkins identified the brick color as Gunstock Brown as written on the plans and noted that it was a darker colored brick.

Board Member Dyer asked about the site plan and whether or not the Freddy's building will have parking at the front of the building since there appeared to be two different sets of plans. Planner Hawkins asked to defer to the applicant on that question.

Dallas Nelson, architect with Dallas Nelson Architecture, was in attendance on behalf of the applicant. He is not sure what happened with the Freddy's building site plan as a different design team worked on that project. It does appear that there is a covering over the front on one of the site plans. Mr. Nelson designed the 3-tenant building and not the one for Freddy's. Board Member Dyer asked about the crisscross drive-thru. Mr. Nelson has not done a dual drive-thru before but the owner has done several successfully and has asked to try it out at this location. Chair Pro Tempore Heiner asked for clarification on how the drive-thru would function. Mr. Nelson explained where the order and pickup windows will be for the two tenant spaces that the drive-thru will serve. The new 3-tenant building will have continuity in design with the neighboring Kneader's. Mr. Nelson also designed the building for Soda Time, which has a bit of a unique design.

Chair Pro Tempore Heiner clarified that Item 2 was for the 3-tenant retail and restaurant building and Item 3 was for the Freddy's restaurant.

Chair Pro Tempore Heiner asked about the location of the dumpster. Mr. Nelson stated it is on the far south end of the property. Chair Pro Tempore Heiner asked if they were aware of the landscape islands for the parking lot. Mr. Nelson said that Galloway, the civil engineer on this project, handled the site plan and he thinks the expectation for landscape islands may be a surprise to them.

**MOTION:** Board Member Durrant motioned to accept the site plan for Lot 303 with addition of the landscape planters in the parking lot. Board Member Robertson seconded the motion. The Board Members unanimously voted "Yes". The motion carried.

**ITEM 3: Site Plan - Located at approximately 1511 W. State Street**  
**Applicant: David Runnells**

Chair Pro Tempore Heiner reminded the board that the materials proposed do not meet the code requirements. Planner Hawkins affirmed that was correct. If the board did not want to see this item again, they would need to motion to approve the materials so long as they are amended to

meet the code requirements. Board Member Durrant clarified that the brown items were brick and are an approved material; it is the stucco or EIFS that is problematic. Planner Hawkins stated that 50% or more of each façade needs to consist of an approved material.

Board Member Dyer asked if there is a requirement to make the buildings tie altogether within the project. Planner Hawkins stated that is not required in this particular area.


**MOTION:** Board Member Durrant motioned to accept the site plan as proposed, approves the color scheme and requests that the applicant change the specification of materials to meet the minimum zoning requirements. Board Member Robertson seconded the motion. The Board Members unanimously voted “Yes”. The motion carried.

**ITEM 4: Review and Approve the Minutes from the July 21, 2025 Meeting**

**MOTION:** Board Member Robertson made a motion to approve the minutes as drafted. Board Member Durrant seconded the motion. The Board Members unanimously voted “Yes”. The motion carried.

The Design Review Board Meeting adjourned at 6:02 PM.

  
Glen Haynie  
Design Review Board Chair

  
Christina Gregory  
Planning & Zoning Assistant

12/19/2025  
Date