

PLEASANT GROVE CITY  
DESIGN REVIEW BOARD MINUTES  
September 13, 2021

**PRESENT:** Chair Glen Haynie, Drew Armstrong, and Olani Durrant

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

**ITEM 1:** Slim Chickens

**APPLICANT:** Boyd Preece representing Applicant.

Chair Haynie opened the meeting at 5:36 PM

Boyd Preece stated the owners were available by phone if there were any questions the Board had that needed to be addressed further. He stated Slim Chickens currently have locations in Lehi and Herriman that are doing well. The drive-through will start out as a single lane and then split into a double drive-through to help with the stacking. Mr. Preece discussed the patio and how in the winter they will be able to enclose it.

~~Planner Hall presented the landscape plan, then the elevations, as well as the floor plan. There was a discussion on the floor plan, the seating, and the restrooms.~~

Chair Haynie asked about signage. Mr. Preece said they had the signs on the building, and they would be submitting sign permits if there is anything different. Planner Hall mentioned that if they have any monument signs or freestanding signs, they need to be reviewed by the Design Review Board prior to approval.

There was a discussion on the screening of any equipment on the roof, and then discussion on the dumpster location. Planner Hall stated that it met the dumpster requirement of 5 ft landscaping strips along all sides of the dumpster except the gate side.

The photometric plan was displayed, there will be lighting on the building and some in the parking lot. Mr. Preece mentioned there was a question about the lighting in the comments and those will be addressed soon.

Olani Durrant motioned they accept the project as presented.

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

**ITEM 2:** Everlights Office

**APPLICANT:** Dallas Nelson, Architect and Christopher Thompson, Architect.

Dallas Nelson explained that would be a brown accent piece jutting out from the building on the southern side, the back portion of the piece seen from the north would appear as white paneling. Olani Durrant asked about the outdoor areas that are reflected on the elevations. Mr. Nelson pointed out the patio area that continued around the building and tied back into the front side. Structurally, the roof will be designed and built with a roof membrane then paver system that allows it to be occupied now or finished at a later date.

Mr. Nelson said there were some site issues with access that was still being worked out between the developers, landowners, and the City. Chair Haynie asked about the drainage. Mr. Nelson said that most of the site is low, and they will be bringing in approximately 4 feet of fill dirt to make it level. The applicant will contain their own drainage on site.

There was a discussion on the access plan, there is an easement that is needed for access onto Pleasant Grove Blvd, and they are working on gaining that access. They are hoping for the proposed access, but they are looking at other options.

Chair Haynie asked about the dumpster location, Mr. Nelson asked if the dumpster needed the landscape buffers if it was attached to the building. Chair Haynie asked if one access would be enough. Mr. Nelson said they were still working out of the details for that access and alternatives they may propose, such as adjusting the building to have enough room for a turn-around.

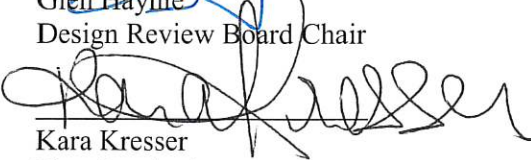
Olani asked about the retail space. Mr. Nelson said there would be 3 retail spaces accessed from the ground floor, in addition to the office spaces.

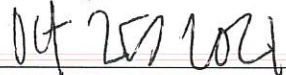
Drew Armstrong motioned they accept the project as presented.

Olani Durrant seconded the motion. The Board unanimously voted "Aye". The motion carried.

Meeting adjourned at 6:29 PM.

  
Glen Haynie  
Design Review Board Chair

  
Kara Kresser  
Planning Assistant

  
Date