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2
3 PLEASANT GROVE CITY
4 PLANNING COMMISSION MEETING MINUTES
5 July 11, 2019
6

7 **PRESENT:** Vice-Chair Tamara Oborn, Commissioners Lisa Coombs, Peter Steele, Jeffery
8 Butler, Todd Fugal, Tim Clyde
9

10 **EXCUSED:** Chair Dustin Phillips, and Commissioner Bobbi Jo Blake
11

12 **STAFF:** Daniel Cardenas, Community Development Director; Rylee Hall, City Planner; Marty
13 Beaumont, Public Works Director/City Engineer; Barbara Johnson, Planning/Building Tech; Kara
14 Kresser, Planning Tech
15

16 Vice-Chair Oborn opened the meeting at 7:00 p.m.
17

18 **Commission Business:**
19

20 1. **Pledge of Allegiance:** Commissioner Coombs led the Pledge of Allegiance.
21

22 2. **Opening Remarks:** Commissioner Steele gave the opening remarks.
23

24 3. **Agenda Approval:**
25

- 26 • **MOTION:** Commissioner Coombs moved to APPROVE the agenda as part of
27 public record, with Items 8 and 9 being continued. Commissioner Clyde seconded
28 the motion. The Commissioners unanimously voted "Aye". The motion carried.
29

30 4. **Staff Reports:**
31

- 32 • **MOTION:** Commissioner Fugal moved to APPROVE the staff reports as part of
33 the public record. Commissioner Butler seconded the motion. The Commissioners
34 unanimously voted "Aye". The motion carried.
35

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

1
2 **ITEM 1 – Public Hearing to Consider the Request of David Sells for a Two-Lot Preliminary**
3 **Subdivision Plat, called Grove Creek Center Commercial Subdivision Plat B on Property Located**
4 **at Approximately 2054 W Grove Parkway in The Grove Zone – Interchange Subdistrict. SAM**
5 **WHITE’S LANE NEIGHBORHOOD**
6

7 Rylee Hall, the City Planner, presented the staff report regarding a two-lot preliminary subdivision
8 plat at the address listed above. There is an existing building on the property and the building and
9 lot were part of The Grove Commercial Subdivision Plat A. The lot was to be vacated and become
10 Lots 6 and 7 of the proposed plat. The subdivision met all requirements of the zoning code, and
11 staff recommended approval.
12

13 Clark MacFarland, from Ensign Engineering, explained that they would be combining three lots
14 to make two larger lots. Mr. McFarland informed the Commission that a potential commercial
15 developer had already expressed interest in one of the lots.
16

17 Vice-Chair Oborn opened the public hearing. There were no public comments. Vice-Chair Oborn
18 closed the public hearing and invited the Commission to either continue the discussion regarding
19 this item or that she would entertain a motion if no further discussion is necessary.
20

21 **MOTION:** Commissioner Coombs moved that the Planning Commission forward a positive
22 recommendation of APPROVAL for the request of David Sells for the Subdivision Plat called
23 Creek Center Commercial Subdivision Plat ‘B’, on property located at approximately 2054 West
24 Grove Parkway, in The Grove Zone – Interchange Subdistrict; and adopt the exhibits, conditions,
25 and findings contained in the staff report, and 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 Commissioners unanimously voted “Aye”. The
30 motion carried.
31

32 **ITEM 2 – Public Hearing to Consider the Request of Spencer H. Wright for a Three-Lot**
33 **Preliminary Subdivision Plat called Grove Commons Subdivision Plat C on Property Located at**
34 **Approximately 1809 W State Street in The Grove Zone – Commercial Sales and Mixed Housing**
35 **Subdistricts. SAM WHITE’S LANE NEIGHBORHOOD**
36

37 Ms. Hall presented the staff report regarding the request for a three-lot preliminary subdivision
38 plat at the address located above. The General Plan designation for the property was Commercial
39 Sales and Mixed Housing. Lots 9 and 10 of the proposed subdivision have existing buildings, and
40 were determined to meet all requirements of the zone. The subdivision occupied a total area of
41 3.8 acres, and frontage for the subdivision was along State Street. The proposed subdivision met
42 all requirements of the zoning code and staff recommended approval.
43

1 Vice-Chair Oborn opened the public hearing. There were no public comments. Vice-Chair Oborn
2 closed the public hearing and invited the Commission to either continue the discussion regarding
3 this item or that she would entertain a motion if no further discussion is necessary.

4
5 **MOTION:** Commissioner Steele moved that the Planning Commission forward a positive
6 recommendation of APPROVAL for the request of Spencer H. Wright for the Subdivision Plat
7 called Grove Commons Subdivision Plat 'C', on property located at approximately 1809 W State
8 Street, in The Grove Zone – Commercial Sales and Mixed Housing Subdistricts; and adopt the
9 exhibits, conditions, and findings contained in the staff report, and as modified by the condition
10 below:

- 11
12 1. All Final Planning, Engineering, and Fire Department requirements are met.

13
14 Commissioner Clyde seconded the motion. The Commissioners unanimously voted "Aye". The
15 motion carried.

16
17 **ITEM 3 – Public Hearing to Consider the Request of Aaron Wagner for a One-Lot Preliminary**
18 **Subdivision Plat called Dana Point Plat C on Property Located at Approximately 671 S Pleasant**
19 **Grove Boulevard in The Grove Zone – Commercial Sale Subdistrict. SAM WHITE'S LANE**
20 **NEIGHBORHOOD**

21
22 *NOTE: Items 3 and 4 were discussed simultaneously.*

23
24 Ms. Hall presented the staff reports for Items 3 and 4, as they involved the same property. The
25 applicant was requesting approval of a one-lot preliminary subdivision plat at the address listed
26 above, located in The Grove Zone – Commercial Sales Subdistrict. The proposed subdivision
27 would require the vacation of Lot 1 of Dana Point Subdivision Plat 'B', which would become Lot
28 5 of the proposed subdivision. The applicant was also requesting site plan approval for two one-
29 story, multi-tenant retail buildings on Lot 5 of the proposed subdivision and Lot 2 of the existing
30 subdivision. Between the two buildings, there would be nine or 10 units. The applicant intended
31 to have three of four restaurant tenants, with the remainder of the units occupied by retail tenants.
32 The total area of the two buildings would be 19,000 square feet. Ms. Hall presented the
33 landscaping plan and stated that it exceeds the landscaping requirements for the zone.

34
35 Ms. Hall reported that the Design Review Board reviewed the application and it was approved,
36 with the following exception: A waiver of the stamped concrete pedestrian walkway near Holiday
37 Oil; which would instead be identified by paint or similar material. The Design Review Board
38 also included a condition that all landscaping and parking meets City Code requirements now and
39 when the UDOT widening of Pleasant Grove Boulevard takes place. With regard to parking, staff
40 reviewed the site plan and determined that it meets the parking standards in the City Code.

1 Commissioner Butler asked if the access would be too close to the access for Holiday Oil. Public
2 Works Director, Marty Beaumont explained that the previous owner of the property worked with
3 the City to allow modifications to the median in the right-of-way that would allow a shared access
4 at this location. He identified the location of the current access and the location of the large, shared
5 access further south. Commissioner Butler asked how the proposed development would affect
6 traffic. Director Beaumont stated that they always consider the spacing of intersections on streets
7 like this. The distance between North County Boulevard and 550 South would not allow for a full
8 access because it simply is not far enough. Staff believed that the shared access would be
9 sufficient. It wasn't ideal, but it was the best option.

10
11 Commissioner Fugal was concerned about the existing traffic in this area, especially during peak
12 times. Director Beaumont described how Pleasant Grove Boulevard and the intersection at North
13 County Boulevard would be altered as part of the widening project.

14
15 With respect to the site plan, Director Beaumont explained that part of the property would be used
16 by UDOT when the road is widened. This would impact the detention area, as it is currently
17 designed. The plan before the Commission did not show the road widening. They were currently
18 under negotiations with UDOT regarding the detention basin.

19
20 Commissioner Coombs asked the applicant if they were concerned about traffic and access.
21 Project Manager, Julie Henry believed that the new intersection would help with traffic flows. She
22 was not overly concerned about access.

23
24 Commissioner Coombs asked about the timing of the widening project. Director Beaumont stated
25 that they were hoping it would happen next summer.

26
27 Commissioner Butler asked if the owner would consider not having a left-hand turn out of the
28 complex. Staff did not think this access would create a significant problem. Staff was comfortable
29 with the design. There was continued discussion regarding traffic and access.

30
31 Vice-Chair Oborn opened the public hearing. There were no public comments. The public hearing
32 was closed and invited the Commission to either continue the discussion regarding this item or
33 that she would entertain a motion if no further discussion is necessary.

34
35 Commissioner Fugal asked about the number of cars at this intersection during peak hours.
36 Commissioner Steele noted that although there is a lot of congestion at this intersection, accidents
37 were rare. People seem to use more caution in this area.

38
39 Community Development Director, Daniel Cardenas stated that the concept of having a shared
40 access and the left hand turn lane in this location had already been approved by the City Council.
41 Director Beaumont added that the previous applicant entered into a Development Agreement with
42 the City Council that allowed for the median modification if the applicant provided at least 10,000

1 square feet of retail on the property. Staff informed the Commission that even though the
2 agreement was with the previous property owner, the terms in question are items that run with the
3 land, and were applicable to this application.

4
5 **MOTION:** Commission Clyde moved that the Planning Commission forward a positive
6 recommendation of APPROVAL for the request of Aaron Wagner for the Subdivision Plat called
7 Dana Point Subdivision Plat 'C', on property at approximately 633 and 671 South Pleasant Grove
8 Boulevard, in The Grove Zone – Commercial Sales Subdistrict; and adopt the exhibits, conditions,
9 and findings contained in the staff report, and as modified by the conditions below:

10
11 1. All Final Planning and Fire Department requirements are met.

12
13 2. All Engineering requirements are met, specifically regarding drainage.

14
15 Commissioner Coombs seconded the motion. The Commissioners unanimously voted "Aye". The
16 motion carried.

17
18 **ITEM 4 – Public Hearing to Consider the Request of Aaron Wagner for a Site Plan for Two Multi-**
19 **Tenant Buildings on Property Located at 633 and 671 S Pleasant Grove Boulevard in The Grove**
20 **Zone – Commercial Sales Subdistrict. SAM WHITE'S LANE NEIGHBORHOOD**

21
22 *NOTE: Items 3 and 4 were discussed simultaneously.*

23
24 **MOTION:** Commissioner Clyde moved that the Planning Commission forward a
25 recommendation of APPROVAL for the request of Aaron Wagner for the proposed site plan on
26 property at approximately 633 and 671 South Pleasant Grove Boulevard, in The Grove Zone –
27 Commercial Sales Subdistrict; and adopt the exhibits, conditions, and findings contained in the
28 staff report, and as modified by the condition below:

29
30 1. All Final Planning, Engineering, and Fire Department requirements are met.

31
32 Commissioner Steele seconded the motion. The Commissioners unanimously voted "Aye". The
33 motion carried.

34
35 **ITEM 5 – Public Hearing to Consider the Request of Marty Beaumont for a Three-Lot Preliminary**
36 **Subdivision Plat called Walker Ridge Plat C on Property Located at Approximately 1283 East 300**
37 **North in the R1-10 and R1-12 (Single Family Residential) Zones. GROVE CREEK**
38 **NEIGHBORHOOD**

39
40 Ms. Hall presented the staff report regarding the request for a three-lot preliminary subdivision
41 plat at the address located above. The General Plan designation for the property is Low Density
42 Residential. The creation of the subdivision would require the vacation of Lots 5, 6, and 15 of

1 Walker Ridge Subdivision Plat 'A'. There was an existing water tank, built and maintained by the
2 City, on Lots 5 and 6. That would become Lot 33 of the proposed subdivision. Lot 35 of the
3 proposed subdivision had an existing home and it met all requirements of the R1-10 Zone. She
4 noted that Walker Ridge Subdivision Plat 'C' was originally approved as a two-lot subdivision by
5 the Planning Commission on December 8, 2016; however, the plat was never recorded. Since that
6 time, staff decided to change the original lot boundaries from that plat and add another lot. Staff
7 recommended approval.

8
9 Director Beaumont was the applicant on behalf of the City, not himself. Referencing the plat, he
10 identified the water tank, existing home, and a retaining wall.

11
12 Vice-Chair Oborn opened the public hearing. There were no public comments. The public hearing
13 was closed and invited the Commission to either continue the discussion regarding this item or
14 that she would entertain a motion if no further discussion is necessary.

15
16 **MOTION:** Commissioner Coombs moved that the Planning Commission forward a positive
17 recommendation of APPROVAL for the request of Marty Beaumont (City Staff) for the
18 Subdivision Plat called Walker Ridge Subdivision Plat 'C', on property located at approximately
19 1283 East 300 North, in the R1-10 and R1-12 (Single-Family Residential) Zones; and adopt the
20 exhibits, conditions, and findings contained in the staff report, and as modified by the condition
21 below:

- 22
23 1. All Final Planning, Engineering, and Fire Department requirements are met.

24
25 Commissioner Butler seconded the motion. The Commissioners unanimously voted "Aye". The
26 motion carried.

27
28 **ITEM 6 – Public Hearing to Consider Amending Pleasant Grove City Boundaries by Annexing**
29 **Parcels from Utah County, with the Sales Tax Number of 14:054:0154, 14:054:0155, 14:054:0152,**
30 **and Surrounding Areas Along the I-15 Corridor, Totaling an Area of 13.17 Acres. The**
31 **Aforementioned Area, Known as the Better Investment Annexation, will Receive the Zoning**
32 **designation of The Grove Zone – Interchange Subdistrict. SAM WHITE'S LANE**
33 **NEIGHBORHOOD**

34
35 Director Cardenas explained that the above matter involves a petition to annex 13.27 acres of
36 property into Pleasant Grove City boundaries. The applicant approached the City a few months
37 earlier expressing a desire to develop the property and annexation was the first step in that process.
38 He displayed a map of the area and identified the properties that would be annexed. Included in
39 the annexation was a portion of land owned by UDOT along the freeway, and a parcel owned by
40 a private landowner. The City requested that these properties be included in the annexation to
41 avoid the creation of "islands" of unincorporated land.

1 The applicant, Steve Burt made himself available for questions.

2
3 Vice-Chair Oborn opened the public hearing.

4
5 Mr. Jacklin, the owner of parcel 14:054:0154, was not in favor of being annexed into Pleasant
6 Grove. He asked for more information about the State Code requiring the annexation of his
7 property. Commissioner Steele reported that State Code outlines how to protest the annexation
8 and what properties qualify. Director Beaumont encouraged Mr. Jacklin to make his case to the
9 City Council, as they will make the final decision on the annexation.

10
11 There were no further public comments. Vice-Chair Oborn closed the public hearing and invited
12 the Commission to either continue the discussion regarding this item or that she would entertain a
13 motion if no further discussion is necessary.

14
15 **MOTION:** Commissioner Clyde moved that the Planning Commission recommend that the City
16 Council APPROVE the request to amend the Pleasant Grove City Boundaries by annexing
17 approximately 13.27 acres of property; and adopt the exhibits, conditions, and findings contained
18 in the staff report, and as modified by the following condition:

- 19
20 1. All Final Planning, Engineering, and Fire Department Requirements are met.

21
22 Commissioner Fugal seconded the motion. The Commissioners unanimously voted “Aye”. The
23 motion carried.

24
25 **ITEM 7 – Public Hearing to Consider the Request of Clare Moon to Amend City Code Section**
26 **10-14-24-1-C3: The Grove Commercial Sales Subdistrict, Conditional Uses, by Changing the**
27 **Conditions and Requirements for the Establishment of Use #6399: Reception Centers, within The**
28 **Grove Zone and limited to the Commercial Sales Subdistrict. SAM WHITE’S LANE**
29 **NEIGHBORHOOD**

30
31 Director Cardenas reported that in April 2015, the City Council made the decision to add Use
32 #6399: Reception Centers as a conditional use in the Commercial Sale Subdistrict in response to a
33 request from Aroma Tools to have a reception center on the second floor of their building. In 2015
34 when the item was heard by the Planning Commission, there was discussion about ensuring that
35 the primary use of the building was retail. The City Code states, “The Grove Commercial Sales
36 Subdistrict is established to create attractive grove district commercial areas, allowing for a mix
37 of land uses including office, retail and civic/public, and utilizing the highest quality architecture
38 and site design. The City Council may also authorize residential uses above the first level of
39 commercial buildings. Development in this subdistrict should contribute to the creation of a unique
40 ‘signature image’ for the City that encourages pedestrian activity, social interaction and a quality
41 shopping experience.” In order to preserve the purpose and vision of the zone, the City decided to
42 attach the following three conditions to Use #6399:

1
2 1. The reception center shall not be located on the ground level.

3
4 2. The reception center shall not occupy more than 20% of the total square footage of a
5 building where they are housed.

6
7 3. The reception center shall only accompany an active use that is permitted in the zone.
8

9 Director Cardenas explained that the applicant approached the City with a unique project that
10 included the use of the property for a food truck park. The project encompasses the use of large
11 open areas for parking multiple food trucks, with a large single-story enclosed structure where
12 drinks could be sold. Seating would also be found inside the pavilion. The applicant would also
13 like to be able to use the structure as a reception center, but the existing language would have to
14 be amended to allow that. The applicant proposed to eliminate the first two conditions of the
15 Reception Center use, which would allow the use in the Commercial Sales Subdistrict, as long as
16 it is accompanied by an active use that is permitted.

17
18 Commissioner Clyde asked why staff wanted to keep Use #6399: Reception Centers as a
19 conditional use. Director Cardenas explained that reception centers are a difficult use with regard
20 to parking.

21
22 Commissioner Butler asked Director Cardenas about the pros and cons of changing the Code.
23 Director Cardenas stated that he did not believe there were any material cons to changing the Code
24 at this time. If the Code were altered, the applicant would be able to use this property instead of
25 having an unused, empty parking lot. It would also bring sales tax to the area.

26
27 The applicant, Clare Moon, was present and available to answer questions. Commissioner Butler
28 asked Ms. Moon about her vision for the property. She stated that her ideal situation would be to
29 have lunch and dinner food trucks on the property every day, with events some evenings. She
30 noted that food trucks and events are becoming more closely connected, as people were using food
31 trucks for catering. They would be able to have food trucks year round because of the pavilion,
32 which could be enclosed.

33
34 Director Cardenas reminded the Commission that the ordinance would still require reception
35 centers to be a subsidiary use.

36
37 Vice-Chair Oborn opened the public hearing. There were no public comments. The public hearing
38 was closed and Vice-Chair Oborn invited the Commission to either continue the discussion
39 regarding this item or that she would entertain a motion if no further discussion is necessary.
40
41

Commissioner Steele suggested adding language requiring the reception center use to be a subsidiary use. They could clarify the ancillary use by square footage, hours of operation, sales tax generation, etc. With regard to the discussion four years ago, Commissioner Steele recalled that their primary concern was allowing too many uses that would not generate sales tax revenue. They were concerned that the entire area would fill up with offices. He believed this was less of a concern now that much of the Grove Zone was being developed. There was discussion about the proposed language. The Commission agreed to include language that required reception centers to accompany a sales tax generating use.

MOTION: Commissioner Fugal moved that the Planning Commission CONTINUE the request of Clare Moon for the proposed amendments to City Code Section 10-14-24-1C3: The Grove Commercial Sales Subdistrict, Conditional Uses, until July 25, 2019, based on the following finding:

1. The Commission would like to have the proposed language to reflect the requirement that the active use generate sales tax revenue reviewed by the City's legal department.

Commissioner Butler seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

ITEM 8 – Public Hearing to Consider the Request of Larry Myler for a Two-Lot, Preliminary Subdivision Plat called Hidden Springs Subdivision Plat 'A' on Property Located at 1475 West State Street in the Grove Mixed-Use (GMU) Overlay Zone. **SAM WHITE'S LANE NEIGHBORHOOD** **Continued from the June 27, 2019 Planning Commission Meeting. *Continued to the July 25, 2019 meeting.*

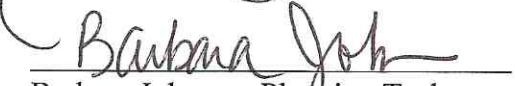
ITEM 9 – Public Hearing to Consider the Request of Richmond American Homes for an Expandable Residential Condominium Plat called Hidden Springs Subdivision Condominium Plat 'A' on Property Located at approximately 1471 West 300 North in the Grove Mixed-Use (GMU) Overlay Zone. **SAM WHITE'S LANE NEIGHBORHOOD** **Continued from the June 27, 2019 Planning Commission Meeting. *Continued to the July 25, 2019 meeting.*

ITEM 10 – Review and Approval of the Minutes from the June 27, 2019 Planning Commission Meeting.

MOTION: Commissioner Fugal moved to APPROVE the minutes from the June 27, 2019 Planning Commission meeting, as amended. Commissioner Clyde seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

MOTION: Commissioner Coombs moved to adjourn the meeting at 8:55 p.m. Commissioner Butler seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

1 
2
3 Planning Commission Chair

4 
5
6 Barbara Johnson, Planning Tech

7
8 7-25-19
9 Date Approved