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2
3 PLEASANT GROVE CITY
4 PLANNING COMMISSION MEETING MINUTES
5 April 29, 2021
6

7 **PRESENT:** Chair Bobbi Jo Blake, Commissioners Jeffrey Butler, Tim Clyde, Lisa Coombs,
8 Dustin Phillips, Peter Steele
9

10 **EXCUSED:** Todd Fugal
11

12 **STAFF:** Daniel Cardenas, Community Development Director; Rylee Hall, City Planner; Aaron
13 Wilson, City Engineer; Kara Kresser, Planning Assistant; Barbara Johnson, Building Technician
14

15 Chair Bobbi Jo Blake called the meeting to order at 7:00 p.m.
16

17 **Commission Business:**
18

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

22 **2. Agenda Approval:**
23

24 Chair Blake commented that agenda item number four would be continued to the next meeting
25 scheduled for May 13, 2021.
26

- 27 • **MOTION:** Commissioner Coombs moved to APPROVE the agenda with the
28 continuation of agenda item number four. Commissioner Phillips seconded the
29 motion. The Commissioners unanimously voted "Aye". The motion carried.
30

31 **3. Staff Reports:**
32

- 33 • **MOTION:** Commissioner Coombs moved to APPROVE the Staff Reports.
34 Commissioner Butler seconded the motion. The Commissioners unanimously
35 voted "Aye". The motion carried.
36

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

2
3 Commissioner Phillips indicated that he would be abstaining due to a conflict with agenda items
4 one and two. Agenda items one and two were considered together. Commissioner Phillips stepped
5 down from the dais and did not participate in the discussion or vote.
6

7 **ITEM 1 – Public Hearing – Preliminary Subdivision Plat – Located at Approximately 1877 West**
8 **State Street (Sam White’s Lane Neighborhood). Public Hearing to Consider the Request of**
9 **Ridgepoint Management Group, LLC (Susan Palmer) for a Preliminary Commercial Subdivision**
10 **Plat called Battle Creek Park Plat “B” on Property Located at Approximately 1877 West State**
11 **Street in The Grove Zone – Commercial Sales Subdistrict. ***Continued from April 22, 2021*****
12

13 **ITEM 2 – Public Hearing – Site Plan – Located at Approximately 1877 West State Street (Same**
14 **White’s Lane Neighborhood). Public Hearing to Consider a Request of Ridgepoint Management**
15 **Group, LLC (Susan Palmer) for a Site Plan for Four Three-Story, Multi-Tenant, Professional**
16 **Office Buildings on Property Located at Approximately 1877 West State Street in The Grove Zone**
17 **– Commercial Sales Subdistrict. ***Continued from April 22, 2021*****
18

19 Agenda items 1 and 2 were discussed together. City Planner, Rylee Hall presented the staff report
20 and stated that the proposal is for a six-lot plat called Battle Creek Business Park Plat B for the
21 proposed Lots 3 through 6. A zoning map was displayed showing the location of the property as
22 well as an aerial image of the property. The plat was displayed and will include six lots. Each lot
23 will have a three-story multi-tenant office building. The site plan for Units A and B on Lots 1
24 and 2 were heard by the Planning Commission in 2019. Since then, approval of the site plans
25 expired, and the matter was to reheard by the Planning Commission on May 13. The items to be
26 heard included a proposal for a six-lot plat called Battle Creek Business Park Plat B for the entire
27 property and the site plan for office building Units C, D, E, and F, on Lots 3, 4, 5, and 6. The
28 proposed site plan for the buildings was displayed.
29

30 Planner Hall reported that in The Grove Zone in the Commercial Sales Subdistrict there is no
31 minimum lot area or lot width requirement, so the proposed subdivision meets all City Code
32 requirements. The required building setbacks or landscape buffer is 25 feet and is measured from
33 State Road. In the zone, there are also no side or rear yard setbacks, so each building meets the
34 minimum setback requirements for the zone.
35

36 Planner Hall stated that the parking needs for the site were estimated based on the City Code ratio
37 for professional office buildings, which is one stall for every 300 square feet of office area. Each
38 building is approximately 19,570 square feet in size, which is divided evenly between three stories.
39 All four buildings provide 78,276 square feet of office space, which requires at least 261 total
40 parking spaces. The site plan meets this requirement by providing 279 stalls, including nine ADA-
41 compliant spaces. The off-street parking requirements have also been met.
42

1 The Landscape Plan for the site was displayed. Planner Hall reported that the Commercial Sales
2 Subdistrict requires a mix of landscape elements and at least one tree is required per 1,000 square
3 feet of landscaped area. 30% of the total number of required trees must be evergreen. The
4 proposed site contains 60 total trees, 18 of which are evergreen (about 30%), and meets the
5 landscaping requirements for the zone. Planner Hall reported that the Design Review Board
6 ("DRB") has also reviewed the proposal and recommended approval. They found that the site and
7 the building meet the requirements for urban design as well as building materials and design.

8
9 The Color Scheme Key submitted by the applicant was displayed and shows the different color
10 scheme proposals for each of the buildings. Buildings C and F use Color Scheme 1, Buildings B
11 and D will use Color Scheme 2, and Buildings A and E will utilize Color Scheme 3. Staff reviewed
12 the proposal and determined that the site plan and plat meet the existing Code requirements for
13 landscaping design, setbacks, parking, and all other requirements. Staff recommended approval
14 subject to the conditions set forth in the staff report.

15
16 Planner Hall stated that if the Commission had questions about the Utah Department of
17 Transportation ("UDOT") agreements, they can be directed to City Engineer, Aaron Wilson.
18 Commissioner Clyde asked about the cross-parking concern. Planner Hall responded that all of
19 the parking is provided for each site. The Cross Parking Agreement will allow parking anywhere
20 on the site for all of the buildings.

21
22 In response to a question raised, Planner Hall stated that no material changes had been made since
23 the 2019 approval. With respect to condition number two, Planner Hall stated that Capital
24 Community Bank is located to the west of the subject property. There will be minor changes to
25 access the property that will change the parking and some landscaping on the site. The applicant
26 submitted a Minor Site Plan Amendment that will be approved by staff. It appeared, however, to
27 meet City Code requirements.

28
29 The access points into the site were identified. Planner Hall stated that there is also an access
30 easement onto North County Boulevard.

31
32 Commissioner Butler asked if there will be an access between the proposed buildings and the
33 condominium complex. Planner Hall responded that there will be a fence and the access will serve
34 the commercial area only. Commissioner Clyde asked if the easement is required in North County
35 Boulevard beforehand. Mr. Wilson stated that it is required to ensure that there are adequate access
36 points.

37
38 In response to a question raised by Commissioner Butler, Planner Hall indicated that fire trucks
39 will be able to access the southernmost buildings because of the North County access.

1 Chair Blake opened the public hearing. There were no further public comments. The Chair closed
2 the public hearing and invited the Commission to either continue the discussion regarding these
3 Items or she would entertain a motion if no further discussion was necessary.
4

5 Commissioner Clyde asked about the agreement with UDOT regarding the accesses and how it
6 will that change the exit for the Capital Community Bank. Mr. Wilson explained that the bank is
7 closing their existing access and it will be combined with the access to the site. In response to a
8 question raised by Commissioner Coombs, Mr. Wilson stated that the Capital Community Bank
9 will have two accesses from State Street and one from North County Boulevard.
10

11 **MOTION:** Commissioner Coombs moved to forward a recommendation of approval for the
12 request of Ridgepoint Management (Susan Palmer) for the subdivision plat called Battle Creek
13 Business Park Plat 'B' on property located at approximately 1877 West State Street in The Grove
14 Zone - Commercial Sales Subdistrict, and adopting the exhibits conditions and findings of the staff
15 report and as modified by the conditions below:
16

- 17 1. CC&Rs will be submitted that address utilities, cross parking, maintenance, and
18 any other necessary requirements.
19
- 20 2. Minor site plan amendment for the neighboring property, for Capital Community
21 Bank, is approved in conjunction with Utah Department of Transportation
22 ("UDOT") agreements for the site plan.
23
- 24 3. All final planning, engineering, and Fire Department requirements are met.
25

26 Commissioner Clyde seconded the motion. The Commissioners unanimously voted "Aye". The
27 motion carried. Commissioner Phillips did not participate in the vote.
28

29 **MOTION:** Commissioner Steele moved to forward a recommendation of approval for the request
30 of Ridgepoint Management Group, LLC (Susan Palmer) for the proposed Site Plan on property
31 located at Approximately 1877 West State Street in The Grove Zone – Commercial Sales
32 Subdistrict, and adopting the exhibits conditions and findings of the Staff Report with the condition
33 that:
34

- 35 1. All final planning engineering and Fire Department requirements are met.
36

37 Commissioner Butler seconded the motion. The Commissioners unanimously voted "Aye". The
38 motion carried. Commissioner Phillips did not participate in the vote.
39

40 Commissioner Phillips rejoined the meeting on the dais.

1 **ITEM 3 – Site Plan – Located at Approximately 220 South 2500 West (Sam White’s Lane**
2 **Neighborhood). Public Hearing to Consider a Request from Chad Nielson for a Site Plan for a**
3 **Two-Story Professional Office Building on Property Located at Approximately 220 South 2500**
4 **West in The Grove Zone – Mixed Housing Subdistrict. ***Continued from April 22, 2021*****
5

6 Planner Hall presented the staff report and stated that the proposal is for a two-story office building
7 called Anderson Office Building located at approximately 220 South 2500 West in The Grove
8 Zone - Mixed Housing Subdistrict. A zoning map showing its location and an aerial image of the
9 property were displayed. The proposed site plan was also displayed. Planner Hall reported that
10 in The Grove Zone - Mixed Housing Subdistrict there is no minimum lot area or width for any
11 commercial development. The frontage for the site is provided by 2500 West. The site plan shows
12 the future Phase 2, which will include a second office building that will be constructed directly to
13 the east and the expansion of the parking area to meet parking requirements for both buildings.
14 That area of the site will be landscaped. The total area of the building is 8,874 square feet in size
15 and the required landscape buffer is 25 feet that is measured from 2500 West.
16

17 Planner Hall stated that landscaping requirements for the zone require a mix of landscape elements
18 and one tree is required per 1,000 square feet of landscaped area. 30% of the total number of
19 required trees must be evergreen. The proposed site plan provides 27 total trees, 10 of which are
20 evergreen (37%) and meets the landscaping requirements for the Zone. The DRB reviewed the
21 site plan and found that the site and building meet the requirements for urban design as well as
22 building materials and design. The elevations have been submitted by the applicant. Planner Hall
23 reported that parking requirements for the site were estimated based on the given ratio of the City
24 Code for a professional office which is one space per 300 square feet of floor area. The site plan
25 meets this requirement by providing 32 total stalls, including two ADA stalls. Staff reviewed the
26 proposal and determined that the proposed site plan meets requirements for landscaping, design,
27 setbacks, parking, and all requirements. Staff recommended approval.
28

29 In response to a question raised by Commissioner Butler, Planner Hall indicated that there is a
30 protected wetland area. Chair Blake commented that it seems that the site has not been divided
31 into lots. Planner Hall responded that there is a plat for the property in the staff report and there is
32 an existing subdivision. Commissioner Phillips mentioned that it is possible that they purchased
33 additional land for future expansion and there is no need to subdivide currently.
34

35 The applicant, Christopher Anderson, confirmed that the extra land is for future expansion. There
36 were no additional questions for the applicant.
37

38 Chair Blake opened the public hearing. There were no further public comments. The Chair closed
39 the public hearing and invited the Commission to either continue the discussion regarding this Item
40 or she would entertain a motion if no further discussion was necessary.

41 **MOTION:** Commissioner Steele moved to forward a recommendation of approval for the request
42 of Chad Nielson for the proposed site plan on property at 220 South 2500 West in the Grove Zone

1 - Mixed Housing Subdistrict; and adopting the exhibits, conditions, and findings of the staff report,
2 and as modified by the condition below:

3
4 1. All final planning, engineering, and Fire Department requirements are met.

5
6 Commissioner Clyde seconded the motion. The Commissioners unanimously voted "Aye". The
7 motion carried.

8
9 **ITEM 4 – Public Hearing – City Code Text Amendment – Section 10-6-2: Definitions; Boarding**
10 **and Rooming House (City Wide). Public Hearing to Consider Amendments to City Code Section**
11 **10-6-2: Definitions; Boarding and Rooming House, to Modify the Definition of 'Boarding and**
12 **Rooming House'. ***Continued from April 22, 2021*****

13
14 Item 4 was continued to the May 13 meeting.

15
16 **ITEM 5 – Public Hearing – Code Text Amendment – Section 10-9A-2: Permitted, Conditional,**
17 **and Accessory Uses to Remove Listed Use #5440 (Candy, Nut, and Confectionary), Use #6299**
18 **(Other Personal Services, NEC (includes Wedding Chapels, Reception Centers, Babysitting**
19 **Bureaus, and Reducing Salons), Use #7500 (Resorts and Group Camps), Use #7400 (Recreation**
20 **Activities), and Use #1516 (Bed and Breakfast Inn) from the List of Conditional Uses in the R-R**
21 **(Rural Residential) Zone. ***Continued from April 22, 2021*****

22
23 **ITEM 6 – Public Hearing – Code Text Amendment – Section 10-9A-10: Building Height. Public**
24 **Hearing to Consider a Request from Pleasant Grove City to Amend City Code Section 10-9A-10:**
25 **Building Height, to Refine the Requirements and Limitations for Building Height in the R-R (Rural**
26 **Residential) Zone. ***Continued from April 22, 2021*****

27
28 Agenda items five and six were addressed together. Community Development Director, Daniel
29 Cardenas, presented the staff report and stated that agenda item number five involves the Rural
30 Residential (R-R) Zone. He explained that the rural residential zone includes permitted and
31 conditional uses. The reason for staff's proposal is because conditional uses are becoming a
32 nuisance for the neighbors. The nature of the zone is residential. He explained that there are no
33 restrictions in the Code regarding conditional uses. Director Cardenas stated that the proposal was
34 to eliminate all commercial uses in the zone. He explained that they are not limiting home
35 occupation permits for commercial purposes. Commissioner Steele asked if legally they can forbid
36 substance abuse facilities or other care facilities in residential zones. Director Cardenas stated that
37 by law they cannot. The uses to be eliminated were identified as bed and breakfasts, retail of
38 candy, reception centers, resorts and group camps, and recreational activities.

39
40 Director Cardenas presented item number six, which relates to the maximum height of a main
41 building in the Rural Residential Zone (R-R) which is 35 feet. He read the definition of height and
42 indicated that staff is proposing to eliminate the portion of the Code that allows for the issuance of

1 a Conditional Use Permit for main buildings that exceed 35 feet. Director Cardenas stated that
2 staff considers 35 feet to be a good height for a building in the Rural Residential Zone. There was
3 discussion of the possibility of reviewing the entire residential Code for consistency and to
4 eliminate the mention of 2½ stories.

5
6 Chair Blake opened the public hearing. There were no public comments. The Chair closed the
7 public hearing and invited the Commission to either continue the discussion regarding this Item or
8 she would entertain a motion if no further discussion was necessary.

9
10 **MOTION:** Commissioner Steele moved to forward a recommendation of approval to the City
11 Council for the proposed amendments to City Code Section 10-9A-2: Permitted, Conditional, and
12 Accessory uses in the R-R (Rural Residential) Zone and adopting the exhibits, conditions, and
13 findings contained in the staff report and as modified by the condition below:

- 14
15 1. All Final Planning, Building, Engineering, and Fire Department requirements are
16 met.

17
18 Commissioner Coombs seconded the motion. The Commissioners unanimously voted “Aye”. The
19 motion carried.

20
21 **MOTION:** Commissioner Butler moved to forward a recommendation of approval to the City
22 Council for the proposed amendments to City Code Section 10-9A-10: Building Height in the
23 R-R (Rural Residential) Zone; and adopting the exhibits, conditions, and findings of the staff
24 report, and as modified by the conditions below:

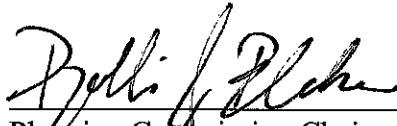
- 25
26 1. All Final Planning Building, Engineering, and Fire Department requirements are
27 met.
28
29 2. The 2½-story requirement shall be eliminated.

30
31 Commissioner Coombs seconded the motion. The Commissioners unanimously voted “Aye”. The
32 motion carried.

33
34 **ITEM 7 – Review and Approve the Minutes from April 8, 2021, and April 22, 2021, Planning**
35 **Commission Meetings.**

36
37 **MOTION:** Commissioner Coombs moved to accept the minutes of April 8, 2021, and April 22,
38 2021. Commissioner Clyde seconded the motion. The Commissioners unanimously voted “Aye”.
39 The motion carried.

1 **MOTION:** Commissioner Coombs moved to adjourn the meeting at approximately 7:59 p.m.
2 Commissioner Butler seconded the motion. The Commissioners unanimously voted "Aye". The
3 motion carried.

4
5 
6
7 Planning Commission Chair

8
9 
10 Kara Kresser, Planning Tech

11 
12
13 Date Approved