



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40

PLEASANT GROVE CITY
PLANNING COMMISSION MINUTES
February 13, 2014

PRESENT: Chair Scott Richards, Commissioners Julia Whetman, James Malone, Levi Adams, and Dallin Nelson. Commissioners John Stevens, Amy Cardon and Eric Jensen were excused from the meeting.

STAFF: Community Development Director Ken Young, Planning Intern Marcus Wager, City Engineer Degen Lewis and Planning Tech Barbara Johnson

Neighborhood Chair: Libby Flegal

The meeting started at 7:00 pm.

Chair Richards welcomed everyone to the meeting.

Commission Business:

a. Opening Remarks: Commissioner Julia Whetman

b. Agenda approval:

- **MOTION:** Commissioner Nelson moved to approve the written agenda as public record. Commissioner Whetman seconded the motion, and the Commissioners unanimously voted “Aye,” Motion carried. It was noted that Items 2 and 3 would be continued to the February 27 meeting, and that the application for Item 8 was withdrawn.

c. Staff Reports:

- **MOTION:** Commissioner Nelson moved to approve the Staff Reports as part of the public record. Commissioner Whetman seconded the motion, and the Commissioners unanimously voted “Aye,” Motion carried.

d. Declaration of conflicts and abstentions from commission members: There were none.

ITEM 1 To consider Allred's Downtown Phasing Plan on property located at approximately 24 East 100 North in the Downtown Village (DV) Zone. **OLD FORT NEIGHBORHOOD**

1 Planning Intern, Marcus Wager, displayed an aerial map of the property and reviewed the staff
2 report. The proposed plan is to phase the project into seven parts. The first phase will be the four
3 units for which the Planning Commission has already granted approval. The next six phases are
4 set up for the future construction of four units each. There were no outstanding planning or
5 engineering concerns. Staff recommended approval of the phasing plan. The applicant, Steve
6 Allred, was also present at the meeting. He briefly added that they are downsizing the property
7 one phase at a time to allow for more flexibility with the bank and financing.

8
9 Chair Richards invited public comments. None were shared.

10
11 Commissioner Malone noted that this is a fairly straight-forward request.

12
13 **MOTION:** Commissioner Whetman moved that the Planning Commission approve the phasing
14 plan for Allred's Downtown, and adopt the exhibits, conditions, and findings included in the staff
15 report. Commissioner Malone seconded the motion and the Commissioners unanimously voted
16 "Aye". The motion carried.

17
18 **ITEM 2** Public Hearing to consider rezoning approximately 1.1 acres from RR (Rural
19 Residential) to R1-10 (Single Family Residential) zone for property located at approximately 170
20 East 1100 North. **BIG SPRINGS NEIGHBORHOOD**

- 21
22 • *This item was continued to the February 27, 2014 meeting.*

23
24 **ITEM 3** Public Hearing to consider the request of Susan Jarrett for a six-lot Preliminary Plat
25 called Larsen acres Plat "C" located at approximately 170 East 1100 North in the R1-10 (Single
26 Family Residential) zone. **BIG SPRINGS NEIGHBORHOOD**

- 27
28 • *This item was continued to the February 27, 2014 meeting.*

29
30 **ITEM 4** Public Hearing to consider rezoning approximately .45 acres from R1-20 (Single-
31 Family Residential) to R1-15 (Single-Family Residential) zone on property located at
32 approximately 1240 North 460 East. **BIG SPRINGS NEIGHBORHOOD**

33
34 Mr. Wager presented the application and explained that Items 4 and 5 are related to one another.
35 He explained that approval of the rezone is necessary in order to proceed with approval of the
36 preliminary plat. He presented the staff report and stated that the subject property is in the R1-20
37 Zone. The proposed lot is 19,460 square feet in size, which is just short of the 20,000 square-foot
38 requirement. As a result, the applicant is seeking a zone change to R1-15. The R1-15 zone fits
39 within the General Plans future for Pleasant Grove. Currently there is property to the north, east,
40 and further west that is zoned R1-10 and nearby there are also R1-9 and R1-8 Zones.

41
42 The intent of the proposed plat is to carve out one lot. The size of the lot is 19,460 square feet,
43 which meets the zoning requirements if the rezone gets passed. A new street (560 East) will be
44 built to accommodate the subdivision. Staff recommended that the Planning Commission
45 recommend approval to the City Council for the proposed rezone and preliminary plat.

1 Chair Richards noted that two separate motions are required for the rezone and preliminary plat.

2
3 Bill West from Knight West Construction represented the applicant, Dallin Atwood, and gave his
4 address as 451 East 1000 South in Pleasant Grove. He felt this was "spot zoning" and felt that
5 the proposed rezone should be R1-10, however, that couldn't be the recommendation based on
6 specifications in the General Plan. It was noted that in order for reconsideration as an R1-10
7 zone, another public hearing would need to be noticed. Director Ken Young explained that the
8 zoning in the surrounding areas, as well as consideration that was given when creating the
9 General Plan. Mr. West pointed out that the R1-20 zoning in the area stands out. He concluded
10 by stating that he expects that other property owners will want a road that runs through the
11 property to continue either to the south or west for further development to occur.

12
13 Commissioner Malone asked if there was any other surrounding property that could be acquired
14 in order to maintain the R1-20 zone. Director Young described the difficulties associated with
15 the shape of the lot. Chair Richards pointed out that there are uphill slopes to the east where the
16 road comes to a dead end. He wanted to know if there would be any issues with the drainage.
17 Engineer Degen Lewis explained that there wouldn't be any problems. He described the vicinity
18 plan, and noted that sewer will be the bigger issue.

19
20 The public hearing was opened. There were no public comments. The public hearing was
21 closed.

22
23 Commissioner Malone saw no issues with the application, as the proposal would be consistent
24 with other surrounding zones and lot sizes. Commissioner Adams was concerned with zoning on
25 other lots. Director Young noted that the City could choose to rezone the entire property now;
26 however, there isn't any real objective for the City to do so. He noted that it is primarily left up
27 to the property owners.

28
29 **MOTION:** Commissioner Nelson moved that the Planning Commission recommend that the
30 City Council approve the request of Dallin Atwood to rezone approximately .45 acres of
31 property located at approximately 1240 North 460 East, from R1-20, Single-Family Residential
32 to R1-15, Single-Family Residential; and adopt the exhibits, conditions, and findings contained
33 in the staff report. Commissioner Whetman seconded the motion. The Commissioners
34 unanimously voted "Aye". The motion carried.

35
36 **ITEM 5** Public Hearing to consider the request of Dallen Atwood for a one-lot Preliminary Plat
37 called Atwood Estates located at approximately 1240 North 460 East in the R1-15 (Single-
38 Family Residential) zone. **BIG SPRINGS NEIGHBORHOOD**

39
40 **MOTION:** Commissioner Nelson moved that the Planning Commission approve the preliminary
41 plat, known as Atwood Estates, and adopt the exhibits, conditions, and findings contained in the
42 staff report. Commissioner Adams seconded the motion and the Commissioners unanimously
43 voted "Aye". The motion carried.

1 **ITEM 6** Public Hearing to consider the request of Mac McGuire for a two-lot Preliminary Plat
2 called Orchard Grove Plat "B" located at approximately 350 East 420 South in the R1-8 (Single
3 Family Residential) zone. **STRING TOWN NEIGHBORHOOD**
4

5 Mr. Wager displayed an aerial map of the property and reviewed the staff report. The applicant
6 was requesting approval of a two-lot preliminary plat called Orchard Grove Plat B located at
7 approximately 420 South 350 East in the R1-8 (Single-Family Residential) Zone, with a General
8 Plan designation of High Density Residential. The proposed plat is to divide the existing
9 property into two lots. Both lots have more than the 8,000 square feet as required in the zone.
10 Staff recommended approval of the preliminary plat.

11
12 The applicant, Mac McGuire, was present at the meeting, and gave his address as 320 West 500
13 North in American Fork. He explained that Lot 202 was originally landlocked, but with the
14 acquisition of the two parcels to the south, access has now been provided. Mr. McGuire's
15 proposal is for the development of the two parcels adjoining Orchard Grove.

16
17 The public hearing was opened.

18
19 Jennifer Hooley gave her address as 351 East 500 South and explained that the subject lots are
20 currently full of vegetation that soak up rain runoff. Her home sits below the parcels and often
21 there is runoff in her front yard. She was concerned that the development of the parcels will
22 cause potential flooding on her property since the vegetation will no longer be there to soak up
23 rain runoff.
24

25 Engineer Lewis explained that the property owner is responsible for landscaping their property in
26 a manner that protects their home from precipitation that falls on their property. He also noted
27 the importance of working these types of issues out with the neighbors. He concluded that the
28 impacts of the development will likely be minimal with regards to the runoff issues.
29

30 There were no further public comments. The public hearing was closed.

31
32 Commissioner Malone felt this was a straight-forward application, and that the runoff concerns
33 are a civil issue, as described by Engineer Lewis. He reiterated previous comments regarding
34 water issues that can be addressed during development.
35

36 **MOTION:** Commissioner Malone moved that the Planning Commission approve the
37 preliminary plat, known as Orchard Plat B, and adopt the exhibits, conditions, and findings
38 contained in the staff report. Commissioner Nelson seconded the motion and the Commissioners
39 unanimously voted "Aye". The motion carried.
40

41 **ITEM 7** Public Hearing to consider the request of Kyle Spencer for a 67-Lot Preliminary Plat
42 called Muirfield Estates located at approximately 1500 West 3300 North in R1-20 (Single-
43 Family Residential) zone. **MANILA NEIGHBORHOOD**
44

1 Mr. Wager displayed an aerial map of the property and presented the staff report. The applicant
2 is requesting approval of a 67-lot preliminary plat called Muirfield Estates in the R-1-20 (Single-
3 Family Residential) Zone, with a General Plan designation of Very Low Density Residential.
4 The project was reviewed previously with various rezoning requests. On December 10, 2013,
5 the R1-20 zoning on the property was approved by the City Council.
6

7 The proposed plat is to divide the existing property into 67 lots. There is an existing home on Lot
8 67 and some existing sheds that will be removed. Lot size averaging was used throughout the
9 project and allows some lots to be a bit smaller, so long as the overall project density meets City
10 Code. Staff recommended that the Planning Commission grant approval of the preliminary plat.
11

12 The applicant, Kyle Spencer, from Northern Engineering was present and expressed enthusiasm
13 about the project. He explained that the roadways and utilities have been mapped out. He
14 offered to answer any questions the Commissioners might have. He noted that the existing home
15 on Lot 67 will remain. There is also an existing farmhouse that will be removed, as well as
16 existing sheds. Mr. Spencer stated that phasing of the project will occur from the south to the
17 north.
18

19 Commissioner Malone asked if there was a percentage specifying how small the lots can be
20 using lot size averaging. It was reported that lots cannot be smaller than 80% of the requirement
21 for the zone, and cannot be more than 25% of the lot size.
22

23 The public hearing was opened.
24

25 Scott Lighter gave his address as 1550 West 2681 North, and expressed concern with the road
26 system on 1450 West. He explained that it is a narrow road, and there will be issues with traffic
27 and utilities access, which will arise from the addition of such a large development. Mr. Lighter
28 said he was opposed to the development until the issues can be resolved on 1450 West.
29

30 Engineer Lewis was of the opinion that the issues presented by Mr. Lighter need to be addressed
31 by the City. The developer is responsible for handling improvements that directly relate to their
32 project, and they plan to widen 1450 West at the frontage of their project. Engineer Lewis did
33 not disagree with Mr. Lighter's concerns, and noted that it is the position of the City Council to
34 advocate for resources to address those issues. This item was scheduled to go before the City
35 Council for a final decision next month.
36

37 Commissioner Nelson added that he lives in the area, and attested to the fact that there are road
38 issues that make it difficult for life support and other emergency services to gain access. He also
39 addressed the speed limit on those roads.
40

41 There were no further public comments. The public hearing was closed.
42

43 Commissioner Adams noted that the City Council will grant final approval of the project.
44

45 The public hearing was reopened.

1 Mrs. Nelson expressed concern with small, rural roads that in prior years have not seen much
2 traffic. She wanted to know if those roads would be addressed before construction begins on
3 huge developments. Engineer Lewis responded that the developer is responsible for road
4 improvements that directly impact the project. The City oversees surrounding road
5 improvements. He explained that the costs involved are covered by the City through impact
6 fees.

7
8 Mr. Lighter stated that he was formerly a Park Ranger, and asked why the park wasn't considered
9 part of any plat. Director Young explained that when the developer proposed the rezone to R1-
10 20, the City Council did not like having smaller lots, which would have been necessary in order
11 to include the parks. They preferred larger lots. However, to accommodate larger lots the parks
12 need to be removed.

13
14 There were no further public comments. The public hearing was closed.

15
16 Commissioner Adams asked the applicant, Mr. Spencer, about his plan for making road
17 improvements. Mr. Spencer explained that there will be the addition of a sidewalk all along the
18 frontage of the development. This will also add greater accessibility to the new academy being
19 proposed. He expressed concern with the speed limits on these smaller roads, and explained that
20 the road will be widened to meet the City standard, which is 40 feet of asphalt. Further
21 improvements were discussed, including the addition of an overlay on 1450 West. It was noted
22 that construction drawings will address the items discussed.

23
24 **MOTION:** Commissioner Nelson moved that the Planning Commission approve the preliminary
25 plat, known as Muirfield Estates, and adopt the exhibits, conditions, and findings contained in
26 the staff report, with the recommendation that the developer resolve traffic conditions with the
27 City Council. Commissioner Adams seconded the motion, and the Commissioners unanimously
28 voted "Aye". The motion carried.

29
30 **ITEM 8** Public Hearing to consider rezoning approximately 6.7 acres of property owned by
31 Larry Lindstrom located at approximately 500 West Center Street, from MD (Manufacturing
32 Distribution) to DV (Downtown Village) and applying Senior Housing Overlay (SHO). **LITTLE**
33 **DENMARK NEIGHBORHOOD**

- 34
35
 - *The above application was withdrawn.*

36
37 **ITEM 9** Public Hearing to consider site plan approval for Spectrum Academy located at
38 approximately 800 West 700 South in the BMP (Business Manufacturing Park) zone. **SAM**
39 **WHITE'S LANE NEIGHBORHOOD**

40
41 Mr. Wager displayed an aerial map of the property and reviewed the staff report. The applicant
42 is requesting approval of a site plan for a 23,000 square-foot school building in the Business
43 Manufacturing Park Zone, with a General Plan designation of Industrial. The site was planned to
44 meet the requirements of the Business Manufacturing Park (BMP) Zone, so far as can be
45 required as a project under the supervision of the State. Access was shown on the plan to be at

1 one point off of 700 South. The parking was planned to meet the needs of the school, with eight
2 of the parking spots being ADA compliant. The landscaping was planned to meet the zoning
3 requirements. Staff recommended approval of the proposed site plan.
4

5 Chair Richards asked how many acres the site plan covers. Mr. Wager responded that there are
6 six acres.
7

8 The applicant, Michael Wright, gave his address as 801 North 500 West, Bountiful, and was
9 available to answer questions. Chair Richards asked how many students are expected to attend
10 the school. Mr. Wright noted that it is chartered for 430 students. He also noted that a second
11 project phase will take place in the future.
12

13 The public hearing was opened. There were no public comments. The public hearing was
14 closed.
15

16 Commissioner Adams expressed concern with traffic and pointed out that there is only one
17 entrance, from 700 South. Since it is mostly an industrial area, Mr. Wright added that traffic
18 should not be a significant issue. He noted that the entrance is 40 feet in width.
19

20 **MOTION:** Commissioner Whetman moved that the Planning Commission approve the site plan
21 for Spectrum Academy, and adopt the exhibits, conditions, and findings contained in the staff
22 report. Commissioner Malone seconded the motion, and the Commissioners unanimously voted
23 “Aye”. The motion carried.
24

25 **ITEM 10** Public Hearing to consider site plan approval for Lincoln Academy located at
26 approximately 1582 West 3300 North in the RR (Rural Residential) zone. **MANILA**
27 **NEIGHBORHOOD**
28

29 Mr. Wager displayed an aerial map of the property and reviewed the staff report. The applicant
30 was requesting approval of a site plan for a 30,799 square-foot addition of a school building in
31 the R-R (Rural Residential) Zone, with a General Plan designation of Very Low Density
32 Residential. The site was planned to meet the requirements of the R-R, Rural Residential Zone.
33 It was clarified that this is a combination of two lots which was previously approved. Access
34 was shown with two points off of 3300 North. The parking was planned to meet the needs of the
35 school, with five of the parking spots being ADA compliant. The landscaping was planned to
36 meet the zoning requirements. Staff recommended that the Planning Commission approve the
37 site plan.
38

39 The applicant, Tyler Bodrero, gave his address as 3248 South 750 West, in Syracuse. He
40 presented the building elevations to the Planning Commission. Mr. Bodrero explained that the
41 road has been widened, which has helped alleviate traffic concerns that arose during the
42 preliminary plat approval process. Further road and parking improvements were reviewed,
43 including a road that will wrap around the school. Mr. Bodrero reassured the Commission that
44 the improvements will help with traffic circulation by eliminating stacking that may occur.

1 Commissioner Nelson felt there would still be traffic issues and stacking regardless of the
2 suggested improvements. It was noted that about 680 students will attend the school.

3
4 Commissioner Adams asked if there was a specific percentage calculated that will result from the
5 suggested improvements. Mr. Bodrero could not provide a specific number but explained that
6 the volume onsite will increase, which will improve the amount of stacking that will occur on a
7 public street. He added that the addition of more students was also taken into consideration
8 when conducting the study and drafting the improvements. Commissioner Nelson interjected
9 that there will still be the same number of cars coming in and out. Therefore, traffic will remain
10 the same.

11
12 Commissioner Malone acknowledged the efforts made by the applicant, and thanked him for
13 trying to come up with solutions to alleviate traffic concerns.

14
15 The public hearing was opened. There were no public comments. The public hearing was
16 closed.

17
18 **MOTION:** Commissioner Malone moved that the Planning Commission approve the site plan
19 for Lincoln Academy, and adopt the exhibits, conditions, and findings contained in the staff
20 report. Commissioner Nelson seconded the motion, and the Commissioners unanimously voted
21 “Aye”. The motion carried.

22
23 **ITEM 11** Public Hearing to consider amending Section 10-11E-2-1 of the Pleasant Grove City
24 Code added permitted uses to the Downtown Village (DV) zone for properties that are located
25 within 150 feet of State Street.

26
27 Mr. Wager presented the staff report and stated that the request is to consider rezoning various
28 properties on the north side of State Street from Downtown Village to General Commercial (C-
29 G) was brought before the Planning Commission and City Council in January 2014. The request
30 was denied by both the Commission and Council. Staff was directed to look at other potential
31 ways to achieve the request made by the City Council for the properties being near State Street to
32 have additional uses.

33
34 The current proposal is to add the Commercial Sales (C-S) zone permitted uses into the
35 Downtown Village (DV) zone’s permitted uses on properties that are within 150 feet of State
36 Street. A map was presented that displayed the specific subject properties that would be affected
37 by the proposed change. The amendment will give businesses that are within 150 feet of State
38 Street the opportunity for additional uses that are common in the State Street corridor.

39
40 Mr. Wager read the following text, which was proposed as an amendment to Section 10-11E-2-1
41 of the Pleasant Grove City Code:

42
43 *“Other Permitted Principal Uses: Uses permitted in the Commercial Sales Zone (C-S, section*
44 *10-11C-2C), shall be permitted on properties that are located within 150 feet of State Street in*
45 *the Downtown Village zone (DV).”*

1 Staff recommended that the Planning Commission recommend that the City Council approve this
2 request. There was some discussion regarding the previous request that was submitted in
3 January 2014.

4
5 The public hearing was opened. There were no public comments. The public hearing was
6 closed.

7
8 Commissioner Malone felt that this was a good compromise between the two different zoning
9 types.

10
11 **MOTION:** Commissioner Adams moved that the Planning Commission recommend that the
12 City Council approve the request to add the Commercial Sales zone permitted uses to the
13 Downtown Village zone permitted uses on properties that are within 150 feet of State Street, and
14 adopt the exhibits, conditions, and findings contained in the staff report. Commissioner Nelson
15 seconded the motion, and the Commissioners unanimously voted “Aye”. The motion carried.

16
17 It was briefly noted that Chair Richards intended for Commissioner Levi Adams to be a voting
18 member of the Planning Commission for this meeting.

19
20 The Minutes and Report of Actions from January 9, 2014 were reviewed.

21
22 **MOTION:** Commissioner Nelson moved to approve the Minutes and Report of Actions for the
23 January 9, 2014 meeting, as presented. Commissioner Whetman seconded the motion, and the
24 Commissioners unanimously voted “Aye”. The motion carried.

25
26 The meeting adjourned at 8:14 p.m.

27
28
29 _____
30 Planning Commission Chair

31
32 _____
33 Barbara Johnson, Planning Tech

34
35 _____
36 Date Approved
37
38
