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2
3 PLEASANT GROVE CITY
4 PLANNING COMMISSION MEETING MINUTES
5 DECEMBER 12, 2019
6

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

10 **STAFF:** Daniel Cardenas, Community Development Director; Rylee Hall, City Planner; Shaun
11 Hilton, Staff Engineer; Barbara Johnson, Staff Assistant
12

13 Chair Phillips opened the regular session at 7:00 p.m.
14

15 **Commission Business:**
16

17 1. **Pledge of Allegiance:** Commissioner Steele led the Pledge of Allegiance.
18

19 2. **Opening Remarks:** Commissioner Fugal gave the opening remarks.
20

21 3. **Agenda Approval:**
22

- 23 • **MOTION:** Commissioner Coombs moved to APPROVE the agenda as part of
24 public record, with Item 1 being continued to the January 9, 2020 meeting, and the
25 elections for Planning Commission Chair and Vice Chair continued to the January
26 23, 2020 meeting. Commissioner Oborn seconded the motion. The Commissioners
27 unanimously voted "Aye". The motion carried.
28

29 4. **Staff Reports:**
30

- 31 • **MOTION:** Commissioner Coombs moved to APPROVE the staff reports as part
32 of the public record. Commissioner Blake seconded the motion. The
33 Commissioners unanimously voted "Aye". The motion carried.
34

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

1 **ITEM 1** – Public Hearing to Consider the Request of Jacob Zonts for a Four-Lot Preliminary Flag
2 Lot Subdivision Plat called Zonts Hilton Subdivision Plat ‘A’, on Property Located at
3 Approximately 65 East 1100 North in the R1-8 (Single-Family Residential) Zone **NORTH**
4 **FIELD NEIGHBORHOOD** **Continued to the January 9, 2020 Planning Commission*
5 *meeting.*
6

7 **ITEM 2** – Public Hearing to Consider the Request of Brian Thomas for a Conditional Use Permit
8 to Allow an Accessory Structure, Approximately 25 Feet in Height, on Property Located at 151 E.
9 Center Street in the Downtown Village Zone – Transitional Subdistrict. **OLD FORT**
10 **NEIGHBORHOOD** **Withdrawn 12/9/2019*
11

12 **ITEM 3** – Public Hearing to Consider the Request of Matt Nelson for a Conditional Use Permit
13 to Allow an Accessory Structure, Approximately 24 Feet in Height, on Property Located at 1435
14 West 1800 North in the R-R (Rural Residential) Zone. **NORTH FIELD NEIGHBORHOOD.**
15

16 City Planer, Rylee Hall, stated that the applicant was requesting approval of a conditional use
17 permit for a proposed accessory structure, with a height taller than 18 feet, on property located at
18 1435 West 1800 North in the R-R (Rural Residential) Zone. There are five requirements of the R-
19 R Zone that must be met in order for a Conditional Use Permit to be granted for an accessory
20 structure taller than 18 feet. First, the Code allows for a height of 25 feet or the height of the
21 primary dwelling, whichever is more restrictive. In this instance, the primary dwelling is 26 feet,
22 and the proposed accessory structure is approximately 24 feet in height. The height of the proposed
23 garage is within the allowed requirements. With regard to setback requirements, the Code requires
24 a minimum of 10 feet from the side and rear property lines for structures 18 feet or taller. The
25 proposed location of the accessory structure meets this requirement. The proposed structure also
26 meets the Code requirements for lot coverage and distance between buildings. The Code also
27 requires that any accessory structure with an area greater than 500 square feet match the primary
28 dwelling with architecturally similar materials, colors, and details. This requirement was included
29 as a condition of the Conditional Use Permit. Staff recommended approval of the request.
30

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

34 Commissioner Blake commented that there was an existing accessory structure on the property,
35 and asked if the Code allows for two accessory structures. Ms. Hall stated that there would not be
36 any issues as long as the lot coverage requirements are met. The existing structure is a small
37 gardening shed and it does not take up much square footage.
38

39 **MOTION:** Commissioner Fugal moved that the Planning Commission APPROVE the request of
40 Matt Nelson for a Conditional Use Permit for a proposed accessory structure, with a height taller
41 than 18 feet, located at 1435 West 1800 North in the R-R (Rural Residential) Zone; and adopt the

1 exhibits, conditions, and findings contained in the staff report, and as modified by the conditions
2 below:

- 3
- 4 1. The accessory structure must match primary dwelling with similar siding materials
5 or an alternative that meets City Code Section 10-9A-8G-3D.
6
- 7 2. All Final Planning, Engineering, and Fire Department requirements are met.
8

9 Commissioner Oborn seconded the motion. The Commissioners unanimously voted "Aye". The
10 motion carried.
11

12 **ITEM 4 – Public Hearing to Consider the Request of MacDevelopment LLC for a Seven-Lot**
13 **(approx.. 11.7 acres), Mixed-Use Preliminary Subdivision Plat called The Boulevard Subdivision**
14 **Plat 'A', on Property Located at Approximately 1300 West and Pleasant Grove Boulevard in The**
15 **Grove Zone District – The Boulevard Mixed Use Overlay. SAM WHITE'S LANE**
16 **NEIGHBORHOOD.**
17

18 Ms. Hall presented the staff report and stated that the applicant was requesting approval of a seven-
19 lot mixed-use subdivision plat called The Boulevard Subdivision Plat 'A', located at the address
20 listed above. The proposed subdivision occupies a total area of 11.7 acres or 509,652 square feet.
21 The proposed lots vary in size. To allow for flexibility in creating commercial developments, there
22 was no minimum lot area, lot width, or lot frontage requirements in The Boulevard Mixed-Use
23 Overlay. Therefore, the proposed subdivision meets all zoning requirements of the City Code.
24 Street improvements for the proposed subdivision were not existing and would be required with
25 future development of the plat.
26

27 The applicant, McKay Christensen, was present to answer questions. Commissioner Blake asked
28 Mr. Christensen if he was still planning to do multi-residential buildings. He indicated that Lots
29 4 and 1 are townhomes. Lots 7, 3, and 2 were designed for restaurants and Lot 6 would be an
30 office building.
31

32 Chair Phillips opened the public hearing.
33

34 Craig Yuzon gave his address as 210 South 1300 West and asked if there were any concerns with
35 the proposed exit onto Proctor Lane from the development.
36

37 Staff Engineer, Shaun Hilton, explained that the Access Management Plan requires the access be
38 a certain distance from the intersection so there should not be any concern. Part of the development
39 will widen 1300 West, which should help with the current concerns on that roadway.
40

41 Mr. Yuzon stated that a portion of the subject property is adjacent to an established agriculture
42 area, Proctor Heritage Farms. This farm was recognized as a centennial farm with the State of

1 Utah. He requested that a statement given to staff, be recorded with the plat. Staff confirmed that
2 they would provide the language to the City Attorney to ensure that the language was appropriate,
3 and this or something similar could be recorded with the plat. (See attachment)
4

5 Bruce Newman gave his address as 107 South 1300 West and asked what would be developed on
6 Lot 4.
7

8 Community Development Director, Daniel Cardenas stated that Lot 4 would be developed as
9 townhomes. The site plan had not been approved yet, but the residents will receive notices when
10 the site plan comes to the Planning Commission for approval.
11

12 Mr. Christensen requested a copy of the agricultural area statement provided by Mr. Yuzon.
13 Director Cardenas explained that the purpose of having such language on the plat is to avoid future
14 complaints from new residents regarding the existing agricultural use.
15

16 Ray Proctor, who resides at 90 North 1300 West, gave a history of his family and Proctor Heritage
17 Farms. In the past, there was an agreement between the City and Utah Power and Light stating
18 that the City needed written approval to build anything beyond certain power poles in the area.
19 Mr. Proctor was sad to see this development happening. He also needed to work with the City to
20 address the water situation.
21

22 Chair Phillips asked staff if they were aware of this agreement with Utah Power and Light.
23 Engineer Hilton indicated that he was not familiar with the agreement. He did not believe the
24 proposed development would interfere with such an agreement.
25

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

29 **MOTION:** Commissioner Steele moved that the Planning Commission forward a positive
30 recommendation of APPROVAL for the request of MacDevelopment LLC for a subdivision plat
31 called The Boulevard Subdivision Plat 'A', on property located at approximately 1300 West and
32 Pleasant Grove Boulevard, in The Grove Zone – Commercial Sales Subdistrict and The Boulevard
33 Mixed-Use Overlay; and adopt the exhibits, conditions, and findings contained in the staff report,
34 and as modified by the condition below:
35

- 36 1. All Final Planning, Engineering, and Fire Department requirements are met.
37

38 Commissioner Coombs seconded the motion. The Commissioners unanimously voted "Aye". The
39 motion carried.
40

1 **ITEM 5** – Public Hearing to Consider the Request of Joe Salisbury to Amend City Code Section
2 10-11-D-16-C: CS-2 (Commercial Sales – 2) Zone, Multiple-Family Residential Development
3 Requirements, Required Building Design, by Changing the Requirement for Roof Pitch Within
4 the CS-2 (Commercial Sales – 2) Zone. CITYWIDE *Continued from the November 14, 2019
5 *Planning Commission meeting.*

6
7 *NOTE: Items 5 and 6 were discussed simultaneously.*
8

9 Director Cardenas gave a brief history of residential uses within the CS-2 Zone. In order to develop
10 residentially in the CS-2 Zone, certain requirements must be met, including design standards. One
11 of those required design standards was roof pitch, which was stated to be no lower than 26.5° over
12 80% of the roof area, and on no area of the roof can the slope be lower than 20.5°. The intent of
13 the applicant was to eliminate the requirement for minimum slope on roofs in order to allow the
14 building to incorporate flat roofs into their design. The proposed change would only apply to
15 residential development in the CS-2 Zone. Director Cardenas noted that City Code does not
16 require any type of slope for the roof of a building in any single-family zone. As long as the
17 International Building Code requirements are met, staff saw no reason to discourage flat roofs in
18 the zone. The idea of sloped roofs versus flat roofs was a matter of aesthetics.
19

20 Director Cardenas commented that the second request from the applicant was to increase the
21 allowed number of attached units from six to eight. The Code allows for apartments to have more
22 than six attached units, but that was because they were attached vertically as well as horizontally.
23 There was nothing in the International Building Code that limits the number of attached units, so
24 he assumed that limit in the City Code was for aesthetic reasons. Staff's only concern with
25 allowing more units was making sure that setbacks are met and they avoided creating small
26 alleyways between buildings. Director Cardenas presented concept site plans provided by the
27 applicant showing six-unit buildings and eight-unit buildings.
28

29 Commissioner Fugal asked if the applicant would be getting the same number of units with either
30 layout. Director Cardenas stated that the density would remain the same at 12 units per acre.
31 Changing the number of attached units would help the applicant reach the allowed density.
32

33 The applicant, Joe Salisbury, stated that the request to allow eight-unit buildings would help them
34 address a few of the challenges of the subject property. He confirmed that he was not requesting
35 an increase in density. He would not reach the allowed density with the current limitation.
36 Mr. Salisbury briefly described the project and stated that the majority of the units will be three-
37 bedrooms. He commented that his preference was for the units to be front-loaded. He could do
38 six-plex buildings, but he would have to scale back the size of the units, which wasn't as attractive
39 to families. He described the rest of the site, including parking and open spaces. With regard to
40 roofing, Mr. Salisbury stated that they did not intend to go completely flat. The slope would be
41 about half an inch for every 12 inches, which was a very slight slope. He showed sample images.
42

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

4 Commissioner Martineau commented and then explained the different types of roofs to the
5 commissioners.

6
7 Commissioner Blake didn't have a problem with flat roofs. She wasn't sure that it made more
8 sense to eliminate the current requirement entirely or change the minimum to what the applicant
9 intended to construct. She wanted to ensure that other developers have options without opening it
10 up too much.

11
12 Commissioner Steele suggested including conditions in the Code that state that a building with
13 more than six units include certain variations in the façade.

14
15 The Commission discussed the two requests. They were not opposed to flat roofs but they shared
16 staff's concerns about the creation of alleyways with longer buildings.

17
18 **MOTION:** Commissioner Oborn moved that the Planning Commission forward a
19 recommendation of APPROVAL to the City Council for the proposed amendments to City Code
20 Section 10-11D-16-C4: Multi-Family Residential Development Requirements, Required Building
21 Design; Roofs, in the Commercial Sales – 2 Zone; and adopt the exhibits, conditions, and findings
22 contained in the staff report, and as modified by the condition below:

- 23
24 1. All Final Planning, Engineering, and Fire Department requirements are met.

25
26 Commissioner Blake seconded the motion. The Commissioners unanimously voted "Aye". The
27 motion carried.

28
29 **ITEM 6 – Public Hearing to Consider the Request of Joe Salisbury to Amend City Code Section**
30 **10-11-D-2: CS-2 (Commercial Sales – 2) Zone: Permitted, Conditional and Accessory Uses, by**
31 **Amending the Conditional Use #1151 Townhomes, Two or Three Stories with a Garage.**
32 **Maximum of Six Dwelling Units Attached Per Building to Allow a Maximum of Eight Dwellings**
33 **Attached Per Building, with a Conditional Use Permit within the CS-2 (Commercial Sales – 2)**
34 **Zone. CITYWIDE**

35
36 *NOTE: Items 5 and 6 were discussed simultaneously.*

37
38 **MOTION:** Commissioner Oborn moved that the Planning Commission forward a positive
39 recommendation of APPROVAL for the proposed amendments to City Code Section 10-11D-2:
40 Permitted, Conditional and Accessory Uses: Conditional Uses, by increasing the number of
41 attached townhome units from six (6) to eight (8) in the Commercial Sales – 2 Zone; and adopt the

1 exhibits, conditions, and findings contained in the staff report; and as modified by the condition
2 below:

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

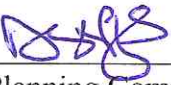
5
6 Commissioner Butler seconded the motion. Vote on motion: Commissioners Steele, Oborn,
7 Butler, and Chair Phillips voted "Aye"; Commissioners Fugal, Coombs, and Blake voted "Nay".
8 The motion carried 4-to-3.

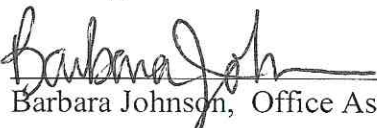
9
10 **ITEM 7** – Public Hearing to Consider the Request of Pleasant Grove City to Amend City Code
11 Section 10-15: Supplementary Design Standards, by Adding the Following Section, Section 10-
12 15-49: Frontage Requirements for Commercial Developments, to Specify Requirements for
13 Commercial Development Only Regarding Frontage and Accessibility on a Public Street.
14 **CITYWIDE** **Continued to the January 9, 2020 Planning Commission meeting.*

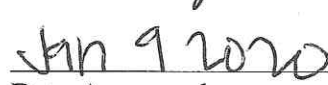
15
16 **ITEM 8** – Review and Approval of the Minutes from November 7, 2019 and November 14, 2019
17 Planning Commission Meetings.

18
19 **MOTION:** Commissioner Fugal moved that the Planning Commission APPROVE the minutes
20 for the November 7, 2019 and November 14, 2019 Planning Commission Meetings.
21 Commissioner Blake seconded the motion. The Commissioners unanimously voted "Aye". The
22 motion carried.

23
24 **MOTION:** Commissioner Coombs moved to adjourn the meeting at 8:50 p.m. Commissioner
25 Butler seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

26
27 
28 _____
29 Planning Commission Chair

30 
31 _____
32 Barbara Johnson, Office Assistant

33
34 
35 _____
Date Approved

attachment 1

Agriculture Area

This property is located in the vicinity of an established agriculture area, Proctor Heritage Farm, recognized as a centennial farm by the state of Utah in which normal agricultural uses and activities have been performed since 1852. It can be anticipated that such agricultural uses and activities may now or in the future be conducted on property included in this agriculture area. The use and enjoyment of this [12 acre] property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal agricultural uses and activities.