Pleasant Grove
Utah's City of Trees

PLEASANT GROVE CITY
PLANNING COMMISSION PUBLIC HEARING MINUTES
April 8, 2021
108 South 100 East
Pleasant Grove, UT

PRESENT: Vice-Chair Peter Steele, Commissioners Jeffrey Butler, Tim Clyde, Todd Fugal, Lisa Coombs

EXCUSED: Chair Bobbi Jo Blake and Dustin Phillips

STAFF: Daniel Cardenas, Community Development Director; Rylee Hall, City Planner; Aaron Wilson, City Engineer; Kara Kresser, Planning Assistant; Lauren Drubay, Planning Tech

Vice-Chair Peter Steele called the meeting to order at approximately 7:00 p.m.

Commission Business:

1. **Pledge of Allegiance and Opening Remarks:** Commissioner Butler led the Pledge of Allegiance. Commissioner Coombs gave the opening remarks.

2. **Agenda Approval:**

   - **MOTION:** Commissioner Fugal moved to APPROVE the agenda with item #2 continued indefinitely. Commissioner Coombs seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

3. **Staff Reports:**

   - **MOTION:** Commissioner Coombs moved to APPROVE the Staff Reports. Commissioner Fugal seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

4. **Declaration of Conflicts and Abstentions from Commission Members.**

There were no conflicts of interest.

ITEM 1 – Public Hearing: Site Plan – Located at Approximately 100 South and 1300 West (Sam White's Lane Neighborhood). Public Hearing to Consider the Request of McKay Christensen for

a Site Plan for 12 Buildings, containing 75 Townhome Units, on Property located at Approximately 220 South and Pleasant Grove Boulevard in The Grove Zone District – The Boulevard Mixed-Use Overlay.

City Planner, Rylee Hall, presented the staff report and stated that there is an existing plat for the property called Preliminary Plat A, however, the proposed site plan will occupy existing Lots 1 and 4. At the March 25 Planning Commission Meeting, two condominium plats were approved for all of the townhome buildings. A zoning map was displayed showing the overlay of Boulevard Plat A. The project is to be completed in two phases. Phase 1 will occupy existing Lot 4. Phase 2 will occupy Lot 1. An area map was displayed.

The site plan will include 12 buildings, each containing three to eight multi-family units with a total of 75 units. Each townhome unit will have two or three bedrooms with an attached two-car garage and additional parking provided on-site. The site plan for Phase 1 was displayed. The setbacks required for the development are 10 feet from the local road, which is 100 South, and 18 feet from 1300 West, which is a collector road. The setbacks were measured only from public streets. City Code requires each multi-family unit to have at least two parking spaces. The 75 units will require at least 150 parking spaces. In addition to each unit's two-car garage, 21 spaces are provided throughout the site for a total of 171 parking spaces. City Code requires that for 21 total on-site parking spaces outside of the garages, at least one Americans with Disabilities Act ("ADA") space must be provided with each parking area. The site plan meets this requirement by providing one ADA space on Lot 1 and another on Lot 4.

Planner Hall reported that City Code also requires that parking facilities be supplemented at 5% for bicycle parking. The proposed site plan meets these requirements by providing bike parking throughout the development. The Boulevard Mixed-Use ("BMU") Overlay Zone has a maximum required density of 23 units per acre. The density requirements will apply to the Master Plan for the entire project. The project comprises approximately 10.7 acres with the possibility of expanding to 11.7 acres once the area has been rezoned. Therefore, about 246 to 269 units will be allowed for the entire project area. A density of 23 units per acre was allowed with the caveat that a certain amount of commercial space within the project be dedicated to a sales tax-generating use. The density distribution of the units may be uneven as there is an existing commercial buffer requirement of 64 feet along Pleasant Grove Boulevard. The intent of the ordinance is to eliminate any residential use located along Pleasant Grove Boulevard to devote those areas to commercial uses.

Planner Hall stated that the site plan has been reviewed by the Design Review Board who found that the site and building meet the requirements for urban design as to building materials and design. The landscaping requirements include one tree per 1,000 square feet of landscaped area or a total of 31 trees required including 10 evergreen trees. The proposed landscape plan will include 113 trees with 25 evergreen trees, which represents 61% of the required number of trees. This far exceeds the landscape requirements for the development. The extra landscaping was used toward the point allocation for required Optional Design Features.

The Open Space Plan was next addressed. Planner Hall reported that City Code requires that new development within the BMU overlay preserve at least 20% of the net developable site area for open space. Open Space cannot include required buffer areas or narrow, leftover space between buildings. The Site Plan meets this requirement by reserving 30.1% of the total site for open space. The applicant has provided plans for the total project planned area, showing where the open space will be provided. The excess open space (~10%) will be used toward the point allocation for required Optional Design Features.

For any multi-family or mixed-use development in the BMU zone, City Code requires specific optional design features. Each is assigned a point value, and the proposed development must include enough optional design features to meet the assigned point total. This project was required enough optional design features to total 25 points. The optional design features were selected from a list that included solar features, roof materials, multipurpose stormwater detention, special features, common buildings or facilities, extra trees and landscaping, open space, or construction and dedication of a park or trail. Each of the design features has specific requirements that must be met for them to be counted toward the total point allocation for the project. The applicant selected roof materials (5 points), Special Features (5 points), Extra Landscaping (5 points), and Extra Open Space (10 points).

The landscape buffer was next addressed. Planner Hall reported that City Code requires a buffer between residential and commercial uses. The applicant plans to address this by providing a hedge as a landscape buffer element between the residential and commercial uses, along the proposed sidewalk. The project area is a master-planned development, and while the commercial uses will not be constructed until a later date, staff thought it appropriate to address this requirement now in anticipation of the future commercial portion of the project. Staff reviewed the proposal and determined that it meets the requirements for setbacks, parking, landscaping, open space, and all other relevant requirements. Staff recommended approval subject to the conditions set forth in the staff report.

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

The applicant's representative, Todd Amberry, was present and stated that they were working through nuances associated with this complicated site. He noted that it has been challenging to accommodate the variables that exist on the site. The building types are the same and there is no specific color palette for each plot. He requested that approval be granted without that requirement. Color scheme issues were discussed. He was informed that colors need to be specifically called out on a lot-by-lot basis. The intent was to ensure that the same colors are not next to each other.

Vice-Chair Steele opened the public hearing. There were no public comments. The Chair closed the public hearing and invited the Commission to either continue the discussion regarding this item or he would entertain a motion if no further discussion was necessary.

Timing issues were discussed.

MOTION: Commissioner Clyde moved that the Planning Commission forward a recommendation of approval for the request McKay Christensen for the proposed site plan on property located at approximately 100 South and 1300 West in The Grove Zone District – The Boulevard Mixed-Use Overlay; and adopting the exhibits, conditions, and findings of the staff report, and as modified by the conditions below:

1. The Open space plan shall be updated to match the site plan.

2. Prior to City Council, the applicant will provide updated elevations and color renderings for all buildings, showing all sets of buildings 3-8 (not just 5). Each building's elevation will be updated to show the correct side elevation. Also submitted will be a plan showing the color scheme of each set of buildings.

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

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

ITEM 2 – Public Hearing: Public Hearing: Text Amendment – Section 10-14-27-3A: Density of Allowed Uses (The Grove Zone District – The Boulevard Mixed-Use Overlay)
Public Hearing to consider the request of McKay Christensen to amend City Code Section 10-14-27-3A: Density of Allowed Uses, by changing the requirement for certain dedicated uses, for buildings, parking areas, drive aisles, and/or outparcel directly fronting Pleasant Grove Boulevard, within a minimum buffer of sixty-four feet (64'), only within the Grove Zone District – Boulevard Mixed-Use Overlay.

Item 2 was continued indefinitely.

ITEM 3 – Public Hearing: Text Amendment – Section 10-11D-2: Permitted, Conditional, and Accessory Uses (CS-2 (Commercial Sales-2) Zone). Public Hearing to Consider the Request of Dana Lee to Amend City Code Section 10-11D-2: Permitted, Conditional, and Accessory Uses, by Adding Use #6815, Day Nursery or Childcare Center, to the List of Permitted Uses in the CS-2 (Commercial Sales-2) Zone.

Planner Hall presented the staff report and stated that the purpose of the CS-2 (Commercial Sales-2) Zone is to provide appropriate locations where a combination of businesses, commercial, entertainment, and related activities may be established. The uses and regulations of the zone are designed to promote and encourage the development of shopping centers and smaller compatible satellite business. Because the proposed text amendment proposes a use staff believes to be in harmony with the intent of the established zone and no negative effects are anticipated, staff recommended approval.

The intent of the Code Amendment was to make the use permitted in the zone; however, any future application for a childcare center shall require the approval of multiple different regulatory agencies. All childcare centers shall also meet additional zoning and planning regulations for the protection of the business staff and patrons.

Vice-Chair Steele asked about the setback requirements for childcare centers. Planner Hall explained that it is not specific to childcare centers and is determined by the zone.

Community Development Director, Daniel Cardenas, commented that staff was surprised that the use was not permitted in the zone. Staff was of the opinion that the use fits well in this location as well as most commercial zones within the City. A question was raised regarding potential negative impacts to the City. Director Cardenas did not anticipate any negative effects but staff's main concern with daycare centers pertains to the safety of the children and ensuring that the building meets the criteria for safety.

The applicant, Dana Lee, identified herself as the owner of the Little Geniuses Learning Center. They already have a facility in Midvale and have been in business for nearly three years. The Midvale location is located in a shopping center. In Pleasant Grove, they are looking for something with enough room for a play area and convenient access. There will be a ratio for each age group. They provide breakfast, lunch, and snacks for the children and their hours are from 6:30 a.m. to 5:30 p.m. Currently, there is only one center serving Pleasant Grove and it is only licensed for 35 children. She identified the need for childcare services in the City based on the growth taking place. Ms. Lee stated that they have not yet entered into a Lease Agreement. In the desired location there is currently a cross-fit gym and a dance studio. If approval is granted, it was understood that additional details will need to be worked out.

Vice-Chair Steele opened the public hearing. There were no further public comments. The Chair closed the public hearing and invited the Commission to either continue the discussion regarding this item or he would entertain a motion if no further discussion was necessary.

MOTION: Commissioner Clyde moved that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendments to City Code Section 10-11D-2C: Permitted, Conditional, and Accessory Uses, by adding Use #6815, day nursery or childcare center, to the list of permitted uses in the CS-2 (Commercial Sales-2) Zone. Commissioner Fugal seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

ITEM 4 – Review and Approve the Minutes from the March 25, 2021, Planning Commission Meeting.

MOTION: Commissioner Coombs moved to accept the minutes of March 25, 2021. Commissioner Fugal seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

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

Planning Commission Chair

Kara Kresser, Planning Tech

4/29/21
Date Approved