



PLEASANT GROVE CITY  
PLANNING COMMISSION MEETING MINUTES  
JANUARY 23, 2020

**PRESENT:** Chair Dustin Phillips, Vice-Chair Tamara Oborn, Commissioners Lisa Coombs, Peter Steele, Todd Fugal, Jeffery Butler, and Jim Martineau (Alternate)

**STAFF:** Daniel Cardenas, Community Development Director; Rylee Hall, City Planner; Shaun Hilton, Staff Engineer; Barbara Johnson, Staff Assistant

**EXCUSED:** Commissioners Tim Clyde and Bobbi Jo Blake

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

**Commission Business:**

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

2. **Opening Remarks:** Commissioner Martineau gave the opening remarks.

3. **Agenda Approval:**

- **MOTION:** Commissioner Coombs moved to APPROVE the agenda as part of public record, as written. Commissioner Oborn seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

4. **Staff Reports:**

- **MOTION:** Commissioner Steele moved to APPROVE the staff reports as part of the public record. Commissioner Fugal seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

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

1 **ITEM 1 – Public Hearing to Consider the Request of Maqsood Merchant for a Site Plan for a**  
2 **Single-Story, Single-Tenant Restaurant Building on Property Located at Approximately 453 South**  
3 **Pleasant Grove Boulevard in The Grove Zone – Commercial Sales Subdistrict. SAM WHITE’S**  
4 **LANE NEIGHBORHOOD**

5  
6 *NOTE: Items 1 and 2 were discussed simultaneously.*  
7

8 City Planner, Rylee Hall, presented the staff report and explained that the applicant was requesting  
9 approval of a two-lot preliminary subdivision called The Void Plat ‘D,’ on property located at  
10 approximately 452 South Pleasant Grove Boulevard in The Grove Zone – Commercial Sales  
11 Subdistrict. The proposed subdivision requires a vacation of Lot 6 of The Void Plat ‘C,’ which  
12 would become Lots 7 and 8 of The Void Plat ‘D.’ The applicant also requested approval of a site  
13 plan for a single-story, single-tenant restaurant on Lot 8 of the proposed subdivision. The proposed  
14 subdivision, The Void Plat ‘D,’ occupies a total area of 1.78 acres and consists of Lots 7 and 8.  
15

16 To allow for flexibility in creating commercial developments, there is no minimum lot area or lot  
17 width for The Grove Zone – Commercial Sales Subdistrict. Frontage was provided by a public  
18 road, Pleasant Grove Boulevard, Garden Grove Lane, and Evermore Lane, and exceeded 25 feet.  
19 Therefore, the proposed subdivision meets all zoning requirements in the City Code. Engineering  
20 staff also reviewed the proposed subdivision for all general requirements for subdivisions in City  
21 Code. Staff discovered that said general requirements were also met by the proposal.  
22

23 The total area of the proposed building is 2,637 square feet. The required building setback is 25  
24 feet and was measured from all lot lines, bordering Pleasant Grove Boulevard, Garden Grove Lane,  
25 and Evermore Lane. A reduction of up to five feet may be allowed if the developer provides  
26 enhancements and exceeds the City’s standard requirements, for architecture, amenities, and  
27 landscaping for the overall project area. Staff determined this was the case and the reduction to a  
28 20-foot required setback may be allowed. As permitted for the neighboring lot, the Hyatt House,  
29 setback averaging was used to allow variation in the required setback along different areas of the  
30 site.  
31

32 Landscaping requirements within The Grove Zone – Commercial Sales Subdistrict require a mix  
33 of landscape elements, including evergreens. At least one tree was required per 1,000 square feet  
34 of required landscaped areas and at least 30% of the total number of required trees shall be  
35 evergreen. The proposed site plan contains 14 trees total, six of which are evergreen (~43%) and  
36 exceeds the landscaping requirements for the zone.  
37

38 The site plan was reviewed by the Design Review Board (“DRB”) who found that the site and  
39 building meet the requirements for urban design as well as building materials and design.  
40

41 As the proposed use for the building is a restaurant, parking needs for the site were estimated based  
42 on the given ratio: one (1) space per 200 square feet – the total calculation may exclude square  
43 footage designated kitchen areas, storage, bathrooms, etc. With 2,637 total square feet, 14 total  
44 parking spaces were required. The Site Plan provides 41 total stalls, which exceeds the parking  
45 requirements for the site. City Code requires 2 ADA stalls, which were provided on the site plan.



1 The submitted plans comply with existing City Code requirements for landscaping, design,  
2 setbacks, parking, and all other requirements for The Grove Zone – Commercial Sales Subdistrict.  
3 Staff recommended approval of both applications.  
4

5 The applicant, Maqsood Merchant, reported that they have 600 restaurants nation-wide, but this  
6 would be the first Captain D's in Utah. He thanked staff for working with him on this application.  
7 They chose to come to Pleasant Grove because the City is growing and have been good to work  
8 with.  
9

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

13 There was brief discussion about the cross-access easement with Hyatt House.  
14

15 **MOTION:** Commissioner Steele moved that the Planning Commission forward a  
16 recommendation of approval for the request of Maqsood Merchant for the subdivision plat called  
17 The Void Plat "D" on property located at approximately 452 South Pleasant Grove Boulevard, in  
18 The Grove Zone – Commercial Sales Subdistrict; and adopt the exhibits, conditions, and findings  
19 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 Coombs seconded the motion. The Commissioners unanimously voted "Aye". The  
24 motion carried.  
25

26 **ITEM 2 – Public Hearing to Consider the Request of Maqsood Merchant for a Two-Lot**  
27 **Preliminary Subdivision Plat called The Void Plat 'D', on Property Located at Approximately 452**  
28 **South Pleasant Grove Boulevard in The Grove Zone – Commercial Sales Subdistrict. SAM**  
29 **WHITE'S LANE NEIGHBORHOOD.**  
30

31 *NOTE: Items 1 and 2 were discussed simultaneously.*  
32

33 **MOTION:** Commissioner Coombs moved that the Planning Commission forward a  
34 recommendation of APPROVAL for the request of Maqsood Merchant for the proposed site plan  
35 on property located at approximately 452 South Pleasant Grove Boulevard, in The Grove Zone –  
36 Commercial Sales Subdistrict; and adopt the exhibits, conditions, and findings contained in the  
37 staff report, and as modified by the condition below:  
38

- 39 1. All Final Planning, Engineering, and Fire Department requirements are met.  
40

41 Commissioner Martineau seconded the motion. The Commissioners unanimously voted "Aye".  
42 The motion carried.

1 **ITEM 3** – Election of Planning Commission Chair and Vice-Chair for 2020-2021.

2  
3 Chair Phillips opened the floor to nominations for Planning Commission Chair.

4  
5 **MOTION:** Commissioner Steele nominated Todd Fugal to serve as Planning Commission Chair  
6 for 2020-2021. Commissioner Oborn seconded the motion.

7  
8 **MOTION:** Commissioner Butler nominated Bobbi Jo Blake to serve as Planning Commission  
9 Chair 2020-2021. Commissioner Martineau seconded the motion.

10  
11 A ballot vote was taken, and Todd Fugal was elected as Planning Commission Chair.

12  
13 Chair Phillips opened the floor for nominations for Planning Commission Vice-Chair.

14  
15 **MOTION:** Commissioner Oborn nominated Jeffery Butler for Planning Commission Vice-Chair  
16 2020-2021. Commissioner Coombs seconded the motion.


17  
18 **MOTION:** Commissioner Butler nominated Bobbi Jo Blake to serve as Planning Commission  
19 Vice-Chair 2020-2021. Commissioner Steele seconded the motion.

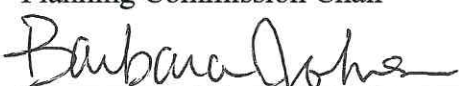
20  
21 A ballot vote was taken and Jeffery Butler was elected as Vice-Chair.

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23 **ITEM 4** – Review and Approval of Minutes for the January 9, 2020, Planning Commission  
24 Meeting.

25  
26 **MOTION:** Commissioner Oborn moved that the Planning Commission APPROVE the minutes  
27 for the January 9, 2020, Planning Commission Meeting. Commissioner Fugal seconded the  
28 motion. The Commissioners unanimously voted “Aye”. The motion carried.

29  
30 **MOTION:** Commissioner Coombs moved to adjourn the meeting at 7:20 p.m. Commissioner  
31 Oborn seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

32  
33   
34 Planning Commission Chair

35  
36   
37 Barbara Johnson, Staff Assistant

38 2-13-2020  
39 Date Approved