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2
3 PLEASANT GROVE CITY
4 PLANNING COMMISSION MEETING MINUTES
5 May 9, 2019
6

7 **PRESENT:** Chair Dustin Phillips, Commissioners Peter Steele, Lisa Coombs, Bobbi Jo Blake,
8 Jeffery Butler, Todd Fugal, Tim Clyde
9

10 **EXCUSED:** Vice-Chair Tamara Oborn, Commissioner Sam Sanderson
11

12 **STAFF:** Community Development Director Daniel Cardenas, City Planner Rylee Hall, Staff
13 Engineer Shaun Hilton, Planning/ Building Tech Barbara Johnson
14

15 Chair Phillips opened the meeting at 7:00 p.m.
16

17 **Commission Business:**
18

19 1. **Pledge of Allegiance:** Commissioner Blake led the Pledge of Allegiance.
20

21 2. **Opening Remarks:** Commissioner Steele gave the opening remarks.
22

23 3. **Agenda Approval:**
24

- 25 • **MOTION:** Commissioner Coombs moved to APPROVE the agenda as part of public
26 record. Commissioner Clyde seconded the motion. The Commissioners unanimously
27 voted "Aye". The motion carried.
28

29 4. **Staff Reports:**
30

- 31 • **MOTION:** Commissioner Fugal moved to APPROVE the staff reports as part of the
32 public record. Commissioner Butler seconded the motion. The Commissioners
33 unanimously voted "Aye". The motion carried.
34

35 5. **Declaration of Conflicts and Abstentions from Commission Members:** There were none.
36

1 **ITEM 1 – Public Hearing to Consider the Request of Mark Ryan to Apply the Professional Office**
2 **(P-O) Zone to Approximately 0.9 Acres on Property Located at 1957 West 1100 North. MUD HOLE**
3 **NEIGHBORHOOD**

4
5 Community Development Director, Daniel Cardenas presented the staff report regarding the request
6 to rezone property at the address listed above from R-1-8 (Single-Family Residential) to P-O
7 (Professional Office). The General Plan already designated the property for professional office uses.
8 Staff recommended approval of the request.

9
10 Chair Phillips opened the public hearing.

11
12 Keri Hammond gave her address as 1877 West 1100 North and explained that her property was shown
13 on the map as being P-O, but is actually zoned R-1-8. She commented that it is misleading for staff
14 to present an incorrect map and insinuate that these properties will all eventually be P-O. She had
15 addressed this with the City before, but the map remained unchanged.

16
17 The applicant, Mark Ryan, gave his address as 1194 North 850 East. He noted that the office use
18 proposed for the property will include three dental practices.

19
20 Robert Cobb, who resides at 1957 West 1100 North, gave a brief history of his property and described
21 his efforts to stop an assisted living facility from going into the neighboring property. Mr. Cobb was
22 opposed to the rezone. He wanted to preserve some semblance of the life he had with his wife.

23
24 Mike Adams gave his address as 465 East 400 North in Santaquin and asked if the property had been
25 sold, and how large the building will be.

26
27 It was confirmed that the property had not been sold yet, but it was under contract. The size of the
28 building will not be known until the applicant submits a site plan.

29
30 Mr. Adams was concerned about traffic safety and how the proposal will affect the property values
31 of the surrounding single-family homes.

32
33 Gordon Jarvis, who resides at 1915 West 1100 North, agreed with Cobb and Adams. His biggest
34 concern was that the dentistry practice could fall through and the property will be developed with
35 something less desirable, such as a gas station or fast food restaurant. He understood that the property
36 will not remain vacant forever and it wasn't likely that it would be developed with a single-family
37 home.

38
39 Mr. Adams commented that Mr. Cobbs has a good sized yard on the south side and water rights. He
40 wanted to be sure that Mr. Cobbs retains access to his water rights.

41
42 Staff confirmed that the water rights will not be affected by this development. The builder would
43 have to accommodate the passage of water to Mr. Cobbs property.

44
45 Gayle Roach, a resident, supported Mr. Cobb's position. She wanted to see Mr. Cobb's fulfill his
46 dreams and develop his property as he chooses.

1 Lori Christiansen gave her address as 1879 West 1100 North. She wasn't opposed to having
2 professional offices here, but she was concerned about lighting and other nuisances

3
4 Mrs. Hammond spoke of her experience with Alpine Pediatrics, which is adjacent to her property in
5 the rear. They were continually having to deal with lighting nuisances and the City hadn't done
6 anything to enforce the lighting ordinance. There were also concerns about noise, odors, garbage,
7 and vermin.

8
9 Director Cardenas invited Mrs. Hammond to speak with him about her concerns with Alpine
10 Pediatrics. He confirmed that the zoning map was correct. Her property is zoned P-O, and her home
11 is a legal non-conforming use.

12
13 There were no further public comments. Chair Phillips closed the public hearing.

14
15 Commissioner Clyde commented that the applicant has the right to develop his property. Both 1100
16 North and North County Boulevard are collector roads, so a professional office use on the corner lot
17 would be a good use.

18
19 Chair Phillips noted that the application will not affect Mr. Cobb's ability to develop his property.

20
21 **MOTION:** Commissioner Clyde moved that the Planning Commission recommend that the City
22 Council APPROVE the request of Mark Ryan for a rezone of approximately 0.9 acres from R1-8
23 (Single-Family Residential) Zone to the P-O (Professional Office) Zone, on property located at 1957
24 West 1100 North; and adopt the exhibits, conditions, and findings contained in the staff report, and
25 as modified by the condition below:

- 26
27 1. All Final Planning, Engineering, and Fire Department requirements are met.

28
29 Commissioner Steele seconded the motion. The Commissioner unanimously voted "Aye". The
30 motion carried.

31
32 **ITEM 2** – Public Hearing to Consider the Request of Ben Morris for a Conditional Use Permit to
33 Allow a Garage, 25 feet in Height, on Property Located at 657 North 300 East in the R1-8 (Single-
34 Family Residential) Zone. **LITTLE DENMARK NEIGHBORHOOD.**

35
36 City Planner, Rylee Hall presented the staff report and gave a brief history of the property. She noted
37 that the City Code allows accessory buildings to be taller than 18 feet with the approval of a
38 Conditional Use Permit, to a maximum of 25 feet. The garage was proposed to be 1,200 square feet,
39 and the applicant would be applying for a separate Conditional Use Permit for the increased size.
40 Staff recommended approval of the application.

41
42 The Commission questioned how the property owner would access the garage. They were concerned
43 about him gaining access through other properties.

1 The applicant, Ben Morris, gave his address as 657 North 300 East. His intention was to build a garage
2 in the proposed location on his lot. His property is quite large and slopes down toward the rear of the
3 property. As a result, the increased height was intended to make the garage look more consistent with
4 the single-family dwelling. He had no intention of accessing the garage through the neighboring
5 properties. There is an existing eight-foot path along the fence line on his own property.

6
7 Chair Phillips opened the public hearing. There were no public comments. Chair Phillips closed the
8 public hearing.

9
10 **MOTION:** Commissioner Fugal moved that the Planning Commission APPROVE the request of
11 Ben Morris for a Conditional Use Permit for a proposed accessory structure, with a height greater
12 than 18 feet, located at 657 North 300 East in the R1-8 (Single-Family Residential) Zone; and adopt
13 the exhibits, conditions, and findings contained in the staff report, and as modified by the condition
14 below:

- 15
16 1. All Final Planning, Engineering, and Fire Department requirements are met.

17
18 Commissioner Coombs seconded the motion. The Commissioners unanimously voted "Aye". The
19 motion carried.

20
21 **ITEM 3 – Public Hearing to Consider the Request of Mark Ringger for a Site Improvement Plan for**
22 **a Roundabout Located at Approximately 1300 West doTERRA Drive in The Grove Zone,**
23 **Commercial Sales Subdistrict. SAM WHITE'S LANE NEIGHBORHOOD.**

24
25 Ms. Hall presented the staff report and identified the location of the proposed roundabout on an aerial
26 map displayed. She presented the proposed site plan and confirmed that all landscaping requirements
27 were met. The proposal was reviewed by the Design Review Board, who recommended approval.

28
29 Commission Clyde asked who would be responsible for maintenance of the roundabout. City
30 Engineer, Shaun Hilton reported that a condition of approval would require doTERRA to maintain
31 the area. The City had a similar agreement with Evermore and St. John Properties. He confirmed
32 that this agreement would be recorded against the property.

33
34 There was a discussion regarding the proposed size of the roundabout. Engineer Hilton reported that
35 the applicant intentionally designed a large roundabout to accommodate traffic volumes on 1300 West
36 and to accommodate delivery trucks coming to doTERRA. He confirmed that the City Code set a
37 minimum size for a roundabout, but not a maximum. doTERRA also wanted the roundabout to be
38 beautified because it is located in the heart of their campus.

39
40 In response to a question from Commission Blake, Engineer Hilton stated that a roundabout was a
41 step between a four-way stop and a signalized intersection with regard to handling traffic volumes.
42 This type of intersection was justified at this location.

1 The applicant, Carlos Linan from VCBO Architecture, confirmed that they conducted a traffic study
2 and the roundabout was justified. He addressed the advantages of the roundabout with employee
3 traffic and deliveries. He confirmed that deliveries occur before and after business hours, so they will
4 not interfere with employee traffic. doTERRA was willing to maintain the roundabout.

5
6 Chair Phillips opened the public hearing.

7
8 Paul Jacob, a resident, commented that he owns a condo near another roundabout in the City.
9 Roundabouts were determined to be a good way to allow traffic flow, but there were concerns that
10 residents do not know how to use them. He was concerned about long delivery trucks running over
11 the center of the roundabout.

12
13 There were no further public comments. Chair Phillips closed the public hearing.

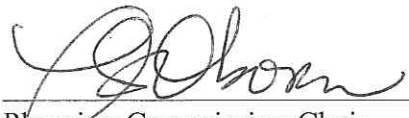
14
15 **MOTION:** Commission Coombs moved that the Planning Commission forward a recommendation
16 of APPROVAL for the request of Mark Ringger for the Site Improvement Plan for a roundabout at
17 the intersection of approximately 1300 West and the extension of doTERRA Drive, in the
18 Commercial Sales Subdistrict of The Grove Zone; and adopt the exhibits, conditions, and findings
19 contained in the staff report, and as modified by the condition below:

- 20
21 1. All Final Planning, Engineering, and Fire Department requirements are met.

22
23 Commissioner Blake seconded the motion. The Commissioner unanimously voted "Aye". The
24 motion carried.

25
26 **ITEM 4 – Review and Approval of the Minutes from April 25, 2019 Planning Commission Meeting.**
27 ****Continued to the next Planning Commission Meeting.***

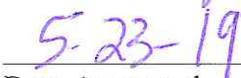
28
29 **MOTION:** Commissioner Coombs moved to adjourn the meeting at 8:20 p.m. Commissioner Fugal
30 seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

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35 Planning Commission Chair

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38 Barbara Johnson, Planning Tech

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41 Date Approved