



**PLEASANT GROVE CITY
DESIGN REVIEW BOARD MEETING MINUTES
FEBRUARY 2, 2026**

PRESENT: Chair Glenn Haynie, Board Members Drew Armstrong, Olani Durrant, Brett Robertson

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

Chair Glen Haynie called the meeting to order at 5:30 PM.

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

Jacob Hawkins, City Planner, explained that at the December 15, 2025 meeting, the Design Review Board reviewed the site plan and landscaping plan and found those to be acceptable. The only comment to the site plan was a concern with the parking on the south end of the parking lot. The applicant has been working with a traffic engineer to address that issue.

The biggest concern that arose at the last meeting was whether or not the building met the requirements for architectural orientation. Under Section 10-14-20 of the City code it states:

- K. Building Architectural Orientation: Buildings shall have their architectural orientation toward the front of the property, which includes having at least one functioning entry door oriented to the street. The "front of the property" shall be defined as the street frontage from which the building is accessed. Buildings on corner lot sites shall have an architectural orientation toward each right of way frontage with entrances or the appearance of entrances along each facade.

Additional sections that support this requirement that were discussed last time included:

- E. Street Facades: The facade that faces the street is the most prominent in any commercial building. 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.
- F. Side And Rear Facades: The design of a building shall be considered on all sides of the building, with each facade being required to meet the terms of this section.

After reviewing the elevation plans at the last meeting, the Design Review Board became most concerned with the design of the side facing North County Boulevard. After that meeting, a draft of the meeting minutes had been sent to the applicant and then the applicant provided updated elevation plans. Nothing changed on the sides facing south, east and west. They made changes to the north elevation by providing five fake windows, to meet the requirements for additional glass, reoriented a few windows and added handles to the doors. Planner Hawkins explained that, though it is difficult to see from the elevation drawing, the dumpster enclosure area sticks out from the building approximately 10 feet from the north façade creating additional depth.

Chair Haynie asked if the door that accesses the dumpster enclosure area is functional or fake. Jim Ritchie, a representative for the applicant, explained that the door is used mainly to bring in large pieces of kitchen equipment during construction. He confirmed it is an operable door. For safety and security reasons, following the installation of equipment, the door will be locked and alarmed. Chair Haynie then inquired about the other door located on the north façade to confirm it was not an entry. Mr. Ritchie explained that door goes into the mechanical room.

Mr. Ritchie shared that the prototypical elevation would not include the stone element that wraps down the side of the building. They enhanced the wainscot to include the stone. Additionally, the treatments along the façade at the mechanical room were made to emulate the same treatments and details of the other facades of the building. Some of these elements include the shutters, the canopies, and the tie backs. They also added a small canopy over the door to the kitchen from the inside of the trash enclosure area. At other locations they would typically have downspouts on this side of the building and those have been taken internal to the building to further clean up this facade. They also introduced five windows that would be in a mirrored type of finish. This side of the building, from right to left, houses the kitchen and the walk-in cooler.

Board Member Olani Durrant asked if there were windows behind the shutters. Mr. Ritchie clarified that there are not openings there but an applique of similar features that are found around the other orientations of the building.

Chair Haynie commented that he liked the revised version better than the last one that was brought before the Design Review Board. He loved that the downspouts are hidden. His hope is that the applicant appreciates the comments that were made at the last meeting. North County Boulevard has a lot of traffic especially during commute times. The City's goal has always been to make the buildings along North County Boulevard look nice, presentable and professional. The Design Review Board struggled with the north elevation drawing that was presented at the previous meeting. He appreciates the effort that has been put forth to meet the City's requirements.

Chair Haynie inquired about how the building would look at night along the north façade. He commented that the city gets dark early during the winter months. He further inquired if there would be enhanced lighting or if the LongHorn Steakhouse sign would be the only thing that lights up at night. Mr. Ritchie confirmed that the entire building is wrapped with parapet lighting. He explained that you will see a wash of light coming from above, down each of the facades. The LongHorn Steakhouse sign would pop. The towers that are further back would provide additional glow coming down from them as well. Chair Haynie asked if the parapet lights would

light up the entire wall. Mr. Ritchie explained that the parapet lights would cast the light shadows down the wall which creates a warm glow along the entire facade. Mr. Ritchie agreed to share pictures of the prototypical lighting package at night with the Design Review Board through Mr. Hawkins. Chair Haynie asked if there would be any lighting coming from the ground up. Mr. Ritchie clarified that there are certain spots around the front of the building that they would spotlight, but a majority of the lighting comes from above, and is directed down.

Board Member Robertson echoed what was said by Chair Haynie, stating that he appreciates the changes that have been made. Cleaning up the downspouts and putting them inside makes the building look a lot better with a cleaner finish. With the lighting coming down, he believes the building will pop and stand out with the sign. He also likes the addition of the windows.

Mr. Ritchie has been utilizing Google Earth and their street level views so he feels like he's come to know the neighborhood. He's virtually driven up and down North County Boulevard and Pleasant Grove Boulevard to familiarize himself with what other buildings and businesses are providing. He saw a series of strip malls with a lot of inline spaces and tenants doing their own build outs. He observed that everyone is facing their main entrance inward towards the parking lot and LongHorn Steakhouse wants to do the same. He did see a lot of glass, and he tried to emulate as much as he could, but he is challenged to work within the budget constraints of the project. As they modified their plans to accommodate the requested changes, there are additional costs and they have reached their limit. He added that each time a change is made he has to go back to the brand to get their approval. What was being presented was already approved by the brand president and the financing department.

Board Member Robertson asked if the shutters on the left elevation of the building had windows. Mr. Ritchie clarified that they are also shutters. Board Member Robertson understood that they were trying to match the rear of the building with the left side. Chair Haynie inquired if the shutter material is significantly less than the window looking material. Mr. Ritchie recounted that it was not significantly less. Chair Haynie stated he likes the look of a window more than a shutter because he feels that glass makes it look more open and inviting. If the cost difference for the fake glass looking material is minimal, his preference would be for fake glass. He noted that the strip centers along North County Boulevard and Pleasant Grove Boulevard have their real front doors towards the parking lot, but they had the fake back doors and the windows (which are covered up in a variety of ways). When you drive down the road you see all that glass. It provides the appearance the City is trying to achieve where they do not look like the back of buildings. Mr. Ritchie understood. He mentioned that where the shutters are located on both elevations discussed is their kitchen; which limits their ability to add real glass. He understands the comment to replace the shutters with faux windows.

Board Member Durrant shared that he was a civil engineer for 50 years. The last 25 years he's been an artist. When he looked at the building the first time, it struck him from an artistic standpoint, as quite powerful. He stated it had nice shapes and he liked the staggered nature of the building versus a flat wall. When he saw the introduction of the five added windows, he felt like they look out of place for that design. He feels that the design is a more modern, functional design. The architecture has sweeping, beautiful sections and getting the right proportions and suddenly there are five little blue specs there. He prefers the first version over the revised one.

He feels like the five windows give the building an industrial look. Chair Haynie asked if his preference was for no windows. Board Member Durrant didn't think it detracts from North County Boulevard because it is not one big wall but sections of walls providing depth.

Board Member Robertson commented that we proposed for them to do something and they brought something back for their review. He felt like it was a big change towards making it more aesthetically appealing.

Chair Haynie believes one of the big touches was removing the downspouts. The Board agreed that it made the building a lot cleaner. He would prefer to see a window over a shutter though that is not a requirement. He invited the Board to make a motion.

Board Member Armstrong joined the meeting at 5:52 PM. Chair Haynie inquired if he had any concerns. He had none.

MOTION: Board Member Robertson made a motion to accept the elevation plans as presented with the request to change the shutters with faux windows if they are within budget. Glen Haynie seconded the motion. Board Members unanimously voted "Yes". The motion carried.

Glen Haynie thanked Mr. Ritchie for his efforts and shared there is excitement for them to come to Pleasant Grove. Mr. Ritchie complimented on the beauty of the area and how they feel like this location will be successful and will be able to serve the patrons of the community. He offered to provide the photos of the nighttime lighting package because he feels the building looks striking at nighttime. He will also study the request for faux glass over the shutters.

ITEM 2: Review and Approve the Minutes from the December 15, 2025 Meeting

MOTION: Board Member Durrant made a motion to approve the minutes from the December 15, 2025 meeting. Board Member Robertson seconded the motion. The Board Members unanimously voted "Yes". The motion carried.

The Design Review Board Meeting adjourned at 5:56 PM.



Glen Haynie John Andrew Armstrong
Design Review Board Chair



Christina Gregory
Planning & Zoning Assistant

2-23-26

Date