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2
3 PLEASANT GROVE CITY
4 PLANNING COMMISSION MEETING MINUTES
5 October 14, 2021
6

7 **PRESENT:** Vice-Chair Peter Steele, Commissioners Jeffrey Butler, Todd Fugal, Lisa Coombs,
8 Lindsey Hargett
9

10 **STAFF:** Daniel Cardenas, Community Development Director; Rylee Hall, City Planner; Aaron
11 Wilson, City Engineer; Kara Kresser, Planning Assistant
12

13 **EXCUSED:** Chair Bobbi Jo Blake, Tim Clyde, and Dustin Phillips
14

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

18 **Commission Business:**
19

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

23 **2. Agenda Approval.**
24

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

29 **3. Staff Reports:**
30

- 31 • **MOTION:** Commissioner Fugal moved to APPROVE the Staff Reports.
32 Commissioner Coombs the motion. The Commissioners unanimously voted "Aye".
33 The motion carried.
34

35 **4. Declaration of Conflicts and Abstentions from Commission Members.**
36

37 There were no declarations or abstentions.
38

ITEM 1 - Public Hearing: Preliminary Condominium Subdivision Plat – Located at Approximately 1088 N. North County Boulevard. (Mud Hole Neighborhood).

Public Hearing to Consider the Request of Nathan Smith for a Two-Unit Preliminary, Commercial Condominium Subdivision Plat, called Smart Peak Plaza Plat 'A' on property located at approximately 1088 N North County Boulevard in the P-O (Professional Office) Zone.

City Planner, Rylee Hall, presented the Staff Report and described the proposal. The applicant is requesting approval of a two-unit, preliminary commercial condominium subdivision called Smart Peak Plaza Plat 'A,' located at approximately 1088 North County Boulevard in the P-O (Professional Office) Zone. Planner Hall shared a map that showed both the location and the zone. The property is directly adjacent to an R-1-8 Single Family Residential Zone. An aerial image was shared with the Planning Commission for additional context.

The proposed condominium plat is on a site with an existing approved Site Plan for a single-story multi-tenant medical office building. The Site Plan was approved last year and the building is currently existing. Planner Hall explained that the entire plat area will occupy 0.9 acres or 39,115 square feet and will include one building with two total units. The remaining area will be designated as common area. Planner Hall shared an image of the proposed plat. She reported that Unit 1 will be approximately 3,250 square feet in size and Unit 2 will be approximately 4,820 square feet. The buildings and common areas will be managed by the owner's association and each of the units will be owned individually. The common areas will be jointly owned and include the parking areas, access to the parking lot and building, landscaped areas, and any other remaining areas.

The plat describes the elevations and footprints for the units. Planner Hall shared an elevation map with the Planning Commission. If the applicant wishes to change the footprint of the building, the plat will need to be amended. This means that the plat would have to be redrawn. Reapproved, and rerecorded each time a change occurs. The proposed condominium plat meets all requirements of the P-O (Professional Office) Zone and a preliminary subdivision plat. As a result, staff recommended approval.

Vice-Chair Steele opened the public hearing.

Bruce Olson asked if the proposed building is similar to the building on the corner with respect to height. Vice-Chair Steele clarified that the application was for that building on the corner and the request was to split ownership into two. No new building was constructed.

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

1 **MOTION:** Commissioner Butler moved that the Planning Commission forward a positive
2 recommendation of approval for the request of Nathan Smith for the preliminary condominium
3 subdivision plat called Smart Peak Plaza Plat 'A,' located at approximately 1088 North County
4 Boulevard in the P-O (Professional Office) Zone; and adopting the exhibits, conditions, and
5 findings of the Staff Report, and as modified by the condition below:
6

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

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

12 **ITEM 2 - Public Hearing: Preliminary Subdivision Plat – Located at Approximately 100**
13 **South and 1300 West. (Sam White's Lane Neighborhood).**

14 Public Hearing to Consider the Request of Pleasant Grove City for a One-Lot, Preliminary
15 Subdivision Plat called 100 South Church Subdivision Plat 'B' on property located at
16 approximately 100 South and 1300 West in The Grove Zone – Mixed Housing Subdistrict.
17

18 Planner Hall presented the Staff Report and described the proposal. She shared a zoning map to
19 illustrate the location of the property and explained that it is located in The Grove Zone – Mixed
20 Housing Subdistrict and directly adjacent to The Grove Zone – Commercial Sales Subdistrict. The
21 applicant is requesting approval of a one-lot preliminary subdivision, called 100 South Church
22 Subdivision Plat 'B,' on property located at approximately 100 South 1300 West. An aerial image
23 was shared with the Planning Commission. There are several buildings already on the property,
24 including two homes and several accessory structures. There is an existing plat associated with
25 the property called 100 South Church Subdivision Plat 'A.' With the approval of the proposed
26 subdivision, the plat will be vacated and become 100 South Church Subdivision Plat 'B.'
27

28 Planner Hall explained that there was a road dedication for a right-of-way. City Engineer, Aaron
29 Wilson, clarified that a piece on the corner was dedicated on the previous plat that they would give
30 back to the Proctors. That was erroneously done with the previous plat and the property line went
31 through the middle of the garage. This was intended to clean that up. The City Council previously
32 heard and vacated that parcel and this plat combines those two parcels so there is not a remnant
33 parcel sitting there that is not part of the single lot. It also dedicates a corner for a future right-of-
34 way for a signal or something similar at that location.
35

36 There are many existing structures on the proposed plat, including two single-family homes and
37 several accessory buildings. Some street improvements are existing, such as curb and gutter, along
38 the subdivision boundary on 100 South and there are no street improvements existing along the
39 subdivision boundary on 1300 West. In The Grove Zone, there is no minimum lot area, lot width,
40 or lot frontage requirement. As a result, the proposed plat meets all zoning requirements in the
41 City Code. Engineering has also reviewed the proposed subdivision for all general requirements.
42 Since it meets all City Code requirements, staff recommended approval.

1
2 Vice-Chair Steele opened the public hearing.
3

4 *Bruce Goodwin* gave his address as 1300 West 107 South. He asked what was previously located
5 on the corner. Vice-Chair Steele explained that the last time the property lines were adjusted they
6 accidentally cut through the garage and this application would fix that. It would not change
7 anything about the Proctor's property but would fix the property line.
8

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

13 **MOTION:** Commissioner Coombs moved that the Planning Commission forward a positive
14 recommendation of approval for the request of Pleasant Grove City for the Subdivision Plat called
15 100 South Church Subdivision Plat 'B,' on property located at approximately 100 South 1300
16 West in the Grove Zone – Mixed Housing Subdistrict; and adopting the exhibits, conditions, and
17 findings of the Staff Report, and as modified by the condition below:
18

- 19 1. All Final Planning, Engineering, and Fire Department requirements are met.
20

21 Commissioner Butler seconded the motion. The Commissioners unanimously voted "Aye". The
22 motion carried.
23

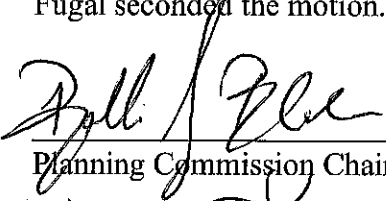
24 **ITEM 3 – Review and Approve the Minutes from the September 23, 2021, Planning**
25 **Commission Meeting.**
26

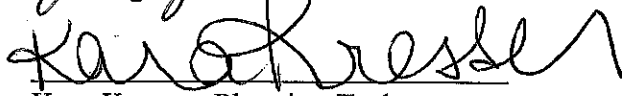
27 Commissioner Fugal commented that the September 23, 2021, Planning Commission Meeting
28 minutes used the word, 'developers' where the word, 'landowners,' would have been more
29 appropriate. He previously suggested that those changes be made and Planning Assistant, Kara
30 Kresser, made those changes where necessary.
31

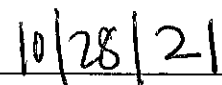
32 Commissioner Fugal also noted that on Page 3 of the minutes, there was language to state that
33 there was a City Council vote of 3-to-2, to eliminate the R-1-10 and R-1-12 designations. He
34 wondered if the vote was to eliminate or look into those designations. Community Development
35 Director, Daniel Cardenas, clarified that the vote was to look into the possibility of eliminating the
36 designations. Commissioner Fugal asked that the minutes be amended. Director Cardenas offered
37 to work on that language and bring the minutes back to the Commission.
38

39 **MOTION:** Commissioner Fugal moved to continue approval of the minutes of September 23,
40 2021. Commissioner Coombs seconded the motion. The Commissioners unanimously voted
41 "Aye". The motion carried.
42

1 **MOTION:** Commissioner Coombs moved to adjourn the meeting at 7:18 p.m. Commissioner
2 Fugal seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

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4 
5 _____
6 Planning Commission Chair

7 
8 _____
9 Kara Kresser, Planning Tech

10 
11 _____

12 Date Approved