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2
3 PLEASANT GROVE CITY
4 PLANNING COMMISSION MEETING MINUTES
5 January 13, 2022
6

7 **PRESENT:** Chair Bobbi Jo Blake, Commissioners Peter Steele, Todd Fugal, Lindsey Hargett,
8 Dustin Phillips, Jim Martineau
9

10 **STAFF:** Daniel Cardenas, Community Development Director; Kirsten Argall, Planning Tech;
11 Aaron Wilson, City Engineer; Kara Kresser, Planning Assistant
12

13 **EXCUSED:** Lisa Coombs and Tim Clyde
14

15 Chair Bobbi Jo Blake called the meeting to order at 7:00 p.m.
16

17 **Commission Business:**
18

19 **1. Pledge of Allegiance and Opening Remarks:** Commissioner Lindsey Hargett led the
20 Pledge of Allegiance. Commissioner Jim Martineau offered the opening remarks.
21

22 **2. Agenda Approval.**
23

- 24 • **MOTION:** Commissioner Fugal moved to APPROVE the agenda. Commissioner
25 Phillips seconded the motion. The Commissioners unanimously voted "Aye." The
26 motion carried.
27

28 **3. Staff Reports:**
29

- 30 • **MOTION:** Commissioner Steele moved to APPROVE the Staff Reports.
31 Commissioner Butler the motion. The Commissioners unanimously voted "Aye."
32 The motion carried.
33

34 **4. Declaration of Conflicts and Abstentions from Commission Members.**
35

36 There were no declarations or abstentions.
37

1 **ITEM 1 - Public Hearing: Preliminary Subdivision Plat - Located at approximately 135**
2 **North 1400 East.**
3 **(Grove Creek and Battle Creek Neighborhood)**

4 Public Hearing to Consider the Request of Spencer Shumway for a Four-Lot Preliminary
5 Subdivision Plat, called Ashlyn Lane Plat 'A,' on property located at approximately 135 North
6 1400 East in the R1-12 (Single-Family Residential) Zone.

7
8 Community Development Director, Daniel Cardenas, presented the staff report and stated that the
9 applicant is seeking a Preliminary Subdivision Plat for a four-flag lot subdivision. A property
10 rendering was displayed detailing the 1.66-acres, which includes an existing home that will be
11 utilized as the base lot. While referencing an aerial map of the property, Director Cardenas stated
12 that the applicant has proposed the existing home will remain on Lot 1 with frontage to 1400 East
13 while serving three new lots. Each of the lots is included in the building envelope. The
14 Engineering Department reviewed the proposal and recommended approval. Staff has also
15 reviewed the proposal to ensure that it meets all zoning requirements.

16
17 Director Cardenas presented the Property Zoning Map and identified the subject property located
18 at approximately 135 North 1400 East. The subject property will be developed into a subdivision
19 that meets the requirements of the R1-12 Zone with adjacent properties being zoned R1-12 and
20 R1-20. He noted that Lot 4 will be 12,000 square feet in size, Lot 3 will be 13,000 square feet,
21 Lot 2 will be 12,000 square feet, and the main lot will be 21,000 square feet in size. The
22 subdivision includes private stem access and will be the responsibility of the homeowners. Access
23 will be provided by Lots 2, 3, and 4 and must remain unblocked to allow all lots to be accessed.

24
25 Chair Blake raised a question regarding the choice of a flag lot versus a cul-de-sac design. Director
26 Cardenas responded that a cul-de-sac requires more property and a larger area for future
27 development.

28
29 Commissioner Fugal asked for clarification regarding Lot 4 with frontage on 1400 East with a 25-
30 foot setback. Director Cardenas' understanding was that the front of the home will require a
31 setback of 25 feet from a public street, regardless of the footprint of the home.

32
33 In response to a concern regarding maintenance, City Planner, Aaron Engineer stated that the
34 conditions will require the recordation of Covenants, Conditions, and Restrictions ("CC&Rs") for
35 Lots 2, 3, and 4.

36
37 The applicant, Spencer Shumway, appreciated Director Cardenas's presentation and concurred
38 with the details provided.

39
40 After visiting the site, Commissioner Martineau had a concern with the steep slope to the west.
41 He asked how the applicant proposes to control runoff. Mr. Shumway stated that they intend to

1 provide and construct a retention basin at the base of the flag lot as well as at the south end of the
2 proposed lots located at 1400 East.

3
4 Chair Blake opened the public hearing. There were no public comments. The Chair closed the
5 public hearing and invited the Commission to either continue the discussion regarding this item or
6 she would entertain a motion if no further discussion was necessary.

7
8 **MOTION:** Commissioner Butler moved to forward a positive recommendation of APPROVAL
9 for the request of Spencer Shumway for a Four-Lot Preliminary Subdivision Plat, called Ashlyn
10 Lane Plat 'A,' on property located at approximately 135 North 1400 East in the R1-12 (Single-
11 Family Residential) Zone and adopt the exhibits, conditions, and findings of the staff report, and
12 as modified by the condition below:

- 13
14 1. All Final Planning, Engineering, and Fire Department requirements are met.

15
16 Commissioner Fugal seconded the motion. The Commissioners unanimously voted "Aye." The
17 motion carried.

18
19 **ITEM 2 – Public Hearing: Preliminary Subdivision Plat - Located at approximately 1620**
20 **North 1400 West.**
21 **(North Field Neighborhood)**

22 Public Hearing to Consider the Request of Monterey Properties LLC for an 11-Lot Preliminary
23 Subdivision Plat, called Prestbury Cove Plat 'A,' on property located at approximately 1620 North
24 1400 West in the R1-12 (Single-Family Residential) Zone.

25
26 Director Cardenas presented the staff report and stated that the applicant is seeking a Preliminary
27 Subdivision Plan for consideration of an 11-lot residential subdivision called Prestbury Cove. An
28 aerial image of the property was displayed, and the location was identified as 1620 North 1400
29 West. The property consists of 6.54 acres of which 3.39 acres will be used for residential
30 development. The rendering detailed the 11 lots, one of which is to be used for a religious building.
31 The remaining property will be subdivided into 10 individual residential lots. The property is
32 zoned R1-12, which requires a minimum lot size of 12,000 square feet. Director Cardenas noted
33 that the average lot size meets or exceeds the 12,000 square-foot requirement with the exception
34 of Lot 106, which is 10,221 square feet in size. Each lot was found to meet the frontage and width
35 requirements of 90 feet and will include a single-family dwelling. The construction of 1430 West
36 and the cul-de-sac will be provided by the developer and will be designated as a private street.

37
38 Chair Blake raised a question if the lot size difference was to accommodate the frontage
39 requirement. Director Cardenas reported that lot size averaging allows one-fourth of the lots to be
40 smaller with other lots compensating for the difference.

1 The applicant, Paxton Guymon from Monterey Properties, stated they have worked with Staff and
2 the City Engineers and have designed the subdivision to comply with the Ordinances. They intend
3 to develop a 10-lot subdivision on property they own. The City requires the church parcel to be
4 included in the subdivision. The design was found to comply with City Ordinances and meets the
5 lot size averaging requirements. Mr. Guymon reported that the design allows for a tie-in to the
6 existing storm drain infrastructure.

7
8 Commissioner Butler expressed concern with the access and potential road improvements. It was
9 Mr. Guymon's understanding that improvements will be made along the property frontage with
10 the exception of the church portion.

11
12 Chair Blake opened the public hearing.

13
14 *Dewey Lundahl* reported that he lives near the subject property and was present at the previous
15 Planning Commission Meeting where residents expressed concern regarding the number of lots.
16 He questioned why the request included the church as part of the development. He asked for
17 clarification regarding sewer and utility access.

18
19 City Engineer, Aaron Wilson, reported that the property was not properly subdivided when the
20 existing church was constructed and was built over two parcels of land. The proposed process will
21 clean up the parcel data and allow the church to have its own individual parcel lot while it continues
22 to function as it has in the past. The request does not obligate the church to anything additional.

23
24 With regard to utility access, the existing subdivision to the south included previously stubbed
25 pipes to the property boundary and provided easements for those pipes. The developer televised
26 those pipes to preserve them and plans to extend and connect them with the existing pipes. New
27 easements will also be provided.

28
29 There were no further public comments. The Chair closed the public hearing and invited the
30 Commission to either continue the discussion regarding this item or she would entertain a motion
31 if no further discussion was necessary.

32
33 **MOTION:** Commissioner Steele moved that the Planning Commission forward a positive
34 recommendation of APPROVAL for the request of Monterey Properties, LLC. for a subdivision
35 plat "Prestbury Cove" called Prestbury Cove Plat 'A,' on property located at approximately 1620
36 North 1400 West in the R1-12 (Single-Family Residential) Zone and adopting the exhibits,
37 conditions, and findings of the staff report, and as modified by the conditions below:

- 38
39 1. Street improvements will be required upon further development of the property.
40
41 2. All final planning, engineering, and fire department requirements are met.
42

1 Commissioner Fugal seconded the motion. The Commissioners unanimously voted "Aye." The
2 motion carried.
3

4 **ITEM 3 – Public Hearing: Preliminary Subdivision Plat - Located at approx. 1575 W State**
5 **Street.**

6 **(Sam White's Lane Neighborhood)**

7 Public Hearing to consider the request of Bryant Cox for a preliminary commercial subdivision
8 plat, called North Grove Retail Subdivision Plat 'B' on property located at approximately 1575
9 West State Street in the Grove Zone - Commercial Sales Subdistrict.
10

11 Director Cardenas presented the staff report and stated that the request is for a preliminary
12 commercial subdivision and the creation of new property lines. The new property lines encompass
13 4.16 acres, which will create seven new lots. While displaying a property rendering, Director
14 Cardenas explained that the lots will have frontage on a public street with the additional five lots
15 having access to adjacent public streets. The request is solely for the subdivision and the location
16 of new property lines with the Subdivision Master Plan to follow at a later date. The
17 recommendation was for the creation of the areas of the pads where the new businesses will be
18 located. Staff recommended approval. Director Cardenas confirmed that access will be addressed
19 at a later date.
20

21 Project Engineer, Boyd Preece, was present representing the property owner who is currently
22 serving an LDS mission. Lots 306 and 307 were referenced and it was confirmed that the property
23 to the east is under construction and will be similar in size and use. The majority of the proposed
24 uses are planned to have drive-thrus. Mr. Preece reported that the project layout has been prepared
25 and was to be master planned while maintaining flexibility with potential users.
26

27 Chair Blake opened the public hearing. There were no public comments. The Chair closed the
28 public hearing and invited the Commission to either continue the discussion regarding this item or
29 she would entertain a motion if no further discussion was necessary.
30

31 **MOTION:** Commissioner Phillips moved to forward a recommendation of APPROVAL for the
32 request of Bryant Cox for a preliminary commercial subdivision plat, called North Grove Retail
33 Subdivision Plat 'B' on property located at approximately 1575 West State Street in the Grove
34 Zone - Commercial Sales Subdistrict and adopting the exhibits, conditions, and findings of the
35 staff report, and as modified by the condition below:
36

- 37 1. All final planning, engineering, and fire department requirements are met.
38

39 Commissioner Martineau seconded the motion. The Commissioners unanimously voted "Aye."
40 The motion carried.
41

1 **ITEM 4 – Public Hearing: Code Text Amendment - City Code Section 10-12A-4 (Lot Area,**
2 **Yard, Coverage and Height Requirements).**
3 **(City Wide)**

4 Public Hearing to Consider the Request of Galloway and Company, Inc., to Amend City Code
5 Section 10-12A-4 (Lot Area, Yard, Coverage and Height Requirements) by Proposing a Change
6 to the Required Setbacks for the Front Yard on Properties located within the BMP (Business and
7 Manufacturing Park) Zone.

8
9 Director Cardenas provided an aerial map and identified the location of the subject property. The
10 request was for a proposed Code Amendment to change the requirements for front setbacks for
11 development in the Business and Manufacturing Park Zone (“BMP”). Uses vary within the zone
12 with the most intense being located in the MD Zone, which allows for the manufacturing of raw
13 materials. A previous request for a rezone from BMP to MD was denied due to concerns with
14 uses within the MD Zone. In 2017, staff worked to amend the setbacks from 50 feet to a staggering
15 25 feet, which requires additional setbacks based on building height. The current proposal would
16 reduce the staggering portion of the Code and allow buildings with a height of up to 35 feet a
17 setback of 25 feet. The setback must be landscaped with no parking allowed. Director Cardenas
18 noted that this would be the last project in the BMP Zone.

19
20 The applicant, Brad Myler, reported that it is their intent to provide buildings with flex space.
21 When having a deep lot with a large front yard requirement of 38 feet, it becomes difficult to find
22 a building that works. Keeping the buildings close to the road is not their intent a preferred more
23 manageable setback. He confirmed that the building height will have a height of 29 feet with a
24 parapet accenting the façade.

25
26 Director Cardenas defined flex space as “flexible” with no set definition. The use may include
27 storage or manufacturing, among other uses.

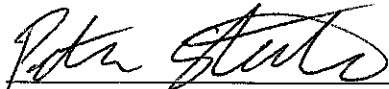
28
29 Chair Blake opened the public hearing. There were no public comments. The Chair closed the
30 public hearing and invited the Commission to either continue the discussion regarding this item or
31 she would entertain a motion if no further discussion was necessary.

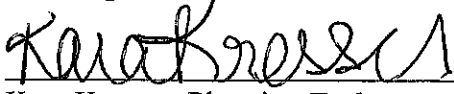
32
33 **MOTION:** Commissioner Martineau moved to forward a recommendation of APPROVAL to the
34 City Council for the request of Galloway and Company, Inc., for the Code Text Amendment for
35 the City Code Section 10-12A-4-F (Front Yard Requirements) in the Business and Manufacturing
36 Park “BMP” Zone and adopting the exhibits, conditions, and findings of the staff report.
37 Commissioner Phillips seconded the motion. The Commissioners unanimously voted “Aye.” The
38 motion carried.

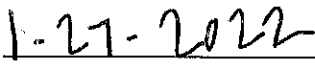
1 **ITEM 5 – Review and Approve the Minutes from the December 16, 2021, and December 21,**
2 **2021, Planning Commission Meetings.**

3
4 **MOTION:** Commissioner Phillips moved to approve the minutes of December 16, 2021, and
5 December 21, 2021, as printed. Commissioner Fugal seconded the motion. The Commissioners
6 unanimously voted “Aye.” The motion carried.

7
8 **MOTION:** Commissioner Steele moved to adjourn the meeting at 7:53 p.m. Commissioner Fugal
9 seconded the motion. The Commissioners unanimously voted “Aye.” The motion carried.

10
11 
12 _____
13 Planning Commission Chair

14 
15 _____
16 Kara Kresser, Planning Tech

17 
18 _____
19 Date Approved