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3 PLEASANT GROVE CITY  
4 PLANNING COMMISSION MEETING MINUTES  
5 February 28, 2019  
6

7 **PRESENT:** Chair Dustin Phillips, Vice-Chair Tamara Oborn, Commissioners Peter Steele,  
8 Jeffrey Butler, Todd Fugal, Bobbi Jo Blake, and Lisa Coombs

9 **EXCUSED:** Sam Sanderson

10 **ABSENT:** Tim Clyde  
11

12 **STAFF:** Community Development Director Daniel Cardenas, City Planner Julie Henry, City  
13 Engineer Shaun Hilton, Building Tech Barbara Johnson  
14

15 Chair Phillips opened the meeting at 7:02 p.m.  
16

17 **Commission Business:**  
18

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

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

23 3. **Agenda Approval:**  
24

- 25 • **MOTION:** Commissioner Steele moved to APPROVE the agenda as part of public  
26 record, with Items 3, 4 and 5 being continued to the March 14, 2019 meeting.  
27 Commissioner Coombs seconded the motion. The Commissioners unanimously  
28 voted "Aye". The motion carried.  
29

30 4. **Staff Reports:**  
31

- 32 • **MOTION:** Commissioner Oborn moved to APPROVE the staff reports as part of  
33 the public record. Commissioner Blake 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 **ITEM 1 – Public Hearing to Consider Amending City Code Section 11-15-1: Testing and**  
2 **Inspection Fee, to Update Fee Provisions and Modify the Terms of Payment. CITY WIDE**  
3 ***\*Continued from the February 14, 2019 Planning Commission Meeting.***  
4

5 City Engineer, Shaun Hilton, reported that the City currently imposes a 3% testing and inspection  
6 fee for all developments, but it was discovered that 3% was typically more than enough,  
7 particularly on larger projects. Staff was proposing to lower the percentage to 2% for all projects  
8 bonding over \$1 million and keeping 3% for projects bonding under \$1 million, with a minimum  
9 amount of \$5,000. There are instances where developers do not have a construction bond because  
10 there are no necessary public improvements, but inspections are still necessary. The proposed  
11 language also included an exception that would give the City Engineer the discretion to go below  
12 that \$5,000 mark if deemed unreasonable. He gave the example of building permits for a single  
13 lot.  
14

15 Commissioner Fugal asked why the reference to City Code 11-16-1 had been removed from the  
16 proposed language. Engineer Hilton was unsure. He stated that the fees operate independently  
17 from the performance bond, but the reference could be put back in the language.  
18

19 Chair Phillips opened the public hearing. There were no public comments. Chair Phillips closed  
20 the public hearing.  
21

22 **MOTION:** Commissioner Fugal moved that the Planning Commission CONTINUE the proposed  
23 amendments to City Code Section 10-15-4: Testing and Inspection Fee, allowing staff additional  
24 time to discuss the issue of referencing 11-16-1 in this section, until the March 14, 2019 Planning  
25 Commission Meeting.  
26

27 The Commission and staff discussed whether to continue or to recommend approval with a  
28 condition to add the Code reference back into the proposed language.  
29

30 The motion died for lack of a second.  
31

32 **MOTION:** Commissioner Fugal moved that the Planning Commission recommend that the City  
33 Council APPROVE the proposed amendments to City Code Section 10-15-4: Testing and  
34 Inspection Fee; and adopt the exhibits, conditions, and findings contained in the staff report, as  
35 modified by the condition below:  
36

- 37 1. Staff shall discuss the importance of adding the reference to 11-16-1 back into the  
38 language.  
39

40 Commissioner Blake seconded the motion. The Commissioners unanimously voted “Aye”. The  
41 motion carried.  
42

1 **ITEM 2 – Public Hearing to Consider the Request of David Goodrich for a Conditional Use Permit**  
2 **to Allow an Accessory Structure, with an Area Greater than 700 Square Feet, on Property Located**  
3 **at 237 South 300 East in the R1-7 (Single-Family Residential) Zone. OLD FORT**  
4 **NEIGHBORHOOD**  
5

6 Community Development Director, Daniel Cardenas, presented the staff report regarding a request  
7 for a Conditional Use Permit to allow an accessory structure greater than the allowed size for the  
8 zone. He explained that the minimum lot size for the R1-7 zone is 7,000 square feet, and the Code  
9 allows accessory structures in all residential zones up to 10% of the minimum lot size of the zone.  
10 The Code also allows an increase to 15% of the minimum lot size with a Conditional Use Permit  
11 approved by the Planning Commission. If the request were approved, the applicant would be  
12 allowed to have an accessory structure of up to 1,050 square feet. Director Cardenas presented a  
13 rendering of the proposed structure, which was to be an accessory apartment. He reminded the  
14 Commission that accessory apartments are allowed in all residential zones in Pleasant Grove. Staff  
15 would make sure that all setbacks are met during the building permit process. Staff recommended  
16 approval of the request with the conditions outlined in the staff report.  
17

18 Commissioner Oborn was concerned about the placement of the accessory structure because it  
19 may inhibit the lot from being subdivided in the future. There was discussion about the required  
20 setbacks, potential accesses, and the probability of the lot being subdivided.  
21

22 The applicant, David Goodrich, explained that he had a few children of marrying age, and wanted  
23 to provide an affordable, safe place for them to live. He agreed to meet setback and other site  
24 requirements.  
25

26 Chair Phillips opened the public hearing. There were no public comments. Chair Phillips closed  
27 the public hearing.  
28

29 Commissioner Steele commented that the properties along 300 East have sidewalks, but not  
30 gutters. He asked if that would affect this application. Engineer Hilton said that they would look  
31 at that during the site plan application. Director Cardenas said that the size of the proposed project  
32 would trigger the need for street improvements, if they were necessary.  
33

34 **MOTION:** Commissioner Coombs moved that the Planning Commission APPROVE the request  
35 of David Goodrich for a Conditional Use Permit to allow an accessory structure, with an area of  
36 1,050 square feet, on property located at 237 South 300 East in the R1-7 (Single-Family  
37 Residential) Zone; and adopt the exhibits, conditions, and findings contained in the staff report,  
38 and as modified by the conditions below:  
39

- 40 1. Must match primary dwelling with architecturally similar materials, colors, and details.  
41 The construction of structures built of metal, vinyl or other similar durable materials shall  
42 include a wainscot, siding, or similar architectural features covering a minimum of thirty

1 percent (30%) of all building sides (except door areas), made of similar materials or  
2 masonry used on the primary dwelling.

3  
4 2. All Final Planning, Engineering, and Fire Department requirements are met.

5  
6 Commissioner Oborn seconded the motion. The Commissioners unanimously voted "Aye". The  
7 motion carried.

8  
9 **ITEM 3** – Public Hearing to Consider Amending Pleasant Grove City Boundaries by Annexing a  
10 10.7-acre Parcel of Land from Utah County into Pleasant Grove City. Location is Approximately  
11 2435 West 700 South, Pleasant Grove, Utah. The Property would Receive a Zoning Designation  
12 as the Commercial Subdistrict of The Grove Zone. **SAM WHITE'S LANE NEIGHBORHOOD**  
13 ***\*Continued to the March 14, 2019 Planning Commission Meeting.***

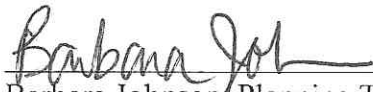
14  
15 **ITEM 4** – Public Hearing to Consider the Request of Stephen Richards to Apply the Grove  
16 Business Park (GBP) Overlay Zone to Approximately 10.7 Acres of Property Located at  
17 Approximately 2435 West 700 South. **SAM WHITE'S LANE NEIGHBORHOOD** ***\*Continued***  
18 ***to the March 14, 2019 Planning Commission Meeting.***

19  
20 **ITEM 5** – Public Hearing to Consider the Request of Pleasant Grove City to Amend City Code  
21 Section 10-12B-2: Permitted, Conditional, and Accessory Uses, by Revising the Permitted and  
22 Conditional Uses and Adding Qualifying Provisions in the Manufacturing Distribution (MD)  
23 Zone. **CITY WIDE** ***\*Continued to the March 14, 2019 Planning Commission Meeting.***

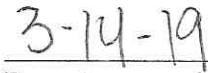
24  
25 The meeting adjourned at 7:37 p.m.

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29 Planning Commission Chair

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32 Barbara Johnson, Planning Tech

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35 Date Approved