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2
3 PLEASANT GROVE CITY
4 PLANNING COMMISSION MEETING MINUTES
5 May 27, 2021
6

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

10 **EXCUSED:** Todd Fugal, City Planner Rylee Hall
11

12 **STAFF:** Daniel Cardenas, Community Development Director; Lauren Droubay, Planning Tech;
13 Aaron Wilson, City Engineer; Kara Kresser, Planning Assistant
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 Clyde led the Pledge of
20 Allegiance. Commissioner Phillips offered the opening remarks.
21

22 **2. Agenda Approval:**
23

24 It was reported that agenda item number 5 was continued to the June 10, 2021, meeting.
25

- 26 • **MOTION:** Commissioner Coombs moved to APPROVE the agenda with agenda
27 item 5 being continued to June 10. Commissioner Phillips seconded the motion.
28 The Commissioners unanimously voted "Aye". The motion carried.
29

30 **3. Staff Reports:**
31

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

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

2
3 There were no declarations or abstentions.

4
5 **ITEM 1 – Public Hearing – Preliminary Subdivision Plat-** Located at Approximately 178 West
6 1100 North (Little Denmark Neighborhood). Public Hearing to Consider the Request of Jeramie
7 Messersmith for a Two-Lot, Residential Preliminary Subdivision Plat Called Timpanogos
8 Meadow Plat “C” on Property Located at Approximately 178 West 1100 North in the R1-8 (Single-
9 Family Residential) Zone.

10
11 Community Development Director, Daniel Cardenas, presented the staff report and described the
12 proposal. The applicant is requesting approval of a two-lot residential subdivision called
13 Timpanogos Meadow Plat ‘C’ on property located at approximately 178 West 1100 North in the
14 R1-8 (Single-Family Residential) Zone. He stated that this Item was already approved by the
15 Planning Commission on March 14, 2019. Every recommendation of approval from the Planning
16 Commission has a one-year expiration date. After one year it must be reheard.

17
18 Director Cardenas referred to the table on the staff report and reported that each lot is almost 20,000
19 square feet in size. He also referred to the Zoning Map and reported that the area is almost one
20 acre for a two-lot subdivision. He stated that the proposed plat meets all the requirements for
21 subdivisions and for the R1-8 (Single-Family Residential) Zone. Upon receipt of a
22 recommendation from the Planning Commission this Item is not going to the City Council, it will
23 go to the City Engineer who will assist in giving the final recommendation for approval.

24
25 The applicant, Jeramie Messersmith, argued that they were informed that the driveway approaches
26 have to be ripped out and redone. He claimed that the driveway approaches were measured and
27 that they meet the requirements.

28
29 Chair Blake asked the applicant if he had any objection to the plat the way it is proposed currently.
30 The applicant responded that he had an issue with the driveway approaches being torn out and
31 redone. Commissioner Clyde clarified to the applicant that those concerns would have to be
32 addressed with the Engineering Department.

33
34 Chair Blake opened the public hearing.

35
36 *Shirley Hatch* identified herself as the owner of the property that Mr. Messersmith wants to build
37 on. She expressed her concerns with the time it takes to get approval.

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

1 **MOTION:** Commissioner Coombs moved that the Planning Commission forward a
2 recommendation of APPROVAL for the request of Jeramie Messersmith for the Subdivision Plat
3 called Timpanogos Meadows Plat 'C' on property located at approximately 178 West 1100 North,
4 in the R1-8 (Single Family Residential) Zone; and adopting the exhibits, conditions, and finding
5 of the staff report, and as modified by the conditions below:
6

- 7 1. All Final Planning, Engineering, and Fire Department requirements are met.
8

9 Commissioner Clyde seconded the motion. The Commissioners unanimously voted "Aye". The
10 motion carried.
11

12 **ITEM 2 – Public Hearing – Rezone – Located at Approximately 220 South Pleasant Grove**
13 **Boulevard (Sam White's Lane Neighborhood). Public Hearing to Consider the Request of McKay**
14 **Christensen to Apply the BMU (The Boulevard Mixed-Use Overlay) to Approximately One Acre**
15 **on Property Currently Zoned The Grove Zone – Commercial Sales Subdistrict, located at**
16 **Approximately 220 South Pleasant Grove Boulevard.**
17

18 Director Cardenas presented the staff report and stated that in 2018, a rezone of about 10 acres was
19 approved by the City Council for the project known as The Boulevard Mixed-Use Overlay
20 ("BMU") Zone. The Aerial Map was displayed and the area where the applicant acquired more
21 land was pointed. The applicant was requesting to apply the BMU Zone to one additional that he
22 had acquired. Director Cardenas indicated that what is shown in the western portion are interior
23 concepts.
24

25 The applicant, McKay Christensen, stated that the one-acre was always part of the project plan.
26 He explained that by bringing the one acre in, there will not be a lot of changes. It will be the same
27 amount of commercial and residential that they always planned to build.
28

29 Chair Blake opened the public hearing. There were no public comments. The Chair closed the
30 public hearing and invited the Commission to either continue the discussion regarding this item or
31 she would entertain a motion if no further discussion was necessary.
32

33 In response to a question by Commissioner Butler, Director Cardenas reported that the easement
34 from the previous owner will remain.
35

36 **MOTION:** Commissioner Clyde moved that the Planning Commission forward a
37 recommendation of APPROVAL for the request of McKay Christensen for the rezone of one acre
38 by applying The Boulevard Mixed-Use Overlay (BMU) Zone; and adopting the exhibits,
39 conditions, and findings of the staff report. Commissioner Butler seconded the motion. The
40 Commissioners unanimously voted "Aye". The motion carried.
41

1 **ITEM 3 – Public Hearing – Text Amendment – Section 10-14-24-1: The Grove Commercial**
2 **Sales Subdistrict, Permitted Uses. (Sam White’s Lane Neighborhood). Public Hearing to**
3 **Consider the Request of Joe Nelson (KDK Construction) to Amend City Code Section 10-14-24-**
4 **1-C2: The Grove Commercial Sales Subdistrict, Permitted Uses, Expanding the Permitted Uses**
5 **to Include Use #6419 Automobile Service, Except Repair and Wash (Includes Luge, Diagnostic,**
6 **Tune-Ups, Parks, and Tire Replacement Services) Only for Properties Fronting State Street within**
7 **the Grove Zone and Limited to the Commercial Sales Subdistrict.**

8 *****Continued from May 13, 2021.*****
9

10 Director Cardenas displayed the Zoning Map and compared it to the General Plan. He explained
11 that the General Plan gives a general idea of where the zone line should be, while the Zoning Map
12 is more descriptive and goes all the way to State Street. He indicated that usually, the zones do
13 not cut through the middle of a parcel. It is extended all the way to the road. About one year ago
14 a business was approved for the retail sale of tires, which is a permitted use in the zone. Director
15 Cardenas commented recommended that anyone purchasing a building make sure that the
16 purported use is allowed in the zone. He indicated that the applicant is proposing to add Use
17 #6419, Automobile Services without repair. It was clarified that is not a mechanic shop. The
18 automobile services include oil changes, diagnostic, tune-ups, and have less of an impact than a
19 full mechanic shop. The use applies only to properties fronting State Street within the Grove Zone
20 and limited to the Commercial Sales Subdistrict.

21
22 Commissioner Clyde questioned whether the business that was previously approved is in the CS2
23 zone. Director Cardenas confirmed that it is and indicated that when that business was approved
24 it was approved as a retail tire use. Chair Blake asked if there will be cars parked for days in the
25 building area. Director Cardenas explained that the work that will be performed in the business
26 should be done the same day. Commissioner Clyde mentioned that lube shops do not typically sit
27 the cars out like a full car repair shop will do.

28
29 The applicant, Shane Smoot, identified himself as a representative of Superior Lubes and its
30 Valvoline Instant Oil franchise. Responding to the question posed, he indicated that there are no
31 overnight services. He explained that a quick lube includes repair and parts that are sold from a
32 retail store. He asked to add that they are closer to a service than they are to an auto parts store.
33 Commissioner Clyde explained that once the wordage is changed, it alters the entire section of
34 State Street. He clarified that the decision is not specifically for this application because it changes
35 what can happen on the street.

36
37 Chair Blake opened the public hearing. There were no public comments. The Chair closed the
38 public hearing and invited the Commission to either continue the discussion regarding this item or
39 she would entertain a motion if no further discussion was necessary.

40
41 Chair Blake expressed her concern about cars being parked outside the business for a long period
42 of time and asked that the language be clarified. Director Cardenas noted that the use language

1 includes no repairs. Commissioner Clyde mentioned that if that occurs, the business will be out
2 of compliance with their business license and they could lose it.

3
4 **MOTION:** Commissioner Steele moved that the Planning Commission forward a
5 recommendation of APPROVAL to the City Council for the proposed amendments to City Code
6 Section 10-14-24-1-C2: The Grove Commercial Sales Subdistrict, Permitted Uses, expanding the
7 permitted uses to include Use #6419 Automobile service, except repair and wash (includes lube,
8 diagnostic, tune-ups, parts, and tire replacement services) only for properties fronting State Street
9 within the Grove Zone and limited to the Commercial Sales Subdistrict; and adopting the exhibits,
10 conditions, and findings of the staff report. Commissioner Coombs seconded the motion. The
11 Commissioners unanimously voted "Aye". The motion carried.

12
13 **ITEM 4 – Public Hearing – Code Text Amendment – Section 10-9B-9: Building Height.** Public
14 Hearing to Consider a Request from Pleasant Grove City to Amend the City Code Section 10-9B-9:
15 Building Height, to Refine the Requirements and Limitations for Building Height in the R1
16 (Single-Family Residential) Zones.

17 *****Continued from May 13, 2021*****

18
19 Director Cardenas reported that the above item pertains to a text code amendment. He mentioned
20 that a similar idea was discussed to remove the Conditional Use Permit for the height of a building
21 in the Rural Residential Zone and for bringing it for Single Family Residential Zone as well. The
22 language for building heights in the Single-Family Residential Zone is as follows:

23
24 'No lot or parcel of land in the Single-Family Zone should have a main
25 building or structure which exceeds the maximum height of 35 feet (35').
26 Chimneys, flagpoles, or any other architectural features are exempt.
27 Notwithstanding these provisions, main buildings which exceeds the
28 maximum height of 35 feet may be approved by the issuance of a
29 Conditional Use Permit upon findings of no significant loss of light, air, and
30 views of surrounding properties, or where, by reason of topography, one
31 side of the dwelling may exceed 35 feet.'

32
33 Director Cardenas stated that the language pertaining to a Conditional Use Permit is extremely
34 subjective because people apply, and it is very complicated to determine that there is no loss of
35 light, air, and views of surrounding properties. With regard to the language "by reason of
36 topography one side of the dwelling may exceed 35 feet", Director Cardenas commented that he
37 considers that better language would be that more than one side can be taller as long as the average
38 measures 35 feet. In response to a question posed by Commissioner Clyde, Director Cardenas
39 explained that Pleasant Grove's ordinance is more benevolent than other cities ordinances in the
40 way that Pleasant Grove's definition calls for measuring from finished grade, while other
41 jurisdictions measure from original grade. Director Cardenas also considered that conditional uses
42 should be removed as much as possible.

1
2 There were no further public comments. The Chair closed the public hearing and invited the
3 Commission to either continue the discussion regarding this item or she would entertain a motion
4 if no further discussion were necessary.
5

6 **MOTION:** Commissioner Coombs moved that the Planning Commission forward a
7 recommendation of APPROVAL to the City Council for the proposed City Code Section 10-9B-9:
8 Building Height in the R-1 (Single-Family residential) Zones; and adopting the exhibits,
9 conditions, and findings of the staff report, and as modified by the conditions below:
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- 11 1. All Final Planning, Building, Engineering, and Fire Department requirements are
12 met.
13

14 Commissioner Butler seconded the motion. The Commissioners unanimously voted "Aye". The
15 motion carried.
16

17 **ITEM 5** – Public Hearing – City Code Text Amendment – Section 10-6-2: Definitions; Boarding
18 and Rooming House (City Wide). Public Hearing to Consider Amendments to City Code Section
19 10-6-2: Definitions; Boarding and Rooming House, to Modify the Definition of 'Boarding and
20 Rooming House'.
21

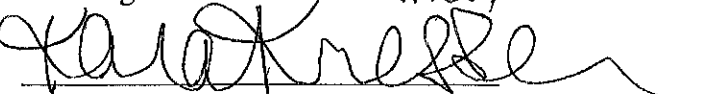
22 ****Continued from May 13, 2021,****
23

24 **ITEM 6** – Review and Approve the Minutes from the May 13, 2021, Planning Commission
25 Meeting.
26

27 **MOTION:** Commissioner Phillips moved to accept the minutes of May 13, 2021. Commissioner
28 Clyde seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.
29

30 **MOTION:** Commissioner Coombs moved to adjourn the meeting at approximately 7:53 p.m.
31 Commissioner Clyde seconded the motion. The Commissioners unanimously voted "Aye". The
32 motion carried.
33

34 
35 Planning Commission Chair (Vice)

36 
37 Kara Kresser, Planning Tech
38

39 6/10/21
40 Date Approved
41