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

7 **PRESENT:** Chair Todd Fugal, Vice-Chair Jeffrey Butler, Commissioners Lisa Coombs, Peter
8 Steele, Tim Clyde, Bobbi Jo Blake, and Jim Martineau (Alternate)
9

10 **EXCUSED:** Community Development Director Daniel Cardenas
11

12 **STAFF:** Rylee Hall, City Planner; Kara Kresser, Planning Assistant; Lauren Drubay, Planning
13 Tech; Marty Beaumont, City Engineer
14

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

17 **Commission Business:**
18

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

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

23 3. **Agenda Approval:**
24

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

29 4. **Staff Reports:**
30

- 31 • **MOTION:** Commissioner Clyde moved to APPROVE the Staff Reports as part
32 of the public record. Commissioner Butler seconded the motion. The
33 Commissioners unanimously voted "Aye". The motion carried.
34

1 **5. Declaration of Conflicts and Abstentions from Commission Members:**

2
3 Commissioner Martineau indicated that he would abstain from Item 9 related to Granny B's
4 Cookies.

5
6 **ITEM 1 – Public Hearing to Consider Amendments to City Code Section 10-14-23: Storm**
7 **Drainage Standards, Revisions Being Made in Order to Meet State of Utah Department of**
8 **Environmental Quality Low Impact Development Standards.**

9
10 Engineer Beaumont presented a request to amend City Code Section 10-14-23: Storm Drainage
11 Standards. The Utah Department of Environmental Quality recently updated the requirements for
12 Low Impact Development for all MS4 (Municipal Separate Storm Sewer System) communities
13 throughout Utah. The proposed text amendments would allow Pleasant Grove City to follow State
14 mandated requirements.

15
16 Engineer Beaumont reported that this section of the Code was being updated in order to remain in
17 compliance with the Utah Department of Environmental Quality stormwater standards. The new
18 standards pertain to the way water flows from a site. He noted that there was a desire to return to
19 a more natural infiltration system rather than moving everything to the lake. The Low Impact
20 Development Standards related to certain cleanliness and infiltration standards. The amendment
21 would be presented to City Council on December 15, 2020, for full implementation on January 1,
22 2021. If approved, developers would need to go through a process that would determine their
23 impact on development. A number of questions would be asked related to the quality of the flows
24 and whether or not the development would need to infiltrate water into the ground.

25
26 Since the amendment is related to Title 10 of the City Code, it is required to come before the
27 Planning Commission for a recommendation of approval. It would then move to City Council.
28 Engineer Beaumont reported that amendments were being made due to the new requirements from
29 the Utah Department of Environmental Quality and because some of the language in the Code was
30 outdated and unclear. The first item on the agenda is a minor text amendment in Title 10: Chapter
31 14-23 of the City Code. An amendment had been made to note that all developments must meet
32 the Low Impact Development Standards as outlined in Title 8: Chapter 6 and Title 11: Chapter 7
33 of the City Code.

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 Steele moved that the Planning Commission forward a
40 recommendation of APPROVAL for the request of Pleasant Grove City to Amend Title 10, Section
41 14-23 of the Municipal Code. Commissioner Coombs seconded the motion. The Commissioners
42 unanimously voted "Aye". The motion carried.

1 **ITEM 2 – Public Hearing to Consider Amendments to City Code Section 10-15-33: Storm Water**
2 **Management Basins, Revision Being Made in Order to Meet State of Utah Department of**
3 **Environmental Quality Low Impact Development Standards.**

4
5 Engineer Beaumont presented a request to amend the City Code Section 10-15-33: Storm Water
6 Management Basins. The UDEQ has recently updated the requirements for Low Impact
7 Development for all MS4 (Municipal Separate Storm Sewer System) communities throughout
8 Utah. The proposed text amendments would allow Pleasant Grove to follow State mandated
9 requirements. Changes were proposed for Title 10 of the City Code to better define all of the State
10 mandated requirements. Engineer Beaumont provided an overview of the amendments and noted
11 that the UDEQ changed certain definitions and standards.

12
13 Engineer Beaumont reported that the amendment would have an impact on developments. He
14 opined that it could be more difficult for developers to meet stormwater requirements and may
15 cost more money to meet the new standards. However, Engineer Beaumont reiterated that these
16 standards were State mandated.

17
18 Chair Fugal wondered what would happen if the changes were not implemented. Engineer
19 Beaumont believed there could be an audit and the City would likely be fined until they regained
20 compliance. The City was required to follow all State requirements from the Environmental
21 Protection Agency (“EPA”). He noted that this amendment would ensure that the City Code was
22 compliant with State requirements.

23
24 Commissioner Blake wondered if Engineer Beaumont had written the draft language or if it had
25 come from the State. Engineer Beaumont clarified that the State standards were somewhat general
26 in nature and allowed each city to determine how they would meet the standards. Pleasant Grove
27 had chosen to separate the requirements into two sections: (1) Industrial, Commercial, and Multi-
28 Family, and (2) Residential. The requirements would be slightly different between the two
29 sections.

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

34
35 **MOTION:** Commissioner Butler moved that the Planning Commission forward a
36 recommendation of APPROVAL for the request of Pleasant Grove City to amend Title 10, Section
37 15-33 of the Municipal Code. Commissioner Blake seconded the motion. The Commissioners
38 unanimously voted “Aye”. The motion carried.

39
40 **ITEM 3 – Public Hearing to Consider the Request of Mark Weldon for a One-Lot, Two-Parcel**
41 **Preliminary Subdivision Plat, Called Pen and Ink Plat ‘A’ on Property located at approximately**
42 **1199 West 700 South in the BMP (Business and Manufacturing Park) Zone.**

1
2 Planner Hall presented the request of Mark Weldon for a one-lot, two-parcel preliminary
3 subdivision called, Pen and Ink Plat 'A.' The property is located at approximately 1199 West 700
4 South in the BMP (Business and Manufacturing Park) Zone. The General Plan designation is
5 Manufacturing. The proposed lot and parcels have never been part of a previously recorded
6 subdivision. Planner Hall showed a zoning map and an aerial map to the Planning Commission.
7

8 The proposed subdivision has a total area of 49.41 acres and consists of one lot and two parcels:
9 Lot 1, Parcel A and B. Lot 1 meets all minimum requirements for a lot in the BMP (Business and
10 Manufacturing Park) Zone, which includes a minimum lot area of one acre and frontage of 40-
11 feet. Parcels A and B are considered unbuildable until they have been further developed through
12 the subdivision process. Frontage for the subdivision is provided by public roads, 700 South and
13 1300 West.
14

15 Since the proposed plat meets all the requirements for subdivisions, and for the Business and
16 Manufacturing Park ("BMP") Zone, staff recommended the Planning Commission approve the
17 proposed preliminary plat with the condition set forth in the staff report. Legal counsel for the
18 applicant, Brian Rosander, stated that Parcel 'A' was owned by the City. They were working with
19 the City to make Parcels 'A' and 'B' compliant through subdivision ordinances and to get the
20 subdivision plat approved.
21

22 Chair Fugal opened the public hearing. There were no public comments. Chair Fugal closed the
23 public hearing and invited the Commission to either continue the discussion regarding this item or
24 that he would entertain a motion if no further discussion is necessary.
25

26 **MOTION:** Commissioner Blake moved that the Planning Commission forward a
27 recommendation of APPROVAL for the request of Mark Weldon for a subdivision plat called Pen
28 and Ink Plat 'A,' on property located at approximately 1199 West 700 South, in the BMP (Business
29 and Manufacturing Park) Zone; and adopting the exhibits, conditions, and findings of the staff
30 report, and as modified by the condition below:
31

- 32 1. All Final Planning, Engineering, and Fire Department requirements are met.
33

34 Commissioner Clyde seconded the motion. The Commissioners unanimously voted "Aye". The
35 motion carried.
36

37 **ITEM 4 – Public Hearing to Consider the Request of Travis Armitstead for a Two-Lot Preliminary**
38 **Subdivision Plat, called Vivien Grace Plat 'A' on Property located at approximately 359 East 500**
39 **South in the R1-8 (Single-Family Residential) Zone.**
40

41 Planner Hall presented the request of Travis Armitstead for a two-lot preliminary subdivision plat,
42 called Vivien Grace Plat 'A.' The property is located at approximately 359 East 500 South in the

1 R1-8 (Single-Family Residential) Zone. Planner Hall showed a zoning map and an aerial map to
2 the Planning Commission. The plat was originally approved by the Planning Commission on April
3 10, 2017. However, the remaining comments were never addressed, the plat did not receive final
4 approval and was not recorded.

5
6 There is an existing home on proposed Lot 2 and an existing garage on proposed Lot 1 that will be
7 demolished with further development of the property. The lots have never been part of a
8 previously recorded subdivision. Street improvements for the proposed lots are not existing and
9 will be required with future development. The total acreage of the plat is 0.48 acres and consists
10 of two lots: Lot 1 and 2. Lot 1 consists of 0.27 acres and Lot 2 consists of 0.21 acres. Both lots
11 were determined to meet the minimum requirements for a residential lot in the R1-8 (Single Family
12 Residential) Zone, which includes a minimum lot area of 8,000 square feet, a minimum frontage
13 of 35 feet, and minimum width of 85 feet. Frontage for this subdivision is provided by public
14 roads, 420 South and 500 South.

15
16 Since the proposed plat meets all the requirements for subdivisions, and for the R1-8 (Single
17 Family Residential) Zone, staff recommended the Planning Commission forward approval to the
18 Public Works Director for the proposed preliminary plat with the condition set forth in the staff
19 report.

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

24
25 **MOTION:** Commissioner Martineau moved that the Planning Commission forward a
26 recommendation of APPROVAL for the request of Travis Armistead for a subdivision plat called
27 Vivien Grace Plat 'A,' on property located at approximately 359 East 500 South in the R1-8
28 (Single Family Residential) Zone; and adopting the exhibits, conditions, and findings of the staff
29 report, and as modified by the conditions below:

- 30
31 1. Street improvements will be required upon further development of the property;
32
33 2. All Final Planning, Engineering, and Fire Department requirements are met.

34
35 Commissioner Clyde seconded the motion. The Commissioners unanimously voted "Aye". The
36 motion carried.

37
38 **ITEM 5 – Public Hearing to Consider the Request of Ryan Bybee for an 18-Lot Preliminary**
39 **Subdivision Plat, called Muirfield Estates Plat 'G' on Property located at approximately 3300**
40 **North 1450 West in the R1-20 (Single-Family Residential) Zone.**

1 Planner Hall presented the request of Ryan Bybee for an 18-lot residential subdivision, called
2 Muirfield Estates Subdivision Plat 'G.' The property is located at approximately 3300 North 1450
3 West in the R1-20 (Single-Family Residential) Zone. The General Plan designation is Very Low-
4 Density Residential. Planner Hall showed a zoning map and an aerial map to the Planning
5 Commission. The phasing plan for this area was approved in 2016. However, when the applicant
6 went to move forward with Plat 'G,' staff realized there were many dimensions and sizes that
7 differed from the originally approved plat. The new plat requires approval.

8
9 There is a lot (Lot 67) with an existing home that meets all setback requirements for this zone.
10 Four lots within the plat do not meet requirements for lot size or lot width. Lot Size Averaging is
11 allowed in the R1-20 (Single-Family Residential) Zone to allow for better use of land, to
12 discourage odd-shaped lots, and to allow for diversity in the design and layout of residential
13 subdivisions. The lots that do not meet the minimum requirements are Lots 50, 52, 57, and 59.
14 These lots do not meet the minimum area requirements and Lots 50, 52, and 59 do not meet the
15 minimum width requirement for the R1-20 (Single-Family Residential) Zone.

16
17 Subdivisions that utilize Lot Size Averaging are subject to the following requirements:

- 18
- 19 • The subdivision containing reduced lot(s) must have four or more lots;
- 20 • No more than 25% of lots in the subdivision plat may be reduced below the minimum
- 21 required lot area;
- 22 • Corner lots shall not be permitted to be reduced in minimum required lot area or width;
- 23 and
- 24 • The smallest permitted lot area will be 16,000 square feet (80% of the standard minimum
- 25 lot area requirement) and the maximum single lot area will be 25,000 square feet (125% of
- 26 the standard minimum lot area requirement).
- 27

28 All other lots meet the requirements for the R1-20 (Single-Family Residential) Zone, which
29 requires a minimum area of 20,000 square feet, a minimum frontage of 35-feet, and a minimum
30 width of 100-feet. Frontage for this subdivision is provided by public roads, 3300 North (existing),
31 3250 North (proposed), and 1550 West (proposed).

32
33 Since the proposed plat meets all requirements for subdivisions, and the R1-20 (Single Family
34 Residential) Zone, Planning Staff recommends the Planning Commission forward approval to the
35 City Council for the proposed preliminary plat with the conditions set forth in the staff report.

36
37 Commissioner Clyde asked if the entire lot size was averaged or just Plat 'G.' Planner Hall
38 reported that the Lot Size Averaging Ordinance specifies that previously recorded subdivision lots
39 cannot be used. The lot size average is from Plat 'G.' Commissioner Clyde wondered if Lot 53
40 would need to face east. There was discussion regarding why there was a 33-foot setback instead
41 of a 25-foot setback for that lot. It was noted that the 33 feet may include the width for a sidewalk
42 and park strip. Commissioner Clyde believed the language needed to be cleaned up and clarified.

Commissioners discussed adding that as a condition for approval. The applicant, Ryan Bybee wasn't sure why there was a discrepancy with the 33-foot setback but noted that it would be corrected.

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

MOTION: Commissioner Blake moved that the Planning Commission forward a recommendation of APPROVAL for the request of Ryan Bybee for the subdivision plat called Muirfield Estates Subdivision Plat 'G,' on property located at approximately 3300 North 1450 West, in the R1-20 (Single-Family Residential) Zone; and adopting 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. The building envelopes for Lot 53 and 67, as shown on the proposed plat, as well as the setbacks shown on the proposed plat will be corrected prior to recordation;
3. All Final Planning, Engineering, and Fire Department requirements are met.

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

ITEM 6 – Public Hearing to Consider a Request of Russ Orsi for a Site Plan for a Single-Story, Single-Tenant Restaurant Building on Property located at approximately 452 South Pleasant Grove Boulevard in The Grove Zone – Commercial Sales Subdistrict.

Planner Hall presented the request of Russ Orsi for a site plan for a single-story, single-tenant restaurant building intended for Dutch Brothers Coffee. It would be located at approximately 452 South Pleasant Grove Boulevard in The Grove Zone – Commercial Sales Subdistrict. The proposed subdivision will occupy Lot 8 of the existing plat, The Void Plat 'E.' Planner Hall showed a zoning map and an aerial map to the Planning Commission.

The total area of the building is approximately 862 square feet. The required building setback is 25 feet, measured from lot lines bordering Pleasant Grove Boulevard, Garden Grove Lane, and Evermore Lane. A reduction of up to five feet may be allowed if the developer provides enhancements and exceeds City standard requirements for architecture, amenities, and landscaping in the overall project area. Staff has determined this is the case, and the reduction to a 20-foot required setback may be allowed. As permitted for the neighboring lot, the Hyatt House, setback averaging was used to allow variation in the required setback along different areas of the site.

1 Planner Hall shared a landscape plan with the Planning Commission. Landscaping requirements
2 within The Grove Zone – Commercial Sales Subdistrict require a mixture of landscape elements,
3 including evergreens. At least one tree is required per 1,000 square feet of required landscaped
4 areas and at least 30% of the total number of required trees must be evergreen. The proposed site
5 plan has 16 trees total, six of which are evergreen (approximately 37%) and exceeds landscaping
6 requirements for this Zone. The site plan has been reviewed by the Design Review Board (“DRB”)
7 and found that the site and building met the requirements for urban design as well as building
8 materials and design.

9
10 As the proposed use for the building is a restaurant, parking needs for the site were estimated based
11 on the given ratio: one space per 100 square feet. The total calculation may exclude the square
12 footage of designated kitchen areas, storage areas, and bathrooms. The applicant has reported that
13 approximately 484 square feet is not designated for kitchen or storage areas. Five total parking
14 spaces will be required for the site. The site plan provides eight total stalls, exceeding parking
15 requirements for this site. With 8 total stalls, the City Code requires one ADA stall. The proposed
16 site plan meets this requirement.

17
18 City Code also requires that “automobile parking facilities shall be supplemented by bicycle
19 parking in the amount of five percent (5%) of the total automobile spaces.” The proposed site plan
20 meets this requirement. The submitted plans comply with existing City Code requirements for
21 landscaping, design, setbacks, parking, and all other requirements for The Grove Zone –
22 Commercial Sales Subdistrict.

23
24 Since the proposed plat and site plan meet all zoning requirements for The Grove Zone –
25 Commercial Sales Subdistrict, staff recommended that the Planning Commission forward a
26 recommendation of approval with the condition set forth in the staff report.

27
28 Commissioner Blake expressed concerns about the drive-thru and how that would affect traffic in
29 the area. Planner Hall didn’t believe a traffic study had been conducted. The Commissioners
30 discussed access lanes. Some felt that the length of the lanes would be sufficient. Commissioner
31 Blake wondered if there were restrictions related to one-story developments. Planner Hall was not
32 aware of any restrictions.

33
34 **Please note applicants joined telephonically**

35
36 The applicant, Dustin Henion looked forward to moving the project forward. He noted that there
37 were double stacking lanes and Dutch Brothers Coffee also had a runner system, where an
38 employee would either take orders from customers at their cars or deliver beverages out to the
39 cars. This helped to move customers through the drive-thru at a faster rate. There would also be
40 an escape lane off to the side. Mr. Henion noted that the single-story structure would be slightly
41 taller than a normal single-story structure. There would also be large canopies outside.

1 Commissioner Butler wondered what the car volume would look like. Ami Chmielik from Dutch
2 Brothers Coffee reported that the goal was to get customers in and out within 45 seconds. There
3 were generally 18 to 20 cars in the stacking lane. Commissioner Clyde wondered where employees
4 would park if there were only eight parking stalls. Mr. Henion stated that there are typically four
5 to five employee cars at one time. Most of the business was conducted through the drive-thru lane
6 and walk-up windows. He reported that approximately 80% of the business was conducted
7 through the drive-thru and approximately 20% was from the walk-up orders.

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

12
13 The Commissioners discussed the size of the structure. It was noted that the restaurant was more
14 of a kiosk. Mr. Henion stated that most of the service was done through the drive-thru and there
15 was no interior space. Dutch Brothers Coffee would provide access to a restroom but the only
16 public space would be under the canopies when customers waited for a beverage order.

17
18 **MOTION:** Commissioner Coombs moved that the Planning Commission forward a
19 recommendation of APPROVAL for the proposed site plan on property located at approximately
20 452 South Pleasant Grove Boulevard, in The Grove Zone – Commercial Sales Subdistrict; and
21 adopting the exhibits, conditions, and findings of the Staff Report, and as modified by the condition
22 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 7 – Public Hearing to Consider the Request of Jeff Brimhall for Use #6299, for a Reception**
30 **Center, on Property located at approximately 2932 North 1130 West, in the R-R (Rural**
31 **Residential) Zone.**

32
33 Planner Hall reported that Items 7 and Item 8 would be presented together.

34
35 **ITEM 8 – Public Hearing to Consider the Request of Jeff Brimhall for Use #7400, for an Athletic**
36 **Facility, on Property located at Approximately 2932 North 1130 West, in the R-R (Rural**
37 **Residential) Zone.**

38
39 Planner Hall presented the request of Jeff Brimhall for a Conditional Use Permit for Use #6299,
40 for a Reception Center, and a Conditional Use Permit for Use #7400, for an Athletic Facility. The
41 property is located at approximately 2932 North 1130 West, in the R-R (Rural Residential) Zone.

1 Planner Hall discussed the difference between a Conditional Use Permit and rezone. She reported
2 that throughout Pleasant Grove City, there are many different zones and each zone is designed to
3 support a number of different uses. In the Code for each of these zones, there is a list of the
4 permitted and conditional uses. A permitted use is a use that is allowed on the property, generally
5 without special permissions. Alternatively, a conditional use requires a separate permitting
6 process, a public hearing with the Planning Commission, and noticing to neighbors. Certain
7 conditions must be met in order for the Conditional Use Permit to be approved. The Planning
8 Commission may also impose conditions as deemed appropriate in order to mitigate the anticipated
9 effects, such as noise, traffic, and lighting, reduce negative impacts to nearby properties and
10 persons, and to preserve the nature of the zone. In comparison, a rezone would put a piece of land
11 into a different zone altogether. That piece of land would have a different set of regulations,
12 permitted uses, and conditional uses.

13
14 Planner Hall noted that in the R-R (Rural Residential) Zone, Use #6299 for a Reception Center
15 and Use #7400, Athletic Facilities, are both listed as conditional uses, which requires the applicant
16 to submit an application for a Conditional Use Permit. Once the applicant has received approval
17 from the Planning Commission for those uses, they may proceed with the site plan, obtain a
18 business license, and focus on the building permit review and approval. The applicant will also
19 be required to provide all parking facilities on-site and meet all requirements found in City Code
20 10-18: Off-Street Parking Standards. Zoning maps and aerial maps were shared with
21 Commissioners.

22
23 The proposed Reception Center use (Use #6299) will mostly take place indoors, within an existing,
24 enclosed accessory structure, and occasionally on the grassy areas to the west of the existing
25 accessory structure. The proposed Athletic Facility (Use #7400) will take place only indoors, at
26 times when the building is not being used for a reception. The applicant has proposed 25 parking
27 stalls that will be provided to serve both uses. Additional on-site parking will likely be required
28 to serve these uses. A site plan application has not been received or formally approved for the
29 Reception Center or Athletic Facility.

30
31 Staff found the proposed use to be compatible with the R-R (Rural Residential) Zone, and
32 neighboring uses. City Code allows Conditional Use Permits to be approved given the following
33 conditions are met:

- 34
35 1. A Conditional Use Permit may be granted if the subject use will not be detrimental to
36 the health, safety, or general welfare of persons residing in the vicinity or injurious to
37 property in the vicinity;
38
39 2. A proposed conditional use shall be detrimental to the health, safety, or general welfare
40 of persons residing in the vicinity or injurious to property in the vicinity, if:
41

- 1 a. The use will cause unreasonable risks to the safety of persons or property because
2 of vehicular traffic or parking, large gatherings of people, or other causes;
3
4 b. The use will unreasonably interfere with the lawful use of surrounding property;
5
6 c. The use will create a need for essential city services which cannot be reasonably
7 met;
8
9 d. The use will in any other way be injurious to property in the vicinity. (Ord. 2000-
10 23, 7-18-2000).
11

12 The applicant will be required to provide adequate on-site parking to serve both uses. The amount
13 of parking provided will be reviewed with the site plan by staff, along with all other Engineering
14 and Fire Department requirements. The applicant provided a concept plan showing proposed
15 parking areas to the east and west of the existing accessory structure to accommodate visitors.
16

17 The proposed uses, the Reception Center and Athletic Facility will take place at different times.
18 The applicant has proposed to hold a reception at this location one to two times per month, with
19 an expected capacity of 100 to 150 people. The Athletic Facility may be used several times per
20 week, with most use anticipated during the winter months. The anticipated use for the Athletic
21 Facility will be for basketball, volleyball, or other similar team sports using the facility for practice.
22 The applicant has indicated that they expect approximately 25 people or less in the building at a
23 time for this use.
24

25 Planner Hall shared the proposed times submitted by the applicant for the facilities. However, the
26 facilities would not be used continuously during these times.
27

- 28 • Reception Center: Monday to Saturday (10 a.m. to 10:00 p.m.);
29 • Athletic Facility: Monday to Friday (3:00 p.m. to 9:00 p.m.) and Saturday (9:00 a.m. to
30 9:00 p.m.).
31

32 The applicant expects the reception use to take place mainly in the evenings, but proposed time
33 during the day to accommodate for setup and decorating. On the days or times when the facility
34 is not being used for a reception, it may be available for athletic facility use. The applicant has
35 indicated alcohol will not be served in association with the Reception Center.
36

37 The parking requirements in City Code Chapter 18: Off-Street Parking is limited to a small list of
38 uses. Staff is tasked with determining what requirement is the closest fit for the proposed uses.
39 Both uses will take place in the same structure, at different times. The applicant has indicated that
40 the structure will be approximately 4,800 square feet in size. Staff found the following parking
41 requirements to be useful in determining parking requirements for each use:
42

1 • Reception Center:

- 2
- 3 ○ Comparable to the parking ratio required for a private club: 1 per 3.5 fixed seats or
- 4 1 per 100 square feet of gross floor area, excluding kitchen and storage areas,
- 5 whichever is greater. This makes the required parking spaces approximately 48;
- 6

7 • Athletic Facility:

- 8
- 9 ○ Comparable to the parking ratio required for a dance hall: 1 per 200 square feet of
- 10 gross floor area. This makes the required parking spaces approximately 24.
- 11

12 Staff anticipates that these uses will mainly serve nearby residents and visitors transported to the

13 site in a personal vehicle. The parking ratios are the minimum requirements found in City Code

14 and will be required during the review and approval of the site plan. Additionally, access and all

15 parking needs are required to be on-site. Staff determined that the parking needs for these

16 conditional uses would not cause unreasonable risks to the safety of persons or nearby property.

17 Planner Hall showed exterior images provided by the applicant.

18

19 Staff anticipates the effects generated by the Reception Center to include moderate noise from

20 visitors, additional vehicular traffic, and parking. Given these impacts, staff generally anticipates

21 there will be no unreasonable hazard to the health, safety, or general welfare of nearby residents

22 or other uses in the vicinity, or to property in the vicinity, that cannot be solved with proper

23 mitigation. The following conditions were proposed by staff:

24

- 25 • No off-site access or parking will be allowed;
- 26 • The proposal will be subject to a site plan review and approval by staff;
- 27 • Parking facilities will need to be built of impervious materials (asphalt or concrete) as
- 28 required by engineering;
- 29 • Business license approval will be required for each use (the reception center and athletic
- 30 facility);
- 31 • Any alterations to the existing structure, or construction of new structures, will require a
- 32 building permit; and
- 33 • The applicant will be required to provide a buffer (an eight-foot masonry wall) between
- 34 the subject property and non-owned properties that share a border to the west and south,
- 35 and residential properties to the north upon development of that property.
- 36

37 The following conditions for the Reception Center use (Use #6299) have been proposed by staff:

38

- 39 • The Reception Center use may only occur Thursday to Saturday: 10:00 a.m. to 10:00 p.m.,
- 40 up to two times per month;

- Lights must be turned off by 10:15 p.m. In addition, through the site plan review process, the applicant will be required to submit a photometric plan, showing any light that is installed will not illuminate beyond the property's perimeter;
- Noise related to reception center or athletic facility use must cease by 10:15 p.m.;
- The number of people on the property for this use must be limited to 100 at a time; and
- On the day of the events, someone will direct traffic to appropriate parking facilities (on-site).

The following conditions for the Athletic Facility Use (Use #7400) have been proposed by staff:

- Athletic facility use may only occur Monday to Friday: 3:00 p.m. to 9:00 p.m. and Saturday: 9:00 a.m. to 9:00 p.m.;
- The number of people on the property for this use must be limited to 50 at a time;
- Lights must be turned off by 10:15 p.m. In addition, through the site plan review process, the applicant will be required to submit a photometric plan, showing any light that is installed will not illuminate beyond the property's perimeter;
- Noise related to reception center or athletic facility use must cease by 10:15 p.m.;
- As soon as the parking need for the uses exceeds the site, the Conditional Use Permit may be revoked; and
- Any additional conditions as deemed appropriate by the Planning Commission.

Staff determined that the proposed use meets the requirements of the R-R (Rural Residential) Zone, and recommended approval of the Conditional Use Permit with the conditions listed in the staff report.

Commissioner Blake asked about parking requirements. Planner Hall clarified that the applicant would be required to provide at least 48 parking stalls on-site. Commissioner Blake noted that no alcohol served on the premises could be added as a condition as well. Chair Fugal wondered why the noise and light times were set to 10:15 p.m. instead of 10:00 p.m. Planner Hall stated that the Reception Center use would end at 10:00 p.m. The additional 15 minutes would allow time for the center to shut down afterward. Chair Fugal commented that if the limitation was set to 10:00 p.m. there would be consistency with the existing City Noise Ordinance Code. Planner Hall noted that the condition could be altered to specify 10:00 p.m. rather than 10:15 p.m. if desired by the Planning Commission.

Commissioner Butler asked about the eight-foot masonry wall for noise and light mitigation. Planner Hall explained that the Planning Commission could require a higher wall but the applicant would need to come back for a Conditional Use Permit if the wall was taller than eight feet. Commissioner Butler noted that fire requirements had not been taken into account. Planner Hall reported that she had spoken to the Fire Chief and the fire requirements would be addressed during the site plan review process.

1 The applicant, Jeff Brimhall, reported that he has owned the land for five years. A lot of thought
2 had been put into how to best use the property. Mr. Brimhall and his family currently live on the
3 western boundary of the property, on 2932 North 1130 West. He was very concerned about any
4 potential impacts the Reception Center and Athletic Facility may have on the area. He did not
5 want to create a nuisance or noise issues. Instead, his focus was on using the property in a way
6 that would benefit the area. Mr. Brimhall was aware of the concerns from neighbors and was
7 willing to take all of those concerns into consideration. He commented that the area is rural and a
8 lot of open space would be preserved to keep the rural residential feel. He wondered if there was
9 a way to discuss the proposed conditions and restrictions prior to a decision being made.
10 Mr. Brimhall felt that 48 parking spots was more than adequate for space and was not certain that
11 the eight-foot masonry walls were needed.

12
13 Commissioner Martineau wondered if the property currently had animal rights. Mr. Brimhall
14 confirmed this. Commissioner Butler asked if the field would remain a field. Mr. Brimhall noted
15 that the plan was to update the barn and keep everything else the same. The field would create a
16 large buffer for noise. Commissioner Blake commented that the west field was intended to be
17 used for some of the events. Mr. Brimhall stated that the field could potentially be used for outdoor
18 weddings. However, the needs of the neighbors would be taken into consideration.

19
20 Chair Fugal noted that the masonry walls were not necessarily required by code. Staff was trying
21 to mitigate the impact on the neighborhood. He stated that there was an option to continue the
22 item to allow for further negotiations followed by another public hearing. Chair Fugal wondered
23 how many parking stalls Mr. Brimhall believed the site requires. Mr. Brimhall felt that 30 parking
24 stalls would be plenty. Chair Fugal stated that if there were approximately 100 Reception Center
25 guests with two people in each car, the appropriate number would be closer to 50 parking stalls,
26 which was what had been proposed.

27
28 Angela Brimhall gave her address as 2932 North 1130 West and identified herself as the wife of
29 Mr. Brimhall. She noted that the plan was to beautify the area without negatively impacting the
30 neighbors. Mrs. Brimhall was grateful for the neighbors that had shown support and excitement.
31 She reported that the project would not be the primary source of income for her family. The
32 intention was to maintain a rural residential feel, which was one of the reasons they were not
33 seeking a rezone.

34
35 Chair Fugal noted that the Planning Commission received approximately 20 letters from neighbors
36 in the surrounding area expressing concerns. The submitted letters would be attached to the
37 Planning Commission Meeting minutes. Chair Fugal reported that there were several
38 misconceptions in the letters but many of them were addressed during the meeting. He clarified
39 that this was not a rezone request and the proposed Conditional Use Permits were allowed uses
40 within the R-R (Rural Residential) Zone.

41
42 Chair Fugal opened the public hearing.

1
2 *Ken Nickel* stated that he has lived in Manila for 53 years. He believed the area was meant for
3 homes and not businesses. Mr. Nickel did not support the idea of a reception center in a residential
4 area. He felt the City should purchase land and make a park where people could participate in
5 sporting events for free. He has seen what other businesses have done to residential areas and
6 expressed concerns related to issues such as traffic, safety, and parking.

7
8 *Ron Davis* expressed his concerns relative to property values, traffic, noise, and lighting. He did
9 not want an eight-foot wall in the area because he enjoys the open space. Mr. Davis noted that
10 visitors to the property would likely park in front of residential homes when there were no more
11 parking spaces available. He did not support a business in a residential area.

12
13 *Cash Decker* believed it was important to protect the neighborhood. He noted that there was a
14 similar proposal a few years earlier with Stone Gate and The PEAC. This proposal would bring
15 another business into the area. Mr. Decker commented that the proposed plans seemed innocent
16 but once the business is fully underway, things could change. He stated that noise and traffic
17 would increase and there could be parking concerns. Mr. Decker believed that 50 parking stalls
18 would not be enough. Commissioner Blake asked whether the violations mentioned at Stone Gate
19 and The PEAC had been reported. He noted that several neighbors had written letters and notified
20 the police about parking issues. Mr. Decker reported that the neighborhood had become a short
21 cut and a place where cars line up to wait for passengers. He did not believe 50 parking stalls
22 would be enough to suit the proposed use.

23
24 *Steve Halgren* expressed concerns about the proposed use. He felt it would increase traffic, make
25 the area unsafe, and increase light and noise pollution. Mr. Halgren noted that if the neighborhood
26 and community were truly priorities, the proposed use would not be approved. He asked that the
27 Planning Commission consider the best interests of the neighbors.

28
29 *Suzette Davis* noted that she only found out about the proposal on Sunday and would have preferred
30 to have more notice. Ms. Davis read from the Pleasant Grove City General Plan and stressed the
31 importance of pedestrian safety and traffic concerns. The business would use 900 West for access.
32 Ms. Davis reported that there was already a significant amount of traffic congestion in the area.
33 Adding additional businesses in an already busy neighborhood could lead to serious issues. Ms.
34 Davis also noted that the proposed number of parking spots would not be enough for a wedding
35 reception. The surrounding neighborhoods would become overflow parking lots.

36
37 *Dana Ball* stated she used to live near the Barbwire and Lace wedding reception area. In 2004,
38 that Conditional Use Permit was denied. The City changed the Code and added wedding
39 receptions to the list of conditional uses for the R-R (Rural Residential) Zone in 2006. She noted
40 that there was open land to the north of the Brimhall property. If the proposed Conditional Use
41 Permit is granted, it could set the stage for future commercial development in that area. Ms. Ball
42 did not believe the proposed use was appropriate. Commissioner Butler asked about Ms. Ball's

1 experience with the Barbwire and Lace wedding reception area. She noted that there were issues
2 with parking and bonfires on the property. The police were called but nothing was done.

3
4 *Debra Wing* purchased her home because it is on a quiet cul-de-sac. She echoed the concerns of
5 other nearby residents. Stone Gate wedding receptions often led to cars being parked in her cul de
6 sac. Ms. Wing had safety concerns, adding traffic to the area, and noise late at night.

7
8 *Doug Gardner* had many of the same concerns expressed by others. He noted that he has dealt
9 with safety and parking issues in his neighborhood and has been blocked in by cars before.
10 Mr. Gardner stated that there were enforcement issues. If there were more cars than parking spots
11 at the proposed property, people would park on the streets. He commented that many residents
12 didn't phone the police because, by the time the police arrived, the event was over. Mr. Gardner
13 moved to the area because it is quiet. He did not want to see current issues become worse.

14
15 *Rebecca Burningham* noted that 1 ½ blocks away there is both an Athletic Center and a Reception
16 Center. She felt that the uses were already covered in the area and the business was not necessarily
17 needed in the community.

18
19 *Amy Decker* expressed concerns about the noise and parking issues. She also wondered who the
20 Conditional Use Permits would benefit. In this situation, there would only be one benefactor while
21 everyone else in the neighborhood would lose. Ms. Decker believed that 100 people would create
22 a substantial amount of noise. She asked that the Planning Commission consider the
23 appropriateness of prioritizing one person over the investments and enjoyments of the other
24 residents. Traffic was already an issue in the area.

25
26 *Jennie Johnson* and her husband own Stone Gate and she owns The PEAC with her business
27 partner. She had no idea that people were parking in cul-de-sacs during events or that people were
28 calling the police. No one had communicated any of those issues with her. She asked that if the
29 Brimhalls received permission for their Conditional Use Permit, that neighbors communicate any
30 concerns with them directly. Mrs. Johnson commented that sometimes businesses do take place
31 in residential neighborhoods.

32
33 *Sue Halgren* agreed with the comments about traffic. She expressed concerns about people
34 parking in front of her home. Ms. Halgren noted that nearby homes were purchased because they
35 are in a quiet neighborhood.

36
37 *Gayle Dupleavac* questioned why property values could not be considered when discussing
38 Conditional Use Permits. Chair Fugal noted that the City Code states that property values cannot
39 be considered. Ms. Dupleavac did not believe that was right and felt that the Code should be
40 changed.

1 Planner Hall informed those present at the meeting that business cards were available with her
2 contact information as well as the contact information for the Code Enforcement Officer. The
3 Code Enforcement Officer is employed by the City and available to address any violations or
4 enforcement concerns.

5
6 There were no further comments. Chair Fugal closed the public hearing and invited the
7 Commission to either continue the discussion regarding this item or that he would entertain a
8 motion if no further discussion is necessary.

9
10 Commissioner Clyde described the process of approval to those present. He noted that within
11 certain zones in the City, specific areas allowed for different types of conditional uses. The
12 Planning Commission had to follow those guidelines. However, he stated that the Conditional Use
13 Permit was only the first step. There would still need to be an approved site plan as well.
14 Commissioner Clyde clarified that there are City Codes that must be followed and any changes
15 made to those codes are done through City Council. Commissioner Clyde noted that the Planning
16 Commission could add conditions or restrictions in order to mitigate potential issues.

17
18 Commissioner Blake asked for clarification about the proposed use. Planner Hall explained that
19 Use #6299 included receptions. Commissioner Blake was not comfortable working through
20 conditions until the Planning Commission has more information about the traffic impacts. Chair
21 Fugal shared concerns related to the proximity of other nearby facilities. If there were events at
22 Stone Gate and the Brimhall property, it could create a lot of traffic issues. Commissioner Blake
23 added that there were also parking issues to consider. Commissioners discussed the number of
24 parking stalls that would be needed. Commissioner Clyde reported that Stone Gate had
25 approximately 90 parking stalls and there were still issues with overflow. Commissioner Steele
26 noted that the issue related more to enforcement than to the number of parking stalls. He believed
27 a condition could be added that stated off-site parking could lead to the loss of the business license.

28
29 Traffic studies were discussed. Commissioner Blake felt that the traffic issues and parking issues
30 were separate. She commented that a traffic study was needed. It was also important to determine
31 whether the right comparisons were being used to determine parking needs. Commissioner Blake
32 added that enforcement was a serious concern. She noted that issues often weren't reported and
33 then nothing could be done to address the issues. Commissioner Clyde believed the bigger impact
34 to neighbors related to noise. Commissioner Blake brought up the 8-foot masonry wall
35 requirement. It was noted that this type of wall was standard between most commercial and
36 residential areas due to its durability.

37
38 Commissioner Butler believed the item should be continued so the applicant could have more input
39 and feedback from staff. Commissioner Steele discussed what would need to be done by the time
40 the applicant returns. He suggested that the applicant discuss conditions with Staff and reach an
41 agreement about what would mitigate the neighborhood impacts. He also believed the Planning
42 Commission needed additional studies related to traffic information.

Commissioner Steele reported that 900 West is a collector road and can hold up to 10,000 cars per day. The road was currently not at that maximum capacity number. However, he noted that a traffic study would be able to determine whether there would be issues on occasions where multiple events were held at the same time. Commissioner Steele wondered if it was reasonable to impose more restrictive parking conditions on the Brimhall property than on other reception centers in Pleasant Grove. Chair Fugal believed the Planning Commission could do so if research indicated that previous parking conditions were insufficient and caused visitors to park off-site.

MOTION: Chair Fugal moved that the Planning Commission continue the request of Jeff Brimhall for two Conditional Use Permits, to allow Use #6299 for a Reception Center, and Use #7400, for an Athletic Facility, on property located at approximately 2932 North 1130 West, in the R-R (Rural Residential) Zone, until January 14, 2021, based on the following findings:

1. The Planning Commission needs more information related to a traffic study, to study the impact of traffic flows and to consider simultaneous events held at the proposed location and existing locations such as Stone Gate;
2. The Planning Commission would like to see the complaints that have been filed with the Code Enforcement Officer related to Barbwire and Lace, Stone Gate, and existing reception centers in the R-R (Rural Residential) Zone;
3. The Planning Commission would like more information related to the parking requirements at other reception centers within the City;
4. The applicant requires additional time to discuss the proposed mitigation and the proposed conditions on the application.

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

Commissioner Martineau abstained from this item

ITEM 9 – Public Hearing to Consider the Request of Granny B’s Cookies for a Conditional Use Permit to Allow the Processing, Manufacturing, Delivery of Bakery Products (Use #2150 Bakery Products) on Property located at approximately 350 West Center Street, in the Downtown Village Zone – Commercial Subdistrict.

Planner Hall presented the request of Granny B’s Cookies for a Conditional Use Permit to allow Use #2150 Bakery Product (processing manufacturing and delivery) on property located at approximately 350 West Center Street, in the Downtown Village Zone – Commercial Subdistrict. Bakery products, Use #2150, is listed as a conditional use in the Downtown Village Zone –

1 Commercial Subdistrict. Approval will be subject to City Code 10-2-4 Conditional Use Permits.
2 Planner Hall noted that the item had been presented at the last two Planning Commission Meetings.

3
4 Updates were shared with the Commissioners. Planner Hall reported that the applicant made
5 efforts to reduce the noise generated by the facility. Recent decibel measurements taken by Staff
6 indicate the noise generated by the facility is less, on average than measurements taken prior to
7 the last Planning Commission Meeting on October 22, 2020. The applicant has also provided
8 signage to direct deliveries away from residential streets.

9
10 Due to those efforts to mitigate the noise and delivery issues, Staff recommends approval of the
11 Conditional Use Permit with the conditions set forth in the staff report.

12
13 Commissioner Steele noted that one of the Staff conditions related to the noise level. He wondered
14 what the rationale was for the facility not to exceed 50 decibels since the general limit in a
15 residential area for continuous noise was 65 decibels during the day. Planner Hall explained the
16 number was a condition proposed by Staff but it could be increased according to what was included
17 in other parts of the code. Chair Fugal had the same concern. Commissioner Steele felt the decibel
18 limit should be set to what the code allowed for other businesses.

19
20 The applicant, Duane Roper is representing Granny B's Cookies. He reported that everything the
21 City had asked for had been taken care of. However, he noted that during the first meeting, the
22 condition asked for 60 decibels. Through mitigation, Granny B's Cookies was currently between
23 49 and 51 decibels. An informal meeting at the plant had been conducted with neighbors for
24 additional input. During that meeting, Community Development Director, Daniel Cardenas stated
25 that Granny B's Cookies needed to be 50 decibels or below. He asked that the Code Enforcement
26 Officer take decibel measurements when nearby construction was not taking place. Mr. Roper
27 also noted that the business had been following the set hours. They had provided a 24-hour phone
28 number that neighbors could call if there were noise issues. Mr. Roper appreciated that the City
29 and neighbors had been willing to work with them.

30
31 Commissioner Coombs wondered whether the noise mitigation was temporary or permanent. Mr.
32 Roper clarified that the solutions were permanent. Custom silencers had been installed but actually
33 made the noise louder. The silencers had been revised and re-installed but didn't solve the noise
34 issues. He reported that the Granny B's Cookies team implemented permanent mitigation methods
35 by working on the blowers at the factory.

36
37 Chair Fugal opened the public hearing.

38
39 *Lacie Liu* updated the Planning Commission on behalf of the neighbors. Ms. Liu noted that they
40 were happy with the current sound level and felt it was much better. She reported that one
41 neighbor, who lives directly north of Granny B's Cookies still heard humming. However, that
42 neighbor is next to the construction area. Ms. Liu commented that the delivery trucks had been

1 mitigated and the neighbors were happy about that. She felt that 65 decibels would be too loud
2 and asked that the Planning Commission leave the noise level condition at 50. Ms. Liu thanked
3 the Planning Commission for listening to their concerns and thanked Granny B's Cookies for doing
4 everything they could to address the issues.

5
6 *Liz Young* asked whether Granny B's Cookies was operating at full capacity. Mr. Roper explained
7 that when both ovens were operating, there was a sound difference of 2 decibels. Ms. Young
8 commented that the noise was bearable and better for the neighborhood. She appreciated all of
9 the time that had gone into finding appropriate solutions.

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

14
15 Chair Fugal noted that if the decibel range was between 49 and 51 decibels, it would be reasonable
16 to set the condition at 55 decibels. Commissioners discussed various factors that could raise the
17 decibel level, such as construction noise and cars. Commissioner Blake and Commissioner
18 Coombs believed 55 decibels was a reasonable limit. Commissioner Steele noted that the normal
19 background noise in a residential neighborhood ranged between 45 and 50 decibels. He reported
20 that the most accurate way to measure noise was to take a noise reading for 10 to 15 minutes and
21 average it out over an hour. The wording for a motion was discussed.

22
23 **MOTION:** Commissioner Steele moved that the Planning Commission forward a
24 recommendation of APPROVAL for the request of Granny B's Cookies for a Conditional Use
25 Permit to allow Use #2150 Bakery Product (processing, manufacturing, and delivery), on property
26 located at approximately 350 West Center Street, in the Downtown Village Zone – Commercial
27 Subdistrict, and adopting the exhibits, conditions, and findings of the Staff Report and as modified
28 by the conditions below:

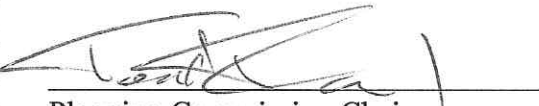
- 29
- 30 1. A business license must be obtained prior to operation;
 - 31
 - 32 2. The noise generated by the facility must not exceed 55 decibels as measured in a
33 minimum of 10-minute measurement at the property line, averaged over one hour;
 - 34
 - 35 3. All deliveries must be processed on-site, with access from Center Street only;
 - 36
 - 37 4. All Final Planning, Engineering, and Fire Department requirements are met.
 - 38

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

1 **ITEM 10** - Review and Approve the Minutes from the October 22, 2020, Planning Commission
2 Meeting.

3
4 **MOTION:** Commissioner Steele moved that the Planning Commission APPROVE the minutes
5 of the October 22, 2020, Planning Commission Meeting. Commissioner Coombs seconded the
6 motion. The Commissioners unanimously voted "Aye". The motion carried.

7
8 **MOTION:** Commissioner Coombs moved to adjourn the meeting at 9:48 p.m. Commissioner
9 Steele seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

10
11
12 
13 Planning Commission Chair

14 
15 Kara Kresser, Planning Tech

16
17
18 JANUARY 14 2021
19 Date Approved

Rylee,

I am writing in response to the Pleasant Grove City Public Hearing Notice for the conditional uses requested by Jeff Brimhall. I am not able to make it to the meeting in person but wanted to have my voice heard. I strongly OPPOSE the granting of the conditional uses listed in the notice. I want the area I live in to stay a rural residential area, that is why I moved into this area so please don't take it away.

Most of the time I use 2600 N and 4000 W to go to and from my house. We already have to deal with traffic from the old church/reception center on the corner as well as the traffic from the PEAC business on the other corner (which I would have opposed also if I'd had the chance). It is often that there are cars lined up and/or parked on the street for both of these businesses so adding another business in this area will cause even more traffic and congestion on 2600 N and 4000 W.

In addition, the additional traffic will continue to erode these roads (which are already terrible and don't seem to ever be getting fixed).

I also have a concern with safety on 4000 W. There are lots of adults and children that bike and walk on this road to get to or from the pond or to and from Deerfield Elementary so increasing the traffic on 4000 W will create an additional safety issue for the families in this area.

There is plenty of commercial space, land, and building available elsewhere for the type of use the Brimhall's are seeking.

I would like it noted that I strongly oppose the granting of these conditional uses. Please keep our area a rural residential area!

Sincerely,

Kami Ball



Sent from my iPhone, please excuse any typos

> Riley Hall and Daniel Cardenas,

>

> We are writing considering the request of Jeff Brimhall regarding Use #6299 and Use #7400 a reception center and an athletic facility. My husband and I (as well as many our neighborhood) are really upset at the consideration of commercializing this property (turning it into a reception center and an athletic facility). We have been Pleasant Grove residents for 25 years the last 15 of which have been where we are today [REDACTED] where they purpose to put these facilities [REDACTED]. We are zoned residential and enjoy the peaceful quiet of a residential neighborhood. This proposal of commercializing this property would have a dramatic impact on us and our neighbors. We have several concerns that I don't think the Brimhall's have taken into consideration.

>

> 1. Parking - Receptions can have hundreds of guests attending, how will they accommodate this many people and parking stalls? And will there need to be two inlets to access the facility. If so, where would the other one be, in the neighborhood? If the parking lot is full, my house as well as others close to me will be used as parking. Our property is used for family and friends who come to visit, not for guests of their facilities. We don't want strangers parking in front of our home for the Brimhall facilities. This would be extremely hard to mitigate as signs posted may be hard to see in the night and people aren't looking for signs, their looking for the closest place to park.

> 2. lighting - There will be a certain amount of required lighting so people can see as they exit the facility, this will impact the neighbors as we try to sleep. Lack of sleep brings on many health issues.

> 3. Noise - Sports facilities and reception centers have many guests that make noise wether it's yelling, speaking, laughing, loud music or horns honking or cars starting. Our neighbors next to the Peak facility at the end of our street (900 W) can hear the music and see the lights which both are very bothersome. This is hard to keep under control unless someone is there to police it. This heavily affects neighbors around the proposed facility and their children as they're trying to sleep. Again, lack of sleep brings on many health issues.

> 4. Alcohol and intoxication - If alcohol is allowed, they can't control how much is consumed and who's driving. Even if they don't allow it how can they control friends who show up with it and could be drinking and driving? This poses a threat to our property, safety, and well being as they are driving into our community.

> 5. Pollution - the cars frequenting these facilities bring more pollution, especially in the colder months. A lot of pollution being emitted into the air can affect breathing and overall health. With another reception center and sports facility just down the street, all that pollution from all those cars poses a threat to our breathing, lungs, and our overall health (especially during a pandemic).

> 6. Our property values in our neighborhood will go down. People aren't looking for a nice residential neighborhood next to commercial real estate. If we commercialize our residential neighborhoods, where will it stop? Where will the respect and comfort of a quiet peaceful neighborhood that we paid for and counted on when we bought our property end up? Whats to stop the rest of Pleasant Grove City neighborhoods/residential neighborhoods from being commercialized. I feel that all the citizens of Pleasant Grove value their rights as property owners and their right to privacy and maybe instagram or facebook would be a good place to let them know that these rights can be taken from them if mitigation is met. Where will it stop? Businesses have their place in the business district but homes should have their place to be a residential neighborhood that we understood was to be kept residential.

> 7. There is already a reception center and a sports facility several hundred feet down the road. Are there ordinances that state how close they can be to each other in residential neighborhoods and this doubles the concerns that we already have about health and safety.

> 8. people not being seen because of the dark is a serious health threat. People who may park on the road and walk to their cars may not be seen and pose a threat to cars who are coming out of their

driveways and crossing the streets. We already have this problem with the other reception center at the end of the street.

> 9. Traffic would be difficult on our street and getting in and out of our driveway if we choose to go somewhere during their receptions. Shortcuts to these facilities can increase traffic in the neighborhoods.

> 10. The property that is owned by the Smarts by the blue silo's that is being sold in half acre lots could be affected by builders and homeowners if they know a reception center and sports facility are so close to their homes. This could affect tax revenue for Pleasant Grove City as well as people wanting to buy the homes we have invested so much money in and are so important in our retirement.

> 11. Hours of operation - Since it will be both a sports facility and a reception center, the hours of operation could be all day and even if they say they will only have two receptions a week, there's no guarantee they will stick to this and it still poses the threats for those two days. Any time people are offered an opportunity to make more money, I don't know many who would limit their hours of operation.

> 12. Our children are walking up and down 900 West (in front of the proposed property) on their way to school. This is the route all the kids use to get to school. Because our children are walking home from school, walking to the park, or walking wherever on this main road, more traffic congestion poses major safety threats to them. The sports facility would have people coming in and out and waiting to pick up their kids which could cause even more congestion. This added congestion and potential parking jam could make it very dangerous for our children whether their walking to school or to the pond and it also makes it difficult for all homeowners on 900 W to exit their driveways and avoid the congestion. This is already a big problem a few hundred feet down the road at the Peak facility while cars are idling waiting for their kids to come out.

> 13. Having these facilities so close to our homes is going to cause major congestion on our street with the already congested peak facility. And don't forget we have the pond just a few hundred yards up the street that attracts many people we don't know and more congestion. It's just too much traffic so close and directly affects the safety of our families! Having 2 reception centers, two sports facilities, and a park/pond within a quarter/half mile of each other is too much congestion in our little community and poses many threats to our safety and the safety of our children. This can't be mitigated without threatening our safety and security.

>

> We're not just fighting against the reception center and the sports facility, We're fighting against any commercial business they want to put in there. It's just too much congestion in our little area and will affect us so negatively as well as our health and safety. The only way to mitigate our concerns is to stop allowing commercial businesses in our neighborhood. Even if they say they will accommodate some of our concerns, there's no way to guarantee it or make sure they keep their promises. Sometimes people will do and say what's necessary to get what they want and appease the people they need too and when they get the thing they want, they have cart blanche. It's too hard to make sure their in compliance. Who would be able to do that?

>

> We love where we live and appreciate the value of our homes as well as our health and safety.

>

> Thank you so much for your time and hearing our concerns.

>

> Sincerely,

> Ron and Suzette Davis

To whom it may concern:

I like the idea of improving and beautifying the property as Mr. Brimhall stated in his email he sent out to neighbors. If the use of this property is going to be as limited as was Mr. Brimhall stated in his notice to neighbors I don't understand why a conditional use permit would be needed. The two parking lots and the need for a conditional use permit suggests a more commercial application. Mr. Brimhall bolded and highlighted the fact that he was not going to rezone the property commercial in his email but if he uses the property for commercial purposes the impact to his neighbors is the same. I am opposed to the conditional use permit being granted if this is the case. I have seen firsthand how reception centers in residential areas negatively impact the lives of those that live nearby. From loud noises at inconvenient times to increased traffic in areas where our kids walk the streets and both of these factors play a role in negatively effecting home prices. Thank you.

Shane & Rebecca Christiansen

We are writing regarding the Brimhall's petition to turn their barn into a reception center and practice field/farm.

We live at [REDACTED] [REDACTED] their property and we would like to voice our concerns and request that this not go through for several reasons. The traffic, noise, as well as lights and disturbance - not to mention the effect it will have on our home values are of a huge concern for us.

My wife has been a residential appraiser in Utah county for the past 18 years and has seen the impact this has on market values. If we were looking for a custom home on a half acre lot (like we currently live in) and saw that the house was in the same neighborhood as a reception hall or sports arena we would immediately look somewhere else as these factors impact the enjoyment and livability of a custom neighborhood.

And we would imagine that if they were completely honest and the roles were reversed, they would feel the same way and desire to maintain the integrity and feel of our beautiful neighborhood.

Please take these issues into consideration and stop this from going through.

Steve and Shawna Hamblin.

Sent from my iPhone

Dear Ms. Hall,

I'd like to issue a complaint regarding the plan, by the Brimhalls, to use their property west of 900 West in PG for a commercial venture. This is not a personal matter, but we recently built a home [REDACTED] and were assured that the area was only zoned for residential use. Whether it is re-zoned or simply an exemption to the existing zoning is really just semantics.

The traffic on 900 West north of 2600 North is already very high and a commercial venture on or near that street would significantly increase the traffic count. I would assume noise and light levels would also increase and the overall aesthetics of the current residential area will diminish.

One of the major problems with our country right now is quiet, mid-stream changing of existing rules/laws by those with power and money. We do not want to see that happen here.

We don't want to see the area turned into a hodge-podge mixture of residential and commercial use properties that make living in the area much less desirable, not to mention the devaluation of residential properties in the area. We will use all legal options to fight this proposed change.

Thank you,
Steve and Sue Halgren
[REDACTED]

I writing about the Conditional Use Permit for #6299 and #7400 that will be discussed in a public hearing tonight. I might not be able to attend tonight and I am sharing my opinion in this email and I hope you will hear and consider my point of view.

Jeff Brimhall sent some messages to surrounding neighbors explaining his plans for the property to expand it into a reception center and gym. I am opposed to this proposal as are many of my neighbors that have discussed the matter.

There is already a reception center and gym/school less than half a mile away (Stonegate and the PEAC). There is no need to have identical/duplicate businesses within such a small area. I can imagine that this can create unhealthy competition and loss of business for both parties if this is approved.

Both of these existing businesses also create daily traffic problems on 900 W. The parking lots of the reception center are not large enough and create parking on the street with pedestrians illegally crossing the road at any point. Daily drop-offs to the PEAC school create backups on the main roads with cars turning across double yellow lines. An additional reception center and gym on the same road will potentially create the same unsafe traffic problems to the road and area.

In addition to the existing identical business and potential traffic problems, I would like to keep the residential/rural feel of the area. One of the reasons my family and I stayed in Pleasant Grove and in our current area is because we don't like how crowded and busy the other surrounding cities are. I fear that approving the Conditional Use Permit for #6299 and #7400 will set the precedence and entice more people to want businesses and will change (and ruin) the great residential/rural feel of the area.

Please consider the negative possibilities listed above and hear the voice of your and my community and do not approve the Conditional Use Permit for #6299 and #7400.

Thanks,

Wes Burningham



City Planner and Planning Commission,

I am writing to you concerning the public hearing on December 3, 2020 to consider the request of Jeff Brimhall for the following conditional uses: reception center and athletic facility.

I am very opposed to the request. There is no need for another reception center or an athletic facility. There is already one on each corner. There is always more traffic associated with any commercial operation. Each day people using the Peac facility come into our neighborhood and wait in their cars for their children's classes to end. It is annoying and irritating. I anticipate it being the same with another sports facility. Parents often don't get out of their car but just drop off their children. That increases the traffic on our roads and through our neighborhood substantially.

The location of the proposed project is in the heart of a residential area with a new subdivision to the east and open land to the north. Allowing this project to move forward would be detrimental to so many homeowners in the area. We don't want commercial businesses going up in our neighborhood. We do not want the traffic, the noise, or the loss of privacy. When the area becomes flooded with the same businesses it presents a problem of one of the businesses not being able to compete. Then we are left with an empty building in a residential area. Once the land is zoned commercial we are opening up the possibility of many other types of businesses coming into our neighborhood. Please consider the surrounding houses and the negative impact this project could have on our neighborhood.

Thank you for your time,

Jon and Janae Peterson

To: Rylee Hall, PG City Planner

Thanks for taking the time to read my comments. I won't be able to attend the hearing this week about the development plans in my neighborhood, but would like to ensure my voice is heard.

I'm a father of 4 young boys and a 15-year resident of Pleasant Grove. I'm also a relatively new resident of the Manila neighborhood now living at [REDACTED]. I bought this lot and built a new home here 2 years ago. We intentionally selected this neighborhood due to its more rural/residential zoning and seclusion from commercial businesses. There's no better place in PG to avoid traffic congestion and noise; and similarly, there's no better place in PG to raise a young family. My toddler can ride his big-wheel up and down the sidewalk. My kids can ride their bikes and scooters safely with very little pressure from cars or strangers. I can comfortably push my kids in the stroller up and down 900 West to enjoy a stroll along the Murdock canal trail. We can camp in our backyard without encountering noise or air pollution. Our sidewalks and streets are nearly free of litter all year long. Our neighbors take good care of their homes, yards and surrounding area.

My ask: Please preserve these qualities in our neighborhood. Do NOT approve commercial businesses to come in and stain the area. There's no need nor desire for them here among the residents and disrupt the good we so very much enjoy. Please listen to the voice of the residents of the Manila area as you consider future development plans. As landowners choose to sell, please limit options to those that will bring us more homes with nice people, families, children who cherish and invest in their neighborhood and community as we do here in Manila. Thanks again for taking the time to read my comments.

-Mark Stevens

To whom it may concern:

My name is Ryan Wing. I am writing this email regarding the public hearing to consider the request of Jeff Brimhall to use his property for a reception center and athletic facility. I am a neighbor of Mr. Brimhall and live close to his property that he is requesting to turn into a reception center and athletic facility. My family and I have lived in Pleasant Grove for almost ten years. We love Pleasant Grove and we love our neighborhood. I have concerns regarding Mr. Brimhall's proposal. We are concerned about the traffic, noise, crowds and general disturbance that a reception center/ athletic facility would bring into our neighborhood. I don't think it is wise or appropriate for city to allow Mr. Brimhall to use his property for these businesses in a rural residential zone. I think it is safe to assume that most of the residents in our neighborhood would strongly oppose this request due to the concerns stated above. Thank you for your time.

Sincerely,

Ryan Wing
[REDACTED]

Sorry- I forgot one major concern: parking. Once the parking lot is full at the event center then parking will spill into our neighborhood streets. Thanks again.

2 December 2020

Rylee Hall, City Planner
108 South 100 E
Pleasant Grove, UT 84062

Re: Planning Commission Meeting – Jeff Brimhall Request for Reception Center and Athletic Facility located at 2932 North 1130 West

Dear Rylee and Daniel:

We received notice regarding the request from Mr. Brimhall requesting a Conditional Use Permit at the above referenced property. We reside at [REDACTED] [REDACTED] (just outside the required 300-foot notification distance). We are hereby formally filing this complaint to oppose the proposal for the Conditional Use Permit.

Complaint #1

There is already an existing Reception Center and Athletic Facility not more than 725 feet from the proposed new center which backs up to our property. We have had and continue to have issues with this current facility.

We opposed the original facility Conditional Use Permit and commercial overlay several years ago. During that process, the owner of the facility made several promises. First and foremost, that he, nor his children would ever sell or build on the old ballfield site. Not long after his passing, the property was sold and now we have a large, obtrusive commercial building in our backyard.

At the time, the Planning Commission and City Council indicated that anything built on these two properties would need to look like the surrounding residential buildings. The recently constructed building does not meet this condition.

Traffic and parking were also not supposed to be a concern and parking requirements were lifted by the City. We have now seen greatly increased traffic on our small side street. The PEAC school restricts vehicle access to the east driveway for drop off and pick up of children. This has forced more cars to enter our neighborhood on 1070 South so they can enter the east driveway from 900 West. Many cars also enter from 900 west and make a U-turn at 1070 South. Parents are also parking and waiting along our street.

The Stonegate reception center currently does not have enough parking stalls on their property. Overflow on several occasions has been extended north on both sides of 900 West.

Other concerns have been loud music being played at both the athletic field and reception center. Police have been called on several occasions when this music continues late into the evening.

Complaint #2

Limited parking required at the new Brimhall Reception and Athletic Center will be a major safety concern. It is our understanding that they are only required to provide 25 stalls (which I assume will have about 2 accessible stalls). A reception center with only 25 parking stalls is not going to be sufficient, as we have seen based on the number of stalls at the Stonegate Center and PEAC center. For large events, this will require a majority of people to park on 900 West and adjacent side streets. The map below shows some areas of concern regarding street parking and safety.



The road north of the Brimhall site is currently not developed on the west side. With no sidewalk, pedestrians parking on this side of the street will be forced to walk close to the edge of the road. Having walked this area hundreds of times, I can tell you that the lighting is poor and traffic can be dangerous -- more often than not travelling faster than the posted 35 mph. This will create grave safety concerns especially for nighttime reception events.

South of the Brimhall site, there is an area with a gap in the curb, gutter, and sidewalk. This area is sloped and has loose gravel which forces pedestrians to walk closer to the edge of the road. Again, another safety concern.

The third option for additional parking will be on the east side of 900 West. This raises a concern with pedestrians crossing 900 West without any marked crosswalks.

The last concern is what happens when both facilities have events on the same night? Where will all the vehicles park? It will only create more traffic and congestion on all of the side streets. We are greatly concerned about the additional traffic and the large number of children that ride bikes and walk across these streets.

Conclusions

We did not agree with approval of the first reception/athletic center and we do not approve of a second in such close proximity. We do not want our residential neighborhood turned into a commercial zone or multiple areas with Conditional Use Permits for receptions centers.

We understand that promises by individuals can be made right now to limit the number of events, but there is no guarantee that these promises will be kept in the future. Circumstances change, financial situations evolve and we saw with the approval of the Stonegate Center, because of decisions made years ago, in spite of promises and good intentions, there was no legal way to stop development of the PEAC center.

We respectfully request that you do not approve the Conditional Use Permit for the Brimhall property. We do not need another commercial facility in this area.

With regards,

A handwritten signature in black ink, appearing to read "Mike Chambers". The signature is fluid and cursive, with the first name "Mike" being more prominent than the last name "Chambers".

Mike and Renae Chambers

I am writing to oppose the granting of a conditional use permit to Jeff Brimhall ("Applicant") for the following uses:

- Use #6299, for a reception center
- Use #7400, for an athletic facility

Slippery Slope. First, this property is next to open fields that are also currently located in the Rural Residential zone. Approving such a conditional use permit is a slippery slope as a future owner of these open fields would be justified in seeking an application to change the zoning to commercial. My family purchased our home 2 years ago because of the neighborhood and not to expect the property across the street to ever be at risk of turning into commercial land. Of course, the future is unknown, and we have no way to predict how a future owner of the land will proceed. However, it's a risk and a slippery slope that paves the way for such a future owner to completely change this area.

Conditions. Second, if this conditional use permit is granted then I request that certain conditions are required. The purpose of a conditional use permit is to allow proper integration of uses into the community which may only be suitable in specific locations and which may have potentially detrimental characteristics if not properly designed, located and conditioned. (Code § 10-2-4). The Code sets forth standards to apply for conditional use permit requests:

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." *Id.*

The most common problems associated with these types of businesses are:

- (1) Alcohol being brought and consumed by guests;
- (2) Littering;
- (3) and Damage to property.

Presently, the neighborhood surrounding the subject property has several children, under the age of 18. This community is changing, and more homes are being built. At this rate, the number of children will continue to increase in the surrounding neighborhoods. The increased traffic associated with running a wedding reception and a sports facility would detrimentally affect the safety of the neighboring children.

Additionally, with increased traffic, there is the probability of the guests bringing in and consuming alcohol. Alcohol increases the chances of harm coming to the neighboring children dramatically and is a chance that no parent wants to be taken. Therefore, a conditional use permit is not appropriate in this situation due to the potential safety risks of the neighboring children.

Finally, this type of business will increase the number of people who have no connection to the neighborhoods of the subject property. Large gatherings of people would increase the potential for damage done to property located near the subject property. Thus, the conditional use permit should be limited since the safety risks to people and property is a common issue with such businesses. As

such the conditional use permit should include conditions that limit the use. At a minimum, the frequency of events and the hours of operation be limited. The Planning Commission's mission statement sets forth "To provide for a growing community and promote business development that is an asset to the city and to protect, preserve, and provide our environment with a safe, healthy lifestyle for us and our children." I request that the members of this Planning Commission follow the intent of its mission statement by protecting the safety of the community's children and property.

Thanks,
Dana Ball



Rylee Hall,

My name is Amy Decker, I live in Pleasant Grove City and received a public hearing announcement at the request of Jeff Brimhall. I tried calling your office today to get more information and left you a voicemail. I know several of my neighbors have been trying to contact you as well, with no response.

I am writing this email to share my **STRONG** disapproval for this request. I share a property line with the land that this conditional use is being asked for. This is a **RURAL/RESIDENTIAL** property and absolutely should not be re-zoned for commercial use.

I can't even list all the negative impacts, let alone health and safety concerns I have as well as about 20 of my direct neighbors, who will be writing emails and attending the hearing as well. This is not a precedence you want to set for the city of Pleasant Grove. Go ahead screw your citizens!! Just a few of the negative impacts: unreasonable request to put commercial buildings **INSIDE** a neighborhood, & detrimental to the safety of our families & children, risk and injury to surrounding neighbors and homes, vehicle traffic— which is already a concern on 900 W!, parking, large gatherings, music, noise, parking stalls, lighting, noise ordinance, street lamps, sidewalks, gutters— all safety issues! And for what? So my neighbor can make a dollar. I have more to say & will not go quietly. I will blast this notice and hearing on Facebook and all of social media, that our PG community is not safe and that anyone of our residential zones could be turned into a cash cow with no regard for the general welfare of our neighbors and families. No commercial property in our residential areas!

And who is to say what could happen once this residential land is re-zoned for commercial. Will I get an auto shop in my yard? Will the noise and traffic drop my property values and the resale of my home? I bought this home and I bought it knowing that I lived in a residential neighborhood! I don't want or need any special uses for my neighbors yard! I have more to say! And so do others! I do not want this request approved!

Please call me and my neighbors back!

Amy Decker



Rylee,

I am contacting you in concern to the hearing tomorrow night for Jeff Brimhall. I have rented the house that the land surrounds for 5 years from Jeff, and continue to live there. I have heard differing rumors on what exactly will be happening with the land and the possibility of the barn becoming an athletic facility as well as a reception center. As a renter here, I am unsure of my place in expressing my opinion. I don't know how long my family and I will be here, but as of now we don't have plans to leave. As we have lived here for the past 5 years, as well as living in the same area previously, we have come to know and love all of the surrounding neighbors. I want to express my concern for myself, as well as for them. I would love to see the land we live on developed to look aesthetically pleasing and of course, for Jeff and Angie to enjoy the property they own. While I am hearing that the land won't be zoned as commercial, I do know that it will dramatically change the way we all live. We have all come to this specific area for a space of privacy, comfort and safety. For myself and my family, our privacy will be taken away in many ways. For the past couple of years, the field behind the barn has been used to play sports on. While I have had no problem with that and haven't felt my privacy suffering, I have had on more than one occasion, people drive down my driveway and get angry that I am pulling out while they are pulling in. To be on my property and have someone feel they can come onto it and be rude to me seems pretty unfair. The reception center in my backyard will obviously have people coming in and out of the property, and unless the driveway is fenced off, will have the possibility of people driving on it. We love to spend time in our backyard and on our patio and would feel an invasion of privacy if a group of people were coming in and out of the land. I am also concerned for the noise on the nights of the reception. We have kids that go to bed at an earlier hour than a reception would end and the noise and lights that would come from it, make me worried. As for our neighbors, I know from speaking with many of them that they are not wanting this to go forward, whether commercial or not. They bought and built homes in this neighborhood with a knowledge that they were building in a residential area. It would impact their privacy and will change the resale value in their homes, both of which I know are concerning for everyone. My intention is not to hurt Jeff and Angie in any way, as we do love them and have gotten to know them during these last 9 years in the area. My only intention is to give my opinion as a resident, even though not permanent, about the situation. This land is amazing and it has amazing potential but I don't think the potential should be something that benefits one family while the others suffer without choice. I am hoping that this email causes no hard feelings and the Brimhall's can see that we all have good intentions and want what is best for everyone.

Thanks,
Carly Blaney

To Whom It May Concern:

I am writing this e-mail as a concerned citizen of Pleasant Grove. I received a notice in the mail about the Jeff Brimhall property to be considered for use as a Reception center and Athletic facility. My house is located in the cul de sac adjacent to the Jeff Brimhall property. One of the major deciding factors in the purchase of my home, was the ideal location on a quiet cul de sac. I have several small children and I love that there is very little traffic.

These are my specific concerns about the approval of the conditional uses for this property.

#1 Traffic and parking. My house is already located within a quarter mile of a reception center (Stonegate) and an athletic facility (PEAC). Over the past couple of years, I have watched the increase in traffic through our neighborhood from parents picking up children from preschool. I have also seen cars parked in our cul de sac as overflow parking for a wedding reception at Stonegate. My concern is that if the Brimhall's property is used for weddings, we will have an increase in traffic and parking in our cul de sac. I am sure they will have a small amount of parking on-site, but depending on the size of the gathering it is likely to increase the flow of cars directly in front of my house.

#2 Property Value. As I mentioned earlier, the main factor in deciding to purchase my home was the ideal location. I am concerned that having a reception center in the neighborhood will decrease the value of my home. Homes that are located next to commercial properties lose value. Residential neighborhoods should be kept residential.

#3 Noise and crowds. I put my kids to bed at 8:00 PM. I would guess that most wedding receptions would be held late into the evening. If this license is approved, are there specific city ordinances that would restrict loud music or noise? Are there curfews for parties or noise? I am just nervous that it may start out with a couple of small weddings and turn into having a noisy wedding every weekend.

I realize that I am starting to sound like a cranky old neighborhood that yells over the fence. Ultimately, I love my neighborhood!! I love my house in our quiet cul de sac. I love that I can let my kids play outside and ride bikes with minimal traffic. I love that very few strangers come into my cul de sac. I am VERY concerned that approving this request could change the neighborhood that I love. Please consider the families who live near this property and the impact that it could have. To be clear, I **STRONGLY OPPOSE THE APPROVAL OF THE CONDITIONAL USES FOR THE BRIMHALL PROPERTY.**

Thank you for taking the time to listen to my concerns. I am planning to attend the meeting on Thursday. You are welcome to reach out to me for further comments if needed.

Debra Wing



Hi Rylee,

I was notified of a request to change the property located on 2932 North 1130 West to commercial use. We moved into [REDACTED] two years ago to escape this type of city planning. This is a quiet community where we have beautiful views and great neighborhoods, and why this would even be considered by the City is very disappointing. We will plan on being in attendance to voice our concern, but to have just moved into a beautiful residential area and have this type of city planning is raising alarms for current and future growth of this area. We would hope future planning in residential areas would provide value to the community and not just more traffic, noise, and decreased property values that follow commercial properties. We don't live near major streets and I think you yourself would think differently if you lived close to this neighborhood and I would hope a decision is made with keeping our community the way it is intended in a residential area. Thank you for your consideration.

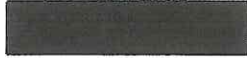
Thanks,
Derek Anderson

To Whom It May Concern,

My name is Gayle DuBravac, and while I know, love, and respect the Brimhall family, I am opposed to their proposal to, as I understand it, commercialize our neighborhood. We already have two commercial buildings which is one too many. The Stonegate reception center is acceptable because it has made good use of an historic bldg. However the PEAC center is a monstrosity and should have never been built. Among other problems, it's architecture is an eye sore, completely out of place in this neighborhood. It's construction was a flagrant disregard for the immediate neighbors, the Robinsons, and I believe it has greatly reduced their's and others' property values. How it was approved through the city I can not comprehend. Any future development should be an asset to the neighborhood and should raise existing property values. This area is zoned rural/residential and its commercial development should cease immediately.

Sincerely,

Gayle DuBravac



Sent from my iPhone

Regarding the hearing for a Conditional Use Permit at 2932 N 1130 W, Pleasant Grove for a reception center and athletic facility:

Although we will be unable to attend the public hearing meeting, we wanted to voice our concern about the conditional use permit proposed by Jeff Brimhall. We have lived within two blocks of the Brimhall's property for 18 years. We feel strongly that this area has already been compromised, to some degree, by allowing businesses to be incorporated into a rural- residential neighborhood. The two similar, existing businesses have created difficulty for neighboring residents, but this newly proposed facility would be even more intrusive into what has been developed as a residential neighborhood, due to its location.

Many families, including ours, have built homes here based in part on the city's rural-residential zoning and master plan. It does not seem appropriate to prioritize one person's ambition above the investments and quiet enjoyment of the many residents in the area. The businesses proposed are neither needed, nor beneficial to the larger community. This area has already borne the burden of greatly increased traffic and incident, and it would not be fair to allow additional exceptions to the zoning that has encouraged so many to build their homes here.

Thank you for your consideration and service, Greg and Brittney Pyne

Dear Rylee Hall & Daniel Cardenas,

We are writing in regards to the public hearing scheduled for 12/3/2020 at 7PM to consider the request of Jeff Brimhall for conditional uses for a reception center and athletic facility. We are concerned that allowing a reception center and rentable athletic facility within our residential neighborhood will pose the following issues:

- Noise – With receptions taking place, this would bring unwanted noise/music that will be heard throughout our quiet neighborhood.
- Parking – with the addition of two parking lots, this will increase traffic in and around our neighborhood whenever events are held. We have already seen the negative impact in this area from the PEAC facility that was allowed to be built right next to our neighborhood. If the two parking lots fill up, people may park along the streets in our neighborhood, increasing congestion throughout the neighborhood.
- Safety for kids – renting of the athletic facility and reception center will bring strangers into our neighborhood. We don't know these people. I'm sure most are fine, but you never know. We purposely bought in this neighborhood because it is secluded and tucked away. Allowing these facilities to exist could bring unwanted guests into the neighborhood. Also, with the increased traffic in and around the neighborhood, the smaller kids could be at risk as they often ride bikes, scooters, etc. throughout the neighborhood.
- Privacy – as mentioned above, this will reduce the privacy expected within a residential neighborhood.
- Long Term – what happens if the Brimhalls move? We have no assurance that the new owner would run it the same (not allowing alcohol in the reception center for example).
- Property Values – Allowing a reception center and rentable athletic facility to be built in the neighborhood would decrease resale value of the neighboring homes. Someone looking to buy a home would be less likely to buy because of the issues noted above.

We love and respect the Brimhalls and value them as good neighbors. But we also want to voice our concerns with their proposal since we feel it would have a negative impact on our neighborhood.

Thanks,

Jake & Tiffany Walker

Dear Ms. Hall and Mr. Cardenas,

I am writing as a concerned Pleasant Grove citizen on behalf of the proposed Jeff and Angie Brimhall Recreation/Reception Facility, which is being discussed at tonight's city council meeting. I am a personal friend of the Brimhall family, as we have lived as neighbors for nearly 10 years now; however, their plan is not in the best interests of this neighborhood.

I am opposed to the development and creation of a facility in our private rural neighborhood. My understanding from the owners of the land, is that it is intended to be used to host athletic teams for athletic training and for outdoor wedding receptions. The addition of a commercial element to our neighborhood is a bad idea, because I believe this will bring with it more automobile and pedestrian traffic, high occupancy in our neighborhood, and noise from people and music.

The road surrounding this proposed area, is not well-developed; there are minimal side-walks and side-roads. The area is already very busy with road traffic, especially after increasing home building, the development of the local pond, the recent opening of Peak preschool, and from the already existing Wedding center at Stone gate. During events at Stone gate, there are dozens of vehicles parked along the main roads, because of their inadequate parking. Peak preschool recommends their drop-off route to go through our neighborhood. Adding an additional source of traffic in such a small area and the poor road development will increase road hazards; we value the safety of our children walking and riding their bikes in our area.

The addition of another public venue will draw the "public" to our small neighborhood. I have two special needs daughters; they are at a high risk of being victimized and making poor decisions around strangers. I chose this neighborhood specifically, as it is locked in by fields and is not easily accessed by cars from outside of the neighborhood. A development like this will increase the public's familiarity with our neighborhood and increase the foot traffic through our neighborhood and consequently put my children and other children at risk. Having more exposure to the public also puts our homes and possessions at risk. I have had two attempted thefts this year alone on my private property. Two men tried to steal my trailer and another man tried to steal our UTV in our driveway. I do not want this kind of exposure to the public; it puts our children, our families and our property at risk.

Wedding venues are loud venues. Wedding venues do not follow business hours - they extend late into the night. Wedding Venues play music, loud music, for dancing and celebrating. Weddings have bright lights and decorations. Weddings have large volumes of people, and voices carry. Given, the natural environment of a typical wedding party, this is a problem. There are several houses that are directly adjacent to the Brimhall's property, and if this event center is approved, it will make it impossible for them to have privacy in their own yards and they will invariably be victims of noise pollution from people's voices and music from the events held on the property. Given our rural location, sounds travel easily here. We know this because there have been infrequent outdoor concerts in our neighborhood and the sounds were heard from at least a mile away. The noise from wedding noises will carry throughout our neighborhood and beyond for each and every event held there.

The people, the cars, the strangers, the noise, the lack of privacy, the lack of road development, are all valid reasons to oppose the Brimhall's development. Please do not approve this project and please protect the interests of our neighborhood and the many residents that reside here. We value the privacy and safety and tranquility of our neighborhood and do not want it changed by this plan.

For these reasons, I do not support the development of this property and approval of licensing. If you have any questions please feel free to contact me at the number listed below.

Sincerely,

Jill Bergeson Barkdull, MD



Dear Pleasant Grove City Planning Commission,

As part of the Manila area, we have concerns for the proposed development located at approximately 2932 N 1130 W and how it will impact our neighborhood. Many neighbors are unaware of the commercial exemption Conditional Use permit request—some of them live less than 300 feet away from the proposed businesses and DID NOT RECEIVE A POSTCARD NOTIFICATION. As this decision concerns them, as well as the Manila neighborhood area further out, we would have thought the city would have been more diligent to ensure those closest are aware so they are heard and considered.

Here is a list of our concerns:

- 1) Outreach -- As mentioned above, many community members have not been made aware to said proposed development. While this is not explicitly a concern against the proposal, ensuring that all voices/families have been considered is crucial to any consensus and the city failed to contact some neighbors who are the very closest.
- 2) Traffic Congestion, Safety, Insufficient Parking, Noise, Pollution -- The current businesses on the corners of 900 W 2600 N—Stone Gate and PEAC—have led to an increase in periods of serious traffic congestion, insufficient parking resulting in vehicles parking along both sides of the street going North and around the corner in front of private residences. This is not only a concern for safe and efficient traffic flow, but also pedestrians (to be addressed in the next concern). The demonstration of the present demand for parking and severe traffic congestion demonstrates a demand that will only increase with further development.
- 3) Pedestrian Safety -- 900 W. is presently not prepared/constructed to facilitate safe pedestrian crossing. Further development will only amplify the necessity for the installment of proper crossings. This may include, but is not limited to, increased lighting, pedestrian crossing, traffic light installment, alterations to speed limits, etc., all of which impact the overall community. Our children's safety, and everyone's, is of prime import.
- 4) Function -- With the PEAC (Athletic Center/school facility) and Stone Gate (Reception/Events Center), the question is, how will an additional facility only 750 feet away from two other very similarly purposed businesses benefit our community? But more importantly, is it necessary, and what consequences may follow such as diluting business which are presently established...and possibly struggling in this 2020 Pandemic of 2020??
- 5) Long term vision -- One question to consider is the sustainability of our community, and what we will ultimately construct together? We, and all of our neighbors around us, moved to this area because it is a rural residential neighborhood...we don't want to live in a noisy, congested business/commercial district or have our property devalued as business/commercial endeavors spread.

We ask that our concerns are taken seriously. We are excited about the prospects of moving forward as a solid residential neighborhood community and building a brighter future for us all.

Howard & Tricia Tanner

