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2
3 PLEASANT GROVE CITY
4 PLANNING COMMISSION MEETING MINUTES
5 FEBRUARY 27, 2020
6

7 **PRESENT:** Chair Todd Fugal, Commissioners Tamara Oborn, Dustin Phillips, Jim Martineau
8

9 **EXCUSED:** Vice-Chair Jeffrey Butler, Commissioners Bobbi Jo Blake, Lisa Coombs, Peter
10 Steele, Tim Clyde
11

12 **STAFF:** Rylee Hall, City Planner; Shaun Hilton, Staff Engineer; Kara Kresser, Staff Assistant
13

14 **EXCUSED:** Daniel Cardenas, Community Development Director
15

16 Chair Fugal opened the Regular Session at 7:00 p.m.
17

18 **Commission Business:**
19

20 1. **Pledge of Allegiance:** Commissioner Martineau led the Pledge of Allegiance.
21

22 2. **Opening Remarks:** Commissioner Oborn gave the opening remarks.
23

24 3. **Agenda Approval:**
25

- 26 • **MOTION:** Commissioner Phillips moved to APPROVE the agenda as part of
27 public record, as written. Commissioner Martineau seconded the motion. The
28 Commissioners unanimously 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 Martineau seconded the motion. The
34 Commissioners unanimously voted "Aye". The motion carried.
35

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

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2 **ITEM 1** – Public Hearing to Consider the Request of Clay M. Liston for a 14-Lot Preliminary
3 Subdivision Plat, called Merrill Liston Estates Plat ‘A’, on property located at approximately 900
4 West 1100 North in the R1-7 (Single-Family Residential) Zone. **MUD HOLE**
5 **NEIGHBORHOOD**
6

7 City Planner, Rylee Hall, presented the staff report regarding a 14-lot residential subdivision plat
8 called Merrill Liston Estates Plat ‘A’, located at approximately 900 West 1100 North in the R1-7
9 Zone. There were three existing structures on the subject property, all of which would be removed
10 upon further development. Street improvements for the proposed lots are not existing and would
11 be required. The proposed subdivision would occupy a total area of 5.027 acres in size. Each of
12 the proposed lots was determined to meet the minimum zoning requirements for lot area, frontage,
13 and lot width. Frontage for the subdivision would be provided by public roads 1100 North, 1000
14 North, and 960 West.
15

16 Staff Engineer, Shaun Hilton, reported that there were concerns with storm drain for the
17 subdivision. Currently, there is no storm drain infrastructure in the area. To facilitate the proposed
18 development, they would have to install the infrastructure and tie into an existing line a few streets
19 west of the development. Staff was currently working with the developer to create a Cost Sharing
20 Agreement with the City to ensure that the infrastructure was installed.
21

22 The Commission asked about drainage for the existing homes on 1000 North. Engineer Hilton
23 stated that the water simply flows down the street for a few blocks until it reaches a drain. He did
24 not want to add more surface flow to this area.
25

26 The applicant, Clay Liston, stated that everything in the subdivision complied with Code
27 requirements. The reason they requested R-1-7 zoning was to accommodate smaller frontage on
28 the south lots, but most of the lots were larger than the minimum. The smallest lot in the
29 subdivision was over .25-acre. The storm drain issues were an item of contention. Twenty years
30 ago, the City allowed a previous developer to put in Valley Crest without requiring storm drainage.
31 Mr. Liston did not think that he should be responsible for paying for a drainage system that should
32 have been installed by another developer. He would continue to work with staff on a fair Cost
33 Sharing Agreement.
34

35 Chair Fugal opened the public hearing.
36

37 Sabrina Beck gave her address as 961 North 880 West and was representing the neighbors on 1000
38 West who had concerns about safety and traffic flow. Currently, cars are driving at very high
39 speeds on 1010 West and the stop sign at 880 West and 1000 North is often ignored. The neighbors
40 were concerned about increased traffic with the proposed thru streets. Ms. Beck was not opposed
41 to the development but wanted to be sure that the safety concerns were addressed.
42

1 Casey Larsen reported that he lives on the corner of 1000 North and 1010 West. He asked about
2 the timeframe for the installation of the drainage system and where it would tie into the system.
3 Engineer Hilton presented a map of the area and identified the tie-in location. Planner Hall stated
4 that they were still several months away from tearing up the road.

5
6 There were no further public comments. Chair Fugal closed the public hearing and invited the
7 Commission to either continue the discussion regarding this item or that he would entertain a
8 motion if no further discussion is necessary.

9
10 Commissioner Oborn encouraged the neighbors to address their concerns with the City Council as
11 well. Some of their issues could not be addressed with this development but she wanted to be sure
12 that their safety concerns were resolved.

13
14 Chair Fugal asked why the storm drain system wasn't installed with the previous development.
15 Engineer Hilton stated that neither he or Director Beaumont were around when the Valley Crest
16 development was approved and they were unable to find a reason why the infrastructure was not
17 required at that time. Staff understood Mr. Liston's concerns, which is why they were working
18 with him on the agreement.

19
20 **MOTION:** Commissioner Phillips moved that the Planning Commission forward a positive
21 recommendation of APPROVAL for the request of Clay M. Liston for a subdivision plat called
22 Merrill Liston Estates Plat 'A', on property located at approximately 900 West 1100 North, in the
23 R1-7 (Single-Family Residential) Zone; and adopt the exhibits, conditions, and findings contained
24 in the staff report; and as modified by the conditions below:

- 25
26 1. Street improvements will be required upon further development of the property.
27
28 2. All Final Planning, Engineering, and Fire Department requirements are met.
29
30 3. A satisfactory and appropriate joint agreement be established between the
31 developer and the City for the cost-sharing of the storm drain infrastructure.

32
33 Commissioner Martineau seconded the motion. The Commissioners unanimously voted "Aye".
34 The motion carried.

35
36 **ITEM 2 – Public Hearing to Consider the Request of Robby Gold for a Conditional Use Permit to**
37 **Allow an Entertainment Venue for a Children's Indoor Playground, Inflatable Bounce Area, and**
38 **Arcade on Property Located at 513 West 700 South, in the M-D (Manufacturing Distribution)**
39 **Zone. SAM WHITE'S LANE NEIGHBORHOOD**

40
41 Planner Hall reported that the proposed use has been at the current location since 2007. A new
42 owner has come into the building and applied for a new business license. With that application,

1 staff realized that the business had been operating without a Conditional Use Permit. The new
2 owner was now applying for a Conditional Use Permit for Use #7300 to allow an entertainment
3 venue for a children's indoor playground, inflatable bounce area and arcade, known as Kangaroo
4 Zoo. The use was intended to occupy a portion of the building, which houses one other business
5 known as Bedrock Quartz Countertops. Staff found the proposed use to be compatible with the
6 M-D Zone and neighboring uses. Planner Hall addressed parking requirements and stated that the
7 site provides 36 parking spaces in front of the building and a few additional spaces behind the
8 building, if necessary. This exceeds the number of stalls required by the ordinance. Parking
9 estimates would be reevaluated if a new business came into the building at a future date. Staff
10 recommended approval.

11
12 Chair Fugal asked if there had been any complaints against the business. Staff was not aware of
13 any complaints.

14
15 Chair Fugal opened the public hearing. There were no public comments. Chair Fugal closed the
16 public hearing and invited the Commission to either continue the discussion regarding this item or
17 that he would entertain a motion if no further discussion is necessary.

18
19 **MOTION:** Commissioner Oborn moved that the Planning Commission APPROVE the request
20 of Robby Gold for a Conditional Use Permit to allow an "Amusement" Use (#7300) on property
21 located at 513 West 700 South in the M-D (Manufacturing Distribution) Zone; and adopt the
22 exhibits, conditions, and findings contained in the staff report, and as modified by the condition
23 below:

- 24
25 1. All Final Planning, Engineering, and Fire Department requirements are met.

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27 Commissioner Phillips seconded the motion. The Commissioners unanimously voted "Aye". The
28 motion carried.

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30 **ITEM 3 – Review and Approval of the Minutes from February 13, 2020, Planning Commission**
31 **Meetings.**

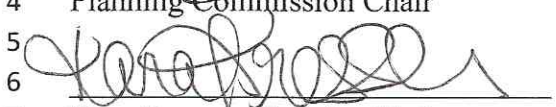
32
33 The Planning Commission discussed a few changes that need to be made to the above-stated
34 minutes. Staff noted the amendments.

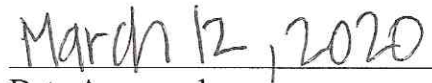
35
36 **MOTION:** Commissioner Phillips moved that the Planning Commission APPROVE the minutes
37 for the February 13, 2020, Planning Commission Meeting, as amended. Commissioner Martineau
38 seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

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40 **MOTION:** Commissioner Oborn moved to adjourn the meeting at 7:32 p.m. Commissioner
41 Phillips seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

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Planning Commission Chair

Kara Kresser, Planning Tech

Date Approved