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2
3 PLEASANT GROVE CITY
4 PLANNING COMMISSION MEETING MINUTES
5 November 18, 2021
6

7 **PRESENT:** Chair Bobbi Jo Blake, Commissioners Jeffrey Butler, Peter Steele, Lindsey Hargett,
8 Lisa Coombs
9

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

13 **EXCUSED:** Todd Fugal, Dustin Phillips, and Tim Clyde
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 Jeffrey Butler led the
20 Pledge of Allegiance. Commissioner Peter Steele offered the opening remarks.
21

22 **2. Agenda Approval.**
23

- 24 • **MOTION:** Commissioner Coombs moved to APPROVE the agenda, with Items 6, 10,
25 and 11 withdrawn. Commissioner Butler seconded the motion. The Commissioners
26 unanimously voted "Aye". The motion carried.
27

28 **3. Staff Reports:**
29

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

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

36 Commissioner Butler reported that he would need to step away from the meeting at 7:30 p.m. and
37 would likely return later.
38

ITEM 1 - Public Hearing: Rezone – Located at Approximately 1130 West State Street.
(Mud Hole Neighborhood)

Public Hearing to Consider the Request of Clean Space Storage to Apply the C-G (General Commercial) Zone to approximately 3.6 Acres of Property Currently Zoned R-R (Rural Residential) Zone, Located at Approximately 1130 West State Street.

Community Development Director, Daniel Cardenas, presented the Staff Report and stated that the request is to apply the C-G (Commercial General) Zone to 3.6 acres of property located at approximately 1130 West State Street. An aerial map was displayed. The property is currently within the R-R (Rural Residential) Zone, but the General Plan designation is West State Commercial. Director Cardenas explained that Commercial is planned on West State Street like it is on in many areas in the southern part of the City and is in proximity to arterial roadways and highways. He noted that West State Commercial provides for the shopping and service needs of the community. All of the neighboring properties along State Street that are directly adjacent to the applicant's property are planned to be zoned for commercial uses. The purpose of the rezone was future development.

The applicant does not have a Site Plan and the request was only for a rezone. Director Cardenas reported that to develop the area, there would need to be both a Site Plan and a Vicinity Plan. Access to the property is via Garden Drive and 500 North Street. Director Cardenas shared a map of the property. Staff determined that a rezone of the property to C-G (Commercial General) Zone is consistent with nearby areas and the General Plan. As a result, Staff recommended approval. Staff strongly recommended that the vacant lots and parcels to the north of State Street be Master Planned to create a cohesive line of commercial uses that will facilitate access to neighboring properties. Additionally, it was recommended that all commercial uses will have an appropriate design and will not be considered a nuisance to the adjacent residential properties.

Commissioner Butler asked what Staff envisioned for the Master Plan. Director Cardenas explained that the intention was to ensure that the property does not get landlocked. It was important that there be an opportunity for the land to be developed in the future. He also stressed the importance of connectivity. Commissioner Butler pointed out that 1300 West could be congested at times, and he wanted to know more about possible connections. Director Cardenas reported that Staff would not recommend a connection around 1300 West but would push it further north. The City Engineer would determine an appropriate location. He noted that this would be a good discussion to have when the actual Site Plan is before the Planning Commission for review.

Chair Blake asked how designs in the area would match. For instance, the property to the east is a two-or-three-story office building and the applicant's property will likely be used for storage. She wondered how the different uses would have a similar look and feel. Director Cardenas noted that the zone does not require a specific match in architectural features. The hope was that the applicant would follow guidelines and create a cohesive look.

1 The applicant, Tyler Okey, addressed concerns related to 1300 West. He had contacted Union
2 Pacific Railroad about a possible easement across the railroad tracks that will connect to Garden
3 Drive. Union Pacific Railroad was open to the idea and stated that if the City was in support, they
4 would be willing to look into it. Additionally, he was open to the idea of matching the building
5 east of the property in terms of the exterior aesthetics. Mr. Okey stated that he could coordinate
6 with other property owners to make sure that the area has a cohesive look.

7
8 Commissioner Butler wondered if 500 North Street would continue through the applicant's
9 property. Mr. Okey explained that the road will turn up from Garden Drive between the east of
10 the property and run upwards, connect with 500 North Street, and then cross the property line.
11 Chair Blake asked what the chances were of the railroad easement. City Engineer, Aaron Wilson
12 noted that if Union Pacific Railroad was open to the idea, it was a possibility. There was further
13 discussion regarding the potential easement. Mr. Okey clarified that the development is not
14 dependent upon that access, but it was an option to consider further.

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

19
20 **MOTION:** Commissioner Butler moved that the Planning Commission forward a
21 recommendation of APPROVAL to the City Council for the request of Clean Space Storage, for
22 the rezone of approximately 3.6 acres, for property located at 1130 West State Street, as drawn in
23 the attached map, from the R-R (Rural Residential) Zone to the C-G (Commercial General) Zone,
24 and adopting the exhibits, conditions, and findings of the Staff Report. Commissioner Coombs
25 seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

26
27 **ITEM 2 - Public Hearing: Preliminary Subdivision Plat – Located at Approximately 1445**
28 **South 600 West,**
29 **(North Field Neighborhood)**

30 Public Hearing to Consider the Request of Artisan Construction, LLC for a 33-Lot Preliminary
31 Subdivision Plat, called Makin Dreams Plat 'A' on Property Located at Approximately 1445 North
32 600 West in the R1-10 (Single-Family Residential) Zone.

33
34 Director Cardenas presented the Staff Report and stated that the request is for approval of a 33-lot
35 residential subdivision, called Makin Dreams Plat 'A,' located at approximately 1445 North 600
36 West. The area is proposed to be rezoned to R1-10 (Single Family Residential) Zone. The
37 property is currently within the R-R (Rural Residential) Zone and the General Plan designation is
38 Very Low-Density Residential. Director Cardenas reported that the lots have never been part of
39 an approved subdivision. A proposed Vicinity Plan and rezone to the R1-10 (Single-Family
40 residential) Zone for this area received a recommendation of approval from the Planning
41 Commission on March 11, 2021. There had not been final approval from the City Council, so the

1 plat is proposed with a Condition of Approval that the Vicinity Plan and rezone to the R1-10
2 (Single-Family Residential) Zone for the area must receive final approval from the City Council.

3
4 The plat was reviewed based on the requirements of the R1-10 (Single-Family Residential) Zone.
5 Director Cardenas explained that if the Vicinity Plan and rezone do not receive final approval from
6 the City Council, the plat will not meet requirements of the Zone and the proposed plat will be
7 denied. He reported that two existing homes will remain on proposed Lots 21 and 23. The homes
8 meet all minimum setback, lot coverage, and all other relevant requirements. Street improvements
9 for the proposed lots are not existing and will be required with further development of the property.
10 An aerial view of the property was displayed.

11
12 Director Cardenas discussed lot widths and explained that a few lots do not meet the width
13 requirement for an R1-10 (Single-Family Residential) Zone. However, Lot Size Averaging
14 allowed for up to 25% of the lots to be reduced in size. The proposed subdivision plat meets all
15 of the requirements to allow Lot Size Averaging to take place for up to eight lots, but only two lots
16 are proposed to be reduced in lot width only. Two cul-de-sacs were proposed, but connectivity
17 would not be lost. There will still be connections east to west and north to south.

18
19 Chair Blake asked to see the current Vicinity Plan, which was shared by Director Cardenas. Chair
20 Blake noted that one connection was lost east to west, and one was lost north to south.
21 Commissioner Butler wondered how many lots there would be if there was an R1-12 (Single-
22 Family Residential) Zone. The applicant, David Hawkes noted that there would be 35 lots under
23 the R1-12 (Single-Family Residential) Zone. He added that the reason for the decreased number
24 of accesses had to do with the location of an elementary school next to the northern access. If
25 there was access there as well, it would likely create safety issues for the school.

26
27 Chair Blake opened the public hearing.

28
29 *Alan Atwood* was present representing the Booth family, who own property to the south of the
30 Makin property. He expressed concerns about the addition of a road because it will limit future
31 development of the Booth property. There was not enough footage to include a 50-foot road, a
32 40-foot easement, and then add houses in the area as well. There was discussion regarding the
33 proposal. Chair Blake explained that there needs to be connectivity.

34
35 Mr. Hawkes addressed concerns expressed by Mr. Atwood. He explained that there are two flag
36 lots, and it was the preference of the City to limit flag lots where possible. The connectivity that
37 was proposed was by City Administrator, Marty Beaumont. The plan would allow for the flag lots
38 to become the usable road in the future. The current owners of the flag lots were not in support of
39 that, but connectivity could occur in the future when someone wants to purchase and develop the
40 properties.

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

4
5 Chair Blake reported that the Planning Commission decision would only relate to the subdivision
6 plat. Additionally, whatever is recommended with respect to the plat would be forwarded with the
7 condition that the rezone must be approved by the City Council. Commissioner Butler was
8 impressed by the application and liked the fact that the zone blended in with the surrounding lots
9 on the zoning map. He also liked that the applicant had considered the neighbors. Chair Blake
10 agreed and noted that additional lots could have been proposed. She appreciated that the
11 elementary school was considered with respect to access to the subdivision.

12
13 **MOTION:** Commissioner Steele moved that the Planning Commission forward a positive
14 recommendation of APPROVAL for the request of Artisan Construction, LLC for the subdivision
15 plat called Makin Dreams Plat 'A,' on property located at approximately 1445 North 600 West in
16 an area that is proposed to be rezoned to the R1-10 (Single Family Residential) Zone; and adopting
17 the exhibits, conditions, and findings of the Staff Report and as modified by the conditions below:

- 18
19 1. The proposed Vicinity Plan and proposed rezone to the R1-10 Zone that received a
20 recommendation of approval from the Planning Commission on March 11, 2021,
21 receives final approval from the City Council.
- 22
23 2. All Final Planning, Engineering, and Fire Department requirements are met.

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

27
28 **ITEM 3 - Public Hearing: Preliminary Subdivision Plat – Located at Approximately 668**
29 **West 4000 North.**
30 **(Manila Neighborhood)**

31 Public Hearing to Consider the Request of Gerald and Cindy Boyd for a 2-Lot Preliminary
32 Subdivision Plat, Called Thayne/Boyd Estates Plat 'A' on Property Located at Approximately 668
33 West 4000 North in the R-R (Rural Residential) Zone.

34
35 City Planner, Rylee Hall presented the Staff Report and stated that the applicant is requesting
36 approval of a two-lot preliminary subdivision plat called Thayne/Boyd Estates Plat 'A'. The
37 subject property is located at approximately 668 West 4000 North in the R-R (Rural Residential)
38 Zone. Planner Hall shared a zoning map and an aerial image. She explained that there is an
39 existing plat associated with the property called Thayne Estates. Planner Hall showed the existing
40 plat to the Planning Commission. With the approval of the proposed plat, Lot 3 of the existing
41 subdivision will be vacated and become Lots 1 and 2 of the proposed subdivision.

1 Both lots in the proposed subdivision meet all requirements of the R-R (Rural Residential) Zone,
2 which is a minimum lot size of one-half acre, minimum frontage of 60 feet, and a minimum width
3 of 110 feet. Staff reviewed the proposal, determined that it meets all requirements for the R-R
4 (Rural Residential) Zone, and recommended approval.

5
6 Chair Blake believed that Thayne Estates would continue to exist with Lots 1, 4, and 2, but there
7 would be a new subdivision that will be called the Thayne/Boyd Estates. Planner Hall confirmed
8 this and stated that Lot 3 will be vacated and become Lots 1 and 2 of the Thayne/Boyd Estates,
9 Plat 'A.'

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

14
15 Commissioner Butler left the meeting at 7:33 p.m.

16
17 **MOTION:** Commissioner Coombs moved that the Planning Commission forward a positive
18 recommendation of APPROVAL for the request of Gerald and Cindy Boyd for the Subdivision
19 Plat called Thayne/Boyd Estates Plat 'A,' on property located at approximately 668 West 4000
20 North in the R-R (Rural Residential) Zone; and adopting the exhibits, conditions, and findings of
21 the Staff Report and as 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. Commissioner Butler was not present for the vote.

27
28 **ITEM 4 - Public Hearing: Rezone – Located at Approximately 1330 North 100 East.**
29 **(Big Spring Neighborhood)**

30 Public Hearing to Consider the Request of Robert and Jill Bigelow to Apply the R1-10 (Single-
31 Family Residential) Zone to Approximately 0.29 Acres on Property Located at Approximately
32 1330 North 100 East.

33
34 Planner Hall reported that Items 4 and 5 would be discussed together. She presented the Staff
35 Report and stated that the applicant is requesting a rezone to the R1-10 (Single-Family Residential)
36 Zone as well as the approval of a two-lot residential subdivision, called Bigelow Subdivision Plat
37 'A,' located at approximately 1330 North 100 East. The General Plan designation is Low-Density
38 Residential. Planner Hall shared a zoning map of the property. She explained that the property is
39 currently within the R-R (Rural Residential) Zone and the subdivision is surrounded by the R1-10
40 (Single-Family Residential) Zone. An aerial image was shared.

1 The property contains a single-family home, and the area was vacant toward the rear of the
2 property. The proposed plat was shared. Planner Hall stated that the majority of the property will
3 be Lot 1 and the area toward the rear of the property will be Lot 2. The area shown as Lot 2 is the
4 area that is proposed to be rezoned to the R1-10 (Single-Family Residential) Zone. It was reviewed
5 to determine its compliance with the zone. Lot 1, which will remain within the R-R (Rural
6 Residential) Zone, was also reviewed to determine its compliance with its respective zone.

7
8 Planner Hall reported that the requirements for the R-R (Rural Residential) Zone are a minimum
9 lot size of one-half acre, minimum frontage of 60 feet, and a minimum width of 110 feet. For the
10 R1-10 (Single-Family Residential) Zone, the minimum lot size is 10,000 square feet, minimum
11 frontage of 35 feet, and a minimum width of 100 feet. The lots meet all requirements for their
12 respective zones, both existing and proposed. Frontage for the subdivision will be provided by
13 100 East and also 1280 North Street on the southern portion of the property. The proposed rezone
14 is to apply the R1-10 (Single-Family Residential) Zone to the Lot 2 area, which is approximately
15 0.29 acres in size. The rezone is supported by the General Plan. Planner Hall shared the General
16 Plan Designation map, which showed the area as Low-Density Residential.

17
18 Staff determined that a rezone from the R-R (Rural Residential) Zone to the R1-10 (Single-Family
19 Residential) Zone would be consistent with nearby areas and was within the intent of the land use
20 designation for the area, as indicated in the General Plan. Staff recommended approval of the
21 proposed rezone and the proposed subdivision plat, called Bigelow Subdivision Plat 'A.' Chair
22 Blake asked if the only access to the property was from 1280 North Street. Planner Hall confirmed
23 that was the case.

24
25 Chair Blake opened the public hearing. There were no public comments. The Chair closed the
26 public hearing and invited the Commission to either continue the discussion regarding this item or
27 she would entertain a motion if no further discussion was necessary.

28
29 **MOTION:** Commissioner Steele moved that the Planning Commission forward a
30 recommendation of APPROVAL to the City Council for the request of Robert and Jill Bigelow,
31 to apply the R1-10 (Single Family Residential) Zone to approximately 0.29 acres currently zoned
32 R-R (Rural Residential) Zone, on property located at approximately 1330 North 100 East; and
33 adopting the exhibits, conditions, and findings of the Staff Report and as modified by the condition
34 below:

- 35
36 1. All Final Planning, Engineering, and Fire Department requirements are met.

37
38 Commissioner Coombs seconded the motion. The Commissioners unanimously voted "Aye". The
39 motion carried. Commissioner Butler was not present for the vote.

1 **ITEM 5 - Public Hearing: Preliminary Subdivision Plat – Located at 1330 North 100 East.**
2 **(Big Spring Neighborhood)**

3 Public Hearing to Consider the Request of Robert and Jill Bigelow for a 2-Lot Preliminary
4 Subdivision Plat, Called Bigelow Subdivision Plat 'A' on Property Located at Approximately 1330
5 North 100 East in the R-R (Rural Residential) Zone and Proposed R1-10 (Single-Family
6 Residential) Zone.

7
8 Chair Blake opened the public hearing. There were no public comments. The Chair closed the
9 public hearing and invited the Commission to either continue the discussion regarding this item or
10 she would entertain a motion if no further discussion was necessary.

11
12 **MOTION:** Commissioner Steele moved that the Planning Commission forward a positive
13 recommendation of APPROVAL for the request of Robert and Jill Bigelow for the subdivision
14 plat called Bigelow Subdivision Plat 'A,' on property located at approximately 1330 North 100
15 East in the R-R (Rural Residential) Zone and proposed R1-10 (Single Family Residential) Zone;
16 and adopt the exhibits, conditions, and findings of the Staff Report and as modified by the
17 conditions below:

- 18
19 1. The proposed rezone receives final approval from the City Council.
20
21 2. All Final Planning, Engineering, and Fire Department requirements are met.
22

23 Commissioner Coombs seconded the motion. The Commissioners unanimously voted "Aye". The
24 motion carried. Commissioner Butler was not present for the vote.
25

26 **ITEM 6 - Public Hearing: Site Plan – Located at Approximately 866 South Pleasant View**
27 **Drive.**

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

29 Public Hearing to Consider a Request of Spencer Young for a Site Plan for a Single-Story, Single-
30 Tenant Restaurant Building on Property Located at Approximately 866 South Pleasant View Drive
31 in the Grove Zone – Commercial Sales Subdistrict. *****WITHDRAWN BY THE APPLICANT*****
32

33 **ITEM 7 - Public Hearing: Preliminary Subdivision Plat – Located at Approximately 2315**
34 **West 700 South.**

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

36 Public Hearing to Consider the Request of St. John Properties for a 3-Lot, 1-Parcel Preliminary
37 Commercial Subdivision Plat, Called Valley Grove Business Park 'O' on Property Located at
38 Approximately 2315 West 700 South in the Grove Zone – Interchange Subdistrict, GBP (Grove
39 Business Park) Overlay.
40

41 Planner Hall presented the Staff Report and stated that the applicant is requesting approval of a
42 three-lot, one-parcel preliminary subdivision, Valley Grove Business Park Plat 'O,' on property
43 located at approximately 2315 West 700 South in the Grove Zone – Interchange Subdistrict, GBP

1 (Grove Business Park) Overlay. Planner Hall shared a zoning map and aerial image and noted that
2 there is an existing home on the property. The home will be demolished upon further development
3 of the plat. Street improvements for the property are not existing along 700 South and will be
4 required with further development of the plat.

5
6 In the Grove Zone, there is flexibility with the requirements for commercial developments.
7 Planner Hall explained that there is no minimum lot area, lot width, or lot frontage. As a result,
8 the proposed subdivision met all zoning requirements set forth in City Code. Engineering Staff
9 reviewed the proposal and determined that all requirements were met. Frontage for the subdivision
10 will be provided by 700 South. Staff determined that the proposal meets all requirements and
11 recommended approval.

12
13 Commissioner Butler rejoined the Pleasant Grove Planning Commission Meeting at 7:57 p.m.

14
15 The applicant's representative, Boyd Preece from Galloway & Company, reported that he assisted
16 with the site planning. He was excited to bring the product to the City.

17
18 Chair Blake opened the public hearing. There were no public comments. The Chair closed the
19 public hearing and invited the Commission to either continue the discussion regarding this item or
20 she would entertain a motion if no further discussion was necessary.

21
22 **MOTION:** Commissioner Coombs moved that the Planning Commission forward a positive
23 recommendation of APPROVAL to the City Council for the request of St. John Properties for the
24 Subdivision Plat called Valley Grove Business Park Plat 'O,' on property located at approximately
25 2315 West 700 South in the Grove Zone – Interchange Subdistrict, GBP (Grove Business Park)
26 Overlay; and adopting the exhibits, conditions, and findings of the Staff Report and as modified
27 by the condition below:

- 28
29 1. All Final Planning, Engineering, and Fire Department requirements are met.

30
31 Commissioner Hargett seconded the motion. The Commissioners unanimously voted "Aye". The
32 motion carried.

33
34 **ITEM 8 - Public Hearing: Site Plan – Located at Approximately 2265 West 700 South.**
35 **(Sam White's Lane Neighborhood)**

36 Public Hearing to Consider a Request of Drake Real Estate Services for a Site Plan for a 2-Story,
37 Single-Tenant Car Dealership Building on Property Located at Approximately 2265 West 700
38 South in The Grove Zone – Interchange Subdistrict.

39
40 Planner Hall presented the Staff Report and stated that the applicant is requesting approval of a
41 Site Plan for a two-story, single-tenant car dealership building, located at approximately 2265 West
42 700 South in The Grove Zone – Interchange Subdistrict. There is a proposed plat for the property
43 called Valley Grove Business Park Plat 'O.' Planner Hall shared an aerial image of the property,

1 the Preliminary Plat, and the proposed Site Plan. The proposed Site Plan will occupy Lot 30 of
2 the Valley Grove Business Park Plat 'O' and the total footprint of the building is 35,990 square
3 feet. There are no required setbacks for the site since it does not have frontage on a public road
4 and all surrounding uses are compatible and in a commercial zone.

5
6 The Site Plan was reviewed by the Design Review Board ("DRB") on October 25th, 2021, who
7 found that the site and building met the requirements for urban design as well as building materials
8 and design. Landscaping requirements within The Grove Zone – Interchange Subdistrict requires
9 a mixture of landscape elements. At least one tree is required per 1,000 square feet of landscaped
10 area and at least 30% of the total number of required trees must be evergreen. In the proposed Site
11 Plan, there will be approximately 16,805 square feet of landscaped area and at least 17 total trees
12 are required, including five evergreen trees. The proposed Landscaping Plan will include 21 total
13 trees including 14 evergreen trees, which exceeds the landscaping requirements established for the
14 development.

15
16 In The Grove Zone, there is an open space requirement. At least 10% of the gross site area of non-
17 residential developments must be devoted to open space. Open space may include pedestrian
18 walkways, natural areas, landscaped areas, and other similar features. The total area of the site is
19 164,518 square feet and at least 16,452 square feet must be allocated for open space. The total site
20 area provides 17,487 square feet for open space and meets City Code requirements.

21
22 Planner Hall discussed the parking requirements. She explained that the parking requirements for
23 the site are unique due to the different uses that are proposed. The uses include a car dealership as
24 the primary use and then auto repair as a secondary use on the property. There is no set parking
25 requirement listed in the City Code for car dealerships and Staff had to conduct research to
26 determine what would be considered adequate for the site. The applicant proposed 92 stalls for
27 customers, 127 stalls for new car storage and service stalls, and 28 stalls for charging stations. In
28 total, 247 stalls will be provided for the site, including seven ADA-compliant stalls.

29
30 Staff compared the proposed stalls with the requirements for neighboring cities with car
31 dealerships. The amount provided on-site far exceeds any comparable requirement in other cities.
32 Staff believes the amount of parking provided to be more than adequate for the site. The City
33 Code requires that automobile parking facilities have supplemental bicycle parking in the amount
34 of 5% of the total automobile spaces. The proposed Site Plan meets these requirements by
35 providing 13 racks where individual bikes may be secured. Building elevations were shared.

36
37 Staff reviewed the proposal and determined that the Site Plan meets all zoning requirements for
38 The Grove Zone – Interchange Subdistrict and recommended approval with the conditions listed
39 in the Staff Report. Planner Hall noted that during the Planning Commission Work Session,
40 Director Cardenas discussed the landscape buffer. She asked that it be included in the motion.

1 The applicant's representative, Mr. Preece with Galloway & Company, appreciated Staff working
2 with them on the building elevations. Commissioner Steele wanted to discuss the landscape buffer
3 with Mr. Preece. He noted that City Code called for a 40-foot landscape buffer along the freeway.
4 Director Cardenas suggested that the site could be redesigned to accommodate the required
5 landscape buffer, or the applicant could pursue a Code change. The Planning Commission
6 wondered what the applicant's preference was. Mr. Preece explained that a text amendment would
7 take longer. They were willing to work with the City and could look into sacrificing inventory
8 parking to create additional room for the landscape buffer.

9
10 Commissioner Butler asked about the proposed number of parking stalls. He noted that 92 stalls
11 seemed like a lot for customers. Mr. Preece stated that there was not an engineering reason for the
12 number of stalls. They were following the end-user model. Chair Blake pointed out that the
13 applicant may not mind losing some parking stalls. She wondered if a redesign would require the
14 applicant to come back with a modified Site Plan. Planner Hall explained that this was a
15 preliminary approval, and it could be approved as long as it still met all planning and zoning
16 requirements. Changes would need to be made prior to City Council approval. Mr. Preece
17 reported that the applicant wanted to break ground in the spring and timing was important. Chair
18 Blake believed the Planning Commission could vote on preliminary approval. The applicant
19 representative could work on a redesign to comply with the landscape buffer requirement.

20
21 Engineer Wilson addressed the earlier question raised by Commissioner Butler about the number
22 of parking stalls. He noted that the property will also serve as a service facility. Parking may be
23 required for vehicles that needed to stay overnight while waiting for repairs or additional parts.
24 Chair Blake did not believe the applicant would mind losing a few parking stalls to expedite the
25 process. Mr. Preece reiterated that timing was the most critical factor.

26
27 Chair Blake opened the public hearing. There were no public comments. The Chair closed the
28 public hearing and invited the Commission to either continue the discussion regarding this item or
29 she would entertain a motion if no further discussion was necessary.

30
31 **MOTION:** Commissioner Steele moved that the Planning Commission forward a
32 recommendation of APPROVAL to the City Council for the request of Drake Real Estate Services
33 for the proposed Site Plan on property located at approximately 2265 West 700 South in the
34 Interchange Subdistrict of The Grove Zone; and adopting the exhibits, conditions, and findings of
35 the Staff Report and as modified by the conditions below:

- 36
37 1. Valley Grove Business Park Plat 'O' must be recorded by the County prior to the
38 submittal of any building permit.
39
40 2. The proposed Site Plan must be modified to meet the required landscaping setback
41 along I-15.
42

1 3. All Final Planning, Engineering, and Fire Department requirements are met.

2
3 Commissioner Coombs seconded the motion. The Commissioners unanimously voted “Aye”. The
4 motion carried.

5
6 **ITEM 9 - Public Hearing: Site Plan – Located at Approximately 1333 South Valley Grove**
7 **Way.**

8 **(Sam White’s Lane Neighborhood)**

9 Public Hearing to Consider the Request of St. John’s Properties for Approval of a Site Plan for a
10 5-Story Office Building, on Property Located at Approximately 1333 South Valley Grove Way in
11 The Grove Zone – Interchange Subdistrict.

12
13 Planner Hall presented the Staff Report and stated that the applicant is requesting approval of a
14 Site Plan for a five-story, multi-tenant office building, located at approximately 1333 South Valley
15 Grove Way in The Grove Zone – Interchange Subdistrict. The building will be surrounded by a
16 well-lit parking lot and landscaped areas. She reported that the Site Plan is similar to two existing
17 buildings in the vicinity. There is an existing approved plat for this property, called Valley Grove
18 Business Park Plat ‘J,’ that was approved by the Planning Commission on June 27th, 2019. The
19 proposed Site Plan will occupy existing Lot 23 of this plat.

20
21 The Site Plan was shared with the Planning Commission. Planner Hall reported that the total area
22 of the building is 145,470 square feet. The required building setback and landscape buffer is 25
23 feet, which is measured from the back of the curb along 2000 West (North County Boulevard) and
24 Valley Grove Way. There are no side or rear setbacks are required. The Site Plan was reviewed
25 by the DRB on October 25, 2021, who found that the site and building met the requirements for
26 urban design as well as building materials and design. The design and architectural features are
27 harmonious with the surroundings and other similar buildings in the vicinity.

28
29 A street landscaping buffer of 25 feet is required and is measured from 2000 West (North County
30 Boulevard) and Valley Grove Way. The proposed Site Plan shows that the landscaped buffer
31 ranges from 20 feet to 55 feet along Valley Grove Way and there is a landscape buffer of at least
32 20 feet along North County Boulevard. City Code allows for flexibility in compliance with the
33 landscape requirements and allows the landscape buffer areas to be averaged. This may be allowed
34 with a recommendation from the DRB and approval from the Planning Commission.

35
36 The proposed use of the building is a professional office and the parking needs for the site were
37 estimated based on a ratio of one space per 300 square feet of gross floor area. The total floor area
38 is 145,470 square feet and at least 485 spaces are required. The proposed site plan provides 547
39 total spaces, with 13 ADA-compliant spaces. It meets off-street parking requirements as found in
40 Pleasant Grove City Code. The City Code also requires that automobile parking facilities have
41 supplemental bicycle parking in the amount of 5% of the total automobile spaces. The proposed
42 Site Plan meets these requirements by providing 28 spaces for bicycle parking, including 22 spaces
43 within the building and an outside bicycle rack.

Staff reviewed the proposal, determined that the Site Plan meets requirements for The Grove Zone – Interchange Subdistrict, and recommended approval. Commissioner Butler asked for additional information about access to the site. Planner Hall reported that there will be access via 2000 West on the northern portion of the property as well as access from Valley Grove Way.

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

MOTION: Commissioner Coombs moved that the Planning Commission forward a recommendation of APPROVAL to the City Council for the request of St. John Properties for the proposed site plan on property located at approximately 1333 South Valley Grove Way in The Grove Zone – Interchange Subdistrict; and adopting the exhibits, conditions, and findings of the Staff Report and as modified by the condition below:

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

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

ITEM 10 - Public Hearing: Preliminary Subdivision Plat – Located at Approximately 250 South and North County Boulevard.
(Sam White’s Lane Neighborhood)

Public Hearing to Consider the Request of Stephen Selu for a One-Lot Preliminary Subdivision Plat called Crave Delivery Subdivision Plat ‘A’ on Property Located at Approximately 250 South and North County Boulevard in The Grove Zone – Commercial Sales Subdistrict.
****WITHDRAWN BY THE APPLICANT****

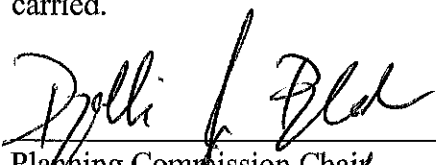
ITEM 11 – Public Hearing: Site Plan – Located at Approximately 250 South and North County Boulevard.
(Sam White’s Lane Neighborhood)

Public Hearing to Consider a Request of Stephen Selu for a Site Plan for a Restaurant Building on Property Located at Approximately 250 South and North County Boulevard in The Grove Zone – Commercial Sales Subdistrict. ****WITHDRAWN BY THE APPLICANT****

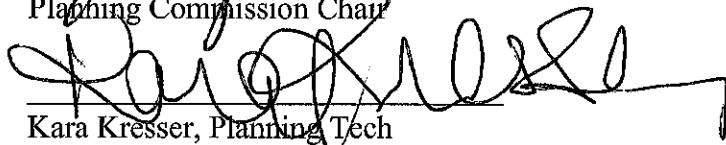
ITEM 12 – Review and Approve the Minutes from the October 28, 2021, Planning Commission Meeting.

MOTION: Commissioner Coombs moved to APPROVE the October 28, 2021, Planning Commission Meeting Minutes. Commissioner Hargett seconded the motion. The Commissioners unanimously voted “Aye”. The motion carried.

MOTION: Commissioner Butler moved to adjourn the meeting at 8:21 p.m. Commissioner Coombs seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.



Planning Commission Chair



Kara Kresser, Planning Tech

12/16/21

Date Approved