

Pleasant Grove



Utah's City of Trees

PLEASANT GROVE CITY PLANNING COMMISSION MEETING MINUTES DECEMBER 12, 2024

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

STAFF: Daniel Cardenas, Community Development Director; Jacob Hawkins, City Planner; Sean Cho, Staff Engineer; Christina Gregory, Planning & 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 Jim Martineau led the Pledge of Allegiance. Commissioner Denise Trickler offered the opening remarks.

2. Agenda Approval.

- **MOTION:** Commissioner Martineau moved to APPROVE the agenda, with Item 1 being withdrawn by the applicant and Item 6 being continued to the next Planning Commission Meeting. Commissioner Jeffrey Butler seconded the motion. The Commissioners unanimously voted "Yes". The motion carried.

3. Staff Reports:

- **MOTION:** Commissioner Trickler moved to APPROVE the Staff Reports. Commissioner Butler seconded the motion. The Commissioners unanimously voted "Yes". The motion carried.

4. Declaration of Conflicts and Abstentions from Commission Members.

There were no declarations or abstentions.

ITEM 1 – Public Hearing: Code Text Amendment - Section 10-11C-2: Permitted, Conditional, and Accessory Uses in the Commercial Sales (C-S) Zone
(Sam White's Lane Neighborhood)

Public Hearing to consider the request of VARA Salon Suites to amend City Code Section 10-11C-2: Permitted, Conditional and Accessory Uses for a code text amendment to add Use #6295 for Tattooing & Body Art to The Grove Zone – Commercial Sales subdistrict. (Legislative Item)
****ITEM WITHDRAWN BY APPLICANT****

Chair Patten reported that the above item was withdrawn by the applicant.

ITEM 2 – Public Hearing: Vicinity Plan Amendment - Located at Approximately 1592 West 1800 North
(North Field Neighborhood)

Public Hearing to consider the request of Bruce Black for a Vicinity Plan Amendment located at approximately 1592 West 1800 North in the Rural Residential (R-R) Zone. The applicant is proposing a change to the layout of planned roads within the current Vicinity Plan for the area. A change in the planned road layout of the Vicinity Plan includes a proposal to eliminate the requirement for a connection from West 1800 North to West 1930 North. (Legislative Item)

City Planner, Jacob Hawkins, presented the Staff Report and explained that this application is for a Vicinity Plan Amendment for property located at approximately 1592 West 1800 North in the Rural Residential (R-R) Zone. He shared some background information with the Commission.

On July 18, 2000, the City adopted a Vicinity Plan throughout the entire City that anticipated how larger, open properties, might be developed should they ever be subdivided. The last Local Streets Vicinity Plan that the City did was back in 2014. Planner Hawkins displayed the older version of the Vicinity Map and reported that two streets were anticipated in the area with one coming off the west side of 1300 West and connecting to 1260 East in American Fork. Another street coming up and to the north from 1800 North through the subject property would connect the two streets. On September 4, 2018, the Vicinity Plan for this area was amended and one of the two roads traveling east to west (or west to east) was removed as well as the connection to American Fork. Planner Hawkins shared the current Vicinity Plan with the Commission and noted that it still shows the connection from 1300 West to 1800 North coming through the subject property.

Planner Hawkins shared information about the subdivision of Hall Haven Plat A, which was the development that constructed a portion of 1930 North (as it was proposed within the Vicinity Plan) as well as the houses that were built as a part of the subdivision on a map of the area. 1930 North was permitted to end as a temporary dead-end street that is longer than 700 feet, which is allowed per Section 10-15-42 with a recommendation from the Planning Commission. In this case, the temporary dead-end street was permitted because of the expectation that as development in the area occurred, the connection would be made to provide access to any further development.

On December 18, 2023, a section of land located at the back of the subject property was annexed into the City. On September 30, 2024, the applicant, Bruce Black, submitted a Building Permit for a single-family residence as an accessory building. Before accepting payment for the Building

1 Permit, Staff met with the applicant and discussed the fact that a subdivision would be required to
2 divide off the section of land where the existing home is located. Planner Hawkins explained that
3 the applicant wanted to have the primary single-family home located at the back of the lot.
4 Accessory dwelling units are only permitted behind the primary dwelling as an incidental structure
5 that is smaller than the house. Staff also explained that with the creation of a new subdivision, the
6 current Vicinity Plan would need to be implemented upon approval of the Subdivision Plat. That
7 would require the applicant to dedicate and construct the necessary connection from 1930 North
8 to 1800 North. If the applicant chose not to follow the Vicinity Plan, then a Vicinity Plan
9 Amendment would be required.

10
11 Planner Hawkins shared information about the proposed Vicinity Plan Amendment. The applicant
12 is requesting to end 1930 North in a cul-de-sac, as his objective is to build one single-family house
13 on the property with a long driveway coming up from 1800 North, without the possibility of
14 creating any further connection from existing roads. However, there are a few issues associated
15 with this proposal. Planner Hawkins explained that the City has a requirement that cul-de-sacs
16 have a maximum length of 650 feet, upon receiving approval from the Planning Commission. In
17 this case, 1930 North is already longer than 700 feet. As a result, a variance will need to be
18 approved to extend the maximum length of a road ending in a cul-de-sac before final approval is
19 given from the City Council for the proposed Vicinity Plan Amendment. He reported that there is
20 a hearing scheduled with the City's Hearing Officer for variances and appeals on January 7, 2025.
21 That will take place before the next City Council meeting.

22
23 The purpose of a Vicinity Plan is to ensure that adequate access and service are provided for all
24 potential development and to ensure that no property is landlocked. Planner Hawkins explained
25 that by capping off 1930 North in a cul-de-sac, there are concerns about the maintenance of
26 utilities. That maintenance could potentially impact the other houses along 1930 North. There is
27 a potential solution to this, which is that if the property at the dead-end of 1930 North is ever
28 developed into a cul-de-sac, an easement could be created so the necessary utilities can have full
29 connectivity. Since the applicant is only intending to develop a single-family home on the lot,
30 there is no need to develop the connecting road because no property is landlocked, and all existing
31 developments have adequate access and services provided. Based on this, Staff is in support of
32 the proposed Vicinity Plan Amendment, as long as certain conditions are met: (1) the applicant
33 applies for, receives approval, and records a two-lot plat, (2) the applicant submits for and obtains
34 a variance for the future cul-de-sac along 1930 North, as the road length will be longer than what
35 is allowed by code, and (3) any required improvements on 1800 North be constructed. Staff
36 recommends approval.

37
38 Commissioner Martineau noted that the proposed cul-de-sac will essentially cut the lot in half that
39 it is protruding into. He asked whether that homeowner has expressed support because what is
40 proposed will impact that property. The house next to it has a deep lot and if they want to develop,
41 there is no way for them to do so on the back half of their lot. It isolates the back half. Planner
42 Hawkins reported that if either one of those properties wants to develop, there will need to be some
43 form of access back there. Any potential lots created would need to meet the zoning ordinances
44 at that time. Currently, both of the lots are technically too narrow to meet the ordinances
45 individually, so there would need to be collaboration. Commissioner Martineau explained that he
46 does not want to see anything become landlocked through this process.

1
2 Commissioner Butler reviewed the proposed Conditions of Approval in the Staff Report. Planner
3 Hawkins reported that the standard width for a road is 56 feet wide and a cul-de-sac is
4 approximately double that at 96 feet. This is to allow for fire truck turnaround and access.
5 Commissioner Butler asked if the utilities would be off of 1800 North. Planner Hawkins clarified
6 that the utilities will be separated and pointed out the locations on a map of the area. Commissioner
7 Butler requested clarification on the improvements that are needed. Planner Hawkins explained
8 that all street frontage improvements are required for both Lot 1 and Lot 2.

9
10 Commissioner Martineau wanted to know if there would be drainage problems without connected
11 roads. Staff Engineer, Sean Cho, clarified that a Drainage Plan will be reviewed as part of the
12 approval process. That plan will show how the water will move away from the lot.

13
14 Mr. Black introduced himself as the applicant and property owner. He thanked Staff for their
15 assistance with this process. As for the question about drainage, the slope of the property goes
16 from north to south, so everything will slope down to 1800 North. His intention was to make the
17 improvements on 1800 North, as he was aware that it was an expectation. He does not have an
18 issue with that. Mr. Black reported that he purchased the property in April 2023. His family has
19 lived in Pleasant Grove for 29 years and they love the community. He is available to answer any
20 questions. Commissioner Denise Trickler asked about the cul-de-sac off of 1930 North. She
21 wanted to understand who would pay for that. Mr. Black believes it would be whoever develops
22 the other two properties together. That owner would likely need to make improvements as part of
23 the process.

24
25 Chair Patten opened the public hearing.

26
27 *Brian Stevens* explained that he lives on the property just east of the subject property. His family
28 has been there for approximately 30 years. There is no desire to subdivide that property.

29
30 *Milt Rasmussen* lives on the next property over, where the cul-de-sac is proposed. He has lived
31 on the property for 47 years. Mr. Rasmussen has watched Mr. Black develop and clean up the
32 applicant property. He has done an excellent job and it seems like he will be an excellent neighbor.

33
34 *Duke Sorensen* stated that he lives off 1930 North. He expressed support for the proposed plan.

35
36 There were no further comments. The public hearing was closed.

37
38 Commissioner Butler asked Planner Hawkins for additional information about the cul-de-sac.
39 Planner Hawkins clarified that the cul-de-sac would be required at the time of development of
40 those properties. If those properties are never developed, then there does not need to be a cul-de-
41 sac. Commissioner Butler wanted to know the requirements for emergency access. If the cul-de-
42 sac is never developed, he wants to understand what the City has in mind in terms of that kind of
43 access. Engineer Cho shared information about the cul-de-sac and the necessary fire turnaround.
44 Planner Hawkins added that the section of code that talks about temporary turnarounds is in Title
45 10, Section 15. It states that with temporary turnarounds, there has to be some sort of easement.
46

1 It was noted that there were additional residents who wanted to share comments.

2
3 Chair Patten re-opened the public hearing.

4
5 *Larren Kingsford* pointed out where he lives on a map of the area. Across the street, there is a
6 note for a temporary turnout. It is marked on a driveway and is known to all in the neighborhood.

7
8 *Marty Beaumont* reported that there is a temporary turnaround and there is an easement for that.
9 It was extended to this location, which is appropriate until it develops into a cul-de-sac. He
10 suggested that items related to utilities and storm drain lines be properly addressed in this process.
11 Mr. Beaumont does not have an issue with the proposal, but there are some items to consider.

12
13 There were no further public comments. The Chair invited the Commissioners to either continue
14 the discussion regarding the item or bring a motion if no further discussion is necessary.

15
16 Commissioner Butler asked whether the issues mentioned by Mr. Beaumont during the public
17 hearing are known and understood by the City. Engineer Cho confirmed this. There are no issues
18 moving forward and there is no intention to create a future problem for someone else.

19
20 **MOTION:** Commissioner Jim Martineau moved that the Planning Commission recommend
21 APPROVAL of the request of Bruce Black for a Vicinity Plan Amendment at 1592 West 1800
22 North in the Rural Residential Zone; and adopting the exhibits, conditions, and findings of the staff
23 report, and as modified by the conditions below:

24
25 1. The applicant applies for, receives approval, and records a two-lot plat.

26
27 2. The applicant submits for and obtains a variance for the future cul-de-sac, as it will
28 be longer than allowed by code, and construct any required improvements on 1800
29 North.

30
31 3. All final Planning, Engineering, and Fire Department requirements are met.

32
33 Commissioner Alicia Redding seconded the motion. The Commissioners unanimously voted
34 "Yes". The motion carried.

35
36 **ITEM 3 – Public Hearing: Preliminary Subdivision Plat - Located at Approximately 1234**
37 **South Valley Grove Way and 1312 South Valley Grove Way**
38 **(Sam White's Lane Neighborhood)**

39 Public Hearing to consider the request of Marty Beaumont for the approval of a 2-lot and 1-parcel
40 commercial subdivision plat, called Valley Grove Business Park Plat 'Q'. This subdivision is
41 approximately 19.16 acres in size and is located at approximately 1234 South Valley Grove Way
42 and 1312 South Valley Grove Way and Parcel #54:450:0037. The proposed plat includes the
43 vacation of Parcel B and Lot 35 of the Valley Grove Business Park Plat 'P' subdivision in The
44 Grove Zone – Valley Grove Mixed-Use Overlay. (Administrative Item)

1 Planner Hawkins presented the Staff Report and explained that this application is a Preliminary
2 Subdivision Plat for property located at approximately 1234 South Valley Grove Way and 1312
3 South Valley Grove Way and Parcel #54:450:0037. The applicant is St. John Properties. In May
4 2024, there was a subdivision for the entire area called Valley Grove Business Park Plat "P." That
5 plat included the whole area bounded by the freeway, Pleasant Grove Boulevard, Valley Grove
6 Way, and Proctor Lane. At the current meeting, the Planning Commission is looking at a portion
7 of that area. The property is in The Grove – Interchange Subdistrict and the Valley Grove Mixed
8 Use Overlay ("VGMO"). He pointed out the sections that are included in this application.

9
10 The zoning requirements in The Grove – Interchange Subdistrict are not especially stringent, as
11 there are no lot size requirements and no width requirements. The required setbacks for this area
12 are 10 feet from the property line along local roads and 20 feet from the property line along arterial
13 roads. As such, the proposed subdivision meets the zoning requirements and Staff recommends
14 approval of the proposed subdivision. Planner Hawkins noted that he can answer questions.

15
16 Commissioner Martineau asked about where Lot 36 comes onto Valley Grove Way. He assumes
17 that is intended to have a drive access and wants to make sure it has the right width so there will
18 not be a chokepoint for vehicles. The applicant representative, Marty Beaumont, explained that
19 he is with St. John Properties. He reported that there is nothing on the plat that talks about access
20 because the access will come with the Site Plan. The property line was shifted approximately 10
21 feet due to some storm drain conflicts with the existing storm drain facility that is there. As far as
22 access, there is an access road that comes out in the area and it is currently under review. Mr.
23 Beaumont referenced the original concept plans for the area. He noted that the lower portion was
24 shown as a residential planned area. At this time, that is what is contemplated to move forward.

25
26 Chair Patten opened the public hearing. There were no comments. The public hearing was closed.

27
28 The Chair invited the Commissioners to either continue the discussion regarding the item or bring
29 a motion if no further discussion is necessary.

30
31 **MOTION:** Commissioner Kenna Nelson moved that the Planning Commission forward a positive
32 recommendation of APPROVAL for the request of St. John Properties for a 2-lot and 1-parcel
33 Preliminary Subdivision Plat, located at 1234 South Valley Grove Way and Parcel #54:450:0037
34 in The Grove – Interchange Subdistrict; and adopting the exhibits, conditions, and findings of the
35 Staff Report, and as modified by the condition(s) below:

- 36
37 1. All final Planning, Engineering, and Fire Department requirements are met.

38
39 Commissioner Jim Martineau seconded the motion. The Commissioners unanimously voted
40 "Yes". The motion carried.

41
42 **ITEM 4 – Public Meeting: Preliminary Subdivision Plat - Located at 543 North 1380 East,**
43 **(Grove Creek Neighborhood)**

44 Public Meeting to consider the request of Ben Kjar for the approval of a 1-lot residential
45 subdivision plat, called Loxley Ryzon Ranch Subdivision on approximately 1.54 acres, located at
46 543 North 1380 East and including a vacation of Lot 32 of the Walker Ridge Plat 'B' subdivision

1 in the R1-12 (Single-Family Residential) Zone. (Administrative Item)

2
3 Planner Hawkins presented the Staff Report and explained that this application is a Preliminary
4 Subdivision Plat for property located at 543 North 1380 East. The applicant is requesting approval
5 for a one-lot Preliminary Subdivision, called Loxley Ryzon Ranch Plat "A," which is located in
6 the R1-12 and R1-20 Zones. The proposed subdivision is approximately 1.54 acres in size and
7 includes a vacation of Lot 32 of the Walker Ridge Plat "B" Subdivision. The applicant, Ben Kjar,
8 informed him earlier in the day that he was unable to attend the Planning Commission Meeting.

9
10 The front half of the applicant property was included in a subdivision before, called the Walker
11 Ridge Plat "B" Subdivision back in 2014. The applicant is adding a triangular-shaped piece of
12 land to the property in order to put a house there. Planner Hawkins shared additional information
13 about the property and explained that this is a flag lot that extends from the end of a cul-de-sac.
14 Typically, this is not something that would be permitted, but on March 20, 2014, the Pleasant
15 Grove City Board of Adjustment granted a variance to permit the flag lot there and to provide
16 access to the area. Planner Hawkins pointed out that by combining these lots together, there will
17 be split zoning on the property between the R1-12 and R1-20 Zones. The applicant intends to
18 apply for a rezone to consolidate the zoning on this property, which will likely be heard by the
19 Planning Commission at one of the next scheduled meetings. There was a desire by the applicant
20 to wait on the rezone request until after approval for the Preliminary Plat was received.

21
22 Since this is a flag lot subdivision, it will need to meet the requirements for flag lots that were
23 updated earlier in the year. Planner Hawkins reported that in the Staff Report, there is information
24 about the requirements in the existing R1-20 Zone and the zone that will eventually be proposed,
25 Rural Residential. Either way, the proposed subdivision meets all of the requirements. Planner
26 Hawkins explained that once the property is combined, it will be 1.54 acres in size, have a width
27 of approximately 206 feet across the narrowest dimension, and a frontage of 26 feet. A building
28 envelope has been provided that reflects the required setbacks. The proposed subdivision meets
29 the zoning requirements. As a result, Staff recommends approval of the application.

30
31 **MOTION:** Commissioner Jeffrey Butler moved that the Planning Commission APPROVE the
32 request of Ben Kjar for a preliminary subdivision plat called Loxley Ryzon Ranch Plat 'A', located
33 at approximately 543 North 1380 East on property zoned R1-12 and R1-20, subject to the
34 following condition:

- 35
36 1. All final Planning, Engineering, and Fire Department requirements are met.

37
38 Commissioner Alicia Redding seconded the motion. The Commissioners unanimously voted
39 "Yes". The motion carried.

40
41 **ITEM 5 – Public Meeting: Preliminary Subdivision Plat - Located at Approximately 2300**
42 **North 100 East.**
43 **(Big Spring Neighborhood)**

44 Public Meeting to consider the request of Harley Construction for the approval of a 12-lot and 2-
45 parcel residential subdivision plat, called Carols Countryside Plat 'C' on approximately 12.63

1 acres, located at approximately 2300 North 100 East in the Rural Residential (R-R) Zone.
2 (Administrative Item)
3

4 Planner Hawkins presented the Staff Report and explained that this application is a Preliminary
5 Subdivision Plat at approximately 2300 North 100 East. The applicant is Harley Construction.
6 The Commission heard about this property back on August 10, 2023. At that time, it was called
7 Carol's Countryside Plat "B." This proposed subdivision takes the two parcels that were created
8 from that plat and divides it into 12 lots and 2 parcels. The property is zoned Rural Residential
9 (R-R) and has access from 2430 North, and emergency access from Michael Leon Lane to the
10 south. It is currently vacant. The surrounding properties are also residential uses with the
11 exception of the property to the southwest, which is used for a church. The applicant would like
12 to create two additional parcels on this property that will remain unbuildable until further
13 subdivision.
14

15 Planner Hawkins reported that in the Rural Residential (R-R) Zone, the minimum lot sizes for each
16 lot are half an acre and the minimum lot width is 110 feet. The setbacks in this area are 30 feet
17 from the front property line, 30 feet from the rear property line, and 10 feet on the sides. The plat
18 was shared with the Commission. Planner Hawkins explained that each of the lots meets the
19 minimum zoning requirements, with the smallest lot type being exactly half an acre and the
20 smallest widths being 110 feet. The two parcels on the southern property split this property into
21 two. The road there will provide emergency access for the time being, but when the parcels are
22 further subdivided, all of it will be paved so there is full access. He noted that there is something
23 that still needs to be done, which is a Vicinity Plan Amendment for the area. The existing Vicinity
24 Plan shows a connection out to North Canyon Road. However, the applicant has been working
25 with Utah County and both the County and City Engineer stated that the curve is dangerous for an
26 access point into the subdivision. While it is still possible to provide access, Staff agrees that a
27 cul-de-sac in the area is the preferred option. Staff recommends approval of the proposed
28 Subdivision Plat, with a condition that a Vicinity Plan Amendment be applied for and approved.
29

30 Commissioner Butler asked about the access point. He wanted to understand whether it would be
31 a dirt road for emergency access. Planner Hawkins explained that it will be for emergency access,
32 but he is not sure what it will be constructed out of. It will be for emergency access only. When
33 the two parcels are developed, it will be fully paved so there is full access available there. Engineer
34 Cho shared information about the utilities and connections in the area. Commissioner Martineau
35 asked if the temporary road would be made from a permeable material, which was confirmed. This
36 material will ensure that there is still access during the winter months.
37

38 The applicant representative, Brian Balls, explained that he is representing Harley Construction.
39 As stated, this originally came in as 13 lots. Work was done with Staff and there was a realization
40 that it made sense to pull one back and focus on the cul-de-sac in order to clean up some issues.
41

42 **MOTION:** Commissioner Alicia Redding moved that the Planning Commission APPROVE the
43 request of Harley Construction for a preliminary subdivision plat called Carol's Countryside Plat
44 'C', located at approximately 2300 North 100 East in the Rural Residential Zone; and adopting the
45 exhibits, conditions, and findings of the staff report, and as modified by the condition(s) below:
46

1 1. That an application for a Vicinity Plan Amendment is provided prior to the approval
2 of the Final Plat.

3
4 2. All final Planning, Engineering, and Fire Department requirements are met.
5

6 Commissioner Jeffrey Butler seconded the motion. The Commissioners unanimously voted
7 "Yes". The motion carried.
8

9 **ITEM 6 – Public Meeting: Preliminary Subdivision Plat - Located at Approximately 700**
10 **West 1920 North**

11 **(North Field Neighborhood)**

12 Public Meeting to consider the request of Patterson Homes LLC for the approval of a 6-lot
13 residential subdivision plat, called Cascade Meadows Plat 'C' on approximately 3.32 acres, located
14 at approximately 700 West 1920 North in the Rural Residential (R-R) Zone. (Administrative Item)

15 ****ITEM TO BE CONTINUED****
16

17 Chair Patten reported that the item has been continued to a future meeting.
18

19 **ITEM 7 – Review and Approve the Minutes from the November 21, 2024, Meeting.**
20

21 **MOTION:** Commissioner Butler moved to APPROVE the Meeting Minutes from November 21,
22 2024. Commissioner Nelson seconded the motion. The Commissioners unanimously voted
23 "Yes". The motion carried.
24

25 **MOTION:** Commissioner Butler moved to ADJOURN. The Commissioners unanimously voted
26 "Yes". The motion carried.
27

28 The Planning Commission Meeting adjourned at approximately 7:46 p.m.
29

30 
31
32 Planning Commission Chair
33

34 
35
36 Christina Gregory, Planning & Zoning Assistant
37

38 1-9-2025
39 Date Approved