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3 PLEASANT GROVE CITY
4 PLANNING COMMISSION MEETING MINUTES
5 December 17, 2020
6

7 **PRESENT:** Chair Todd Fugal, Commissioners Lisa Coombs, Tim Clyde, Dustin Phillips
8

9 **EXCUSED:** Rylee Hall, City Planner and Commissioners Bobbi Jo Blake, Jeffrey Butler and Jim
10 Martineau
11

12 **STAFF:** Kara Kresser, Planning Assistant; Lauren Drubay, Planning Tech; Daniel Cardenas,
13 Community Development Director; Matt Redmond, City Engineer.
14

15 Chair Fugal opened the regular session at 7:00 p.m.
16

17 **Commission Business:**
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19 1. **Pledge of Allegiance and Opening Remarks:** Commissioner Phillips led the Pledge of
20 Allegiance. Commissioner Coombs gave the opening remarks.
21

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

28 3. **Staff Reports:**
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- 30 • **MOTION:** Commissioner Coombs moved to APPROVE the Staff Reports as part
31 of the public record. Commissioner Clyde seconded the motion. The
32 Commissioners unanimously voted "Aye". The motion carried.
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34 4. **Declaration of Conflicts and Abstentions from Commission Members.**
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36 There were no conflicts of interest.
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1 **ITEM 1 – Preliminary Subdivision Plat – Located at Approximately 1455 West State Street (Sam**
2 **White’s Lane Neighborhood).**

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4 Director Cardenas reported that Items 1 and 2 would be presented together. He noted that this was
5 a special meeting for the approval of a three-lot preliminary commercial subdivision called North
6 Grove Retail Subdivision Plat ‘A,’ on property located at approximately 1455 West State Street in
7 The Grove Zone – Commercial Sales Subdistrict. The proposed subdivision requires a vacation of
8 Lot 101, PG Express Oil Change Subdivision Plat ‘A’, which will become North Grove Retail
9 Subdivision Plat ‘A,’ upon approval. The proposed subdivision occupies a total area of 4.894 acres
10 and consists of three lots described as Lots 201, 202, and 203.

11
12 Also proposed was a site plan for two single-tenant restaurants on Lots 202 and 203 of the proposed
13 subdivision. One of the single-tenant restaurants will be Crust Club and the other was to be
14 determined. Director Cardenas noted that there is no minimum lot area or lot width required for
15 The Grove Zone – Commercial Sales Subdistrict. As long as the building fits onto the piece of land
16 and meets all setback criteria, it is permitted. The proposed buildings include Buildings ‘A’ and ‘B’
17 and have a heavy drive-thru component. The City Engineers have been working on the site plan
18 with staff and recommended approval. The Design Review Board (“DRB”) found that the site and
19 building met all requirements for urban design, building materials and overall design.

20
21 Director Cardenas reported that the plan was to bring the item to City Council at the first meeting
22 in January 2021. He shared building elevation images with the Planning Commission. The
23 Commission Members discussed access points. The applicant, Dave Runnells clarified comments
24 related to access. He noted that there was an operating easement agreement (“OEA”) as well as a
25 drive aisle to allow for traffic movement when future buildings were constructed. Additionally,
26 there was egress onto 300 North. There would eventually be full access further to the west and a
27 right-in/right-out road that has already been approved by the Utah Department of Transportation
28 (“UDOT”) on the east side of Express Oil. Mr. Runnells commented that there would be a lot of
29 traffic communication between the buildings.

30
31 Chair Fugal asked about ideal traffic flow for Building ‘A.’ Mr. Runnells explained that there will
32 be access on Proctor Lane through 300 North, a right-in/right-out next to Express Oil for customers
33 traveling east, and additional access between the project and the nearby Walmart. Chair Fugal
34 wondered if there were concerns related to congestion. Mr. Runnells stated that stacking studies
35 were conducted and there was adequate stacking capability. Chair Fugal asked about the number
36 of cars visiting the current Crust Club location in Pleasant Grove. Mr. Runnells reported that the
37 location has a constant stream of customers. While it is fairly consistent throughout the day, during
38 certain times there are higher traffic levels.

39
40 The Commission discussed the design, parking, and island shown on the site plan. Mr. Runnells
41 clarified that the island established the drive aisle. Chair Fugal expressed concerns related to traffic
42 congestion. City Engineer, Matt Redmond stated that all traffic concerns had been considered. The

1 island will help break up the traffic and force customers to slow down. There was enough stacking
2 within the drive-thru areas and the Fire Department had signed off on the site plan.

3
4 Commissioner Clyde wondered what would happen if someone decided to put in a sit-down
5 restaurant on the lot that was still to be determined. It was noted that it was only 1,600 square feet
6 and a sit-down restaurant would not be compatible. Employee parking was discussed.
7 Commissioner Coombs asked about the number of parking spots and employees. Mr. Runnells
8 stated that there would be approximately 13 to 14 stalls and two to three employees working at a
9 time.

10
11 Chair Fugal asked about deliveries. Mr. Runnells noted that everything will be made at the
12 manufacturing warehouse in Pleasant Grove, delivered to the retail location, and handed out to
13 customers. He commented that there was an easement agreement that outlined when deliveries
14 could occur. They would take place during non-peak hours, such as early in the morning or late at
15 night. Chair Fugal expressed concerns related to future growth. Mr. Runnells felt that the proposed
16 use would be sufficient for the needs of the customers and business owners.

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18 Chair Fugal opened the public hearing. There were no public comments. The public hearing was
19 closed.

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21 **MOTION:** Commissioner Coombs moved the Planning Commission forward a recommendation
22 of APPROVAL for the request of David Runnells for the subdivision plat called North Grove Retail
23 Subdivision Plat 'A,' on property located at approximately 1455 West State Street, in The Grove
24 Zone – Commercial Sales Subdistrict; and adopting the exhibits, conditions, and findings of the
25 Staff Report and as modified by the condition below:

- 26
27 1. All Final Planning and Fire Department requirements are met.

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29 Commissioner Clyde seconded the motion. The Commissioners unanimously voted "Aye". The
30 motion carried.

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32 **ITEM 2 – Site Plan – Located at Approximately 1455 West State Street (Sam White's Lane**
33 **Neighborhood)**

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35 **MOTION:** Commissioner Coombs moved the Planning Commission forward a recommendation
36 of APPROVAL for the request David Runnells for the proposed site plan on property located at
37 approximately 1455 West State Street, in The Grove Zone – Commercial Sales Subdistrict; and
38 adopting the exhibits, conditions, and findings of the Staff Report and as modified by the condition
39 below:

- 40
41 1. All Final Planning, Engineering, and Fire Department requirements are met.

1 Commissioner Clyde seconded the motion. The Commissioners unanimously voted "Aye". The
2 motion carried.

3
4 **ITEM 3** - Review and Approve the Minutes from the December 3, 2020, Planning Commission
5 Meeting.

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7 **MOTION:** Chair Fugal moved to continue the approval of the minutes from the December 3, 2020,
8 Planning Commission Meeting to the January 14, 2021, Planning Commission Meeting.
9 Commissioner Phillips seconded the motion. The Commissioners unanimously voted "Aye". The
10 motion carried.

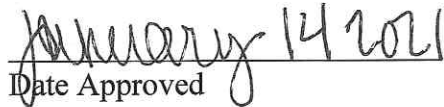
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12 **MOTION:** Commissioner Coombs moved to adjourn the meeting at approximately 7:20 p.m.
13 Commissioner Phillips seconded the motion. The Commissioners unanimously voted "Aye". The
14 motion carried.

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18 Planning Commission Chair

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21 Kara Kresser, Planning Tech

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24 Date Approved