



1                    PLEASANT GROVE CITY

2                    PLANNING COMMISSION MEETING MINUTES

3                    February 14, 2019

4                    **PRESENT:** Chair Dustin Phillips, Vice- Chair Tamara Oborn, Commissioners Tim Clyde, Peter  
5                    Steele, Jeffrey Butler, Todd Fugal, and Lisa Coombs

6                    **EXCUSED:** Commissioners Bobbi Jo Blake and Sam Sanderson

7                    **STAFF:** Community Development Director Daniel Cardenas, City Planner Julie Henry, City  
8                    Engineer Shaun Hilton, Planning and Zoning Assistant Kelly Evans

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

10                    **Commission Business:**

11                    1.       **Pledge of Allegiance:** Commissioner Steele led the Pledge of Allegiance.

12                    2.       **Opening Remarks:** Commissioner Coombs gave the opening remarks.

13                    3.       **Agenda Approval:**

14                    •       **MOTION:** Commissioner Coombs moved to APPROVE the agenda as part of  
15                    public record, with Items 1 and 2 being switched, and Items 3, 4, and 5 being  
16                    continued to the February 28, 2019 meeting. Commissioner Oborn seconded the  
17                    motion. The Commissioners unanimously voted “Aye”. The motion carried.

18                    4.       **Staff Reports:**

19                    •       **MOTION:** Commissioner Steele moved to APPROVE the staff reports as part of  
20                    the public record. Commissioner Fugal seconded the motion. The Commissioners  
21                    unanimously voted “Aye”. The motion carried.

22                    5.       **Declaration of Conflicts and Abstentions from Commission Members:** There were  
23                    none.

1  
2 **ITEM 2** – Public Hearing to Consider the Request of Pleasant Grove City for a Site Plan for  
3 Phase 2 of the Multi-Use Trail System in Eastern Pleasant Grove, Located on the East Bench  
4 between 1100 North and 3300 North. **SAM WHITE'S LANE NEIGHBORHOOD**

5  
6 *NOTE: The audio was incomplete and the presentation and discussion on this item were not*  
7 *recorded.*

8  
9 City Planner, Julie Henry, presented the staff report.

10  
11 Chair Phillips opened the public hearing. There were no public comments. Chair Phillips closed  
12 the public hearing.

13  
14 **MOTION:** Commissioner Coombs moved that the Planning Commission APPROVE the request  
15 of Pleasant Grove City for Phase 2 of the Valley Vista multi-use trail system in the R-R (Rural  
16 Residential) and R1-20 (Single-Family Residential) Zones; and adopt the exhibits, conditions, and  
17 findings contained in the staff report, and as modified by the conditions below:

- 18  
19 1. Finalized agreements with the Metropolitan Water District of Salt Lake and Sandy and the  
20 Jordan Valley Water Conservancy District.  
21  
22 2. All Final Planning, Engineering, and Fire Department requirements are met.

23  
24 Commissioner Butler seconded the motion. The Commissioners unanimously voted “Aye”. The  
25 motion carried.

26  
27 **ITEM 1** – Public Hearing to Consider the Request of Matt Stalsberg for a Conditional Use Permit  
28 to Allow a Solid Waste Transfer Station on Property Located at 225 West 700 South in the  
29 Manufacturing Distribution (MD) Zone. **SAM WHITE'S LANE NEIGHBORHOOD**  
30 *\*Continued from the January 24, 2019 Planning Commission Meeting.*

31  
32 *NOTE: The audio began at approximately 7:25 p.m.*

33  
34 Community Development Director, Daniel Cardenas, presented the staff report regarding a request  
35 for a Conditional Use Permit to allow a solid waste transfer station. He also presented a letter from  
36 Lindon City sharing their concerns about the proposed use, as the subject property borders Lindon.  
37 Director Cardenas explained that the proposed use was listed as a conditional use in the MD zone.  
38 Staff listened to the concerns of the Commission at the last meeting and prepared a list of  
39 conditional uses. Director Cardenas went through each of the conditions, as follows:  
40

1. A seven-foot sight-obscuring fence shall be installed along all property lines. The  
2. fence shall at all times be kept in good repair and appearance. The fence shall be  
3. of a type which will stop debris from blowing off the premises.  
4.
5. The facility shall not be open to the general public for the deposit and collection  
6. of waste. After one year of operations, the Planning Commission can take into  
7. consideration a possible revision of this condition after conducting a public hearing  
8. evaluating the impact of allowing the facility to be open to certain sectors of the  
9. public.  
10.
11. Property owner shall clean the entire parcel, and access road, of litter and debris  
12. daily, any tracking of dirt, mud, debris, etc. into the City Right-Of-Way from the  
13. site must be continuously monitored and swept as necessary to keep the Right-of-  
14. Way clean.  
15.
16. All sorting, loading and unloading of waste must take place inside of a building.  
17. No activity other than the parking of unloaded vehicles shall be allowed outside  
18. the building.  
19.
20. No MSW type of waste shall be stored on the property overnight, on the tipping  
21. floor, in a compactor, or in covered trucks. Construction and Demolition waste  
22. may be stored overnight inside a building.  
23.
24. All trucks bringing waste to the facility shall be covered, even upon leaving the  
25. facility. The trucks shall be covered or enclosed sufficiently to prevent the loss of  
26. waste from the vehicle during its transportation.  
27.
28. A hard surface area, such as concrete or asphalt, shall be provided for the parking  
29. of equipment, trucks, and large metal bins.  
30.
31. All operations shall comply with the requirements of the City's noise ordinance.  
32.
33. The amount of waste received and/or processed per day shall not exceed 700 tons  
34. (yearly daily average). After operating for at least one year, a possible increase of  
35. 300 tons per day may be authorized by the Planning Commission after conducting  
36. a public hearing evaluating the impact of expanding the use.  
37.
38. A written agreement shall be provided that allows the City to construct a berm  
39. along the eastern property line, along the railroad tracks, for the purpose of  
40. managing storm-water.  
41.
42. A detailed design drawing and updated storm drain calculations for the areas where  
43. new improvements are being proposed shall be provided and subsequently  
44. constructed for a new storm-water basin and other necessary storm-water  
45. infrastructure.

- 1
- 2 12. Property owner shall be responsible to obtain and maintain the appropriate Multi-  
3 Sector General Permit (MSGP) for Storm Water Discharges Associated with  
4 Industrial Activities for all types of uses on the site.
- 5
- 6 13. A design drawing shall be provided and subsequently constructed for frontage  
7 improvements along 700 South.
- 8
- 9 14. A portion of property along 700 South shall be dedicated so the full planned right-  
10 of-way width as required by the City.
- 11
- 12 15. A review of the impact of the additional truck traffic on the new pavement sections  
13 on 700 South was conducted by a Geotechnical Engineer. It was found that in order  
14 to maintain the newly constructed design life (30 years) of the road, accounting for  
15 the increase weight and volume of traffic the transfer station will generate, that a  
16 1.5" overlay will need to be placed on the road. The cost of a 1.5" overlay on the  
17 road is estimated to be \$285,000. This payment will need to be paid to the city  
18 prior to issuance of the site plan approval to the site improvements.
- 19
- 20 16. All large truck loads, greater than 10-tons, must access and leave the site from/to  
21 Geneva Rd. Trucks with large loads will not be allowed west of the site on 700  
22 South.
- 23
- 24 17. Per the Traffic Impact Study submitted, dated January 23, 2019 for the Ace Project,  
25 the following recommendations must be satisfied:
- 26
- 27 a. To help reduce the anticipated queuing for additional traffic from this  
28 proposal, the applicant will be required to submit a request to UDOT to add  
29 either a permissive or protected (only if determined necessary by UDOT)  
30 signal head for a left hand turning movement onto 700 South for a vehicle  
31 headed northbound on Main Street (SR-114 Geneva Road). The city will  
32 support this request to UDOT and will assist with coordination at UDOT.
- 33
- 34 b. The applicant will agree to work with the City to achieve a safe driveway  
35 access onto/off of 700 South. This may require the construction of  
36 additional driveway, relocation of a power pole, and a cross access  
37 agreement for the City Public Works Property located at 323 West 700  
38 South. The entire cost of the approved safe driveway access will be at the  
39 expense of the applicant.
- 40
- 41 18. All Final Planning, Engineering, and Fire Department requirements are met.
- 42

43 Commissioner Steele asked what portion of 700 South would be treated with the overlay. City  
44 Engineer, Shawn Hilton, stated that the overlay would extend from Geneva Road to 1300 West.

1 Director Cardenas noted that the amount listed in Condition 15 would be paid by the applicant.  
2 Once the City has received those funds, they would begin work on the overlay.  
3

4 Commissioner Butler asked about the frequency of storm water issues on the property. Engineer  
5 Hilton remarked that this was something the City had been trying to resolve with the adjacent  
6 property owner for years. The City would be constructing the berm so that rain water flows down  
7 into a storm drainage facility. It was noted that they experience flooding during every large storm  
8 event.  
9

10 The applicant, Matt Stalsberg, identified himself as the owner of Ace Intermountain. He confirmed  
11 that they performed the traffic study the Planning Commission requested at the previous meeting,  
12 and the studies were positive.  
13

14 Commissioner Coombs asked if Lindon City had seen and given feedback on the proposed  
15 conditions listed in the staff report. Director Cardenas was able to email a copy of the staff report  
16 to Lindon City earlier in the day. He had not received feedback from them, but some  
17 representatives of the City were present at the meeting.  
18

19 In response to a question from Commissioner Coombs, Mr. Stalsberg stated that he does not own  
20 the transfer station in Springville. That facility is owned and operated by the government. He  
21 invited any interested parties to visit his facility in South Salt Lake City. Director Cardenas  
22 commented that part of the issue at the Springville transfer station was that the location allowed  
23 for waste to be loaded and unloaded outside of the building. Staff included a condition that would  
24 not allow this at the proposed location, including overnight storage of waste.  
25

26 Commissioner Butler asked Mr. Stalsberg to expound on the process of transferring waste at the  
27 facility. Mr. Stalsberg stated that the trucks would back up to the bay doors and eject the load into  
28 the building. Workers inside the facility pushed the waste into a pile inside the building. It was  
29 possible that wind could come in the doors and disturb the waste, but they were careful to keep it  
30 contained in the building. In this area, wind normally blows from the north, and the bay doors  
31 would be on the south side of the facility, which should reduce the chance of waste escaping.  
32

33 Commissioner Butler asked how the daily average was calculated. Rob Richards responded that  
34 they were required to track the tonnage daily. The Utah County Health Department and the  
35 Department of Environmental Quality (DEQ) receive that report quarterly.  
36

37 Commissioner Butler asked how they would control the direction of the trucks. Mr. Stalsberg  
38 explained that there would be many signs posted.  
39

40 With respect to odor, Mr. Stalsberg stated that the facility is far enough away from any resident  
41 that would detect the odor. The smell really depends on the waste received, but the waste is only

1 at the transfer station for one or two hours before it is loaded onto a larger truck and taken to the  
2 landfill. The odors are worse in the summer because of the heat.

3  
4 Ms. Henry reiterated that the City expected the applicant to follow these conditions diligently. If  
5 the City receives persistent complaints, they would revoke the business license.

6  
7 Chair Phillips opened the public hearing.

8  
9 Julie Smith was present representing Knight West and suggested that the City require masonry  
10 fencing along the property line rather than just chain link fencing. She asked why the City would  
11 be installing the berm instead of the applicant. Engineer Hilton explained that the flooding was  
12 not an issue with the applicant's property, but the property behind. The berm would be installed  
13 along the property line between the subject property and the Public Works facility.

14  
15 Ms. Smith asked why the City was not requiring the applicant to install a traffic signal. Engineer  
16 Hilton explained that it was on a UDOT road, so it was UDOT's decision. The City cannot legally  
17 require the applicant to install a light.

18  
19 Ms. Smith expressed a final concern about pests. Commissioner Steele stated that there was a  
20 condition included requiring the floor be cleared nightly.

21  
22 Michael Florence identified himself as the Planning Director for Lindon City and was present with  
23 Carolyn Lundberg from the Lindon City Council. Council Member Lundberg had led a proactive  
24 effort in master planning and rezoning the property along 700 North, and Lindon City had plans  
25 for high end commercial in the area. Mr. Florence requested that the Planning Commission  
26 consider making more specific requirements for landscaping, such as planting trees every 30 feet  
27 along the property line. Typically, Lindon City requires a 10-foot masonry wall for developments  
28 in Light Industrial zones. He encouraged Pleasant Grove to examine the Code to determine if  
29 transfer stations should be allowed further in the zone.

30  
31 Michael Cooley was present representing property owners in the area and expressed opposition to  
32 the transfer station. He felt that the businesses and residents that had already come into the area  
33 would feel betrayed by the approval of such a use. Developers who were considering these  
34 properties would walk away and find a more desirable location. He was also concerned that there  
35 would be garbage trucks on North County Boulevard every three to five minutes. This was  
36 Lindon's last opportunity to get retail into the City and the transfer station would ruin that. He  
37 asked why trucks would not be allowed to use 700 South.

38  
39 Engineer Hilton explained that it would be difficult for larger trucks to get out of the site going  
40 west. Both Geneva Road and North County Boulevard are state roads and much better suited to  
41 handle heavier trucks. It was noted that 700 South is a state road.

1    Commissioner Oborn liked what Mr. Cooley was saying, but the Planning Commission cannot  
2    take public opinion into consideration. Their duty is to apply the law that has already been adopted.  
3    Chair Phillips added that the zoning is already in place for this use. The Planning Commission is  
4    responsible for imposing appropriate conditions to help protect the area.  
5

6    Commissioner Coombs noted that there already was a transfer station at this location. The  
7    conditions proposed were to clean up what was already happening there.  
8

9    Carolyn Lundberg, Lindon City Council Member, reported that she was previously a Planning  
10   Commission Member, so she appreciated their role. Lindon has a North Point transfer station, so  
11   they understand the concerns. She asked the Commission to consider that 700 North is a key zone  
12   for Lindon City, and they invested \$20 million into the road. They identified the area as the prime  
13   area for commercial development. This location was also the heart of two cities and should be a  
14   vibrant area. They also have a lot of potential developments in the works, and they were concerned  
15   that the developers would pull out if the transfer station is approved. Council Member Lundberg  
16   was concerned that enforcement would still be difficult, even with all of the conditions set forth in  
17   the Conditional Use Permit.  
18

19   There were no further public comments. Chair Phillips closed the public hearing.  
20

21   Commissioner Steele suggested a new condition that would limit the transfer of solid waste to  
22   Building Four. If the applicant wishes to expand the facility, they would need to come back to the  
23   Planning Commission to amend the Conditional Use Permit.  
24

25   In response to a question from Commissioner Oborn, Commissioner Steele explained that the City  
26   Code specifies that the Planning Commission can deny a request for adverse effects to the health,  
27   safety, and general welfare that cannot be mitigated by reasonable conditions. The Commission  
28   could not take concerns about property values into account.  
29

30   Commissioner Coombs was concerned that this portion of Lindon City was not zoned industrial.  
31   Allowing the transfer station may tie their hands as to what development would come into the area  
32   in the future.  
33

34   The applicant, Rob Richards, reported that this was their fourth transfer facility, and they believed  
35   they were good neighbors. He explained that they would have a permit through the DEQ, and if  
36   they receive a complaint about odor or other nuisance, they would perform an inspection. He  
37   expressed his willingness to plant trees along the property line.  
38

39   Commissioner Coombs asked if they would be willing to install a 10-foot fence. Mr. Richards  
40   said that they have a seven-foot, chain link fence at the landfill and it was more than sufficient. A  
41   masonry fence would be more aesthetically pleasing, but the chain link works better to catch wind-  
42   blown trash. There was discussion regarding appropriate fencing and they determined to increase

1 the required height of the fence to eight feet. They would not require solid masonry fencing. The  
2 Commission also liked the suggestion of installing trees every 30 feet.  
3

4 Commissioner Butler commented that the property itself is in disrepair and the applicant intends  
5 to improve the property. He was impressed that the applicant was willing to accept so many  
6 conditions.  
7

8 **MOTION:** Commissioner Steele moved that the Planning Commission APPROVE the request  
9 of Matt Stalsberg for a Conditional Use Permit to allow a solid waste transfer station (#4858) on  
10 property located at 225 West 700 South in the MD (Manufacturing Distribution) Zone; and adopt  
11 the exhibits, conditions, and findings contained in the staff report, and as modified by the  
12 conditions listed below:  
13

- 14 1. An eight-foot sight-obscuring fence shall be installed along all property lines.  
15 The fence shall at all times be kept in good repair and appearance. The fence  
16 shall be of a type which will stop debris from blowing off the premises.  
17
- 18 2. The facility shall not be open to the general public for the deposit and collection  
19 of waste. After one year of operations, the Planning Commission can take into  
20 consideration a possible revision of this condition after conducting a public  
21 hearing evaluating the impact of allowing the facility to be open to certain sectors  
22 of the public.  
23
- 24 3. Property owner shall clean the entire parcel, and access road, of litter and debris  
25 daily, any tracking of dirt, mud, debris, etc. into the City Right-Of-Way from the  
26 site must be continuously monitored and swept as necessary to keep the Right-of-  
27 Way clean.  
28
- 29 4. All sorting, loading and unloading of waste must take place inside of a building.  
30 No activity other than the parking of unloaded vehicles shall be allowed outside  
31 the building.  
32
- 33 5. No Municipal Solid Waste shall be stored on the property overnight, on the  
34 tipping floor, in a compactor, or in covered trucks. Construction and Demolition  
35 waste may be stored overnight inside a building.  
36
- 37 6. All trucks bringing waste to the facility shall be covered, even upon leaving the  
38 facility. The trucks shall be covered or enclosed sufficiently to prevent the loss of  
39 waste from the vehicle during its transportation.  
40
- 41 7. A hard surface area, such as concrete or asphalt, shall be provided for the parking  
42 of equipment, trucks, and large metal bins.  
43
- 44 8. All operations shall comply with the requirements of the City's noise ordinance.

- 1
- 2 9. The amount of waste received and/or processed per day shall not exceed 700 tons
- 3 (yearly daily average). After operating for at least one year, a possible increase of
- 4 300 tons per day may be authorized by the Planning Commission after
- 5 conducting a public hearing evaluating the impact of expanding the use.
- 6
- 7 10. A written agreement shall be provided that allows the City to construct a berm
- 8 along the eastern property line, along the railroad tracks, for the purpose of
- 9 managing storm-water.
- 10
- 11 11. A detailed design drawing and updated storm drain calculations for the areas
- 12 where new improvements are being proposed shall be provided and subsequently
- 13 constructed for a new storm-water basin and other necessary storm-water
- 14 infrastructure.
- 15
- 16 12. Property owner shall be responsible to obtain and maintain the appropriate Multi-
- 17 Sector General Permit (MSGP) for Storm Water Discharges Associated with
- 18 Industrial Activities for all types of uses on the site.
- 19
- 20 13. A design drawing shall be provided and subsequently constructed for frontage
- 21 improvements along 700 South.
- 22
- 23 14. A portion of property along 700 South shall be dedicated so the full planned
- 24 right-of-way width as required by the City.
- 25
- 26 15. A review of the impact of the additional truck traffic on the new pavement
- 27 sections on 700 South was conducted by a Geotechnical Engineer. It was found
- 28 that in order to maintain the newly constructed design life (30 years) of the road,
- 29 accounting for the increase weight and volume of traffic the transfer station will
- 30 generate, that a 1.5" overlay will need to be placed on the road. The cost of a
- 31 1.5" overlay on the road is estimated to be \$285,000. This payment will need to
- 32 be paid to the city prior to issuance of the site plan approval to the site
- 33 improvements.
- 34
- 35 16. All large truck loads, greater than 10-tons, must access and leave the site from/to
- 36 Geneva Rd. Trucks with large loads will not be allowed west of the site on 700
- 37 South.
- 38
- 39 17. Per the Traffic Impact Study submitted, dated January 23, 2019 for the Ace
- 40 Project, the following recommendations must be satisfied:
- 41
- 42 a. To help reduce the anticipated queuing for additional traffic from this
- 43 proposal, the applicant will be required to submit a request to UDOT to
- 44 add either a permissive or protected (only if determined necessary by
- 45 UDOT) signal head for a left hand turning movement onto 700 South for

1 a vehicle headed northbound on Main Street (SR-114 Geneva Road). The  
2 city will support this request to UDOT and will assist with coordination at  
3 UDOT.

4  
5 b. The applicant will agree to work with the City to achieve a safe driveway  
6 access onto/off of 700 South. This may require the construction of  
7 additional driveway, relocation of a power pole, and a cross access  
8 agreement for the City Public Works Property located at 323 West 700  
9 South. The entire cost of the approved safe driveway access will be at  
10 the expense of the applicant.

11  
12 18. The applicant will plant evergreen trees every 30 feet along the southern property  
13 border. The applicant will work with staff to identify the appropriate caliper and  
14 size of the trees.

15  
16 19. Municipal Solid Waste will be processed only in Building 4.

17  
18 20. All Final Planning, Engineering, and Fire Department requirements are met.

19  
20 Commissioner Fugal seconded the motion. The Commissioner unanimously voted "Aye". The  
21 motion carried.

22  
23 **ITEM 3** – Public Hearing to Consider Amending City Code Section 10-15-4: Testing and  
24 Inspection Fee, to Update Fee Provisions and Modify the Terms of Payment. **CITY WIDE**  
25 ***\*Continued to the February 28, 2019 Planning Commission Meeting.***

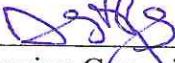
26  
27 **ITEM 4** – Public Hearing to Consider Amending Pleasant Grove City Boundaries by Annexing a  
28 10.7-acre Parcel of Land from Utah County into Pleasant Grove City. Location is Approximately  
29 2435 West 700 South, Pleasant Grove, Utah. The Property would Receive a Zoning Designation  
30 as the Commercial Subdistrict of The Grove Zone. **SAM WHITE'S LANE NEIGHBORHOOD**  
31 ***\*Continued to the February 28, 2019 Planning Commission Meeting.***

32  
33 **ITEM 5** – Public Hearing to Consider the Request of Stephen Richards to Apply the Grove  
34 Business Park (GBP) Overlay Zone to Approximately 10.7 Acres of Property Located at  
35 Approximately 2435 West 700 South. **SAM WHITE'S LANE NEIGHBORHOOD** ***\*Continued***  
36 ***to the February 28, 2019 Planning Commission Meeting.***

37  
38 **ITEM 6** – Review and Approval of the Minutes for the January 24, 2019 Planning Commission  
39 Meeting.

40  
41 **MOTION:** Commissioner Oborn moved that the Planning Commission APPROVE the minutes  
42 from the January 24, 2019 Planning Commission Meeting, as written. Commissioner Butler  
43 seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

1 The meeting adjourned at 8:57 p.m.  
2  
3

4   
5 Planning Commission Chair

6   
7  
8 Barbara Johnson, Planning Technician

9  
10   
11 Date Approved