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3 **PLEASANT GROVE CITY**
4 **PLANNING COMMISSION MEETING MINUTES**
5 **OCTOBER 24, 2019**
6

7 **PRESENT:** Chair Dustin Phillips, Vice-Chair Tamara Oborn, Commissioners Bobbi Jo Blake,
8 Tim Clyde, Todd Fugal, Lisa Coombs, Peter Steele, and Jim Martineau (Alternate)
9

10 **EXCUSED:** Commissioners Jeffrey Butler
11

12 **STAFF:** Daniel Cardenas, Community Development Director; Rylee Hall, City Planner; Shaun
13 Hilton, Staff Engineer; Kara Kresser, Planning Assistant
14

15 **The Planning Commission held a Work Session at 6:30 p.m.**
16

17 Chair Phillips opened the regular session at 7:00 p.m.
18

19 **Commission Business:**
20

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

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

25 3. **Agenda Approval:**
26

- 27 • **MOTION:** Commissioner Oborn moved to APPROVE the agenda as part of
28 public record, with Item 1 being continued to the November 7, 2019 meeting.
29 Commissioner Clyde seconded the motion. The Commissioners unanimously
30 voted "Aye". The motion carried.
31

32 4. **Staff Reports:**
33

- 34 • **MOTION:** Commissioner Blake moved to APPROVE the staff reports as part of
35 the public record. Commissioner Oborn seconded the motion. The Commissioners
36 unanimously voted "Aye". The motion carried.
37

1 **5. Declaration of Conflicts and Abstentions from Commission Members:** There were
2 none.

3
4 **ITEM 1 – Public Hearing to Consider the Request of Richmond American Homes for an**
5 **Expandable Phasing Plan called Hidden Springs Subdivision Condominium Plat ‘A’, on property**
6 **located at approximately 1471 West 300 North in the Grove Mixed-Use (GMU) Overlay Zone.**
7 **SAM WHITE’S LANE NEIGHBORHOOD *Continued to the November 7, 2019, Planning**
8 **Commission Meeting.**

9
10 **ITEM 2 – Public Hearing to Consider the Request of Tyler Parrish for a Conditional Use Permit**
11 **to Allow an Accessory Structure, approximately 22 feet in Height, on Property Located at 1028**
12 **Grove Creek Drive in the R1-12 (Single-Family Residential) Zone. GROVE CREEK**
13 **NEIGHBORHOOD**

14
15 City Planner, Rylee Hall, presented the staff report regarding a request for a conditional use permit
16 to allow for an accessory structure taller than 18 feet on the property listed above. The proposed
17 garage is approximately 22 feet in height. City Code allows for a height of 25 feet, or the height
18 of the primary dwelling, whichever is more restrictive. The home on the property is about 31 feet
19 in height, which is taller than the proposed accessory structure. The proposed structure was
20 determined to meet setback, area, and lot coverage requirements. The Code requires any accessory
21 structure with an area greater than 500 square feet to match the primary dwelling with
22 architecturally similar materials, colors, and details. This requirement was included in the
23 conditions of approval. Staff recommended approval of the request.

24
25 Commissioner Blake asked if the grade of the property would make the accessory structure sit
26 higher than the home. Ms. Hall explained that the accessory structure would be nearly equal with
27 the home, but not higher.

28
29 Chair Phillips opened the public hearing. There were no public comments. Chair Phillips closed
30 the public hearing and invited the Commission to either continue the discussion regarding this item
31 or that he would entertain a motion if no further discussion is necessary.

32
33 **MOTION:** Commissioner Clyde moved that the Planning Commission APPROVE the request
34 of Tyler Parrish for a Conditional Use Permit for a proposed accessory structure, with a height
35 taller than 18 feet, located at 1028 East Grove Creek Drive in the R1-12 (Single-Family
36 Residential) Zone; and adopt the exhibits, conditions, and findings contained in the staff report,
37 and as modified by the conditions below:

- 38
39 1. Must match primary dwelling with similar siding materials or an alternative that meets City
40 Code Section 10-9B-7:F.
41
42 2. All Final Planning, Engineering, and Fire Department Requirements are met.

1
2 Commissioner Steele seconded the motion. The Commissioners unanimously voted "Aye". The
3 motion carried.
4

5 **ITEM 3 – Public Hearing to Consider the Request of Daniel Thomas for a Site Plan for Two,**
6 **Single-Story Office Buildings on Property Located at Approximately 2054 West Grove Parkway**
7 **in The Grove Zone – Interchange Subdistrict. SAM WHITE'S LANE NEIGHBORHOOD**
8

9 Ms. Hall presented the application for a site plan for two, single-story office buildings on the
10 subject property. The property is in The Grove Zone – Interchange Subdistrict. The proposed
11 buildings on the site plan occupy a total area of 48,960 square feet. A street landscaping buffer of
12 25 feet was required along Sam White's Lane and Grove Parkway, and the site plan includes such
13 buffers. The site plan was determined to meet all landscaping requirements of the zone. With
14 regard to parking, Ms. Hall stated that the site plan proposes 231 total stalls, with eight ADA stalls,
15 which is in compliance with the Code. Additionally, the site will provide 12 bicycle parking
16 spaces. Staff recommended approval of the site plan.
17

18 Chair Phillips opened the public hearing. There were no public comments. Chair Phillips closed
19 the public hearing and invited the Commission to either continue the discussion regarding this item
20 or that she would entertain a motion if no further discussion is necessary.
21

22 **MOTION:** Commissioner Coombs moved that the Planning Commission forward a
23 recommendation of approval for the request of Daniel Thomas for the proposed site plan on
24 property at approximately 2054 West Grove Parkway, in The Grove Zone – Interchange
25 Subdistrict; and adopt the exhibits, conditions, and findings contained in the staff report, and as
26 modified by the condition below:
27

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

30 Commissioner Fugal seconded the motion. The Commissioners unanimously voted "Aye". The
31 motion carried.
32

33 **ITEM 4 – Public Hearing to Consider the Request of James Hancock to Apply the R1-20 (Single-**
34 **Family Residential) Zone to Approximately 2.35 Acres of Property Located at 2362 North 100**
35 **East. BIG SPRINGS NEIGHBORHOOD**
36

37 Community Development Director, Daniel Cardenas presented the staff report regarding a request
38 to rezone 2.35 acres of property from R-R to R1-20. In 2016, 33 acres of the surrounding property
39 was approved for a similar rezone. The General Plan designates the property for Very Low-
40 Density Residential, which includes the R-R, A-1, and R1-20 zones. The requested rezone was
41 consistent with the General Plan and the surrounding zoning. The applicant had not submitted any
42 development plans for the property.

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2 The applicant, James Hancock, reported that he owns the adjacent R1-20 property and intended to
3 include this 2.35 acres in the future development of the property. They did not have a concept plat
4 at this time.

5
6 Commissioner Blake asked why this small portion was not included in the original rezone.
7 Mr. Hancock stated that the family was not willing to sell to the original developer at that time.
8 The family has since changed their minds and were willing to sell the property.

9
10 Chair Phillips opened the public hearing. There were no public comments. Chair Phillips closed
11 the public hearing and invited the Commission to either continue the discussion regarding this item
12 or that she would entertain a motion if no further discussion is necessary.

13
14 **MOTION:** Commissioner Oborn moved that the Planning Commission recommend that the City
15 Council APPROVE the request of James Hancock to rezone approximately 2.35 acre of property
16 at approximately 2362 North 100, from the R-R (Rural Residential) Zone to the R1-20 (Single-
17 Family Residential) Zone; and adopt the exhibits, conditions, and findings contained in the staff
18 report, and as modified by the condition below:

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

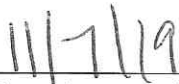
21
22 Commissioner Coombs seconded the motion. The Commissioners unanimously voted "Aye". The
23 motion carried.

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25 **ITEM 5 – Review and Approval of the Minutes from the September 26, 2019, Planning**
26 **Commission Meeting.**

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28 **MOTION:** Commissioner Fugal moved to APPROVE the minutes from the September 26, 2019,
29 Planning Commission meeting, as amended. Commissioner Oborn seconded the motion. The
30 Commissioners unanimously voted "Aye". The motion carried.

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32 **MOTION:** Commissioner Coombs moved to adjourn the meeting at 7:26 p.m. Commissioner
33 Fugal seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

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8 Kara Kresser, Planning Tech

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11 Date Approved