



PLEASANT GROVE CITY
PLANNING COMMISSION MEETING MINUTES
AUGUST 27, 2020

PRESENT: Chair Todd Fugal, Commissioners Dustin Phillips, Lisa Coombs, Peter Steele, Bobbi Jo Blake, and Jim Martineau (alternate)

EXCUSED: Commissioners Jeffrey Butler and Tim Clyde

STAFF: Daniel Cardenas, Community Development Director; Kyle Kingsbury Staff Engineer, Marty Beaumont, City Engineer; Kathy Kresser, City Recorder

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

Commission Business:

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

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

3. **Agenda Approval:**

- **MOTION:** Commissioner Phillips moved to APPROVE the agenda with a continuation of Item 6 to the next Pleasant Grove Planning Commission Meeting. Commissioner Blake 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 Coombs 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 978 West 1180**
2 **North. (NORTH FIELD NEIGHBORHOOD)**

3
4 Community Development Director, Daniel Cardenas presented the request of Ronald Christensen for
5 a one-lot preliminary subdivision plat called Autumn Grove Subdivision Plat 'D' on property located
6 at approximately 978 West 1180 North in the R1-10 – Single-Family Residential Zone. Director
7 Cardenas reported that for the road construction along 1180 to be continued, Autumn Grove
8 Subdivision Plat 'D' must be dedicated back to the City. The proposed Autumn Grove Subdivision
9 Plat 'D' is 0.72 acres in size but once dedicated back to the City as a right of way, the lot will be 0.68
10 acres in an R1-10 zone.

11
12 Chair Fugal opened the public hearing. There were no public comments. Chair Fugal closed the
13 public hearing and invited the Commission to either continue the discussion regarding this item or
14 that he would entertain a motion if no further discussion is necessary.

15
16 **MOTION:** Commissioner Steele moved that the Planning Commission forward a recommendation
17 of APPROVAL to the City Council regarding the request of Ronald Christensen, for a subdivision
18 plat called Autumn Grove Subdivision Plat 'D' on property located at approximately 978 West 1180
19 North on the R1-10 – Single Family Residential Zone; and adopting the exhibits, conditions, and
20 findings of the staff report, and as modified by the condition below:

- 21
22 1. All Final Planning, Engineering, and Fire Department requirements are met.

23
24 Commissioner Phillips seconded the motion. The Commissioners unanimously voted "Aye". The
25 motion carried.

26
27 **ITEM 2 – Public Hearing: Site Plan – Located at 1957 West 1100 North. (MUD HOLE**
28 **NEIGHBORHOOD)**

29
30 Director Cardenas presented the request of Nathan Smith for a site plan of a single-story office
31 building on property located at approximately 1957 West 1100 North in the Professional Office Zone.
32 Director Cardenas reported that the commercial site plat is a permitted use in the Professional Office
33 zone. He noted that 0.9 acres of the area was rezoned as R1-8. He noted that there are several
34 residences east of the property. The plat is in the residential zone.

35
36 Director Cardenas reported that the applicant was proposing a medical office building. The entrance
37 will be along 1100 North and the building will face west. Director Cardenas stated that the applicant
38 and the neighbors are working on a privacy wall.

39
40 Director Cardenas reported that the applicant is proposing that they have residential containers along
41 the property line for garbage generated by the medical offices. A Development Agreement will be
42 entered into regarding the trash enclosures.

43
44 Director Cardenas stated that the project is a permitted rather than a Conditional Use. He further
45 explained that the building is not located in the Grove Zone and does not have to go through the

1 Design Review Board (“DRB”). The applicant, Nathan Smith, thanked the Commission and the City
2 for working with them on the project.

3
4 Chair Fugal opened the public hearing.

5
6 *Dani Rowan* asked if the City plans to widen the road for buildings that are built very close to the
7 road. Commissioner Steele responded in the affirmative and stated that North County is a State Road
8 that is under the jurisdiction of the Utah Department of Transportation (“UDOT”). He explained that
9 if the City plans to widen 1100 North, the developer will be required to dedicate additional space for
10 the City to develop.

11
12 *Verl Greenhaugh* reported that there are two large irrigation ditches in the southeast portion of the
13 intersection. The gates serve the property to the south. He asked if UDOT can trim some of the
14 ditches without affecting the ongoing project.

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

19
20 Public Works Director, Marty Beaumont reported that for every commercial site plan a photometric
21 lighting plan is required to ensure that there is proper coverage for safety purposes for those utilizing
22 the parking lots. He further explained that it is important to ensure that there is proper screening and
23 shading to prevent light pollution from trespassing onto the adjoining residential neighbors.

24
25 **MOTION:** Commissioner Steele moved that the Planning Commission forward a positive
26 recommendation of APPROVAL to the City Council regarding the request of Nathan Smith for the
27 proposed site plan on property located at 1957 West 1100 North in the P-O (Professional Office)
28 Zone; and adopting the exhibits, conditions, and findings contained in the staff report, and as modified
29 by the conditions below:

- 30
31 1. All Final Planning, Engineering, and Fire Department requirements are met.
32
33 2. A Development Agreement is entered into for the trash enclosures and the property
34 will be allowed to use residential trash containers. Until the property to the south
35 develops, they will then be required to furnish a regular dumpster.

36
37 Commissioner Blake seconded the motion. The Commissioners unanimously voted “Aye”. The
38 motion carried.

39
40 **ITEM 3 – Public Hearing: Preliminary Subdivision Plat – Located at Approximately 868 WEST**
41 **4230 NORTH. (MANILA NEIGHBORHOOD)**

42
43 Director Cardenas presented the request of Brad Slater for a two-lot preliminary subdivision plat,
44 called Shady Meadows Plat ‘B’, on property located at approximately 868 West 4230 North in the R-
45 R (Rural Residential) Zone. He reported that the applicant is proposing to merge Lots 15 and 16 to

1 create a two-lot subdivision. The applicant reported that he purchased a 0.7-acre lot next to his 0.5-
2 acre lot. He intended to move the property lines to allow for additional property for his personal use.

3
4 Director Cardenas explained that when property lines are changed it can confuse the existing
5 boundary lines. Since the property is in a platted subdivision, the subdivision will be amended or a
6 new subdivision created.

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

11
12 **MOTION:** Commissioner Steele moved that the Planning Commission forward a recommendation
13 of APPROVAL to the City Council regarding the request of Brad Slater for a subdivision plat for
14 Shady Meadows Plat 'B' on property located at approximately 868 West 4230 North in the R-R (Rural
15 Residential) Zone, and adopting the exhibits, conditions, and findings of the staff report, and as
16 modified by the conditions below:

- 17
18 1. All street improvements will be required upon further development of the property.
19
20 2. All Final Planning, Engineering, and Fire Department requirements are met.

21
22 Commissioner Coombs seconded the motion. The Commissioners unanimously voted "Aye". The
23 motion carried.

24
25 **ITEM 4 – Public Hearing: Preliminary Subdivision Plat – Located at Approximately 1347 West**
26 **3300 North. (MANILA NEIGHBORHOOD)**

27
28 Director Cardenas presented the request of Brandon and Katie Greenwood for a one-lot preliminary
29 subdivision plat called Stamwood Estates Subdivision Plat A on property located at approximately
30 1347 West 3300 North in the R-R (Rural Residential) Zone. Director Cardenas stated that Lots 1 and
31 2 of the Warnick Estates Plat 'A' are part of an existing subdivision. Once property lines are
32 eliminated, the lots will be vacated and become lot one of the Stamwood Estates Subdivision Plat
33 'A'.

34
35 Chair Fugal opened the public hearing. There were no public comments. Chair Fugal closed the
36 public hearing and invited the Commission to either continue the discussion regarding this item or
37 that he would entertain a motion if no further discussion is necessary.

38
39 **MOTION:** Commissioner Coombs moved that the Planning Commission forward a positive
40 recommendation of APPROVAL for the request of Brandon and Katie Greenwood for a subdivision
41 plat called Stamwood Estates Subdivision Plat 'A' on property located at approximately 1347 West
42 3300 North in the R-R (Rural Residential) Zone; and adopting the exhibits, conditions, and findings
43 of the staff report, and as modified by the condition below:

- 44
45 1. All Final Planning, Engineering, and Fire Department requirements are met.
46

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

ITEM 5 – Public Hearing: Conditional Use Permit – Located at Approximately 300 South and Locust Avenue. (SCRATCH GRAVEL NEIGHBORHOOD)

Director Cardenas presented a request of Pleasant Grove City for Use #7413, Pickleball Courts within a proposed park on public land, on property located at approximately 300 South and Locust Avenue, in the R1-8, Single-Family Residential Zone. He noted that parks are permitted in R1-8 zones and anywhere there are public lands.

Director Cardenas reported that the proposed court area will include eight Pickleball courts and a parking lot. There is the potential for four more as part of Phase 2. This in turn creates a conditional use. Conditions may be imposed to mitigate potential negative impacts the use will have on the neighborhood. It was noted that unused parking spaces designated to serve the Recreation Center may be used.

Commissioner Blake asked about the criteria the City used to determine the use of the property. Director Beaumont explained that the City Council decided to use the CARE tax money to build Pickleball courts in the City because of the popularity of Pickleball in other communities. He reported that the concept design is underway and the project is expected to be completed by May 15. Director Cardenas reported that there will be four parking stalls per court. Phase 1 is expected to have 32 parking stalls and Phase 2 is expected to have 16. Director Beaumont stated that potentially there could be an additional 28 stalls to support the needs of the Recreation Center. The goal is to have 56 parking stalls once the project is completed. The required amount is comparable to parking requirements for other permitted uses in the zone.

Commissioner Blake asked if the City was able to fund Phase 1 of the project. Director Beaumont responded in the affirmative saying that bids will be sent out in the next two weeks. The public will have an opportunity to comment on all projects.

Chair Fugal asked how the City intends to mitigate the impact of the sports courts on the community. Parks Director, Deon Giles said that the Parks Department has done a lot of research on light pollution and ways to eliminate it. The courts will have a push-button timed controller to switch the lights on and off. They will also have 10-foot fences to prevent balls from going into Locust Avenue. Once the fences around the courts are constructed, a sound-absorbing material will be installed to reduce sound.

Chair Fugal opened the public hearing.

Douglas Bezzant identified himself as the owner of property at 376 Locust Avenue. He also owns a home at 340 South Locust Avenue. His mother owns a home between the two dwellings. Mr. Bezzant reported that the purpose of the Single-Family Dwelling Zone is to establish and provide areas to

1 promote the establishment of single-family detached dwellings on individual lots. This includes the
2 single-family dwellings and Planned Residential Development ("PRD"), with an open space
3 environment. The zone is characterized by attractive landscaping and lots of open spaces with lawns,
4 shrubs, and a small orchard. No residence in the zone shall be occupied without a Certificate of
5 Occupancy and a Certificate of Compliance.

6
7 Mr. Bezzant indicated that he has had a long history with the property. He felt that the parks have
8 been established as a permitted use, they should still be a conditional use because of the impact they
9 have on the single-family dwellings. He noted that there were three homes across the street that the
10 City purchased that were unmaintained and ultimately taken down. According to City ordinance,
11 these buildings should be demolished within six months if they are not going to be rebuilt. Mr.
12 Bezzant reported that he lost faith in Pleasant Grove City to carry out the work. Mr. Bezzant felt that
13 the plan had not been thought out completely. He expected a plan that is fully complete and addresses
14 how the land will be used. Parking concerns were addressed. He suggested that the City also not
15 take down the Veterans Memorial Park.

16
17 In response to a question raised, Director Beaumont state that a Traffic Impact Study had not been
18 conducted in the surrounding areas and funding is not available to address current and future parking
19 needs. He further explained that the parking stalls will serve the needs of the park. He noted that the
20 City already has a site plan and is seeking a Conditional Use Permit from the Planning Commission.
21 He shared the background of the project and explained that the existing parking and traffic issues
22 cannot be addressed by a site plan alone. He commented that the facility will be brand new with
23 proper lighting and landscaping.

24
25 Director Beaumont presented the site plan and stated that the City intends to construct a restroom
26 facility, a pavilion, and additional sidewalks in Phase 1 of the project. The City will provide a facility
27 that will accommodate the recreation needs of City residents.

28
29 *Dani Rowan* felt that it was not the responsibility of the park to solve the parking issues caused by
30 the high school. She stated that the parking lots around the courts are unsightly. She felt there was
31 no need to have more parking for the Pickleball Courts. She asked if it was possible to have a few
32 Pickleball Courts in different parks around the City to accommodate more locations. She was
33 concerned that the public was not involved in the design process, planning, and development.

34
35 *Tammy Bezzant* stated that she plays Pickleball at the Lindon Courts. She reported that 90% of the
36 courts are doubles and have four people. She stated that the courts need a lot of parking because
37 people do not carpool and drive separately.

38
39 Director Beaumont reported that because the courts will be permitted use in the zone, there will be
40 no final site plan approval before the Commission. The Commission is required to ensure that the
41 use is not impactful on the residents in the surrounding area. Commissioner Blake asked if the

1 Planning Commission needs to establish conditions regarding use of the Pickleball Courts. Director
2 Beaumont responded in the affirmative.

3
4 *Rebecca Brailsford* was concerned about how the Pickleball Courts will impact future development
5 in Phase 2 of the project. Commissioner Steele explained that Phase 2 developments at the Recreation
6 Center will impact some of the future parking near the south end but will not impact the courts and
7 the Rec Center. Commissioner Phillips stated that the plan is flexible. The swimming pool can be
8 expanded and an indoor facility constructed instead of adding four more courts.

9
10 Mr. Bezzant stated that the Planning Commission should not approve any conditional uses until all
11 concerns have been resolved and conditions imposed. The adjoining properties that are yet developed
12 should be maintained. He added that the abandoned homes have been poorly maintained since the
13 City purchased them and that they need attention. He pointed out that every plan needs to include
14 conditions to protect the residential nature of the R1-8 zone.

15
16 Commissioner Steele stated that the Planning Commission will discuss all of the conditions that relate
17 to the health, safety, and welfare of the residents to be included in the motion.

18
19 There were no further public comments. Chair Fugal closed the public hearing and invited the
20 Commission to either continue the discussion regarding this item or that he would entertain a motion
21 if no further discussion is necessary.

22
23 Commissioner Blake felt there had not been an opportunity for the residents to voice their concerns.
24 Commissioner Phillips stated that there have been numerous opportunities for the public to be
25 involved. He further explained that the issues have been discussed for a significant amount of time
26 in public meetings, public forums, budget meetings, and work sessions. He explained that the City
27 provides plenty of opportunities for citizens to get involved.

28
29 Commissioner Coombs asked if the public should go to the City or the Planning Commission to voice
30 their concerns. Director Cardenas stated that they should speak directly to the City. Commissioner
31 Steele recommended that the Commission outline the impacts and concerns first and then discuss
32 them. Afterward, the Commission can discuss mitigation.

33
34 Chair Fugal pointed out that the main issue is how the City will manage light and sound pollution.
35 Parking was also a major concern. Commissioner Blake asked if there will be time limits on when
36 lights go on and off in the courts. He was also concerned about the brightness of the lights. Director
37 Cardenas commented that light features will be shielded away from residences. Director Beaumont
38 stressed the importance of the courts not becoming a nuisance and preventing light trespass.

39
40 Chair Fugal suggested securing the parking lot so that students do not park there. He added that this
41 is an enforcement issue that can create problems elsewhere. Commissioner Martineau reported that
42 there are 'no parking' signs posted along 700 North during school hours.

1 Commissioner Martineau reported that there are federal laws governing the maintenance of noxious
2 weeds and irrigation.

3
4 Chair Fugal pointed out that the Commission agreed to ensure that there is adequate screening to
5 reduce sound, no less than four parking stalls per court, and lighting hours to be from 06:00 a.m. to
6 10:30 p.m.

7
8 **MOTION:** Commissioner Steele moved that the Planning Commission approve the request of
9 Pleasant Grove City for a Conditional Use Permit to allow a Pickleball Court (7413) within a proposed
10 park on public land, on property located at approximately 300 South and Locust Avenue, in the R1-
11 8 (Single-Family Residential) Zone, and adopting the exhibits, conditions, and findings of the staff
12 report, and as modified by the conditions below:

- 13
14 1. All Final Planning, Engineering, and Fire Department requirements are met.
15
16 2. The courts are double screened for noise where they are facing residential properties.
17
18 3. There are no fewer than four parking spaces per court.
19
20 4. The lights are allowed to be on only between 06:00 a.m. to 10:30 p.m.

21
22 Commissioner Coombs seconded the motion. The Commissioners unanimously voted “Aye”. The
23 motion carried.

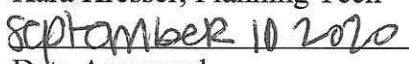
24
25 **ITEM 6 – Public Hearing: City Code Text Amendment – Section 10-11-D-16: Multiple-Family**
26 **Residential Subdivision Requirements. (CITY-WIDE)**

27
28 The above item was continued to the next meeting.

29
30 **ITEM 7 – Review and Approval of the Minutes from August 13, 2020, Planning Commission**
31 **Meeting.**

32
33 **MOTION:** Commissioner Blake moved that the Planning Commission APPROVE the minutes of
34 the August 13, 2020, Planning Commission Meeting. Commissioner Phillips seconded the motion.
35 The Commissioners unanimously voted “Aye”. The motion carried.

36
37 **MOTION:** Commissioner Coombs moved to adjourn the meeting at 9:05 p.m. Commissioner Blake
38 seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

1
2 
3 _____
4 Planning Commission Chair
5
6 
7 _____
8 Kara Kresser, Planning Tech
9
10 
11 _____
12 Date Approved