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2
3 **PLEASANT GROVE CITY**
4 **PLANNING COMMISSION MEETING MINUTES**
5 **JANUARY 9, 2025**

6
7 **PRESENT:** Chair Karla Patten, Commissioners Dustin Phillips, Jeffrey Butler, Jim Martineau,
8 Alicia Redding, Denise Trickler, Kenna Nelson

9
10 **STAFF:** Daniel Cardenas, Community Development Director; Jacob Hawkins, City Planner; Sean
11 Cho, Staff Engineer; Christina Gregory, Planning & Zoning Assistant; Magali Acevedo,
12 Administrative Assistant; City Engineer, Aaron Wilson

13
14 **EXCUSED:** Commissioners Todd Fugal and Wendy Shirley

15
16 Chair Karla Patten called the meeting to order at 7:00 p.m.

17
18 **REGULAR SESSION**

19
20 **Commission Business:**

21
22 **1. Pledge of Allegiance and Opening Remarks:** Commissioner Alicia Redding led the Pledge
23 of Allegiance. Commissioner Dustin Phillips offered the opening remarks.

24
25 **2. Agenda Approval.**

26
27 • **MOTION:** Commissioner Denise Trickler moved to APPROVE the Agenda.
28 Commissioner Jim Martineau seconded the motion. The Commissioners unanimously
29 voted "Yes". The motion carried.

30
31 **3. Staff Reports:**

32
33 • **MOTION:** Commissioner Redding moved to APPROVE the Staff Reports.
34 Commissioner Jeffrey Butler seconded the motion. The Commissioners unanimously
35 voted "Yes". The motion carried.

36
37 **4. Declaration of Conflicts and Abstentions from Commission Members.**

38
39 There were no declarations or abstentions.

1 Chair Patten reported that the first three items on the Agenda were public hearings, and public
2 comments would be accepted for each item. The last three items were public meetings. No comments
3 would be accepted for those items because they were administrative. If the applicant meets all City
4 rules and regulations, by law the Planning Commission must approve them.

5

6 **ITEM 1 - Public Hearing: Rezone – Located at 543 North 1380 East**

7 **(Grove Creek Neighborhood)**

8 Public Hearing to consider a request from Ben Kjar for a zone change from the R1-12 and R1-20
9 (Single-Family Residential) Zones to the RR (Rural Residential) Zone, located at 543 North 1380
10 East. The proposed rezone covers 1.54 acres on property that recently received preliminary approval
11 for a subdivision plat called Loxley Ryzon Ranch Subdivision Plat 'A'.

12 (Legislative Item)

13

14 City Planner, Jacob Hawkins, presented the Staff Report and indicated that the Preliminary
15 Subdivision Plat was reviewed by the Planning Commission at its December 12, 2024 meeting. At
16 that time, it was indicated that the applicant intended to build a single-family home on the property
17 and would like to have animal rights for horses.

18

19 Planner Hawkins referred to the zoning map and reported that to avoid split zoning on the property
20 once the subdivision is recorded, the applicant requested to rezone the entire property to Rural
21 Residential. The primary difference between the neighboring R1-12 and R1-20 zones is that the R-1
22 zones forego animal rights to allow for smaller lot sizes. The General Plan designates the area as
23 Single-Family Low Density, which includes R1-15, R1-12, and R1-10 zones. The proposed rezone
24 does not necessarily conform to those guidelines; however, Rural Residential is similar in nature to
25 the Single-Family Low Density designation and has a lower residential density than would otherwise
26 be permitted.

27

28 The subject property is approximately 1.54 acres in size, which would allow up to three large animals
29 such as cows, horses, or sheep. The property is located at the eastern border of Pleasant Grove City,
30 an area that is mostly built out. The parcel is limited by its elevation, grading, aqueduct easements,
31 and proximity to City limits making it difficult to develop further, and thus may be better utilized by
32 properties with animal rights.

33

34 Staff recommended that the Planning Commission forward a positive recommendation of approval
35 for rezoning the subject property from the R1-12 and R1-20 (Single-Family Residential) Zones to the
36 RR (Rural Residential) Zone.

37

38 In response to a question from Commissioner Trickler, Planner Hawkins clarified that there are no
39 other RR properties in the area around it. The neighboring properties are R1-20, which requires a
40 minimum lot size of 20,000 square feet per lot, and R1-12, which requires a minimum lots size of
41 12,000 square feet per lot. Rural Residential requires a minimum of 21,780 square feet, so the
42 properties in the R1-20 zone are similar in size.

43

44 Commissioner Phillips remarked that the R1-20 and R1-12 zones do not allow animal rights and that's
45 the major difference. Commissioner Butler asked Planner Hawkins to confirm that the property could
46 have up to three animals and if the applicant was aware of this restriction on the number. Planner
47 Hawkins replied in the affirmative for this specific property.

1
2 Commissioner Martineau recently walked the area and noted that the property would be challenging
3 to develop due to issues with elevation changes, grading, and water runoff.

4
5 Chair Patten mentioned that since the applicant was not present to speak on this item she would move
6 forward and open the public hearing.

7
8 *Rob Weaver* gave his address as 594 North 1350 East, which is directly below the subject property.
9 He expressed concern that Pleasant Grove's designated RR Zone is not close to the area and the
10 property would be an exception. He pointed out that the surrounding area has been completely
11 developed and families are established in the area. He was not concerned if the current property
12 owner wants a couple of horses, he doesn't see that as a big issue. His main concern is if a future
13 property owner wants to have roosters or pigs, that could affect neighboring property values. He
14 suggested making an exception to allow horses rather than rezoning the property as he believes that
15 would give other property owners more control over the outcome.

16
17 Chair Patten clarified that rezoning would allow 25 chickens or rabbits or three large animals, but
18 roosters are outlawed in Pleasant Grove City.

19
20 *Nate Hardy* reported that he lives two lots to the southeast of the subject property. He shared
21 Mr. Weaver's concerns but noted that he would have less of an impact due to his property's location.
22 The property is at a higher elevation than surrounding properties and he is concerned about odor,
23 attracting insects, and manure in the common areas and along the Bonneville Shoreline Trail. He was
24 also concerned that the property would be inconsistent with the neighborhood. A property at the
25 Grove Creek trailhead is zoned RR, and the next closest is near the intersection of 1100 North and
26 100 East across from Grovewood Elementary. The 2023 General Plan Map 2.2 indicates that Rural
27 Residential should be north of 2600 North. He was unsure of a better use for the property because
28 neighbors prefer only allowing one home on the lot. The neighborhood off the cul-de-sac near the
29 subject property is R1-12, not R1-20, and he believed allowing Rural Residential zoning on the cul-
30 de-sac would make an additional exception. He appreciated that it is a unique property, but he
31 believed those concerns should be taken into consideration.

32
33 There were no further public comments. The Chair invited the Commissioners to either continue the
34 discussion regarding the item or bring a motion if no further discussion was necessary.

35
36 Community Development Director, Daniel Cardenas, was asked to address the question about
37 granting a variance or conditional use permit rather than rezoning the property. Commissioner
38 Martineau also asked if there was any way to limit the animal rights to just horses. Director Cardenas
39 clarified that the application is for a rezone of the property so the applicant could obtain animal rights.
40 When a property owner applies for a variance, they must meet certain criteria already established in
41 city and state codes. However, the nature of this request would be completely self-imposed, so it is
42 unlikely that a variance would be granted in this situation. To address the solution or proposal to
43 limit a property to specific types of animals, at this point, no. The applicant is applying for a rezone
44 to change the property to an already defined zone of RR, no additional limits can be placed regarding
45 the type or number of animals beyond what is approved for the zone. To accomplish the proposed
46 solution, we would need to amend the code to create a new zone with a new ordinance. A Conditional
47 Use Permit would also not be applicable because conditional uses must already be established or

1 written in the code. This is also not a possibility at this moment. Mr. Weaver made a great suggestion,
2 but it would require that (1) a new zone is created with a new ordinance or new language that specifies
3 the approved animals and then (2) apply that zone to a property. If asked is it possible, the answer is
4 probably, but it would take some time to get there.

5
6 Commissioner Butler asked Director Cardenas to share the process so the public could understand
7 what it would take to add a zone. He stated that the process to add a zone would involve a Code Text
8 Amendment to either amend an existing zone or create a new one. Once the zone is created, it would
9 then need to be applied to the property. Commissioner Phillips noted that the process would be
10 lengthy and cause delays for the property owner. In response to a follow-up question from
11 Commissioner Butler, Director Cardenas stated that a new Zoning Ordinance could be adapted from
12 the existing Code, but it would involve the same process.

13
14 Commissioner Martineau asked City Engineer, Aaron Wilson, to address concerns about effluent or
15 runoff from the property due to the slope. Engineer Wilson reported that a grading plan will be
16 required as part of the Building Permit process. There is an existing drainage berm on a portion of
17 the property that retains water on the lot, but water does generally drain into the cul-de-sac. When
18 the property is developed, they will be required to control the water so that it stays on the property.
19 A five foot drainage swale will be required at the bottom of the driveway to protect the house below,
20 similar to what is required on a flag lot. The subject property was permitted as a flag lot at the time
21 it was originally subdivided. Commissioner Martineau wanted to be certain to address this as it would
22 come up as a concern from surrounding residents and he wanted them to know that this would be
23 addressed in the future.

24
25 The Commissioners explained that any problems that arise due to drainage issues or excessive animals
26 on the property can be reported to the city.

27
28 Director Cardenas clarified that the animals permitted in the Rural Residential Zone are referenced
29 under section 10-9A-2-E of the city code as follows:

- 30 • Bovidae/bovid (cows, goats, sheep, etc.);
- 31 • Equidae (horses, donkeys, etc.);
- 32 • Sus scrofa (pigs, hogs, etc.);
- 33 • Gallus domesticus/fowl (chickens, ducks, pigeons, etc.); and
- 34 • Oryctolagus cuniculus (rabbits, hares, etc.)

35
36 One large animal is allowed per half acre, so the subject property would allow for three large animals
37 (pigs, hogs, horses, cows, goats). Up to 25 chickens or rabbits are allowed. Director Cardenas noted
38 that up to 12 chickens are allowed in R-1 residential zones.

39
40 Commissioner Phillips noted that the nearby Rural Residential property has been there for decades,
41 so everyone who built around it knew they were building near a property with goats and horses. In
42 this case, he was concerned that it would be unfair to impose a new use on the existing homes that
43 could affect their quality of life. He was not in favor of the rezone. Other Commissioners agreed.

44
45 Commissioner Butler stated that the Planning Commission cannot consider property values in their
46 decision.

1 **MOTION:** Commissioner Alicia Redding moved that the Planning Commission forward a
2 recommendation of DENIAL to the City Council for the request of Ben Kjar for the rezone of 1.54
3 acres of land located at 543 North 1380 East from the R1-12 and R1-20 Zones to the Rural Residential
4 Zone. Commissioner Dustin Phillips seconded the motion. Vote on motion: Commissioner
5 Martineau-Aye; Commissioner Butler-Nay; Commissioner Redding-Aye; Commissioner Trickler-
6 Aye; Commissioner Nelson-Nay; Commissioner Phillips-Aye; Chair Patten-Aye. The motion carried
7 5-to-2.

8
9 Commissioner Phillips stated that the applicant could continue to explore other options if the
10 application was denied by the City Council.

11
12 **ITEM 2 – Public Hearing: Site Plan – Parcel #46:708:0006**

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

14 Public Hearing to consider the request of Brandan Case for a commercial site plan for a retail shell
15 building, located on Lot 6 of the Mayfield Subdivision Plat 'A' and identified with Parcel
16 #46:708:0006, in The Grove Zone – Mixed Housing Subdistrict.

17 (Administrative Item)

18
19 Planner Hawkins identified the property address as 2465 West 280 South and presented an aerial
20 map of the subject property. He indicated that it is located near Mayfield Apartments and Liahona
21 Academy. The property is in The Grove Zone – Mixed Housing Subdistrict, which allows for the
22 following commercial uses:

23 • Grocery stores;
24 • General merchandise;
25 • Building materials;
26 • Home furnishings;
27 • Apparel;
28 • Restaurants; and
29 • Medical, legal, and engineering offices

30
31 The Site Plan was reviewed. The building will include five commercial units. The southernmost unit
32 appears to be for a restaurant with a drive-thru, and the primary use of the building will likely be retail
33 and/or restaurant. With this assumption, a total of 41 parking spaces are required, and 46 spaces were
34 included on the Site Plan.

35
36 With regard to landscaping and open space requirements, The Grove Zone requires that 10% of the
37 gross site area be dedicated to open space such as parks, plazas, courtyards, arcades, pedestrian
38 walkways, and landscaped areas. This does not include leftover space between buildings or narrow
39 space under 10 feet in width that is immediately adjacent to buildings. The applicant will provide
40 10,974 square feet of landscaped area as open space including the wetlands area near 2500 West,
41 which is 26.7% of the overall lot size. A 25-foot landscape buffer is required between the curb and
42 the building. The applicant proposed a 21-foot landscape buffer, which may be permitted by the City
43 Council if the developer has provided enhancements and exceeded the City's standard requirements
44 for architecture, amenities, and landscaping for the overall project area. Landscaping elements in the
45 buffer area include sodded lawn, small trees, and shrubs.

1 Elevation plans were reviewed. The proposed building is approximately 23 feet tall at the highest
2 point, and the primary building materials are stone and fiber cement siding. The applicant proposed
3 to use stucco as an accent material on sections of the building that face 280 South, the Mayfield
4 Apartments, and Liahona Academy.

5
6 The Design Review Board reviewed the application at its November 18, 2024 meeting and approved
7 the Site Plan with the condition that a fence be installed on the southern border of the subject property,
8 and that said fence is sturdy enough to withstand any potential damage from the soccer field to the
9 south. The fence was not shown on the plans, but Staff recommended approval of the proposed Site
10 Plan with the condition that all final Planning, Engineering, and Fire Department requirements are
11 met, which would include the installation of the fence.

12
13 In response to a question from Commissioner Butler, Planner Hawkins clarified that the fence was
14 required because the open space between the subject property and Liahona Academy is often used as
15 a soccer field, and the fence will prevent soccer balls from entering the commercial property.

16
17 Commissioner Butler expressed concern about the number of evergreens indicated on the landscaping
18 plan due to the high water table in the area and asked if the property owner desired that number of
19 evergreens. Planner Hawkins deferred to the applicant on that issue but clarified that the city's
20 preference is to have live trees instead of dead ones. Engineer Aaron Wilson stated that there is a
21 significant amount of groundwater in the area, but he did not have specific information on the subject
22 property. The property will have a sealed underground stormwater system. He noted that the ditch
23 on the far west boundary is considered wetlands by the Army Corps of Engineers.

24
25 In response to a question raised by Commissioner Martineau, Engineer Wilson reported that the
26 applicant is aware of the wetland criteria and maintenance requirements and has received approval
27 from the Army Corps of Engineers to make some modifications to the site.

28
29 John Davis from Layton Davis Architects spoke on behalf of the applicant and indicated that they
30 worked with City Staff for several months on the Site Plan. They have also worked with the Army
31 Corps of Engineers regarding the swale on the west side. They have considered the water table in
32 their landscaping plan. They agreed to install a fence to keep soccer balls out of the parking lot and
33 to keep people from the soccer field from parking in their parking lot.

34
35 Chair Patten opened the public hearing.

36
37 *Joe Feelong* reported that he was provided with a copy of the Staff Report prior to the meeting, and
38 he believed the Planning Commission would be making a decision based on inaccurate information
39 because important information was omitted from the Staff Report on Agenda Item 6.

40
41 There were no further public comments. The Chair invited the Commissioners to either continue the
42 discussion regarding the item or bring a motion if no further discussion was necessary.

43
44 **MOTION:** Commissioner Jeffrey Butler moved to forward a positive recommendation of
45 APPROVAL for the request of Brandan Case for a commercial Site Plan for a retail building located
46 at 2465 West 280 South on property zoned The Grove – Mixed Housing Subdistrict; and adopting
47 the exhibits, conditions, and findings of the Staff Report, and as modified by the condition(s) below:

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

2
3
4 Commissioner Alicia Redding seconded the motion. The Commissioners unanimously voted "Yes".
5 The motion carried.

6
7 **ITEM 3 – Public Hearing: Vicinity Plan Amendment – Located at approx. 85 East 2430 North**
8 **(North Field Neighborhood)**

9 Public Hearing to consider the request from Harley Construction for a vicinity plan amendment on
10 12.63 acres, located at approximately 85 East 2430 North in the Rural Residential (RR) Zone.
11 (Legislative Item)

12 Planner Hawkins presented the Staff Report and displayed an aerial map of the subject property and
13 noted that the Planning Commission reviewed a Preliminary Subdivision Plat for the property at its
14 December meeting. At that time, they briefly discussed how the proposed plat did not connect to
15 North Canyon Road. Because that connection was not made, the applicant had to amend the existing
16 Vicinity Plan for the area prior to plat recordation. The existing Vicinity Plan was approved in August
17 of 2023.

18
19 The applicant worked with Utah County for access to North Canyon Road, but because it is an arterial
20 street with higher permitted speeds and the subdivision is located near a blind curve, it was determined
21 that it would not be safe to access North Canyon Road in this area. The connection was subsequently
22 replaced with a cul-de-sac that will be a total of 371 feet in length. Emergency access will be provided
23 through the property to the south to connect to Michael Leon Lane. Once the property to the south is
24 developed, the emergency access will be developed into a full right-of-way.

25
26 Planner Hawkins stated that although less connectivity was proposed than the existing plan, the
27 proposed Vicinity Plan meets the purpose of providing adequate access and service to all proposed
28 properties and provides a safer alternative than connecting to North Canyon Road. Staff
29 recommended that the Planning Commission forward a recommendation of approval to the City
30 Council for the proposed Vicinity Plan.

31
32 In response to a question from Commissioner Martineau, Planner Hawkins clarified that the home on
33 Lot 1 will have all necessary access and will maintain its animal rights.

34
35 The applicant, Laren Harley, had nothing to add.

36
37 Chair Patten opened the public hearing.

38
39
40 *Chris Berg* reported that he lives to the left of the subject property off 180 West. He had no issues
41 with the neighborhood but was concerned that his road was originally a county road and it is too
42 narrow to park cars on both sides because it would not leave room for emergency vehicles. He
43 suggested decreasing the subdivision to 10 lots and moving the access point to Canyon Road further
44 south. He is also concerned about the increased traffic on his road as a result of the subdivision.

45
46 Chair Patten appreciated Mr. Berg's concern but stated that Canyon Road is a County Road and the
47 County will not allow access anymore.

1
2 *Jared Sutch* stated that he lives where the road that will access the proposed subdivision intersects
3 with 180 West. He was unaware that it had been changed to a cul-de-sac. The last notice he received
4 showed access to North Canyon Road. The subdivision across the street has direct access to North
5 Canyon Road at the same point across the road as this development. He is under the impression that
6 Canyon Road will become a City road. Engineer Wilson reported that there is an agreement for that
7 portion to become a City road in the future. However, after discussion, City Staff and the developer
8 concluded that the proposed cul-de-sac is the safest option for the citizens of Pleasant Grove City
9 because it will limit thru traffic through the development and access will be from a safer road. North
10 Canyon Road access would have been at a blind curve. Mr. Sutch stated that he understands the
11 thought process, but the subdivision across the street is only a few years old and it has access to North
12 Canyon Road. There are no sidewalks on 180 West, so people walk and longboard down the road.
13 It is a very narrow street and becomes a one-lane road when people park on both sides.

14
15 Engineer Wilson reported that the connection to the south is critical. The City Council approved an
16 agreement with Flower Petal Farms, LLC at its meeting the previous evening which specifies that the
17 roadway will be dedicated to Pleasant Grove. If the property owner chooses not to develop within 10
18 years, the City will have the option to develop the road.

19
20 Commissioner Martineau addressed comments about the existing subdivision with access to North
21 Canyon Road and indicated that visibility would be much more limited from the subject property.
22 Commissioner Phillips added that the angle is completely different from the other side of the street.

23
24 Mr. Sutch added that the speed limit on that part of North Canyon Road is 35 MPH and the speed
25 limit on his road is 25 MPH.

26
27 *Roshell Tanner* stated that she lives on 180 West across the street from Mr. Sutch. She was concerned
28 because there are no sidewalks or streetlights and cars speed down the road. Longboarders,
29 rollerbladers, and children also use the road. She has heard accidents on North Canyon Road and two
30 cars have driven into her front yard. She believed that additional safety measures need to be put in
31 place if new homes will be developed in her community, including speedbumps or signage.

32
33 Mr. Harley, the applicant, thanked everyone for their comments and stated that the project was
34 delayed by approximately six months due to safety concerns. Visibility on North Canyon Road is
35 very different from his property than the existing subdivision. They discussed the issue with City
36 Staff, and the proposed plan was determined to be the safest. The cul-de-sac will also prevent people
37 from using the road as a shortcut, but he understands the problem with temporarily only having one
38 access point. Initially, he was indifferent about the road connecting to North Canyon Road but then
39 after looking at that connection more closely and physically standing at the proposed road location,
40 he started to understand the potential hazard that would be created. He stated that once you build a
41 road, it is done and it won't change once it's there. If you would turn out going northbound, you
42 would barely be able to see the cars coming around the curve and you would not have time to respond.
43 He wanted the neighbors to know that their number one concern was the safety of the neighborhood
44 and he wanted to prevent someone from getting t-boned by pulling out of their subdivision.

45
46 There were no further public comments. The Chair invited the Commissioners to either continue the
47 discussion regarding the item or bring a motion if no further discussion was necessary.

1
2 In response to a question raised by Commissioner Trickler, Engineer Wilson clarified that 180 South
3 is narrower than would be allowed by the current City Code. It was built by the County and later
4 annexed into Pleasant Grove. Some roadways in that part of the City do not have sufficient curb,
5 gutter, and sidewalks because they were not required by the County at the time of development.
6 Commissioner Butler stated that the lower portion of 180 South is wider and has sidewalks on both
7 sides, but the area near the subject property is a narrow road with a gutter but no curb or sidewalk.
8 Engineer Wilson stated that the asphalt portion of the road is approximately 30 feet wide, and the
9 current requirement for city streets is 40 feet. He added that a narrower road does typically help to
10 slow down traffic as people feel less comfortable and tend to be more cautious when a road narrows.
11

12 In response to a follow-up question from Commissioner Trickler, it was verified that Michael Leon
13 Lane is wider and meets current City standards. When the future roadway is completed, residents
14 will have access from that road. The planned temporary emergency access road will be 20 feet wide
15 and consist of a compacted road base material. The road will be gated on both sides and will be for
16 emergency access only. The current owner of that land has horses and intends to keep horses there
17 until they are ready to develop that land.
18

19 Commissioner Butler referred to Mr. Harley's comment that the total lots for the proposed subdivision
20 were reduced from 13 to 12, so there will be less traffic and noted that, because it is a county road,
21 the City cannot put a light at the intersection.
22

23 Commissioner Phillips stated that there are always trade offs, and Mr. Berg's comment that they were
24 trading one for the other was fair and accurate. However, he believes the overall benefit to the
25 community is greater with this plan.
26

27 Commissioner Butler added that the developer cannot control the landowner that would allow the
28 connection to Michael Leon Lane. It would be ideal to develop the road at this time but it cannot
29 happen if that landowner does not want to subdivide.
30

31 **MOTION:** Commissioner Kenna Nelson moved that the Planning Commission APPROVE the
32 request of Harley Construction for a Vicinity Plan amendment, located at approximately 2300 North
33 100 East in the Rural Residential Zone; and adopting the exhibits, conditions, and findings of the
34 Staff Report, and as modified by the condition(s) below:
35

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

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

41 **ITEM 4 - Public Meeting: Preliminary Subdivision Plat – Located at 344 East 200 South**
42 **(Old Fort Neighborhood)**

43 Public Meeting to consider the request of Abraham Bedard for a 2-lot preliminary subdivision plat,
44 called Bedard Subdivision Plat 'A' on 0.452 acres, located at 344 East 200 South in the R1-7 (Single-
45 Family Residential) Zone. The proposed subdivision is a flag lot subdivision that was submitted prior
46 to the changes made to the flag lots ordinances in August 2024.
47 (Administrative Item)

1
2 Planner Hawkins presented the Staff Report and stated that the applicant previously submitted an
3 application for a flag lot subdivision on February 19, 2023. On September 17, 2024, the City Council
4 approved a Code Text Amendment that changed the requirements for flag lots. Because the applicant
5 submitted their flag lot application before the ordinance was amended, the proposed flag lot is vested
6 under the previous version of the Flag Lot Ordinance.

7
8 The subject property is currently developed with a single-family home. The applicant proposed to
9 divide the subject property into two lots, a base lot and a flag lot, so the flag lot can be developed
10 with its own single-family home. All surrounding properties have been developed with single-family
11 homes and are also in the R1-7 Zone.

12
13 The Preliminary Subdivision Plat was reviewed and Planner Hawkins noted that the base lot and flag
14 lot would have the same lot size, width, and setback requirements. The R1-7 Zone requires a
15 minimum lot size of 7,000 square feet and a minimum lot width of 70 feet. Setbacks for the zone are
16 20 feet from the front and rear property lines and eight feet from the side property lines. Flag lots are
17 required to have a stem width of 25 feet and a minimum length of 70 feet. Lot 1 is 75 feet wide and
18 9,463 square feet in size. There is an existing home on this lot, which will retain its current access to
19 200 South, and will maintain a 10-foot setback from the flag lot stem and a 20-foot setback from the
20 rear property line. The flag lot is 99 feet wide, 71 feet deep, and has a lot size of 10,237 square feet
21 including the flag lot stem. The stem is approximately 127 feet deep and 25 feet wide, which meets
22 the previous standards for flag lots, and the Preliminary Plat indicates a building envelope that will
23 meet all setback requirements.

24
25 Planner Hawkins reported that the proposed subdivision complies with the requirements for the R1-
26 7 Zone and the previous version of the flag lot ordinances. Staff recommended approval of the
27 Preliminary Subdivision Plat.

28
29 The applicant, Abraham Bedard, reported that he wanted to subdivide this lot since his parents are
30 getting older and he would like the option to have them live nearby.

31
32 **MOTION:** Commissioner Alicia Redding moved that the Planning Commission APPROVE the
33 request of Abraham Bedard for a preliminary subdivision plat called Bedard Subdivision Plat 'A',
34 located at 344 East 200 South on property zoned R1-7, subject to the following condition(s):

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

37
38 Commissioner Jim Martineau seconded the motion. The Commissioners unanimously voted "Yes".
39 The motion carried.

40
41 **ITEM 5 - Public Meeting: Preliminary Subdivision Plat – Parcel #14:012:0162**
42 **(North Field Neighborhood)**

43 Public Meeting to consider the request of Patterson Homes LLC for a 6-lot preliminary subdivision
44 plat, called Cascade Meadows Plat 'C'. The proposed subdivision is located on 3.315 acres of
45 unplatted land identified with Parcel #14:012:0162, which is located east of 820 West and north of
46 1800 North in the R1-20 (Single-Family Residential) Zone.

47 (Administrative Item)

1 ****ITEM CONTINUED FROM 12/12/24****
2

3 Planner Hawkins presented the Staff Report and stated that the subject property is located north of
4 1800 North and east of 820 West and is 3.315 acres in size. The surrounding properties are zoned
5 Rural Residential and developed with single-family homes. The subject property was rezoned from
6 Rural Residential to R1-20 in February of 2024 so that six lots could be developed.
7

8 The Preliminary Subdivision Plat was reviewed. The R1-20 Zone has a minimum lot size of 20,000
9 square feet and minimum width of 100 feet and four lots in the proposed subdivision meet those
10 requirements. Two lots are only 17,689 and 17,710 square feet but would be allowed due to lot size
11 averaging; a minimum lot area of 16,000 square feet is allowed as long as the total average of all lots
12 is at least 20,000 square feet. Because the proposed plat meets the requirements for subdivisions and
13 the R1-20 Single-Family Residential Zone, the Planning Staff recommended that the Planning
14 Commission approve the proposed Preliminary Subdivision Plat with the condition that all final
15 Planning, Engineering, and Fire Department requirements are met.
16

17 Commissioner Butler asked if previous questions about water access pertained to the east or west side
18 of the subject property. Engineer Wilson stated that the developer has worked with the property
19 owner to the south of Lots 4 and 5 to abandon his irrigation ditch, and it will be filled in as part of the
20 project.
21

22 The applicant's representative, Scott Dunn from Patterson Homes, appreciated the time Staff has
23 spent on the application. He hoped that the Planning Commission would agree with Staff and approve
24 the Subdivision.
25

26 In response to a question from Commissioner Butler, Engineer Wilson clarified that the cul-de-sac
27 length is within Code requirements. The cul-de-sac and properties will be graded to raise slightly so
28 all stormwater will drain toward 820 West. Director Cardenas took a quick measurement and
29 confirmed that the cul-de-sac will be less than 600 feet long from 820 West.
30

31 **MOTION:** Commissioner Jeffrey Butler moved that the Planning Commission APPROVE the
32 request of Patterson Homes LLC for the preliminary residential Subdivision Plat called Cascade
33 Meadows Plat 'C', located east of 820 West and north of 1800 North in the R1-20 (Single Family
34 Residential Zone); and adopting the exhibits, conditions, and findings of the Staff Report.
35 Commissioner Alicia Redding seconded the motion. The Commissioners unanimously voted "Yes".
36 The motion carried.
37

38 **ITEM 6 – Public Meeting: Preliminary Subdivision Plat – Located at 1080 East 900 South**
39 **(Scratch Gravel Neighborhood)**

40 Public Meeting to consider the request from Angela Kelson for a 3-lot preliminary subdivision plat,
41 called Storybook Lane Plat 'A' on 1.004 acres, located at 1080 East 900 South in the R1-9 (Single-
42 Family Residential) Zone.

43 (Administrative Item)

44
45 Planner Hawkins presented the Staff Report. The subject property and all surrounding properties are
46 in the R1-9 Zone and have been developed with single-family homes, with the exception of one lot
47 which was developed with a church. On February 21, 2024, the City Council approved a Vicinity

1 Plan Amendment for an area on 900 South that includes the subject property. The amendment was
2 adopted to more closely consider the development of potential subdivisions along 900 South in
3 conjunction with existing property lines, the slope and grading of properties in the area, how potential
4 lots could be serviced for utilities, and to provide additional connectivity between 900 South and the
5 future 1000 South.

6
7 The Preliminary Subdivision Plat was reviewed. Planner Hawkins noted that the applicant intends to
8 follow the existing Vicinity Plan by providing a connection between 900 South and 1000 South for
9 two future lots along the west border of the subject property. Due to this proposed connection, the
10 setback from the existing garage servicing the home and the future right-of-way on the west side of
11 the property will be less than the required 25 feet for a typical corner lot in an R-1 Zone. To remedy
12 this, the property owners received a variance for the setback from the property line to the existing
13 garage on September 18, 2024. All other proposed lots will meet the minimum lot size, lot width,
14 and setback requirements. The R1-9 Zone requires a minimum lot size of 9,000 square feet and width
15 of 85 feet and the setbacks are 25 feet from the front and rear property lines and 10 feet from the side
16 property lines. For corner lots, the required setback is 25 feet from both sides adjacent to the street
17 and 10 feet from the internal property lines.

18
19 Referring to an aerial of the Utah County parcel map, Planner Hawkins noted that the owners of the
20 subject property also own a long, narrow parcel where the future 1000 South will be constructed, but
21 that parcel was not included in the proposed subdivision. A separate agreement between the property
22 owner and the City of Pleasant Grove is currently being drafted and will be heard by City Council
23 which will allow the property owners to construct a temporary access to the two lots behind the
24 existing home.

25
26 The Improvement Plan was reviewed from the Staff Report. Planner Hawkins pointed out a yellow
27 line indicating the current property line, a red dotted line indicating the existing fence, and a blue line
28 indicating the edge of the pavement. There will be a one-inch concrete berm to help manage
29 stormwater so that it doesn't run off into adjacent properties. A temporary turnaround will be
30 constructed at the end of 1050 East which will eventually be upgraded once 1000 South is constructed.
31 The plan includes a notation that the Ricardo Bonilla property is to remain undisturbed during
32 construction. However, if that property is subdivided in the future, construction of the remainder of
33 the connecting road will be required.

34
35 Planner Hawkins reported that the proposed subdivision meets the minimum requirements for both
36 subdivisions and the R1-9 Zone, and Staff recommended approval of the Preliminary Subdivision
37 Plat subject to the conditions outlined in the Staff Report.

38
39 In response to a question raised by Commissioner Martineau, Planner Hawkins confirmed that the
40 road is not a standard width because both properties at the entry are not being developed. The road
41 will be wider than 20 feet to the centerline. Engineer Wilson confirmed that they will not disturb the
42 neighboring property, and work will not go beyond the existing chain-link fence. There currently is
43 no timeline for construction of 1000 South. Lindon City owns some of the property for the road, but
44 there is a longstanding interlocal agreement between the cities for maintenance of 1000 South from
45 State Street to the eastern Pleasant Grove boundary.

1 In response to a question from Commissioner Butler, Planner Hawkins confirmed that the road, curb,
2 and gutter for 1050 East will be fully contained on the subject property and will include a turnaround
3 for fire, trash, snowplows, etc. The parcel for future 1000 South was not part of the application.

4
5 The applicant's representative, Roger Dudley, identified himself as the Project Engineer and was
6 available to answer questions. In response to a question from Commissioner Martineau, Mr. Dudley
7 stated that to his knowledge, the ditch between properties will remain active. They will be installing
8 infrastructure to ensure its continued use, but they were unsure if it would actually be used.
9

10 In response to a question raised by Commissioner Redding, Engineer Wilson stated that it was the
11 beginning of the Gardner ditch. Commissioner Redding believed the ditch was already closed to
12 irrigation water. Engineer Wilson stated that the design includes irrigation infrastructure and
13 preserving the water user rights in place when discussions regarding the ditch began, and removing
14 it from the Site Plan would be easier than adding it in.
15

16 **MOTION:** Commissioner Dustin Phillips moved that the Planning Commission APPROVE the
17 request of Angela Kelson for a Preliminary Subdivision Plat called Storybook Lane Plat 'A', located
18 at 1080 East 900 South in the R1-9 Zone; and adopting the exhibits, conditions, and findings of the
19 Staff Report, and as modified by the condition(s) below:
20

- 21 1. All final Planning, Engineering, and Fire Department requirements are met.
22
- 23 2. That the Development Agreement be adhered to.
24

25 Commissioner Kenna Nelson seconded the motion. The Commissioners unanimously voted "Yes".
26 The motion carried.
27

28 **ITEM 7 – Elect a Chair and Vice-Chair for 2025-2026.**

29 Chair Patten opened the nominations for Chair and Vice-Chair.
30

32 Commissioner Trickler nominated Commissioner Alicia Redding to serve as Chair. Commissioner
33 Patten seconded the motion. Commissioner Alicia Redding was unanimously elected to serve as
34 Planning Commission Chair.
35

36 Nominations for Vice-Chair were as follows:
37

- 38 • Commissioner Redding nominated Commissioner Karla Patten as Vice-Chair. Commissioner
39 Nelson seconded the motion.
40
- 41 • Commissioner Butler nominated Commissioner Kenna Nelson. Commissioner Trickler
42 seconded the motion.
43
- 44 • Commissioner Patten nominated Commissioner Jim Martineau.
45
- 46 • Commissioner Nelson nominated Commissioner Wendy Shirley.
47

1 Director Cardenas counted the votes, with Commissioner Patten receiving four votes, Commissioner
2 Nelson receiving two, and Commissioner Shirley receiving one. Commissioner Karla Patten was
3 elected to serve as Vice-Chair.

4

5 **ITEM 8 – Review and Approve the Minutes from the December 12, 2024, Meeting.**

6

7 **MOTION:** Commissioner Martineau moved to APPROVE the minutes from December 12, 2024.
8 Commissioner Butler seconded the motion. The Commissioners unanimously voted “Yes”. The
9 motion carried.

10

11 **MOTION:** Commissioner Martineau moved to ADJOURN. The Commissioners unanimously voted
12 “Yes”. The motion carried.

13

14 The Planning Commission Meeting adjourned at 8:43 p.m.

15

16 

17

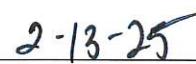
18 Planning Commission Chair

19

20 

21 Christina Gregory, Planning & Zoning Assistant

22

23 

24

25 Date Approved