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2
3 PLEASANT GROVE CITY
4 PLANNING COMMISSION MEETING MINUTES
5 March 8, 2018
6

7 **PRESENT:** Chair Peter Steele, Commissioners Lisa Coombs, Sam Sanderson, Tamara Oborn,
8 and Bobbi Jo Blake
9

10 **EXCUSED:** Commissioners Jon Hawkins and Matt Nydegger
11

12 **ABSENT:** Commissioner Dustin Phillips
13

14 **STAFF:** Community Development Director Daniel Cardenas, City Planner Julie Henry, Staff
15 Engineer Mario Gonzalez, and Planning Tech Barbara Johnson
16

17 Chair Steele opened the meeting at 7:00 p.m.
18

19 **Commission Business:**
20

21 1. **Pledge of Allegiance:** Commissioner Oborn led the Pledge of Allegiance.
22

23 2. **Opening Remarks:** Commissioner Sanderson gave the opening remarks.
24

25 3. **Agenda Approval:**
26

- 27 • **MOTION:** Commissioner Coombs moved to APPROVE the written
28 agenda as part of public record, with the continuation of Items 4, 5, and 6
29 to the March 22, 2018 Planning Commission meeting. Commissioner
30 Sanderson seconded the motion. The Commissioners unanimously voted
31 "Aye". The motion carried.
32

33 4. **Staff Reports:**
34

- 35 • **MOTION:** Commissioner Coombs moved to APPROVE the Staff Reports
36 as part of the public record. Commissioner Sanderson seconded the motion.
37 The Commissioners unanimously voted "Aye". The motion carried.
38

39 5. **Declaration of conflicts and abstentions from Commission Members:** There
40 were no conflicts of interest and no abstentions.
41

1 **ITEM 1** – Public Hearing to Consider the Request of Valley Grove II, LLC for a Three-Lot
2 Preliminary Subdivision Plat called Valley Grove Business Park Plat E on Property Located at
3 Approximately 1977 W. Pleasant Grove Boulevard in the Interchange Subdistrict of The Grove
4 Zone. **SAM WHITE’S LANE NEIGHBORHOOD.**
5

6 City Planner, Julie Henry, presented the staff report regarding the three-lot preliminary subdivision
7 plat. She identified the subject parcel on an aerial map and noted that Parcel C will not be
8 developed until it is subdivided at some point in the future. The three lots involved in the
9 subdivision were found to meet the minimum requirements of the zoning ordinance and staff
10 recommended approval.
11

12 Chair Steele opened the public hearing. There were no public comments. Chair Steele closed the
13 public hearing.
14

15 **MOTION:** Commissioner Sanderson moved that the Planning Commission forward a
16 recommendation of APPROVAL for the request of Valley Grove II, LLC for the subdivision plat
17 called Valley Grove Business Park Plat E on property at approximately 1977 West Pleasant Grove
18 Boulevard, in the Interchange Subdistrict of The Grove Zone; and adopt the exhibits, conditions,
19 and findings 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 Oborn seconded the motion. The Commissioners unanimously voted “Aye”. The
24 motion carried.
25

26 **ITEM 2** – Public Hearing to Consider the Request of Valley Grove II, LLC for a One-Lot
27 Preliminary Subdivision Plat called Valley Grove Business Park Plat F on Property Located at
28 Approximately 1064 S. North County Boulevard in the Interchange Subdistrict of The Grove Zone.
29 **SAM WHITE’S NEIGHBORHOOD.**
30

31 Ms. Henry presented the staff report and stated that the subject property is across the street from
32 the property discussed in the previous item. The property is roughly 2.5 acres in size and the
33 surrounding property will be developed at a later date. The property subdivision was found to
34 meet all requirements of the ordinance. Staff recommended approval.
35

36 Chair Steele opened the public hearing. There were no public comments. Chair Steele closed the
37 public hearing.
38

39 **MOTION:** Commissioner Oborn moved that the Planning Commission forward a
40 recommendation of APPROVAL for the request of Valley Grove II, LLC for the subdivision plat
41 called Valley Grove Business Park Plat F on property at approximately 1064 S. North County
42 Boulevard, in the Interchange Subdistrict of The Grove Zone; and adopt the exhibits, conditions,
43 and findings contained in the staff report and as modified by the condition below:
44

- 45 1. All Final Planning, Engineering, and Fire Department requirements are met.
46

1 Commissioner Coombs seconded the motion. The Commissioners unanimously voted "Aye". The
2 motion carried.

3
4 **ITEM 3** – Public Hearing to Consider the Request of Benefactor Three, LLC for a Conditional
5 Use Permit to Allow an Infant Survival Swim School on Property Located at 550 West 220 South
6 in the C-G (General Commercial) Zone. **SAM WHITE'S LANE NEIGHBORHOOD.**

7
8 Ms. Henry presented the staff report regarding the request for a conditional use permit that will
9 allow Use #6839 at the address listed above. The swim school will occupy approximately 4,200
10 square feet of Building L. With regard to parking, Ms. Henry reported that the site plan was
11 approved before the owners knew who the tenants would be, and the existing uses were very
12 different from what they anticipated. To calculate the parking demand, Ms. Henry used the parking
13 code requirements for each use based on the proposed square footage. She determined that
14 Building M will necessitate required 17 stalls, Building N requires 26, and the swim school will
15 require 21 stalls. In the future, the other half of the swim school building will be leased to an office
16 use requiring four stalls. The total number of parking stalls required for the site was 68, and 76
17 were provided. Staff recommended approval of the application.

18
19 The applicant, Lance Walker, had nothing further to add but complimented the City. He stated
20 that he has worked with other cities with Swim Kids, and Pleasant Grove has been the best to work
21 with.

22
23 Chair Steele opened the public hearing. There were no public comments. Chair Steele closed the
24 public hearing.

25
26 **MOTION:** Commissioner Sanderson moved that the Planning Commission APPROVE the
27 request of Benefactor Three, LLC for a Conditional Use Permit to allow a special training school,
28 Use # 6839, on property located at 550 West 220 South in the C-G (General Commercial) Zone;
29 and adopt the exhibits, conditions, and findings contained in the staff report, and as modified by
30 the condition below:

- 31
32 1. All Final Planning, Engineering, Building, and Fire Department requirements are met.

33
34 Commissioner Coombs seconded the motion. The Commissioners unanimously voted "Aye". The
35 motion carried.

36
37 **ITEM 4** – Public Hearing to Consider the Request of Lee Conant for a Two-Lot Preliminary
38 Subdivision Plat called Costume Craze Plat A on Property Located at Approximately 400 West
39 400 North in the Transitional Subdistrict of the Downtown Village Zone. **LITTLE DENMARK**
40 **NEIGHBORHOOD** **Continued to the March 22, 2018 Planning Commission Meeting.*

41
42 **ITEM 5** – Public Hearing to Consider the Request of Lee Conant for a 40-Lot Preliminary
43 Subdivision Plat called Somerset Court Plat A on Property Located at Approximately 400 West
44 400 North in the Transitional Subdistrict of the Downtown Village Zone. **LITTLE DENMARK**
45 **NEIGHBORHOOD** **Continued to the March 22, 2018 Planning Commission Meeting.*
46

1 **ITEM 6** – Public Hearing to Consider the Request of lee Conant for a Proposed Site Plan for a
2 New Townhome Community with 40 Units on Property Located at Approximately 400 West 400
3 North in the Transitional Subdistrict of the Downtown Village Zone. **LITTLE DENMARK**
4 **NEIGHBORHOOD** *Continued to the March 22, 2018 Planning Commission Meeting.
5

6 **ITEM 7** – Elect Planning Commission Chair and Vice-Chair for 2018.
7

8 **MOTION:** Commissioner Sanderson nominated Lisa Coombs to serve as Planning Commission
9 Chair. Commissioner Steele seconded the motion.
10

11 There were no other nominations and a vote was taken. Lisa Coombs was elected as Planning
12 Commission Chair for 2018.
13

14 **MOTION:** Commissioner Sanderson nominated Peter Steele to serve as Planning Commission
15 Vice-Chair. The motion died for lack of second.
16

17 **MOTION:** Commissioner Coombs nominated Sam Sanderson to serve as Planning Commission
18 Vice-Chair. Commissioner Oborn seconded the motion.
19

20 There were no other nominations and a vote was taken. Sam Sanderson was elected as Planning
21 Commission Vice-Chair for 2018.
22

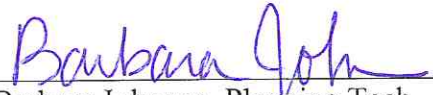
23 **ITEM 8** – Review and Approval of the Minutes from the February 22, 2018 Planning Commission
24 Meeting.
25

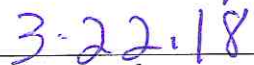
26 **MOTION:** Commissioner Coombs moved that the Planning Commission APPROVE the minutes
27 from the February 22, 2018 Planning Commission Meeting. Commissioner Sanderson seconded
28 the motion. The Commissioners unanimously voted “Aye”. The motion carried.
29

30 **MOTION:** Commissioner Coombs moved to adjourn. Commissioner Oborn seconded the
31 motion. The Commissioners unanimously voted “Aye”. The motion carried.
32

33 The meeting adjourned at 7:24 p.m.
34

35 
36 _____
37 Planning Commission Chair
38

39 
40 _____
41 Barbara Johnson, Planning Tech
42

43 
44 _____
45 Date Approved