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2
3 PLEASANT GROVE CITY
4 PLANNING COMMISSION MEETING MINUTES
5 JUNE 11, 2020
6

7 **PRESENT:** Chair Todd Fugal, Vice-Chair Jeffrey Butler, Commissioners Dustin Phillips, Peter
8 Steele, Bobbi Jo Blake, and Jim Martineau (alternate)
9

10 **EXCUSED:** Commissioners Lisa Coombs and Tim Clyde
11

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

15 Chair Fugal opened the regular session at 7:35 p.m.
16

17 **Commission Business:**
18

19 1. **Pledge of Allegiance:** Commissioner Butler led the Pledge of Allegiance.
20

21 2. **Opening Remarks:** Commissioner Blake gave the opening remarks.
22

23 3. **Agenda Approval:**
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- 25 • **MOTION:** Commissioner Phillips moved to APPROVE the agenda as part of
26 public record, as written. Commissioner Blake seconded the motion. The
27 Commissioners unanimously voted "Aye". The motion carried.
28

29 4. **Staff Reports:**
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- 31 • **MOTION:** Commissioner Butler moved to APPROVE the staff reports as part of
32 the public record. Commissioner Steele seconded the motion. The Commissioners
33 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 Ronald Nordhagen to Apply the R1-20**
2 **(Single-Family Residential) Zone to Approximately 1.49 Acres on Property Currently Zoned R-R**
3 **(Rural Residential), Located at Approximately 980 West 1930 North. NORTH FIELD**
4 **NEIGHBORHOOD**

5
6 Community Development Director, Daniel Cardenas noted that the agenda was noticed
7 incorrectly. The acreage of the proposed rezone is 0.27 acres rather than 1.49 acres. The purpose
8 of the proposed rezone from R-R to R-1-20 is to meet the conditions imposed on the property by
9 the Board of Adjustment on September 20, 2012. The applicant was planning to turn the property
10 into a legally subdivided lot. When the applicant approached staff, he was informed that his
11 property does not meet the requirements for lot width in the zone. As a result, a variance
12 application was processed. The application obtained a favorable motion with the condition that
13 the entire property be rezoned R-1-20. It was noted that a portion of the property was already
14 zoned R-1-20. The proposed rezone was determined to meet the provisions of the Pleasant Grove
15 General Plan and staff recommended approval.

16
17 The applicant, Ronald Nordhagen reported that he purchased the property in 2010 and was
18 unaware that the property was not a legally subdivided lot, nor that it was in two zones. He was
19 going through the process to create the lot and have consistent zoning throughout.

20
21 Chair Fugal opened the public hearing. There were no public comments. Chair Fugal closed the
22 public hearing.

23
24 **MOTION:** Commissioner Steele moved that the Planning Commission recommend that the City
25 Council APPROVE the request of Ronald Nordhagen to rezone approximately 0.27 acres of
26 property at approximately 980 West 1930 North, from the R-R (Rural Residential) Zone to the R1-
27 20 (Single-Family Residential) Zone; and adopt the exhibits, conditions, and findings contained in
28 the staff report, and as modified by the condition below:

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

31
32 Commissioner Blake seconded the motion. The Commissioners unanimously voted “Aye”. The
33 motion carried.

34
35 **ITEM 2 – Public Hearing to Consider Amending City Code Section 10:9B-7-F3: Single-Family**
36 **Residential, Size Considerations for Accessory Buildings, Eliminating the Conditional Use**
37 **Requirements and Modifying the Qualifying Provisions for the Area of Accessory Structures in**
38 **all the R-1 (Single-Family Residential) Zone. CITY WIDE *Continued from the May 28, 2020**
39 ***Planning Commission Meeting.***

40
41 Director Cardenas reported that the current City Code limits the size of an accessory structure to
42 10% of the minimum lot size of the zone. An applicant could go up to 15% of the minimum lot

1 size of the zone with a Conditional Use Permit from the Planning Commission. In the time
2 Director Cardenas has worked for the City, he had never seen the Planning Commission deny such
3 an application, and any conditions imposed on the Conditional Use Permits were already outlined
4 in the City Code. The purpose of the proposed amendment was to remove the conditional use
5 portion of the ordinance and allow accessory structures up to 15% of the minimum lot size of the
6 zone. The proposal also moved the design standards to the beginning of the section.

7
8 Chair Fugal opened the public hearing. There were no public comments. Chair Fugal closed the
9 public hearing.

10
11 **MOTION:** Commissioner Butler moved that the Planning Commission forward a
12 recommendation of APPROVAL to the City Council for the proposed amendments to City Code
13 Section 10-9B-7-F3: Single-Family Residential, Size Considerations for Accessory Buildings, to
14 modify the requirements for accessory buildings with an area up to 15% of the minimum lot area
15 of the zone in which it is located; and adopt the exhibits, conditions, and findings contained in the
16 staff report. Commissioner Phillips seconded the motion. The Commissioners unanimously voted
17 "Aye". The motion carried.

18
19 **ITEM 3 – Public Hearing to Consider Amending City Code Section 10-15-38: Fencing Standards,**
20 **Modifying the Requirements for the Installation of Fences Over Six Feet Tall. CITY-WIDE**
21 ****Continued from the May 28, 2020, Planning Commission Meeting.***

22
23 Director Cardenas reported that when he began working for the Building Department there was a
24 requirement in the International Building Code that all fences over six feet required a Building
25 Permit. When the City Code was created, the City took that threshold and chose to allow fences
26 up to six feet high as a permitted use. Fences taller than six feet were required to have a Building
27 Permit, a Fence Permit, and a Conditional Use Permit. Most of the requests received were for
28 eight-foot fences. Staff was proposing to increase the threshold for the requirement of a
29 Conditional Use Permit from six feet to eight feet.

30
31 Chair Fugal asked how many applications they had received for fences taller than eight feet.
32 Director Cardenas responded that he received only one such application in all of this time working
33 for Pleasant Grove City. In that case, only a portion of the fence was requested to be 10 feet due
34 to a grade difference.

35
36 Commissioner Martineau commented that building materials for fencing come up to eight feet
37 normally. For a 10-foot fence, someone would have to put in a special order for that material,
38 which would be much more expensive.

39
40 Chair Fugal opened the public hearing. There were no public comments. Chair Fugal closed the
41 public hearing.

42
43 Commissioner Butler questioned whether they want to increase the permitted height to 10 feet
44 since they receive those types of applications so infrequently. Commissioner Steele stated that

1 they probably would not impose any special conditions on a 10-foot fence but it might be beneficial
2 for the neighbors to be notified. A 10-foot fence would be pretty intrusive in most situations. The
3 Commission decided to maintain the Conditional Use Permit for fences over eight feet in height.

4
5 **MOTION:** Commissioner Blake moved that the Planning Commission forward a
6 recommendation of APPROVAL to the City Council for the proposed amendments to City Code
7 Section 10-15-38: Fencing Standards, to modify the requirements for the installation of fences over
8 six (6) feet tall by eliminating the conditional use requirement for fences above six (6) feet but
9 shorter than eight (8) feet, while still maintaining conditional use requirements for fences above
10 eight (8) feet but shorter than 10 feet; and adopt the exhibits, conditions, and findings contained
11 in the staff report. Commissioner Steele seconded the motion. The Commissioners unanimously
12 voted "Aye". The motion carried.

13
14 **ITEM 4 – Review and Approval of the Minutes from May 28, 2020, Planning Commission**
15 **Meetings.**

16
17 **MOTION:** Commissioner Phillips moved that the Planning Commission APPROVE the minutes
18 for the May 28, 2020, Planning Commission Meeting, as amended. Commissioner Butler
19 seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

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21 **MOTION:** Commissioner Blake moved to adjourn the meeting at 8:07 p.m. Commissioner
22 Phillips seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

23
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25
26 Planning Commission Chair

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28
29 Kara Kresser, Planning Tech

30
31 7/9/2020
32 Date Approved