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2
3 PLEASANT GROVE CITY
4 PLANNING COMMISSION MEETING MINUTES
5 September 9, 2021
6

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

9 **STAFF:** Daniel Cardenas, Community Development Director; Rylee Hall, City Planner; Kara
10 Kresser, Planning Assistant
11

12 **EXCUSED:** Lisa Coombs, Dustin Phillips, and City Engineer Aaron Wilson
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 Peter Steele led the Pledge
19 of Allegiance. Commissioner Jeffrey Butler offered the opening remarks.
20

21 2. **Agenda Approval.**
22

23 Chair Blake reported that Item #3 on the Agenda was continued to the next Planning Commission
24 meeting, scheduled for September 23, 2021.
25

- 26 • **MOTION:** Commissioner Todd Fugal moved to APPROVE the agenda, with the
27 deletion of Item #3, which was continued to the Planning Commission meeting on
28 September 23, 2021, as indicated by Chair Blake. Commissioner Butler seconded
29 the motion. The Commissioners unanimously voted "Aye". The motion carried.
30

31 3. **Staff Reports:**
32

- 33 • **MOTION:** Commissioner Butler moved to APPROVE Items #1 and #2 of the
34 Staff Reports. Commissioner Steele the motion. The Commissioners unanimously
35 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 – Preliminary Subdivision Plat – Located at Approximately 1048 North**
6 **County Boulevard.**

7 **(Sam White's Lane Neighborhood)**

8 Public Hearing to Consider the Request of St. John Properties for a Three-Lot Preliminary
9 Subdivision Plat Called Valley Grove Business Park Plat 'L', on Property Located at
10 Approximately 1048 North County Boulevard in the Interchange Subdistrict of The Grove Zone.

11
12 **ITEM 2 – Public Hearing – Site Plan – Located at 1049 North County Boulevard.**

13 **(Sam White's Lane Neighborhood)**

14 Public Hearing to Consider the Request of St. John Properties for a Site Plan for a Single-Story,
15 Multi-Tenant Retail Building on Property Located at Approximately 1048 North County
16 Boulevard in the Interchange Subdistrict of The Grove Zone.

17
18 The above two items were discussed together but voted on separately.

19
20 City Planner, Rylee Hall displayed a Zoning Map and aerial view of the property and reported that
21 the applicant was seeking approval of a three-lot subdivision called Valley Grove Business Park,
22 Plat L. The site plan is located on Lot 26 of the Grove Subdivision. There is an existing
23 subdivision plat for the proposed property called Valley Grove Business Park, Plat K. With
24 approval of the plat Parcel I, of the Valley Grove Business Park, Plat K will be vacated and will
25 become Lots 25, 26, and 27 of the Valley Grove Business Park, Plat L. Planner Hall provided the
26 proposed plat map for review. It will occupy proposed Lot 26, which was shown on an image of
27 the site plan. Planner Hall reported that the plan includes a single-story multi-tenant retail building
28 labeled Retail H. The total area of the building is 9,870 square feet. The required building setbacks
29 and landscape buffer are 25 feet measured from North County Boulevard. No side or rear setbacks
30 are required. The site plan was reviewed by the Design Review Board on August 16, 2021, and
31 was found to meet the requirements for Urban Design as well as for building materials and design.

32
33 Planner Hall referenced the Landscape Plan and stated that the landscaping requirements for the
34 Grove Zone include a mix of landscape elements including evergreens. One tree is required for
35 every 1,000 square feet of landscaped area and at least 30% of the total number of trees are to be
36 evergreens. For this project, there is approximately 3,230 square feet of landscaped area for which
37 at least four total trees are required. The proposed Landscape Plan provides 17 total trees, five of
38 which are evergreens. This is more than 100% of the required number of trees and exceeds the
39 landscape requirements for the development.

40
41 Planner Hall reported that the parking requirements for the building were based on City Code
42 calculations for retail. The basic requirement is one stall for every 200 square feet of retail floor

1 area. The proposed building is 9,780 square feet, which would require 50 stall spaces. The
2 proposed plan has 69 total spaces of which two are Americans with Disability Act ("ADA")
3 compliant, thereby meeting all off-street parking requirements. Parking permits will be
4 reevaluated when a new Business License application is received by the Community Development
5 Department. Also included in the site plan are bicycle parking spaces, which are provided in the
6 form of 5% of the total automobile spaces, as is required by City Code.

7
8 Planner Hall provided the proposed building elevations for the proposed building and identified
9 the south, east, north, and west elevations. The front of the building is facing at an angle in a
10 southwest direction toward North County Boulevard, facing the parking lot. Renderings prepared
11 by the applicant were also provided. Staff reviewed the proposed plans and determined that they
12 met all requirements for the Grove Zone Interchange Subdistrict and recommended approval of
13 both the plat and site plan.

14
15 Commissioner Butler asked for clarification of the entrance into the subdivision. He noted that
16 they were looking at an older map and it was unclear how the entrance fits into the proposed plan.
17 His interpretation was that it was south of the building. Planner Hall was unsure and stated that
18 the older map may not have been clear enough to show the entrance. General discussion continued
19 about the actual location of the entrance as displayed on the map. Planner Hall stated that a
20 separate access to the project would be from a nearby parking lot.

21
22 Chair Blake asked about the discrepancy of lot numbers in the report, referenced in part as Lots 24,
23 25, and 26 and referenced elsewhere as Lots 25, 26, and 27. Planner Hall stated that the correct
24 numbers were 25, 26, and 27. The report was written before the plans were updated. Some original
25 incorrect numbers were inadvertently not revised. Chair Blake asked if it was normal to skip a lot
26 number. Planner Hall stated that occasionally lot numbers may have been identified in a previous
27 plat, and normally the numbering will pick up where the last lot number left off. She assumed that
28 a comment in Review #1 noted the discrepancy, which required a change in the numbers being
29 modified.

30
31 A representative of the applicant, St. John Properties, was present. There were no comments or
32 questions.

33
34 Chair Blake opened the public hearing. There were no public comments. The Chair closed the
35 public hearing and invited the Commission to either continue the discussion regarding this item or
36 she would entertain a motion if no further discussion was necessary.

37
38 **MOTION:** Commissioner Steele moved to forward a recommendation of APPROVAL for the
39 request of St. John Properties for a preliminary subdivision plat called Valley Grove Business Park
40 Plat 'L' on property located at approximately 1048 North County Boulevard in the Interchange
41 Subdistrict of The Grove Zone; and adopting the exhibits, conditions, and findings of the staff
42 report, and as modified by the condition below:

1 1. All Final Planning, Engineering, and Fire Department requirements are met.
2
3 Commissioner Butler seconded the motion. The Commissioners unanimously voted "Aye". The
4 motion carried.

5
6 In response to a question raised by Commissioner Butler, the applicant's representative stated that
7 the current drought conditions and water usage have not impacted the landscaping plans.
8

9 **MOTION:** Commissioner Fugal moved to forward a recommendation of APPROVAL for the
10 request of St. John Properties for the proposed site plan on property located at approximately 1048
11 North County Boulevard in the Interchange Subdistrict of The Grove Zone; and adopting the
12 exhibits, conditions, and findings of the staff report, and as modified by the condition below:
13

14 1. All Final Planning, Engineering, and Fire Department requirements are met.
15
16 Commissioners Steele and Butler seconded the motion. The Commissioners unanimously voted
17 "Aye". The motion carried.
18

19 **ITEM 3 – Public Hearing: General Plan Amendment Chapter 2: Land Use**
20 (City Wide) Public Hearing to consider a request from Pleasant Grove City to amend the
21 Pleasant Grove City General Plan by modifying the Land Use designation described as Low
22 Density Residential (LDR) in Chapter 2: Land Use by either adjusting the geographical
23 boundaries of such designation or by changing the zones included within the LDR designation to
24 eliminate the R1-10 and R1-12 zones and move them to the Medium Density Residential (MDR)
25 Land Use designation. **** Continued from August 26, 2021 ****
26

27 The above item was not discussed.
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29 **ITEM 4 – Review and Approve the Minutes from the August 26, 2021, Planning Commission**
30 **Meeting.**
31

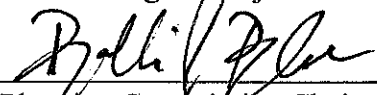
32 There were no minutes to review.
33

34 **MOTION:** Commissioner Steele moved to adjourn the meeting at 7:13 p.m. Commissioner Fugal
35 seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.
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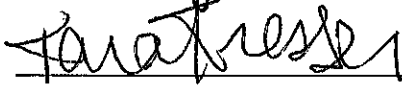
1 The meeting was adjourned at 7:13 p.m.

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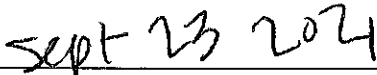
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4 
Planning Commission Chair

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6 
Kara Kresser, Planning Tech

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9 
Date Approved

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