

PLEASANT GROVE CITY
DESIGN REVIEW BOARD MINUTES
June 28th, 2021

PRESENT: Chair Glen Haynie, Drew Armstrong, Kevin Heiner and Olani Durrant (came at 5:56 pm)

STAFF: City Planner, Rylee Hall and Planning Assistant, Kara Kresser

Meeting started at 5:30 PM

ITEM 1 Review Crave, a restaurant building, located at approximately 250 South and North County Boulevard. Sam White's Lane Neighborhood

APPLICANTS: Stephen Selu, Civil Engineer
On the phone: Jim Marsh, Architect and Collin Hill, Project Manager.

Chair Haynie opened the meeting with an introduction of the Board.

Jim Marsh explained the Crave business model and their goal to expand in the West. There was discussion about how long Crave has been in business in Idaho.

Stephen Selu discussed the access to the property. The site is located between North County Blvd and Chateau Way (a private road). The entrance will be a right-turn from North County Blvd. They are proposing access from both roads, but the access from Chateau Way will be for emergency use only. North County Boulevard has existing access which UDOT has suggested they use.

Chair Haynie asked about the hours of operation. Currently, they intend to be open from 7am to 10:30pm. They anticipate most transactions will take place in the afternoon and evening. They want to see how popular offering breakfast would be, then possibly set their morning hours accordingly. They then discussed the anticipated number of employees. Jim stated they are planning to provide 80-100 parking stalls to accommodate both employee and customer use.

Stephen stated the road along the west of the site is a private drive (Chateau Way). Board Member Heiner asked if there were already easements in place for them to use that road. Jim mentioned they do not want to bring general traffic from that road, and they want it to remain as a fire safety road. Stephen said they are planning to provide a crash gate for that access.

Board Member Heiner asked about where a customer would go to pick-up an order. Stephen and Jim stated the customer pick-up parking is on the south-east portion of the site with pedestrian access to the front of the building.

Chair Haynie then wanted to discuss the proposed elevations. There will be a lot of roof-top equipment and there will be a large screen that is about 10 feet inward from the parapet wall for screening. Each kitchen will have sliding glass doors that face the exterior walls with windows to provide natural lighting in each work area. Windows will line the corridor bordering the exterior walls. The proposed elevations will use different materials to provide variety in the design, such as a linear wainscoting, and horizontal and vertical patterns with lighter color base material.

Board Member Armstrong asked about signage. Jim said they will have a sign on the front of the store oriented towards the main entry. They will also have a sign on the southwest corner. Board Member Heiner asked if it would be obvious to customers where they need to go for pick up. Jim said that there will be signage directing cars to the pick-up area.

The applicant has discussed the landscaping with Planner Hall. Board Member Heiner asked if there was going to be pedestrian access from the south side of the site. Stephen said pedestrians coming from the south could walk through the landscape to access the building, but they could investigate providing a pathway. The Board stated they want a walkable community; the applicants will work with the adjacent development to see if they can figure something out.

There was a discussion about the floor plan and if the names on the floor plan are the restaurants they plan to occupy the building. Collin said there are some, but some of them are just labeled pasta, pizza, sliders, etc. to show examples of potential restaurant kitchen space.

Kevin Heiner motioned they accept the project as presented adding the applicants will consider a pathway from the south side of the site as suggested.

Drew Armstrong seconded the motion. The Board unanimously voted "Aye". The motion carried.

Meeting adjourned at 6:00 PM.


Glen Haynie

Design Review Board Chair


Kara Kresser

Planning Assistant

9/13/2024

Date