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PLEASANT GROVE CITY
PLANNING COMMISSION MINUTES
September 11, 2014

Present: Chair Scott Richards, Vice Chair James Malone, Commissioners Amy Cardon, Julia Whetman, Eric Jensen and Drew Armstrong. Commissioners Dallin Nelson, Levi Adams and John Stevens were excused.

Staff: Community Development Director Ken Young, City Planner Royce Davies, Planning Tech Barbara Johnson, Engineer Degen Lewis and NAB Chairperson Libby Flegal.

The meeting commenced at 7:00 p.m.
Chair Richards welcomed everyone to the meeting.

Commission Business:

- a. **Opening Remarks:** Commissioner Drew Armstrong gave the opening remarks.
- b. **Agenda Approval:**
 - **MOTION:** Commissioner Jensen moved to approve the written agenda as public record. Commissioner Malone seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.
- c. **Staff Report**
 - **MOTION:** Commissioner Armstrong moved to approve the Staff Reports as part of the public record. Commissioner Whetman seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.
- d. **Declaration of conflicts and abstentions from commission members:** There were none.

ITEM 1 - Public Hearing to consider the request of Mike Schlappi for a commercial condominium conversion on property located at approximately 140 South Main Street in the Downtown Village Commercial Zone.

1 City Planner, Royce Davies, presented the staff report and displayed an aerial photograph of the
2 subject property. There are two buildings on the property that will be subdivided into four
3 condominiums to be used for commercial space. Mr. Davies explained that the Downtown
4 Village Zoning allows for this type of use. He also stated that the exterior of the buildings will
5 remain mostly unaltered.

6
7 There were no questions from the Commission. Mr. Davies had no further comments.

8
9 Ken Burg identified himself as a representative from Burg Civil Engineering. He commented
10 that the owner, Mike Schlappi, is looking to regain tenants, and making improvements to
11 keeping the area active. In response to a question from Commissioner Armstrong, Mr. Burg
12 indicated that they would be making some improvements to the buildings before looking for a
13 buyer for the units.

14
15 Chair Richards opened public hearing. There were no public comments. Chair Richards closed
16 the public hearing.

17
18 **MOTION:** Commissioner Malone moved that the Commission approve the preliminary plat
19 known as Allstate PG Plus Condominiums Plat A and adopt the exhibits, conditions, and
20 findings contained in the staff report. Commissioner Jensen seconded the motion. The
21 Commissioners unanimously voted “Aye.” The motion carried.

22
23 Chair Richards brought to the Commission’s attention that Item 7 has been permanently
24 withdrawn by the applicant. A motion needed to be made to amend the agenda.

25
26 **MOTION:** Commissioner Jensen moved to modify the agenda, removing Item 7.
27 Commissioner Malone seconded the motion. The Commissioners unanimously voted “Aye”.
28 The motion carried.

29
30 **ITEM 2 -** Public Hearing to consider the request of Madelyn Knudsen for a two-lot subdivision
31 plat, Knudsen Corner, on property located at approximately 596 South 350 East in the RM-7
32 Zone.

33
34 Mr. Davies presented the staff report and aerial photographs of the property. He explained that
35 there is currently a duplex on the north side of the property. The applicant intends to extend the
36 property on the south side so that another duplex can be constructed. The plans were found to
37 meet the RM-7 Zoning code.

38
39 There were no questions from the Commission. Mr. Davies had no further comments.

40
41 John Knudsen, the applicant, gave his address as 592 South 350 East in Pleasant Grove and
42 explained that his objective is to combine four different parcels of land into one property and
43 subdivide with the intent to sell. He indicated that the north side of the property has already been
44 developed.

1 Chair Richards opened the public hearing. There were no public comments. Chair Richards
2 closed the public hearing.

3 Commissioner Malone commented that the request is fairly straight forward.
4

5 **MOTION:** Commissioner Whetman moved that the Commission approve the preliminary plat,
6 known as Knudsen Corner Subdivision Plat, and adopt the exhibits, conditions, and findings
7 contained in the staff report. Commissioner Malone seconded the motion. The Commissioners
8 unanimously voted “Aye.” The motion carried.
9

10 **ITEM 3 - Public Hearing to consider amending Maple Grove Subdivision to include the**
11 **property to the north, located at approximately 641 South 350 East in the RM-7 Zone.**

12 **SPRINGTOWN NEIGHBORHOOD.**
13

14 Mr. Davies presented the Commission with the staff report. There are currently two units, H and
15 I, addressed as 406 East 600 South, while the remaining units, A-G, J and K, are addressed as
16 592 South 350 East. The applicant was proposing that the addresses for H and I be adjusted to
17 match the rest of the units so that the entire subdivision has the same address. No other changes
18 were proposed to be made to the plat.
19

20 There were no questions from the Commission.
21

22 It was noted that the applicant was absent. Chair Richards opened the public hearing. There
23 were no public comments. Chair Richards closed the public hearing.
24

25 **MOTION:** Commissioner Malone moved that the Commission approve the Plat Amendment
26 for the Subdivision Plat, known as Maple Grove Subdivision Plat A, and adopt the exhibits,
27 conditions, and findings contained in the staff report. Commissioner Jensen seconded the
28 motion. The Commissioners unanimously voted “Aye.” The motion carried.
29

30 **ITEM 4 - Public Hearing to consider approval two-lot preliminary plat map called Parley’s**
31 **Place Plat B, located at approximately 1246 North 1430 West in the R1-10 Zone. NORTH**

32 **FIELD NEIGHBORHOOD.**
33

34 Mr. Davies explained that this is a recently approved plat. In order to comply with the zoning
35 law, the property line between Lots 11 and 12 is being adjusted. Due to miscommunication on
36 the building location, the home in Lot 11 was built too close to the property line. Mr. Davies
37 presented the Commission with a visual of the property adjustment plan. With the adjustment,
38 the lots will meet the zone requirement of a minimum of 10,000 square feet.
39

40 In response to a question from Commissioner Malone, Mr. Davies confirmed that the home was
41 constructed roughly five feet from the intended location.
42

43 The applicant was not present. Chair Richards opened the public hearing.
44

45 David McDonald, the neighbor to the east, asked how this mistake was missed. Community
46 Development Director, Ken Young, indicated that there was an error made by the surveyor and

1 there was not a double-checking done between the surveyor and the developer before the
2 footings were poured. The error was later discovered by the City. City Engineer, Degen Lewis,
3 commented that the liability lies with the property owner rather than the City.
4

5 There were no further comments from the public. Chair Richards closed the public hearing.
6

7 **MOTION:** Commissioner Jensen moved that the Commission approve the plat amendment for
8 the subdivision plat, known as Parley’s Place Subdivision, and adopt the exhibits, conditions,
9 and findings contained in the staff report. Commissioner Armstrong seconded the motion. The
10 Commissioners unanimously voted “Aye.” The motion carried.
11

12 **ITEM 5 - Public Hearing to consider request of Loader Lots LLC for 21-lot preliminary plat,**
13 **known as Pleasant Heights Plat B, located at approximately 200 South Loader Avenue, in the**
14 **R1-9 Single Family Residential Zone. SCRATCH GRAVEL NEIGHBORHOOD.**
15

16 Mr. Davies presented the staff report and aerial photographs of the property. He reported that
17 there is a large lot along 200 South that will be divided into two smaller lots. The home
18 currently located on the lot will be removed.
19

20 The applicant, Cameron Tea, gave his address as 125 East Main Street in American Fork.
21 Mr. Tea commented that the option of removing the existing home and creating two lots was
22 discussed with the City Council.
23

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

27 **MOTION:** Commissioner Whetman moved that the Commission approve the preliminary plat
28 amendment for the subdivision plat, known as Pleasant Heights Plat B, and adopt the exhibits,
29 conditions, and findings contained in the staff report. Commissioner Malone seconded the
30 motion. The Commissioners unanimously voted “Aye.” The motion carried.
31

32 **ITEM 6 - Public Hearing to consider request of Jesse Tonks for a conditional use permit to**
33 **operate a business called Drum Labs, located at approximately 430 West State Street, in the C-G**
34 **Commercial General Zone. LITTLE FORT NEIGHBORHOOD.**
35

36 Mr. Davies explained that the business will offer musical instruction for small drum ensembles.
37 Considering that the neighboring businesses are loud, such as metal working, Mr. Davies was of
38 the opinion that the proposed business would be a perfect fit for the area.
39

40 Darrin Bastian, was present representing the applicant and gave his address as 1288 West 2180
41 North in Pleasant Grove. He indicated that he is the owner and operator of Drum Labs. In
42 response to a question posed by Commissioner Malone, Mr. Bastian confirmed that he is taking
43 measures to soundproof the building. Currently, there are no businesses directly neighboring this
44 location, but Mr. Bastian hoped to lease the warehouse space next door. The hours of operation
45 for the business will be after school hours on the weekdays, between 4:00 p.m. and 7:00 p.m. as
46 well as on weekends.

1 Chair Richards opened the public hearing. There were no public comments. The public hearing
2 was closed.

3
4 **MOTION:** Commissioner Malone moved that the Commission approve the conditional use
5 permit for a music school business called Drum Labs in the General Commercial Zone, and
6 adopt the exhibits, conditions, and findings contained in the staff report. Commissioner
7 Whetman seconded the motion. The Commissioners unanimously voted “Aye”. The motion
8 carried.

9
10 **ITEM 7 -** Public Hearing to consider the request of Jose Armando Jaurequi for a Conditional
11 Use Permit to operate a business called Cash in Minutes located at approximately 379 South
12 Main Street and Locust Avenue. **SCRATCH GRAVEL NEIGHBORHOOD.** **Application*
13 *permanently withdrawn.*

14
15 **ITEM 8 -** Public Hearing to consider amendment of Pleasant Grove Transportation Master Plan
16 regarding the removal of a planned roundabout at the intersection of 1000 South and Locust
17 Avenue. **SCRATCH GRAVEL NEIGHBORHOOD.**

18
19 Mr. Davies stated that a citizen has requested that the planned roundabout be removed from the
20 Transportation Master Plan. He explained that it would be cutting into his property. Mr. Davies
21 presented aerial photographs and sketches of the roundabout and street intersection in question.
22 The Engineering Department requested that this amendment be denied although the Planning
23 Department requested it be approved.

24
25 In response to a question from Commissioner Armstrong, Mr. Davis explained that if the
26 roundabout were built and the square footage of the lot in question was altered, the lot would still
27 be large enough to construct a single-family dwelling and still comply with the R1-9 zoning
28 standards.

29
30 Director Young explained that this item was brought before the City Council a few months ago
31 to review whether a roundabout would be necessary at the intersection in question. The Council
32 didn't make a decision on the issue at that time; however, they indicated that they would be open
33 to discussing a change if a request was made. From a planning standpoint, the request can be
34 approved.

35
36 City Engineer, Degen Lewis, explained that when they created the master plan in 2009, they
37 decided to put a roundabout at the intersection in question because eventually the traffic flow
38 will exceed the function of a four-way stop, but not enough to warrant a traffic signal. A
39 roundabout would be able to handle the traffic volume between the two options. Eventually
40 1000 South will connect to 1200 East in Lindon, and then on to State Street in Orem. As a
41 result, the traffic flow will increase significantly. Engineer Lewis recommended keeping the
42 roundabout in the master plan.

43
44 Commissioner Malone posed a question regarding the loss of property if the roundabout was
45 changed to a four-way stop. Engineer Lewis commented that there would still be a significant

1 amount of property taken from the subject property, but less than would be taken with a
2 roundabout.

3
4 Chair Richards pointed out that there are no immediate plans adjacent to the intersection and it
5 could be years before construction is completed. The request is only to amend the master plan.
6 Engineer Lewis responded that the intersection is currently unsafe as it has limited visibility.
7 Eventually, the intersection will have to be adjusted for functionality and safety.

8
9 Aside from traffic volume, Chair Richards was concerned about access to the subject lot. It was
10 concluded that the entrances to the property could be on the extreme northern or eastern ends of
11 the property and any access would be difficult.

12
13 The applicant and owner of the subject property, Johnathan Bushell, gave his address as 1912
14 West 890 North in Provo. He reported that he purchased the property in October of 2013 with
15 the intent of subdividing it into two lots and selling them. He displayed aerial photographs and
16 identified where that property line would be shifted to if a roundabout were constructed there. A
17 subdivision is possible, but the lots would be difficult to sell due to their size and shape. Mr.
18 Bushell's main concern was that the majority of the burden falls on them rather than dividing the
19 property loss equally with the other lots in the area.

20
21 Chair Richards opened the public hearing.

22
23 Mr. Davies read a letter from Clark Evans who resides at 752 North Locust Avenue. This letter
24 was included in the staff report and made part of the public record.

25
26 Michael Kemp gave his address as 930 South Locust Avenue and commented on the current
27 condition of traffic at the intersection. He expressed concern with safety. Mr. Kemp wanted to
28 see some progress made to ease the traffic flow on 900 South. He was indifferent as to which
29 type of road is used at the intersection as long as it is safe and efficient.

30
31 Shannon Bezzant, who resides at 1342 East 1000 South, expressed concern with the road that
32 will eventually connect to 1200 East in Lindon, which is projected to be 1000 South. She
33 wanted to know how much of a traffic volume increase is anticipated. It was stated that no
34 traffic study had been conducted yet for this corridor.

35
36 There were no further public comments. Chair Richards closed the public hearing.

37
38 In response to a question from Commissioner Malone, it was established that the property owner
39 would lose .2 acres of property of his .66 acres to the roundabout. This would leave 9,000
40 square-foot lots once the property is subdivided. Engineer Lewis commented that the entrances
41 to either of the subdivided lots would be unsafe. Although the speed limit is currently set at 25
42 mph, that could change to 35 mph with wider roads, which would increase the danger to anyone
43 trying to access the corner lots.

44
45 The Commission was informed that the developer and not the City would be purchasing the land
46 needed for the roundabout. The developer would begin the process with the property owners

1 rather than the City. It was noted that although the roundabout is within Pleasant Grove City
2 limits, Lindon City is in favor of the roundabout as well. Clark Evans, who wrote the letter to
3 the Commission, lives on the Lindon side of Locust Avenue.
4

5 Chair Richards was in favor of a roundabout in the proposed situation. He was understanding of
6 the hardship this could present to the property owner but felt that the traffic volume won't
7 warrant a signal in the future and the roundabout is the best option.
8

9 Mr. Bushell's wife commented on the condition of roundabouts she has experienced in Provo.
10 She stated that they take up a lot of space, are not used correctly, and become a safety hazard.
11 They are also expensive to repair and replace. She preferred anything to a roundabout.
12

13 Chair Richards asked the Commission Members to give their opinions on the matter.
14

15 Commissioner Cardon indicated that she can see both sides of the argument, but was generally in
16 favor of a roundabout. Commissioner Whetman stated that roundabouts are a mixed bag.
17 Although they allow for smoother traffic flow, drivers aren't always sure how to use them and
18 they can, therefore, be dangerous. She leaned toward a roundabout. Commissioner Malone
19 expressed appreciation for the fact that the Commission was taking the time to discuss the issue.
20 He stated that although he would normally choose a roundabout, he was in favor of a four-way
21 stop in this situation, and recommended denial.
22

23 Commissioner Jensen had had negative experiences with roundabouts in Provo, mostly because
24 people don't know how to use them. He felt that a four-way stop would be better for the owner
25 and the public in this instance. Commissioner Armstrong stated that the master plan took a great
26 deal of time to create and the roundabout was placed there for a reason. The value of the
27 surrounding properties will be negatively affected if there is traffic consistently stacking up at the
28 four-way stop. He also felt that the traffic will not outgrow the roundabout. The City Engineer
29 takes into account what is best for the public. Commissioner Armstrong expressed support for
30 the roundabout.
31

32 Engineer Lewis pointed out that the master plan looks to the future. They wouldn't put a
33 roundabout in a place where the traffic would eventually outgrow it. Studies suggested that a
34 traffic signal would not be necessary at this intersection but that a four-way stop would create
35 much congestion. Engineer Lewis recommended the roundabout as the best option for this
36 particular location.
37

38 In response to a question posed by Commissioner Cardon, Engineer Lewis explained that the
39 plans for the roundabout are wide to accommodate delivery trucks. It was possible that this
40 won't be necessary once the roundabout is under construction and a smaller roundabout is
41 possible.
42

43 **MOTION:** Commissioner Jensen moved that the Commission recommend that the City Council
44 approve the proposed removal of plans to construct a roundabout at the intersection of 1000
45 South and Locust Avenue from the Pleasant Grove City Transportation Master Plan, and adopt

1 the exhibits, conditions, and findings contained in the staff report. The motion died for lack of a
2 second.

3
4 **MOTION:** Commissioner Malone moved that the Commission recommend that the City
5 Council deny the proposed removal of plans to construct a roundabout at the intersection of 1000
6 South and Locust Avenue from the Pleasant Grove City Transportation Master Plan, and adopt
7 the exhibits, conditions, and findings contained in the staff report. Commissioner Armstrong
8 seconded the motion. A voice vote was taken. Commissioners Cardon, Malone, Richards, and
9 Armstrong voted "Aye." Commissioners Whetman and Jensen voted "Nay." The motion passed
10 4-to-2.

11
12 Chair Richards reminded the Commission and the public that the recommendation will go to the
13 City Council for a final decision. The item was scheduled to be discussed by the City Council at
14 their October 7, 2014, meeting.

15
16 **ITEM 9 - Public Hearing** to consider amending Section 10-14-24-1-C, Permitted and
17 Conditional Uses, adding land uses, number 1511 hotels, 1512 motels and motor hotels, as
18 permitted uses of the Grove Zone-Commercial Sales Sub-District.

19
20 Mr. Davies presented the staff report and was of the opinion that there is an economic basis for
21 the development since the Grove Area has become a gateway to the City. There was discussion
22 on motor hotels and their relevance to the City, which could be used with the new amusement
23 park coming in. It was noted that, conceptually, there is a hotel planned to be a part of the
24 Evermore Park.

25
26 Chair Richards opened the public hearing. There was no public comment. Chair Richards
27 closed the public hearing.

28
29 **MOTION:** Commissioner Jensen moved that the Commission recommended the City Council
30 approve the proposed text amendments to Section 10-14-24-1-C, amending permitted uses in the
31 Grove Zone-Commercial Sales Sub-District, in the Pleasant Grove City Code; and adopt the
32 exhibits, conditions, and findings contained in the staff report. Commissioner Whetman
33 seconded the motion. A voice vote was taken. Commissioners Richards, Whetman, Jensen,
34 Cardon, and Armstrong voted "Aye." Commissioner Malone voted "Nay." The motion passed 5-
35 to-1.

36
37 **MOTION:** Commissioner Jensen moved that the Commission amend the proposed text
38 amendments by removing Motor Hotels from the proposal. Commissioner Whetman seconded
39 the motion. The Commissioners unanimously voted "Aye." The motion carried.

40
41 **Review and approve the Planning Commission Meeting Minutes for August 28, 2014.**

42
43 **MOTION:** Commissioner Malone moved to approve the Planning Commission Meeting
44 Minutes of August 28, 2014. Commissioner Armstrong seconded the motion. The
45 Commissioners unanimously voted "Aye." The motion carried.

1 **MOTION:** Commissioner Malone moved to adjourn. Commissioner Jensen seconded the
2 motion. The Commissioners unanimously voted “Aye.” The motion carried.
3 The meeting adjourned at 8:27 p.m.

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Planning Commission Chair

Barbara Johnson, Planning Tech

Date Approved

