



PLEASANT GROVE CITY
PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 10, 2020

PRESENT: Chair Todd Fugal, Commissioner Jeffrey Butler, Lisa Coombs, Peter Steele, Bobbi Jo Blake, and Jim Martineau (alternate)

EXCUSED: Commissioners Tim Clyde and Dustin Phillips; Daniel Cardenas, Community Development Director

STAFF: Rylee Hall, City Planner; Matt Redmon, City Engineer; Kara Kresser, Planning Tech

Chair Todd Fugal called the meeting to order at 7:00 p.m.

Commission Business:

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

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

3. **Agenda Approval:**

- **MOTION:** Commissioner Coombs moved to APPROVE the agenda with a continuation of Item 6 to the next Pleasant Grove Planning Commission Meeting. Commissioner Butler seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

4. **Staff Reports:**

- **MOTION:** Commissioner Blake moved to APPROVE the staff reports as part of the public record. Commissioner Steele 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: Preliminary Subdivision Plat – Located at Approximately 131 North**
2 **900 East. (MONKEY TOWN NEIGHBORHOOD)**
3

4 City Planner, Rylee Hall presented the request of Clark Johnston for a two-lot preliminary
5 subdivision plat called The One Subdivision Plat ‘A,’ on property located at approximately 131
6 North 900 East in the R1-9 (Single-Family Residential) Zone. The General Plan designation was
7 Medium-Density Residential. There was an existing home on the proposed Lot 2 of the subdivision
8 plat. Neither of the lots was part of a previously recorded subdivision. The proposed subdivision
9 occupies a total area of 0.55 acres or 24,088 square feet and consists of Lots 1 and 2. Both lots
10 meet the minimum requirements for a residential lot in the R1-9 (Single-Family Residential) Zone.
11 Frontage for the subdivision is provided by 900 East, which is a public road.

12
13 Staff recommended the Planning Commission forward approval to the Public Works Director for
14 the proposed preliminary plat subject to the conditions set forth in the staff report.
15

16 Chair Fugal opened the public hearing.
17

18 *John Uberbi* identified himself as a nearby resident and questioned why the road needs to be
19 widened. Chair Fugal explained that it is necessary to meet the current Code. As areas are
20 developed, roads need to be brought up to Code so that there is proper drainage and sufficient area
21 for Fire Department vehicles. Chair Fugal clarified that road widening is needed for fire trucks to
22 turn around. Mr. Uberbi asked if there was room behind the fence for such a turnaround.
23 Commissioner Butler stated that there might technically be room but there may be issues.
24 Mr. Uberbi asked if the City could provide a turnaround in the area. Commissioner Steele
25 suggested that Mr. Uberbi speak with City Engineer, Matt Redmon. Commissioner Steele noted
26 that all City requirements need to be met, which included room for a turnaround. Residential road
27 standards also need to be met, which includes two lanes of travel, area for parking, curb, gutter, and
28 sidewalk. Currently, the road has only two lanes of travel and needs to be widened to be properly
29 developed.
30

31 *Diane Marsh*, an area resident, asked if residents will be required to pay for the curb and gutter.
32 Engineer Redmon clarified that the City will participate in the cost of the curb and gutter, as storm
33 drain irrigation projects are already being done on the property to the north. If the curb and gutter
34 are not installed before the development, a curb inlet box would need to be installed to catch the
35 drainage. The City felt it was best to extend the curb and gutter and put the inlet box in a long-term
36 location. Commissioner Steele stated that there would be no cost to Ms. Marsh. The applicant,
37 Clark Johnston, discussed the reason for the curb and gutter.
38

39 There were no further public comments. Chair Fugal closed the public hearing and invited the
40 Commission to either continue the discussion regarding this item or that he would entertain a
41 motion if no further discussion is necessary.
42

43 **MOTION:** Commissioner Steele moved that the Planning Commission forward a positive
44 recommendation of approval for the request of Clark Johnston for a subdivision plat called The One

Subdivision Plat 'A,' on property located at approximately 131 North 900 East, in the R1-9 (Single-Family Residential) Zone; and adopt the exhibits, conditions, and findings of the staff report, and as modified by the conditions below:

1. Street improvements will be required upon further development of the property.
2. All Final Planning, Engineering, and Fire Department requirements are met.

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

ITEM 2 – Public Hearing: Preliminary Subdivision Plat – Located at Approximately 627 West 4000 North. (MANILA NEIGHBORHOOD)

Planner Hall presented the request of Jon Traveller for a one-lot, one-parcel preliminary subdivision plat, called Orchard View Subdivision Plat 'B,' on property located at approximately 627 West 4000 North in the R-R (Rural Residential) Zone. The General Plan designation is Very-Low Density Residential. There are no existing structures on the properties. The proposed parcel and lot have never been part of a previously recorded subdivision. The proposed subdivision occupies a total area of 2.97 acres or 129,198.1 square feet and consists of one lot and one parcel: Lot 1 and Parcel A.

The proposed Lot 1 meets the minimum requirements for a residential lot in the R-R (Rural Residential) Zone, which is a minimum area of 21,780 square feet, a minimum frontage of 60-feet, and a minimum width of 110 feet. Parcel A will be unbuildable until further subdivided or developed. Frontage for the subdivision is provided by 4000 North, which is a public road. A Vicinity Plan currently exists for the area, however, since the proposed plat does not significantly alter the concept of the current Vicinity Plan, staff determined that a new proposal would not be required.

Staff recommended the Planning Commission forward approval to the Public Works Director of the proposed preliminary plat with the conditions set forth in the staff report.

Engineer Redmon discussed a Development Agreement entered into with the City. It allows the applicant to delay putting in street improvements due to a future project on 4000 North being funded by Mountainland Association of Governments. Engineer Redmon stated that the site has an elevated road and the existing asphalt needs work. Engineering staff felt it would be difficult to install street improvements at the appropriate elevation and location as they may need to be removed later when the Mountainland Association of Governments project is underway. Since funding of the project was likely, the City prepared a cost estimate for the installation of the street improvements. The developer will pay 50% of the cost and the City will install the improvements in the future.

Commissioner Coombs questioned what will happen if the funding does not come through. Engineer Redmon confirmed that the cost would be split between the developer and the City. He

1 stated that there is no exact time frame but he expected it would take approximately four years for
2 the Mountainland Association of Governments project to be completed. Commissioner Blake asked
3 about the safety of the road in the interim. Engineer Redmon stated that building materials would
4 be brought in to create emergency access on the property. The interim solution would be just as
5 safe as the long-term solution but would not be permanent.

6
7 Commissioner Martineau asked about water run-off and water control. Engineer Redmon reported
8 that the developers will pipe a ditch along the front of the property with a reinforced concrete pipe.
9 The Commissioners discussed the City lines and the Vicinity Plan. According to the proposed
10 Vicinity Plan, the parcel of land is in Pleasant Grove but is surrounded on three sides by Cedar
11 Hills. Engineer Redmon noted that for future development of the property, cities need to work
12 together. The Planning Commission discussed the future of the parcel.

13
14 Chair Fugal opened the public hearing.

15
16 *Dennis Hullinger* reported that he owns property next to the lot that is being developed and
17 wondered who would pay for the road widening. Commissioner Steele noted that the road
18 widening is part of the agreement the City was working on. Mr. Hullinger asked if the developer
19 would be refunded the 50% cost of the street improvements if funding comes through from the
20 State. Engineer Redmon did not believe it would. Anyone who develops before the Mountainland
21 Association of Governments project would be responsible for the full cost of the street
22 improvements. The City felt that 50% was a fair solution. Mr. Hullinger asked what would happen
23 if another property were to develop on the road before the Mountainland Association of
24 Governments project begins. Commissioner Steele reported that they would need to reach an
25 agreement with the City as well. Mr. Hullinger stated that eventually, the lower portion of the plat
26 will need to be disconnected from Cedar Hills.

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

31
32 **MOTION:** Commissioner Coombs moved that the Planning Commission forward a positive
33 recommendation of approval for the request of Jon Traveller for a subdivision plat called Orchard
34 View Subdivision Plat 'A,' on property located at approximately 627 West 4000 North, in the R-R
35 (Rural Residential) Zone; and adopting the exhibits, conditions, and findings of the staff report, and
36 as modified by the conditions below:

- 37
38 1. The Development Agreement regarding street improvements is approved by the City
39 Council prior to final approval.
40
41 2. All Final Planning, Engineering, and Fire Department requirements are met.
42

43 Commissioner Blake seconded the motion. The Commissioners unanimously voted "Aye". The
44 motion carried.

1
2 **ITEM 3 – Public Hearing: Preliminary Subdivision Plat – Located at Approximately 865 Main**
3 **Street. (STRING TOWN NEIGHBORHOOD)**

4
5 *NOTE: Items 3, 4, and 5 were discussed simultaneously.*
6

7 Planner Hall presented the request of Joe Salisbury for a one-lot preliminary subdivision plat
8 consisting of approximately 5.56 acres, called Fossil Cove Subdivision Plat 'A,' on property located
9 at approximately 865 Main Street in the CS-2 (Commercial Sales-2) Zone. Also requested was
10 approval of a site plan and Conditional Use Permit for 11 buildings with 66 multi-family units on
11 the same property. A portion of the proposed subdivision is part of the existing Family Plaza North
12 Subdivision. With the approval of the plat, Parcel A of the Family Plaza North Subdivision will be
13 vacated and become part of Lot 1 of Fossil Cove Plat 'A.'

14
15 The proposed subdivision occupies a total area of 5.56 acres, or 242,236 square feet, and consists of
16 one lot. In the CS-2 (Commercial Sales-2) Zone, there is no minimum requirement for lot size or
17 width. Frontage for the subdivision was provided by, Main Street/Geneva Road, and exceeds 100
18 feet as required by City Code. The proposed subdivision meets all zoning requirements in the
19 Code. Engineering staff also reviewed the proposed subdivision for all general requirements for
20 subdivisions in the City Code. Staff determined that the general requirements were met by the
21 proposal.
22

23 The proposed site plan will occupy Lot 1 of the proposed subdivision, Fossil Cove Plat 'A'. The
24 site plan includes 11 buildings, each containing six multi-family units. The applicant intends to
25 have one to three-bedroom townhomes, each with an attached two-car garage. The required
26 building setback is 25 feet and is measured from all property lines.
27

28 City Code requires each multi-family unit to have at least 2.5 parking spaces. With 66 units, at least
29 165 spaces are required. The applicant has provided a total of 185 parking spaces on the site which
30 exceeds the parking requirements for multi-family development in the CS-2 (Commercial Sales-2)
31 Zone. City Code requires that with 185 total parking spaces, at least six ADA compliant spaces
32 must be provided. The site plan was found to meet that requirement. Bicycle spaces are also
33 provided at 5% of the total automobile spaces. The proposed site plan meets these requirements by
34 providing three bicycle racks.
35

36 Density requirements in the CS-2 (Commercial Sales-2) Zone allow up to 12 units per acre. At 5.56
37 acres, the site can have up to 66 units. The site plan includes exactly this amount and does not
38 exceed City Code limitations for density in the zone.
39

40 City Code requires all new multi-family residential developments to preserve at least 30% of the net
41 developable site area for open space. At least 75% of the open space area must be usable,
42 contiguous space available for recreational uses. Open space cannot include required buffer areas
43 or narrow, leftover space between buildings. The proposed site plan meets this requirement by
44 reserving 46.06% of the total site for open space and includes a playground and park area in the
45 middle of the development.
46

Landscaping requirements within the CS-2 (Commercial Sales-2) Zone require a mix of landscape elements, including Evergreens. At least one tree is required per 1,000 square feet of required landscaped areas, and at least 30% of the total number of required trees must be Evergreen. The proposed site plan requires 86 total trees and provides 96 total trees, exceeding the total tree requirements for the zone. Of the 86 total required trees, at least 30% must be Evergreen. The Landscape Plan includes 26 total Evergreen trees (30%) and meets the landscaping requirements for the zone.

City Code requires all multi-family developments be fenced along all side and rear property lines with a sight obscuring fence that is at least six feet in height. In addition, the fencing must match the building design. The provided Fencing Plan meets these requirements.

Any multi-family development in the CS-2 (Commercial Sales-2) Zone, must provide a certain amount of optional planning features. City Code assigns points to certain design elements. Each development must meet a specific point allotment. There are two sets of optional design features. The first set, for any new multi-family development, requires a total of 25 points, 50% of the total optional points, of design features such as solar features, roof materials, special features, extra trees, and landscaping, etc. The second set of optional design features depends on the acreage of the development. Since this project is more than five acres in size but less than six acres, an additional 10 points of another set of optional design features must be provided for a total of 35 points. The list offers different design features, but some may overlap with the first list. Options such as affordable housing, pedestrian paths, and extra parking are allowed.

The proposed project provided 25 points for the first set of requirements, in the form of multi-purpose stormwater detention, special features, a common facility, extra trees and landscaping, and extra open space. The additional 10-point requirement is met by providing a pedestrian path, two sets of exterior materials, and soffit lighting, for 22.5 total points. The total point requirement for this project is 35. The proposed project provides 47.5 points, which exceeds the requirements outlined in the City Code.

There will be a strong theme throughout the development, with the inclusion of dinosaur inspired bicycle racks, a digging pit in the playground, and dinosaur shapes on dog pick-up stations. Planner Hall discussed the building elevations and showed the Planning Commission color schemes for each set of buildings.

Parking, according to City Code requirements, will be provided to accommodate both residents and visitors. Reasonable effects are anticipated during the construction period, including dust and noise generated by the construction. Given these impacts, staff generally anticipated there will be no unreasonable hazard to the health, safety, or general welfare of nearby residents or other uses or property in the vicinity. Staff also determined that the use is feasible and will not be detrimental to nearby uses and properties.

Staff recommended the Planning Commission forward a recommendation of approval for the plat subject to the conditions set forth in the staff report.

1 Chair Fugal noted that access to the area seemed to be limited. Engineer Redmon reported that a
2 traffic impact study was conducted by a licensed Traffic Engineer. Access to the property would be
3 available from 700 South and Geneva Road. The Traffic Impact Study determined that the level of
4 service in the surrounding area would not be diminished by having two access areas. He believed
5 700 South would serve as the main access for the property. The other access road near the property,
6 between an animal hospital and a dance studio, would be widened slightly to ensure that there is
7 sufficient fire access. There will be an increase in traffic, however, Engineer Redmon noted that
8 there are existing easements that allow developers to use the access. The Traffic Impact Study
9 found that the increase in traffic would not negatively impact the accesses or intersections.

10
11 The applicant, Joe Salisbury, noted that since he last spoke to the Planning Commission,
12 neighboring property issues had been resolved, an easement was signed, and he worked with the
13 Fire Department and City Engineers. He answered questions related to access and reported that he
14 had spoken to the Utah Department of Transportation ("UDOT") about having access from 850
15 South but they would not allow it. Mr. Salisbury negotiated an easement with the animal hospital
16 for secondary access. He commented that the easements associated with the parcel had always
17 anticipated access onto Geneva Road but UDOT required the road be widened to make it easier for
18 cars to turn in and out. He reported that businesses in the area were excited about the development
19 as it would mean more opportunity for them. Mr. Salisbury reported that there was a coded gate on
20 the site plan so residents will have easy access to shopping and Geneva Road.

21
22 Commissioner Butler raised security concerns related to lighting. Mr. Salisbury reported that all
23 walkable areas meet the lighting requirements mandated by the City. He stated that the play areas
24 and spaces between buildings are also well lit. The Commission discussed fencing for the property.
25 Mr. Salisbury reported that he would install new fencing around the area. Commissioner Butler
26 asked about the safety of the themed bicycle racks. Mr. Salisbury stated that they had spoken with
27 the metal fabricator. The bicycle racks will be made of a thicker gauge steel to prevent them from
28 breaking and there will be softer edges to prevent injuries.

29
30 Chair Fugal opened the public hearing.

31
32 *Milt Fugal* reported that he lives in Pleasant Grove and owns a commercial property across the
33 street from the proposed development. He does not believe the area would be a good place for
34 residential development. He felt that with commercial areas nearby and a power company yard on
35 the east side of the road, the new development would not blend in. Mr. Fugal also expressed
36 concerns related to parking. He believed that if the development went through, parking from the
37 development would flow onto Main Street and 700 South. He did not feel that the development
38 contributes to the general welfare of the City or that it was appropriate in the proposed location.

39
40 *May Pelayo*, a 700 South resident who lives near the proposed development, wondered where the
41 entrance will be on 700 South and how this will affect traffic and noise. Engineer Redmon noted
42 that noise control was not part of the Traffic Impact Study but safety and traffic volumes were
43 examined. The study showed very little impact on the area and the Main Street and 700 South
44 intersection would continue to function at the same level of service. While there would be more
45 traffic, it would still be considered acceptable. Ms. Pelayo stated that there is already a lot of traffic
46 coming onto Geneva Road. She didn't understand how there would be no impact when it is already

1 difficult to make a left-turn lane. Engineer Redmon stated that signal lights and timing are
2 controlled by UDOT. He offered to put her in contact with someone there.

3
4 Commissioner Steele described the level of service to Ms. Pelayo. He explained that when
5 engineers look at traffic levels, they model them to see how long it takes cars to move through the
6 intersection. They then average that number to determine a level of service, which measures the
7 delay. He noted that the average delay may increase by 5 or 10 seconds, but it was not enough to
8 make the traffic substantially worse. Ms. Pelayo commented that Geneva Road is difficult during
9 peak hours. She believed the increase in traffic would become an issue, especially as it relates to
10 left-hand turns.

11
12 *Sandra Schmuhl* commented that she lives on 700 South, on the north side of the street. She
13 questioned the accuracy of the Traffic Impact Study as there is often bumper to bumper traffic. Ms.
14 Schmuhl also raised concerns related to parking. She worried that a lot of people would park in
15 front of her home and along the north side of 700 South.

16
17 Mr. Fugal shared an additional comment during the public hearing. He stated that there had been a
18 notable increase in traffic since the transfer station opened.

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

23
24 Commissioner Blake asked if parking is allowed on 700 South. Commissioner Steele said that it is
25 but the road is relatively narrow. Commissioner Butler noted that the businesses in the area have
26 their own rules for parking. He did not feel that parking would become an issue with the rules in
27 place but understood the concerns. Commissioner Steele did not feel that parking posed an
28 unreasonable risk and trusted that the engineers had thoroughly examined the Traffic Impact Study.
29 An increase in traffic would occur but it would not be significant. The Commission believed that if
30 there were parking or traffic flow issues, residents could potentially reach out to UDOT about
31 posting no parking signs and left-hand turn signals.

32
33 Chair Fugal reported that the Planning Commission discussed attracting commercial uses but it had
34 been difficult. He believed that the multi-housing unit would be an appropriate use of the lot.
35 Commissioner Blake had struggled with the placement of the residential development as well but
36 felt it was a positive way to use the property and stimulate commercial growth in the surrounding
37 area. She had a question about the requirements and point system for the property. Planner Hall
38 showed supporting materials for clarification. She reported that all requirements had been met for
39 multi-family development standards.

40
41 **MOTION:** Commissioner Steele moved that the Planning Commission forward a positive
42 recommendation of approval for the request of Joe Salisbury for the proposed plat on property
43 located at approximately 865 South Main Street, in the CS-2 (Commercial Sales -2) Zone; and

adopting the exhibits, conditions, and findings of the staff report, and as modified by the condition below:

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

Commissioner Coombs seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

ITEM 4 – Public Hearing: Site Plan – Located at Approximately 865 Main Street. (STRING TOWN NEIGHBORHOOD)

NOTE: Items 3, 4, and 5 were discussed simultaneously.

Planner Hall presented the request of Joe Salisbury for a site plan for 11 multi-family residential townhome buildings containing 66 total units, on property located at approximately 865 Main Street in the CS-2 (Commercial Sales-2) Zone.

MOTION: Commissioner Blake moved that the Planning Commission forward a positive recommendation of approval for the request of Joe Salisbury for the proposed site plan on property located at approximately 865 South Main Street, in the CS-2 (Commercial Sales -2) Zone; and adopting the exhibits, conditions, and findings of the staff report, and as modified by the condition below:

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

Commissioner Butler seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

ITEM 5 – Public Hearing: Conditional Use Permit – Located at Approximately 865 Main Street. (STRING TOWN NEIGHBORHOOD)

NOTE: Items 3, 4, and 5 were discussed simultaneously.

Planner Hall presented the request of Joe Salisbury for a Conditional Use Permit to allow a multi-family project with 66 residential townhome units (Use # 1151) on property located at 865 Main Street in the CS-2 (Commercial Sales-2) Zone.

The Pleasant Grove City Code currently defines attached multi-family dwelling as a dwelling arranged, designed for, or occupied by three or more families living independently of each other, and containing three or more dwelling units. Under Use # 1151 - Townhomes, City Code classifies multi-family dwellings as a Conditional Use in the CS-2 (Commercial Sales -2) Zone.

City Code allows a Conditional Use Permit to be approved if the following conditions are met:

1. A Conditional Use Permit may be granted if the subject use will not be detrimental to the health, safety, or general welfare of persons residing in the vicinity or injurious to property in the vicinity.
2. A proposed Conditional Use shall be detrimental to the health, safety, or general welfare of persons residing in the vicinity or injurious to property in the vicinity, if:
 - a. The use will cause unreasonable risks to the safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes;
 - b. The use will unreasonably interfere with the lawful use of surrounding property;
 - c. The use will create a need for essential City services, which cannot be reasonably met; and
 - d. The use will in any other way be injurious to property in the vicinity. (Ord. 2000-23, 7-18-2000).

MOTION: Commissioner Butler moved that the Planning Commission forward a positive recommendation of approval for the request of Joe Salisbury for a Conditional Use Permit to allow a multi-family project with 66 residential townhome units (Use # 1151) on property located at approximately 865 South Main Street, in the CS-2 (Commercial Sales -2) Zone; and adopting the exhibits, conditions, and findings of the staff report, and as modified by the condition below:

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

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

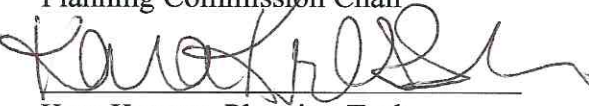
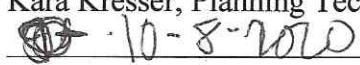
ITEM 6 – Public Hearing: City Code Text Amendment – Section 10-11D-16: Multiple-Family Residential Subdivision Requirements. (CITY-WIDE)

The above item was continued to the next meeting scheduled for September 24, 2020.

ITEM 7 – Review and Approval of the Minutes from August 27, 2020, Planning Commission Meeting.

MOTION: Commissioner Blake moved that the Planning Commission APPROVE the minutes of the August 27, 2020, Planning Commission Meeting. Commissioner Steele seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

1 **MOTION:** Commissioner Coombs moved to adjourn the meeting at 8:35 p.m. Commissioner
2 Butler seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.
3

4 
5 _____
6 Planning Commission Chair
7 
8 _____
9 Kara Kresser, Planning Tech
10 
11 _____
11 Date Approved