



**PLEASANT GROVE CITY
DESIGN REVIEW BOARD MEETING MINUTES
DECEMBER 15, 2025**

PRESENT: Chair Glenn Haynie, Board Members Kevin Heiner, Drew Armstrong, Olani Durrant, Trent Dyer, Brett Robertson

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

Chair Glen Haynie called the meeting to order at 5:30 PM and welcomed those in attendance.

**ITEM 1: Site Plan - Located at 1008 S North County Boulevard
Applicant: Steve Wiscaver**

Planner Hawkins presented the site plan for a LongHorn Steakhouse restaurant. It is intended to be located on a corner lot at 1008 S North County Blvd which intersects with Mountain View Lane. There is a 25-foot setback requirement from both street side frontages but there are no setback requirements from the other two sides. The applicant meets their setback requirements.

Access to the property will be from Mountain View Lane but there is also access through the office building parking lot that has access from North County Boulevard as well. The access lane from Mountain View Lane has parking spaces immediately off the access lane. Chair Haynie asked if the access lane already exists. It was Planner Hawkins understanding that the owner has been working on the construction of the access lane. Chair Haynie asked if there was another project under development that was already approved that will also be using this access lane. Planner Hawkins confirmed that the project named Valley Grove Retail P, Q & R that is under construction will share the use of this access lane. Chair Haynie asked if there is a code or any concerns about traffic from the city because customers that park along the access road will have issues backing into traffic caused by people coming from the neighboring retail and office projects. Planner Hawkins deferred to the city's Engineering Department to address this, but he has not heard a definitive answer from them yet.

Board Member Heiner asked if the neighboring office building has a parking agreement in place with this applicant for parking after hours. Planner Hawkins stated that they do not need a shared parking agreement because they already meet the minimum parking requirements for this location. They are welcome to do one, but it is not required. Board Member Durrant remarked that they have landscape planters that indicate it is a shared parking lot. Planner Hawkins explained that diamond landscape planters are allowed if the entire parking lot has more than 300 parking spaces. He believes the Valley Grove office project already has over 300 parking spaces. He commented that these diamond landscape planters provide a little more cohesiveness between

the different projects. Board Member Durrant noticed that some of the landscaping planters are being built on the neighboring property. Planner Hawkins agreed but he did not see that as an issue and could require a minor site plan amendment for those.

Board Member Dyer asked if there would be any value for the applicant to enter into a parking agreement with the neighboring office building so they can eliminate the parking stalls that back into the access lane. Planner Hawkins stated that it is something to consider or, alternatively, to request that the parking be oriented vertically rather than horizontally. He pointed out that the Engineering Department will get more involved with addressing the access to parking spaces. Board Member Heiner is concerned when four cars leave the office building and queue to turn onto Mountain View Lane that the person parked in one of these spaces is stuck there until they clear or the person parked in front of them leaves. He did not feel that would be an ideal situation. Planner Hawkins mentioned that there is a higher likelihood that people will park closest to the building entrance first. Chair Haynie said that he goes in and out of the project across the street and there are challenges getting in and out of that project.

Board Member Durrant asked if the group is serious about recommending a mirrored and flipped floor plan for the restaurant as that may resolve some of their parking concerns. Planner Hawkins asked to continue his presentation on what the applicant is proposing and come back to that idea.

Planner Hawkins continued that they addressed the setbacks and that there are no lot coverage requirements.

Planner Hawkins estimates 47-54 parking spaces are required based upon how many seats are provided within the establishment; the applicant provides for 76 parking spaces with the current layout.

The dumpster location is at the north end of the site with some necessary utilities and the dumpsters themselves located behind a screened wall. An electrical box or transformer is located on the corner of the intersection.

The landscaping plan was presented and Planner Hawkins explained that 10% of open space is required and the applicant is providing for 26-28% of open space. They meet all of the landscape requirements. He detailed that all the area behind the back of curb needs to be landscaped and that is what they have shown on their plans. The code requires one tree required for every 1,000 square feet with 30% of the required trees being evergreen. The applicant provided tabulation indicating eight trees as evergreen. Those requirements have been met.

The floor plan was reviewed. It was noted that the kitchen and storage are in the rear of the building, the seating area takes up most of the space and then there are bathrooms towards the back of the building as well.

The elevation plans were shown. The front facing side has the most stucco which is an accent material, but accent materials total only 45% on this side. All other sides, the primary building material is fiber cement siding and stone. Overall, the material requirements have been met.

The maximum height is also fine.

All requirements have been met but as discussed during the work session, there was a desire to continue a discussion that started during the work session about changing the orientation facing North County Boulevard and having a few more windows to address the code requirements. Board Member Robertson inquired why the applicant chose to orient the building the way they did. Planner Hawkins invited the applicant to come up to respond.

Brayden Allsop, Civil Engineer with Kimley Horn, mentioned he could not speak to the architectural side and he was not involved with selecting the orientation of the building. It was his understanding that there were discussions between the architect and the city's planning team to orient the building as proposed to meet city code for materials. Board Member Heiner clarified that there is an issue with the elevation facing North County Boulevard, which is the dominant street, has very few windows and architectural features. The city code calls for a lot of glass. He added that it should look like the front of the building even if it is not. The board generally agreed that the proposed façade along North County Road does not meet the code requirements under section 10-14-20-E. The board discussed flipping the plan and rotating it, then the side facing the dominant street would be a better option. Mr. Allsop stated he could not comment on the architectural features, but he could take their comments back to the architectural team. He asked for clarification on their concerns. Board Member Durrant remarked that the issue is having the screening wall along North County Boulevard. Board Member Dyer added that it is a combination of window and architectural elements, three of the façades seem to meet the city's requirements but the one that should be the primary façade does not.

Board Member Armstrong referenced the section of code for "Street Facades: The façade that faces the street is the most prominent in any commercial building." The façade that faces the main street is the most utility-looking façade of the three sides which is the opposite of what has been submitted. He explained that every city does things differently, but if you visit the Olive Garden in American Fork, the front door of the building faces the main road even though the parking is on the side. Pleasant Grove does not require businesses to make it the primary façade, but it needs to look just as good as the primary façade on the main street. The city does not want people to drive down the main corridors and be looking at the back of buildings. He believes the Pleasant Grove City Code is the most recent, with the exception of maybe Vineyard, as it was put together in 2005. He continued to read from code section 10-14-20-E: "It shall be designed with large panes of clear glass on the main level oriented to the sidewalk. Opaque, heavily tinted, or reflective glass is inappropriate and shall not be used." There was a discussion about people putting things up within their space to hide the areas they are using for storage since these areas are the back of the building which may require the city to change the wording at some point in the future. He cited Section 10-14-20-F: "Side and Rear Facades: The design of a building shall be considered on all sides of the building, with each façade being required to meet the terms of this section." He summarized that the code goes on to address relief variation, vertical separation, and building materials that are all relevant to this section of code. Board Member Armstrong stated that the city has run into issues with other buildings but it is a requirement that all businesses need to adhere to.

Mr. Allsop said he could relay the message to the architectural team especially for the

requirement of clear glass percentage for that frontage. Board Member Armstrong stated that it is understandable that not every side can be the front of the building but the least desirable facade could face Mountain View, since it is a lesser road than North County Boulevard. Board Member Heiner stated that what they had displayed on the screen was showing the building flipped around so that the dumpster enclosure wall faces Mountain View instead of the primary road. Board Member Durrant commented that the side as proposed looks too industrial. Board Member Heiner said if they want to keep the orientation then they will need to do some serious dressing up on the dumpster enclosure wall to make it look more like the front of the building.

Chair Haynie stated that after their discussion it has been determined that the design does not meet code and the applicant will need address those requirements and bring this back to the Design Review Board. The board wanted the applicant know that they are excited that LongHorn Steakhouse is coming to Pleasant Grove City.

Planner Hawkins asked if they wanted to provide specific feedback about changing the height of the dumpster enclosure wall, adding some additional windows, or change the roofing elements. The preferred method would be to flip and rotate the proposed floor plan so the side facing North County Boulevard will face Mountain View instead. Board Member Heiner explained that if the rotation cannot happen then raise the height of the dumpster enclosure wall so it square's off the building, add some chimney elements, dress up the door, and add some faux windows.

Board Member Heiner offered that the board has made a few exceptions to the faux or opaque glass requirements to accommodate several businesses. Chair Haynie explained that they allowed faux glass for Golden West Credit Union because the wall facing Pleasant Grove Boulevard was a part of their vault. A street view of Google Maps was displayed with Planner Hawkins identifying the faux glass on the existing building. Mr. Allsop understood that the overall aesthetic of the street facing side should look like the front of the building. Chair Haynie complimented the applicant on the proposed design of the front façade. He added that it would be nice to have something as gorgeous on the side of the building that gets the most traffic.

The site plan was displayed. Board Member Heiner mentioned that the parking spaces along the access road will cause the patrons to back into traffic. He believes this will cause issues in the future. Mr. Allsop said that they would need to investigate this matter further and confirm it would still meet their feasibility requirements for parking since accommodating this request would remove a few parking stalls. Board Member Dyer reviewed the plan and noted that the requirement is for 57 parking stalls and the applicant provided 76 so the applicant could still meet their parking requirements if they were to remove the 13 parking spaces in question. Planner Hawkins commented that these restaurants tend to draw a lot of patrons and the more parking stalls they can have the better.

MOTION: Chair Haynie moved to DENY the project as-is and to take the message of the city code that the sides facing the roads need to meet the city code that says they need to look like the front of the building facing North County Boulevard. Additionally, they recommended that their parking design is reviewed to not back into traffic. Board Member Heiner seconded the motion. The Board Members unanimously voted "Yes". The motion carried.

Planner Hawkins restated the requirements from the motion as follows.


1. Building needs to meet the requirements of code section 10-14-20-E;
2. Changing the parking orientation.

Mr. Allsop asked if the elevations are reviewed at every stage of the site plan approval process. Planner Hawkins replied to affirm "yes." Chair Haynie commented that he is not sure what happens at the other meetings but the Design Review Board does have to consider the design of the building. He believes both the Planning Commission and the City Council takes a close look at it as well. Planner Hawkins stated that is correct. Board Member Armstrong added that both public bodies listen to the Design Review Board but they don't always follow their recommendations.


ITEM 2: Review and Approve the Minutes from the September 8, 2025 Meeting

MOTION: Board Member Heiner made a motion to approve the minutes from the September 8, 2025 meeting. Board Member Durrant seconded the motion. The Board Members unanimously voted "Yes". The motion carried.

The Design Review Board Meeting adjourned at 5:59 PM.



Glen Haynie
Design Review Board Chair



Christina Gregory
Planning & Zoning Assistant



Date