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

7 **PRESENT:** Chair Bobbi Jo Blake, Commissioners Jeffrey Butler, Todd Fugal, Peter Steele
8

9 **STAFF:** Daniel Cardenas, Community Development Director; Deon Giles, Parks Director;
10 Lauren Droubay, Planning Tech; Aaron Wilson, City Engineer; Kara Kresser, Planning Assistant
11

12 **EXCUSED:** Dustin Phillips, Tim Clyde, Lisa Coombs, City Planner Rylee Hall
13

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

16 **Commission Business:**
17

18 1. **Pledge of Allegiance and Opening Remarks:** Commissioner Butler led the Pledge of
19 Allegiance. Commissioner Fugal offered the opening remarks.
20

21 2. **Agenda Approval.**
22
23

- 24 • **MOTION:** Commissioner Butler moved to APPROVE the agenda.
25 Commissioner Steele seconded the motion. The Commissioners unanimously
26 voted "Aye". The motion carried.
27

28 3. **Staff Reports:**
29

30 Commissioner Fugal indicated that on Item 2, under the analysis of proposed locations, the
31 "pickleball court" location should be changed to a "fiber optic communication building."
32

- 33 • **MOTION:** Commissioner Steele moved to APPROVE the Staff Reports, with the
34 change as stated by Commissioner Fugal. Commissioner Butler seconded the
35 motion. The Commissioners unanimously voted "Aye". The motion carried.
36

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

2
3 There were no declarations or abstentions.

4
5 **ITEM 1 – Public Hearing – Site Plan – Located on the Foothills East of the Murdock Trail from**
6 **Approximately 2000 North to 2800 North.**
7 **(Big Spring Neighborhood)**
8 Public Hearing to Consider the Request of Pleasant Grove City for a Site Plan for Phase 3 of the
9 Multi-Use Trail System in Eastern Pleasant Grove, Located on the Foothills East of the Murdock
10 Trail from Approximately 2000 North to 2800 North.

11
12 Parks Director, Deon Giles, presented the staff report, including aerial exhibits, and reported that
13 originally this portion of the multi-use trail had been included in Phase 2. During that time, two
14 property owners were negotiating with the City for a Trail Use Permit. Ultimately, the City
15 purchased nine acres from one owner. The purchase was helpful for the City because the acreage
16 surrounded the Wade Springs area and helped to better protect it. Negotiations with the other
17 property owners continued until the previous month when negotiations failed. The trail in the area
18 has since been redesigned so that it all falls within City property, including the uphill climb. It
19 was noted that three miles of trail were added. The area was described by Director Giles using
20 visual exhibits to show specifically where the original path of the trail had been changed. The
21 potential remained for negotiations to further expand in the future.

22
23 Chair Blake recognized that concerns had been raised and resolved in Phases 1 and 2 and asked if
24 there were any concerns regarding Phase 3. Director Giles stated that there were no concerns, but
25 indicated that one Cedar Hills property owner expressed concerns that were resolved by a trail
26 adjustment. Otherwise, he identified the residents who were originally not been in favor of Phase 1
27 (near Wade Springs on the south end) but were now great supporters and defenders of the trail.

28
29 When asked by Commissioner Butler what area of the trail was multi-use, Director Giles stated
30 that the trail was all multi-use except for the equestrian use allowed in the Phase 1 area. Some
31 equestrian trails were rerouted due to conflicts with bikers. They now only cross the multi-use
32 trail twice. That change resolved the issues and there have been no subsequent complaints. There
33 is not much use of the trails by equestrians, however, if it becomes an issue, other options can be
34 explored. No requests for additional horse trails had occurred to date.

35
36 In relation to discussion of future expansion and trail access, Director Giles stated that due to the
37 way the Phases were designed, there is access to nearby U.S. Forest Service trails that the City is
38 working to adopt and that some residents are using. The Forest Service will map them as
39 “registered trails” on their property. Volunteerism on the part of the City will be needed to
40 maintain those trails but ultimately there will be 30 miles of trails from Grove Creek to Cedar Hills
41 in the foothills that will be useable multi-use trails.

1 With regard to trail maintenance, Commissioner Fugal asked if the intent was to continue with
2 voluntary maintenance of the trails or if more staff would eventually be required. Director Giles
3 explained that they had seen more staff being required for maintenance issues but noted that
4 volunteerism had been helpful in the past in terms of maintenance and water issues impacting the
5 trails. His concern was with the Forest Service property and the potential for an overload. For
6 now, Phase 3 maintenance was considered manageable. The trail was designed for sustainability
7 and, to date, was functioning as designed. There was "wear and tear" but few issues with the trail
8 tread itself.

9
10 Chair Blake opened the public hearing. There were no public comments. The Chair closed the
11 public hearing and invited the Commission to either continue the discussion regarding this item or
12 she would entertain a motion if no further discussion was necessary.

13
14 **MOTION:** Commissioner Fugal moved to recommend approval for the request of Pleasant Grove
15 City for Phase 3 of the Valley Vista multi-use trail system in the R-R (Rural Residential) and
16 R1-20 (Single-Family Residential) Zones; and adopting the exhibits, conditions, and findings of
17 the staff report, and as modified by the conditions below:

- 18
19 1. All Final Planning, Engineering, and Fire Department requirement are met.

20
21 Commissioner Butler seconded the motion. The Commissioners unanimously voted "Aye". The
22 motion carried.

23
24 **ITEM 2 – Public Hearing – Conditional Use Permit – Located at Approximately 487 West 220**
25 **South.**

26 (Sam White's Lane Neighborhood)

27 Public Hearing to Consider the Request of Mason Molyneaux for a Conditional Use Permit to
28 Allow Fiber Optic Communication Building on Property Located at Approximately 485 West 220
29 South in the C-G (General Commercial) Zone.

30
31 Community Development Director, Daniel Cardenas, presented the staff report and exhibits for a
32 fiber optic commercial building. The proposed building is to be located next to the rodeo grounds,
33 between a school and the northwest ballfield. Ultimately, there will be a total of five buildings of
34 this type located throughout the City for equipment storage. Director Cardenas displayed a
35 photograph of the subject buildings. He reported that typically such a building is permitted in a
36 residential zone, however, if located in a Commercial General Zone, a Conditional Use Permit is
37 required. The closest description staff could find regarding the requested use for the building was
38 an electrical building for appurtenances. This building, although small, requires a Building Permit
39 because it has an electrical component and to assure that the building meets the setback
40 requirements and structural regulations.

1 The proposed building location is on a small piece of undeveloped land. An aerial map and the
2 site plan were displayed. Nearby, there is a retaining wall and an electrical transformer that reflects
3 similar equipment already located in the area. The retaining wall is owned by The Utah
4 Department of Transportation ("UDOT"). The setback requirement is 10 feet from the property
5 line. When asked whether the City needs to get permission from UDOT regarding placement of
6 the subject building, Director Cardenas responded that he did not believe the building would
7 impact the retaining wall because of the required setbacks. City Engineer, Aaron Wilson, agreed
8 since the building will be on City property and will not touch the retaining wall, UDOT will not
9 be impacted. During the permitting process, UDOT will, in any event, be contacted to ensure that
10 no issues arise. It was noted that there had been no concerns expressed about the building being
11 located near the school. No applicant was present.

12
13 Chair Blake opened the public hearing. There were no public comments. The Chair closed the
14 public hearing and invited the Commission to either continue the discussion regarding this item or
15 she would entertain a motion if no further discussion was necessary.

16
17 **MOTION:** Commissioner Butler moved that the Planning Commission approve the request of
18 Mason Molyneaux for a Conditional Use Permit to allow a fiber optic communication building
19 (#4919), on property located at approximately 485 West 200 South in the C-G (General
20 Commercial) Zone, and adopting the exhibits, conditions, and findings of the staff report, and as
21 modified by the condition below:

- 22
23 1. All Final Planning, Engineering, and Fire Department requirements are met

24
25 Commissioner Steele seconded the motion. The Commissioners unanimously voted "Aye". The
26 motion carried.

27
28 **ITEM 3 – Public Hearing – Rezone – Located at Approximately 1072 North 2000 West.**
29 (Mud Hole Neighborhood)

30 Public Hearing to Consider the Request of Penn Owens to Apply the P-O (Professional Office)
31 Zone to Approximately One Acre of Property Currently Zoned R1-8 (Single-Family Residential),
32 Located at Approximately 1027 North 2000 West.

33
34 **ITEM 4 – Public Hearing – Preliminary Subdivision Plat – Located at Approximately 1072 North**
35 **2000 West.**

36 (Mud Hole Neighborhood)

37 Public Hearing to Consider the Request of Penn Owens for a Two-Lot Preliminary Subdivision
38 Plat, Called BLVD Yard Offices Subdivision Plat 'A' on Property Located at Approximately 1027
39 North 2000 West in the P-O (Professional Office) Zone, and on Property Currently Zoned R1-8
40 (Single-Family Residential) Proposed to be Rezoned to the P-O (Professional Office) Zone.

1 **ITEM 5** – Public Hearing – Site Plan – Located at Approximately 1072 North 2000 West.
2 (Mud Hole Neighborhood)
3 Public Hearing to Consider a Request of Penn Owens for a Site Plan for a Single-Story, Multi-
4 Tenant Office Building on Property Located at Approximately 1027 North 2000 West Currently
5 Zoned R1-8 (Single-Family Residential) Proposed to be Rezoned to the P-O (Professional Office)
6 Zone.

7
8 The above three items were discussed together but voted on separately.

9
10 Director Cardenas presented the staff report and displayed the zoning map. The request for
11 rezoning was for a one-acre parcel located within the R1-8 (Single-Family Residential) Zone to be
12 rezoned to a P-O (Professional Office) Zone. Professional Office use areas are designed to
13 accommodate and provide areas for professional services near residential areas. A similar property
14 recently underwent the same type of rezoning in the same general area for a dental office.

15
16 When a zone change is anticipated, the General Plan is reviewed to determine the land use
17 designation for the area. In this case, the General Plan designation showed Professional/Mixed
18 Use, which supports the applicant's zone change request.

19
20 Recognizing that rezoning is considered a legislative action, approval must be by the City Council.
21 Approval of the plat and site plan does not require City Council action; however, any approval
22 given by the Planning Commission for the plat or the site plan must contain written language
23 specifying that approval is conditioned on City Council's approval of the zoning change. Staff
24 recommended approval of the rezone.

25
26 The Commission Members were able to review the proposed Plat Map, identified as BLVD Yard
27 Offices Subdivision Plat A consisting of two lots. Lot 1 is the one-acre proposed rezoned property.
28 Lot 2 is about a one-half acre and currently includes a small residence. The plat includes a cross-
29 access easement with the common area of Smart Plaza, which already has a similar building in
30 front of the lot and parking in the back, providing for the free flow of vehicles. Staff recommended
31 approval of the plat.

32
33 Using the site plan map, Director Cardenas reported that the focus is on Lot 1, which will contain
34 a single-story, multi-tenant office building that is similar in structure to the existing building. The
35 result will be two office buildings located at the front of the properties with access to parking in
36 the back. Director Cardenas noted that the zoning in the back of the property is not currently
37 residential but the use might be residential, which would require attention in the planning process.
38 City staff has been working with the owner in that regard. All submitted plans will comply with
39 the existing Code requirements, and there will assurance that the proposed building does not
40 adversely impact any neighboring property. Staff recommended approval of the site plan.

1 Commissioner Fugal addressed potential noise issues, which had been a problem in the past.
2 Director Cardenas stated that the noise issue was due to a dumpster location and an early empty
3 time. The dumpster on the subject property will be placed away from neighborhood properties to
4 reduce noise issues.

5
6 Fencing requirements on the east side of the property were raised by Chair Blake. Director
7 Cardenas explained that the plans dictate both the height and type of fence as required by Code.
8 An existing fence is present and considered adequate. If during the process, an issue arises between
9 the owner and other affected property owners, they can discuss and agree on fencing between
10 themselves. The City will monitor the issue to assure that compliance is satisfactory to all.

11
12 There was discussion comparing the access routes for the subject property and Smart Peak Plaza
13 using exhibits from the staff report. Engineer Wilson reported that they have been working with
14 UDOT on this project. The existing access that was originally located in the middle of the property
15 has been changed to the south boundary. The cross access on the south will serve as access for
16 Lot 2 on the south side. There will be one access along North County Boulevard, which also
17 provides access to Lot 2. UDOT was satisfied with the proposed changes, which actually create
18 better traffic flow. The parking lot to the east is at a different elevation level, so access is not an
19 issue.

20
21 The applicant, Penn Owens, stated that in relation to the plat, the home on Lot 2 will be removed.
22 He also reported that everyone will benefit from the modified design of the property. The building
23 colors were proposed as brown with white brick, white pop-outs, darker colored pushbacks, and
24 black metal awnings. Signage will be provided for the tenants. It was estimated that the building
25 will have three to six tenants. Commissioner Butler asked about landscaping, in reference to
26 drought conditions. Mr. Owens reported that he previously used to be a Landscape Architect by
27 profession. The landscape design will include trees, boulders, cobblestones, and bushes with drip-
28 line irrigation. Little to no grass is to be used. The landscaping will be used to contrast the
29 building.

30
31 Chair Blake opened the public hearing. There were no public comments. The Chair closed the
32 public hearing and invited the Commission to either continue the discussion regarding these items
33 or she would entertain motions on the three items if no further discussion was necessary.

34
35 **MOTION:** Commissioner Steele moved that the Planning Commission forward a
36 recommendation of approval of the request of Penn Owens for a rezone of approximately one acre
37 from the R1-8 (Single-Family Residential) Zone to the P-O (Professional Office) Zone, at property
38 located at approximately 1027 North 2000 West; and adopting the exhibits, conditions, and
39 findings of the staff report, and as modified by the condition below:

- 40
41 1. All Final Planning, Engineering, and Fire Department requirements are met.
42

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

MOTION: Commissioner Fugal moved that the Planning Commission forward a recommendation of approval for the request of Penn Owens for the subdivision plat called BLVD Yard Offices Subdivision Plat 'A' on property at approximately 1027 North 2000 West, in R1-8 (Single Family Residential) and the P-O (Professional Office) Zone; and adopting the exhibits, conditions, and findings of the staff report, and as modified by the conditions below:

1. The rezone to the P-O (Professional Office) Zone is approved by the City Council.
2. All final Planning, and Fire Department requirements are met.

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

MOTION: Commissioner Butler moved that the Planning Commission forward a recommendation of approval for the request of Penn Owes for the proposed site plan on property at approximately 1027 North 2000 West, in the R1-8 (Single Family Residential) Zone; and adopting the exhibits, conditions, and findings of the staff report, and as modified by the conditions below:

1. The rezone to the P-O (Professional Office) Zone is approved by the City Council.
2. All Final Planning, Engineering, and Fire Department requirements are met.

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

ITEM 6 – Review and Approve the Minutes from the July 8, 2021, and July 22, 2021, Planning Commission Meeting.

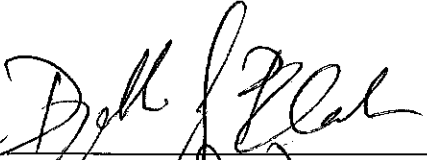
The minutes of July 8, 2021, were reviewed and modified. Commissioner Fugal asked for clarification on page 2 and suggested deleting "...nothing is new and nothing is changed," and replacing it with, "There were no changes from the original request by the Planning Commission on May 28, 2020."

MOTION: Commissioner Steele moved to ACCEPT the minutes of July 8, 2021, with the changes suggested by Commissioner Fugal. Commissioner Fugal seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

The minutes of July 22, 2021, were reviewed and modified.

1
2 **MOTION:** Commissioner Fugal moved to ACCEPT the minutes of July 22, 2021, with the
3 change noted by Chair Blake. Commissioner Butler seconded the motion. The Commissioners
4 unanimously voted "Aye". The motion carried.

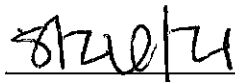
5
6 **MOTION:** Commissioner Butler moved to ADJOURN the meeting at 7:00 p.m. Commissioner
7 Steele seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

8
9
10 

11
12 Planning Commission Chair

13
14 

15 Kara Kresser, Planning Tech

16
17 

18 Date Approved