



Pleasant Grove

Utah's City of Trees

**PLEASANT GROVE CITY
PLANNING COMMISSION MEETING MINUTES
OCTOBER 10, 2024**

PRESENT: Chair Karla Patten, Commissioners Jeffrey Butler, Jim Martineau, Alicia Redding, Kenna Nelson, Denise Trickler

STAFF: Daniel Cárdenas, Community Development Director; Jacob Hawkins, City Planner; Christina Gregory, Planning and Zoning Assistant; Magali Acevedo, Administrative Assistant

EXCUSED: Commissioners Dustin Phillips, Todd Fugal, Wendy Shirley; Aaron Wilson, City Engineer

Chair Karla Patten called the meeting to order at 7:00 p.m.

REGULAR SESSION

Commission Business:

1. **Pledge of Allegiance and Opening Remarks:** Commissioner Alicia Redding led the Pledge of Allegiance. Commissioner Jim Martineau offered the opening remarks.

2. Agenda Approval.

- **MOTION:** Commissioner Martineau moved to APPROVE the agenda with the cancellation of Item 1 and a continuation of Item 2 to October 24, 2024. Commissioner Jeffrey Butler seconded the motion. The Commissioners unanimously voted “Yes”. The motion carried.

3. Staff Reports:

- **MOTION:** Commissioner Martineau moved to CANCEL the Staff Reports; it was noted that no Staff Reports were provided since both items were not being heard. Commissioner Butler seconded the motion. The Commissioners unanimously voted “Yes”. The motion carried.

4. Declaration of Conflicts and Abstentions from Commission Members.

41 There were no declarations or abstentions

1
2 **ITEM 1 - Public Hearing: Conditional Use Permit – Located at 665 West 2490 North**
3 **(North Field Neighborhood)**

4 Public Hearing to consider the request of Joesph Evans and Hayley Domrique for a Conditional
5 Use Permit to permit a major home occupation for a residential property located at 665 West 2490
6 North in the Rural Residential (RR) Zone. (Administrative Item)

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8 ***The above item was cancelled because of city code §10-21-4-B.***

9
10 Director Daniel Cardenas explained that Item 1 has been cancelled. Item 1 was for a conditional
11 use permit to use the property located at 665 W 2490 N which he displayed on an aerial map. The
12 applicant is requesting a use that is not permitted in the zone. Section 10-21-4 of the city code was
13 displayed and he identified that subsection B requires business to be conducted wholly within the
14 structure on the premises. The applicant was advised that they had three different options to pursue
15 their proposed ideas including: (1) challenge the interpretation of Staff, (2) apply for a variance,
16 or (3) apply for a code text amendment. The applicant decided to move forward with an application
17 for a code text amendment. Therefore, there will not be a conditional use at this moment. Typically,
18 the city does not send notices for a city-wide change to the code but, because this is property
19 specific, the neighbors will be notified when this code text amendment comes to the Planning
20 Commission. Director Cardenas further explained that he received a number of phone calls from
21 neighbors with concerns about traffic and he wants to ensure they are informed on the progress of
22 this proposed use. He asked that the minutes reflect that Staff has never approved this type of use
23 in this zone. If something like that is happening, it is without the consent of the Staff and it is being
24 operated in a way that is not allowed. The use of hosting events, receptions, or having weddings
25 in a residential zone (to rent the venue to host these types of activities) is not a permitted use in
26 any residential zone at this point in Pleasant Grove City. This item has been cancelled indefinitely
27 because at this point it is not a conditional use.

28
29 **ITEM 2 - Public Hearing: Code Text Amendment – Section 10-18: Off Street Parking**
30 **Standards**

31 **(City Wide)**

32 Public Hearing to consider the request of Pleasant Grove City to amend City Code Section 10-18:
33 Off Street Parking Standards for a code text amendment to revise the requirement for driveways
34 leading to a garage/carport entrance for townhomes and rowhomes. (Legislative Item)

35
36 ***The above item was continued to October 24, 2024.***

37
38 Director Cardenas explained that Staff has been working on this code text amendment to come up
39 with some requirements for driveways for townhomes and rowhomes. Staff are still working on
40 the final language of the code. This item was continued to the next Planning Commission meeting
41 so there was not an opportunity to open it for a public hearing.

42
43 **ITEM 2 – Review and Approve the Minutes from the September 26, 2024, Meeting.**

44
45 **MOTION:** Commissioner Kenna Nelson moved to APPROVE the minutes from September 26,
46 2024. Commissioner Redding seconded the motion. The Commissioners unanimously voted

1 "Yes". The motion carried.
2

3 **MOTION:** Commissioner Butler moved to ADJOURN. The Commissioners unanimously voted
4 "Yes". The motion carried.
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6 The Planning Commission Meeting adjourned at 7:08 p.m.
7

8  10-24-24
9

10 Planning Commission Chair
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14 Christina Gregory, Planning & Zoning Assistant
15

16 10-24-24
17 Date Approved