



1
2
3 PLEASANT GROVE CITY
4 PLANNING COMMISSION MEETING MINUTES
5 June 10, 2021
6

7 **PRESENT:** Vice Chair Peter Steele, Commissioners Jeffrey Butler, Lisa Coombs, Todd Fugal,
8 Dustin Phillips
9

10 **EXCUSED:** Chair Bobbi Jo Blake, Commissioner Tim Clyde, Community Development Director
11 Daniel Cardenas; Aaron Wilson, City Engineer
12

13 **STAFF:** Rylee Hall, City Planner; Lauren Droubay, Planning Tech; Barbara Johnson, Building
14 Assistant
15

16 In the absence of Chair Bobbi Jo Blake, Vice-Chair Peter Steele called the meeting to order at 7:00
17 p.m.
18

19 **Commission Business:**
20

21 **1. Pledge of Allegiance and Opening Remarks:** Commissioner Fugal led the Pledge of
22 Allegiance. Commissioner Butler offered the opening remarks.
23

24 **2. Agenda Approval:**
25

- 26 • **MOTION:** Commissioner Coombs moved to APPROVE the agenda.
27 Commissioner Phillips seconded the motion. The Commissioners unanimously
28 voted "Aye". The motion carried.
29

30 **3. Staff Reports:**
31

- 32 • **MOTION:** Commissioner Fugal moved to APPROVE the Staff Reports.
33 Commissioner Coombs 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 – Conditional Use Permit – 489 Harvest Moon Drive.**
6 **(String Town Neighborhood)**

7 **Public Hearing to Consider the Request of Angela Dye for a Conditional Use Permit for a**
8 **Major Home Occupation to Allow Sewing Lessons on Property Located at Approximately**
9 **489 Harvest Moon Drive in the R1-8 PD Zone.**

10
11 City Planner, Rylee Hall presented the staff report and stated that the request is for approval of a
12 Conditional Use Permit for a Major Home Occupation to allow sewing lessons on property located
13 at 489 Harvest Moon Drive in the R1-8 PD Zone. The Zoning Map and the Aerial Image of the
14 property were displayed. Planner Hall reported that the applicant is requesting the ability to have
15 up to eight students in her home per hour to teach sewing lessons on Tuesday and Thursday
16 evenings. The Planning Commission may allow increases in the intensity of a home occupation
17 through approval of a Conditional Use Permit.

18
19 The applicant, Angela Dye, resides at the subject property. She has no employees and is not
20 requesting an increase in the current number of employees which is zero (0). She is requesting
21 approval of a Conditional Use Permit that would allow her to instruct up to eight students at her
22 home, given her ability, available parking, and no adverse impacts on the neighborhood. City
23 Code requirements of a Major Home Occupation will allow this as long as the above criteria are
24 met.

25
26 The applicant would like to teach children eight to 16 years of age on Tuesday and Thursday from
27 6:00 p.m. to 8:00 p.m. She expects to have four to eight children at the home at a time. The
28 applicant has indicated all children will be dropped off or picked up in the driveway and no parking
29 will be required for the use. The applicant has also stated that adequate parking is provided either
30 in the garage or the driveway for residential purposes and no additional needs will be generated by
31 the Major Home Occupation.

32
33 Planner Hall stated that the intent of the City Code is to encourage most business activities to be
34 conducted in the commercial zones. However, some businesses may be conducted within
35 residential areas on a limited basis as long as all the requirements found in City Code 10-21 are
36 met. Based on the City Code requirements the Planning Commission could allow up to one non-
37 resident employee if the applicant desired. The proposed business complies with all other
38 conditions and requirements listed in City Code Section 10-21-6 Major Home Occupations. Staff
39 recommended approval subject to the conditions set forth in the staff report.

40
41 Vice-Chair Steele opened the public hearing.

1 *Russell Dye* identified himself as the applicant's husband. Mr. Dye explained that his wife loves
2 to sew and likes to help children achieve a lifestyle. She wants to do it right and legally.

3
4 Vice-Chair Steele closed the public hearing and invited the Commission to either continue the
5 discussion regarding this item or he would entertain a motion if no further discussion was
6 necessary.

7
8 **MOTION:** Commissioner Phillips moved to forward a positive recommendation of approval for
9 the request of Angela Dye for a Condition Use Permit to allow sewing lessons as a Major Home
10 Occupation, on property located at 489 Harvest Moon Drive, in the R1-8 Zone; and adopting the
11 exhibits, conditions, and findings of the staff report, and as modified by the conditions below:

- 12
13 1. Adequate off-street parking is provided for the residents' vehicles during the time
14 sewing lessons are held.
- 15
16 2. On-street parking for patrons will be prohibited.
- 17
18 3. All applicable conditions in the City Code Section 10-21-4 and Section 10-21-6 are
19 met.
- 20
21 4. All Final Planning, Engineering, and Fire Department requirements are met.

22
23 Commissioner Fugal seconded the motion. The Commissioners unanimously voted "Aye". The
24 motion carried.

25
26 **ITEM 2 – City Code Text Amendment – Section 10-6-2: Definitions; Boarding and Rooming**
27 **House**
28 **(City Wide)**

29 **Public Hearing to Consider Amendments to City Code Section 10-6-2: Definitions; Boarding**
30 **and Rooming House, to Modify the Definition of 'Boarding and Rooming House'. *Continued***
31 ***from May 27, 2021***

32
33 Planner Hall presented the staff report and stated that the request is to modify the definition of
34 Boarding and Rooming House found in City Code 10-6-2. She reported that staff reviews the City
35 Code and sometimes there are certain terms that are outdated and do not convey the intended
36 meaning of the Code. Planner Hall read the Code Section. She proceeded to discuss the proposed
37 changes by staff. One of the proposed changes was to eliminate the last sentence because staff did
38 not think that it was necessary to include it. Many of the uses are accommodated by other uses in
39 the Code like accessory apartments and foster home or residential care facilities. Staff
40 recommended approval subject to the conditions set forth in the staff report.

1 In response to a question posed by Commissioner Fugal, Planner Hall explained that boarding
2 houses are not listed as one of the uses in the Code. She also explained to Commissioner Coombs
3 that boarding houses would not be allowed in the City for this use. It would have to fall on another
4 use that is listed as permitted or conditional.

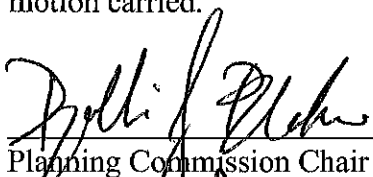
5
6 Vice-Chair Steele opened the public hearing. There were no public comments. The Vice-Chair
7 closed the public hearing and invited the Commission to either continue the discussion regarding
8 this item or he would entertain a motion if no further discussion was necessary.

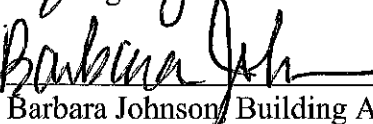
9
10 **MOTION:** Commissioner Coombs moved to forward a positive recommendation of approval to
11 the City Council for the proposed amendments to City Code Section 10-6-2: Definitions; Boarding
12 and Rooming House, to remove certain language and further define the meaning of 'Boarding and
13 Rooming House', and adopting the exhibits, conditions, and findings of the staff report.
14 Commissioner Butler seconded the motion. The Commissioners unanimously voted "Aye". The
15 motion carried.

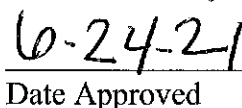
16
17 **ITEM 3 – Review and Approve the Minutes from the May 27, 2021, Planning Commission**
18 **Meeting.**

19
20 **MOTION:** Commissioner Phillips moved to accept the minutes of May 27, 2021. Commissioner
21 Butler seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

22
23 **MOTION:** Commissioner Coombs moved to adjourn the meeting at approximately 7:15 p.m.
24 Commissioner Phillips seconded the motion. The Commissioners unanimously voted "Aye". The
25 motion carried.

26
27 
28 _____
29 Planning Commission Chair

30
31 
32 _____
33 Barbara Johnson Building Assistant

34 
35 _____
Date Approved