



PLEASANT GROVE CITY
PLANNING COMMISSION SPECIAL MEETING MINUTES
December 21, 2021

PRESENT: Chair Bobbi Jo Blake, Commissioners, Lindsey Hargett, Lisa Coombs, Todd Fugal, Tim Clyde.

STAFF: Daniel Cardenas, Community Development Director; Marty Beaumont Public Works Director; Barbara Johnson, Building Tech; Kirsten Argall, Planning Tech

EXCUSED: Commissioners Jim Martineau and Jeffrey Butler

Chair Bobbi Jo Blake called the meeting to order at 7:02 p.m.

Commission Business:

1. Pledge of Allegiance and Opening Remarks: Commissioner Tim Clyde led the Pledge of Allegiance. Commissioner Todd Fugal offered the opening remarks.

2. Agenda Approval.

Chair Blake indicated that Items 1 and 2 on the agenda would be heard together and voted on separately.

- **MOTION:** Commissioner Fugal moved to APPROVE the agenda. Commissioner Clyde seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

3. Staff Reports:

- **MOTION:** Commissioner Lisa Coombs moved to APPROVE the Staff Reports. Commissioner Clyde seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

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 at Approximately 314 South Garden Grove**
6 **Lane.**

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

8 Public Hearing to Consider a Request of Michael Brodsky for a Site Plan for 29 Multi-Family and
9 Single-Family Buildings, Totaling 62 Residential Units, on Property located at approximately 314
10 South Garden Grove Lane in The Grove Zone – Mixed Housing Subdistrict.

11
12 **ITEM 2 – Public Hearing: Preliminary Subdivision Plat – Located at Approximately 314**
13 **South Garden Grove Lane.**

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

15 Public Hearing to Consider the Request of Michael Brodsky for a Residential Preliminary
16 Subdivision Plat with 62 Total Units, Called Tayside Farms Plat 'A', on Property located at
17 approximately 314 South Garden Grove Lane in The Grove Zone – Mixed Housing Subdistrict.

18
19 The above two items were heard together and voted on separately.

20
21 Community Development Director, Daniel Cardenas, presented the staff reports, which were
22 identified as approval of a site plan and preliminary subdivision plat, located at approximately 314
23 South Garden Grove Lane. The residential project consists of 62 units in 29 buildings, which are
24 located within the blue lines as shown on a Property Zoning Map. The project includes a mix of
25 housing types consisting of single-family and multi-family residences. Using a property aerial
26 map, the relevant parcels were identified.

27
28 Director Cardenas noted that historically, the project has been before both the Planning
29 Commission and City Council. On September 21, 2021, a rezone of approximately .24 acres was
30 approved that extended the Mixed Housing Subdistrict in the Commercial Sales Subdistrict to a
31 narrow strip of land along the southern border of the Mixed-Housing zone and the north border of
32 The Grove Commercial Sales Subdistrict. Thereafter, on November 16, 2021, a plat called
33 Oliver's Place Plat A, was approved. That plat consisted of two lots and four parcels, as shown
34 on the Existing Plat Map for Oliver's Place Plat A.

35
36 The applicant is now seeking a plat called Tayside Farms Plat 'A'. It was shown on the proposed
37 plat map and now contains a proposed subdivision consisting of 29 buildings with 62 units as
38 shown. As noted on the Property Zoning Map, the plat is in The Grove Zone–Mixed Housing
39 Subdistrict and is considered a permitted use.

40
41 The plat map for Tayside Farms Plat 'A' and the Site Plan were determined to be similar. Director
42 Cardenas stated that the road that runs north to south is where the single-family residences will be

1 located. Garden Grove Lane will be extended and eventually meet 100 South and ultimately
2 connect to Pleasant Grove Boulevard running west. The applicant will be responsible to build the
3 roads within his project area. When the neighboring property is developed, construction of the
4 road will continue. On the plat map, Director Cardenas identified the location of private roads and
5 reported that two public roads will be dedicated.
6

7 On the site plan map displayed, Director Cardenas identified the proposed placement of the
8 buildings. In relation to parking, staff had been adamant about not creating a situation where
9 parking was an issue. For multi-family housing, City Code requires 2.5 parking spaces for each
10 multi-family residence. For the 62 units, a minimum of 155 parking spaces are required to be
11 evenly distributed throughout the site. Each dwelling (single-family and townhouse) has a two-
12 car garage. Extra stall parking for visitor parking, as well as the required Americans with
13 Disabilities ("ADA") parking, will be marked and located throughout the complex to provide a
14 total of 45 extra spaces. This number of exterior parking spaces exceeds the Code requirements.
15 Staff needed to work with the applicant on the garage space for the townhomes as the width of the
16 interior garage units were not wide enough to meet the Code requirements. Two cars could still
17 fit. Each of those garage spaces, however, provides an additional length of four feet for storage
18 purposes. This compromise was considered acceptable.
19

20 Director Cardenas reported that City Staff was heavily involved in the project. The required point
21 system pertaining to optional design features were met regarding the use of extra open space, extra
22 landscaping, and special features. He noted that there were errors in the staff report pertaining to
23 the points, which will be corrected prior to the matter being presented to City Council. It was
24 noted that the roof points were not provided. Staff commented that the project is well designed.
25

26 With regard to landscaping, Director Cardenas stated that it is important for staff that the single-
27 family dwellings be on public roads. The single-family dwellings have extensively landscaped
28 front areas. He also identified the open spaces shown in dark green that are all considered common
29 areas and governed by the Covenants, Conditions & Restrictions (CC&Rs). He identified the
30 location of the proposed Dog Park and covered patio area. Director Cardenas identified the front
31 doors of the townhomes and stated that they were referred to by the applicant as paseos. They are
32 heavily landscaped areas intended to create a welcoming environment at the front doors. This
33 feature would encourage the use of the front doors rather than entering through the garage. The
34 desired result was better maintenance. He showed what the paseos would look like and commented
35 on the fencing and the sign. He indicated that near 110 South, a setback and patio area were created
36 near the fencing.
37

38 Building elevation issues were addressed. Two types of buildings will house the townhomes. One
39 building will have five units and the other building will have six. The architecture, building
40 materials, and colors were also shown. Director Cardenas stated that the project was reviewed by
41 the Design Review Board ("DRB") who recommended approval. They found that the site plans
42 and building meet the requirements for urban design as well as building materials and design.

1
2 The garage depth was determined to be 24 feet rather than 20 feet. The width of the garage was
3 to be 22 feet on the outside walls, which makes it more difficult to get out of the vehicle.
4

5 Commissioner Fugal asked about the width of the private roads. Public Works Director, Marty
6 Beaumont, reported that the Fire Department looks at the roads in terms of fire access. 26-foot
7 road width is required for roads accessing fire hydrants. The road width is not limited to the asphalt
8 and can include curb and gutter measurements. That width requirement is not necessary for roads
9 that do not have fire hydrants. Chair Blake asked how many fire hydrants were required for the
10 project. Director Beaumont stated that the Fire Marshal determines where the fire hydrants are to
11 be placed. The Fire Marshal looked at the project and determined that the requirement had been
12 met. Typically, depending on the type of development, a hydrant is located no further than 225
13 feet from any building. Additional hydrants may be required for high-density development.
14

15 Chair Blake asked about the type of fencing to be used on the west side to separate it from a
16 neighboring business. It was reported that the fencing was to be six-foot solid white vinyl.
17

18 The applicant, Michael Brodsky from Hamilton Development was present and stated that he is
19 working under a tight timeline to finalize the project within the contractual parameters agreed to
20 by the sellers. Mr. Brodsky presented his own visual presentation of the project that better showed
21 how the buildings will appear and the Landscaping Plan. For his company, landscaping is as
22 important as the building's appearance. He noted that the single-family homes on Garden Grove
23 Lane will be heavily landscaped at the street and foundation areas. He stated that they have been
24 building these types of townhomes with garages beneath and back-parking for many years and
25 have a lot of experience with these types of structures. They have built 600 to 700 similar homes
26 in various communities over the last 20 years. They are extremely popular, provide good living
27 space, and a functional garage. He noted that the garage width for the interior townhomes is 21.5
28 feet rather than the required 22-foot clearance on the inside walls, which prevents them from being
29 a two-car garage. He noted that the garages function as two-car garages. The end townhouse units
30 were determined to meet and exceed the garage width requirements.
31

32 With regard to the point requirements, Mr. Brodsky reported that he sent two memos to the
33 Planning Department about the points in August and again in November 2021. He noted that
34 Director Cardenas may not have considered that the project has a stormwater detention facility
35 built underground, which is not unsightly and is multi-functional. They disagreed about the five
36 points that were awarded regarding this issue. There was discussion regarding where the points
37 for the detention facility are located in the report.
38

39 Mr. Brodsky discussed the paseos showing visual representations. He stated that they are attractive
40 planting/seating features that provide both shade and coolness in the summer months for the
41 townhomes. The decks and patios provide a natural place for the residents to congregate. He also
42 noted that the color palettes for the townhome units were carefully selected, and the siding colors,

1 doors, and accent trim will vary throughout the building to reduce a feeling of monotony. It was
2 important to him to locate the single-family dwellings with the front doors on the street side with
3 parking in the back. Last, he noted that the community amenities were carefully planned. For
4 example, the Dog Park has a dual entry, which increases safety. The covered pavilion provides
5 picnic benches and barbeque facilities that encourage community participation.

6
7 Mr. Brodsky stated that he has never had such a difficult land transaction. He has worked with
8 multiple sellers whose properties each contain both residential and commercial zoning. The plat
9 had to be designed and recorded to purchase the property. The residential property had to be
10 separated from the commercial property, which the sellers retained. In response to a question
11 raised, Mr. Brodsky reported that the stormwater retention was built under the landscaping.

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 There was further discussion about how the points had been designated and which category had
18 the points for the stormwater retention. It was noted that there are various ways to provide
19 stormwater retention operations. Chair Blake reiterated the number of points provided per
20 category and noted that the point value exceeded what was required.

21
22 A question was raised regarding whether parking will be allowed on Garden Grove Lane. It was
23 noted that there are parking, biking, and travel lanes on one side of the road, near the residential
24 units. Chair Blake inquired about parking on 110 South. Director Beaumont stated that it is a 40-
25 foot-wide public street and parking will be available on both sides. Commissioner Fugal did not
26 like the development design and was concerned that there will be traffic issues. Not wanting to
27 discount the project, he stated that for the space available, the developers have done a very good
28 job. Commissioner Clyde asked about the footprint. Because the townhome building lots range
29 from 968 to 1,143 square feet in size, he asked about the interior habitable space. Mr. Brodsky
30 reported that the interior townhomes are 1,850 square feet in size. The end units include 1,950
31 square feet of habitable space. All of the single-family and townhome units will have three
32 bedrooms.

33
34 **ITEM 2 – Public Hearing: Preliminary Subdivision Plat – Located at Approximately 314**
35 **South Garden Grove Lane.**
36 **(Sam White's Lane Neighborhood)**

37 Public Hearing to Consider the Request of Michael Brodsky for a Residential Preliminary
38 Subdivision Plat with 62 Total Units, Called Tayside Farms Plat 'A', on Property located at
39 approximately 314 South Garden Grove Lane in The Grove Zone – Mixed Housing Subdistrict.

40
41 **MOTION:** Commissioner Coombs moved that the Planning Commission forward a positive
42 recommendation of APPROVAL for the request of Michael Brodsky for the preliminary

1 residential subdivision plat called Tayside Farms Plat 'A' located at approximately 314 South
2 Garden Grove Lane in The Grove Zone – Mixed Housing Subdistrict; and adopt the exhibits,
3 conditions, and findings of the staff report, and as modified by the condition below:
4

- 5 1. All Final Planning, Engineering, and Fire Department requirements are met.
6

7 Commissioner Fugal seconded the motion. The Commissioners unanimously voted "Aye". The
8 motion carried.
9

10 **ITEM 1 - Public Hearing: Site Plan – Located at Approximately 314 South Garden Grove**
11 **Lane.**

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

13 Public Hearing to Consider a Request of Michael Brodsky for a Site Plan for 29 Multi-Family and
14 Single-Family Buildings, totaling 62 Residential Units, on Property located at approximately 314
15 South Garden Grove Lane in The Grove Zone – Mixed Housing Subdistrict.
16

17 **MOTION:** Commissioner Fugal moved that the Planning Commission forward a recommendation
18 of APPROVAL for the request of Michael Brodsky for the proposed site plan on property located
19 at approximately 314 South Garden Grove Lane in The Grove Zone – Mixed Housing Subdistrict;
20 and adopting the exhibits, conditions, and findings of the staff report, and as modified by the
21 condition below:
22

- 23 1. All Final Planning, Engineering, and Fire Department requirements are met.
24

25 Commissioner Lindsey Hargett seconded the motion. The Commissioners unanimously voted
26 "Aye". The motion carried.
27

28 **ITEM 3 - Public Hearing: General Plan Amendment Chapter 2: Land Use.**
29 **(City Wide)**

30 Public Hearing to Consider a Request from Pleasant Grove City to Amend the Pleasant Grove City
31 General Plan by Modifying the Land Use Map and the Land Use Table in Chapter 2: Land Use,
32 Exhibit 5 Land Use Map (page 20).
33

34 Director Cardenas presented the staff report and state that for Pleasant Grove, the Low-Density
35 Residential designation includes R1-10, R1-13, and R1-15 zones. The typical density for that land
36 use designation is two to four units per acre. To achieve four units per acre, 10,000 square-foot
37 lots are required. That requirement is shown in the language of the General Plan and in the Land
38 Use and Zoning Chart on page 19 (Exhibit 4). The Land Use Map designation (Exhibit 5) includes
39 a clerical mistake in the map legend in that the R1-10 zone was only included on the Medium-
40 Density Land Use Designation.
41

1 The amendment will change the Land Use Map legend to accurately reflect the language set forth
2 in the General Plan. It was noted that a complete revision of the Land Use Designations will occur
3 in the future when the City does its General Plan update with the input of City residents.

4
5 Chair Blake opened the public hearing. There were no public comments. The Chair closed the
6 public hearing and invited the Commission to either continue the discussion regarding this item or
7 she would entertain a motion if no further discussion was necessary.

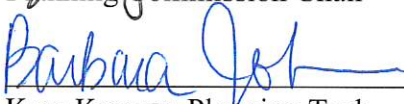
8
9 **MOTION:** Commissioner Coombs moved that the Planning Commission recommend
10 APPROVAL to the City Council for the request of Pleasant Grove City for a General Plan
11 Amendment by amending the legend of the Land Use Map (Exhibit 5) by including the R1-10
12 Zone as a zone allowed in the Low-Density Land Use Designation; and that the table, Exhibit 4
13 Land Use and Zoning Chart, be amended to indicate "two to four units per acre" in the Typical
14 Density column for the Low-Density Residential Uses instead of "three to four units per acre"; and
15 adopt the exhibits, conditions, and findings of the staff report, and as modified by the condition
16 below:

- 17
18 1. All Final Planning, Engineering, and Fire Department requirements are met.

19
20 Commissioner Clyde seconded the motion. The Commissioners unanimously voted "Aye". The
21 motion carried.

22
23 **MOTION:** Commissioner Coombs moved to adjourn the meeting at 7:50 p.m. Commissioner
24 Fugal seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

25
26
27 
28 Planning Commission Chair

29
30 
31 ~~Kara Kresser~~, Planning Tech
32 Barbara Johnson

33 1-13-22
34 Date Approved